



Australian Government

Defence

CANBERRA DEFENCE PRECINCT TRANCHE 1
AUSTRALIAN DEFENCE FORCE ACADEMY
LIVING-IN ACCOMMODATION PROJECT

Canberra, Australian Capital Territory

STATEMENT OF EVIDENCE
TO THE
PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

November 2023

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Canberra Defence Precinct Tranche 1 – Australian Defence Force Academy Living-In Accommodation Project

1. The purpose of this Statement of Evidence is to provide information to the Australian public to comment on, and the Parliamentary Standing Committee on Public Works to enquire into, proposed works under Canberra Defence Precinct Tranche 1 – Australian Defence Force Academy (ADFA) Living-in Accommodation (LIA) Project.

Executive Summary

2. In response to Government direction following the Defence Strategic Review, the Project has been prioritised by Defence. It will invest in the growth and retention of a highly skilled Defence workforce through the provision of contemporary living-in accommodation at Defence's largest and only tri-service military training Academy.

3. The aim of the Project is to replace existing LIA facilities and associated infrastructure at ADFA with contemporary, safe and suitable accommodation that will support recruitment, retention, and wellbeing of Trainee Officers. ADFA is located in Canberra, Australian Capital Territory, and provides the Australian Defence Force (ADF) and international partner Trainee Officers a balanced and liberal university education within a joint military context and environment.

4. The Project will address the urgent requirement for 1,500 contemporary LIA rooms for Trainee Officers, offices for up to 100 supervisory staff collocated within the accommodation blocks, and associated car parking to address the projected increase in future Trainee Officers at ADFA.

5. The Project will also demolish the existing Trainee Officer LIA at ADFA, as the current accommodation is at the end of its useful life and presents health and psychosocial hazards by virtue of its poor design.

6. The estimated total capital out-turned cost for the Project is \$1,252.0 million (excluding Goods and Services Tax). The cost estimate includes management and design fees, construction costs for the LIA buildings, car parking, storage and external spaces, information and communications technology, furniture, fittings, equipment, contingencies, and a provision for escalation. There will be increased operating costs as a result of the Project. No revenue is expected to be generated by these works.

7. Defence, together with the Head Contractor, will promote opportunities for small and medium local enterprises through construction trade packages and provide employment opportunities in the Australian Capital Territory region. There will also be opportunities for Indigenous business involvement in accordance with the Government's Indigenous Procurement Policy.

8. All works will be designed and constructed in accordance with relevant legislation, standards, codes, guidelines and Defence policy. Accredited building certifiers will certify the compliance of the design and the completed works.

9. Environmental and heritage investigations have been undertaken for the LIA buildings and car parking. The proposed works are not expected to have a significant impact on existing environmental and heritage values.

10. Under the National Capital Plan, which is the Australian Government's strategic plan for Canberra and the Australian Capital Territory, a Major Works Approval is required for the Project.

Purpose of the Works

Aim of the Project

11. The aim of the Project is to replace LIA facilities and associated infrastructure at ADFA to provide a safe and secure environment to support the wellbeing of Trainee Officers and supervisory staff. Trainee Officers live on the campus under the supervision of ADF staff and are provided with accommodation, car parking and limited storage. Trainee Officers undertake a combination of military training and tertiary academic studies throughout their tenure at ADFA (a minimum of three years, depending on the degree undertaken).

Location of the Project

12. The Project will be delivered at ADFA, located in Campbell, ACT. ADFA is adjacent to the Royal Military College (RMC) Duntroon.

Need for the Project

13. ADFA develops and educates future leaders of the Navy, Army and Air Force, along with international Trainee Officers from partner nations. The program combines military and leadership training with recognised degrees from the University of New South Wales. The new LIA facilities will support and enhance ADFA's status as Australia's

premier Defence education institution and will support the ADF's joint professional military education, academic program, and international engagement.

14. The current LIA facilities were built in the early 1980s and are approaching their end of life, pose health hazards and are impacting the attraction and retention of Trainee Officers. The existing facilities do not meet contemporary requirements or the Defence LIA policy.

15. Several buildings were required to be vacated in November 2022 due to the presence of black mould, which resulted in more than 450 Trainee Officers being accommodated off-campus.

16. Concerns about the state of the existing ADFA LIA were raised during the Royal Commission into Defence and Veteran Suicide, noting that the ADFA cadet accommodation is a 'breeding ground' for unacceptable behaviour due to its 'cluster-plex' design.

17. Additional LIA buildings are required to accommodate the forecast growth in Trainee Officer numbers at ADFA to meet strategic guidance. As outlined in the Defence Strategic Review, a key investment priority is the growth and retention of a highly skilled Defence workforce.

18. The Defence Investment Committee provided approval to accelerate the delivery of the new LIA facilities to meet the needs of the ADF.

