



Australian Government

Department of Defence

ARMoured FIGHTING VEHICLES FACILITIES PROGRAM: STAGE 1

Puckapunyal Military Area (VIC)

Lavarack Barracks (QLD)

Edinburgh Defence Precinct (SA)

**STATEMENT OF EVIDENCE
TO THE
PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

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Armoured Fighting Vehicles Facilities Program: Stage 1

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 inquire into, works proposed under the Armoured Fighting Vehicles Facilities Program – Stage 1 (the Project).

Purpose of the Works

Aim of the Project

2. The Project aims to provide fit for purpose facilities and infrastructure to support and sustain, and train Army personnel on the next generation of Armoured Fighting Vehicles capability being procured for the Australian Defence Force. The Project is the first stage of several proposed stages to deliver facilities under a rolling program of work.

Location of the Project

3. The Project proposes to deliver works at:
- a. **Puckapunyal Military Area (Victoria)**, located approximately 140 kilometres north of Melbourne.
 - b. **Lavarack Barracks (Queensland)**, located approximately 10 kilometres south of the City of Townsville.
 - c. **Edinburgh Defence Precinct (South Australia)**, located approximately 30 kilometres north of Adelaide.
4. Attachment 1 illustrates the three proposed project locations.

Need for the Project

5. Under the Armoured Fighting Vehicles Capability Program, the Australian Army will replace its current fleet of Armoured Fighting Vehicles over the next decade, including the acquisition of new armoured engineering capability¹. The Armoured Fighting Vehicles Capability Program includes the following acquisition projects:

¹ Defence White Paper 2016, pages 18-19, 84-85

- a. **Combat Reconnaissance Vehicle.** This incoming vehicle fleet is being delivered under a Government approved Capability Project to replace the in-service Australian Light Armoured Vehicle with a new and more capable reconnaissance vehicle. The retiring fleet will be approximately 30 years old when it is replaced by the new incoming fleet starting in 2020. The new reconnaissance vehicle is based on the Rheinmentall Boxer platform, which is larger than the current in-service vehicle.
 - b. **Infantry Fighting Vehicle.** This proposed capability project is intended to replace the in-service M113 Armoured Personnel Carrier fleet with a new and more capable infantry fighting vehicle. The in-service fleet will be approximately 60 years old when the planned replacement commences. It is expected that the replacement for the in-service fleet will be announced by Government in 2023.
 - c. **Main Battle Tank.** It is proposed that the in-service tank fleet will be upgraded to provide enhanced battlefield protection and connectivity.
 - d. **Armoured Engineering Vehicle.** This is a proposed new capability and does not replace any existing vehicle platforms. The purpose of this fleet is to provide close engineer support to the Infantry Fighting Vehicle and Main Battle Tank.
6. These four vehicle types are designed to operate together as a mutually supporting system in high threat environments to achieve Government directed tasks. The Armoured Fighting Vehicles Capability Program is designed to provide Defence with a fleet of vehicles that can survive and defeat the current threats in our potential operating environments. It will also allow for enhancement during service life to defeat new and emerging threats.
7. An important element for implementing the Armoured Fighting Vehicles Capability Program is being able to effectively and efficiently maintain the new vehicle fleets and train the workforce. The new vehicle types will be more complex and expensive to operate than the current fleet. To allow for these factors, the Armoured Fighting Vehicles Capability Program must increase reliance on simulation to achieve readiness outcomes. Current maintenance facilities are insufficient to support the new vehicle fleets. While industry will play an important role in supporting the maintenance requirements of the new vehicle fleets, Defence must still retain the ability to carry out a range of maintenance tasks.

Proposed Facilities Solution

8. The existing facilities and infrastructure at the three sites proposed under the Project were originally designed to support the current fleet of Armoured Fighting Vehicles in operation. The incoming Combat Reconnaissance Vehicle fleet represents a capability evolution that requires a different approach to training, sustainment and base support. It is larger than its predecessor, placing an additional burden on existing facilities and infrastructure to support through life sustainment of the capability. Many existing facilities are also nearing their life of type.

9. **Sustainment and base support.** This trend in increased weight and dimensions for the replacement capability is expected to extend to the Infantry Fighting Vehicle capability project. While the Main Battle Tank upgrade is expected to retain the same platform currently in service, the Armoured Engineer Vehicle is likely to be a similarly dimensioned vehicle to the Main Battle Tank, representing a net increase to this category of vehicle fleet at each location. The result of this general trend in increased specifications of capability platforms is that the existing facilities will have insufficient capacity to support the proposed next generation of Armoured Fighting Vehicles Capability. New and upgraded facilities are therefore required to provide sustainment and base support of the new capability project requirements over the next 30 years.

Scope of Project Works

10. Early in the development phase of the Project, Defence developed a comprehensive Armoured Fighting Vehicles Facilities Program scope that meets the requirement across all new capability platforms proposed to be acquired over the next decade. From this overall scope, the Stage 1 Facilities Project scope was developed within the Project's available approved budget. It is intended that the full facilities scope will continue to be delivered through later stages of the facilities program to be proposed for separate Government and Parliamentary approvals, in line with consideration of future proposed capability projects².

11. Under this risk managed approach to prioritising and defining the scope for the Project, Defence considered the following three options:

² Defence White Paper 2016, pages 97-98

- a. **Option One (Do Nothing).** This option considered the impact of no investment in facilities to support the new capabilities. The state of the current facilities and infrastructure would not enable an initial level of capability. This would severely restrict the incoming capabilities and influence areas well outside the scope of this project. This would happen through the interdependencies of other Defence elements requiring intelligence, surveillance, reconnaissance and firepower provided by the Armoured Fighting Vehicles Capability. As a result doing nothing has been discounted.
- b. **Option Two** prioritises the training requirements of the Armoured Fighting Vehicles Capability. This included considering new and refurbished classrooms, simulation centres and field training environments to enable entry-level training up to collective training outcomes required to meet Government directed levels of preparedness.³ While this option provides the best training outcome, it does not address the maintenance and storage shortfalls that have been identified at the Edinburgh Defence Precinct (South Australia). Therefore, this option was discounted.
- c. **Option Three** prioritises the sustainment requirements of the Armoured Fighting Vehicles Capability. This included assessment of existing capacity at the Combat Brigade locations (Lavarack Barracks Townsville, and Edinburgh Defence Precinct Adelaide) and the potential of current facilities to support the new requirements over the next 30 years. While this option offered cost savings from an adaptive re-use perspective, it did not meet the growth in facilities requirements from both a capacity and throughput perspective. It also fails to treat the immediate training needs for the more technically complex vehicle types that are proposed under the Armoured Fighting Vehicles Capability Program. On this basis, this option was discounted.

³ Defence White Paper 2016, page 106

- d. **Option Four** provides a balanced approach to address the immediate critical training needs as well as the enhanced sustainment requirements of the vehicle fleets. Facilities requirements were assessed across the Defence Estate to support the minimum entry requirement for the Armoured Fighting Vehicles Capability Program. This option also assessed training and support requirements for maintainers to enable the incoming capability.

12. **Preferred Option.** Option Four is assessed as the preferred option as it represents the best value for money for the Commonwealth, addressing the capability need from a whole of life perspective and is affordable within the Project budget. Option Four incorporates the critical facilities and infrastructure requirements to support the capability's introduction into service, starting with the entry of the Combat Reconnaissance Vehicle from 2020.

13. The Project sites are summarised in Attachment 2. The Project comprises the three elements outlined below by site:

Project Element 1 – Puckapunyal Military Area (Victoria)

14. The Puckapunyal Military Area is separated into four precincts: the School of Armour and its associated Range Area, the School of Artillery, the School of Transport, and the Joint Logistics Unit - Victoria Workshop that supports all of the schools.

15. Refurbishing Puckapunyal's school and training facilities is critical to enabling the initial training needs of the personnel that will operate the incoming Combat Reconnaissance Vehicle fleet, and to sustaining an ongoing stream of trained vehicle crew.

16. Facilities proposed to be delivered at Puckapunyal under the Project involve two of the military area's four precincts: the School of Armour and its associated Range Area, and the Logistics Unit - Victoria Workshop.

17. **The School of Armour** trains individual soldiers as drivers, gunners and crew commanders who will be operating each class of the incoming armoured fighting vehicle. The scope being proposed for the School of Armour includes:

- a. refurbishing three buildings to accommodate driver and servicing training;
- b. constructing two new vehicle shelters;
- c. refurbishing the gunnery training building; and
- d. constructing a new training simulation centre.

18. **The School of Armour Range Area** is a general use area. The scope being proposed at the Range Area includes constructing a new wash point facility with cleaning and preparation areas to manage environmental risks associated with moving the vehicles on and off the range. This will address existing shortfalls on wash point capacity and functionality.

19. **The Joint Logistics Unit - Victoria Workshop** supports all of the Puckapunyal Military Area, including the Schools of Armour, Artillery and Transport. The workshop maintains the largest and most complex vehicle fleets in the Army. To continue its level of support at Puckapunyal, a small maintenance facility located in the School of Armour will need to be closed and the function will be rationalised (transferred) into the main workshop. As a result, the scope proposed for the Joint Logistics Unit - Victoria Workshop includes:

- a. extending a workshop to include additional maintenance workshop bays that will support the combined requirement of the Joint Logistics Unit - Victoria and the School of Armour; and
- b. site wide engineering services (Reticulated Services including high and low voltage power distribution, ICT, water and sewer connections).

20. The works proposed at the Puckapunyal Military Area are shown in Attachment 3.

Project Element 2 – Lavarack Barracks (Queensland)

21. Lavarack Barracks is the home of the 3rd Brigade, which will operate the Armoured Fighting Vehicle Capability. Lavarack Barracks has been assessed as a key location for the Project to deliver training facilities to support the introduction into service of the new Armoured Fighting Vehicle Capability.

22. The works proposed at Lavarack Barracks include constructing a main building simulation centre, including simulators, classrooms and training areas, to support ongoing training liabilities associated with the Armoured Fighting Vehicle Capability.

23. The works proposed at Lavarack Barracks are shown in Attachment 4.

Project Element 3 – Edinburgh Defence Precinct (South Australia)

24. The Edinburgh Defence Precinct is the home for part of the 1st Brigade, which will operate the Armoured Fighting Vehicle Capability. Edinburgh Defence Precinct has been assessed as key location for the Project to deliver maintenance facilities to support the introduction into service of the new Armoured Fighting Vehicle Capability.

25. The works proposed under the Project at the Edinburgh Defence Precinct's Joint Logistics Unit - South Workshop include:

- a. a new 16 bay workshop; and
- b. site wide engineering services (Reticulated Services including high and low voltage power distribution, ICT, water and sewer connections).

26. The works proposed at the Edinburgh Defence Precinct are shown in Attachment 5.

Planning and Design Concepts

27. The general philosophy for the design of the proposed works is based on:

- a. providing robust and functional buildings that, wherever possible, are flexible and able to integrate with, or adaptively re-use, existing facilities;
- b. being able to integrate simulation aspects into training facilities, to be located at convenient access points between Unit training and working accommodation;
- c. designing facilities to be adaptable to the changing needs of the Australian Army and the incoming vehicle fleet capability, and providing greater value for money and sustainability over the life of the proposed facilities;
- d. catering design to the movement and parking requirements of all incoming vehicle types, and focusing on the largest vehicle specifications of the fleet; and
- e. providing cost-effective, functional, low maintenance, and energy efficient design options compatible with proposed functions and existing aesthetics.

