

STRATEGIC ANALYSIS & ZONE OPTIONS REPORT

Drafting Notes

General Direction

Text coloured Blue is mandatory text to remain in the final document.

Direction on Specific Content

Executive Summary

This section is to provide:

- a succinct overview of the purpose of preparing the Zone Plan, including a brief summary of the zone categories applied in the base Zone Plan and an explanation of the application of precincts,
- brief overview of current activities undertaken on the base and the various land use,
- future development changes that are planned for the base,
- changes to the surrounding areas, (i.e. new developments, proposed rezoning of land, possible encroachment issues),
- summary of the constraints and issues that have been identified and a summary of the key recommendations to address the issues identified that will affect Defence capability, and
- summary of the Zone Plan options, rational behind these options and the preferred option and supporting arguments.

1 Strategic Guidance

1.1 Current Capability

What capabilities does the base currently support?

1.2 Future Capability

What changes to capability are planned for the future which may influence land planning?

1.3 Vision

What is the vision for the base from the Government's perspective, derived from the strategic guidance? Include the level of capital investment and flow on effects such as economic importance to the surrounding region in terms of employment generation etc.

1.4 Significant Planned Infrastructure Projects

Significant planned infrastructure projects.
Projects with approved funding.
Any land acquisitions or disposals under consideration.

1.5 Guiding Principles & Objectives

These are a generic set of objectives for use in all Zone Plans. More specific objectives unique to a particular base may be added as necessary.

Additional objectives should not include qualitative statements about standards or techniques which are the result of management actions. Rather, they should relate to the provision of spaces within which activities can occur.

1.6 Standard Zones

Additional zones cannot be added. Zones must be selected from the standard set provided.

2 Site Analysis

2.1 Current Activities

All current base activities should be listed here. Current Base population should also be included.

2.2 Existing Buildings & Structures

A detailed analysis of the current built environment is to be undertaken using the existing building asset register information for the base (from Defence Estate Management Systems), including Infrastructure Appraisals Plan and Base Demolition works program data. Information on the use or purpose of buildings, number of occupants and the level of security required for the building should also be established where practical. Any duplication of facilities within the base should be clearly identified. This information is to be analysed to assist in identifying the appropriate zones for the base.

2.3 Functional Relationships

The functional relationships between buildings and spaces are to be studied. For instance, the pedestrian and vehicular linkages between working, messing and accommodation areas. A diagram may assist to illustrate spatial linkages.

2.4 Existing Civil Infrastructure

The capacity, quality and condition of all services within the base are to be discussed here. Comment is also to be provided regarding the availability of the external services such as sewer, water, electricity, telecommunications and gas. The ability of the various service authorities to provide additional capacity/supply to the base to meet the needs of proposed future developments is to be ascertained. Any financial implications for Defence are to be identified. Discussion regarding the condition and adequacy of existing infrastructure should draw on any recent reports that have been commissioned by Defence.

For subsection (a) *Water*, the existing capacity of the water supply and its ability to accommodate further demands on the supply needs to be discussed.

For subsection (b) *Sewer*, the adequacy of any onsite Sewerage Treatment Plant to handle peak loads is to be discussed. Where relevant any issues associated with the connection to the local/regional sewerage authority's reticulated sewerage system is to be discussed.

For subsection (c) *Drainage*, issues related to stormwater management, both on and off the base, and potential on site flooding is to be discussed.

For subsection (d) *Electricity*, the existing capacity of the power supply and its ability to accommodate further demands on the supply needs to be discussed.

For subsection (f) *Communications*, discussion on copper cabling for voice and data services and fibre optic cabling for all applications is to be included. Discussion can draw on recent studies that have been conducted by the Voice Services Group.

For subsections (g) *Roads*, (h) *Access* & (i) *Car Parking*, an analysis of the adequacy of current car parking and the internal road network to accommodate peak traffic movements is to be included. Any detailed background studies prepared in relation to these issues are to be included as appendices. External traffic management issues and road design which impact on the movement of traffic entering and exiting the base are also to be considered.

2.5 Existing Environmental and Heritage Conditions

What are the current environmental conditions at the base and surrounding area?

Site topography including drainage & soil types.

Surrounding Land Uses.

Flora, Fauna and Threatened Ecological Communities

Any existing threatened flora, fauna or ecological communities found on the Defence establishment are to be cited and mapped.

EPBC-listed threatened species / threatened ecological communities (known and likely).

State-listed threatened species / threatened ecological communities (known and likely).

Information on threatened species should be presented with EPBC listings first, then State listings.

Heritage

Identify any buildings, items or areas within the Defence establishment that are currently listed, or have been nominated for heritage listing under the EPBC Act (on Commonwealth or National Heritage list) or under any State or Territory heritage legislation.

Site Contamination

Identify areas of known contamination and areas identified as being possible contaminated sites due to previous land use. Site contamination includes unexploded ordinance. Sites that have undergone remediation but may still have some development constraints are also to be identified.

2.6 Zone Plan of Current Activities

A zone plan is to be derived for the base's current activities, based on the data collected in 2.1 – 2.3, using the standard set of zones provided in the template.