Proposed Facilities Solution

19. Defence undertook comprehensive master planning, site investigations, stakeholder consultation, whole-of-life cost analysis and design development to establish the capital facilities and infrastructure works required to address the Project need.

20. The essential requirements of the Project are the delivery of new LIA buildings and infrastructure required to accommodate Trainee Officers and supervisory staff, and to support the study and training programs at ADFA.

Options Considered

21. Defence has developed the following three options:

- a. **Option 1 – Do Nothing.** This option involves the continued operation and sustainment of the existing ADFA LIA facilities (1,104 rooms), with increasing maintenance issues and limited opportunities for improvement and enhancement.

The existing LIA buildings do not have sufficient capacity to accommodate the current cohort of Trainee Officers and will not meet the need for forecast workforce growth, nor address inherent psychosocial, safety and security risks.

- b. **Option 2 – Refurbish existing LIA and New Build LIA.** This option involves the retention and refurbishment of the existing LIA buildings and construction of new LIA to meet capacity requirements as a result of the forecast workforce growth. Retention and refurbishment of the existing LIA is estimated to cost approximately 80% of the new build replacement cost, and does not address the inherent psychosocial, safety and security risks linked to the physical layouts of the existing buildings. There is also significant concern that the physical separation and division of Trainee Officers between the existing and new LIA could result in operational inefficiencies and impact morale if sustained over a long period.
 - c. **Option 3 – New Build LIA.** This option involves the demolition of existing LIA buildings, construction of 1,500 new LIA rooms for Trainee Officers, offices for up to 100 supervisory staff collocated within the new LIA buildings, and associated car parking. This option will address the constraints associated with the existing LIA, deliver contemporary and safe accommodation, and include design solutions to address the Crime Prevention Through Environmental Design principles.
22. **Preferred option.** Option 3 is the preferred option as it fully addresses the Project need.

Scope of Project Works for the Preferred Option

23. The recommended Option 3 includes the following Project elements:
- a. demolition of existing LIA and construction of 1,500 new LIA rooms for Trainee Officers and offices for up to 100 supervisory staff collocated within the new LIA buildings;
 - b. 1,600 car parks for Trainee Officers and supervisory staff;
 - c. multi-purpose study/common spaces within the accommodation buildings to enable study and engagement between Trainee Officers;
 - d. shared external spaces, landscaping, and access to existing ADFA precinct amenities; and
 - e. engineering services and supporting infrastructure.

Planning and Design Concepts

24. The general philosophy for the design of the proposed facilities and infrastructure is based on:

- a. providing cost-effective, functional, low maintenance, energy efficient design options compatible with proposed functions and existing aesthetics;
- b. adopting where possible, conventional construction techniques and materials commonly used by the construction industry and consistent with those already used;
- c. applying appropriate durability measures to reduce ongoing maintenance and achieve the proposed design life;
- d. providing flexible services and infrastructure to accommodate an appropriate level of growth;
- e. meeting the functional requirements for facilities and infrastructure being provided;
- f. improving the current LIA facilities and living standards, retention and psychosocial wellbeing of Trainee Officers and supervisory staff; and
- g. incorporation of design principles and solutions to address Crime Prevention Through Environmental Design.

Relevant Legislation, Codes and Standards

25. The following legislation, standards, codes and guidelines are applicable:

- a. *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)*;
- b. *Fair Work (Building Industry) Act 2012 (Cth)*;
- c. *Work Health and Safety Act 2011 (Cth)*;
- d. *Disability Discrimination Act 1992 (Cth)*;
- e. *Fair Work Act 2009 (Cth)*;
- f. *Public Works Committee Act 1969 (Cth)*;
- g. National Construction Code - Building Code of Australia;
- h. Safe Work Australia Codes of Practice;
- i. Australian/New Zealand Design Standards (AS/NZS);
- j. Defence Estate Resources Information Kiosk;
- k. Defence Smart Infrastructure Manual;
- l. Defence Manual for Infrastructure Engineering – Electrical;
- m. Defence Manual of Fire Protection Engineering;
- n. Defence Living-in Accommodation Standards;
- o. Defence Security Principles Framework;

- p. Defence Security Manual;
- q. Defence HVAC Systems Policy;
- r. Defence Communications Cabling Standards;
- s. Defence Communications Room Standard;
- t. Building Energy Performance Manual; and
- u. Australian Government Information Security Manual.

26. An accredited building certifier will certify the compliance of the design and the compliance of the completed works. Construction compliance with the design shall be assured using approved quality management systems which will implement processes including independent inspections, audits and testing.

Land and Zoning

27. The proposed works are consistent with uses prescribed in the Defence Estate Principles of Development and land zoning in the ADFA and RMC Duntroon Zone Plan (2012).

28. Zoning development constraints related to the Canberra Defence Estate include Airport Obstacle Limitation Surface imposed by Canberra Airport Group and potential expansion of Fairbairn Avenue. These constraints will be managed through consultation and appropriate design solutions.

