



Australian Government

Department of Defence

LAND 121 STAGE 5B FACILITIES PROJECT

Derwent Barracks (TAS)

Campbell Barracks (WA)

Lavarack Barracks (QLD)

Puckapunyal Military Area (VIC)

Robertson Barracks (NT)

Gallipoli Barracks (QLD)

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

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LAND 121 Stage 5B Facilities Project

1. The purpose of this Statement of Evidence is to provide information to the Australian public to comment on, and the Parliamentary Standing Committee on Public Works to inquire into, the works proposed under the LAND 121 Stage 5B Facilities Project (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 vehicles, modules and trailers being procured for the Australian Defence Force under the LAND 121 Vehicle Acquisition Program.

Location of the Project

3. The Project proposes to deliver works at:
- a. **Derwent Barracks (Tasmania)**, located approximately seven kilometres north of the City of Hobart.
 - b. **Campbell Barracks (Western Australia)**, located approximately nine kilometres west of the City of Perth.
 - c. **Lavarack Barracks (Queensland)**, located approximately ten kilometres south of the City of Townsville.
 - d. **Puckapunyal Military Area (Victoria)**, located approximately 100 kilometres north of the City of Melbourne.
 - e. **Robertson Barracks (Northern Territory)**, located approximately 15 kilometres east from the City of Darwin.
 - f. **Gallipoli Barracks (Queensland)**, located approximately seven kilometres north west from the City of Brisbane.

4. Attachment 1 illustrates the six proposed project locations.

Need for the Project

5. The purpose of the LAND 121 Vehicle Acquisition Program is to replace the Australian Army and Royal Australian Air Force ageing (in excess of 30 years old) vehicle fleet. The incoming fleet is capable of meeting the protection, network, mobility and lift capability requirements of the modern battlefield. To meet operational requirements; the new vehicles,

trailers and modules are larger in size and weight. The increased size and weight requires investment in base infrastructure to accommodate and support the new vehicle fleet.

6. The LAND 121 Vehicle Acquisition Program is being delivered under four phases spanning a 13 year period, and is delivering over 7,000 vehicles, over 5,500 trailers and over 5,000 modules. The new vehicles, trailers and modules will provide the Australian Army and Royal Australian Air Force with a highly capable light, medium and heavy vehicle fleet, consisting of protected and unprotected variants. The new vehicle fleet is capable of supporting combat operations, humanitarian assistance and disaster relief operations, and training to ensure the Australian Defence Force is prepared for both current and future operations.

7. The following vehicle capabilities will be delivered through the four phases of the LAND 121 Vehicle Acquisition Program:

- a. **Light/Lightweight Vehicle Capability.** The Mercedes Benz Australia Pacific G-Wagon, in four wheel drive and six wheel drive variants, and associated Haulmark Trailers Australia delivered under LAND 121 Phase 3A over the period 2011-2016. The new capability has replaced the outgoing Land Rover 110 vehicle.
- b. **Medium-Heavy Vehicle Capability.** The Rheinmetall MAN Military Vehicles and Haulmark Trailers Australia, providing a medium-heavy vehicle and semi-trailer fleet. This medium heavy fleet comprises vehicles, modules and trailers to provide a multi-role vehicle platform. A third of this medium vehicle fleet has armoured protection to support combat operations. This capability is being delivered through LAND 121 Phase 3B and Phase 5B over the period 2016-2025 to replace the outgoing Unimog, Mack, International S-Line vehicles and trailers.
- c. **Protected Mobility Vehicle – Light.** The Thales Hawkei vehicles delivered under LAND 121 Phase 4 over the period 2020-2023 to provide the Australian Army and Royal Australian Air Force a new lightweight armoured protected vehicle to support combat operations.

Proposed Facilities Solution

8. Existing facilities were generally designed to support the outgoing vehicles and trailers. Many of the existing facilities are not able to accommodate the new vehicle and trailer types as the incoming LAND 121 vehicle fleet is larger and heavier than the outgoing vehicles. The Project proposes to construct new facilities, and where practical, refurbish existing facilities and infrastructure to accommodate the new vehicle types and meet operating, training and maintenance needs at six locations.

Scope of Project Works

9. During the planning phase of the Project, Defence conducted comprehensive master planning, site investigations, stakeholder consultation, whole-of-life cost analysis and design development. These activities were undertaken to identify what capital facilities and infrastructure works were required to address the capability need. The needs at each of the proposed locations were assessed against risks and relative priority.

10. Defence has developed the following three options to support the new vehicles:

- a. **Option One (Do Nothing).** This option assessed the viability of not delivering any works and considered the impact of no investment in facilities to support the new capability. This option was discounted due to key unacceptable risks. The key unacceptable risks of this option include:
 - (1) **Maintenance needs not met.** New vehicles delivered through the LAND 121 Vehicle Acquisition Program require regular maintenance in order to maintain serviceability. Many existing facilities are unable to accommodate the new vehicle types and as result will not be able to facilitate maintenance of the vehicles to a serviceable condition leading to their withdrawal from active service.
 - (2) **Training needs not met.** Simulation, along with traditional live training, forms the core of Defence's training capability. Defence has traditionally used simulation as part of a broader training approach to prepare and develop its personnel and capabilities. The importance of simulation as an enabler to Defence's capability acquisition and training system has grown exponentially over time. Existing facilities are unable to accommodate the LAND 121 Vehicle Acquisition Program simulation training requirements and will result in reduced key training capability.
- b. **Option Two (Full Scope).** This option assessed the viability of delivering all scope items. User needs were developed to create an optimal solution to meet all functional requirements. This option was assessed as unaffordable and was therefore discounted.
- c. **Option Three (Priority Scope Elements).** This option assessed a reduced scope solution where lower priority scope elements were removed. This was achieved through a value management process that considered scope priorities, impact on capability and stakeholder input. Vehicle hardstand and shelters at RAAF Base

Williamstown and Porton Barracks and vehicle shelters at Gallipoli Barracks were assessed as a lower priority and their removal from scope a lower impact to capability.

11. **Preferred Option.** Option Three 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. It delivers essential facilities to support the LAND 121 Vehicle Acquisition Program. Option Three also allows flexibility to re-invest savings into the Project, delivering an improved capability outcome. A detailed description of the works proposed under Option Three is provided below.

Project Element 1 – Derwent Barracks (Tasmania)

12. The proposed works at Derwent Barracks are as follows:

- a. workshop bays, including one 15 tonne gantry crane, vehicle maintenance bays and a general engineering / welding bay;
- b. working accommodation, meeting room, lunch room and ablutions;
- c. general storage areas to meet the vehicle requirements for repair parts, tools, petroleum, oil and lubricants and hazardous materials;
- d. external fire tank and fire pump shelter; and
- e. hardstand, associated civil and infrastructure services.

