

The Proposal

Objectives

- 4.1 The proposed facility will accommodate the headquarters, administration, instruction, and course development elements of the Defence Intelligence Training Centre. The Centre provides individual intelligence training and education to meet the needs of the Defence intelligence community.
- 4.2 Training conducted through the Defence Intelligence Training Centre contributes to the maintenance of an effective intelligence capability. An effective capability, supported by trained personnel and responsive to a wide range of strategic circumstances, must be available at all times. Training includes intelligence assessment and reporting, signals intelligence, information security, imagery intelligence and geospatial intelligence. Training provided by the Defence Intelligence Training Centre contributes to the planning and conduct of operations as well as to broader intelligence doctrine.¹
- 4.3 A new purpose-designed Defence Intelligence Training Centre will provide security, functional, planning and operational advantages and enhanced training efficiency in meeting the intelligence requirements of the ADF.²
- 4.4 The proposed facility will accommodate 95 members of staff and a maximum of about 160 trainees on any one day plus a small number of visiting lecturers.³

1 Submissions, pp. 6-7.

2 Submissions, p. 10.

3 Submissions, p. 9.

4.5 Concept drawings are at Appendix C.

Why Canungra

4.6 Kokoda Barracks, is located two kilometres east of the township of Canungra, Queensland. Canungra is approximately ninety kilometres south of Brisbane and thirty-five kilometres west of the Gold Coast. A location plan is at Appendix C.

4.7 The Strategic Plan for the Defence Estate provides for the retention of the Canungra training area as a significant Defence training base. In March 2000, following a site selection analysis involving a number of Defence establishments, a decision was taken that the Defence Intelligence Training Centre should remain at Canungra.⁴

4.8 Brigadier Garry Kelly, Director General Infrastructure Department of Defence, stated that the other Defence establishments considered were:

- Simpson Barracks, Watsonia, Victoria;
- HMAS Cerberus, Crib Point, Victoria;
- RAAF Williams, Laverton, Victoria;
- RAAF Williamtown, Newcastle, New South Wales;
- Liverpool Military area, New South Wales; and
- Royal Military College, Duntroon, Australian Capital Territory.⁵

4.9 Defence stated that Canungra was favoured as it is very much in the centre of the catchment area for the trainees attending courses leading to reduced travelling costs for both trainees and support staff. Canungra also has ready access to a wide variety of training environments.⁶

Options examined

4.10 Four options were examined involving an extension to and refurbishment of the existing facility. None resolved the security difficulties that currently exist because of the proximity of the existing Main Instructional Facility to a public road. The major disadvantage of all four options is that

4 Submissions, p. 10.

5 Evidence, p. 8.

6 Evidence, p. 7.

they would require the cancellation of some training activities throughout the construction period, which would further increase the intelligence training backlog already affecting the intelligence capability of the ADF.

- 4.11 Initial costings of constructing the facility on a greenfields site indicated that it would be \$2.5m more expensive than refurbishing the existing facility.⁷ However further planning confirmed that the existing Main Instructional Facility would be suitable as a facility for the Headquarters Regional Training Centres with relatively little refurbishment. Headquarters Regional Training Centres is currently accommodated in an old timber building, at the main entrance to Kokoda Barracks, that is scheduled for replacement under the Canungra Redevelopment project. Refurbishment would offer an estimated saving of about \$3.9m to the Canungra Redevelopment project.⁸
- 4.12 Funding provision has been made for the Canungra Redevelopment project programmed for 2002-2003. Components would include messing rationalisation, working and training accommodation both new and refurbished living-in accommodation, centralised quartermaster and other storage, and infrastructure upgrade.

Main Elements

- 4.13 This proposal contains the following elements:
- Defence Intelligence Training Centre;
 - remote facilities; and
 - upgrading of existing Living-in Accommodation.

Defence Intelligence Training Centre

- 4.14 The proposed Defence Intelligence Training Centre would provide specialised instructional areas and office accommodation for command, management, support and instructional staff, together with associated amenities, in a secure environment through which all access could be controlled and “need to know” principles could be effectively applied. The largest section of the facility, accommodating instructional staff and incorporating most of the instructional areas, would be designed and constructed to top secret standards and would be formally accredited for the appropriate level of security.