29. The Project does not involve the acquisition, disposal or leasing of any land or property by Defence. There are no required or proposed changes to zoning because of the Project.

Structure

30. The structures have been designed in compliance with all relevant Australian Standards, Defence design guidelines and the National Construction Code.

31. The proposed new LIA buildings will consist of modular or pre-fabricated construction techniques, to facilitate rapid on-site construction. The LIA roof structure will consist of traditional steel purlins sheeting and will support the buildings plant platform.

Civil Infrastructure

32. The civil infrastructure works have been considered in terms of construction and waste management during the demolition works of the existing buildings, along with the earthworks, erosion, sediment control and drainage.

33. The footpaths, ramps and pedestrian movements around the LIA site have been considered in consultation with user needs and the *Disability Discrimination Act* compliance requirements of the National Construction Code.

Mechanical Services

34. The mechanical services have been designed according to the function and needs of each building. The proposed mechanical services will meet specific user needs, relevant ventilation, thermal comfort and air quality requirements and the mandatory requirements of the National Construction Code.

Hydraulic Services

35. Existing water, sewerage and storm water services are proposed to be extended to each new building to suit design requirements. Potable water will be connected to the existing supply via sub-metering to each new building. Roof water will be collected and stored in above ground storage tanks and plumbed for use in toilet flushing and landscape irrigation.

Electrical Services

36. Lighting, power and lightning protection, including rooftop photovoltaic panels, will be provided in accordance with Australian Standards and Defence engineering requirements.

37. Electrical infrastructure and switchboards will have spare capacity to allow for future growth. Sub-metering will be included within the new buildings in accordance with the Defence National Sub-Meter Program. The meters will be monitored through a new Building Management System, which will support an active energy management program on the site.

Fire Protection

38. Fire Protection has been addressed through compliance with the Manual of Fire Protection Engineering and the National Construction Code of Australia. The Project will assess and confirm the asset classification and criticality in order to determine the fire protection systems to be implemented in the facilities.

Information and Communications Technology

39. Information and Communications Technology (ICT) infrastructure works will be in accordance with the Australian Standards and Defence's engineering requirements,

including the Information Security Manual, Defence Cabling Standards and Defence's Communication Room Standards.

40. The Project will deliver a Defence Engineering Services Network to the new facilities.

Security Measures

41. The security arrangements are a suite of measures based on the Defence-in-Depth principles. Security measures are compliant with statutory requirements and address all requirements identified by the Protective Security Working Group. The security design of the site will ensure that any new facilities conform to the existing security system employed by the base.

Acoustics

42. The new facilities will comply with the National Construction Code and Australian Standards for noise and acoustics. Acoustic separation has been considered in construction elements, while surface finishes are being designed to meet user requirements.

Work Health and Safety

43. The Project will comply with the *Work Health and Safety (WHS) Act 2011 (Cth)*, Work Health and Safety (Commonwealth Employment – National Standards) Regulations, and relevant Defence policies. In accordance with Section 35 (4) of the *Building and Construction Industry (Improving Productivity) Act 2016 (Cth)*, project contractors will also be required to hold full work health and safety accreditation from the Office of the Federal Safety Commissioner under the Australian Government Building and Construction Work Health and Safety Accreditation Scheme.

44. Safety aspects of the Project have been addressed during the design development process and have been documented in a safe design report. A work health safety plan will be developed for the construction phase prior to the commencement of any construction activities.

Materials and Furnishings

45. External walls for new buildings will be a mixture of fibre cement panels and metal cladding with curtain wall glazing to expose the cross laminated timber structure. A metal louvre sun screening system will be installed to improve environmental performance of the buildings.

46. The LIA interiors have been designed to enhance the wellbeing and safety of the Trainee Officers and supervisory staff. Interior materials have been selected to complement the existing site character. Material selection was conducted with attention paid to wellness, hygiene, robustness, functionality, and maintainability.

Landscaping

47. The proposed new landscape works will complement and enhance the character of each site. The landscape design will focus on a functional, low maintenance, water sensitive approach with the use of Indigenous plants. Precautions will be taken to adhere to environmental requirements by adopting landscaping practices in accordance with local environmental conditions and the Construction Environmental Management Plan.

48. The landscaping design has considered the bushfire protection design requirements in accordance with investigations cited in the Bushfire Attack Level Preliminary Assessment Report. The proposed buildings and car parks are to be located outside of the Bushfire Attack Level (BAL) 40 zone, and a 100 metre Asset Protection Zone (APZ) is required between the buildings and car parks and classified vegetation. The site is a bushfire prone area, with drought tolerating plants and less overall vegetation proposed to minimize the bushfire risk.

Childcare Provisions

49. There is no requirement for childcare facilities under the Project.

Provisions for People with Disabilities

50. Access for people with disabilities will be provided and the accessible rooms and facilities will be designed in accordance with the National Construction Code, Australian Standard 1428 and the *Disability and Discrimination Act 1992 (Cth)*.