Relevant Legislation, Code and Standards

28. The following legislation, standard, codes and guidelines are applicable:

- a. *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*;
- b. *Fair Work (Building Industry) Act 2012 (Cth)*;
- c. *Work Health and Safety Act (WH&S) 2011 (Cth)*;
- d. *Disability Discrimination Act 1992 (Cth)*;
- e. *Fair Work Act 2009 (Cth)*;
- f. *Building and Construction Industry Improvement Amendment (Transition to Fair Work Act) Act 2012 (Cth)*;

- g. *Public Works Committee Act 1969* (Cth);
- h. National Construction Code - Building Code of Australia 2019;
- i. Defence's Manual for Infrastructure Engineering Electrical;
- j. Defence's Smart Infrastructure Manual;
- k. Defence Estate Quality Management System;
- l. Defence Security Principles Framework;
- m. Defence's Manual of Fire Protection Engineering; and
- n. Defence's Pollution Prevention Management Manual.

29. Subject to Parliamentary approval, an accredited Building Certifier will certify the compliance of the design and the compliance of the completed works.

Land and Zoning

30. The proposed works are consistent with uses prescribed in relevant Defence zoning instruments, such as strategic Defence Estate principles and specific estate base plans. All elements of the Project are located within the boundaries of Commonwealth-owned and Defence-controlled land. Accordingly, no civilian authority or design approvals are required, although the works proposed will comply with the relevant standards and regulations where applicable.

Structure

31. The structural design of the proposed new buildings at each site takes into account local geotechnical conditions, and have been produced in accordance with Australian Standards and Codes. Detailed geotechnical investigation for each structure has been undertaken to inform the building foundation designs.

Civil Design

32. The Project's civil works include hardstands and building pads at each proposed site. Detailed geotechnical investigations have been undertaken at all sites to inform civil designs.

Mechanical Services

33. Mechanical services for the Project include ventilation, thermal comfort and air quality management. Mechanical services have been designed, where necessary, according to the functions and needs of the new buildings at all proposed sites. Existing mechanical services have been checked and re-designed, where necessary, according to the function and need of each refurbished building. Design of mechanical services complies with the National Construction Code - Building Code of Australia 2019, Work Health and Safety requirements, and AS/NZS 1668.2 which relates to ventilation in buildings.

Hydraulic Services

34. The scope of proposed hydraulic services includes, but is not limited to, providing:

- a. water supply suitable for fire-fighting purposes,
- b. water supply suitable for domestic purposes,
- c. sewerage drainage service,
- d. stormwater drainage service, and
- e. reticulated gas service.

35. These services will comply with Commonwealth, State and Territory Legislation; the National Construction Code - Building Code of Australia 2019; relevant Workplace Health and Safety Requirements; AS/NZS 3666 (Air-Handling and Water Systems of Buildings Set) series; and the AS/NZS 3500 (Plumbing and Drainage Set) series.

Electrical Services

36. Lighting, power, lightening protection will be provided in accordance with Australian Standards and Defence engineering requirements, namely the Defence Manual of Infrastructure Electrical Engineering. Investigations during the development phase have been undertaken at all sites to ensure the Project can be supported by the existing local networks without causing detriment to local community supply. Electrical infrastructure and switchboards will have spare capacity to allow for future growth. Sub-metering will be included to each re-used and new building. The meters will be monitor through the Building Management System which will support an active energy management program on all sites.

Fire Protection

37. All construction and fire protection requirements will, as a minimum, be in accordance with the provisions of the National Construction Code - Building Code of Australia 2019 and the Defence Manual of Fire Protection Engineering (MFPE). The asset classification and criticality was assessed to determine the fire protection requirements in compliance with the MFPE. As the simulation facilities at Lavarack Barracks do not require fire detection or fire sprinklers under the National Construction Code, the MFPE requirements will be applied to provide improved safety for building occupants undertaking immersive simulation activities. No bushfire mitigation measures are currently required as part of this project.

Security Measures

38. The security design will ensure that any new facilities conform to the existing security systems employed at each proposed site. Facilities will be protected by electronic and physical security systems in accordance with the Defence Security Principles Framework.

Acoustics

39. New facilities will comply with the National Construction Code - Building Code of Australia 2019 and Australian Standards for noise and acoustics. Acoustic separation has been considered between rooms and walls, and partitions are being designed to meet user requirements and building functions.

Workplace Health and Safety Measures

40. Facilities proposed to be delivered under the Project will comply with Defence's WHS Policy, *the Work Health and Safety Act (WHS) 2011 (Cth)*, *Work Health and Safety (Commonwealth Employment – National Standards) Regulations* and the *Defence WHS Manual*.

41. In accordance with *Section 35(4) of the Building and Construction Industry Improvement Act 2005 (Cth)*, 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.

42. Safety aspects of this proposal were addressed during the design process, and will need to be documented in a Safety in Design Report completed by the Design Services Consultant. No special or unusual public safety risks have been identified in this process. The successful construction contractors will be required to submit a Safety Plan for the construction phase prior to the start of any construction activities.

Materials and Furnishings

43. External walls for new and extended buildings will consist of profiled metal sheeting. Consideration will be given to provide relief in the detailing of external walls to avoid long flat facades. All new buildings will have mono-pitched roofs with overhangs appropriate to their purpose and location. Roofs generally will be steel with Zinalume or Colorbond finished metal roofing.

Landscaping

44. The proposed landscape design will introduce plants comprising predominately of indigenous vegetation (native and endemic) to minimise water use and to ensure landscapes are durable, sustainable and low maintenance.

Childcare Provisions

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

Provisions for People with Disabilities

46. Access for people with disabilities will be provided in consultation with the Defence Centre for Diversity Expertise and in accordance with the National Construction Code, Australia Standard 1428 *Design for access and mobility* and Defence policy “Disable Access and Other Facilities for Disabled Persons”. These standards lay out the design and construction requirements to comply with the *Disability and Discrimination Act 1992 (Cth)*.

Environmental Sustainability

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

- a. **Energy targets:** Energy targets will comply with measures as required under the National Australian Built Environment Rating System, Defence's Smart Infrastructure Manual: Design and Construction and Defence's Building Energy Performance Manual.
- b. **Measures to reduce energy and water use:** Measures will comply with Defence's Building Energy Performance Manual and Engineers Australia Australian Runoff Quality – A guide to Water Sensitive Design. .
- c. **Re-use of existing structure:** Re-use of existing structures will occur where-ever possible on all four sites, such as (list which facilities will be re-used and where)
- d. **Demolition and disposal of existing structures:** Material which cannot be re-used will be removed from each site in accordance with Defence policy and local environmental regulations applicable at each site.
- e. **Indoor environment to maximise occupant comfort:** This will be achieved by adopting a number of strategies, including facilitating daylight to occupied spaces, shading for privacy, undertaking glare control measures, building orientation, and thermal insulation in non-conditioned spaces.
- f. **Renewable energy:** Viability of the installation of photovoltaic systems at each location is currently being assessed to supplement mains power supply for some facilities. This will be done in coordination with the Program Management Office, Defence Renewable Energy and Energy Security Program, Directorate of Environmental Resource Management and Sustainability.

Potential Impacts

48. Defence has conducted rigorous assessments to identify potential environmental and local community impacts, and to propose suitable mitigation measures. These include:

- a. **Visual Impacts:** The assessments conducted did not identify any visual impacts arising from the Project.
- b. **Noise Impacts:** The assessments conducted did not identify any noise impacts arising from the Project.

- c. **Environmental Impacts:** An Environment Report for the proposed works associated with the Project was prepared. The report considered, in detail, where elements of the Project might generate action within the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*. The report concluded that a referral under the *Act* was not required. The report also determined that associated environmental risks are minor and manageable through the development of site-specific Construction Environmental Management Plans. As part of the tendering process to deliver the Project, Construction Environmental Management Plans will be required to comply with the Environmental Report.
- d. **Indigenous Impacts:** Assessment of disturbance or impact on Indigenous heritage was undertaken during the Site Selection process. The works are not expected to interfere with these areas.
- e. **Heritage Impacts:** Assessments conducted concluded that any heritage risk associated with the Project are minor and manageable through the development of the site-specific Construction Environmental Management Plans. The works proposed at Edinburgh Defence Precinct (South Australia) were considered to be close to sites of indigenous heritage significance. The works are not expected to interfere with these areas.
- f. **Traffic, Transportation and Road Impacts:** The Project will not directly increase any base populations as it is providing new facilities to replace existing facilities. An increase in traffic and daily population is expected during the construction phase owing to a number of large vehicles that will need to enter each of the four locations to deliver materials to construction sites. Contractual arrangements within each construction contract will mitigate the effects of this on local road networks through the development of traffic plans within each Site Management Plan.
- g. **Existing Local Facilities:** The assessments conducted did not identify any impacts on existing local facilities.

Related Projects

49. The LAND 121 Stage 5B Facilities Project is the final stage of the LAND 121 program of works, and will be seeking Parliamentary approval at the same time as the Project. The LAND 121 Stage 5B Facilities Project supports the final acquisition of a new fleet of high capability vehicles, modules and trailers to replace the legacy vehicle fleet.

Consultation with Key Stakeholders

50. Defence recognises the importance of providing local residents, statutory authorities and other interested stakeholders an opportunity to provide input into, or raise concerns relating to, the proposed works. Where practical, community consultation for the Project will be conducted concurrently with consultation for related projects.

51. Defence has and will engage with a variety of internal and external stakeholders during project development and delivery. These include:

- a. Local Business Chambers:
 - (1) Mr Nigel McBride, Chief Executive Officer, Business SA, Chamber of Commerce and Industry, South Australia; and
 - (2) Marie-Claude Brown, Chief Executive Officer, Townsville Chamber.
- b. Federal Members:
 - (1) Hon Damian Drum MP, Federal Member for Nicholls;
 - (2) Mr Phillip Thompson OAM, MP, Federal Member for Herbert; and
 - (3) Mr Nick Champion MP, Federal Member for Spence.
- c. State Members:
 - (1) Ms Steph Ryan, State Member for Euroa;
 - (2) Mr Scott Stewart, State Member for Townsville; and
 - (3) Mr Jon Gee, State Member for Taylor.
- d. Local Government:
 - (1) Mayor Bill Chisholm, Mitchell Shire Council;
 - (2) Mayor Jenny Hill, Townsville City Council; and
 - (3) Mayor Gillian Aldridge OAM, City of Salisbury.
- e. Community Groups:
 - (1) The Kaurna People, Edinburgh; and
 - (2) The Gurambilbarra Wulgurukaba People, Townsville.

Cost Effectiveness and Public Value

Project Costs

52. The estimated out-turned cost of the Project is \$235.1 million (excluding Goods and Service Tax). This includes management and design fees, construction costs, information communications technology, furniture, fittings, equipment, contingencies, and a provision for escalation.

53. An increase in operating costs is expected as a result of the proposed works. This is due to the addition of new facilities and infrastructure which will increase the associated facilities maintenance, cleaning and utilities expenses.

Project Delivery System

54. Subject to Parliamentary approval, a Project Manager Contract Administrator will be appointed to manage the Project's delivery phase and a Construct-Only Head Contractor form of contract is proposed to deliver the works.

55. A Construct-Only Head Contractor form of delivery is generally an appropriate method for dealing with smaller less complicated sites and allows more opportunity for smaller (Tier 2 or 3) contractors to bid on the works packages. For this Project the distance between the sites suggests there would be no efficiencies by appointing a Head Contractor across two or more sites. Up to three Head Contractors will be appointed to procure local trade contractors and manage the construction activities.

56. The three proposed construction packages are as follows:

- a. **Puckapunyal Military Area (Victoria).** This package focuses on maximising local participation in the Northern Victoria region, specifically around Seymour and Puckapunyal. It includes a significant amount of works related to the School of Armour and Joint Logistics Unit - Victoria, including tertiary educational style buildings, workshops, civil work and other training facilities.
- b. **Lavarack Barracks (Queensland).** This package focuses on maximising local participation in the North Queensland region, specifically around Townsville. It includes a three-level office-style building with some complexity associated with the training networks and equipment installation requirements of the simulator systems.

- c. **Edinburgh Defence Precinct (South Australia).** This package focuses on maximising local participation in the Adelaide area. It includes largely civil works and a vehicle workshop.