13. The proposed works at Derwent Barracks are shown in Attachment 2.

Project Element 2 – Campbell Barracks (Western Australia)

14. The proposed works at Campbell Barracks are as follows:

- a. workshop bays, including a ten tonne gantry crane, vehicle maintenance bays and a general engineering / welding bay;
- b. working accommodation, including training, meeting rooms and lunch rooms;
- c. general storage areas to meet the vehicle requirements for repair parts, tools, petroleum, oil and lubricants and hazardous materials;
- d. ablutions, change facilities and a laundry;
- e. hardstand, vehicle shelters, fencing, gates, associated civil services and infrastructure services; and
- f. demolition of existing facilities.

15. The proposed works at Campbell Barracks are shown in Attachment 3.

Project Element 3 – Lavarack Barracks (Queensland)

16. The proposed works at Lavarack Barracks comprises a dedicated space within the Armoured Vehicle Simulation Site. This facility is intended to be delivered through the Armoured Fighting Vehicles Facilities Program – Stage 1 Project. The facility supports the LAND 121 capability requirement for simulated training. The proposed works are:

- a. protected mobility tactical trainer rooms for simulated driver and crew training;
- b. desktop tactical trainer rooms containing desktop stations for simulated driver training;
- c. syndicate rooms to allow for tactical planning;
- d. classrooms for group training; and
- e. ablutions, kitchenette facilities and breakout areas.

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

Project Element 4 – Puckapunyal Military Area (Victoria)

18. The proposed works at Puckapunyal Military Area comprises a dedicated space within the Armoured Vehicle Simulation Site. This facility is intended to be delivered through the Armoured Fighting Vehicles Facilities Program – Stage 1 Project. The facility supports the LAND 121 capability requirement for simulated training. The proposed works are:

- a. protected mobility tactical trainer rooms for simulated driver and crew training;
- b. desktop tactical trainer rooms containing desktop stations for simulated driver training;
- c. after action review rooms for debriefing and further learning;
- d. syndicate rooms to allow for tactical planning;
- e. classrooms for general teaching and learning areas; and
- f. ablutions, kitchenette facilities and breakout areas.

19. The proposed works at Puckapunyal Military Area are shown in Attachment 5.

Project Element 5 – Robertson Barracks (Northern Territory)

20. The proposed works at Robertson Barracks comprises refurbishing a section of the existing Tactical Simulation Centre to support the LAND 121 requirement for simulated training. The proposed works are:

- a. combined protected mobility tactical trainer and after action review room for simulated driver, crew training and to allow for debriefing and further learning; and
- b. desktop tactical trainer room containing desktop stations for simulated driver training.

21. The proposed works at Robertson Barracks are shown in Attachment 6.

Project Element 6 – Gallipoli Barracks (Queensland)

22. The proposed works at Gallipoli Barracks comprises workshops for vehicle maintenance, warehousing and vehicle compounds to store the LAND 121 vehicles, modules and trailers. The proposed works at Gallipoli Barracks will address facility shortfalls at the 1st Signals Regiment and the 2nd General Health Battalion.

23. **1st Signals Regiment.** The proposed works are:

- a. workshop bays, including a ten tonne gantry crane, vehicle maintenance bays, general engineering/welding bay and an electrical bay;
- b. working accommodation, including meeting rooms, lunch rooms and ablutions;
- c. construction of a new quartermasters store;
- d. general storage areas to meet the vehicle requirements for repair parts, tools, petroleum, oil and lubricants and hazardous materials;
- e. hardstand, fencing, gates, associated civil services and infrastructure services;
- f. fire tank shelter; and
- g. demolition of existing facilities.

24. **2nd General Health Battalion.** The proposed works are:

- a. workshop bays, including a ten tonne gantry crane, vehicle maintenance bays, general engineering/welding bay and an electrical bay;
- b. construction of a new quartermasters store;
- c. general storage areas to meet the vehicle requirements for repair parts, tools, petroleum, oil and lubricants and hazardous materials;
- d. working accommodation, meeting rooms, lunch rooms, ablutions and a laundry;

- e. pharmacy and a pathology laboratory to replace displaced facilities;
- f. hardstand, fencing, gates, associated civil services and infrastructure services;
- g. gas storage shelter and fire tank shelter; and
- h. demolition of existing facilities.

25. The proposed works at Gallipoli Barracks are shown in Attachment 7.

Planning and Design Concepts

26. The general philosophy for the design of the proposed works is based on the following considerations:

- a. providing cost-effective, functional, low maintenance, energy efficient design options compatible with proposed functions and existing aesthetics;
- b. adopting conventional construction techniques such as uniform workshop and hardstand design to be consistent with the earlier LAND 121 Stage 2A Unit Sustainment Facilities Project;
- c. using materials available in the construction industry, consistent with existing facilities;
- d. retaining existing infrastructure (including roads and trunk services) and vegetation where possible;
- e. planning large compounds to suit existing topography;
- f. separating heavy vehicle traffic from general base traffic where possible;
- g. consolidating major units and respective unit lines where possible;
- h. separating non-unit related vehicle movements from unit related traffic;
- i. providing a buffer to separate adjacent residential areas from noise and night-time activities generated by the base;
- j. reinforcing positive features of the existing character of each base to provide a framework for future development;
- k. maximising the use of multi-storey structures to minimise lateral growth of buildings;

- l. designing all facilities to provide appropriate solar orientation, and maximising prevailing breezes;
- m. planning for unit precincts and compounds, allowing for future expansion and development;
- n. enabling pedestrians friendly access, separated from vehicle movement;
- o. applying appropriate durability measures to reduce ongoing maintenance; and
- p. providing flexible services and infrastructure to accommodate an appropriate level of growth.

Relevant Legislation, Codes and Standards

27. 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 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 Manual for Infrastructure Engineering Electrical;
 - j. Defence Smart Infrastructure Manual;
 - k. Defence Estate Quality Management System;
 - l. Defence Security Principles Framework;
 - m. Defence Manual of Fire Protection Engineering; and
 - n. Defence Manual on Pollution Prevention Management;
28. 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

29. Site Selection Board assessments have been completed for each proposed new building. These were completed to ensure the proposed developments are consistent with the approved Zone Plans for each of the Defence bases or establishments, and the Defence Estate Principles of Development. Site Selection Board activities assessed the suitability of sites against proposed functions, locations of related functions, access to services and infrastructure, and vehicle and pedestrian movement to and from all sites. Heritage and environmental management factors were considered during these assessments and are discussed below under “Environmental Sustainability”.

Structure

30. The proposed new buildings will be steel-framed structures with concrete floor slabs and metal deck roofs. External load bearing masonry and precast panel walls will be used where needed. Where practicable, internal walls will be non-load bearing frames lined with plasterboard to provide maximum flexibility for future layout.

Civil Design

31. 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

32. Mechanical services have been designed according to the function and need of each building. Proposed services will meet specific user needs, relevant ventilation, thermal comfort and air quality requirements and the mandatory requirements of the Building Code of Australia and specific local authority requirements.

Hydraulic Services

33. Hydraulic Services will comply with AS3500: National Plumbing and Drainage Code of Australia, National Construction Code - Building Code of Australia 2019, and relevant regulatory authorities’ standards as prescribed by the relevant water authorities in Hobart, Perth, Darwin, Brisbane and Townsville. 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.