51. Spatial usage has been defined by stakeholder consultation, e.g. ambulant usage requirements informing the design considerations.

Environmental Sustainability

52. The Project has adopted passive design principles such as high-performance façade, building orientation, thermal mass, insulation, shading, natural light, airflow and solar heat gain to reduce the energy usage. Consideration has also been given to minimising the embodied energy of the buildings' construction through carbon analysis of the materials selected.

53. Defence is committed to ecologically sustainable development and reducing greenhouse gas emissions. The Project has adopted cost effective measures as a key objective in the design and development of the proposed works. These include:

- a. **Energy targets.** The Project will meet the requirements of the Defence Building Performance Manual which sets out Defence policy and requirements for energy and resource efficiency to reduce greenhouse gas emissions for Defence buildings. The Project will adopt measures during design to meet energy targets in all design elements, such as:
 - (1) daylight simulation modelling to determine optimal thermal comfort levels within LIA building designs;
 - (2) incorporation of natural ventilation into communal spaces;
 - (3) optimised facades for solar access and insulation; and
 - (4) dehumidification equipment and mould reducing finishes.
- b. **Measures to reduce energy and water use.** The Project works have been designed in accordance with Section J of the National Construction Code and the Building Energy Performance Manual to adopt Defence ecologically sustainable development strategies. The Project has also allowed for the provision of energy efficient appliances and equipment and incorporates solar hot water systems to reduce greenhouse gas emissions and optimise the efficient use of energy and resources in buildings. Environmentally sustainable design and water sensitive urban design principles have been applied to the design.
- c. **Re-use of existing structures.** All buildings will be new structures.
- d. **Minimising waste in construction, demolition and disposal of existing structures.** Construction waste, demolition and disposal of existing structures will be managed by implementing a site-specific construction environmental management plan. Waste minimisation measures will follow the Defence Smart Infrastructure Manual requirements, which ensures that all designs consider the minimisation of waste in the planning, design, construction, and operation of the Project.

Potential Impacts

54. Defence has conducted rigorous assessments for the LIA and preliminary assessments for the car parking options to identify potential environmental and heritage impacts and propose suitable mitigation measures. These include:
- a. **Visual impacts.** The new buildings will be a maximum of four storeys to match the form of the existing buildings at the base and protect the amenity of neighbouring buildings.
 - b. **Noise and air quality.** Procedures will be required to reduce the potential impact of noise, vibration and dust generated by construction activities and the transport of materials to on-base working precincts. These procedures will include measures such as limiting work hours in proximity to residential areas and the watering of civil works for dust suppression.
 - c. **Heritage impacts.** A Heritage Values Assessment and Heritage Impacts Assessment for the Project have been conducted to identify potential heritage risks relating to the presence of Indigenous and natural heritage values. Potential risks were assessed against the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*. Consultation with Traditional Owners was undertaken as part of this process. The Heritage Values Assessment identified no Commonwealth Heritage Listed places located within the Project's proposed footprint. However, one Commonwealth Heritage Listed place, being General Bridges' Grave, is located in proximity to the Project's proposed footprint. Consultation with the NCA regarding the following mitigation measures is ongoing. The LIA footprint has been set back as far as practicable and the buildings will incorporate façade treatments to mitigate the buildings' visual impact on the grave site in relation to vistas from the grave site looking north. Additional native plants will be planted on both sides of General Bridges Drive to screen the buildings from the grave site. The Construction Environmental Management Plan will detail protocols should archaeological finds be encountered.
 - d. **Spoil and bulk earthworks.** A soil management plan will be developed to determine how to handle, store and dispose of any excess spoil generated during construction. All imported materials will be purchased from a reputable supplier who can supply materials that are weed, pathogen and contaminant free.
 - e. **Geographical.** The ADFA LIA site has significant natural cross fall with areas of level land to suit the existing buildings. Where possible, the existing footprint and

topography will be utilised in the design to minimise the extent of excavation and earthworks required.