3

Construction Program

57. Subject to Parliamentary approval, design activities are expected to be completed by early 2020, and construction is expected commence mid 2020 and be completed at all sites by 2023.

Public Value

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

- a. **Meeting capability needs:** The Project will contribute significantly to a key Defence Capability. Providing contemporary facilities will enhance Australian Defence Force personnel's environment, enabling them to perform duties more efficiently whilst also improving morale and retention.
- b. **Employment opportunities:** The Project is expected to employ a diverse range of skilled consultants, contractors and construction workers that could also include opportunities for up-skilling and job training to improve individual skills and employability on future projects.
- c. **Economic impacts:** Defence and the Head Contractors will actively promote opportunities for small to medium enterprises through construction sub-contractor packages. All three Head Contractors will be required to deliver all works in accordance with, but not limited to, National Construction Code - Building Code of Australia 2019 guidelines, relevant Australian Standards, relevant Defence Policy, and Workplace Health and Safety Legislation.
- d. **Local industry and Indigenous business involvements opportunities:** Defence and the Head Contractors will actively promote opportunities for small to medium local enterprises through the construction trade packages. There will be opportunities for indigenous business involvements in accordance with the Indigenous Procurement Policy. Works to be undertaken must comply with the Government Policy for Local Industry Participation, which requires successful tenderers to provide detailed commitments on how they will utilise and develop

Australian industry. These commitments will become contract deliverables and successful tenders will be required to report on their performance against them. While the policy does not mandate or preference local suppliers, there are opportunities to engage local industry associated with the Project sites.

Below the Line Items

59. Some facilities elements have been identified and approved by Government to be delivered but are currently not affordable within the Project's \$235 million budget. Should funds become available within the budget, for example through competitive tendering or retired risk provision, savings may be able to be allocated to the unfunded elements listed in the table below. The site plans for the proposed below the line scope elements under the Project are included at Attachment 6.

Below the Line Items

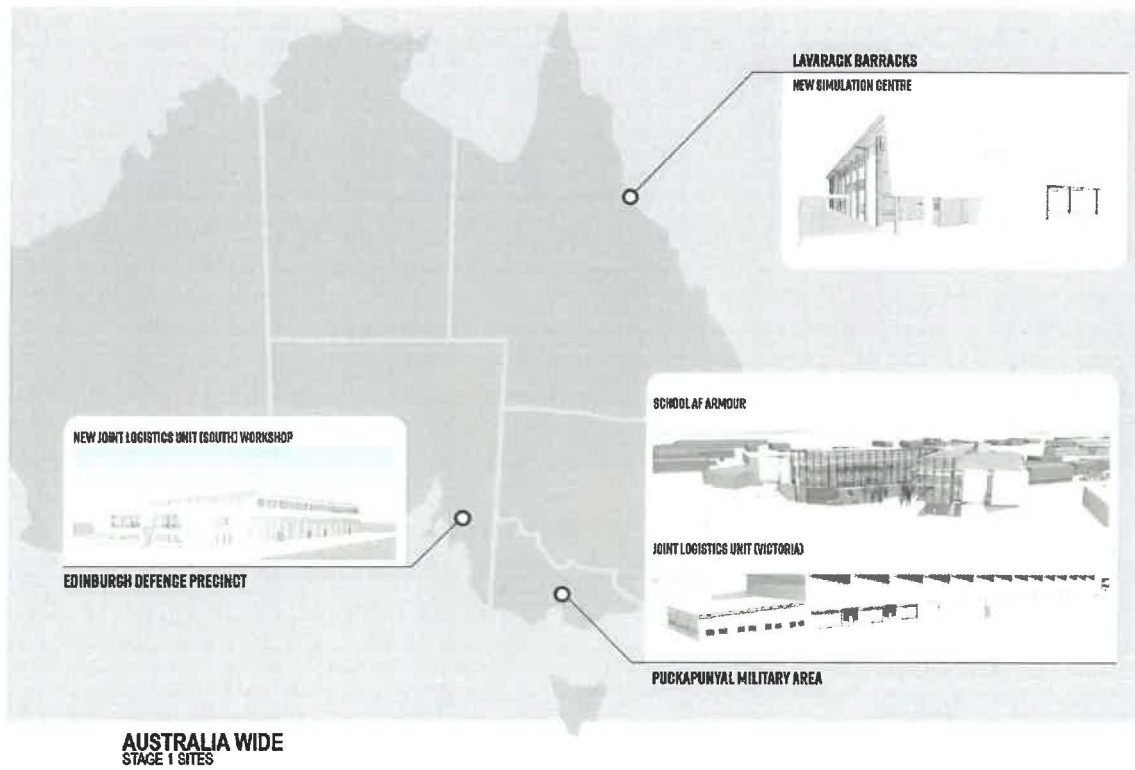
Location	Project Element	Description
Puckapunyal Military Area Range (Victoria)	Enhance existing driver training area	Enable entry-level drivers the confidence to operate vehicles safely and effectively over a variety of terrain. Upgrades include earthworks and hardening vehicle gaps, step-ups and knife edges.
Puckapunyal Military Area (Victoria)	Building 21 refurbishment	Refurbishment of Building 21 communications training rooms.
Edinburgh Defence Precinct (South Australia)	Simulation site and external works	A new simulation centre, similar to that intended for delivery at Lavarack Barracks, but currently planned for delivery under a future stage of works.
Albury Wodonga Military Area (Victoria)	Grit Blast maintenance facility	Refurbish a 'grit blast' maintenance facility at Joint Logistics Unit - Victoria Wadsworth Barracks, Bandiana. This facility will support deep maintenance requirements for the Armoured Fighting Vehicle Capability.

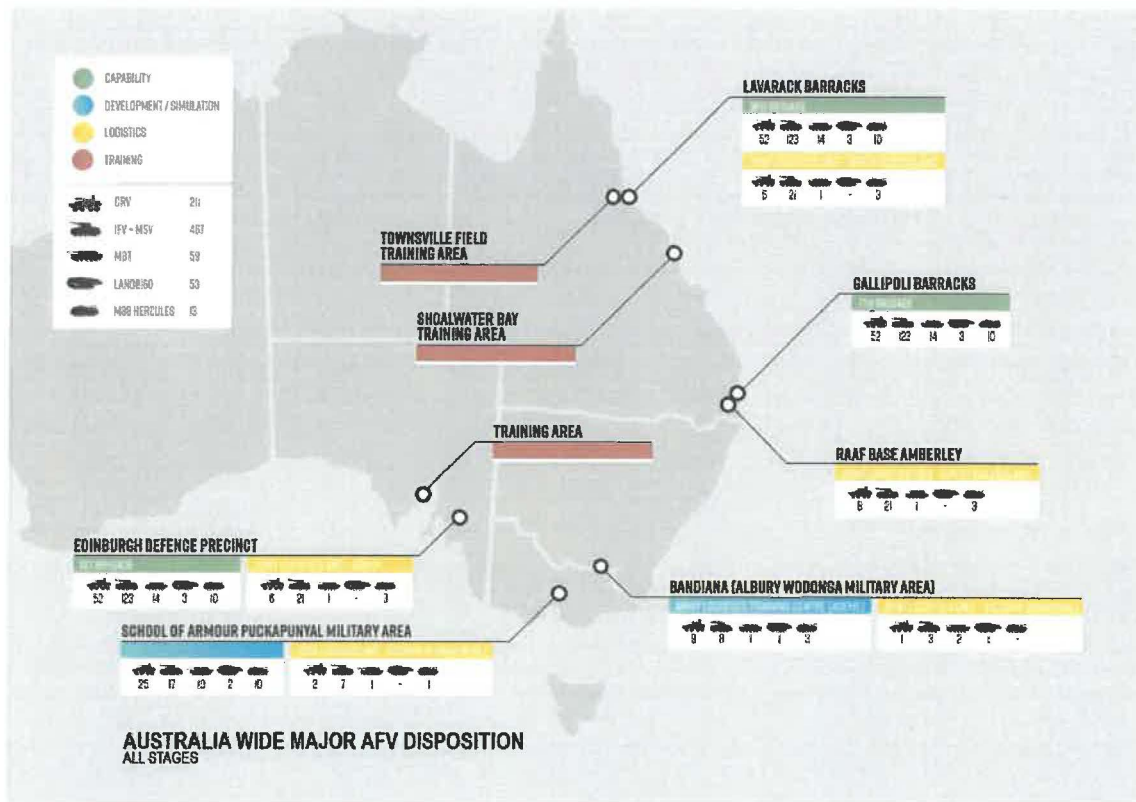
Revenue

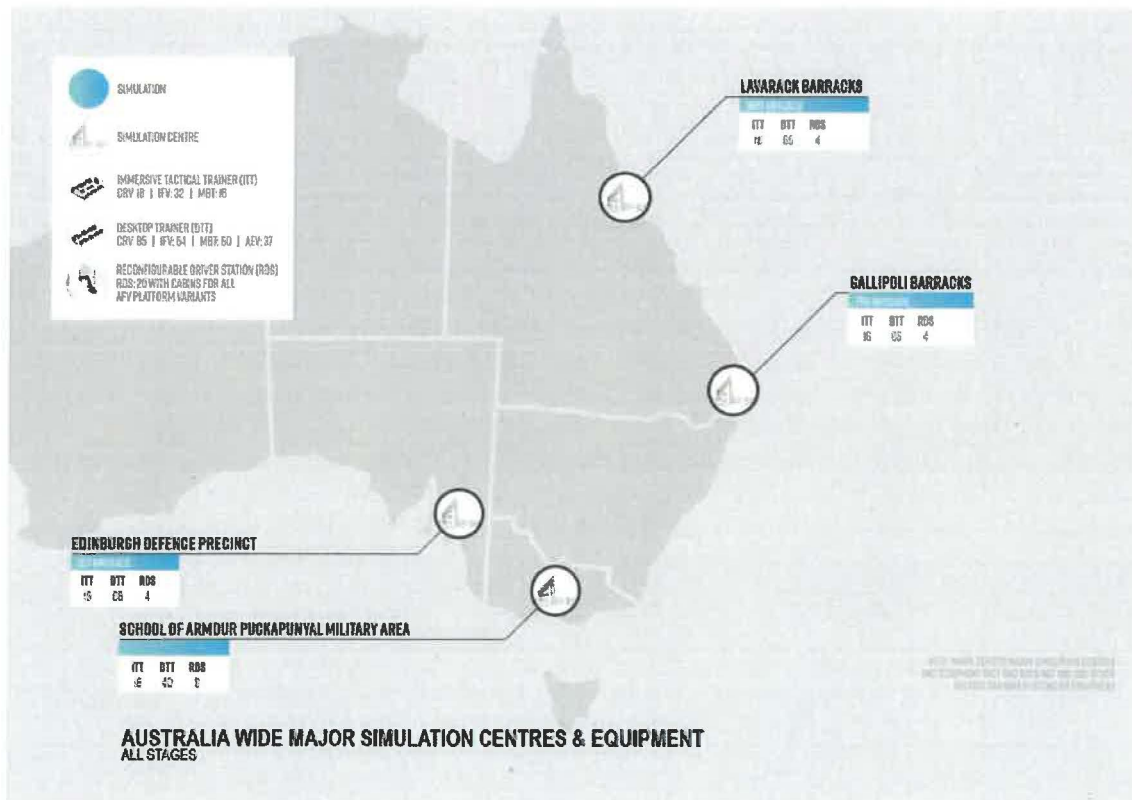
60. No revenue is expected to be derived from the Project.

