



Australian Government

Defence

**FACILITIES TO SUPPORT
LAND8113 PHASE 1 LONG RANGE FIRES**

Edinburgh Defence Precinct, South Australia

Puckapunyal Military Area, Victoria

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

October 2024

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Table of Contents

Executive Summary	1
Purpose of the Works	2
Aim of the Project	2
Location of the Project	2
Proposed Facilities Solution	3
Options Considered	4
Scope of Project Works for the Preferred Option	5
Planning and Design Concepts	6
Relevant Legislation, Codes and Standards	7
Land and Zoning	8
Structure	8
Mechanical Services	8
Civil Services	8
Hydraulic Services	8
Electrical Services	9
Fire Protection	9
Bush Fire Protection	9
Security Measures	9
Acoustics	9
Work Health and Safety	10
Materials and Furnishings	10
Landscaping	10
Childcare Provisions	10
Provisions for People with Disabilities	10
Environmental Sustainability	11
Potential Impacts	11
Contamination	12
Consultation with Key Stakeholders	12
Related Projects	13
Cost Effectiveness and Public Value	14
Project Costs	14
Delivery System	14
Construction Program	15
Public Value	15
Below the Line Items	15
Revenue	16

Attachments

16

Attachment 1: Locality Plan

Attachment 2: Scope Overview

Facilities to Support

LAND8113 Phase 1 Long Range Fires

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 for the Australian Army under the LAND8113 Phase 1 Facilities to Support Long Range Fires (the Project).

Executive Summary

2. The aim of the Project is to upgrade and reuse existing facilities for training, sustainment and storage purposes at the School of Artillery at the Puckapunyal Military Area, Victoria, and provide new facilities and supporting infrastructure to support a regiment to operate and maintain the new long range fire capability at the Edinburgh Defence Precinct, South Australia.

3. The Project will deliver at:

a. The School of Artillery, Puckapunyal Military Area, adaptive reuse of:

- i. training facilities;
- ii. sustainment facilities; and
- iii. temporary storage facilities.

b. The Edinburgh Defence Precinct, new construction of:

- i. services infrastructure;
- ii. Regimental headquarters;
- iii. three long range fires batteries;
- iv. combat services support battery;
- v. combat services support workshop;
- vi. operations support battery;
- vii. Quartermaster store;
- viii. Regimental guard room;
- ix. road upgrades;

- x. car parking; and
 - xi. living-in accommodation.
4. The estimated total capital delivery cost of the Project is \$376.7 million (excluding Goods and Services Tax). The cost estimate includes management and design fees, construction, information and communications technology, furniture, fittings, equipment, contingencies and a provision for escalation. There will be ongoing operating and maintenance costs as a result of the Project. No revenue is expected to be generated by these works.
5. The Project will provide opportunities for small and medium local enterprises through construction trade packages, providing employment opportunities in the South Australia and Victoria regions. There will also be opportunities for Indigenous business involvement in accordance with Government's Indigenous Procurement Policy.
6. 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 completed works.
7. Environmental and heritage investigations have been completed and the Project will not have a significant impact on existing environmental and heritage values.

Purpose of the Works

Aim of the Project

8. The aim of the Project is to deliver new and upgraded facilities to enable the Australian Defence Force (ADF) to provide a scalable, rapidly deployable, and potent land-based long range fires capability which will enhance the Joint Force's engagement of potential adversaries.

Location of the Project

9. The Project will be delivered at:
- a. The Puckapunyal Military Area, located approximately 130 kilometres north of Melbourne, Victoria; and
 - b. The Edinburgh Defence Precinct, located approximately 30 kilometres north of Adelaide, South Australia.

Need for the Project

10. Consistent with the 2023 Defence Strategic Review and the 2024 National Defence Strategy, the Project is required to rapidly accelerate and expand the Army's land-based maritime strike program to enhance the ADF's capability.
11. The modernisation of regional military forces has resulted in a gap between the ADF's strike capability and regional military capability. The delivery of this capability will enhance the Joint Force's ability to engage adversaries through deployable long-range rocket and missile systems.
12. The long range fires capability is a new capability for the ADF, for which the Project is required to develop new facilities and supporting infrastructure essential to operate and maintain the new platforms and support vehicles.
13. The Project will deliver and sustain existing facilities for training and storage at the Puckapunyal Military Area, and deliver new facilities to support a regiment at the Edinburgh Defence Precinct.

