



Australian Government

Department of Defence
Estate and Infrastructure Group

Brigadier Noel Beutel
Director General
Capital Facilities & Infrastructure
Department of Defence
Brindabella Business Park (BP26-1-B100)
PO Box 7925
Canberra BC ACT 2610

DGCFI-ID/OUT/2017/AF28398671

Mr Scott Buchholz MP

Chair
Parliamentary Standing Committee on Public Works
Parliament House
CANBERRA ACT 2600

Dear Mr Buchholz

**COMMUNITY CONSULTATION REPORT FOR THE HMAS *MORETON* UNIT
RELOCATION PROJECT, HMAS *MORETON*, BULIMBA, QUEENSLAND**

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 *Moreton* Unit Relocation Project (the Project).

The objectives of the community consultation undertaken by Defence were to ensure that the community:

- a. was well informed about the Project by using effective and proven communication channels to convey details of the proposed works; and
- b. had every opportunity to raise issues of concern or seek further information so that wherever feasible they could be addressed by Defence in its program of works.

Multiple activities were undertaken in accordance with the project's Stakeholder and Community Consultation Plan, namely:

- a. detailed email correspondence with local groups and State and Federal members, with individual briefings conducted where requested. A list of the members and groups 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 provided at annex B;
- b. an advertisement appeared in the Courier Mail on 1 April 2017. A copy of this advertisement is provided at annex C;
- c. the first Public Information Session was held on 3 April 2017 at the St John Baptist Church (Maheno Room), 171 Oxford Street Bulimba, QLD, as detailed at annex D. A second Public Information Session has been scheduled to occur on 24 April 2017 at the same venue;

- d. letterbox drops to residents in the vicinity of HMAS *Moreton* advising them of the works. Locations of the letterbox drops are detailed at annex E; and
- e. a separate Information Session was held on 8 April 2017 with neighbouring residents (i.e. residents on Carbeen Street (east) and Bolan Street (north)).

Key issues raised by the community through the consultation sessions are listed at annex F.

In general, the community feedback regarding the Project was positive and did not raise any significant issues with the Project at HMAS *Moreton*.

In conclusion, no significant issues have been identified during Defence's community consultations that will impact on the proposed works. Defence is satisfied that it has taken all reasonable steps to inform the Community about the project and to provide opportunities for the Community to raise concerns.

Yours sincerely,

N.F. BEUTEL

Brigadier

Director General Capital Facilities and Infrastructure

21 April 2017

Annexes:

- A. List of stakeholders consulted
- B. Example correspondence sent to key stakeholders
- C. Newspaper and media advertisements
- D. Public information sessions for the HMAS *Moreton* Unit Relocation Project
- E. Letterbox drops for the HMAS *Moreton* Unit Relocation Project
- F. Key questions and issues raised during community consultation

**ANNEX A TO
DGCFI-ID/OUT/2017/AF28398671
APRIL 2017**

LIST OF STAKEHOLDERS CONSULTED

LEVEL OF CONSULTATION	ORGANISATION AND MEMBER	DATE OF CONSULTATION	COMMENTS
LOCAL GOVERNMENT	Lord Mayor Graeme Quirk Brisbane City Council	Declined	30 March 2017 – Fax with scanned letter sent. 5 April 2017 – Defence received a letter via email from Lord Mayor Quirk advising that he has received the letter and that no briefing would be required.
	Councillor Shayne Sutton Brisbane City Council, Morningside Ward	10/04/17	30 March 2017 – Email with scanned letter sent. 4 April 2017 – Defence received advice from Councillor Sutton's Office that she would accept the offer of a briefing on the Project. 10 April 2017 – Briefing held with Councillor Sutton. 11 April 2017 – Defence Project Officer emailed Councillor Sutton's Office informing her of the second Public Information Session scheduled to be held on 24 April 2017.