3 Constraints Analysis

This section should not repeat content that has been provided in the Site Analysis section. It should briefly highlight the issue, provide more information regarding technical details and consideration of the particular the issue, as well as provide an explanation as to why the particular issue represents a constraint to development.

3.1 Operational Constraints

What effects do current operational activities have on other base activities or areas? Include an estimate of future implications where known. For instance the impact from aircraft noise on the living areas of the base.

Are there any external land uses or activities outside the Base's boundary that may influence or constrain base activities?

Is urban encroachment likely to restrict the operational capability of the base in the future or limit any future land acquisition that may be required to accommodate changes to the operations carried out on the base?

3.2 Environmental Constraints

What effect or implications do existing internal environmental conditions have on base activities and areas? For instance flood liable land subject to inundation, or acid sulfate soils.

Are there any external environmental constraints outside the Defence establishment boundary that may influence or affect base activities? For example is the base located within a water catchment area or is it located within a fire prone area?

Does the base contain any wildlife corridors that must be protected or are there any endangered species or ecological communities found on the Defence establishment which may preclude development in that area?

Are there any heritage buildings or sites of such significance that demolition or disturbance must be avoided?

3.3 Civil Infrastructure Constraints

3.3.1 Internal

Are there any existing and/or future capacity constraints that have been identified with respect to water, sewer, electricity, communications, roads and car parking?

3.3.2 External

Are there any constrains to the capacity of external sewerage, water, electricity telecommunications and gas infrastructure that have been identified by the suppliers? Are there constraints to existing supplies which are likely to affect the ability to accommodate any additional demand on these services that may be created through further development of the base? Where any increase in demand may result in additional cost to Defence to upgrade these services this must be highlighted.

Where external traffic management and road condition issues have been identified these are to be highlighted where they will impact of the efficiency of base activities current and future.

3.4 Constraints Mapping

These maps will convey spatially, the extent of the various constraints. They will assist with the determination of options for zone boundaries and may identify areas which will require more specific controls that can be provided via precinct plans.

Separate maps illustrating each of the following constraints are to be provided:

- Building height limits (based on current Obstacle Clearance Surface Data).
- Air Traffic Control response Curves
- NAVAID Obstruction Clearance limits
- The most recent Australian Noise Exposure Forecasts Contours for the base.
- Explosive Ordnance Safety Templates.
- Range Safety Templates
- Topographical constraints map.
- Environmental constraints maps as relevant. For instance flood liable land, saline areas, critical habitat, threatened flora, fauna and ecological communities, contaminated sites, fire prone areas etc.

Additional maps may be provided as necessary.

4 Issues Analysis

Compare Strategic Planning Guidance with the operational and environmental constraints (include regional considerations).

Analyse the Zone Plan of Current Base Activities (prepared at Section 2.6). Are there any current conflicting land uses or incompatibilities?

Highlight any identified duplication of facilities within the Defence establishment and give consideration as to whether there may be opportunities for the rationalisation of these facilities, particularly where it can be shown that this would not impact on operational capability.

Can proposed infrastructure projects be implemented?

Any shortfalls in existing infrastructure to accommodate planned future changes in capability?

Are there any issues with external service provision such as the supply of electricity?

How can issues be resolved? What are the advantages and disadvantages of each solution or option? Options can include suggest changes to the location or extent of current facilities and infrastructure.

The overall goal is the achievement of the Final Zone Plan's overarching objectives.

5 Issues Action Plan

In this section the issues or constraints that have been identified which are likely to effect the utilization of land for the highest and best use, or the existing and future capability of the Defence establishment, are to be highlighted under separate headings. Recommendations are to be included in the form of actions required to address the issue. Each issue should be identified with separate heading followed by an introduction under the heading of Description and Background to recommendations. The recommended actions should be set out in a separate paragraph. Key stakeholders that will be required to be involved in undertaking the recommended actions are also to be identified separately.

It is preferred that the commentary and recommendations on each issue be restricted to one page.

This section should be set out by topics as follows.

Civil Infrastructure – Internal & External (if required)

Key issues related to the capacity of civil infrastructure such as water, sewerage, drainage/stormwater, electricity, gas, communications, roads/access and car parking which have been identified are to be summarised and recommended actions to be taken are to be put forward. Issues related to both internal and external services are to be identified.

Recommended action

The recommended action may relate to a requirement to undertake further investigation regarding the condition and capacity of identified civil infrastructure where there is a lack of sufficient background technical data to make specific recommendations about the capital works required to resolve the issue. Where sufficient technical background information exists regarding the type of upgrade required a more detailed recommendation can be made. Such a recommendation might include a timeframe in which the work is required to be carried out so that lack of sufficient infrastructure capacity does not impede future development on the base

Stakeholders

A list of key stakeholders required to undertake or be involved in the recommendation is to be provided for each recommendation. This should include Defence branches/division and any external agencies such as the relevant service authority for water, sewerage, gas and communications. Where the recommendation relates to roads the Local Councils and the road authority should be specified where relevant and for external drainage/stormwater management issues the relevant Local Council/s should be included. A branch within Defence is to be nominated to take the lead responsibility for actioning the recommendation.