Proposed Facilities Solution

14. 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.
15. The proposed works to be delivered by the Project are as follows:
 - a. School of Artillery, Puckapunyal Military Area, adaptive reuse of:
 - i. training facilities, including classrooms, outdoor training areas, and associated amenities;
 - ii. sustainment facilities to house new capability vehicles; and
 - iii. temporary storage facilities for vehicles until facilities at the Edinburgh Defence Precinct are constructed.
 - b. Edinburgh Defence Precinct, new construction of:
 - i. services infrastructure allowing for Information and Communications Technology (ICT), hydraulics, electrical, mechanical, fire, and civil works;
 - ii. a Regimental Headquarters, which includes office accommodation with associated support facilities, amenities and an ICT server room;

- iii. three long range fires batteries, each incorporating office accommodation, a conference room, two classrooms, support facilities, an ICT server room, storage areas, Quartermaster store, vehicle shelters, advanced field artillery tactical data system laboratories, simulation rooms, and field training/hardstand areas;
- iv. a combat services support battery facility, including office accommodation with support facilities, an ICT server room, and a drive-through vehicle shelter on an exterior hardstand;
- v. workshop facilities, including office accommodation with support facilities and amenities, an ICT server room, storage areas, technical and general vehicle maintenance workshops, vehicle bays, inspection pits, gantry crane, and a hoist bay with storage facilities to support vehicle operations;
- vi. an operational support battery, including office accommodation, conference room, support facilities, vehicle shelters and radio storage facilities;
- vii. a Quartermaster store, including office accommodation, meeting room, support facilities, armoury, warehouse and storage;
- viii. a Regimental guard room, including office accommodation, sleeping quarters, a training facility and other support facilities and amenities;
- ix. living-in accommodation for permanent Other Ranks personnel; and
- x. other supporting infrastructure, including road upgrades and car parking.

Options Considered

16. The following three options have been developed for the Project:
- a. **Option 1 – Do Nothing.** This option represents the current state without any capital investment. No new facilities will be provided even if existing facilities lack capacity or are not fit-for-purpose. Existing facilities at the Puckapunyal Military Area and the Edinburgh Defence Precinct may be re-used, but not optimised for training or to support the new vehicles and equipment.
 - b. **Option 2 – Minimum Viable Product.** This option represents an in-budget option for facilities and infrastructure, which includes adaptive reuse of facilities at the School of Artillery at the Puckapunyal Military Area for training, storage and sustainment, and new facilities and infrastructure at the Edinburgh Defence Precinct. The new facilities are essential to operate and maintain the long range

fires capability, and include a Regimental Headquarters, three long range fires batteries, combat services support battery, operational support battery, Quartermaster store, living-in accommodation, a workshop, other supporting infrastructure, and an on-grade car park.

- c. **Option 3 – Full Scope.** This option delivers the full scope through the use of existing, refurbished and new facilities. This option includes all the scope elements in Option 2, as well as additional living-in accommodation and a multi-storey car park.

17. **Preferred option.** Option 2 is the preferred option as it represents the minimum viable product for the Project and offers the best value for money for the Commonwealth from a whole-of-life perspective.

Scope of Project Works for the Preferred Option

18. The preferred option includes the following Project elements:

School of Artillery, Puckapunyal Military Area

- a. Work Element 1.1:
- i. upgrades to classrooms in Buildings A0340 and A0363, including new floor coverings, repainting, minor upgrades to services, including ICT, lighting, power, heating, ventilation and air-conditioning, and communications; and
 - ii. upgrades to Hangar Building A1692, including of suspended power outlets for the charging of vehicles.