LEVEL OF CONSULTATION	ORGANISATION AND MEMBER	DATE OF CONSULTATION	COMMENTS
FEDERAL GOVERNMENT	Hon. Terri Butler MP Federal Member for Griffith	Declined	<p>30 March 2017 – Email with scanned letter sent.</p> <p>2 April 2017 – Email received from Terri Butler with questions surrounding the level of community consultation and the level of notice provided to the community.</p> <p>3 April 2017 – Defence Project Director responded via email to Terri Butler’s questions and extended an invitation for an individual briefing on the Project.</p> <p>3 April 2017 – Email received from Terri Butler advising that an additional information session should be considered, providing the community with at least two weeks notice.</p> <p>4 April 2017 – Defence Project Director responded via email to Terri Butler informing her that an additional information session will be conducted where at least two weeks notice would be provided to the community.</p> <p>6 April 2017 – Email received by Terri Butler’s Office, confirming that no briefing on the Project would be required.</p> <p>11 April 2017 – Defence Project Officer emailed Terri Butler’s Office informing her of the second Public Information Session scheduled to be held on 24 April 2017.</p>

LEVEL OF CONSULTATION	ORGANISATION AND MEMBER	DATE OF CONSULTATION	COMMENTS
STATE GOVERNMENT	Hon. Di Farmer MP State Member for Bulimba	Planned for 26/04/17	<p>30 March 2017 – Email with scanned letter sent.</p> <p>5 April 2017 – Defence Project Officer rang Di Farmer's Office and was informed that Di Farmer was out of office for the next few days and on her return will review the letter. Defence advised that they will stay in contact and would provide a briefing in the future if one was required.</p> <p>11 April 2017 – Defence Project Officer emailed Di Farmer's Office informing her of the second Public Information Session scheduled to be held on 24 April 2017.</p> <p>18 April 2017 – Defence Project Director organised for a briefing to occur on 26 April 2017.</p>
	Department of Queensland State Assessment and Referral Agencies (SARA)	Yet to occur	<p>30 March 2017 – Internet enquiry made providing information on the Project and informing them of the Public Information Session.</p> <p>6 April 2017 – Follow up enquiry made. No response received.</p>
	Queensland Department of Transport and Main Roads	Yet to occur	<p>30 March 2017 – Internet enquiry made providing information on the Project and informing them of the Public Information Session.</p>

LEVEL OF CONSULTATION	ORGANISATION AND MEMBER	DATE OF CONSULTATION	COMMENTS
			6 April 2017 – Follow up enquiry made. No response received.
	Queensland Fire and Emergency Services	18/04/17	31 March 2017 – Internet enquiry made providing information on the Project and informing them of the Public Information Session.
			4 April 2017 – QFES representative requested a briefing to discuss the planned works and construction timetable. 18 April 2017 – Consultation occurred between Contractor and QFES representative. It was requested that the project team continue to consult with QFES to assist when required.
COMMUNITY, INDUSTRY AND BUSINESS	Energex	Yet to occur	30 March 2017 – Internet enquiry made providing information on the Project and informing them of the Public Information Session. 5 April 2017 – Follow up enquiry made. No response received.
	Queensland Utilities	Yet to occur	30 March 2017 – Internet enquiry made providing information on the Project and informing them of the Public Information Session. 5 April 2017 – Follow up enquiry made. No response received.

LEVEL OF CONSULTATION	ORGANISATION AND MEMBER	DATE OF CONSULTATION	COMMENTS
	Bulimba District Historical Society	08/04/17	<p>30 March 2017 – Email sent to a Member of the Bulimba District Historical Society inc (BDHSi) providing information on the Project and informing them of the Public Information Session.</p> <p>3 April 2017 – Member of the BDHSi attended the Public Information Session.</p> <p>8 April 2017 – A separate briefing was held with three Members of the BDHSi at HMAS <i>Moreton</i>.</p>
	Community Consultation Evening	03/04/17 and 24/04/17	<p>3 April 2017 - A drop-in Public Information Session was held at the St John Baptist Church, 171 Oxford Street, Bulimba, QLD, between 5pm and 7pm.</p> <p>24 April 2017 – A second drop-in Public Information Session has been scheduled at the St John Baptist Church, 171 Oxford Street, Bulimba, QLD, between 5pm and 6:30pm.</p>

ANNEX B TO
DGCFI-ID/OUT/2017/AF28398671
APRIL 2017

EXAMPLE CORRESPONDENCE SENT TO KEY STAKEHOLDERS

An example of the email correspondence is as follows:

Dear ,

I am writing to you on behalf of The Department of Defence regarding the HMAS *Moreton* Unit Relocation Project.

