



**Australian Government**  
**Department of Defence**  
Estate and Infrastructure Group

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**Senator Dean Smith**  
Chair  
Parliamentary Standing Committee on Public Works  
Parliament House  
CANBERRA ACT 2600

Dear Senator Smith,

**COMMUNITY CONSULTATION REPORT FOR THE HMAS *STIRLING*  
REDEVELOPMENT STAGE 3A PROJECT, GARDEN ISLAND**

1. This letter is to inform the Parliamentary Standing Committee on Public Works (PWC) of the nature and extent of community consultation undertaken as part of the HMAS *Stirling* Redevelopment Stage 3A Project (the Project).
2. Broadly, the strategy for community consultation adopted by Defence was undertaken with the objective of ensuring:
  - a. that the public was informed about the project using cost effective, wide ranging communication channels
  - b. an opportunity was available for stakeholders and the public to raise any concerns
  - c. an opportunity was available for stakeholders and the public to discuss issues that directly affect them and
  - d. the public had every opportunity to raise issues of concern or seek further information.
3. The consultation activities undertaken included:
  - a. Detailed email correspondence with State and Federal members, with individual briefings conducted where requested. The members consulted, with a short description of the outcomes of the contact are detailed in Annex A. An example of the correspondence sent to the respective groups is detailed in Annex B
  - b. Advertisements in the local newspapers, listed at Annex C and
  - c. A Public Information Session undertaken, details listed at Annex D.
4. Key issues raised by the community through the Information Session, correspondence and briefings are listed at Annex E. A brochure giving a general summary of the project was also provided at the Information Session, and is included at Annex F.
5. Feedback regarding the Project was positive with strong support from the local community. Of particular note was the Projects' potential to generate employment for small, medium and large sized local businesses. Concerns were raised by residents regarding the

potential for increased traffic during construction, with the mitigation measures in Annex E addressing their concerns.

6. Defence is satisfied that all reasonable steps to inform stakeholders and the public about the Project were taken. No significant issues that are likely to impact the proposed works were identified during the consultation process. A more detailed briefing on methodology, the HMAS *Stirling* Redevelopment Stage 3A Communications Strategy and outcomes can be provided to the Committee upon request.

Yours sincerely,

**N.F. BEUTEL**

Brigadier

Director General

Capital Facilities and Infrastructure

29 September 2015

**Annexes:**

- A. List of Stakeholders consulted
- B. Example correspondence sent to Key Stakeholders
- C. Newspaper and Media Advertisements
- D. Public Information Session undertaken for the HMAS *Stirling* Redevelopment Stage 3A Project
- E. Key questions and issues raised during the Public Information Session
- F. Brochure provided at Public Information Session

## LIST OF STAKEHOLDERS CONSULTED

LEVEL OF CONSULTATION	ORGANISATION AND MEMBER	DATE OF CONSULTATION	COMMENTS
LOCAL GOVERNMENT	Rockingham City Council, Mayor Barry Samuels	25-Sep-15	Briefing conducted 9th September 2015.
	City of Rockingham, Manager Investment Attraction, Mr Peter Melling		
FEDERAL GOVERNMENT	Federal Member for Brand, Hon Gary Gray AO MP	25-Sep-15	Invitation accepted with briefing requested in next sitting period of Parliament 12 -15 October 2015.
STATE GOVERNMENT	Member for Rockingham, Hon Mark McGowan MLA	25-Sep-15	Invitation accepted, briefing scheduled for 10th October 2015.
GOVERNMENT AGENCIES/ BUSINESS ENTERPRISE	Defence Housing Australia	25-Sep-15	Invitation acknowledged. Provides housing for a number of ADF members posted to HMAS <i>Stirling</i> . Recently acquired a nearby caravan park for development. No direct link to project.
	Department of Environmental Regulation, Cockburn Sound Management Council	25-Sep-15	Attended Public Information Session. Defence is a member of the Cockburn Sound Management Council and provides regular updates on Defence activities.
	LandCorp	25-Sep-15	Attended Public Information Session, briefing held 10 September 2015. WA Government Agency overseeing Mangles Bay Marina Project - close coordination required for access to Garden Island.

