

The Proposed Works

Purpose

3.1 The purpose of the project is as follows:

- to upgrade, modernise and construct new training facilities;
- to upgrade the condition and capacity of engineering services and infrastructure;
- to address current shortfalls in instructional and accommodation facilities capacity to reduce the impact to capability;
- to upgrade current facilities and infrastructure to meet current building codes and standards;
- to enhance recruitment, retention and reputation of the RAN;
- to reduce the maintenance liability arising from an aged Defence estate; and
- to address Defence's environmental and heritage responsibilities.¹

¹ Submission No. 1, paragraph 9.

Need

- 3.2 HMAS Creswell is the primary initial and ongoing training facility for officers of the RAN, and provides ongoing training for senior sailors. The current facilities at HMAS Creswell do not conform to current standards, which adversely affects training efficiency and has a negative effect on the recruitment and retention of RAN personnel. Improved standards and an increased number of living in accommodation rooms is required to allow the RAN to meet training requirements.
- 3.3 Changes to RAN officer initial entry training requirements in previous years has seen fluctuating demands on facilities in HMAS Creswell. This uncertainty has resulted in minimal investment in facilities and infrastructure on the Base over the past 20 years and a consequential deterioration of the overall condition of the Base.
- 3.4 More recently there has been a turnaround in the demand on facilities at HMAS Creswell marked by an increase in the numbers of trainees, in the vicinity of 900 annually, that needs to be picked up through the provision of upgraded facilities.
- 3.5 A recent review of Navy training functions and establishments has confirmed the requirement for significant investment at HMAS Creswell so as to alleviate the current constraints on training imposed through inadequate facilities and infrastructure. The proposed redevelopment will enable HMAS Creswell to continue to make an important contribution to Navy capability.²

Options Considered

- 3.6 During the development of the project scope, a number of design options were considered to meet the project requirements within the available funding. The proposed scope balances the training requirements, engineering services capacity and condition, and capacity of living in accommodation requirements at HMAS Creswell.³

2 *ibid.*, paragraphs 10 – 12.

3 *ibid.*, paragraph 19.

Scope

- 3.7 The project scope of works has prioritised into five project elements that reflect the importance of facilities and infrastructure upgrade requirements to support RAN training at HMAS Creswell.
- 3.8 These are summarised as follows:
- **Project Element 1** – modernisation of the RANSSSS training units, including a new two-storey building, upgrades to a gas fired fighting unit, a leak stop repair training unit; and a diesel fire-fighting unit;
 - **Project Element 2** - upgrade of new and existing engineering services and infrastructure, roads and car parking, including works on electrical, communications, security, sewer, fire and potable water supply, gas, irrigation and stormwater. Road works, car parking and associated street and pedestrian lighting works will also be delivered;
 - **Project Element 3** - refurbishment of existing and provision of new living in accommodation and upgrade of messing facilities including medium and minor refurbishments of existing trainee and officer accommodation buildings, as well as the provision of a new officer accommodation building to provide acceptable living in accommodation standards for Defence personnel;
 - **Project Element 4** - refurbishment of existing and provision of new working accommodation and instructional facilities at the RAN College including the construction of a multi-functional training facility on the site of the previously demolished Geelong House, and the refurbishment of the historic and presently dilapidated and unusable Cerberus House for working accommodation;
 - **Project Element 5** – new physical fitness and training facilities, including the provision of a 25 metre indoor swimming pool, weights training room, combined training room and cardio theatre, multi-purpose hall, equipment store, staff working accommodation and change facilities;
 - **Project Element 6** – upgrade of officer cadet recreational facilities;
 - **Project Element 7** – waterfront environmental works and new classroom and amenity facilities;
 - **Project Element 8** - armoury upgrade; and
 - **Project Element 9** - demolition and miscellaneous minor works.⁴

4 *ibid.*, paragraphs 17 and 33 – 41.

Project Delivery

3.9 Defence has engaged a Managing Contractor to assist with the development and delivery phases of the project. This approach provides a strong on-site management presence that delivers the coordination of all elements of this type of project, and ensures that risks associated with construction can be addressed as they arise. It has proved to be the most appropriate contracting strategy for a complex redevelopment on a training base. In this case, the base training activities and construction activities will be properly synchronised to ensure the quickest possible completion, while continuing to meet the training demands in HMAS Creswell.⁵

Cost

3.10 The estimated out-turn cost of the works is \$83.6 million. This figure includes:

- design;
- construction;
- management;
- furniture;
- fittings and equipment; and
- escalation and contingency.⁶

5 *ibid.*, paragraph 83.

6 *ibid.*, paragraph 81.