



Australian Government

Defence

RAAF BASE WAGGA REDEVELOPMENT PROJECT

RAAF Base Wagga, Wagga Wagga (New South Wales)

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

March 2024

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RAAF Base Wagga Redevelopment 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 (PWC) to enquire into, works proposed under the RAAF Base Wagga Redevelopment Project.

Executive Summary

2. The aim of the RAAF Base Wagga Redevelopment Project (the Project) is to posture the Air Force for growth in recruit, technical, logistics and trades training for officers and aviators. RAAF Base Wagga supports training courses for Army and some Navy specialisations. More than 4,300 personnel are trained at the Base annually, which is critical to the raise, train and sustain of key ADF personnel capability.

3. The Project will be delivered together with the Albury Wodonga Military Area Redevelopment Project and the Blamey Barracks, Kapooka, Redevelopment Project, under a single construction program to maximise construction and cost efficiencies. Each project will be referred to the PWC separately.

4. The proposed works to be delivered by the Project include the upgrade and replacement of site-wide infrastructure (electrical, water supply, information and communications technology, wastewater, stormwater, gas, roads and footpaths), living-in and working accommodation, messing, training facilities, health and wellbeing facilities, logistic facilities, and the demolition of redundant facilities.

5. The estimated total capital out-turned cost for the Project is \$590.0 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 sustainment costs as a result of the Project. No revenue is expected to be generated by the proposed works.

6. The Project will promote opportunities for small and medium local enterprises through construction trade and building packages, providing employment opportunities in the Riverina Region in New South Wales. There will also be opportunities for Indigenous business involvement in accordance with the Government's Indigenous Procurement Policy.

7. 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.

8. Environmental and heritage investigations have been completed and the proposed works will not have a significant impact on existing environmental and heritage values. An Environmental Assessment Report has been approved for this Project.

Purpose of the Works

Aim of the Project

9. The aim of the Project is to posture the Air Force to sustain existing personnel throughput and increase the trained permanent workforce of officers and aviators in technical and logistics disciplines and trades. Growth in the permanent workforce of the Australian Defence Force and investment in technical and specialist trades was a Government agreed priority as part of the *Defence Strategic Review 2023*.

10. The annual training throughput at RAAF Base Wagga is planned to increase over the next decade, with an anticipated peak additional trainee throughput of approximately 450 personnel per annum in 2032, before reducing to a long-term steady state of an additional trainee throughput of approximately 300 personnel per annum from 2040.

Location of the Project

11. The Project is proposed to be delivered at RAAF Base Wagga. The Base is located approximately 14 kilometres east of the Wagga Wagga Central Business District in New South Wales.

12. A Locality Plan for RAAF Base Wagga is provided at Attachment 1. A Site Plan for the Project is provided at Attachment 2. Artistic renders of work elements are provided at Attachment 3. The common facility design for Training Level 1 Living-In Accommodation is provided at Attachment 4. Facility floor plans are provided at Attachment 5.

Need for the Project

13. The *Defence Strategic Review 2023* provides a renewed focus on workforce, with one of the Government's immediate actions to re-prioritise Defence's capabilities in line with the Review's recommendations being '*investing in the growth and retention of a highly*

skilled Defence workforce'. Investment in modern, contemporary, and fit-for-purpose facilities in which to live, train and work is critical to achieving this recommendation.

14. RAAF Base Wagga is integral in delivering this key recommendation, as aviators undertake initial recruit training, and subsequent career, technical, logistics and trade training at the Base, along with Officer professional education. The built environment on the Base provides recruits and trainees their initial impressions of working in Defence.

Proposed Facilities Solution

15. Defence has undertaken 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.

16. The essential requirements for the Project include the upgrade and replacement of site-wide infrastructure (electrical, water supply, ICT, wastewater, stormwater, gas, roads and footpaths), living-in accommodation, working accommodation, training facilities, messing, health and wellbeing facilities, logistic facilities, and the demolition of redundant facilities.

Options Considered

17. The options considered for the Project include:

- a. **Option 1 – Minimum Scope** (\$405.4 million). This option will address all high and very high infrastructure risks, as well as new Training Level 1 Living-In Accommodation (384 beds), a new Combined Mess, a secure conference facility, and the demolition of redundant facilities. This option does not meet the minimum viable capability requirements for base functions and does not support workforce growth.
- b. **Option 2 – High Priority Scope** (\$701.1 million). This option will address all high and very high infrastructure risks, as well as new Training Level 1 Living- In Accommodation (768 beds), a new Combined Mess, a secure conference facility, an educational facility, a new swimming pool and recruit fitness facility, and the demolition of redundant facilities. This option does not meet the minimum viable capability requirements for base functions and does not support workforce growth.
- c. **Option 3 – Full Scope** (\$924.0 million). This option will address all high and very high infrastructure risks, as well as new Training Level 1 Living-In Accommodation (768 beds), a new Combined Mess, a secure conference facility, an educational facility, an

auditorium, a new swimming pool and recruit fitness facility, a refurbished clothing store, and the demolition of redundant facilities. This option supports workforce growth but exceeds the minimum viable capability requirements for base functions.

- d. **Option 4 – ADF Workforce Growth Integration** (\$590.0 million). This option will address all high and very high infrastructure risks, as well as new Training Level 1 Living In-Accommodation (432 beds), a new Combined Mess, a secure conference facility, new Recruit Living-In Accommodation (192 beds), an educational facility, a weapons training simulation system facility, a new swimming pool and recruit fitness facility, a recruit welfare facility, a new clothing store, and the demolition of redundant facilities. This option meets the minimum viable capability requirements for base functions, with some residual capacity and condition risk, and supports workforce growth. This option is the preferred option.

Scope of Works for the Preferred Option

18. The proposed scope of works includes:
- a. upgrade of site-wide infrastructure, including electrical, water supply, ICT, wastewater, stormwater, gas (minor works), roads and footpaths;
 - b. new Training Level 1 Living-In Accommodation (432 beds);
 - c. new Recruit Living-In Accommodation (192 beds);
 - d. new health and well-being facilities, including a swimming pool, gymnasium and retail;
 - e. new Training facilities, including an educational facility, a secure video conference facility, and a weapons training simulation system facility;
 - f. a new Combined Mess;
 - g. a new Clothing Store and Q Store;
 - h. rooftop solar panels to suitable facilities; and
 - i. demolition of redundant facilities.
19. Below-the-line items¹ include:

¹ All below the line items are unfunded – to be funded from savings in delivery, if affordable.