LEVEL OF CONSULTATION	ORGANISATION AND MEMBER	DATE OF CONSULTATION	COMMENTS
UTILITY PROVIDERS	Water Corporation of Western Australia	25-Sep-15	Nil Response. Project has no direct impact on water supply requirements.
	Western Power	Ongoing	Attended Public Information Session. Third electrical feeder being installed by Western Power from its Rockingham substation to the Base Entrance.
BUSINESS/ COMMUNITY GROUPS	Cedar Woods Ltd	25-Sep-15	Attended Public Information Session. Developer for Mangles Bay Marina Project - close coordination required for access to Garden Island.
	Training Ship ANZAC	25-Sep-15	Nil Response. The Cadet Unit is located on Commonwealth Land adjacent to the Base Entrance and upgrade works to its facilities are included in the Project.
	Rockingham District Historical Society	25-Sep-15	Nil Response.
	WA Naturalists Club Inc	25-Sep-15	Nil Response.
	Mangles Bay Fishing Club Inc	25-Sep-15	Nil Response.
	Apec Holiday Centre	25-Sep-15	Nil Response.
	Point Peron Camp School	25-Sep-15	Nil Response.
	Alfred Hines Seaside Camp	25-Sep-15	Nil Response.
	Rockingham Navy Club	25-Sep-15	Nil Response.

## EXAMPLE CORRESPONDENCE SENT TO KEY STAKEHOLDERS

Dear Sir

I am writing to you on behalf of the Department of Defence regarding the HMAS *Stirling* Redevelopment Stage 3A Project at Garden Island, WA.

The Project aims to upgrade and refurbish existing key infrastructure and facilities to support operational capabilities. The Project encompasses 25 project elements in all major base engineering systems.

The estimated cost of the Project is \$366.8 million, excluding Goods and Services Tax.

The Statement of Evidence, which provides detailed information on the HMAS *Stirling* Redevelopment Stage 3A Project, can be downloaded from the Parliamentary Standing Committee on Public Works (PWC) website:

[http://www.aph.gov.au/Parliamentary\\_Business/Committees/Joint/Public\\_Works/HMAS\\_Stirling/Submissions](http://www.aph.gov.au/Parliamentary_Business/Committees/Joint/Public_Works/HMAS_Stirling/Submissions)

The HMAS *Stirling* Redevelopment Stage 3A PWC Hearing is scheduled for Thursday, 8<sup>th</sup> of October 2015.

Prior to the PWC Hearing, we will be holding a Public Information Session where the public are invited to attend and ask any questions regarding the HMAS *Stirling* Redevelopment Stage 3A Project. The session is being held at the Quest Rockingham, 22 Flinders Lane, Rockingham on Tuesday 8<sup>th</sup> of September 2015 from 5:30pm to 7:30 pm.

If you would like any additional information, or would like to organise a brief on the Project to be conducted, please don't hesitate to contact me on (02) 6266 8182 or email at [greg.flanagan@defence.gov.au](mailto:greg.flanagan@defence.gov.au).

Yours sincerely,

*Greg Flanagan*

Project Director  
Capital Facilities & Infrastructure Branch  
DEPARTMENT OF DEFENCE  
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## NEWSPAPER ADVERTISEMENTS

The Public Information Session was advertised as per Table 1.

**Table 1: Newspaper Advertisements**

Newspaper	Date of Print
Sound Telegraph	Wednesday, 2 September 2015
Kwinana Weekend Courier	Friday, 4 September 2015



### Notice of Public Information Session **HMAS Stirling** **Redevelopment Stage 3A**

The Department of Defence will hold a public information session to outline the proposed new and upgraded facilities to be delivered as part of the HMAS *Stirling* Redevelopment Stage 3A Project at Garden Island. The purpose is to seek community feedback. These works are subject to Parliamentary approval. The Parliamentary Standing Committee on Public Works (PWC) conducts inquiries into matters referred to it by the House of Representatives or a Minister of the Commonwealth Government.