Electrical Services

34. The proposed facilities will be connected to existing electrical networks. Investigations confirmed there is adequate capacity within each network to supply the facilities being proposed under the Project. The scope of the proposed electrical services comprises site infrastructure and in-building services. The electrical (power and lighting) systems shall conform to the requirements of all applicable legislation, codes of practice and guidance publications relevant to respective states, as well as Defence Standards and Guidelines, specifically the Manual of Infrastructure Engineering – Electrical.

Fire Protection

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

Security Measures

36. The facilities will meet appropriate security classifications in accordance with the Defence Security Principles Framework. Advice from Defence security authorities has been incorporated into the design solutions for the proposed facilities where appropriate. Security Risk Assessments have also informed the proposed designs.

Acoustics

37. New facilities will be required to 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 function. Where required, additional acoustic design measures will be undertaken to comply with Defence security requirements.

38. Internal partitions to office areas will be either fixed or demountable, and painted to specific requirements. Partitions will be installed to provide acoustic separation suitable for the room functions to the minimum standard specified within the acoustic section (discussed further below). Selected areas will be provided with high quality sound isolation appropriate to the nature of the area. This may include sound proofing of partitions and doors.

Work Health and Safety

39. The facilities being proposed under the Project will comply with Department of 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. In accordance with *Section 35(4) of the Building and Construction Industry Improvement Act 2005 (Cth)*, contractors will 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.

40. Safety aspects of the Project were assessed during the design phase, and were documented in the Safety in Design Report completed by the Managing Contractor. No special or unusual public safety risks were identified during the process. The successful construction contractor will be required to submit a Workplace Health and Safety Plan for the construction phase prior to the start of any construction activities. The plan will include the requirement to appropriately secure all construction sites to prevent public access, and any access by unauthorized Defence personnel during delivery.

Materials and Furnishings

41. External walls for new and extended buildings will consist of profiled metal cladding. Consideration will be given to provide relief in the detailing of external walls to avoid long flat facades. All new buildings will have a mono-pitched roof with overhangs appropriate to purpose and location. Roof frames will generally be steel with Zinalume or Colorbond cladding.

Landscaping

42. The proposed landscape will complement and enhance the existing character of each site. Design will introduce predominately indigenous vegetation (native and endemic) to minimise water use and to ensure landscapes are durable, sustainable and low maintenance. Precautions will be taken to avoid compromising environmental sensitivities by adopting landscaping practices compatible with local environmental conditions.

Childcare Provisions

43. As there is minimal increase in personnel number on base, there is no requirement to provide additional childcare facilities under the Project.

Provisions for People with Disabilities

44. 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

45. The Commonwealth is committed to ecologically sustainable development and reducing greenhouse gas emissions. Ecologically sustainable development targets and requirements shall comply with the Defence Building Performance Manual. Development targets and measures for the Project have been balanced with other requirements for Defence buildings, such as functional and security requirements and Work Health and Safety. Defence Ecologically Sustainable Development Policies were applied during the design and development phase to adopt ecological sustainability as a key objective. Sustainable design and construction techniques were applied, and the use of building management systems are incorporated into facility designs to reduce energy consumption by:

- a. **Energy Targets.** Energy targets will comply with measures as required under the National Australian Built Environment Rating System, Defence Smart Infrastructure Manual: Design and Construction and Defence Building Energy Performance Manual.
- b. **Measures to Reduce Energy and Water Use.** Measures will comply with Defence Building Energy Performance Manual and Engineers Australia Australian Runoff Quality – A guide to Water Sensitive Design.
- c. **Indoor Environment to Maximise Occupant Comfort.** This will be achieved by adopting a number of strategies, including provision of daylight to occupied spaces; shading for privacy and glare control; building orientation; and thermal insulation in non-conditioned spaces.

- d. **Re-Use of Existing Structures.** Opportunities for re-use of existing facilities was carefully considered based on the availability and dilapidation of existing facilities, together with functional and special adequacy. Maintenance capacity and demand were also considered alongside base master planning. Re-use of existing structures will occur for simulation facilities at Robertson Barracks, while existing vehicle shelters at Derwent Barracks are deemed suitable, avoiding the need to build new shelters.
- e. **Demolition and Disposal of Existing Structures.** Construction and demolition waste will be managed through the implementation of a site-specific Construction Environmental Management Plan. This includes a target for reuse or recycling of a minimum of 90% of construction and demolition waste.
- 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 & Energy Security Program, Directorate of Environmental Resource Management & Sustainability.

Potential Impacts

46. Defence has conducted assessments to identify potential environmental and local community impacts as a result of the Project, and to propose suitable mitigation measures. These include:

- a. **Visual Impacts.** No visual impacts have been identified as a result of the Project.
- b. **Noise Impacts.** No noise impacts have been identified as a result of 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. Defence has determined that the Project will not have a significant impact on existing environmental and heritage values, and is not required to be referred to the Minister of Environment and Energy under the *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)*.

- d. **Indigenous Impacts.** Assessment of disturbance or impact on Indigenous heritage was undertaken during the Site Selection process. No sites were identified as having any impact to indigenous heritage.
- e. **Heritage Impacts.** The Heritage Impact Assessment undertaken confirmed that no buildings listed on the Commonwealth Heritage List will be affected by the proposed works. The assessment determined that one building has moderate level of historic heritage value, but concluded that it does not meet the threshold for inclusion on the Commonwealth Heritage List.
- f. **Traffic, Transportation and Road Impacts.** Computer modelling provided an understanding of how the LAND 121 vehicles would use the existing roadways and what potential spatial impact it would generate based on vehicular turning movements. The Project is only upgrading roadways within the existing unit precincts including entry and exits. No road upgrades will be undertaken from the base entry to the unit precinct.
- g. There will be an increase in contractor personnel accessing and working at each site during the construction activities. The mandated development of Traffic Management Plans by the Contractor, together with ongoing and regular coordination of all construction activities with local Defence authorities at each establishment, will mitigate the effects on the internal and external road networks.
- h. **Existing Local Facilities.** The assessments conducted did not identify any impacts on existing local facilities.

Related Projects

- 47. LAND 121 Stage 2A Unit Sustainment Facilities Project, approved by Parliament on 25 February 2016.
- 48. The Armoured Fighting Vehicles Facilities Program – Stage 1 is funded by the LAND 400 Phase 2 Combat Reconnaissance Vehicle Capability Project. The Armoured Fighting Vehicles Facilities Program – Stage 1 will be seeking Parliamentary approval at the same time as the Project.