- a. additional upgrade of engineering services (electrical, water supply, ICT, wastewater, stormwater);
- b. a new Base entry;
- c. additional new Training Level 1 Living-In Accommodation (144 beds); and
- d. a new Auditorium.

Planning and Design Concepts

20. 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 where possible, conventional construction techniques and materials commonly used by the local 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. improving the current Living-In Accommodation facilities and living standards, to support long duration education and training, and improve the retention and psychosocial well-being of trainees and staff; and
 - f. incorporation of design principles and solutions to address Crime Prevention Through Environmental Design.

Relevant Legislation, Codes and Standards

21. 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. *Building and Construction Industry (Improving Productivity) Act 2016 (Cth)*;
 - g. Defence Estate Principles of Development
 - h. National Construction Code – Building Code of Australia;

- i. Australian/New Zealand Standards;
- j. Defence Manual for Infrastructure Engineering Electrical;
- k. Smart Infrastructure Manual 2019;
- l. Defence Manual of Fire Protection Engineering Edition 4, AL4;
- m. Defence Security Manual;
- n. Defence Security Principles Framework;
- o. Defence Pollution Prevention Management Manual;
- p. Defence Contamination Management Manual;
- q. New Standards for Living-In Accommodation 2007 Minute;
- r. Fact Sheet Building Access Requirements;
- s. Building Works Manual 2023 May – Edition 1, AL 4;
- t. Disability (Access to Premises – Buildings) Standards 2010;
- u. Better Physical Access Guidelines (Commonwealth);
- v. National Disability Strategy 201-2020 (Commonwealth);
- w. Guidelines for Certification Performance Solutions and Dispensations V10 May 2023;
- x. *Climate Action Act 2022*;
- y. Defence Heritage Strategy;
- z. Defence Environment and Heritage Manual;
- aa. Defence PFAS Construction and Maintenance Framework;
- bb. Defence Contamination Management Annex K; and
- cc. Bushfire Attack Level AS3959 Construction Requirements.

22. 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

23. The Wiradjuri Indigenous Group are the Traditional Owners of the lands surrounding Wagga Wagga in New South Wales. The Managing Contractor has worked closely with the Base's Cultural Working Group to support engagement with the Wiradjuri Elders and key representatives. There are no Native Title claims over the Base. There are currently no specific heritage management plans regarding Indigenous heritage at the Base.

24. The proposed works are consistent with uses prescribed in relevant Defence zoning instruments, including the Estate Base Plan, Zone Plan, and the Defence Estate Principles of Development.

25. The Project has incorporated recommendations from the Estate Base Plan and Estate Zone Plan to address planning issues regarding layout, functionality, accessibility, and the future state at the Base.

26. A temporary construction entry onto RAAF Base Wagga will require an easement to be created between the Base and the Sturt Highway. The easement will enable slip lanes on the Sturt Highway and allow a minor realignment of the existing cycle path that runs parallel to the northern boundary of the Base.

27. Planned works include infrastructure services crossing the existing easement (Tumbarumba Railway) rail corridor owned by AusTrack. The Managing Contractor is supporting the Defence Property Management Branch to assist with consolidation of the leases at the Base for crossing services over the easement.

Structures

28. 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

29. 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, mechanical or natural, thermal comfort and air quality requirements and the mandatory requirements of the Building Code of Australia.

Hydraulic Services

30. Existing sewerage and stormwater services are proposed to be replaced, extended or augmented to each facility and to suit design requirements. Potable water will be connected to the existing supply via sub-metering to each new building.

Gas Services

31. The strategy for natural gas on the Base is for ‘building electrification’ to be provided to all new buildings delivered by the Project. As a result, existing natural gas and/or liquid petroleum gas infrastructure is not being extended to new buildings. The proposed scope of works addresses remediation of ‘medium’ and ‘high’ risks related to condition and compliance issues that affect the operation of a building’s gas meters and regulators.

Electrical Services

32. 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 to 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 Base.

Fire Protection

33. Fire Protection has been addressed through compliance with the Manual of Fire Protection Engineering, and the Building Code of Australia. The Project has assessed the asset classification and criticality of each facility in order to determine the fire protection systems to be implemented in all facilities.

Bushfire Protection

34. Bushfire protection requirements have been designed in accordance with section 10.29 of the Manual of Fire Protection Engineering, assessed against the Bushfire Attack Level ratings. General upgrades to the fire systems within existing facilities have been included.

Security Measures

35. The security arrangements include 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 sites will ensure that any new facilities conform to the existing security system employed on Base.

Acoustics

36. 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

37. 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 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.

38. 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

39. External walls for new buildings will be a mixture of concrete panels, metal cladding and 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 in the base environments.

Landscaping

40. 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.

Stormwater

41. Stormwater discharge from RAAF Base Wagga predominantly discharges at the north-east corner of the site into a dedicated drainage reserve adjacent to the residential community of Forest Hill. Detailed flood modelling and assessment has been completed for

the Project. The proposed works are designed to reduce the peak flow rates of stormwater discharging downstream from the Base into the downstream drainage reserve for a major storm event of 1 in 100-year Annual Recurrence Interval (1% Annual Exceedance Probability). Defence has consulted Wagga Wagga City Council throughout the Project including supply of flood models and reports for independent review, as required.

Contamination

42. As part of their contractual obligations during the design phase of the Project, the Managing Contractor undertakes investigations to understand the type and location of potential contaminants on the Base prior to construction. Investigations include desktop analysis of existing reports, surveys, and registers, to conducting field testing such as destructive sampling in existing buildings to identify lead paint or asbestos, and geotechnical investigations that include sampling for contaminants such as asbestos and per- and polyfluoroalkyl substances (PFAS). A Construction Environmental Management Plan is developed to ensure processes and controls are in place for the identification, management, disposal, and re-use of contaminants and contaminated waste. The Managing Contractor's environmental systems conform to AS/NZS ISO 14001:2016 Environmental Management Systems.