Edinburgh Defence Precinct

- b. Work Element 2.1: Combat Services Support Battery, including working accommodation with support facilities, a vehicle shelter and personal storage areas;
- c. Work Element 2.2: Combat Services Support Workshop, including working accommodation with support facilities, a maintenance workshop and storage facilities;
- d. Work Element 2.3: Regimental Headquarters, including working accommodation with support facilities, and training rooms;
- e. Work Element 2.4: Regimental Guard Room, including working accommodation with support facilities, sleeping quarters, and a security control room;

- f. Work Elements 2.5 and 2.6: Living-In Accommodation for 92 permanent Other Ranks personnel;
- g. Work Element 2.7: Three Long Range Fires Batteries, including working accommodation with support facilities, advanced field artillery tactical data system lab, training rooms, a Quartermaster store and vehicle shelters;
- h. Work Element 2.8: Operations Support Battery, including working accommodation with support facilities, vehicle shelter, equipment wash point, and secure storage areas;
- i. Work Element 2.9: Quartermaster Store, including working accommodation with support facilities, equipment store, warehouse, and an armoury;
- j. Work Element 2.10: On-grade car park for approximately 150 vehicles;
- k. Work Element 2.11: Regimental Compound Site Works - External Works, including new roadways and hardstand areas, footpaths and landscaping; and
- l. Work Element 2.12: Regimental Compound Site Works - External Services, including upgrade or new installation of services for ICT, electrical, and hydraulics.

Planning and Design Concepts

- 19. The general philosophy for the design of the proposed works is based on:
 - a. providing cost-effective, functional, low maintenance, energy efficient design options compatible with proposed functions and existing aesthetics;
 - b. adopting 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. working within site constraints, security requirements and approved estate base plans for each location; and
 - f. considering functional relationships of the proposed facilities to existing facilities.

Relevant Legislation, Codes and Standards

20. 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. National Construction Code – Building Code of Australia;
 - g. Commonwealth Supplier Code of Conduct;
 - h. Australian Water Quality Guidelines National Code of Practice Compliance;
 - i. Environmentally Sustainable Procurement Policy;
 - j. Australian Skills Guarantee Procurement Connected Policy;
 - k. Information Security Manual Australian Government;
 - l. Commonwealth Office Accommodation Guidelines and the provision of Amenities in Commonwealth Government Employment of Practice;
 - m. National Environmental Protection Council Standards;
 - n. National Quality Water Management Strategy;
 - o. Defence Manual for Infrastructure Engineering Electrical;
 - p. Defence Smart Infrastructure Manual;
 - q. Defence Manual of Fire Protection Engineering;
 - r. Defence Estate Policy on Energy Management;
 - s. Protective Security Policy Framework;
 - t. Defence Office Accommodation Guidelines;
 - u. Defence Occupational Health and Safety Guidelines;
 - v. Defence Communications Room Standards;
 - w. Defence Server Room Standard;
 - x. Defence Living-In Accommodation Standard;

- y. Defence Security Principles Framework; and
- z. The Army Hazardous Materials Manual.

21. 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

22. The proposed works are consistent with uses prescribed in relevant Defence zoning instruments including the Edinburgh Defence Precinct Estate Base Plan, the Puckapunyal Military Area Estate Base Plan, and the Defence Estate Principles of Development.

Structure

23. The structures have been designed according to the local geotechnical profile. The proposed new facilities will be reinforced concrete framed structures with post-tensioned upper-level floor slabs and a post-tensioned concrete waterproofed roof appropriate to the environment. Internal walls are non-load bearing frames, lined with plasterboard to provide maximum flexibility in future layout.

Mechanical Services

24. 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.

Civil Services

25. The civil design will consider, be aware of, and respond to the wider environmental, social, and historic issues relating to the works. The civil design is to comply with relevant Australian Standards, Defence Specific Standards and Statutory Requirements and will address generally car parks, roadways, earthworks, stormwater requirements, and pavements.

Hydraulic Services

26. Existing sewerage and storm water services are proposed to be extended to each facility to suit design requirements. Potable water will be connected to the existing supply

via sub-metering to each new building. Roof water will be directed to existing stormwater infrastructure.