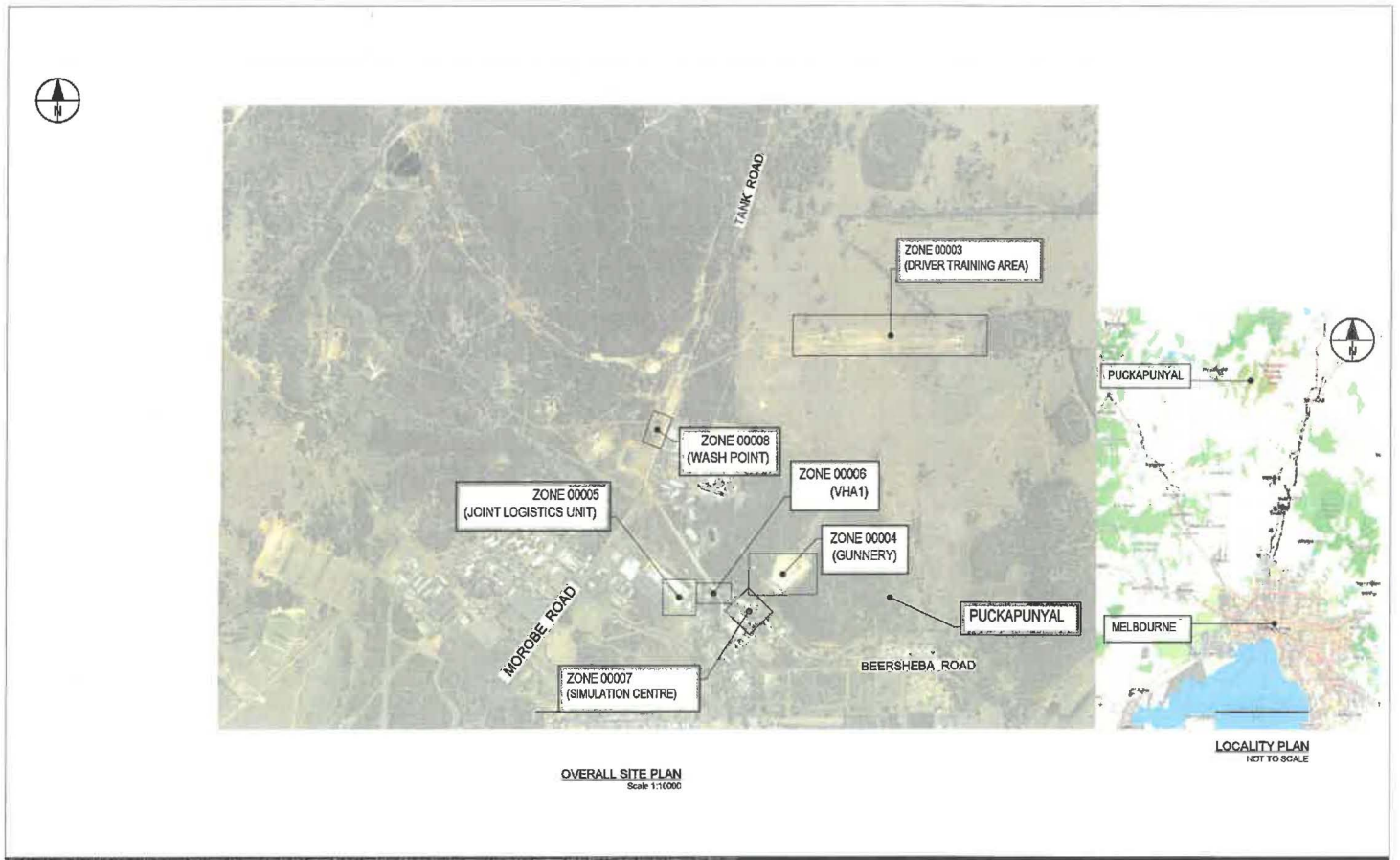
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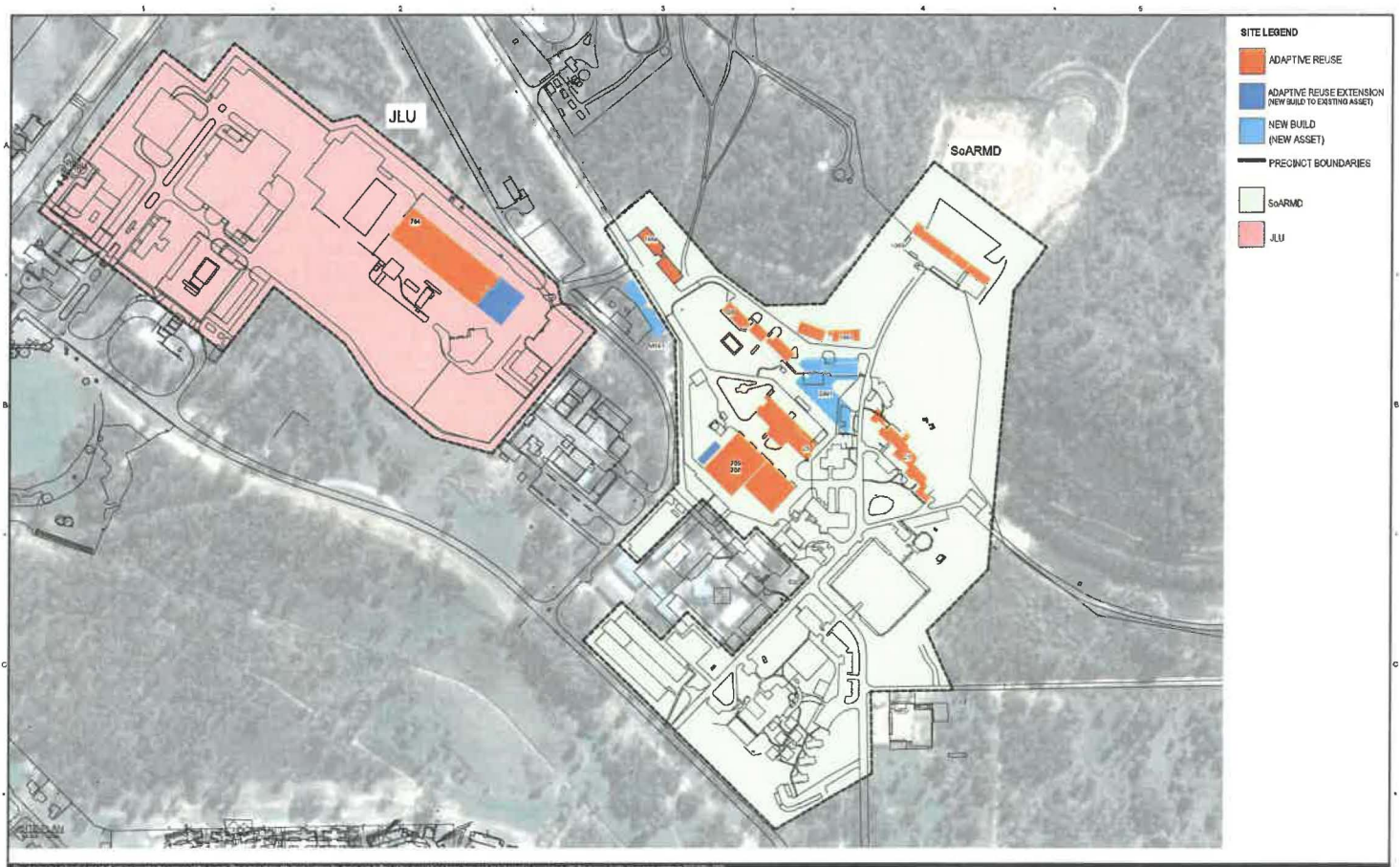