More information on the PWC process, how to make submissions, the HMAS *Stirling* Redevelopment Stage 3A Project can be found at:

[http://www.apw.gov.au/Parliamentary\\_Business/Committees/Joint/Public\\_Works/HMAS\\_Stirling](http://www.apw.gov.au/Parliamentary_Business/Committees/Joint/Public_Works/HMAS_Stirling)

The public information session, detailed below, is being conducted as a question and answer session, with specialists on hand to answer questions. Community members are welcome to attend the session.

#### Public Information Session Details

**When** Tuesday, 8 September 2015  
**Time** 5:30pm – 7:30pm  
**Where** Flinders Room Quest Rockingham,  
22 Flinders Lane,  
Rockingham WA

Please email any questions or queries to  
[ProjectsWA@pointpm.com.au](mailto:ProjectsWA@pointpm.com.au)



## PUBLIC INFORMATION SESSION UNDERTAKEN FOR THE HMAS *STIRLING* REDEVELOPMENT STAGE 3A PROJECT

A Public Information Session was conducted over a period of two hours to allow members of the public to understand the Project and the proposed works. The Public Information session was conducted at the following location and time:

- Rockingham, Quest Apartments, 22 Flinders Lane, Rockingham between 5.30pm and 7.30pm on Tuesday, 08 September 2015
- A total of 23 people attended the evening. The organisations/groups represented are detailed in Table 2:

**Table 2 – Attendees at Public Information Session**

Attendees	Number	Remarks
Local residents	7	
Media	1	Sound Telegraph
Local Business Groups	2	Rockingham Kwinana Chamber of Commerce Rockingham Kwinana Business Council (or similar)
Contractors and Suppliers	8	
Local Government	1	City of Rockingham
State Government	2	Cockburn Sound Management Council (WA Department of Environment Regulation) LandCorp (Mangles Bay Marina)
Supply Authorities	1	Western Power
Land Developer	1	Cedar Woods (Mangles Bay Marina)
<b>TOTAL</b>	<b>23</b>	

ISSUE/QUESTION	HOW ISSUE/QUESTION WAS ADDRESSED	COMMUNITY MEMBER
What will the project be delivering?	<p>The existing infrastructure at HMAS <i>Stirling</i> has reached or is nearing the end of its design life and will not continue to effectively support Navy operations from Western Australia without immediate and substantial redevelopment.</p> <p>The proposed HMAS <i>Stirling</i> Redevelopment Stage 3A Project aims to upgrade and refurbish existing key infrastructure and facilities to meet the requirements of current and projected operational and support capabilities until at least 2030.</p>	Media/Interest Groups/Members of the Public
Which companies will be tendering for the works packages?	All contract works will be competitively tendered. Contracts that are to be tendered will be advertised in the financial year 2016/17 by the Managing Contractor, Doric Contractors Pty Ltd, and shortlists of companies tendering will be made available by the Managing Contractor on request.	Local Government/Industry
What impact will the project have on traffic flow?	Traffic Management initiatives will work to reduce any potential impact to traffic flow in and around Rockingham. For example, start and finish times will be staggered so construction personnel are not entering or leaving the base at same time as the bulk of the Defence personnel.	Members of the Public / Interest Groups
Will the project impact on traffic on Point Peron Road and near Lake Richmond?	While there may be a small net increase to the workforce at Garden Island for the construction period of 2017 to 2020, mitigation measures will be put in place to alleviate any significant increases in traffic. This includes staggered starting and finishing times and stock piling of materials and equipment on the Base to reduce the number of trucks. From previous construction projects completed on Garden Island, Defence anticipates that there will minimal traffic impacts. One of the project elements includes works to the Base Entrance, which proposes to alleviate congestion on Point Peron Rd.	Members of the Public/Interest Groups