- f. **Contamination.** Appropriate control measures to manage contamination will be implemented in accordance with Defence's Contamination Management Manual and Pollution Prevention Management Manual. A contamination investigation undertaken for the LIA site indicates that the soil is suitable for the proposed use, allowing soils excavated during construction to be beneficially re-used on site. If offsite disposal of contaminated fill is required, waste classification will be undertaken by a qualified environmental consultant to determine the level of contamination and an approved waste transporter to dispose at an appropriately licensed facility.
- g. **Traffic, transportation and road impacts.** The Head Contractor will prepare traffic management plans to manage the expected impact of increased construction related traffic.
- h. **Existing local facilities.** A key focus for the Project is to minimise the disruption to the training and studies at ADFA. The Project construction schedule will be completed in three stages to ensure there is adequate accommodation for Trainee Officers and supervisory staff during the construction period.
- i. **Ecological impacts.** The ecological impacts of the Project are likely to be negligible with the current proposed siting and management measures.
 - (1) A Biodiversity Impact Assessment for the LIA was undertaken which identified the *EPBC Act 1999* and *Australian Capital Territory Nature Conservation Act 2014* listed critically endangered White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland threatened ecological community is present within ADFA and is annually monitored. The Project's proposed site is the location of the existing LIA facilities, and the area is heavily landscaped and has been historically cleared of native vegetation. Any threatened flora species will be identified as a project No-Go Zone.
 - (2) The design for the Project has considered the location and positioning of the new LIA buildings and will avoid the removal of six mature trees that have been identified within the project area. These six trees have been assessed as significant in terms of maturity and canopy cover. The trees provide potential, however

unlikely, foraging habitats for *EPBC Act* listed endangered Gang-gang Cockatoo and vulnerable Grey-headed Flying-fox.

55. Based on the findings of the assessments undertaken, Defence has determined that existing environmental and heritage values are unlikely to be significantly impacted by the Project. Mitigation strategies and ongoing investigations outlined above will minimize the environmental impact of ancillary works for the LIA buildings and carpark. Therefore, the Project is not required to be referred to the Minister for the Environment and Water under the *EPBC Act*.

Consultation with Key Stakeholders

56. Defence has developed a community consultation and communications strategy that recognises the importance of providing local residents, government and other interested stakeholders an opportunity to provide input into, or raise concerns relating to, the proposed works.

57. Defence has engaged, or will engage, with a variety of internal and external stakeholders during the Project development. To support the Parliamentary Standing Committee on Public Works' enquiry into the Project, further consultation will be conducted with:

- a. Federal Member for Bean, Mr David Smith MP;
- b. Federal Member for Canberra, Ms Alicia Payne MP;
- c. Federal Member for Fenner, Hon Dr Andrew Leigh MP;
- d. Senator for ACT, Senator the Hon Katy Gallagher;
- e. Senator for ACT, Senator David Pocock;
- f. Chief Minister of the ACT and State Member for Kurrajong, Mr Andrew Barr MLA;
- g. State Member for Kurrajong, Ms Rebecca Vassarotti;
- h. State Member for Kurrajong, Ms Rachel Stephen-Smith;
- i. State Member for Kurrajong, Mr Shane Rattenbury;
- j. North Canberra Community Council;
- k. Campbell Community Association;
- l. National Capital Authority;

- m. Traditional Owners Aboriginal Corporation; and
- n. Local community, business groups and businesses.

Related Projects

58. The following projects relate to the Project:

- a. The Canberra Defence Precinct Tranche 2 project is currently in planning phase, and is proposed to provide enhanced and expanded education facilities and potential consolidation of the Australian Defence College.
- b. The Royal Military College Redevelopment project is currently in planning phase, and is proposed to remediate in-ground engineering services, improve and increase working and LIA facilities, and relocate the existing Royal Military Duntroon clothing store onto ADFA.
- c. The Estate Works Program is delivering additional minor works to the existing LIA facilities at ADFA to enable continued occupation until new LIA facilities are built.

Cost Effectiveness and Public Value

Project Costs

59. The estimated total capital out-turned cost of the Project is \$1,252.0 million (excluding Goods and Services Tax). This includes management and design fees, construction, information and communications technology, furniture, fittings, equipment, contingencies, and a provision for escalation.

60. There will be increased operating and sustainment costs resulting from the proposed works. This is due to additional maintenance, cleaning and utilities costs to operate and maintain the proposed new facilities and infrastructure.

Project Delivery System

61. A Project Manager / Contract Administrator has been appointed to manage the proposed works and to administer the contracts for the delivery phase of the works.

62. A Design Consultant has been engaged to provide design services.

63. An Early Contractor Involvement Head Contract (ECIHC) form of contract is proposed to deliver the works. A Contractor has been engaged to provide recommendations and advice on constructability and the construction program during the design phase. The

Contractor will, subject to Parliamentary approval, procure trade contractors and manage the construction of the works.

64. The ECIHC delivery methodology provides a value for money, market driven cost under a competitive tender process, and also assists to promote opportunities for small to medium enterprises, local industry and Indigenous businesses.

Construction Program

65. Subject to Parliamentary approval, construction is expected to commence in mid to late-2024 for completion by late-2026.

66. Construction is proposed to be delivered in three stages, such that the existing LIA capacity requirements are maintained throughout and interruption to ADFA operations is minimised. This approach involves the staged demolition of existing LIA and construction of new LIA, whilst maintaining a minimum level of LIA for Trainee Officers.