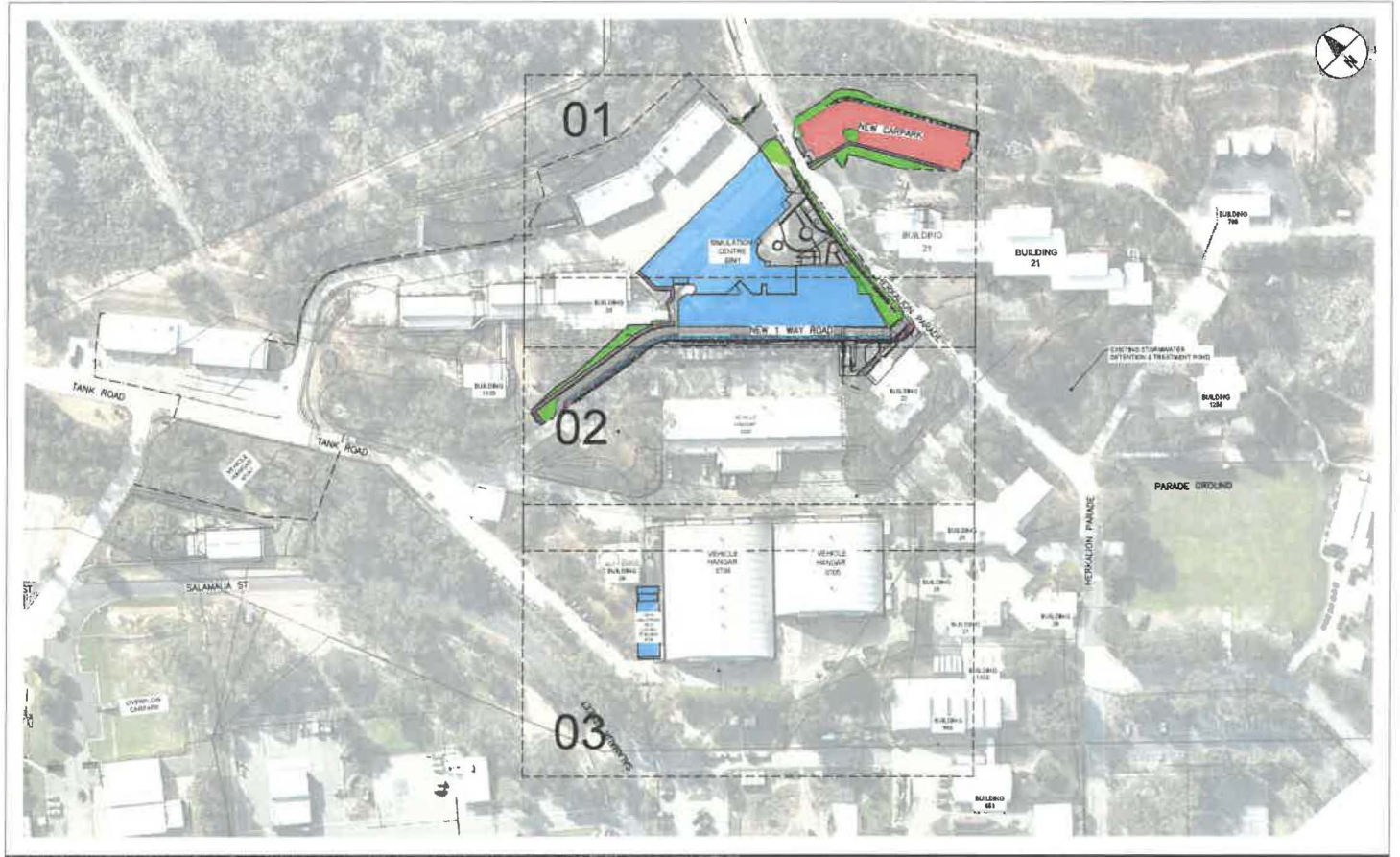










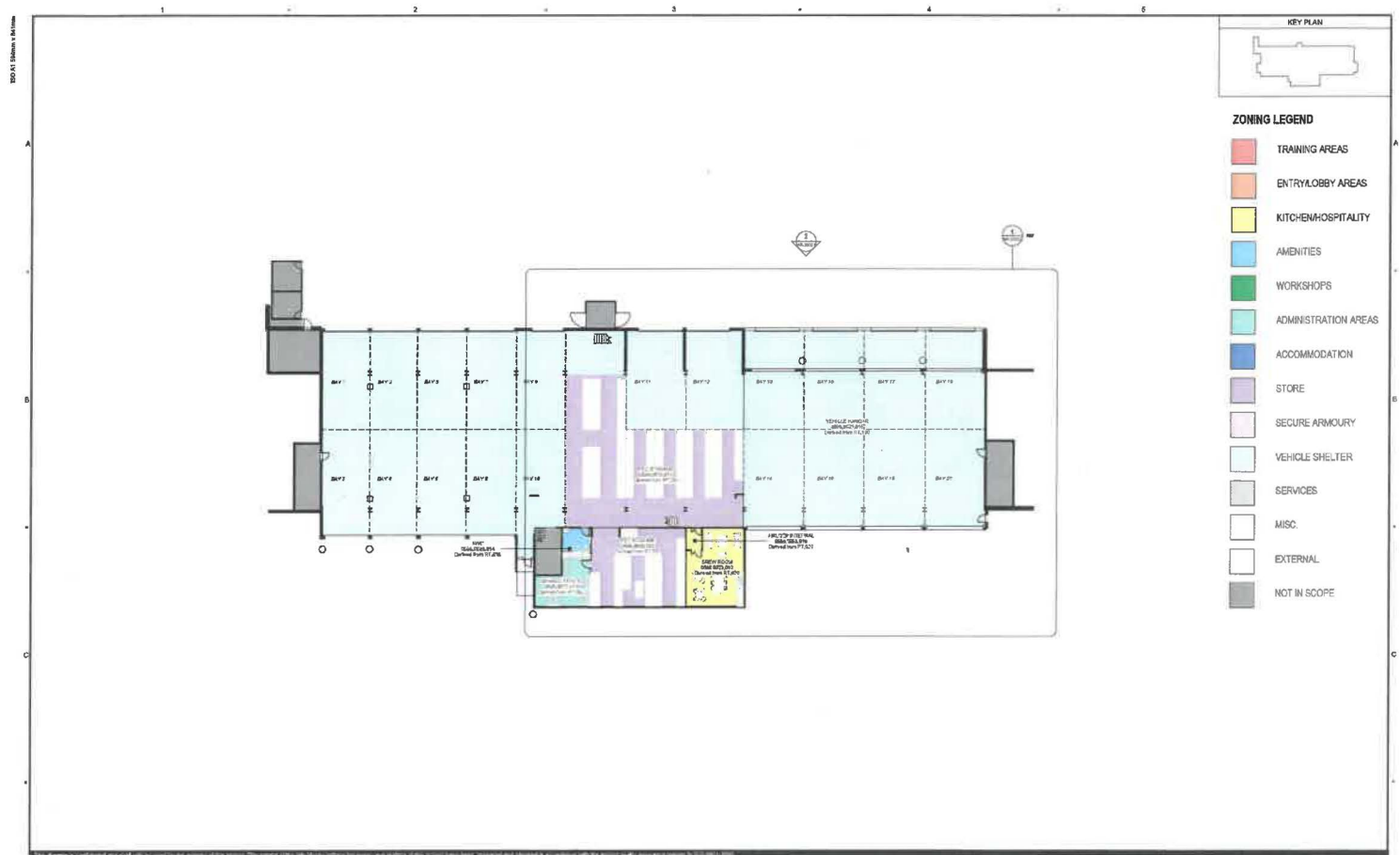




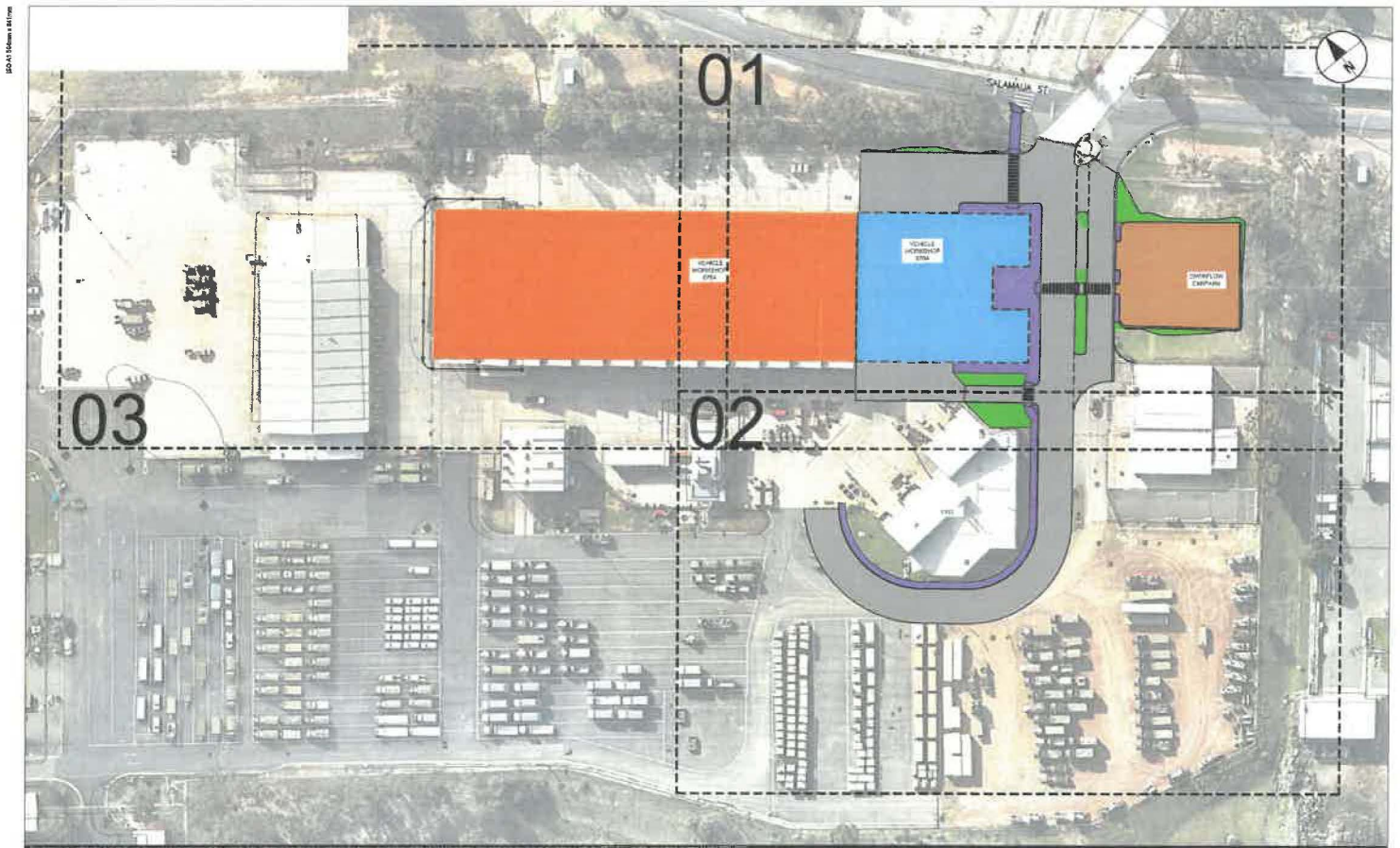
ATTACHMENT 3 | AFVFP - Stage 1 - Puckapunyal Military Area
FLOOR PLAN
AFV Simulator



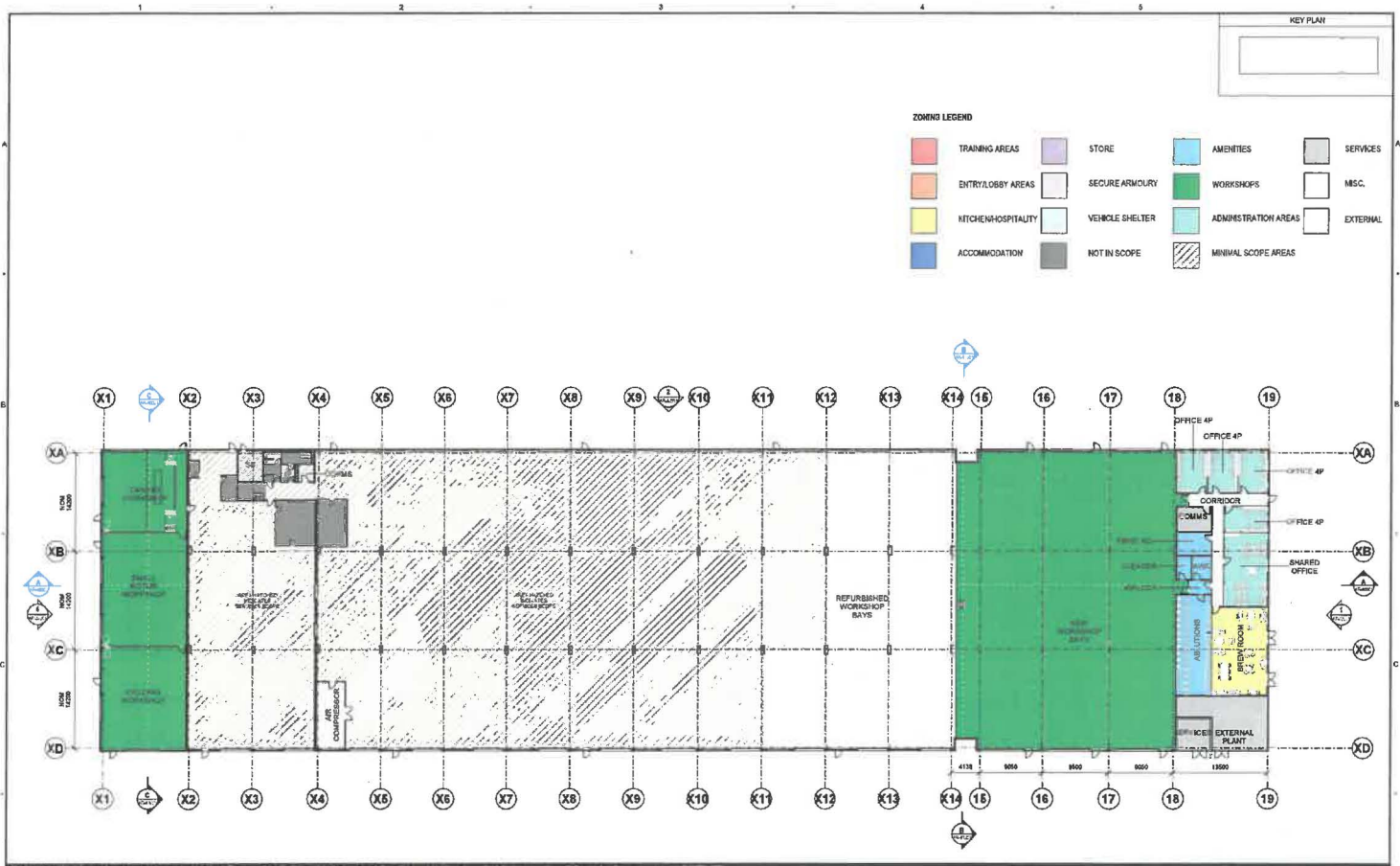
ATTACHMENT 3 | AFVFP - Stage 1 - Puckapunyal Military Area
3D RENDER
AFV Simulator



ATTACHMENT 3 | AFVFP - Stage 1 - Puckapunyal Military Area
FLOOR PLAN
Building 23 - AFV Shelter



ATTACHMENT 3 | AFVFP - Stage 1 - Puckapunyal Military Area
SITE PLAN
Joint Logistics Unit Victoria - Workshop



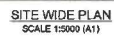
ATTACHMENT 3 | AFVFP - Stage 1 - Puckapunyal Military Area
FLOOR PLAN
Joint Logistics Unit Victoria - Workshop