Consultation with Key Stakeholders

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

50. Defence has engaged with a variety of stakeholders during project development to date, and further consultation will be conducted to support the Parliamentary Standing Committee on Public Works' inquiry into the Project. These include:

- a. Local Business Chambers;
- b. Federal Members:
 - (1) Mr Andrew Wilkie, Federal Member for Clark
 - (2) Ms Celia Hammond, Federal Member for Curtin
 - (3) Mr Philip Thompson MP, Federal Member for Herbert
 - (4) Mr Damian Drum MP, Federal Member for Murray
 - (5) Mr Luke Gosling, Federal Member for Solomon
 - (6) Mr Julian Simmonds, Federal Member for Ryan
- c. State Members:
 - (1) Ms Elise Archer, State Member for Clark
 - (2) Dr David John Honey, State Member for Cottlesloe
 - (3) Mr Scott Stewart MP, State Member for Townsville
 - (4) Ms Stephanie Ryan MP, State Member for Euroa
 - (5) Mr Gerry Wood, State Member for Nelson
 - (6) Mr Mark Furner, State Member for Ferny Grove
- d. Relevant Federal, State and Local Departments/Councils:
 - (1) Hobart City Council
 - (2) City of Nedlands
 - (3) Townsville City Council
 - (4) City of Mitchell
 - (5) Litchfield Council
 - (6) Brisbane City Council
- e. Community Groups:
 - (1) The Muwinina People (Hobart, Tasmania)
 - (2) The Nyoongar People (Perth, Western Australia)
 - (3) The Gurambilbarra Wulgurukaba People (Townsville, Queensland)
 - (4) The Jagera People (Brisbane, Queensland)
 - (5) The Taungurung People (Puckapunyal, Victoria)

Cost Effectiveness and Public Value

Project Costs

51. The estimated total capital out-turned cost of the Project is \$183.3 million (excluding Goods and Services Tax). This includes management and design fees, construction costs, information and communications technology, furniture, fittings, equipment, contingencies and a provision for escalation.

52. An increase in net 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

53. Subject to Parliamentary approval, a Project Manager Contract Administrator will be appointed to manage the Project's delivery phase and a combination of Managing Contractor and Head Contractor forms of contract are planned to deliver the works.

54. The Managing Contractor form of delivery provides the Commonwealth with buildability input into the design and ensures commonality across the various sites. This form of contract is more suitable for larger design projects and is chosen early in the design phase with the Managing Contractor responsible for design development. This form of contract promotes opportunities for small to medium enterprises by sub-contracting design and construction works packages. The Project proposes a Managing Contractor delivery approach for work elements at Derwent Barracks (Tasmania), Campbell Barracks (Western Australia), Robertson Barracks (Northern Territory) and Gallipoli Barracks (Queensland).

55. A Head Contractor form of delivery is generally an appropriate method for dealing with smaller less complicated sites and allows more opportunity for smaller construction contractors to bid on the construction works packages. For the Project, the distance between the sites suggests there would be no efficiencies by appointing a single Head Contractor across two or more sites. The Project through the related project, The Armoured Fighting Vehicles Facilities Program – Stage 1 Project, will appoint up to two Head Contractors to procure local trade contractors and manage the construction activities. The Project proposes a Head Contractor delivery approach for work elements at Puckapunyal Military Area (Victoria) and Lavarack Barracks (Queensland).

Construction Program

56. Subject to Parliamentary approval, construction is expected to commence in mid-2021, and be completed at all sites by mid-2024.

Public Value

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

- a. **Meeting capability needs.** The proposed works will meet important Defence capability needs for the Australian Army and Royal Australian Air Force by providing vehicle shelter, vehicle maintenance and enabling simulation training to be conducted in facilities compatible with the incoming capability.
- b. **Employment opportunities.** The Project is expected to provide opportunities to a diverse range of skilled consultants, contractors and construction workers. It may also include opportunities for up-skilling and job training, and employability on future Defence projects.
- c. **Economic impacts.** The Project is expected to have a positive economic impact through the procurement of local trades and service providers.
- d. **Local industry and Indigenous business involvement opportunities.** Defence and the Managing Contractor and Head Contractors actively promote opportunities for small to medium local enterprises through construction trade packages. There may 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

58. Additional project elements have been identified and approved by Government for delivery, but are currently unable to be delivered within the Project's available budget.

59. Should any savings become available within the approved budget, achieved through competitive tendering and/or retired risk provision, it will be re-invested to deliver additional project elements listed below in priority order:

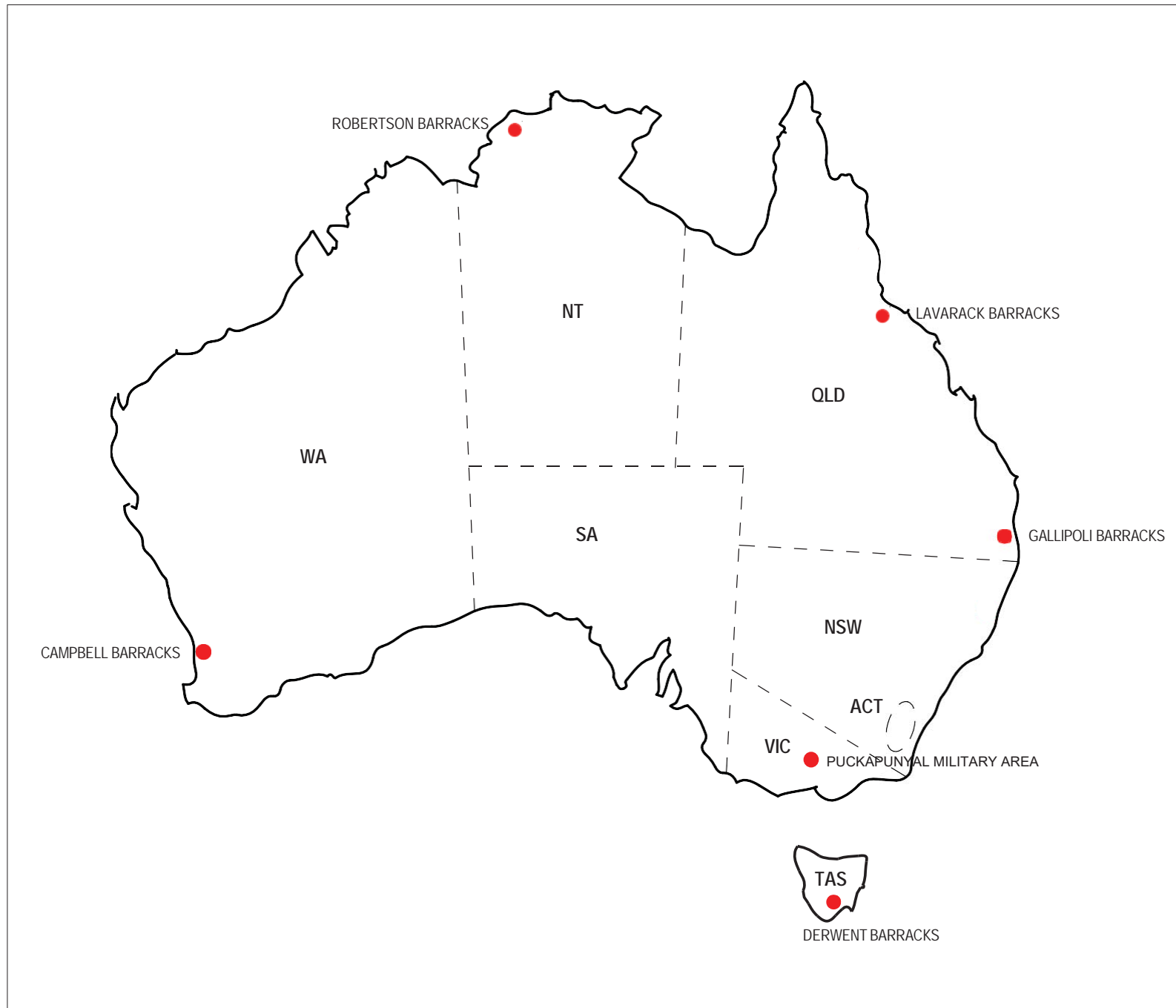
- a. Vehicle Shelters within the 1st Signals Regiment compound at Gallipoli Barracks (Queensland).
- b. Vehicle Shelters within the 2nd General Health Battalion compound at Gallipoli Barracks (Queensland).
- c. Vehicle Shelters and Hardstand compound at Porton Barracks (Queensland).