On 20 October 2014, Government approved of the disposal of the majority of Bulimba Barracks, Queensland. On 14 May 2016 the Royal Australian Navy (RAN) renamed and commissioned a small parcel of Bulimba Barracks identified for retention as HMAS *Moreton*. The presence of the RAN in South Queensland will be maintained through HMAS *Moreton* on approximately 20% of the current 23.15ha Bulimba Barracks site.

There is a need to ensure the RAN's operational and administrative functions are retained within HMAS *Moreton*, Brisbane, after the partial disposal of the Bulimba Barracks site. This project seeks to construct new facilities and services on the remaining portion of the site to replace those functions that will be displaced as a result of the disposal. The estimated cost of the project is \$15.6 million, excluding Goods and Services Tax.

The new facilities will ensure the retained site remains fit for purpose, safe/compliant with work health and safety and environmental legislations, and able to support current and future capability requirements. The capability support functions to be provided at HMAS *Moreton* are an intrinsic part of Fleet Command's mission to raise, train and sustain ready maritime forces able to fight and win at sea.

The project is scheduled for a public hearing of the Parliamentary Standing Committee on Public Works (PWC) in mid 2017, at a venue which is yet to be confirmed. The Statement of Evidence, which provides detailed information on the HMAS *Moreton* Unit Relocation Project, can be downloaded from the PWC website:
<http://www.aph.gov.au/pwc>.

You are welcome to attend the Community Information Session scheduled to occur at the St John Baptist Church, 171 Oxford St, Bulimba, Queensland on Monday 3 April 2017 between 5pm and 7pm.

If you would like any additional information or would like to receive a brief on the project please don't hesitate to contact either myself or the Defence Project Officer, Ms Nithiya Mohan on (02) 6266 8277 or email nithiya.mohan@defence.gov.au.

Yours sincerely


J.D. POLLARD
Lieutenant Colonel

ANNEX C TO
DGCFI-ID/OUT/2017/AF28398671
APRIL 2017

NEWSPAPER AND MEDIA ADVERTISEMENTS

The first Public Consultation Session for the HMAS *Moreton* Unit Relocation Project, was advertised in the Courier Mail in Queensland.

A copy of the advertisement is shown below:



Australian Government
Department of Defence

Notice of Community Information Session
HMAS *Moreton* Unit Relocation Project
HMAS *Moreton*, Brisbane, Queensland

The Department of Defence is holding a Community Information Session to outline proposed works at HMAS *Moreton*, Brisbane, Queensland under the HMAS *Moreton* Unit Relocation Project. These works are subject to Parliamentary approval.

The aim of the works is to ensure the Royal Australian Navy's operational and administrative functions are retained within *Moreton*, Brisbane, after the partial disposal of the site. The proposed works will ensure the retained site remains fit for purpose, safe/compliant with work health and safety (WHS) and environmental legislation, and able to support current and future capability requirements. The scope of works includes a new multi-purpose building for office accommodation, classrooms and living in accommodation. The engineering requirements include the extension of a council road, new entry gate, new boat ramp, internal road network, security fencing, and extension and connection to potable water, sewer, stormwater and electrical services.

You are invited to attend the following Community Information Session:

Community Information Session

- **Date:** Monday, 3 April 2017
- **Time:** You are welcome to drop in anytime between 5pm – 7pm
- **Where:** Maheno Room, St John the Baptist Anglican Church, 171 Oxford Street, Bulimba, Queensland

**ANNEX D TO
DGCFI-ID/OUT/2017/AF28398671
APRIL 2017**

**PUBLIC INFORMATION SESSIONS FOR THE HMAS *MORETON* UNIT
RELOCATION PROJECT**

The following details the Public Information Session that was held for the project. Please note that a secondary Public Information Session has been scheduled for Monday 24 April 2017.

LOCATION	DATE	TIME	ATTENDEES
Maheno Room, St John Baptist Church, 171 Oxford Street, Bulimba, QLD	3 April 2017	1700 - 1900	28
Maheno Room, St John Baptist Church, 171 Oxford Street, Bulimba, QLD	24 April 2017	1700 - 1830	TBC

ANNEX E TO
DGCFL-ID/OUT/2017/AF28398671
APRIL 2017

LETTERBOX DROPS FOR THE HMAS *MORETON* UNIT RELOCATION PROJECT

The following details the letterbox drops for the project, including location maps and example of a letter.