Childcare Provisions

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

Provisions for People with Disabilities

44. Access for people with disabilities will be provided in accordance with the National Construction Code, Australia Standard 1428 and the *Disability and Discrimination Act 1992 (Cth)*. A performance solution will be sought where the ratio for disability provisions are not required due to the nature of military service, which requires able bodied persons. This will occur for the Project, where the Training Level 1 Living-In Accommodation buildings will have a reduced number of *Disability and Discrimination Act 1992 (Cth)* compliant rooms, based on trainee health requirements.

Environmental Sustainability

45. 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 Manual;
- b. rooftop solar panels to be installed on suitable facilities;
- c. measures to reduce energy and water use;
- d. re-use of existing structures;
- e. passive solar design adopted within site constraints with external solar shading provided to minimise entry of summer sun; and
- f. demolition and disposal of existing structures, including separation and recycling of material, i.e. concrete crushing, metal and timber.

Potential Impacts

46. Defence has conducted rigorous assessments to identify potential environmental and local community impacts and propose suitable mitigation measures. For the Project, 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. **Traffic, transportation, and road impacts.** The existing entry to RAAF Base Wagga is located on the Sturt Highway. The entry is on the opposite side of the highway from the Forest Hill Public School, 120 metres from Fife Street and 280 metres from Smith Street. The Forest Hill residential area surrounds the Base. During peak periods the existing Base entry becomes very congested. The proposed works will provide a temporary construction entry. Following the completion of the Project the construction entry will be retained as an alternate entrance to the Base to reduce congestion at the existing Base entry.
- e. **Ecological impacts.** There are no significant ecological impacts associated with the proposed scope of works.
- f. **Relevant local facilities.** There are no significant local facilities impacted by the proposed scope of works.
- g. **Stormwater impacts.** The works will notably improve the capacity of trunk stormwater pipes and reduce instances where overland flow exceeds network capacity.

However, there will remain a low to moderate flood risk at various locations within the Base in significant rain events. Detention ponds have been included in the works to slow the discharge rate from the Base and minimise impacts to the Forrest Hill community.

- h. **Contamination.** Management of onsite contamination will comply with all applicable regulations, codes, and standards. PFAS contamination migration offsite is a known issue and is being managed by Defence's PFAS Management Area Plan.
- i. **Short term accommodation.** An assessment by the Managing Contractor has identified a need for a proportion of workers to be temporarily accommodated in Wagga Wagga to manage safe travel on public roads before and after work. An average temporary accommodation requirement of approximately 200 beds is anticipated. This has the potential to impact access to short-term visitor and tourist accommodation for the community. Consequently, a staged accommodation strategy will be enacted that:
 - i. optimises worker access to short-term accommodation in the community, via Managing Contractor administration (for access to commercial accommodation that is not available for tourist or visitor use); and
 - ii. delivers a commercial workers accommodation camp to a minimum 100 bed capacity that is scalable for greater numbers, if required.

Consultation with Key Stakeholders

47. Defence has developed a community consultation and communications strategy that recognises the importance of providing residents from the Riverina communities and other interested stakeholders an opportunity to provide input into, or raise concerns relating to, the proposed works. Defence has engaged, or will engage, with a variety of internal and external stakeholders during the development of the Project. To support the Parliamentary Standing Committee on Public Works enquiry into the Project, further consultation will be conducted with:

- a. Federal Members:
 - i. the Federal Member for Riverina, Hon Michael McCormack, MP; and
 - ii. the Federal Member for Farrer, Hon Sussan Ley, MP.
- b. Minister for Regional Development, Local Government and Territories:

- i. the Federal Member for Eden-Monaro, Hon Kristy McBain MP.
- c. State Government Members:
 - i. the New South Wales State Member for Wagga Wagga, Dr Joe McGirr, MLA; and
 - ii. the New South Wales State Member for Albury, Mr Justin Clancy, MLA.
- d. Wagga Wagga City Council;
- e. local Indigenous groups;
- f. local authorities; and
- g. local community, business groups and businesses.

Related Projects

48. The following projects relate to the RAAF Base Wagga Redevelopment Project:
- a. Albury Wodonga Military Area Redevelopment Project (to be delivered together with the RAAF Base Wagga Redevelopment Project under a single construction program);
 - b. Blamey Barracks, Kapooka Redevelopment Project (to be delivered together with the RAAF Base Wagga Redevelopment Project under a single construction program);
 - c. a number of minor Defence Estate Works Projects; and
 - d. PFAS Management Area Plan.

Cost Effectiveness and Public Value

Project Costs

49. The total capital out-turned cost of the Project is \$590.0 million (excluding Goods and Services Tax). This cost estimate includes management and design fees, construction, information and communications technology, furniture, fittings, equipment, escalation, and contingencies.

50. There will be ongoing operating and sustainment costs resulting from the proposed works. This is due to the increase in 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.

Project Delivery Methodology

51. Defence proposes the Project Manager / Contract Administrator engaged to manage the Development Phase will also be engaged to manage the Delivery Phase, subject to performance during the Development Phase and offering a value for money proposal for the Delivery Phase.

52. Defence proposes the Managing Contractor engaged for the Development Phase will also be engaged for the Delivery Phase, subject to performance during the Development Phase, offering a value for money proposal for the Delivery Phase, and meeting the contractual obligations of Delivery Phase Approval. Delivery Phase includes completion of the design, procurement of trade sub-contractors and management of the construction of the works. The Managing Contractor form of delivery provides the Commonwealth with buildability input into the design while promoting opportunities for small to medium enterprises by sub-contracting design and construction trade packages.

Construction Program

53. Subject to Parliamentary approval, construction is expected to commence in late 2024 and be complete by mid-2031.

Public Value

54. 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 the construction and professional services sectors in the Riverina regional development areas and surrounding regions.
- b. **Employment opportunities.** The Project will employ a diverse range of consultants, contractors, and construction workers, and is expected to generate major opportunities for up-skilling and job training over the approximately eight-year construction program to improve individual skills and employability on future projects.
- a. **Local industry and Indigenous business involvement opportunities.** The Project will comply with the Government Policy for Local Industry Participation, which

requires the Managing Contractor to provide detailed commitments on how they will utilise and develop Australian industry. These commitments will become contract deliverables and the Managing Contractor will be required to report on their performance against them. While the policy does not mandate the use of local suppliers, the Project will provide local businesses with opportunities to supply construction materials and labour, whilst actively promoting opportunities for small to medium local enterprises through construction trade packages. In accordance with the Government's Indigenous Procurement Policy, the Managing Contractor will develop an Indigenous Participation Plan, which will provide opportunities for Indigenous businesses to be involved in the Project.