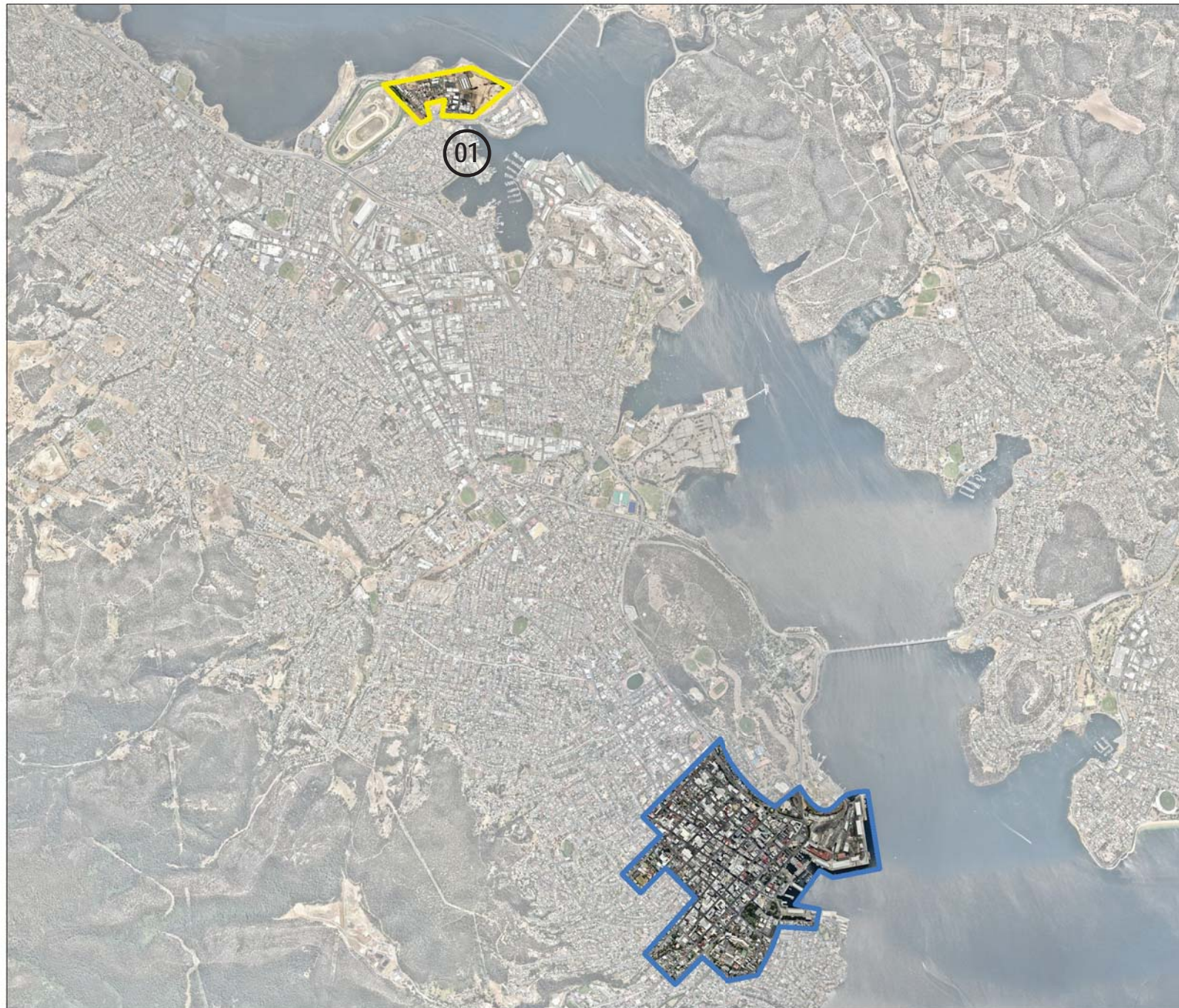
Revenue

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



Attachments:

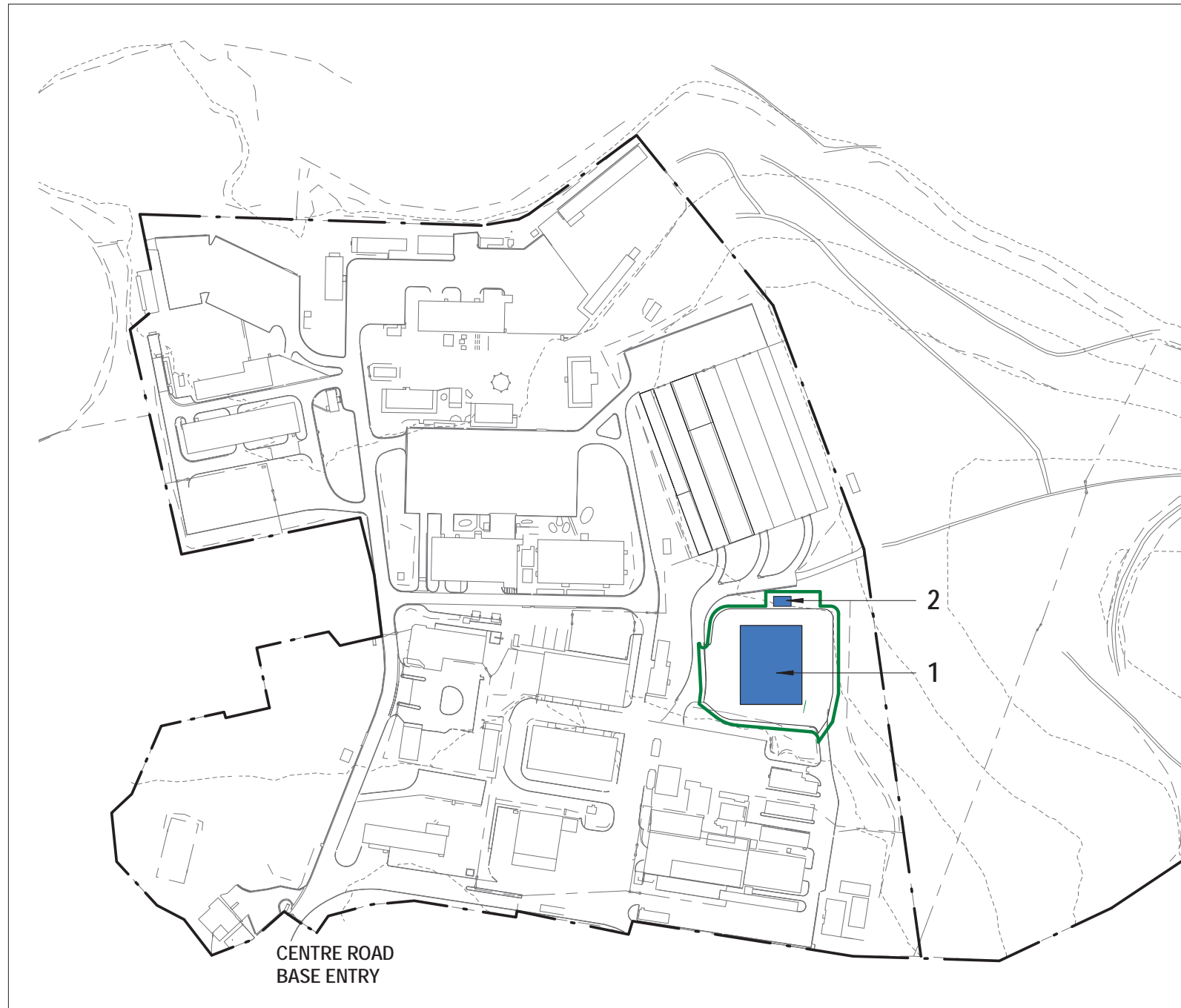
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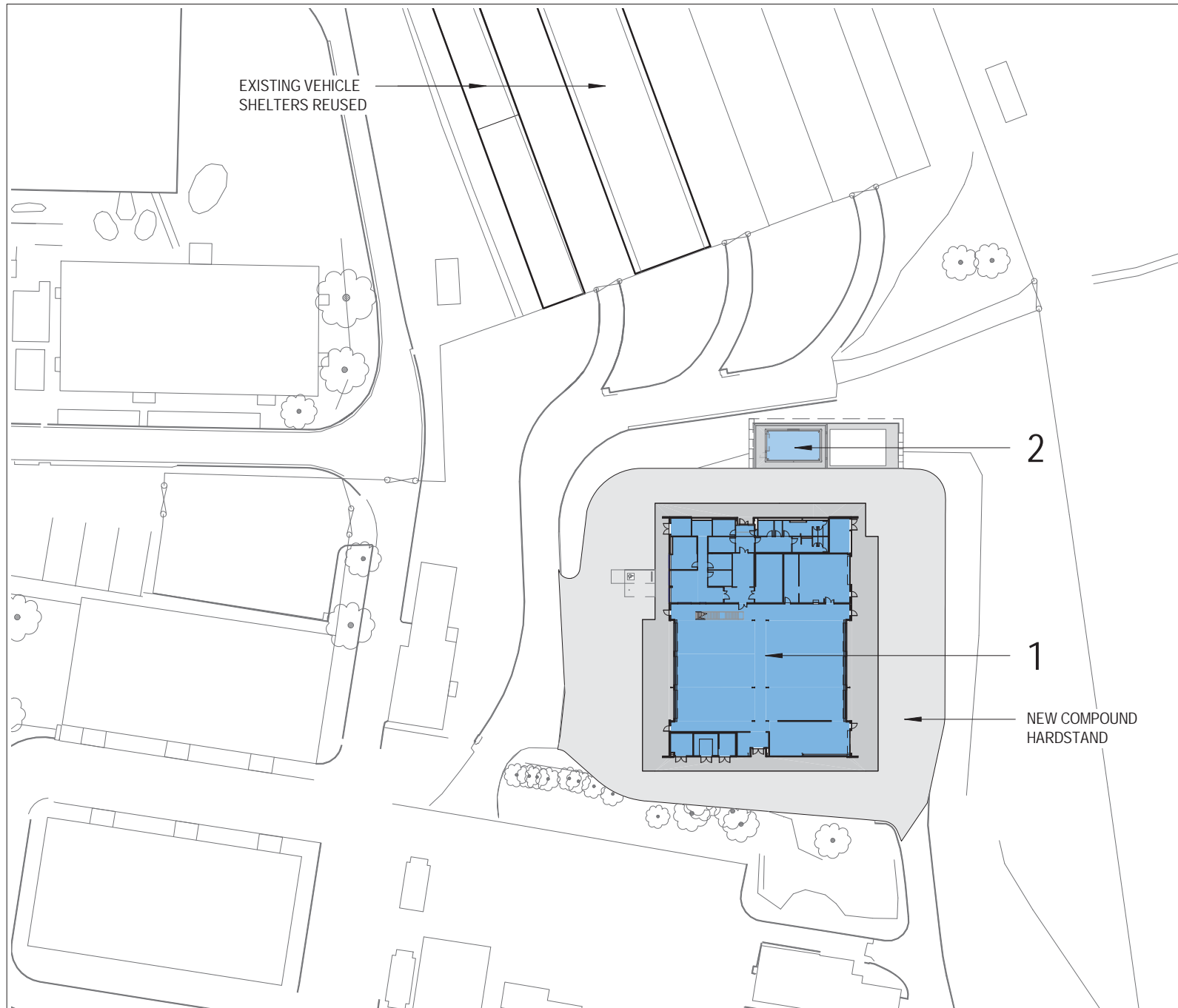
REGIONAL PLAN LEGEND