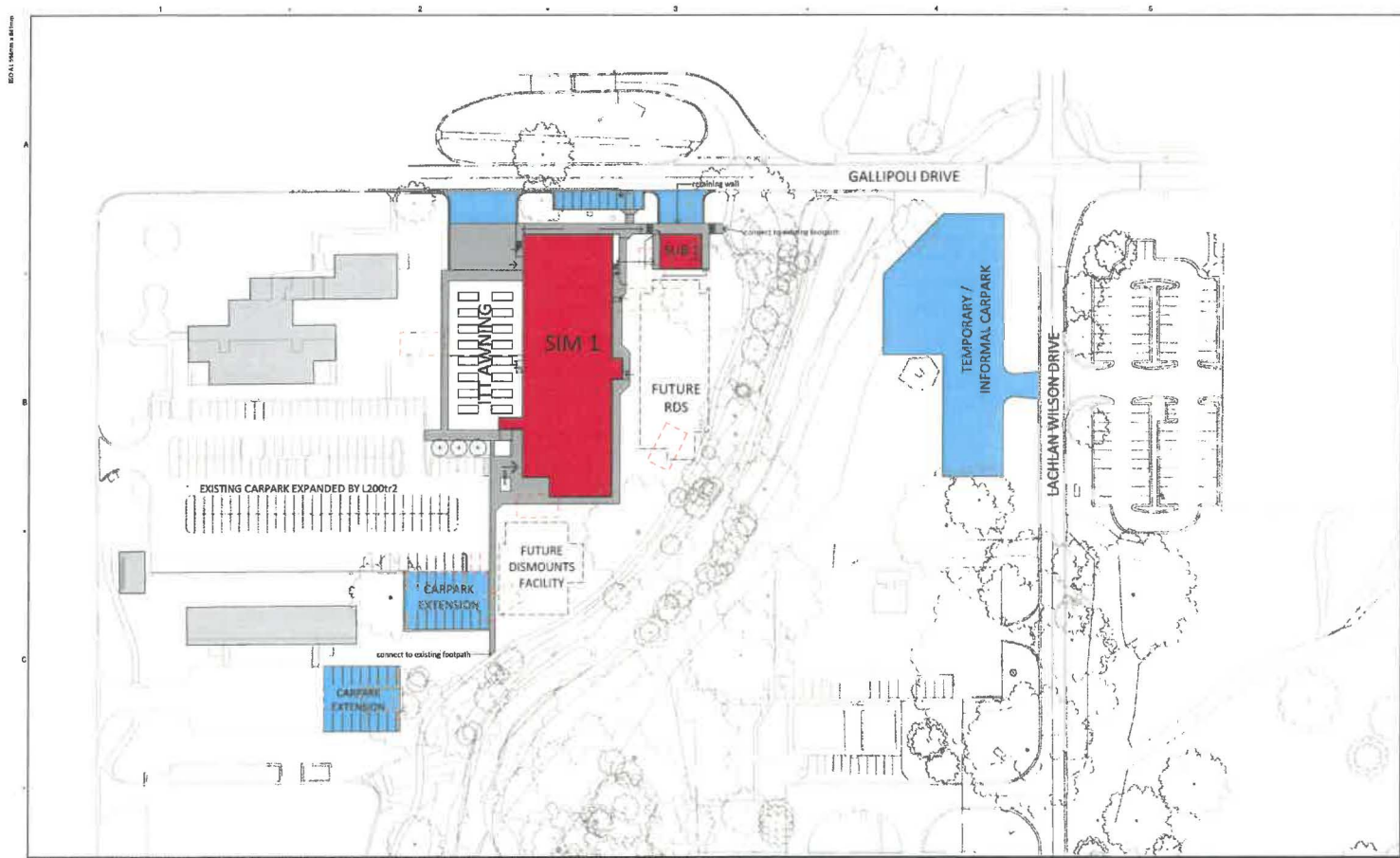
ATTACHMENT 3 | AFVFP - Stage 1 - Puckapunyal Military Area
3D RENDER
Joint Logistics Unit Victoria - Workshop



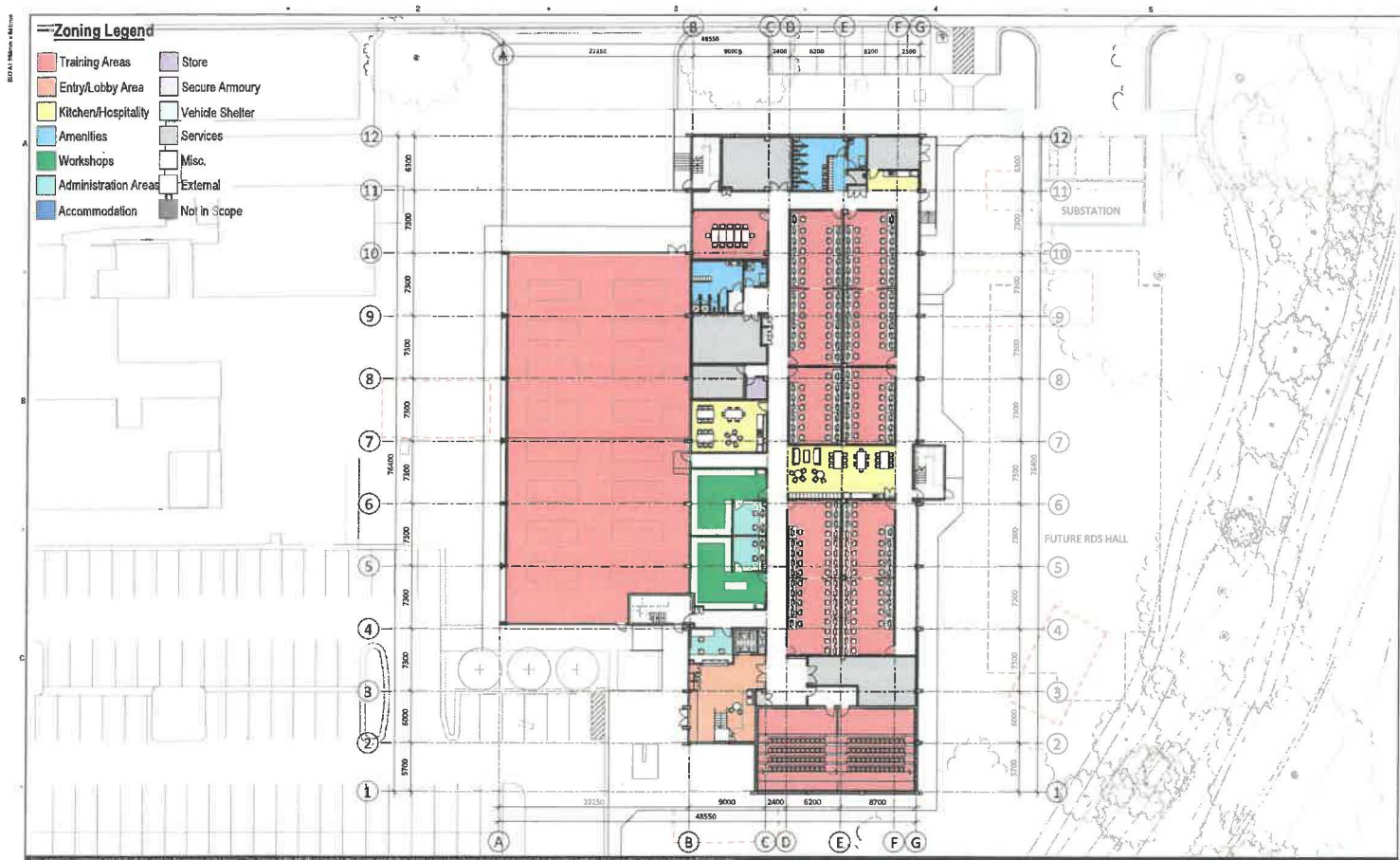




LOCALITY PLAN
NOT TO SCALE



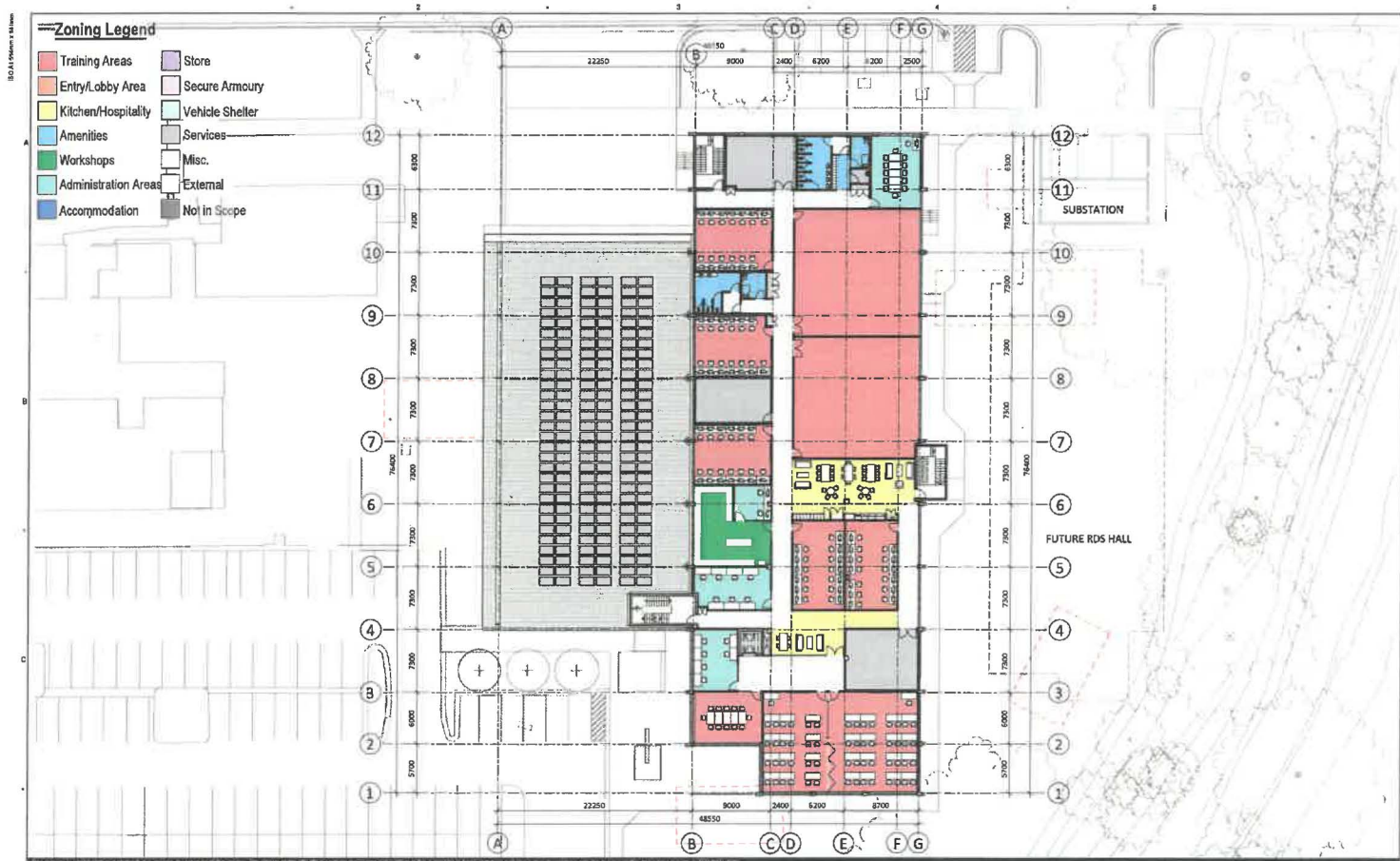
ATTACHMENT 4 | AFVFP - Stage 1 - Lavarack Barracks
SITE PLAN
AFV Simulator



ATTACHMENT 4



ATTACHMENT 4 | AFVFP - Stage 1 - Lavarack Barracks
FLOOR PLAN
AFV Simulator



ATTACHMENT 4 | AFVFP - Stage 1 - Lavarack Barracks
FLOOR PLAN
AFV Simulator



ATTACHMENT 4

AFVFP - Stage 1 - Lavarack Barracks
FLOOR PLAN
AFV Simulator - Services



ATTACHMENT 4 | AFVFP - Stage 1 - Lavarack Barracks
3D RENDER
AFV Simulator and Services