ISSUE/QUESTION	HOW ISSUE/QUESTION WAS ADDRESSED	COMMUNITY MEMBER
Has the project considered the combined impact of the project with the Mangles Bay Marina Bay precinct on the local community?	Defence has considered the impact of the combination of projects, and will manage its construction traffic in order to minimise its impact on the surrounding community. In relation to the longer-term impact of closing Point Peron Road, Defence's preference is that Memorial Drive be realigned and upgraded to provide 2 lanes of traffic in either direction. This is the subject of ongoing discussions with LandCorp and Cedar Woods.	Members of the Public /Interest groups
Given the confluence of projects (both Defence and non-Defence) within the Point Peron area, what will be the impact of one project on another?	Defence has identified a range of projects (both Defence and non-Defence) that are proposed to be delivered in a similar timeframe to this redevelopment. All of those projects are being monitored by Defence to manage any possible risks and mitigation measures (including careful traffic management) will be implemented to minimise the impact on the local community.	Utiliites/Members of the Public / Interest Groups
What is Defence's attitude to the proposed Mangles Bay development?	Defence doesn't hold a particular position in relation to the development, but is in ongoing discussions with LandCorp and Cedar Woods regarding the maintenance of access to the base.	Industry/Members of the Public
What traffic studies have been done to assess the impact of the project, and the Mangles Bay Marina project, on the area?	Traffic studies have been conducted by Cedar Woods and submitted to the City of Rockingham and Defence. The Project will manage its construction traffic in order to minimise its impact on the surrounding community. There will be no increase to traffic flow in the long term as a result of the Project, and traffic flow through the Base Entrance will be greatly enhanced, alleviating traffic build ups in peak periods.	Members of the Public/Interest Groups

ISSUE/QUESTION	HOW ISSUE/QUESTION WAS ADDRESSED	COMMUNITY MEMBER
What will be the standard of the discharge from the new sewerage treatment plant?	The package treatment plant will treat effluent to a sufficiently high quality that it will return irrigation water for the landscaped areas of the base.	State Government
What environmental management processes are currently in place on Garden Island?	Defence has strict environmental policies and procedures to ensure good stewardship of its estate. On Garden Island, significant collaboration takes place with Parks and Wildlife and the Cockburn Sound Management Council to address and mitigate environmental impacts. Every activity to be undertaken under the Project has been successfully conducted on previous projects. Defence has strict contractual provisions to ensure that works are carried out in accordance with all relevant legislation and standards, and reviews the Contractor's environmental management plans prior to works commencing.	Interest Groups
Will there be a presentation to industry or community groups to inform them of the project?	The Project will hold at least one formal Industry Briefing once the work packages are ready for tender, which is the usual procedure for Defence projects.	Local Government



Australian Government  
Department of Defence

# HMAS STIRLING REDEVELOPMENT STAGE 3A



**HMAS Stirling, located on Garden Island, is the primary operational support base for the Royal Australian Navy (Navy) capability on the west coast of Australia. The existing infrastructure has reached or is nearing the end of its design life and will not continue to effectively support Navy operations without immediate and substantial refurbishment.**

The proposed HMAS Stirling Redevelopment Stage 3A Project aims to upgrade and refurbish existing key infrastructure and facilities to meet the requirements of current and projected operational and support capabilities until at least 2030.

The Project will improve the capability of HMAS Stirling to meet its key operational support obligations, improve workplace health and safety on the base, improve security on the base, improve the capacity and effectiveness of the existing training and support facilities, and reduce or eliminate potential risks to the local environment.

The estimated cost of the Project is \$366.8 million (excluding Goods and Services Tax).

The Project has adopted cost effective and ecologically sustainable development as key objectives in its design. It will comply with legislation including the *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)* and *Work Health and Safety Act 2011 (Cth)*.

The Project will not involve any permanent increases in Defence military, civilian or contractor personnel at HMAS Stirling and therefore there will be no lasting impact

on local housing or childcare services arising from this proposed redevelopment.

The construction phase of the Project will provide opportunities for local businesses to provide services as sub-contractors to the managing contractor.

Construction is expected to commence in July 2017 with the majority of construction completed by January 2020 and all aspects of the project completed by 2021.

Approval of the project is subject to an enquiry by the Parliamentary Standing Committee on Public Works and its subsequent recommendations to Parliament.

