

STRATEGIC ANALYSIS & ZONE OPTIONS REPORT

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Executive Summary

1 Strategic Guidance

1.1 Current Capability

The base currently supports the following capability:

1.2 Future Capability

1.3 Vision

1.4 Significant Planned Infrastructure Projects

1.5 Guiding Principles & Objectives

The aims of the Zone Plan are:

- To preserve ongoing capability;
- To enable the orderly upgrading or expansion of base activities, facilities or infrastructure, to enhance existing or support emerging capability;
- To manage spatially, planned changes to base activities, facilities or infrastructure;
- To locate compatible activities together;
- To separate incompatible activities to avoid conflicts;
- To assist with the site selection process for the physical location for new activities, buildings or infrastructure; and
- To provide for the highest and best use of land.

It is envisaged that Zone Plans achieve these objectives consistently across the Defence Estate. In this regard, the plans are primarily concerned with the spatial reservation of land for prescribed groups of compatible uses and activities. The plans do not generally 'embed' specific locations for future infrastructure projects as former master plans did. This new approach provides for greater flexibility in the site selection process and greater currency for the plans into the future.

The location of significant or critical infrastructure projects, where approved and programmed for future delivery, may however be identified in a plan using a site specific precinct.

A Development Schedule, sitting outside the plan but in conjunction with it, will act as the staging plan for the delivery of individual projects. The currency of items listed on

this schedule is to be regularly reviewed and may be considered during the Site Selection Process.

1.6 Standard Zones

To assist achieving the above overarching objectives consistently across the Defence Estate, Defence has derived a standard set of zones for use in all future Zone Plans. The tables below outline specific objectives for and the activities likely to occur within each zone.

The various zone options presented in Section 5 have been devised using those from the standard lists below.

Op

OPERATIONAL ZONE

Objective: To provide areas for buildings or infrastructure for personnel performing key capability functions.

Typical Activities	Typical Buildings/Infrastructure/Areas
<p>Force Movements Aircraft take-off & landing Land Unit preparation/deployment Ship preparation/deployment Force Element Training</p> <p>Command & Control Command Air Traffic Control Communications Surveillance Intelligence</p>	<p>Buildings Structures Hangars/Shelters Air Traffic Control Towers Wharves As required to accommodate Operational Activities</p> <p>Ancillary facilities – tea rooms, meeting rooms, amenities etc Ancillary structures as required – eg antennas – aerials</p> <p>Infrastructure Runways Taxiways Aprons Navigational Aids Flight line facilities Civil services (utilities) Roads/Car parking Wharves, ramps Fencing</p> <p>Areas Explosive Ordnance Storage Ordnance Loading/Unloading General Goods/Cargo Loading/Unloading Training Areas – (Operational Force Element) Can include Naval Waters</p>

Discussion

Activities within this zone are the primary purpose for the base. As such they should be afforded priority over activities in other zones, where a conflict may arise.

Activities within this zone are typically inside a High Security Area.

OpS

OPERATIONAL SUPPORT ZONE

Objective: To provide areas for buildings or infrastructure for personnel supporting key capability functions.

Typical Activities	Typical Buildings/Infrastructure/Areas
<p>Equipment Maintenance Mechanical servicing Deep Maintenance Washing and cleaning Fuel testing Equipment storage Equipment spare parts/components storage General goods storage</p> <p>Command & Control Communications</p> <p>Training Flight simulation Vehicle driving Fire fighting Force Element capability Small boats and force protection Safety and rescue</p> <p>Research & Development Contracted activities DSTO</p>	<p>Buildings/Structures Force Element working accommodation Facilities as required to accommodate operational support activities Training facilities Laboratories Range Control offices Vehicle wash points</p> <p>Ancillary facilities – tea rooms, meeting rooms, amenities etc Ancillary structures as required – eg antennas – aerials</p> <p>Infrastructure Fuel storage tanks Civil services (utilities) Roads/car parking Wharves, dry and floating docks Fencing</p> <p>Areas Can include Naval Waters</p>

Discussion

Activities within this zone are typically within a Medium to High Security Area.

OT **OPEN TRAINING ZONE**

Objective: To provide open training grounds and areas relatively clear of built structures, for operational training;

Typical Activities	Typical Buildings/Infrastructure / Areas
<p>Training Force preparedness Small arms Heavy arms Vehicle driving Fire fighting Force Element capability Small boats and force protection Safety and rescue Naval Waters used for training</p>	<p>Buildings/Structures Weapons Ranges EO storage Ancillary facilities – tea rooms, meeting and briefing rooms, amenities etc generally temporary in nature Ancillary structures as required – eg antennas – aerials Note: Permanent facilities that support training activities should be collocated and zoned Operational or Operational Support in accordance with this template.</p>

Discussion

Land in this zone is primarily used for training purposes and is typically free of significant buildings or infrastructure. The land is not generally conducive to development but could support ancillary structures such as those listed above. Land in this zone may have a component of environmental value. Training is conducted in accordance with an approved management plan to ensure that the land is managed sustainably.

B **BASE SUPPORT ZONE**

Objective: To provide areas for activities associated with the general occupation and function of an establishment or facility, without adversely affecting operational or operational support activities.