Public Value

67. Defence has comprehensively assessed public value, opportunities and benefit to the community as a result of the proposed works:

- a. **Economic impacts.** The Project expenditure will support the Australian economy, in particular in the construction and professional services sectors in the Australian Capital Territory and surrounding regions. The Project will actively promote opportunities for small and medium local enterprises through construction sub-contractor packages.
- b. **Employment opportunities.** The Project will employ a diverse range of consultants, contractors and construction workers, and is expected to generate opportunities for up-skilling and job training to improve individual skills and employability on future projects. Defence anticipates that, over the life of the Project, around 375 personnel could be provided with employment opportunities.
- c. **Local industry and Indigenous business involvement opportunities.** Defence anticipates providing local businesses with opportunities to supply construction materials and labour in accordance with the Government's Indigenous Procurement Policy. The Project will also develop a Local Industry Capability Plan and an Indigenous Participation Plan to detail how it will engage with and maximise opportunities for local industry and Indigenous businesses, while providing value for money to the Commonwealth.

- d. **Health and Safety.** The Project will address the inherent health and safety issues of the existing LIA facilities through the design of new facilities to meet contemporary LIA and compliance standards, with the aim to improve the psychosocial wellbeing, safety and security of Trainee Officers and supervisory staff. This will support the Defence need for the recruitment and retention of a high quality and experienced workforce in the future leaders of Defence.
- e. **Existing infrastructure services.** The Project may be required to upgrade the incoming high voltage feeder to the base, and this is being coordinated with the utility provider, Evoenergy.

Below the Line Items

68. The Project proposes to deliver the full scope of works. In the event that savings are achieved through tendering or retiring risk provision, Defence will seek to allocate the savings to other Defence priority works.