- c. **Existing infrastructure services:** The project involve extensive interfacing with existing authority infrastructure services that has required the Managing Contractor to apply for and receive development approvals for both permanent and temporary works.

Below-the-Line Items

55. If savings are achieved through favourable tendering and/or retiring risk provision, Defence proposes to utilise the savings to deliver 'below the line' items consistent with the Project's approved scope, including:

- a. additional upgrade of engineering services (electrical, water supply, ICT, wastewater, stormwater);
- b. a new Base Entry;
- c. additional new Training Level 1 Living-In Accommodation (144 beds); and
- d. a new Auditorium.

Revenue

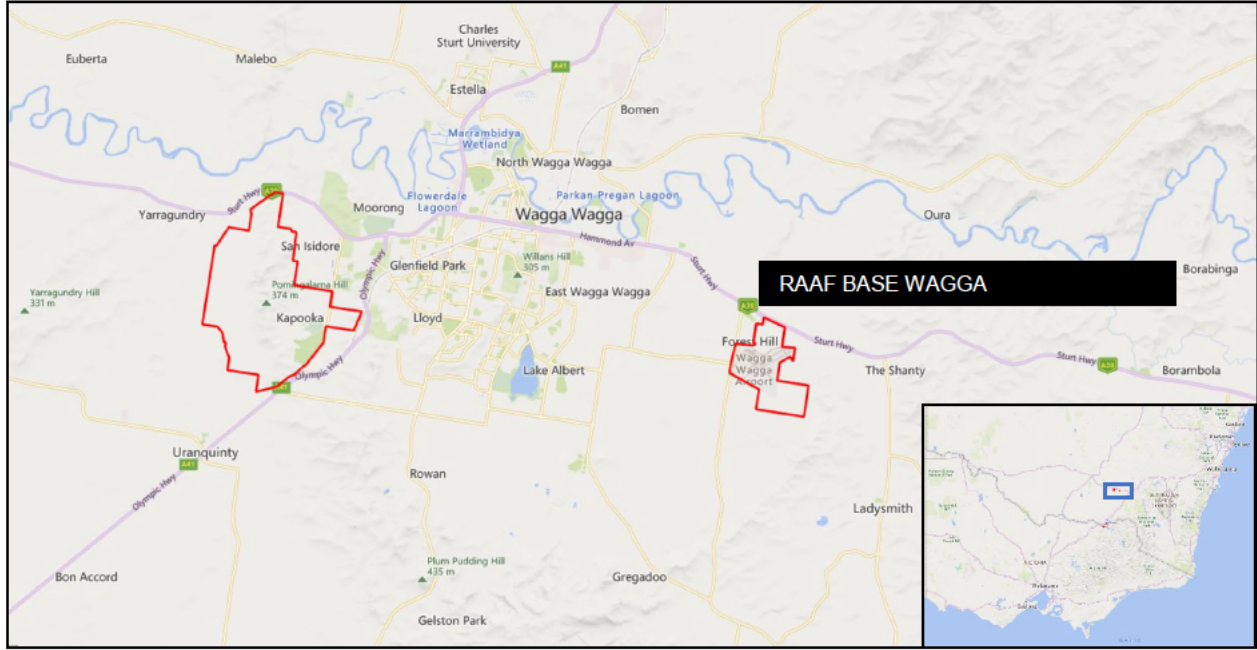
56. No revenue is expected to be derived from the Project.

Attachments

1. Locality Plan
2. Site Plans
3. Artistic Impressions and Renders of Work Elements

4. Common Facility Design – Training Level 1 Living-In Accommodation
5. Floor Plans

Locality Plan



RAAF Base Wagga, Wagga Wagga, NSW

Site Plan



RAAF Base Wagga

Artistic Impressions and Renders of Work Elements



New Recruit Living-In Accommodation



New Sporting Facility (Gym and Pool)