Electrical Services

27. Lighting, power, and lightning protection will be provided in accordance with Australian Standards and Defence engineering requirements. Electrical infrastructure and switchboards will have spare capacity to allow for future growth. Sub-metering will be included for each re-used and new building. The meters will be monitored through a new Building Management System, which will support an active energy management program on the site.

Fire Protection

28. Fire Protection has been addressed through compliance with the Manual of Fire Protection Engineering, and the National Construction Code. The Project has assessed the asset classification and criticality in order to determine the fire protection systems to be implemented in all facilities. General upgrades to the fire systems within existing facilities have been included.

Bush Fire Protection

29. There is currently no Bushfire Management Plan in effect at the Edinburgh Defence Precinct. The Project is still required, however, to meet building standards for bushfire protection as outlined in AS3959 – Construction of buildings in bushfire prone areas. Given the current Project Area is over 2 km from the nearest high risk fire area, individual site assessment in line with AS3959 is not required.

Security Measures

30. The security arrangements are a suite of measures based on 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

31. 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

32. 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)*, contractors will also be required to hold 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.

33. Safety aspects of the Project have been addressed during the design development process and have been documented in a safety-in-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

34. External walls for new buildings will be a mixture of concrete panels and metal cladding with curtain wall glazing. A metal louvre sun screening system will be installed to improve environmental performance of the buildings. Where required, pre-finished steel roofing and rainwater fittings have also been selected for their resilience to the harsh local environmental conditions.

Landscaping

35. 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.

Childcare Provisions

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

Provisions for People with Disabilities

37. Access for people with disabilities will be provided in accordance with the National Construction Code, AS1428 and the *Disability and Discrimination Act 1992 (Cth)*.

Environmental Sustainability

38. Defence will implement the Environmentally Sustainable Procurement Policy for this project that will drive decisions and allows the Government to measure the environmental outcomes from its procurements.

39. 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 and performance compliance with the Defence Smart Infrastructure Handbook;
- b. measures to reduce energy and water use;
- c. re-use of existing structures;
- d. demolition and disposal of existing structures including the removal of any redundant services infrastructure, pavements and roadways;
- e. construction materials having been assessed for minimum embodied energy and low pollution output in production which are also suited to the local environment; and
- f. avoiding use of rainforest products from Australia or overseas.

Potential Impacts

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

- a. **Visual Impacts.** No visual impacts are associated with the proposed scope of works.
- b. **Noise Impacts.** No noise impacts are associated with the proposed scope of works.
- c. **Heritage Impacts.** No heritage impacts associated with the proposed scope of works.
- d. **Ecological impacts.** There are no significant ecological impacts associated with the proposed scope of works.
- e. **Traffic, Transportation and Road Impacts.** The public Adelaide Metro Bus Service stops at the main gate of Edinburgh Defence Precinct, approximately one kilometre from the proposed development. The Base is accessed from West Avenue, which primarily services the Edinburgh Defence Precinct and the Edinburgh South

and Edinburgh North industrial areas but is not considered a very busy road. Accordingly, Defence does not anticipate a material impact on local traffic from the construction or operation of the proposed facilities.

- f. **Relevant Local Facilities.** No material impacts on the demand for, or use of local facilities are anticipated to arise from the Project.

41. Based on the findings of the assessments undertaken by the Project, Defence has determined that the Project will not significantly impact existing environmental and heritage values. Therefore, the Project is not required to be referred to the Minister for the Environment and Water under the *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)*.

Contamination

42. Concentrations of contaminants on the proposed sites for the new facilities have been assessed and are not considered to pose an unacceptable risk to human health during construction or the proposed use of the site. Appropriate control measures to manage contamination or hazardous materials will be implemented during construction in accordance with Defence's Pollution Prevention Management Manual, Defence Contamination Management Manual and state legislation.