BASE	DATE OF LETTERBOX DROP	LOCATION	APPROX NUMBER OF HOUSES/BUSINESSES
HMAS <i>Moreton</i> , Bulimba, QLD	3 April 2017	Residence - Bulimba, QLD	210
HMAS <i>Moreton</i> , Bulimba, QLD	3 April 2017	Businesses - Bulimba, QLD	58
HMAS <i>Moreton</i> , Bulimba, QLD	10 April 2017	Bulimba, QLD	250



Australian Government Department of Defence

Notice of 2nd Community Information Session

HMAS *Moreton* Unit Relocation Project

HMAS *Moreton*, Bulimba, Brisbane, Queensland

The Department of Defence is holding a second Community Information Session to outline proposed works at HMAS *Moreton*, Bulimba, Queensland under the HMAS *Moreton* Unit Relocation Project. These works are subject to Parliamentary approval.

The aim of the works are to ensure the Royal Australian Navy's operational and administrative functions are retained within HMAS *Moreton*, Bulimba, after the partial disposal of the site. The proposed works will ensure the retained site remains fit for purpose, safe/compliant with work health and safety (WHS) and environmental legislation, and able to support current and future capability requirements. The scope of works includes a new multi-purpose building for office accommodation, classrooms and living in accommodation. The engineering requirements include the extension of a council road; gatehouse; new boat ramp; internal road network; security fencing; and extension and connection to potable water, sewer, stormwater and electrical services.

You are invited to attend the following Community Information Session:

Community Information Session

- Date: Thursday, 27 April 2017
- Time: You are welcome to drop in anytime between 5.00 pm – 6.30 pm
- Where: Maheno Room, St John the Baptist Anglican Church, 171 Oxford Street, Bulimba, Queensland

The Statement of Evidence, which provides detailed information on the HMAS *Moreton* Unit Relocation Infrastructure Project, can be downloaded from the PWC website:

http://www.apd.gov.au/Parliamentary_Business/Committees/Joint/Public_Works/HMASMoreton/Submissions

Letter box drop location for the first Public Information Session:



Letter box drop location for the second Public Information Session:



ANNEX F TO
DGCPI-ID/OUT/2017/AF28398671
APRIL 2017

KEY QUESTIONS AND ISSUES RAISED DURING COMMUNITY CONSULTATION

A summary of the key issues and questions that were received during the community consultation, including the Defence responses provided, is indicated in the table below:

SUMMARY OF KEY ISSUES		
ISSUE/QUESTION	HOW EACH ISSUE/QUESTION WAS ADDRESSED	RAISED BY
PROJECT		
What will the increase in traffic be?	An explanation was provided as to the low volume of daily traffic to site, and relatively low volumes of construction traffic.	Member of the public
Once completed, who will be driving vehicles to the site?	There are permanent staff located at HMAS <i>Moreton</i> who will be driving vehicles to site. In addition, temporary visitors will be driving vehicles to site.	Member of the public
There were comments relating to Navy usage. A common comment was that HMAS <i>Moreton</i> needs a larger plot of land.	Noted.	Members of the public
There were comments surrounding the green space between the proposed facilities and the neighbours. The comments were supportive of the buffer being provided.	Noted.	Members of the public
Are there expansion plans for HMAS <i>Moreton</i> ?	No. The planned development addresses current and future capability requirements for Defence.	Member of the public