New Consolidated All Ranks Mess



New Education Facility

Common Facility Design – Training Level 1 Living-In Accommodation



RAAF Base Wagga

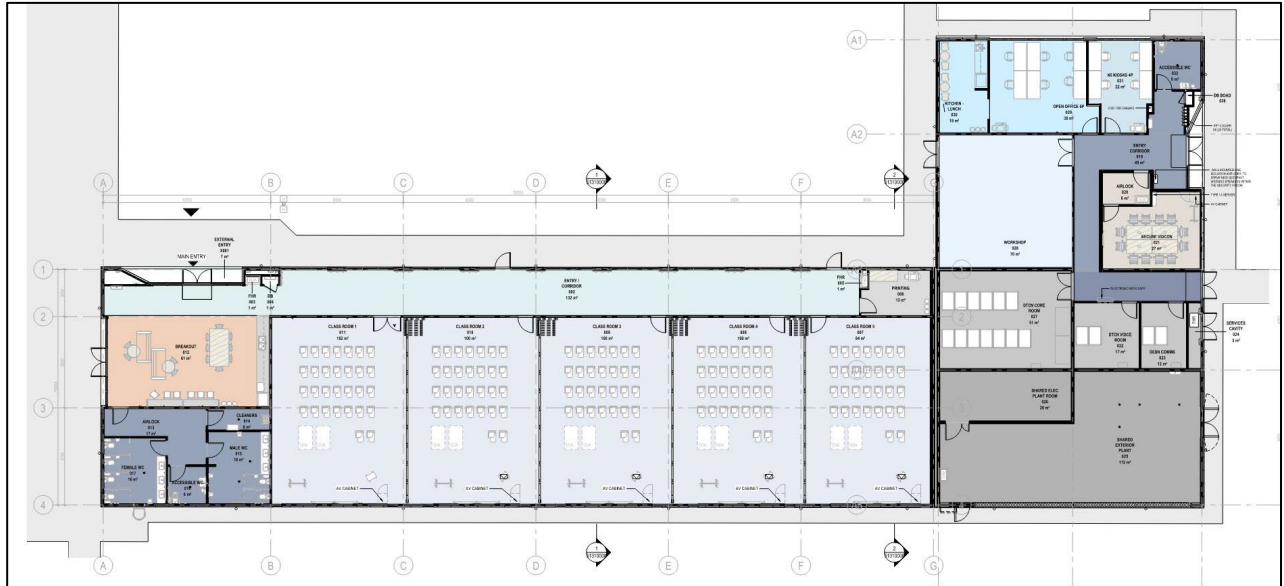