Typical Activities	Typical Buildings/Infrastructure/Areas
Administration Policing Security Photographic services	Buildings/ Structures Offices Laboratories Gymnasiums Pools Golf courses Cinemas Museums Buildings as required to accommodate base support activities Shops Canteens Ancillary facilities – tea rooms, meeting rooms, amenities etc Halls / Theatrettes Chapels
Shopfronts Mail Centres Banking	Infrastructure Civil service (utilities) Water towers/tanks Roads/car parking Ancillary structures as required – eg antennas – aerials
Health care Medical Dental Personnel services	Areas Ovals Parade grounds
Community services Schools Child care	
Recreational	
Minor retailing	
Messing	

Discussion

Messing can occur in this zone as can recreational and fitness facilities as they often serve dual roles for both training and recreation.

D **DOMESTIC ZONE**

Objective: To provide areas for activities associated with the domestic functions of an establishment or facility, without adversely affecting operational, operational support or base support activities.

Typical Activities	Typical Buildings/Infrastructure/Areas
Living-in Accommodation Temporary accommodation (contingency) Married quarters Messing Recreational	Buildings/Structures Living-In Accommodation Residential Ablutions blocks Laundries Kitchens/food preparation areas Dining rooms Refreshment rooms Communal rooms Other buildings as required for domestic activities Ancillary structures as required – eg antennas – aerials Infrastructure Civil services (utilities) Roads/car parking Areas Outdoor dining/recreational areas Playgrounds Gardens

Discussion

Predominantly a living area but can include messing and recreational activities.

O OPEN SPACE ZONE

- Objectives: To provide buffers between incompatible internal and external activities;
- To enable the conservation and/or enhancement of land with significant environmental value; and
- To avoid land being targeted for future development that is unsuitable for such purposes.

Typical Activities	Typical Buildings / Infrastructure / Areas
EO storage	<p>Buildings/Structures EO storage huts/compounds Ancillary structures, utility installations as required – eg antennas – aerials Cycling/walking tracks Obstacle courses</p> <p>Infrastructure Civil services (utilities) Roads/car parking Fencing</p> <p>Areas Protected (environmentally sensitive) Environmental offset (revegetation) Safety constrained Naturally constrained – slope, soil, flooding, salinity etc. Buffers to internal/external land uses</p>
Fitness training	
Recreational activities	
Safety or security buffering	

Discussion

Land within this zone is generally constrained by environmental values or natural hazards such as flooding, or by operational safeguards. These areas are not therefore suitable for major development. These areas may, however, contain non-habitable buildings and structures such as EO storage huts. They may also be used for training purposes, or act as buffer areas.

Land in this zone often contains significant tracks of vegetation which may be specifically targeted for environmental conservation and or enhancement.

Small areas of unconstrained vacant land which is suitable for development, is not included in this zone. Rather, they have been assessed for their potential or likely future use and zoned accordingly and more extensive areas of vacant developable land are included in the Future Development Zone.

FD

FUTURE DEVELOPMENT ZONE

Objectives: To identify larger parcels of developable land that can facilitate the future expansion of activities within the establishment or facility.

Discussion

This zone essentially can cater for longer term expansion of all types of activities, where extensive areas of vacant land exist. Land in this zone is essentially 'unzoned' with the intention of being zoned to one or a combination of the other listed zones as the need arises.

Land in this zone is **not** surplus to requirements and therefore should **not** be considered for disposal. It may be required in the future to support a variety of uses.

The use of land in this zone may be considered where:

- All other options in the existing recommended zone(s) have been exhausted; and
- The merits of the case have been suitably justified against a sound strategic rationale.

In relation to the above points, the preparation of a project specific concept plan may be required in order to demonstrate the highest and best use of the land. Compatibility of the intended use with existing activities in adjoining or adjacent zones will also need to be demonstrated. Consultation with the Directorate of Land Planning & Spatial Information is required when the use of land within this zone is being considered.

2 Site Analysis

2.1 Current Activities

2.2 Existing Buildings & Structures

2.3 Functional Relationships & Any Existing Land Use Conflicts

2.4 Existing Civil Infrastructure

- a) Water
- b) Sewer
- c) Drainage
- d) Electricity
- e) Gas
- f) Communications
- g) Roads
- h) Access
- i) Car Parking

2.5 Existing Environmental and Heritage Conditions

- a) Topographical
- b) Geological
- c) Surrounding Land Use
- d) Flora, Fauna & Threatened Ecological Communities
- e) Heritage Buildings, Sites, and Items
- f) Site Contamination (including unexploded ordinance)

2.6 Zone Plan of Current Activities

3 Constraints Analysis

3.1 Operational Constraints

- a) ANEF
- b) Obstruction Clearance Surfaces (OCS)
- c) Safety Templates
- d) Security requirements/limitations
- e) External land uses, urban encroachment, regional considerations and associated operational constraints
- f) RADHAZ
- g) Noise
- h) Dock dimensions
- i) Wharf lengths and depths alongside

3.2 Environmental Constraints

- a) Soils (acid sulphate, erosion) and slope
- b) Waterways (including floodplains and swamp areas)
- c) Contamination (known & potential sites, partially remediated sites)
- d) Existing habitat for threatened flora and fauna, as well as threatened ecological communities
- e) Fire prone areas
- f) Heritage

3.3 Civil Infrastructure Constraints

3.4 Constraints Mapping

4 Issues Analysis

5 Issues Action Plan

6 Zone & Precinct Options

6.1 Zones

6.2 Precincts

6.3 Special Provisions

ENCLOSURE

a) Asset Register