Consultation with Key Stakeholders

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

44. Defence has, and continues to, engage with a variety of internal and external stakeholders during Project development to date, including:

- a. Federal Member for Spence, Mr Matt Burnell, MP;
- b. Federal Member for Makin, Mr Tony Zappia, MP;
- c. South Australian Member for Taylor, Mr Nick Champion, MP;
- d. Premier of South Australia, the Hon Peter Malinauskas, MP;
- e. Mayor of the City of Salisbury, Mayor Gillian Aldridge OAM;
- f. City of Salisbury Councillor, Cr David Hood, JP;
- g. Mayor of the City of Playford, Mayor Glenn Docherty;

- h. City of Playford Deputy Mayor, Cr Clint Marsh;
- i. Mayor of the Mitchell Shire Council, Mayor Louise Bannister;
- j. Mitchell Shire Councillor, Cr Bill Chisholm;
- k. Mitchell Shire Councillor, Cr Fiona Stevens;
- l. Mitchell Shire Councillor, Cr Rhonda Sanderson;
- m. the Kaurna People;
- n. Defence SA;
- o. Business South Australia;
- p. Master Builders Association;
- q. Salisbury Business Association; and
- r. local community groups.

Related Projects

45. The following projects relate to the Project:
- a. **Edinburgh Defence Precinct Mid-Term Refresh Project.** The mid-term refresh project, which is currently in delivery, is addressing some of the constraints associated with infrastructure (including electrical, firefighting water, stormwater, and wastewater). It is expected that this project will provide sufficient services infrastructure that will be available at the proposed location for use by the Project.
 - b. **Short Range Ground Based Air Defence Capability.** This project is enhancing and replacing existing capability operated by 16 Regiment at the Edinburgh Defence Precinct. Training facilities are being built in Adelaide to support the short range ground based air defence capability.
 - c. **Project Overlander.** This project is providing the ADF with current generation, high capability field vehicles, modules and trailers. The project is acquiring protected and unprotected vehicles to provide battlefield mobility and logistics support. The specifications for the vehicles being provided to the Regiment through the project have been considered in the design of the facilities for the Project.
 - d. **Guided Weapons and Explosive Ordnance Storage Program.** The planned growth in the ADF's guided weapons and explosive ordnance inventory will

require expanded storage and distribution capacity. This program will provide explosive ordnance storage at Defence Estate Orchard Hills for the Project.

- e. **Armoured Fighting Vehicles Facilities Project.** This project will deliver facilities and infrastructure that will support the sustainment of the Armoured Fighting Vehicles, Main Battle Tank upgrade and Combat Engineering Vehicle fleets, as well as the maintenance requirements for the Project Overlander vehicles. This project has multiple packages at various stages of planning and delivery. The Project aligns with the timing for the Armoured Fighting Vehicles Facility Project Stage 2 and shares some project locations.
- f. **Land Training Capability Program.** This program defines the ranges, training facilities and infrastructure for live fire, instrumented and simulation training. It will inform the general facilities and infrastructure requirements that support the proposed organisational establishments under the Project.

Cost Effectiveness and Public Value

Project Costs

46. The estimated total capital out-turned cost of the Project is \$376.7 million (excluding Goods and Services Tax). The cost includes management and design fees, construction, information and communications technology, furniture, fittings, equipment, contingencies and a provision for escalation.

47. There will be ongoing operating and sustainment costs resulting from the proposed works. This is due to the increase of facilities capacity being provided by the Project, which will see additional maintenance, cleaning and utilities expenses that will be required to operate and maintain the proposed new facilities and infrastructure.

Delivery System

48. A Project Manager / Contract Administrator will be appointed to manage the delivery phase of the works.

49. A Design Services Consultant will be engaged to provide design and other services for the delivery phase of the works.

50. A Head Contract is planned to deliver the works at the Edinburgh Defence Precinct, with the Head Contractor being appointed to procure trade contractors and manage the construction of the works. The Head Contract form of delivery provides the Commonwealth with direct control over the design and quality of the Project and will also

assist in promoting opportunities for small to medium enterprises by sub-contracting construction trade packages.