Albury Wodonga Military Area and RAAF Base Wagga

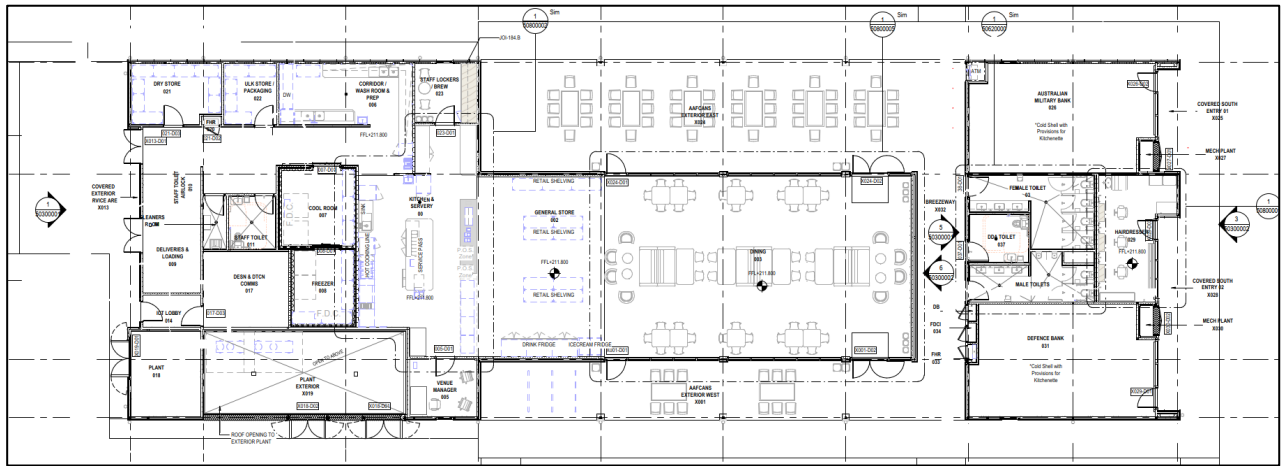


Albury Wodonga Military Area and RAAF Base Wagga

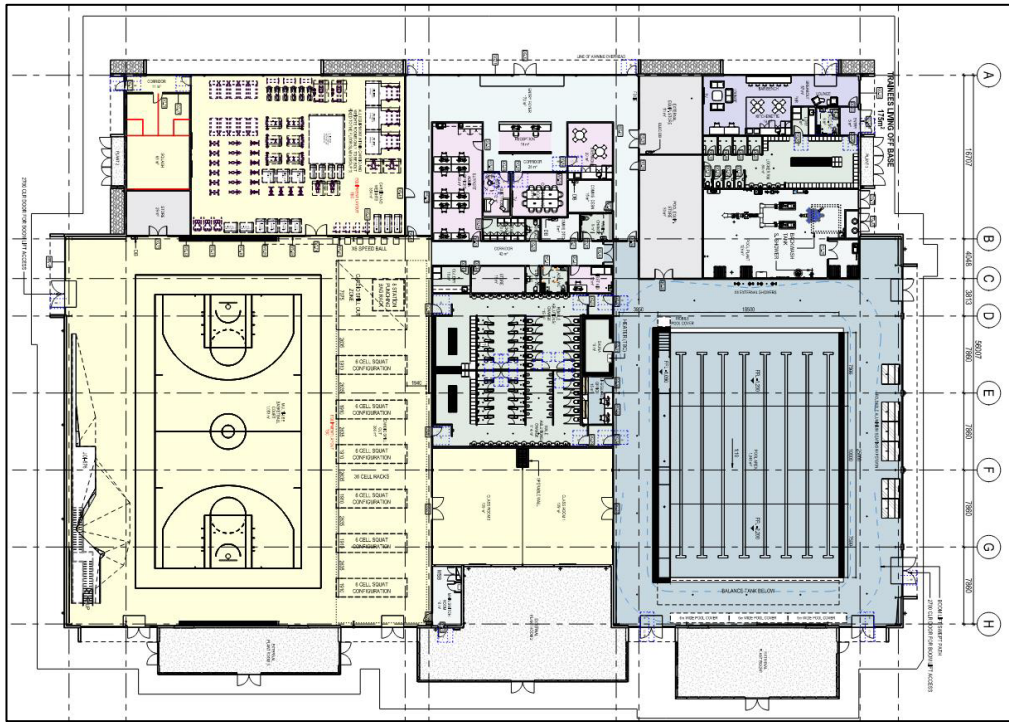
Floor Plans