Revenue

69. No revenue is expected to be derived from the Project.

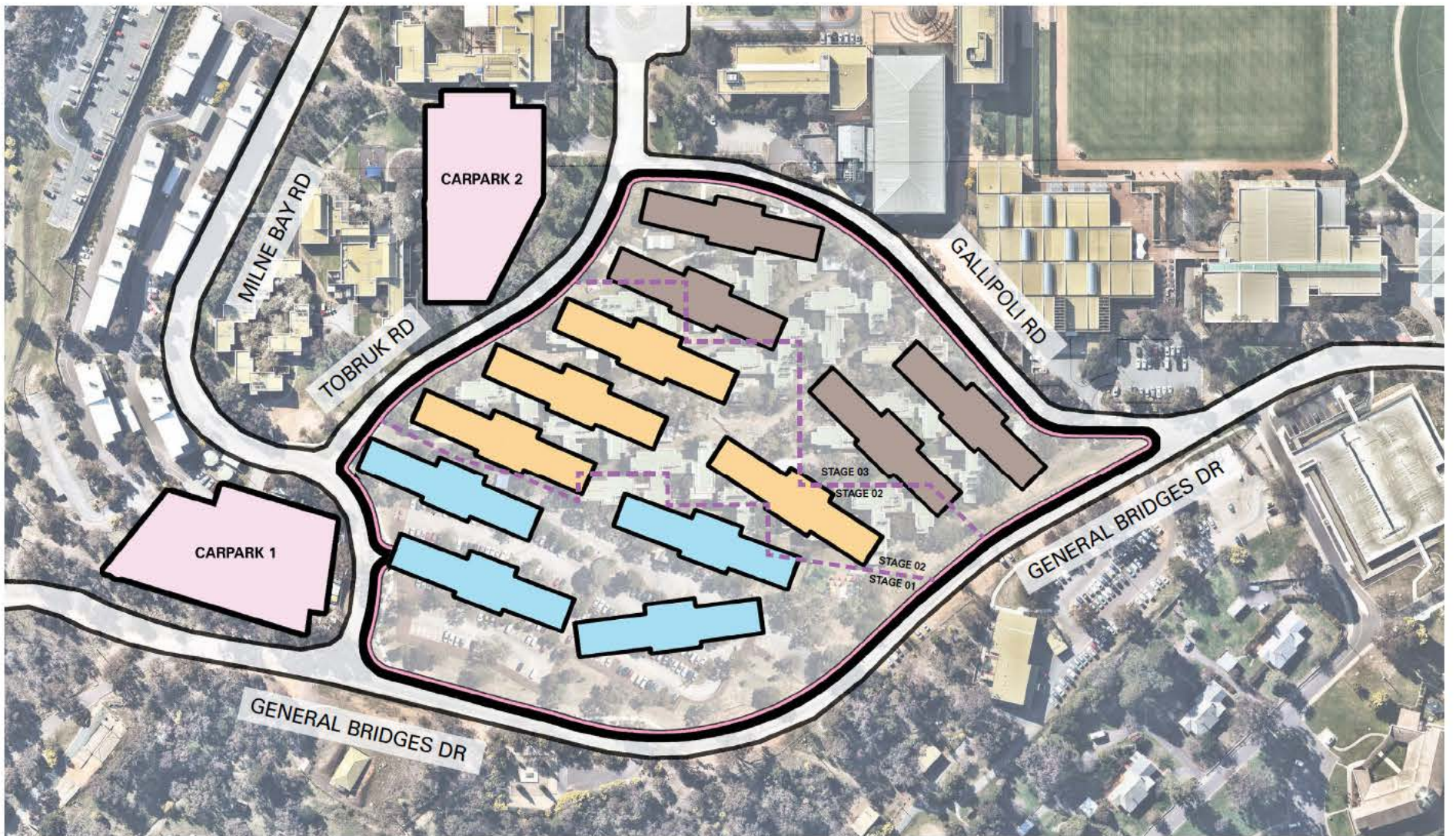
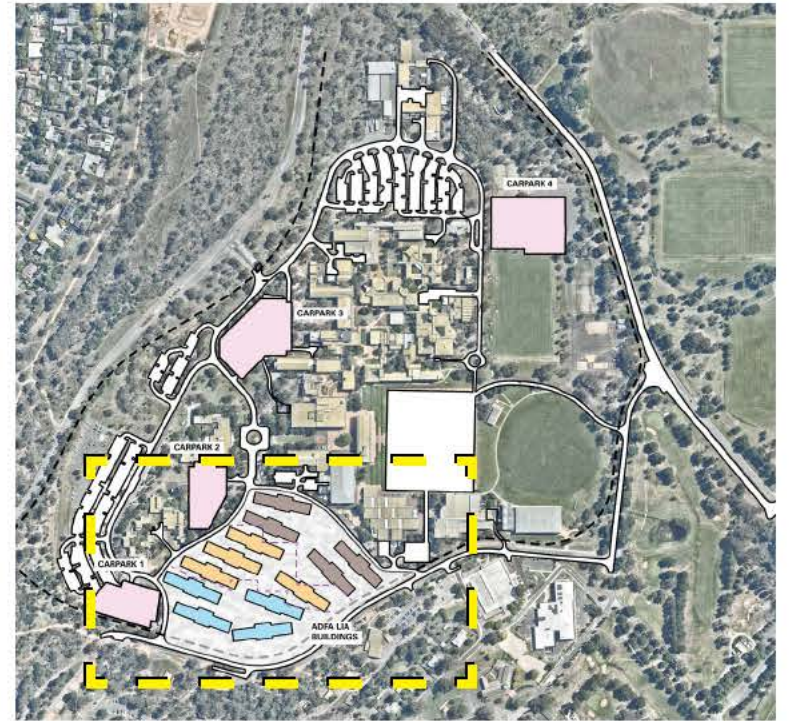
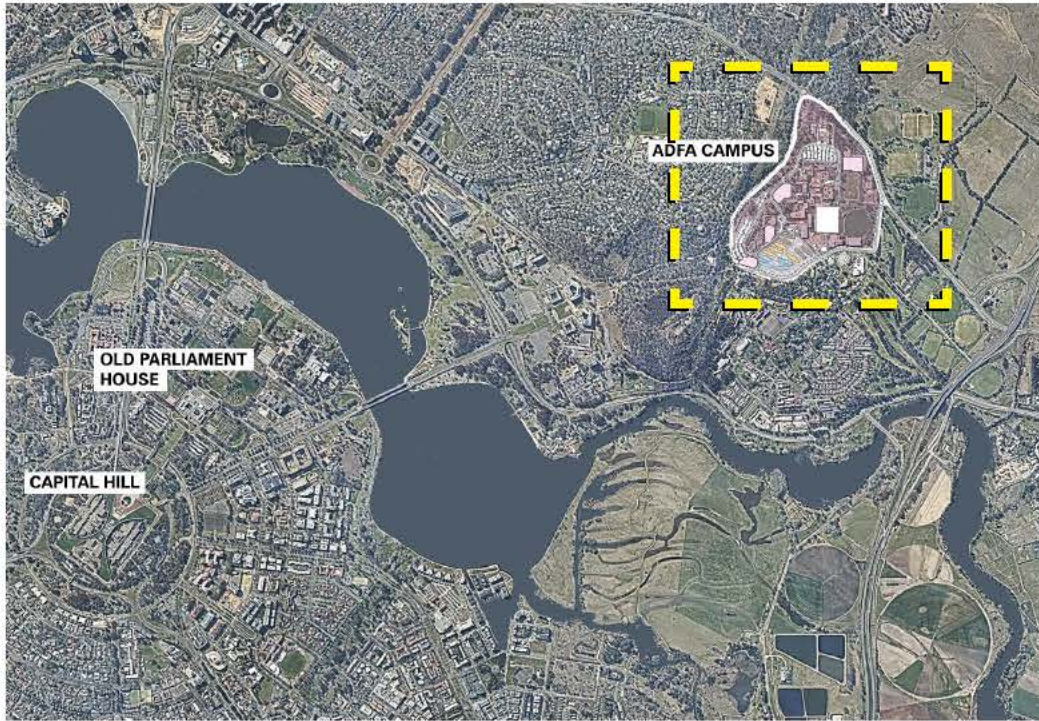
Attachments