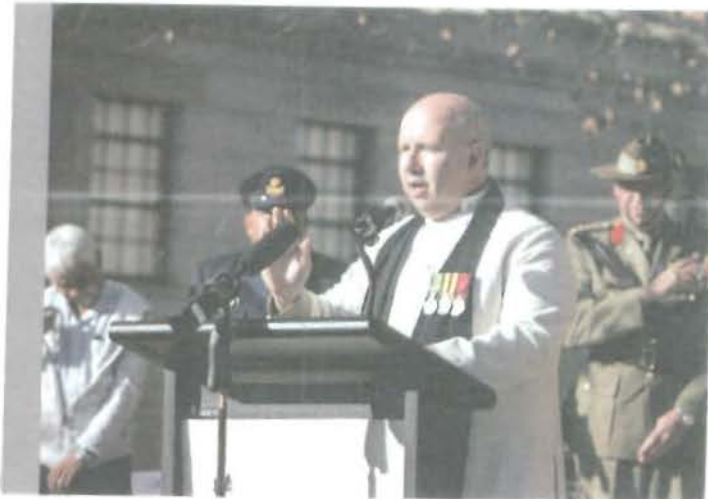
## Project Summary

The major scope elements of the project include electrical, civil/maritime, communications infrastructure, hydraulics, buildings and the base entrance. These works will take place across four key areas, outlined in Figure 1.

The Project comprises 25 scope elements addressing shortcomings in all the major engineering support systems for the base and in a number of key base facilities.

The major scope elements include:

- Electrical – Central Emergency Power Station and upgrades to power supply and distribution at the base.
- Civil & Maritime – Improving maritime structures as well as road repair and car park rationalisation.
- Communications – Work to communication systems.
- Hydraulics – Infrastructure including sewerage, sullage and water supply.
- Buildings – Internal and external upgrades including the Health Centre, Mess and Chaplain Centre.
- The Base Entrance – Enhancements to the existing base entrance.



## WHY IS THE WORK NEEDED?

With most of the key infrastructure and facilities at HMAS Stirling approaching 40 years old, various facilities studies have been undertaken which have identified serious shortcomings in the condition and capacity of the base's engineering systems. Given these shortcomings, the forecast growth in demand for these services will not be met.

Adding to the shortcomings of the base engineering services are maintenance problems arising from the advanced deterioration of existing structures due to the aggressive coastal environment. These deficiencies are already compromising service levels and operational effectiveness due to failure of some infrastructure elements.

In addition, general facilities at HMAS Stirling are aged and no longer meet current functional requirements.

## KEY IMPROVEMENTS

### ELECTRICAL

The existing Central Emergency Power System will be upgraded by constructing a new emergency power station to provide adequate backup power generation capability during electrical outages. The base will have a robust and flexible power supply system that will provide the capacity to meet future electrical demand.

### CIVIL AND MARITIME

The remediation of all major maritime structures at HMAS Stirling involves a range of measures including concrete repair, repairs to steel structures, new lighting, protective coatings to guard rails and the repair of fender systems.

Significant road works are proposed to address the poor condition of many existing roads. At the Submarine Training and Systems Centre, a significant increase in the number of parking bays is proposed by revising the existing parking bay arrangements and constructing a major extension to the existing car park.

### COMMUNICATIONS

In this element, the base communications and supervisory system will be upgraded to address shortcomings in configuration, capacity and security.