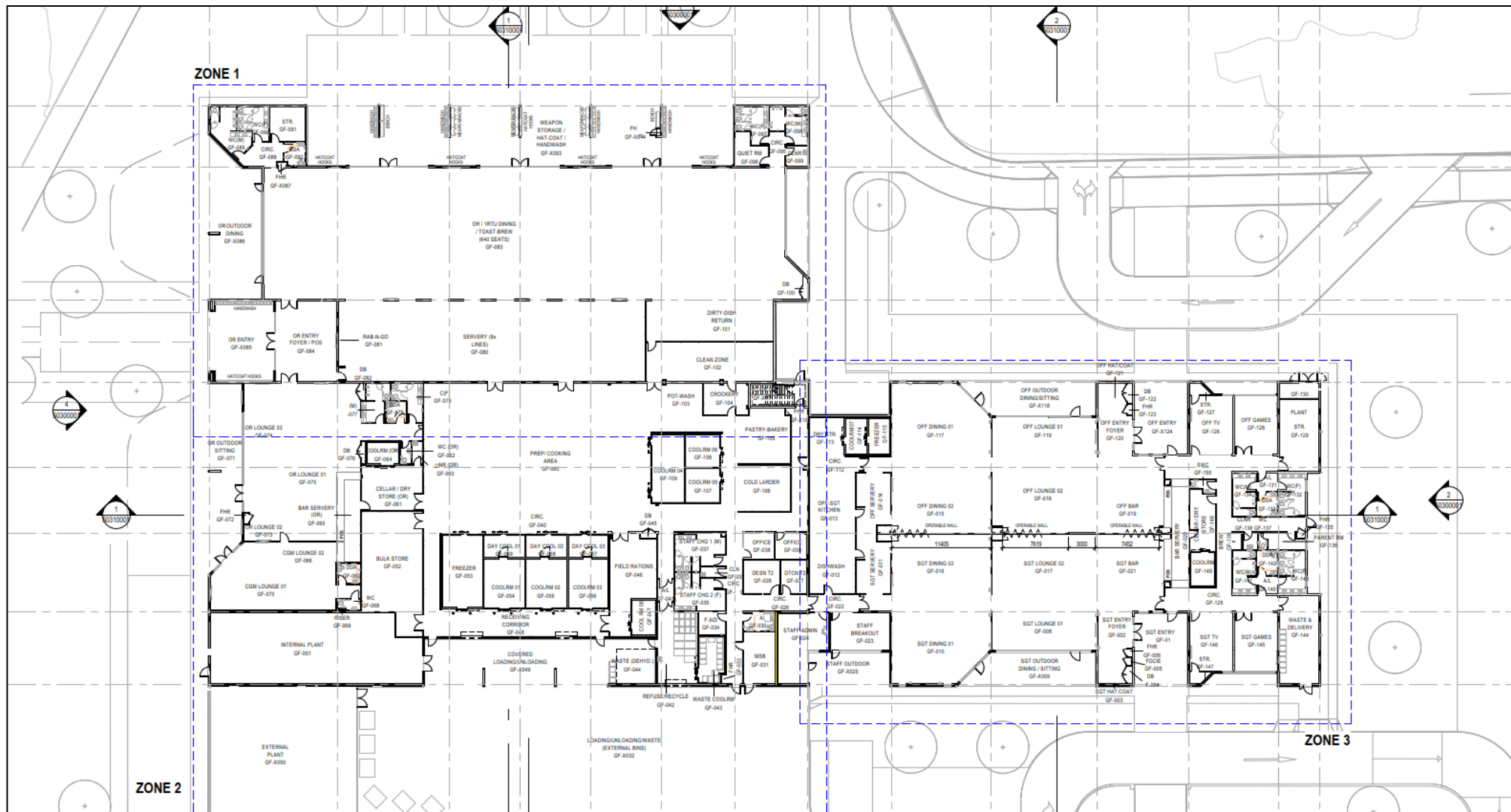
New Education Facility



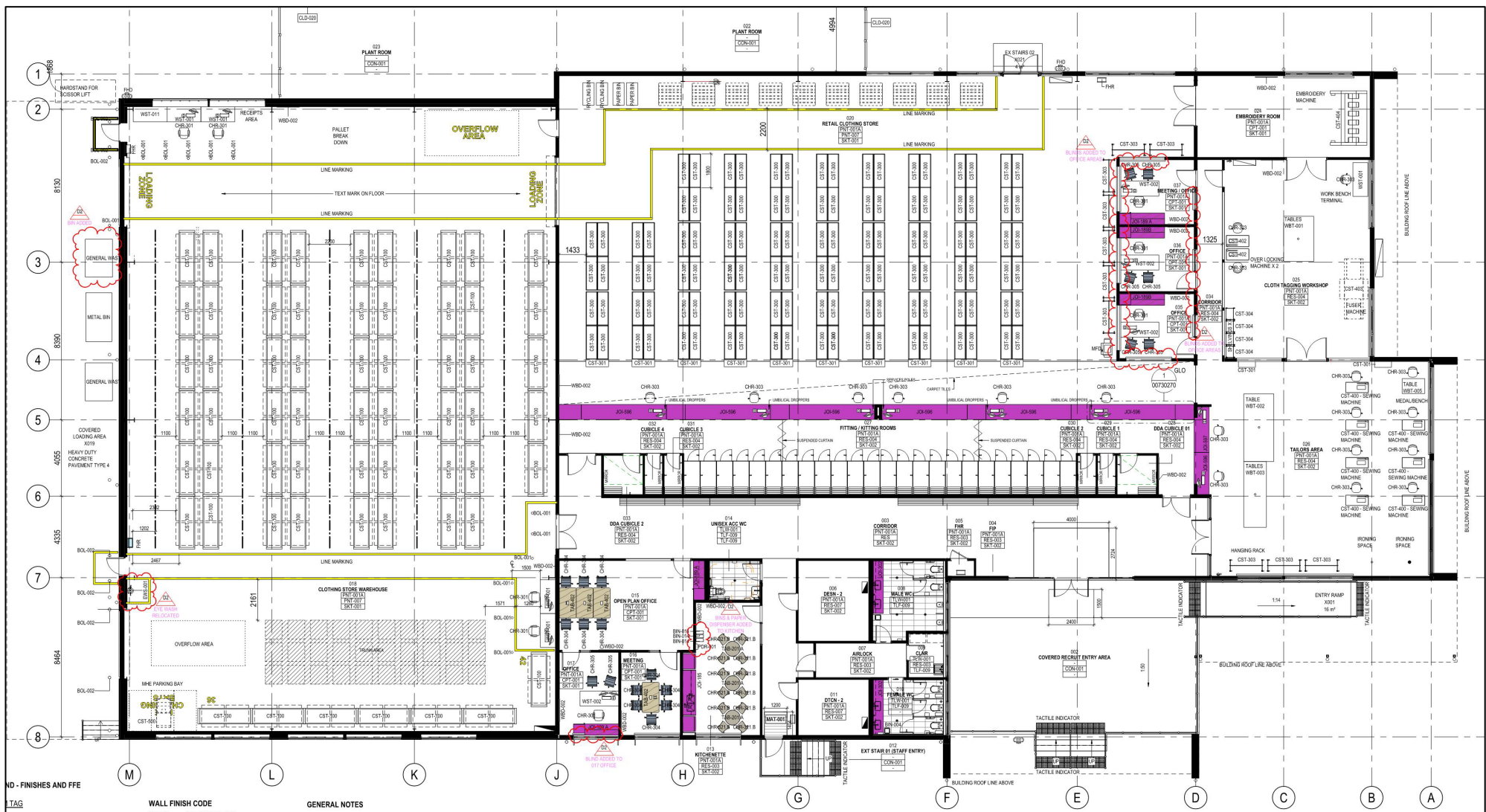
New Retail Facility



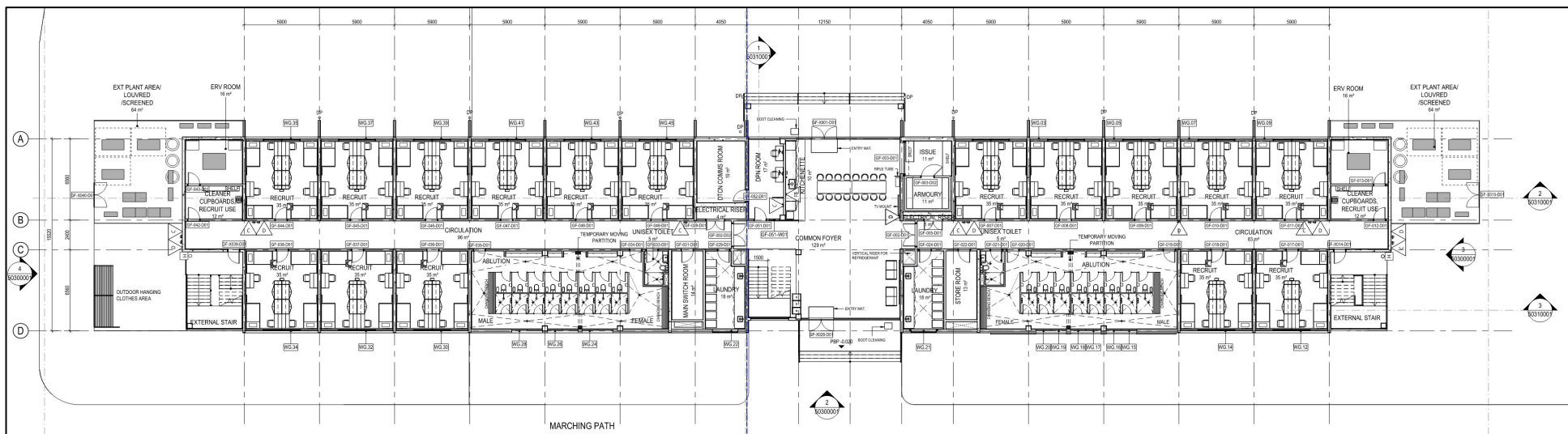
Sporting Complex (Gymnasium and Pool)