-  DERWENT BARRACKS, HOBART
-  HOBART CBD
- 01 JOINT LOGISTICS UNIT VICTORIA



BASE SITE PLAN LEGEND

-  JOINT LOGISTICS UNIT VICTORIA
- NEW BUILDINGS/ INFRASTRUCTURE
 - 1 WORKSHOP
 - 2 FIRE TANK SHELTER

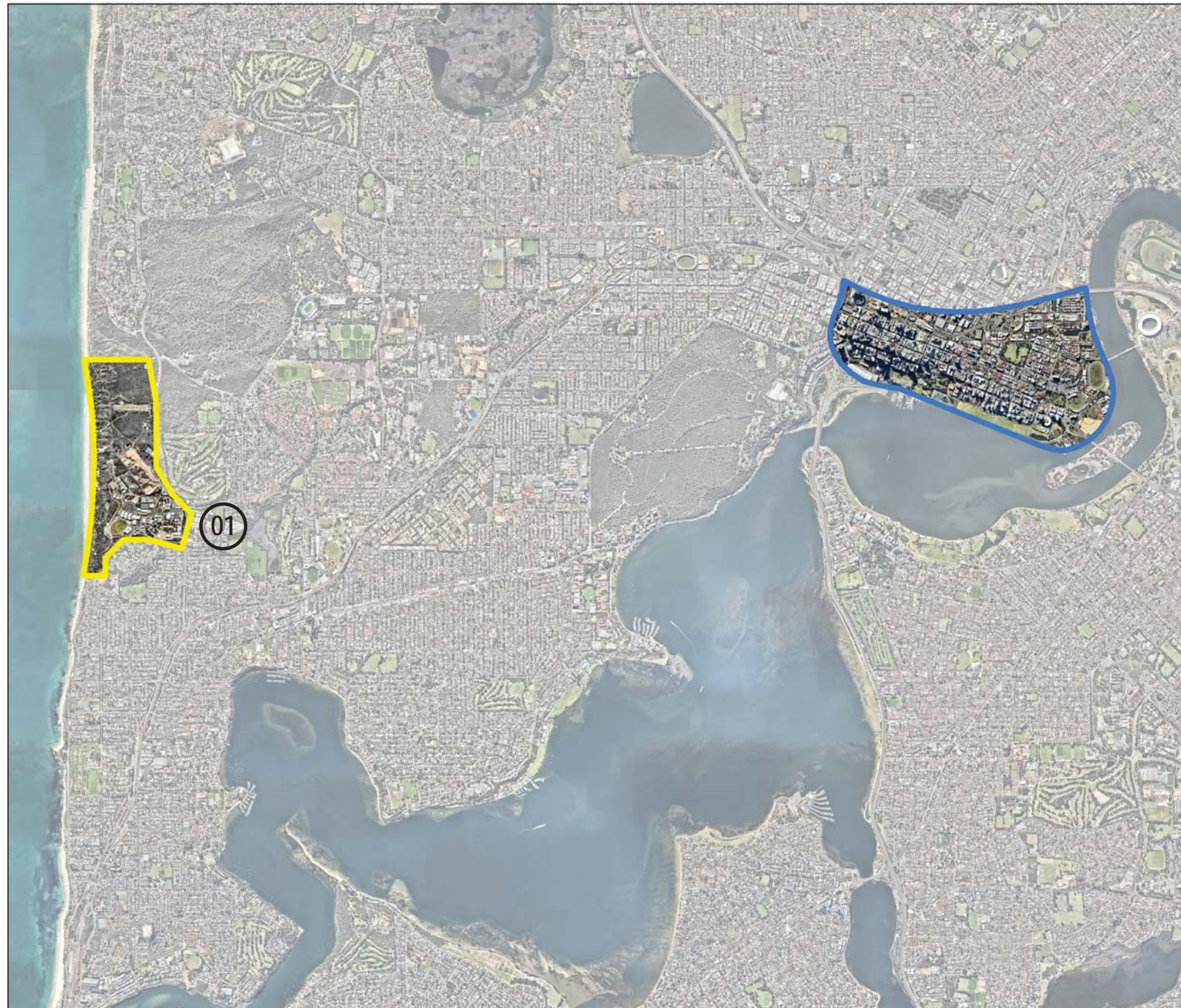






COLOUR LEGEND

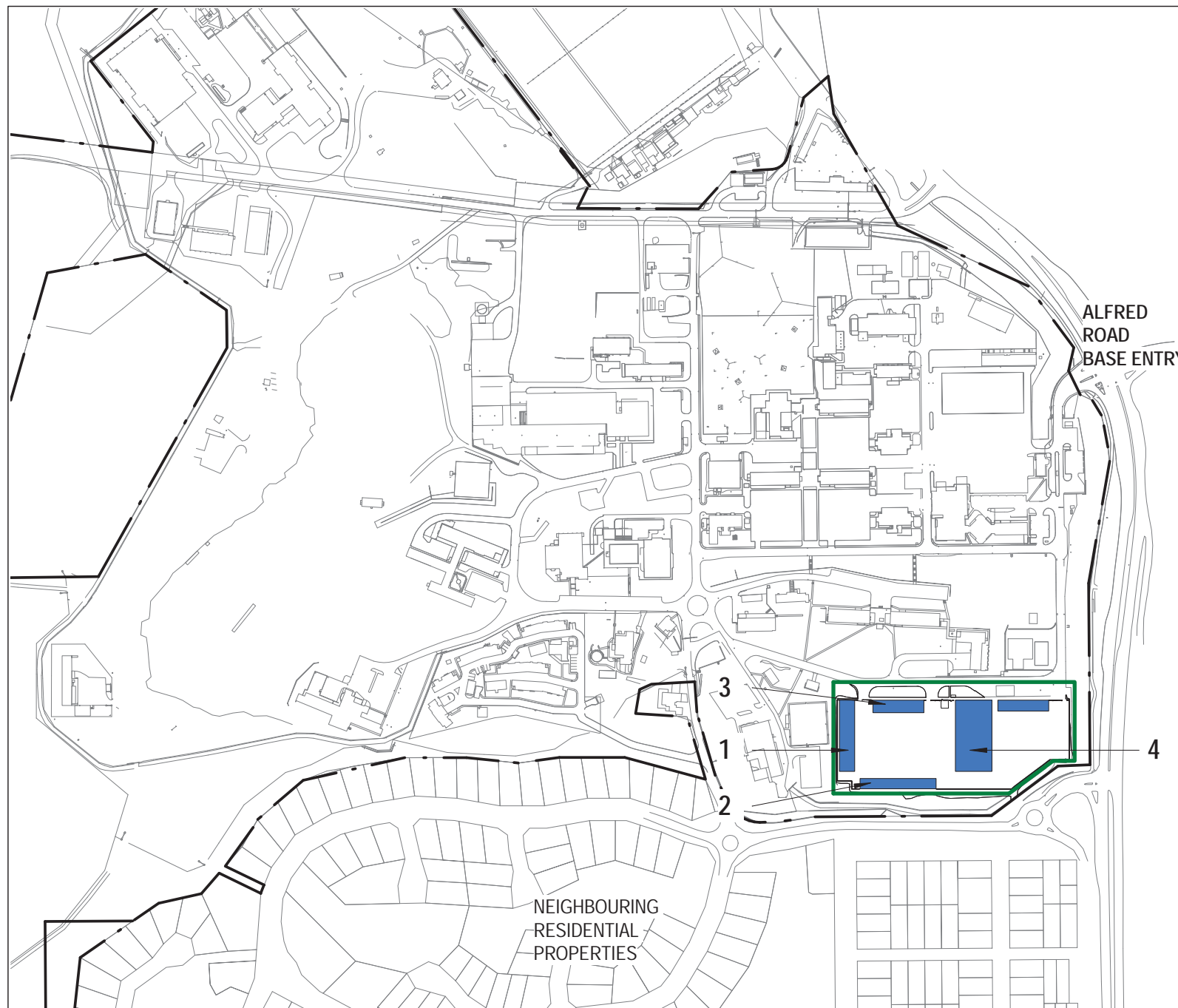
- BUILDING SERVICES
- COMMON AREAS
- CONFERENCE / BRIEFING
- OFFICES
- WORKSHOP
- WET AREAS
- UNDER COVERED AREA