51. A separate procurement of an Indigenous Contractor under the Indigenous Procurement Policy will be used to deliver works at the Puckapunyal Military Area.

Construction Program

52. Subject to Parliamentary approval, design activities are expected to be completed by early 2025, with construction expected to commence in late 2025 for completion by late 2028.

Public Value

53. 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 the construction and professional services sectors in the greater Adelaide and Central Victorian areas and their surrounding regions.
- 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.
- c. **Local industry and Indigenous business involvement opportunities.** Defence and the Head Contractor will actively promote opportunities for small and medium local enterprises through construction trade packages. The Head Contractor 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.

Below-the-Line Items

54. In the event that savings are achieved through tendering or retiring risk provision, Defence proposes to utilise the savings to deliver enhancements that are consistent with the approved Project scope, including:

- a. additional living-in accommodation; and
- b. additional car parking.

Revenue

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

Attachments

1. Locality Plan
2. Scope Overview

ATTACHMENT 1

LOCALITY PLAN

Edinburgh Defence Precinct, South Australia, and Puckapunyal Military Area,
Victoria



Figure 1 – Overview Map

ATTACHMENT 1

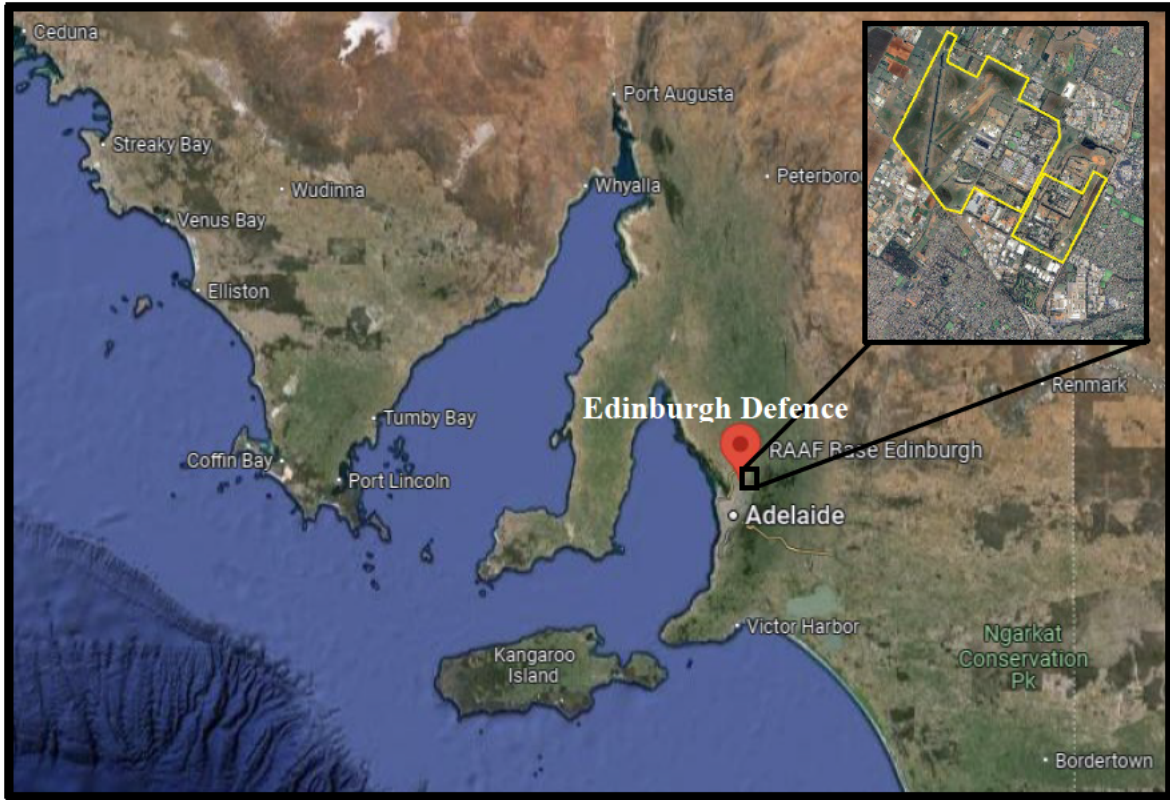


Figure 2 – Edinburgh Defence Precinct



Figure 3 – Puckapunyal Military Area

ATTACHMENT 2

SCOPE OVERVIEW

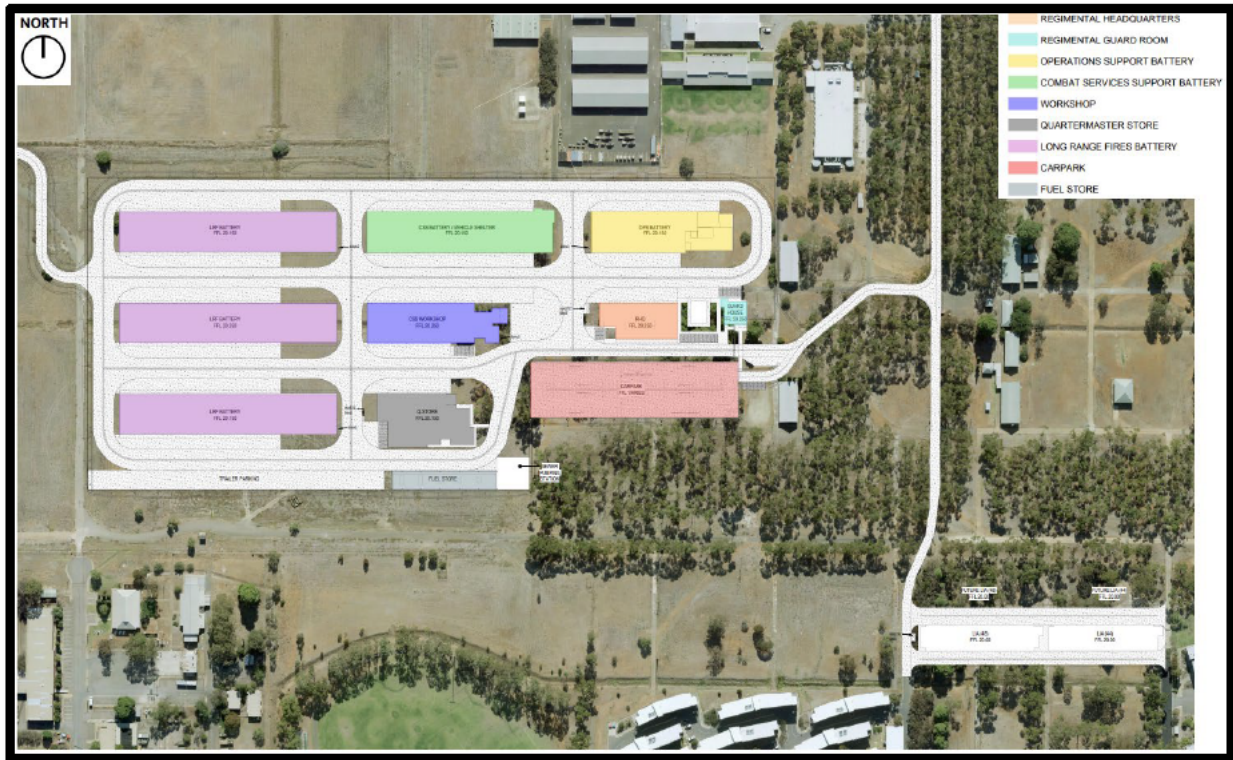


Figure 1 – Long Range Fires Regiment Compound Layout



Figure 2 – Combat Services Support Battery

ATTACHMENT 2



Figure 3 – Combat Services Support Workshop



Figure 4: Regimental Headquarters

ATTACHMENT 2



Figure 5 – Regimental Guard Room



Figure 6 – Living-in Accommodation

ATTACHMENT 2



Figure 7 – Long Range Fires Battery



Figure 8 – Operational Support Battery

ATTACHMENT 2



Figure 9 – Quatermaster Store