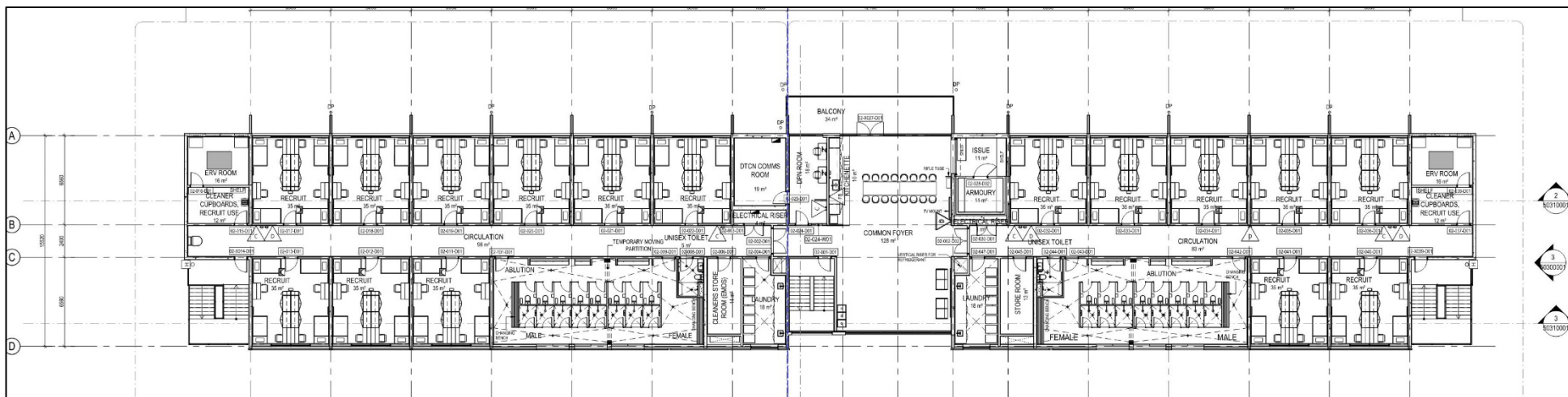
Combined Mess



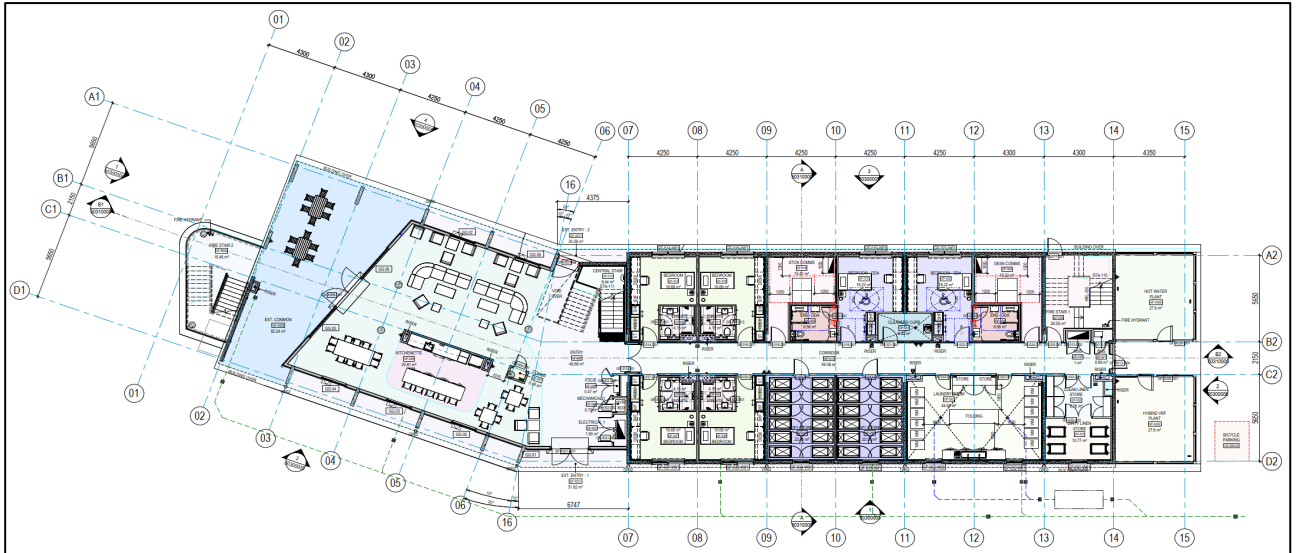
Clothing Store



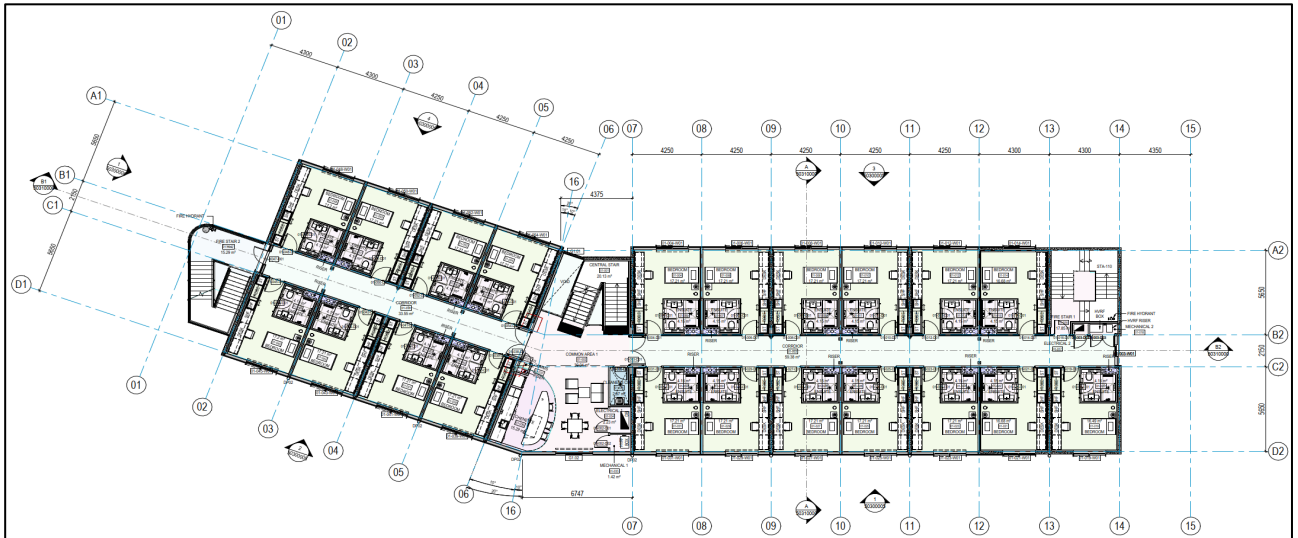
Recruit Living-In Accommodation – Ground Floor



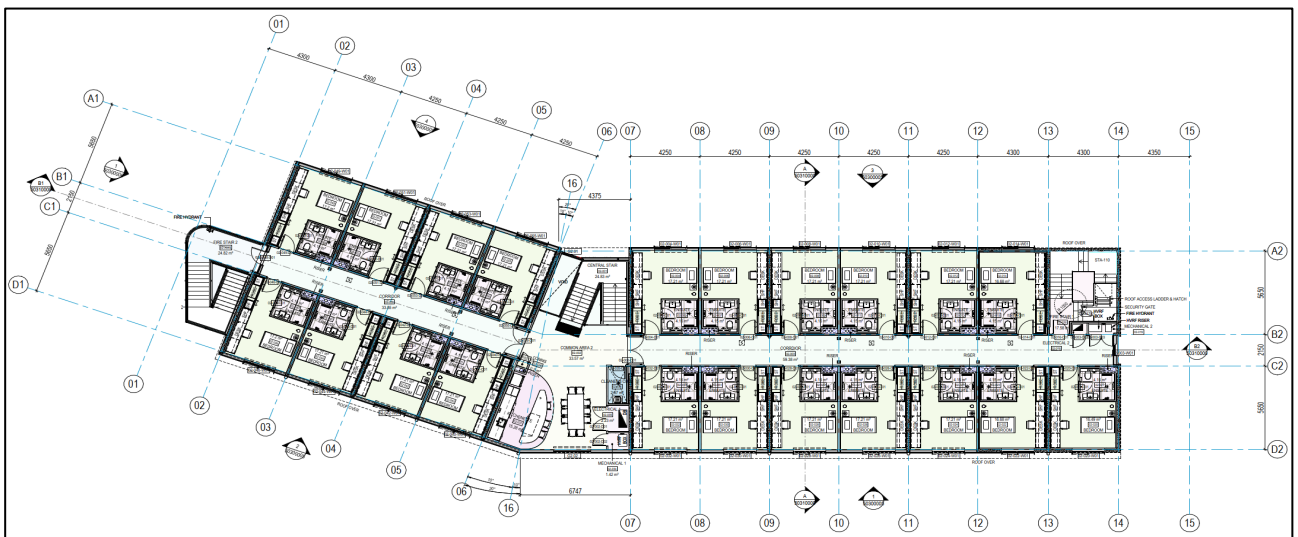
Recruit Living-In Accommodation – First/Second Floor



Training Level 1 Living-In Accommodation – Ground Floor Plan



Training Level 1 Living-In Accommodation – First Floor Plan



Training Level 1 Living-In Accommodation – Second Floor Plan