SUMMARY OF KEY ISSUES		
ISSUE/QUESTION	HOW EACH ISSUE/QUESTION WAS ADDRESSED	RAISED BY
There were general questions about the operations of the Navy site and the amount and type of accommodation being provided.	Site layout and operations were explained including that accommodation is not intended as permanent.	Members of the public
When will construction occur and what are the logistics of construction on the site?	Construction is due to commence late 2017 and be completed early 2019. The majority of construction traffic will use Taylor St to enter and exit the site.	Member of the public
There were comments surrounding the height of buildings on the site and awareness of height limits in the area.	The Project is aware of the current master planning documentation released by the Brisbane City Council. The highest building planned for HMAS <i>Moreton</i> is a three story accommodation building.	Member of the public
What are the buildings going to be used for and how many personnel to be expected on site?	An indicative number of 20 permanent staff was provided and the function of each of the buildings on HMAS <i>Moreton</i> was provided.	Member of the public
Will the site entry and exit be from Taylor Street?	A new entry to HMAS <i>Moreton</i> , with an associated Gate House will be constructed from Taylor St.	Member of the public
What is happening to the existing entrance to HMAS <i>Moreton</i> ?	The existing entrance will be closed and sold as part of the disposal process.	Member of the public
There was a discussion relating to Lytton road upgrades.	This was a general discussion, whereby a member of the public informed the Project of their understanding of the road upgrades that are to be undertaken on Lytton Road.	Member of the public
What Navy facilities exist on site now and what will remain?	A brief description of Navy's role at HMAS <i>Moreton</i> was given. This included identifying the facilities currently located on the site and those which will remain.	Member of the public
Are there are any plans to deepen or dredge near the site?	The site has always been dredged periodically to allow for the required depths for docking vessels, but further deepening is not necessary due to vessel type.	Member of the public

SUMMARY OF KEY ISSUES		
ISSUE/QUESTION	HOW EACH ISSUE/QUESTION WAS ADDRESSED	RAISED BY
Where is the council easement? In response to the answer provided, members of the public identified that they used Taylor Street (North) to view the river and walk their dogs.	The easement is at the end of Taylor Street (North).	Members of the public
What new buildings will be put on the HMAS site?	A brief description was given using the feather boards to describe the buildings being constructed.	Member of the public
Has any consideration been given to a slipway or boat ramp?	It is not necessary to build a slipway as a boat ramp is sufficient for Defence requirements.	Member of the public
Is there new office spaces in the Multi User Facility, if so, why do we need it?	Yes. To maintain Defence capability that is being lost due to the disposal.	Member of the public
Several concerns were raised about construction noise after hours.	Construction hours will be managed in accordance with Brisbane City Council requirements.	Members of the public
Will vehicles park behind the multi-use facility?	No car park will be located behind the multi-use facility.	Community Group
Have adjoining neighbours to HMAS <i>Moreton</i> been supplied with a letter drop?	A separate information session was held with adjoining neighbours to provide a briefing on the project at HMAS <i>Moreton</i> .	Community Group
Are the turning circles and the entrance suitable for buses?	Turning path modelling has been undertaken as part of the concept design for heavy rigid vehicles and trailered vehicles to prove suitability.	Community Group
What will be the largest vessel to be docked?	Minor War Vessels (MWV) and TS Gayundah.	Community Group
What Navy activities will be undertaken in the green space?	Ad-hoc training activities as required.	Community Group

SUMMARY OF KEY ISSUES		
ISSUE/QUESTION	HOW EACH ISSUE/QUESTION WAS ADDRESSED	RAISED BY
With respect to Taylor Street, are you restricting access? Members of the public use this road to go to the waterside to look at cruise ships.	The project will not restrict access to Taylor Street.	Community Group
There was a comment relating to intentions for landscaping for the site, and dealing with visual amenity concerns, including colour and height of buildings and native planting.	Indications were given as to the height of buildings and how visual amenity concerns including resident's views have been incorporated.	Federal Member for Griffith – Representative
There were general queries raised with regards to the salinity, the water table and flood immunity.	The project will be retaining green space and existing trees where possible. The existing drainage channel and how this would be grassed lined/landscaped was discussed. Any landscaping in this area would need to be compatible with the ground conditions and cope with salt water from the river that floods this area.	Federal Member for Griffith – Representative
Has the project consulted with other projects that are planning to construct on the eastern side of Taylor Street?	The project has only completed concept design, so minimal consultation with Brisbane City Council has occurred to date.	Federal Member for Griffith – Representative
Has there been any feedback on 3 storeys? Also the design for the back of the multi-user facility and transit accommodation – can the form of the structure for a visual amenity perspective be amended?	At the time of this question, the Project team had not met with residents of neighbouring properties. Subsequent feedback from neighbouring properties indicated they were not concerned with the height being proposed, nor the visual amenity of the buildings being proposed.	Federal Member for Griffith – Representative