### HYDRAULICS

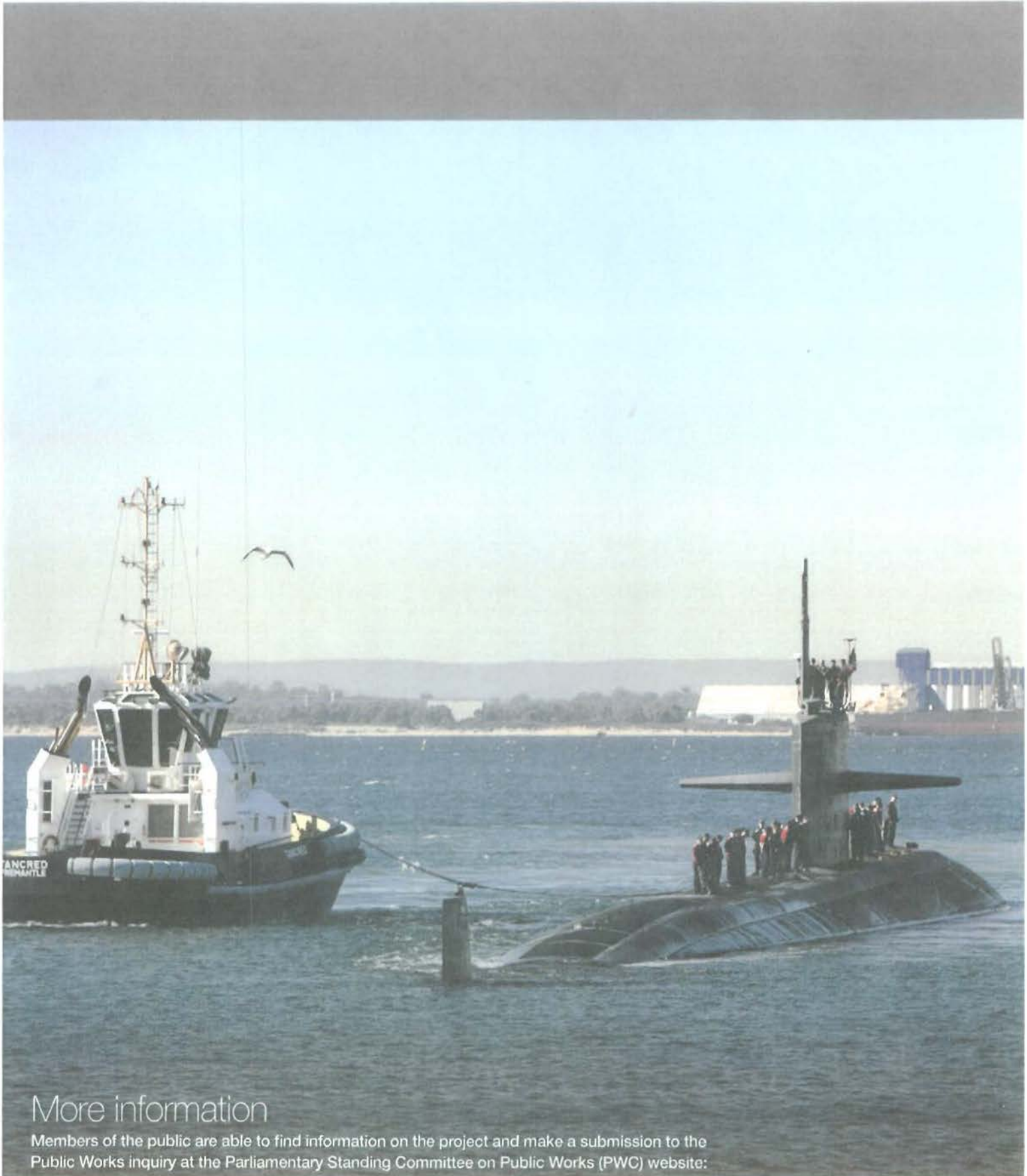
The existing freshwater sewerage system will be upgraded. The existing sullage system is to be upgraded with the proposed works including connection of new treatment equipment to the base Building Management System. The existing combined potable and fire-fighting water supply system will be replaced with a new combined system, which will include new pipework, valves and pressure reducing valves.

### BUILDINGS

The proposed scope of work for this element addresses the poor internal and external condition of 36 key facilities. Specific work will also be undertaken at the Health Centre, Mess and Chaplaincy.

### BASE ENTRANCE

The base entrance will be reconfigured to significantly improve existing security and traffic management arrangements for Defence and civilian traffic entering and passing the base.



## More information

Members of the public are able to find information on the project and make a submission to the Public Works inquiry at the Parliamentary Standing Committee on Public Works (PWC) website:

[http://www.aph.gov.au/Parliamentary\\_Business/Committees/Joint/Public\\_Works/HMAS\\_Stirling](http://www.aph.gov.au/Parliamentary_Business/Committees/Joint/Public_Works/HMAS_Stirling)