Contamination and Site Remediation (if required)

Where the research and investigation undertaken to complete the Constraints and Issues analysis has identified suspected or known contaminated sites that will impact on the future development of the base in a configuration that will allow for the highest and best use of land the issue must be highlighted in this section and a recommendation on the best way forward made.

Recommended action

The recommendation might relate to the preparation of further contamination studies. Where such studies already exist the recommendation may relate to a suggested time table for site remediation action to be undertaken so that land can be release for future development in a timely manner to accommodate planned future development.

Stakeholders

Relevant stakeholders are to be identified, including the stakeholder who is to be given lead responsibility.

Land Acquisition (if required for expansion, protection from encroachment etc.)

Land acquisition may be identified as an issue where there is a need to acquire land to provide:

- protection from future urban encroachment,
- sufficient buffers so that capability is not compromised, or
- where there is a demonstrated need for future expansion.

Recommended action

The recommended action should broadly identify those areas that might be considered for acquisition and recommend that Defence have a detailed Property Analysis and Land Acquisition Strategy prepared.

Stakeholders

Relevant stakeholders are to be identified, including the stakeholder who is to be given lead responsibility.

Facilities Rationalisation (where opportunities have been identified)

Where as a result of the strategic analysis investigations opportunities for the rationalisation of facilities have been identified these opportunities should be summarised in this section and recommendations made as to a proposed strategy for the minimising duplication of facilities so that the estate can be managed in a more sustainable manner in the future.

Recommended Action

The recommended action should clearly identify those facilities that are considered to be suitable for rationalisation and where possible identify a strategy for implementing the rationalisation. Where more detailed information is required to support the argument for rationalisation the recommendation might include a requirement for a detailed cost benefit report be prepared before any final decision on the rationalisation of facilities is made.

Stakeholders

Relevant stakeholders are to be identified, including the stakeholder who is to be given lead responsibility.

Environment and Heritage (where unresolved issues have been identified)

Where the strategic analysis and preparation of zone options have identified issues in relation to heritage or natural environment that are impacting on the development of a zone plan that will achieve the most efficient use of land or which is likely to compromise Defence capability a recommended action for the resolution of the issue should be included.

Recommended Action

The recommended action might suggest that further evaluation or monitoring be undertaken to resolve the issue.

Stakeholders

Relevant stakeholders are to be identified, including the stakeholder who is to be given lead responsibility.

Documentation gaps

Where key data gaps have been identified through the preparation of the Strategic Analysis and Zone Options this lack of information and recommended actions regarding the preparation of further detailed reports should be identified in this section. Data gaps might relate to the lack of detailed information on contaminated land, threatened species and threatened ecological communities or Heritage Management Plans. It might also highlight the lack of accurate asset survey data on facilities/structures. A brief summary of the need for this information should be provided for each issue and a separate recommendation made.

Recommended actions

The recommendation should clearly identify the type of report that is required to fill the identified data gap the implications for not undertaking the preparation of the recommended report.

Stakeholders

Relevant stakeholders are to be identified, including the stakeholder who is to be given lead responsibility.

6 Zone Plan Options

6.1 Zones

Zones are to be used only as required. It is not envisaged that all bases would have one of each zone. For instance, a base that conducts operational support, not involving the actual deployment of any military hardware such as ships, tanks or aircraft, would not have an 'operational' zone.

Zone options are to offer spatial solutions to existing or potential land use conflicts identified in the Issues Analysis.

The reasoning behind or justification for each option is to be included.

The implications of each option, such as the requirement to re-locate or demolish any existing facilities or infrastructure, are to be included.

Include reasoning behind the recommendation of the preferred option.

6.2 Precincts

Precincts are to be established as directed or as derived from the Issues Analysis.

With regard to the security precincts, the levels of security will depend on types of activities occurring at the base.

Precincts may be used to identify existing developed areas/sites which are available or will be available redevelopment (brown field sites). These areas may contain buildings which have been identified for future demotion.

Precincts boundaries do not necessarily have to align with a zone boundary or a physical structure such as a security fence.

Individual ADF service precincts may be required where a base supports multi-service functions. The sharing of generic facilities such as messing and recreational facilities is generally preferred.

Areas of land within a base can be subject to lease agreements for use for non-defence purposes. Typically these areas are to be identified on the Zone Plan as a precinct. Areas within a leased area can be 'sub-let' to a contractor that may conduct defence operational support activities.

Typical precincts:

- Security levels – Low, Medium & High
- Heritage
- Safety Constrained
- Environmental conservation / enhancement
- Non Defence Uses (Leased areas)
- Unit / regimental
- Special Project Areas (i.e. for critical infrastructure such as an Air Traffic Control Tower)
- Redevelopment Areas (brown field sites)

6.3 Special Provisions

To be suggested. Special provisions may relate to external building design in a heritage precinct for example.

Enclosure

Any working / background data from various detailed studies