Attachment 1: Locality Plan

Attachment 2: Scope Overview

Attachment 1 - Locality Plan





Attachment 2 - Scope Overview





Figure 1: Proposed Living-In-Accommodation Site Aerial View 1



**Figure 2: Proposed Living-In-Accommodation Site Aerial
View 2**



Figure 3: Proposed Living-In-Accommodation Southern View



Figure 4: Proposed Living-In-Accommodation Northern View

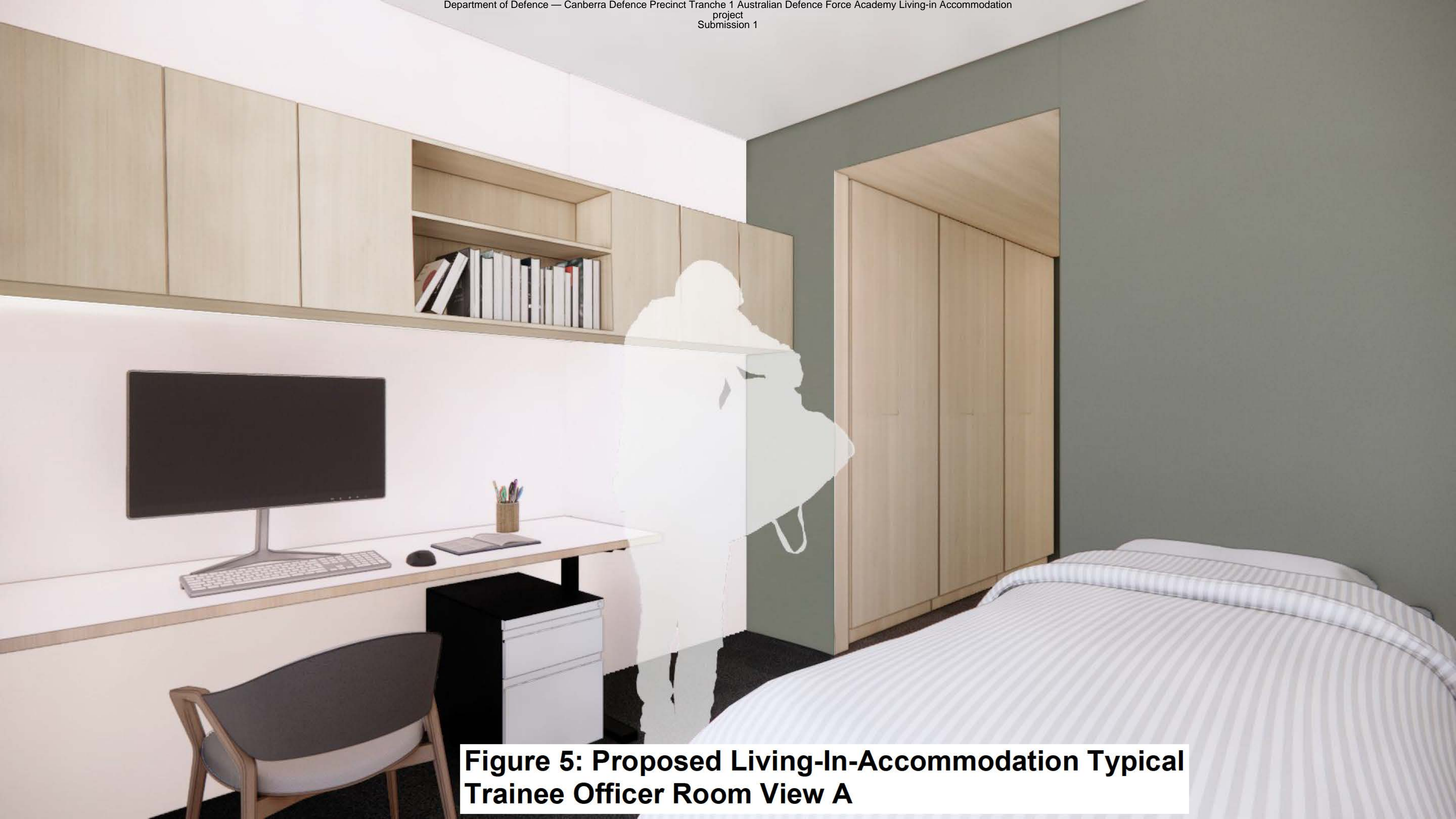


Figure 5: Proposed Living-In-Accommodation Typical Trainee Officer Room View A



Figure 6: Proposed Living-In-Accommodation Typical Trainee Officer Room View B



Figure 7: Proposed Living-In-Accommodation Typical Lower Ground Common Area