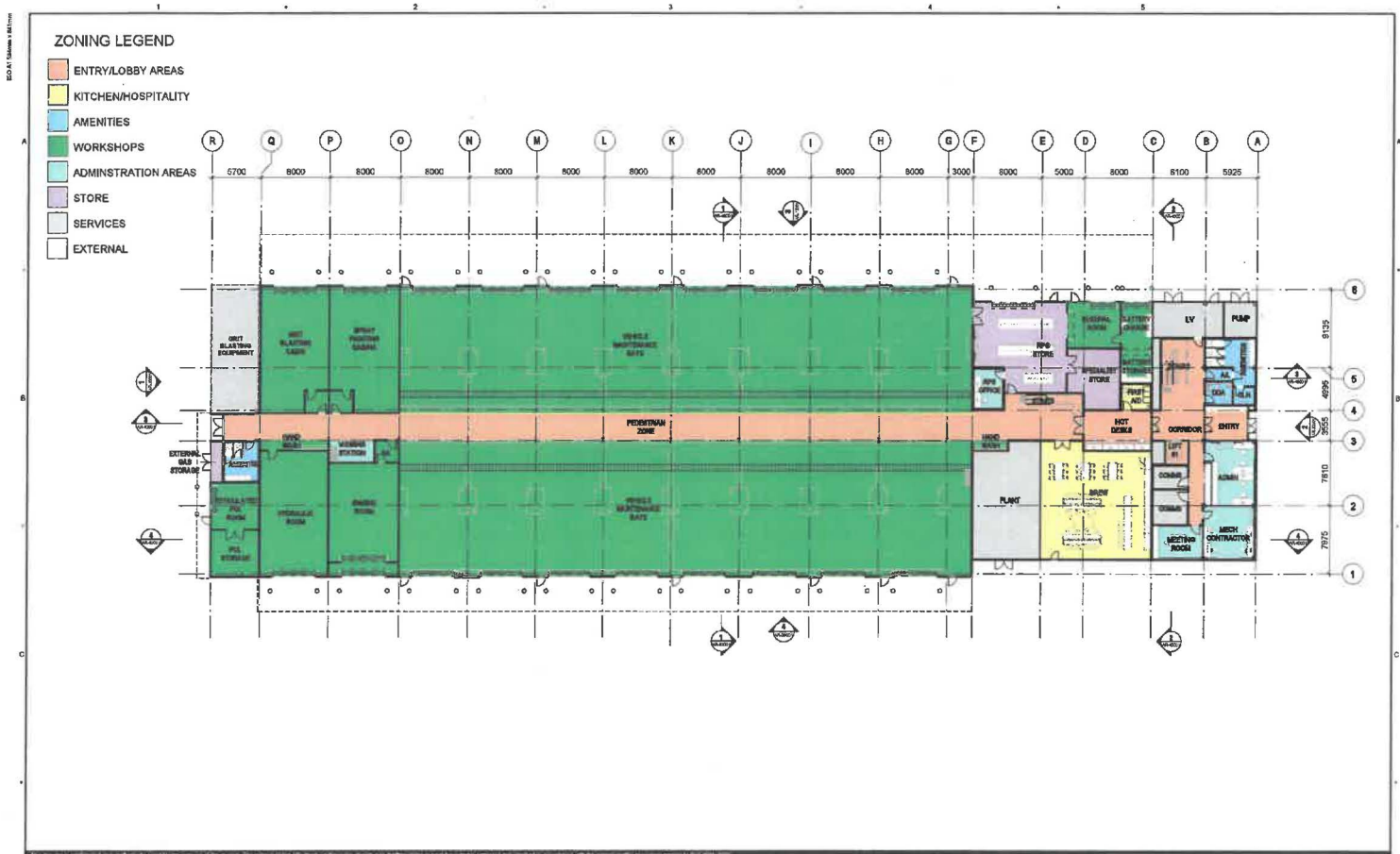




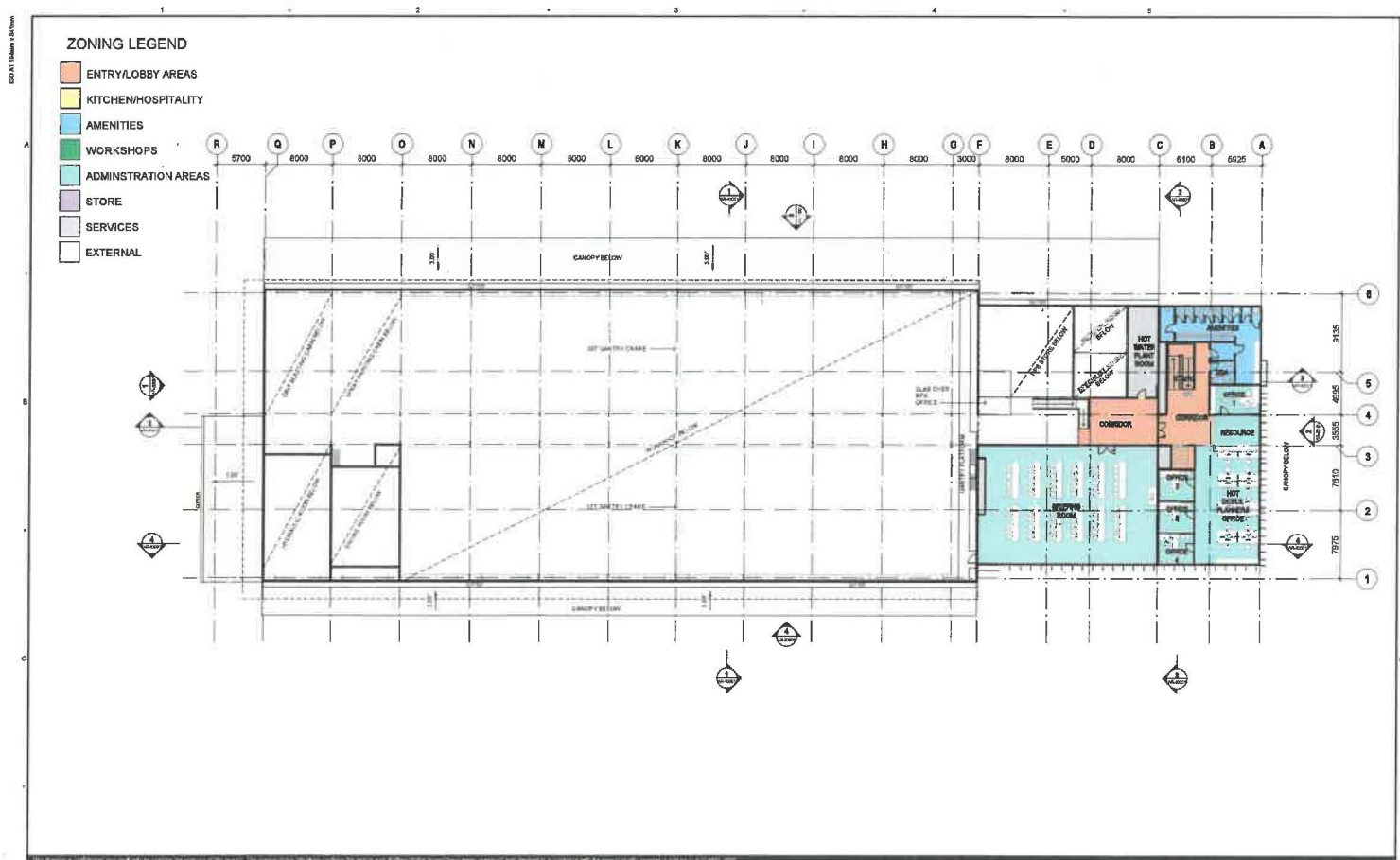
ATTACHMENT 5 | AFVFP - Stage 1 - Edinburgh Defence Precinct
BASE SITE PLAN
JLU-S and AFV Simulator (below the line)



ATTACHMENT 5 | AFVFP - Stage 1 - Edinburgh Defence Precinct
SITE PLAN
Joint Logistics Unit South - Workshop



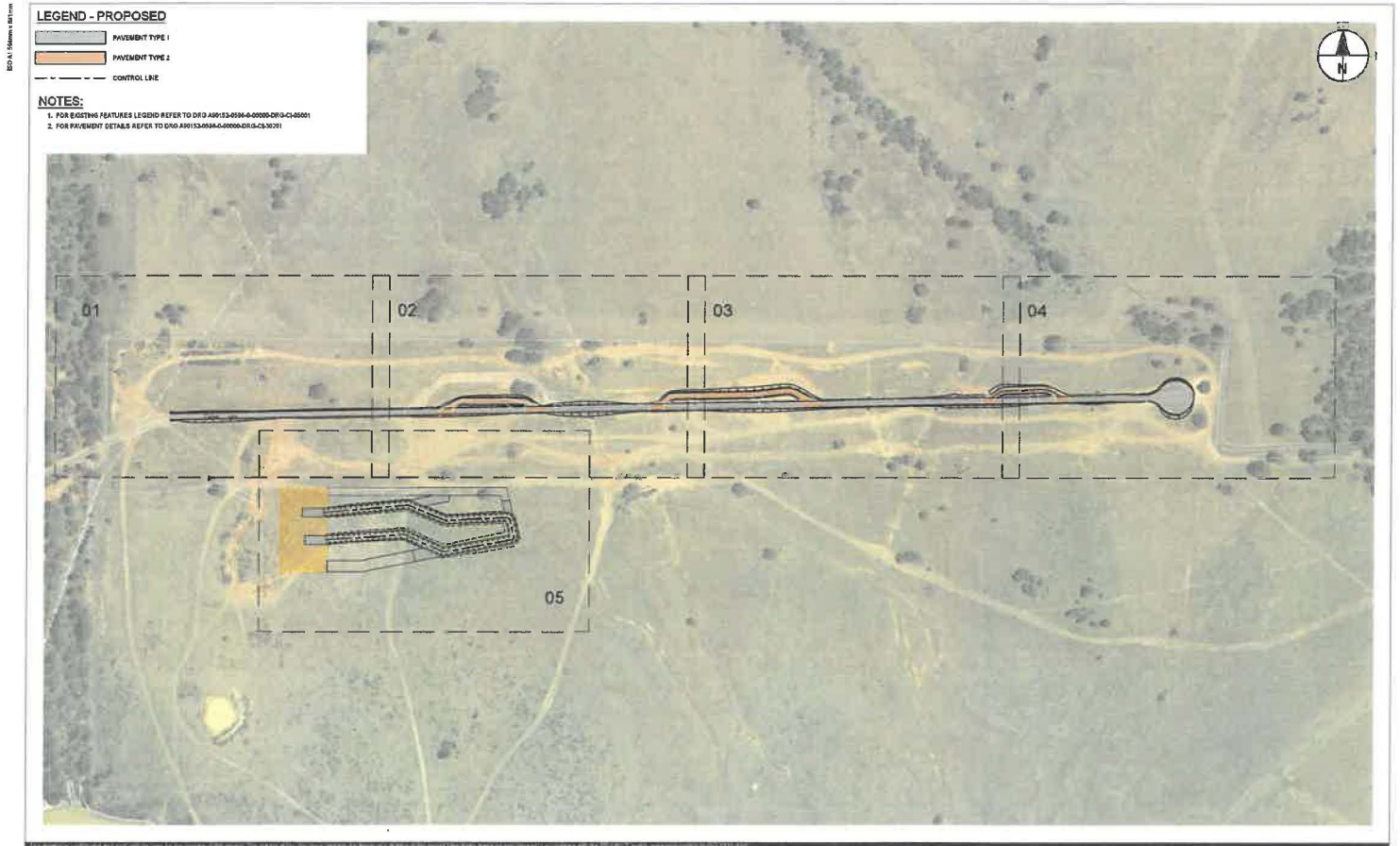
ATTACHMENT 5 | AFVFP - Stage 1 - Edinburgh Defence Precinct
FLOOR PLAN
Joint Logistics Unit South - Workshop