SUMMARY OF KEY ISSUES		
ISSUE/QUESTION	HOW EACH ISSUE/QUESTION WAS ADDRESSED	RAISED BY
DISPOSALS - Due to the relationship between the disposal of surplus land and the HMAS <i>Moreton</i> Unit Relocation Project, a number of issues/questions were raised which were specifically regarding the disposal of surplus land. These issues/questions are outlined below.		
What is the status of the heritage considerations?	The site is not on the Commonwealth Heritage List. Stage one preliminary assessment has been completed, and we are finalising the scope to complete Stage two. We will ask the consultants as part of the stage two scope of works to identify how best to represent and retain the heritage values.	Member of the public
Is the Department exempt from standard Council planning processes?	We do involve Council in some discussions about our sites but Commonwealth land is not subject to local and state statutory planning processes. We do take these into consideration however, ultimately the future owner will have to comply with these.	Member of the public
The fact sheets states you have already decontaminated the disposal site?	No, the fact sheet states that we have addressed contaminants unique to Defence. There are some contaminants remaining at the site that are not unusual for any type of typical metropolitan redevelopment site.	Member of the public
Are you planning to sell the entire site to one owner?	The land has already been subdivided and will go through an open market sale process – The method of sale has not been determined (perhaps an EOI or Sale by Tender). Any one or group of persons, or company or companies eligible to purchase property in Australia may bid for the site.	Member of the public
Is the valuation a secret?	It is Commercial In Confidence – standard practice for anyone selling a property.	Member of the public
Are you removing the buildings before the sale?	The site will be sold as is with all buildings in place.	Member of the public

SUMMARY OF KEY ISSUES		
ISSUE/QUESTION	HOW EACH ISSUE/QUESTION WAS ADDRESSED	RAISED BY
What is happening with the Holsworthy and Ingleburn sites?	Holsworthy is still a key site for our activity. Bulimba is different as many people from this site have gone to Amberley so some of the area is surplus to our needs. Parts of Defence land at Ingleburn have been divested to Defence Housing Australia.	Member of the public
Will the Neighbourhood Plan hold any sway with the Federal Government?	The site is Commonwealth land that sits within a Neighbourhood District Plan and the Bulimba Barracks Masterplan area. Any future owner must comply with the relevant local planning laws. The current statutory plans for the site will stand until changed through the appropriate mechanisms. We have surplus sites that we divest on the open market (eg to private buyers) or off-market to state or local Governments; who then develop in accordance with local planning instruments.	Member of the public
Has the tender for Heritage consultancy services gone out as yet?	Not yet. We are finalising a more detailed scope to include whole of site requirements for Defence ongoing management of HMAS <i>Moreton</i> and to inform the future owner of the Bulimba site	Community Group
When is this likely to be awarded?	Ideally by the end of June 2017.	Community Group
Has the subdivision gone through Council as yet?	Yes. HMAS <i>Moreton</i> site and the surplus Bulimba site are now two separate titles.	Federal Member for Griffith – Representative
Do you have a timing update on the sale of the land?	It is dependent on the HMAS Moreton project. This project needs to be planned and approved by Parliament before the surplus land can be placed on the open market. It is likely go to market in the second half of this year.	Federal Member for Griffith – Representative
General concerns were raised about the new apartment density and the availability of car park spaces.	Any decision around parking spaces and new Ferry Terminals will be a matter for the new owner, as part of the planning approvals process with Brisbane City Council. Defence will include reference	Federal Member for Griffith – Representative

SUMMARY OF KEY ISSUES		
ISSUE/QUESTION	HOW EACH ISSUE/QUESTION WAS ADDRESSED	RAISED BY
People are saying a ferry service will be necessary for the new development area. Will a new terminal be provided or will the Apollo Ferry Terminal be upgraded?	to all local planning guidelines in the information pack made available to prospective purchasers.	Federal Member for Griffith – Representative
There is an opportunity to provide public access to the foreshore area by dedicating the space running along the water's edge.	Again, this will be a matter for the new owner to negotiate with Council.	Federal Member for Griffith – Representative