7 Evidence, p. 15.

8 Submissions, pp. 10-12.

- 4.15 The remaining internal space would have controlled access. It would be used primarily for administrative offices but would also incorporate some instructional facilities that would be suitable for training courses that can be conducted under a less stringent security regime.
- 4.16 In any training year, the Defence Intelligence Training Centre could accommodate eight different courses running concurrently with trainee numbers ranging from twelve to fifty on any one course. Virtually all courses rely heavily upon syndicate work as a core component of the learning process. Dependent upon course type, syndicates can range from a minimum of four to a maximum of eight trainees.
- 4.17 Syndicate rooms are used by trainees as simulated intelligence offices. This involves the setting-up of maps, charts, and photographs as well as the arrangement of furniture and equipment to suit particular information flows. Training would be seriously disrupted if trainees were required to regularly establish and dismantle their training workplace. In practice, syndicate rooms are not available for other use until a training segment, perhaps taking a period of several days, has been completed.
- 4.18 The following facilities would be provided:
- shared and individual office accommodation for 95 staff;
 - preparation areas for training material for instructional staff and trainees;
 - one 45-person and two 30-person top secret rated classrooms;
 - one 45-person multi-purpose classroom;
 - one 30-person special-purpose top secret rated imagery classroom;
 - sixteen top secret rated syndicate rooms;
 - four multi-purpose syndicate rooms;
 - six specialised interview training rooms with associated control room;
 - one 100-seat top secret rated lecture theatre with tiered seating and facilities for terrain model display;
 - one 16-person top secret rated conference room; and
 - amenities including staff and trainee common rooms with kitchenettes.⁹
- 4.19 Realistic training often requires more than the 20 syndicate rooms that are proposed. To achieve the flexibility necessary to accommodate different types of courses, fluctuating trainee numbers and to provide sufficient
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syndicate areas, classrooms would be equipped with operable walls allowing them to be quickly configured to meet course patterns.

- 4.20 Some duplication of areas such as conference rooms and syndicate rooms is unavoidable because two levels of access control must be maintained within the facility. In addition to regular training functions across the full range of courses, the lecture theatre would provide the venue for routine briefings using classified material to members of the Defence Intelligence Training Centre staff. Value Management studies will be undertaken during the design phase to examine what further rationalisation of the requirement might be possible.

Remote Facilities

- 4.21 The proposed remote facilities would provide a field training environment. Some of the demountable classrooms currently used as syndicate rooms would be relocated to a site adjacent to the Kokoda Barracks cantonment and established there at minimal cost. Because the remote facilities would be specifically intended to simulate field conditions the continued use of sub-standard buildings can be justified.
- 4.22 Expenditure on the remote facilities will be limited to relocation costs and any work necessary to ensure that the demountables are structurally safe when re-established. The remote facilities may be further developed over time but the principle of replicating field conditions would remain (see paragraphs 5.23 to 5.32 for further discussion regarding remote facilities).

Living-In Accommodation (LIA)

- 4.23 The project includes provision for the refurbishment and upgrading to current standards of 90 rooms of officer accommodation and 84 rooms of senior non-commissioned officer accommodation at Kokoda Barracks. LIA for other ranks comprising 104 rooms is currently being similarly upgraded as a separate project.¹⁰

Planning and Design

- 4.24 The general philosophy adopted for the design of the proposed facility includes the following considerations:
- development of a utilitarian facility that is fit for purpose;

¹⁰ Submissions, p. 9.

- use of existing infrastructure wherever possible to reduce capital costs;
- compliance with all relevant building codes and construction standards;
- use of conventional construction techniques;
- design and construction that complies with all relevant security standards and security accreditation requirements;
- design and construction appropriate for climatic conditions;
- design and construction that achieves positive through-life cost benefits; and
- design that is in sympathy with the existing built environment.¹¹

Site

- 4.25 Five possible sites within Kokoda Barracks were considered, with preference for a location on the eastern edge of the cantonment area. Defence has confirmed that the preferred site on the bank of the Coomera River is above the known maximum flood level. During the design phase a flood return period will be established.¹²
- 4.26 Siting options are at Appendix C.
- 4.27 The preferred site provides the degree of seclusion that is required given the confidential nature of the training activities. It is gently sloping and lightly treed. The siting, design, and structure of the proposed new facility would provide for future expansion and in-ground services would be appropriately sized.¹³

Zoning and Approvals

- 4.28 The proposed facilities would be constructed within the boundaries of Kokoda Barracks which is designated “Defence Special Purposes”. No civilian authority design or construction approvals would be required although the works would comply with the requirements of those authorities.

11 Submissions. P. 17.

12 Submissions, p. 219.

13 Submissions, p. 14.

- 4.29 A Master Plan Study completed in 1997 provides a general framework within which development projects at Canungra can be considered. The proposed site is in accordance with the draft Zone Plan.¹⁴

Codes and Standards

- 4.30 Where appropriate, the design and construction of the proposed works and services would conform to the relevant sections of the following:
- Building Code of Australia;
 - Australian Standards and Codes;
 - Commonwealth and State legislation;
 - Defence Manual of Fire Protection Engineering;
 - Defence Facilities Communications Cabling Standard; and
 - Defence security publications.