ATTACHMENT 5 | AFVFP - Stage 1 - Edinburgh Defence Precinct
FLOOR PLAN
Joint Logistics Unit South - Workshop

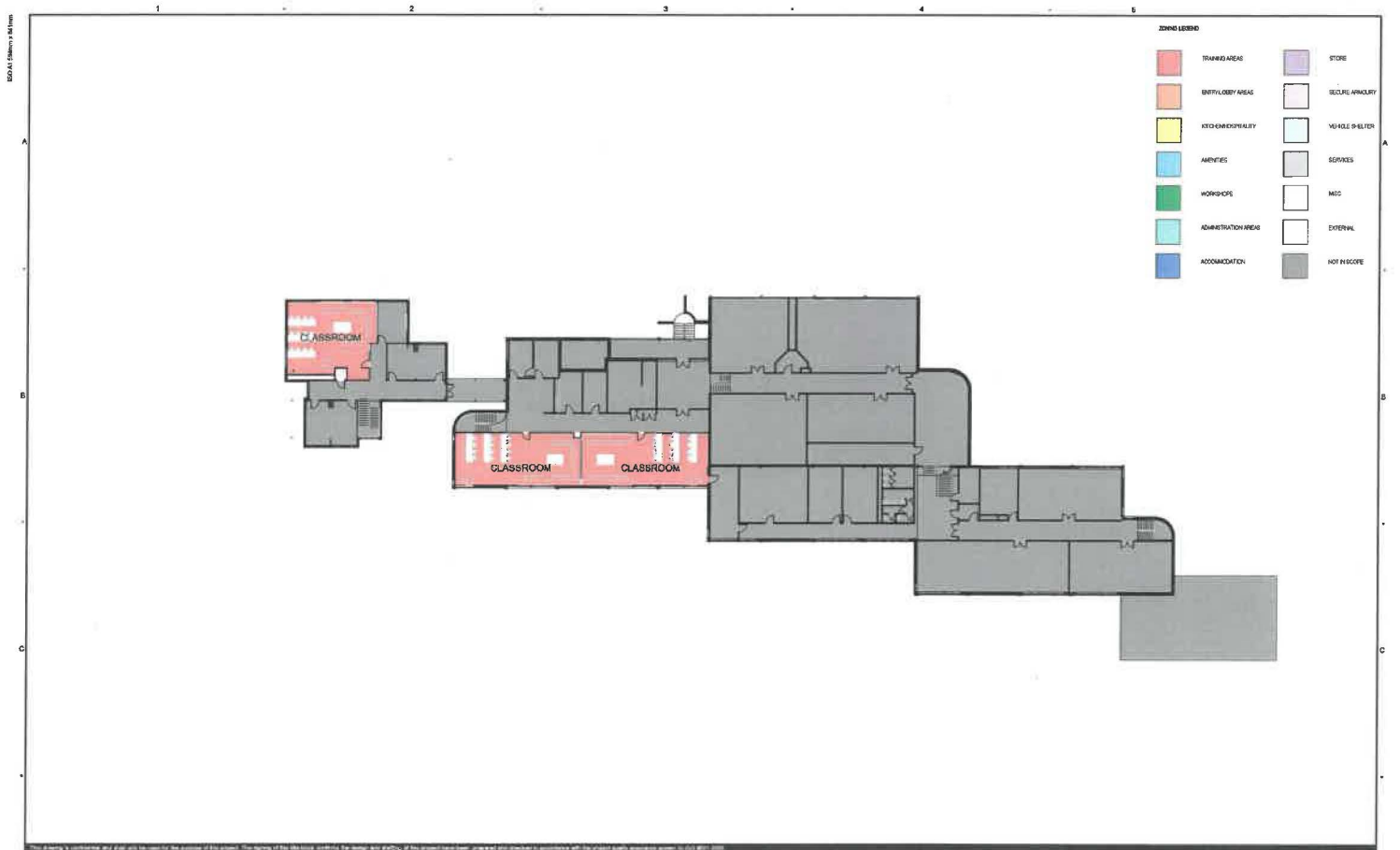


ATTACHMENT 5 | AFVFP - Stage 1 - Edinburgh Defence Precinct
3D RENDER
Joint Logistics Unit South - Workshop

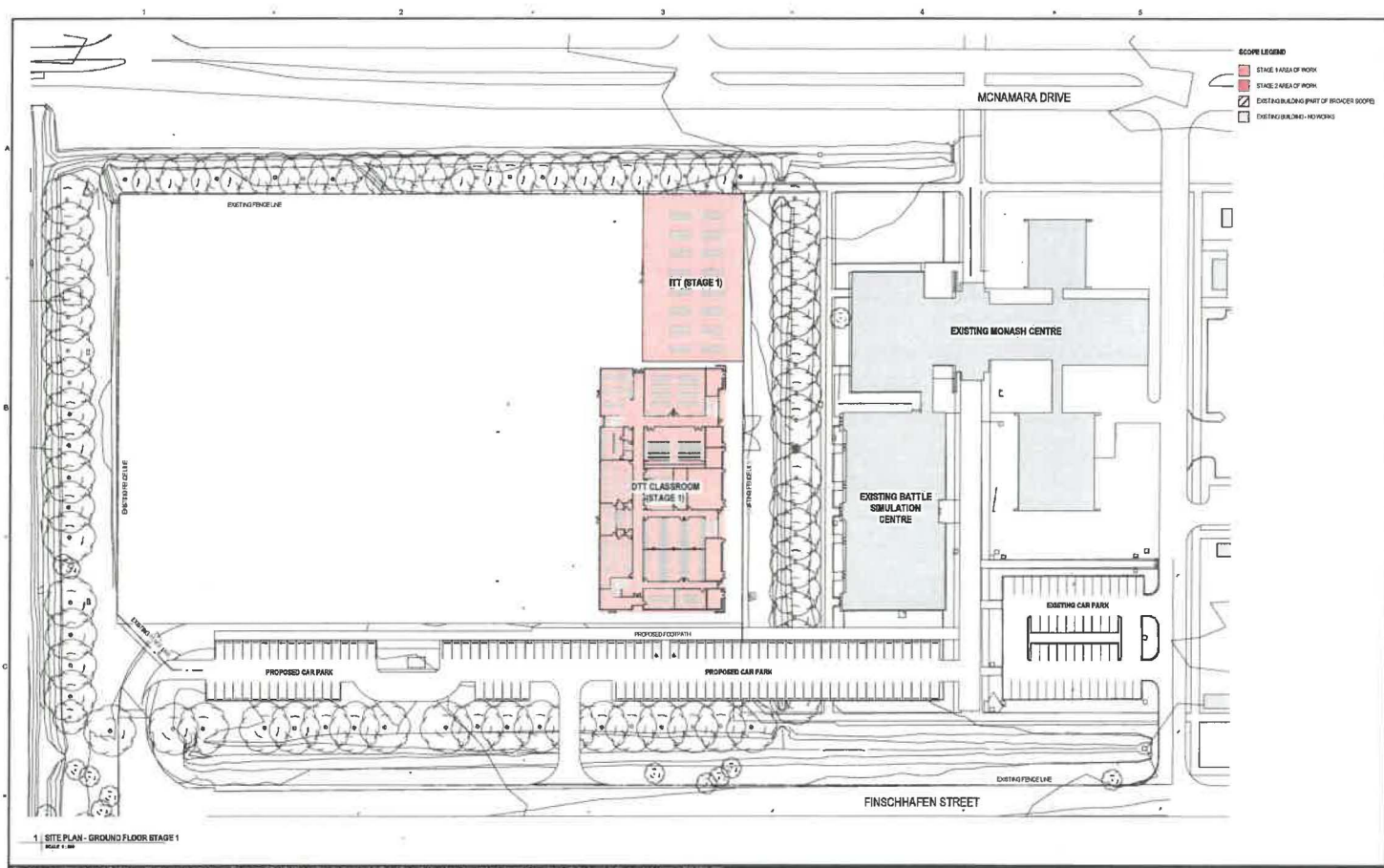




ATTACHMENT 6 | AFVFP - Stage 1 - Puckapunyal Military Area
SITE PLAN
Building 21 - Communications Wing

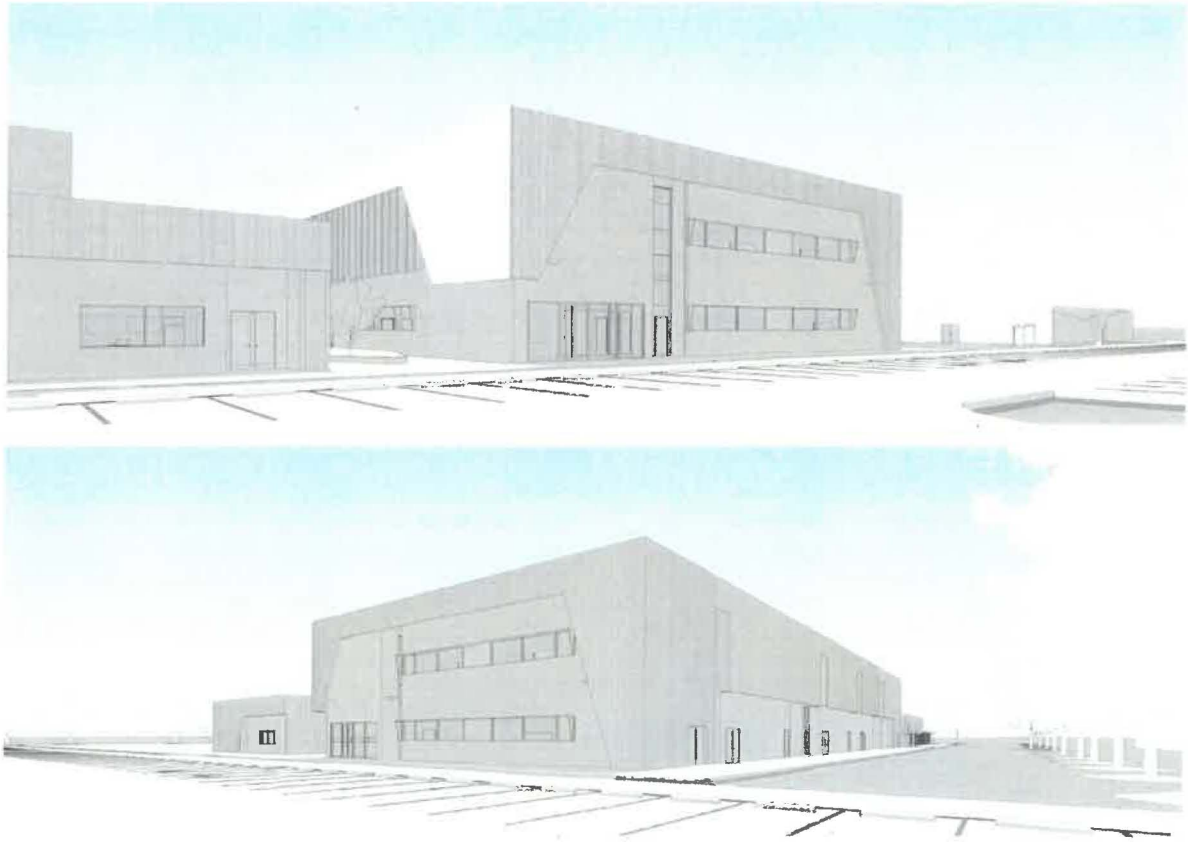


ATTACHMENT 6 | AFVFP - Stage 1 - Puckapunyal Military Area
FLOOR PLAN
Building 21 - Communication Wing



ATTACHMENT 6 | AFVFP - Stage 1 - Edinburgh Defence Precinct
SITE PLAN
AFV Simulator

102 A 1 50mm x 50mm



ATTACHMENT 6

AFVFP - Stage 1 - Edinburgh Defence Precinct
3D RENDER
AFV Simulator