Consultations

- 4.31 Defence indicated that consultations have been held or are planned to be held with the following organisations:
- Beaudesert Shire Council;
 - Environment Australia;
 - Gold Coast City Council; and
 - Queensland Environment Department

The Federal Member for Forde, Mrs Kay Elson MP has also been briefed on the project.¹⁵

14 Submissions, p. 15.

15 Submissions, p. 13.

Provision for Disabled

- 4.32 Access and facilities for the disabled would be provided in accordance with the Building Code of Australia, Australian Standards, and the Defence Estate Management Guide.¹⁶

Provision for Child Care

- 4.33 An occasional child care centre already established at Kokoda Barracks has the capacity to accommodate the slight increase in demand expected as a result of increased staff numbers.

Occupational Health and Safety

- 4.34 The proposed facilities would comply with the requirements of relevant Commonwealth and Queensland legislation and operate in accordance with an approved occupational health and safety plan. No special or unusual public safety risks have been identified.

Precautions Against Legionella

- 4.35 The airconditioning systems are required to be air cooled and no specific precautions against the Legionella Bacillus are therefore considered necessary.¹⁷

Structure

- 4.36 The proposed facility will be a two-storey, steel or reinforced concrete framed structure with concrete floor slabs, brick faced or equivalent external walls and a metal roof appropriate to the environment. The structural design would provide control of cracking of concrete and masonry and incorporate structural tolerances.

16 Submissions, p. 15.

17 Submissions, p. 16.

- 4.37 Internal walls would generally be non-load bearing frames lined with plasterboard to provide for maximum flexibility in future floor layout. Operable walls would be used in training areas to maximise efficiency of use by supporting multiple training functions.
- 4.38 Particular attention would be given to the structural design of the proposed facility to take account of the highly reactive soils and high rainfall levels encountered at Canungra. Defence advised that a geotechnical survey of the site would be undertaken during detailed design.

Materials and Finishes

- 4.39 Materials and finishes would be selected from those readily available locally for their functionality, durability, and low maintenance.¹⁸

Mechanical Services

- 4.40 The facility would be fully air conditioned and the selection of building services and associated equipment would be required to achieve an economic balance between capital cost and operation and maintenance costs. Selection would be based upon a life cycle costing analysis and particular consideration would be given to energy efficient design solutions employing passive solar energy. The proposed facility would incorporate building management systems, metering and other provisions to measure and monitor energy use and to allow regular energy audits. Mechanical plant would have a level of spare capacity and incorporate a modular and multiple control approach to ensure flexibility.

Hydraulic Services

- 4.41 The proposed facility would be connected to the existing water and sewage infrastructure within Kokoda Barracks.

¹⁸ Submissions, p. 17.

Electrical Services

- 4.42 Lamps would be high efficiency fluorescent, compact fluorescent or discharge type and lighting would include sensor-controlled lighting to intermittently occupied areas.

Fire Protection

- 4.43 The design of the fire protection systems would comply with the Defence Manual of Fire Protection Engineering.

Security

- 4.44 In accordance with Government initiatives to improve physical security arrangements in intelligence and security agencies and Government departments generally, advice from designated security authorities will be incorporated into the design solution. The security threat assessment will be reviewed during the design phase and the facility will be accredited for the use of top secret material before it entered service as an intelligence-training establishment.¹⁹

Landscaping

- 4.45 Landscaping works would be directed towards the restoration of areas disturbed during construction and general improvement of the built environment. Precautions would be taken to avoid compromising existing environmental sensitivities by adopting landscaping practices in keeping with local environmental conditions.²⁰
- 4.46 Defence is required to comply with the National Weed Strategy in regard to the control of specific weeds on Defence properties. In addition, Defence endeavours to comply with respective State and local regulations on the control of noxious and environmental weeds.²¹

19 Submissions, p. 18.

20 Submissions, p. 19.

21 Submissions, pp. 219-220.

Project Delivery System

- 4.47 A head contract system has been chosen for the delivery of the project. Defence believes that this will provide it with maximum control over the design of the project. This is particularly important in a high security building that must achieve security accreditation.²²

Construction Program

- 4.48 Subject to Parliamentary approval construction will commence in early 2002 with completion, and availability for the conduct of intelligence training courses, by June 2003.²³
- 4.49 The project could generate some short-term employment during the construction period mostly in the sub-contractor and unskilled worker areas. It is anticipated that up to fifty workers in total could be employed on site.²⁴

Cost Estimate

- 4.50 When referred to the Committee the cost of the project was \$17.4m excluding GST at February 2001 prices. However, Defence advised that this cost did not allow for escalation. When escalation is allowed for the estimated out-turn cost is \$17.745m and includes construction costs, fitout, professional fees, furniture and fittings, additional computer hardware and cabling, and a contingency sum.²⁵

22 Submissions, p. 19.

23 Submissions, p. 7.

24 Submissions, p. 10.

25 Evidence, p. 13.