REGIONAL PLAN LEGEND

-  CAMPBELL BARRACKS, SWANBOURNE
-  PERTH CBD
- 01 SPECIAL AIR SERVICES REGIMENT

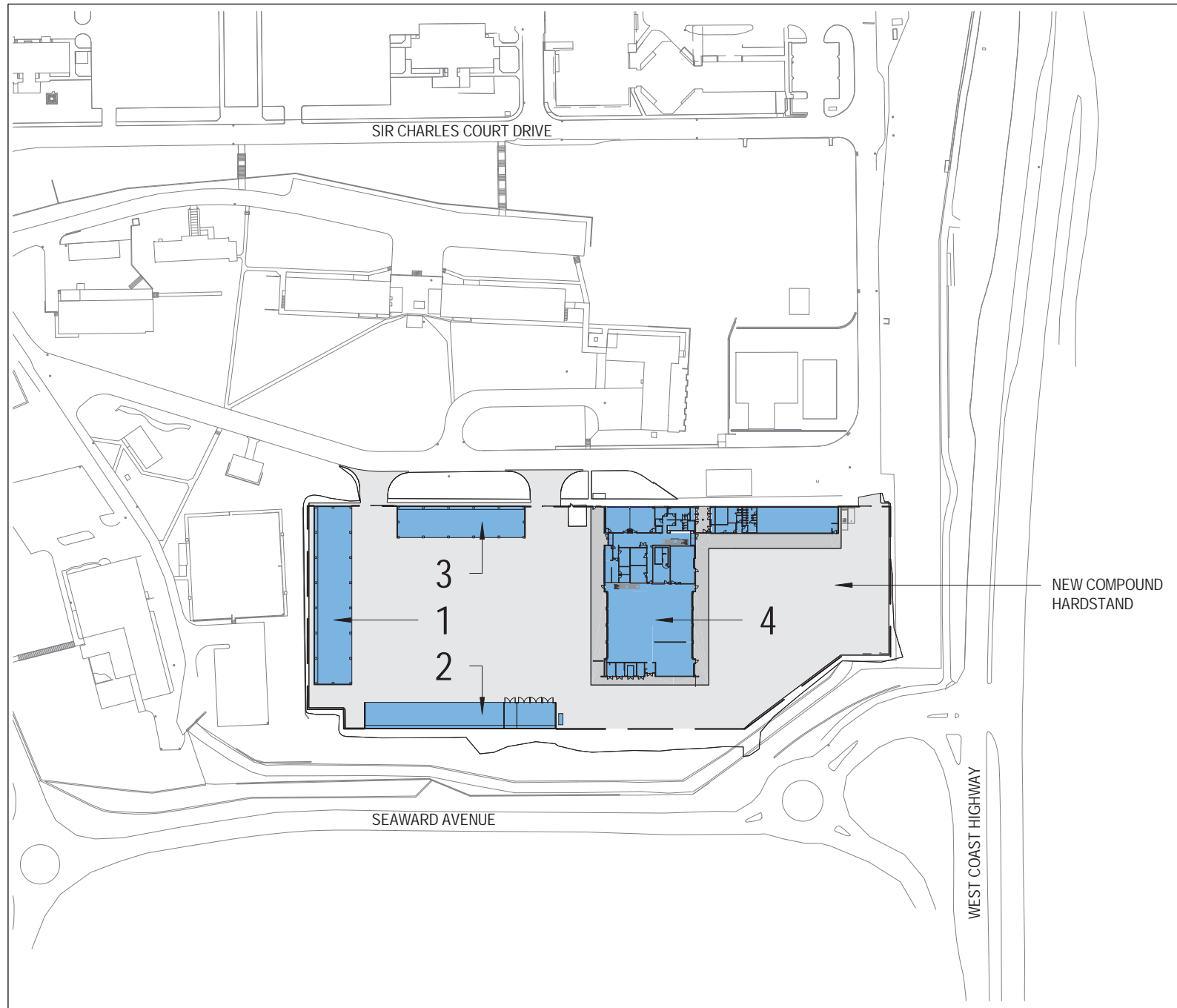


BASE SITE PLAN LEGEND

 SPECIAL AIR SERVICES REGIMENT

NEW BUILDINGS

- 1 VEHICLE SHELTER 1
- 2 VEHICLE SHELTER 2
- 3 VEHICLE SHELTER 3
- 4 WORKSHOP



UNIT SITE PLAN LEGEND

NEW BUILDINGS

- 1 VEHICLE SHELTER 1
- 2 VEHICLE SHELTER 2
- 3 VEHICLE SHELTER 3
- 4 WORKSHOP



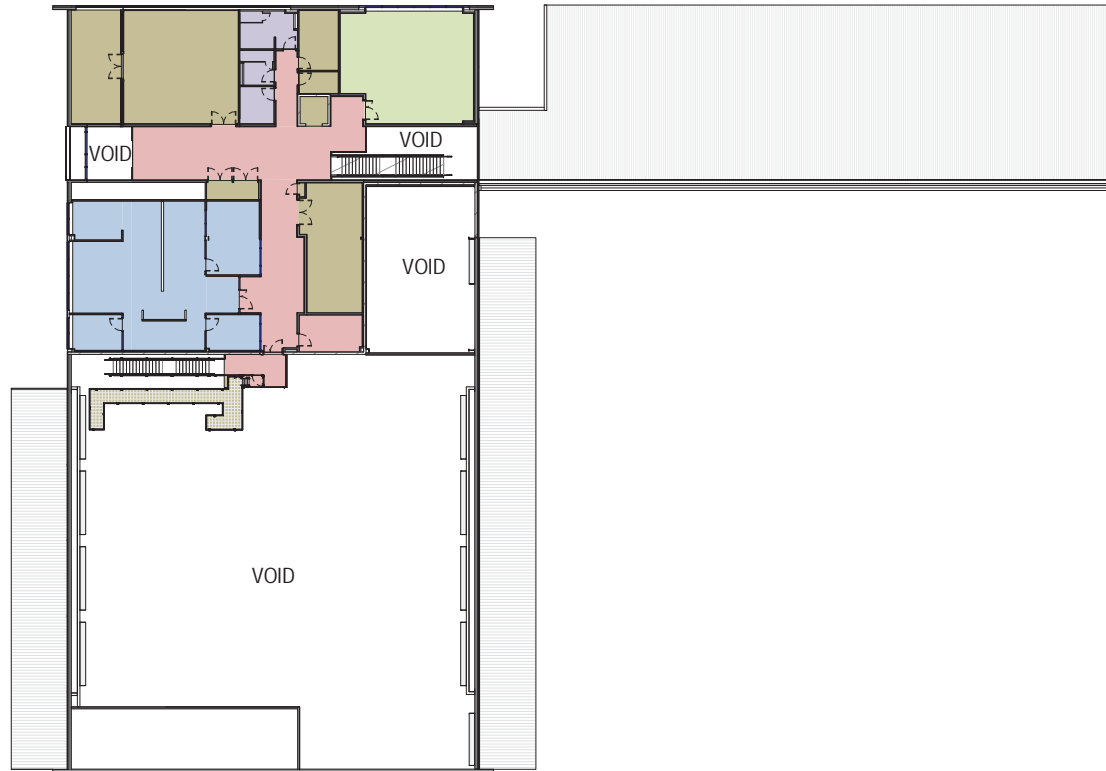
COLOUR LEGEND

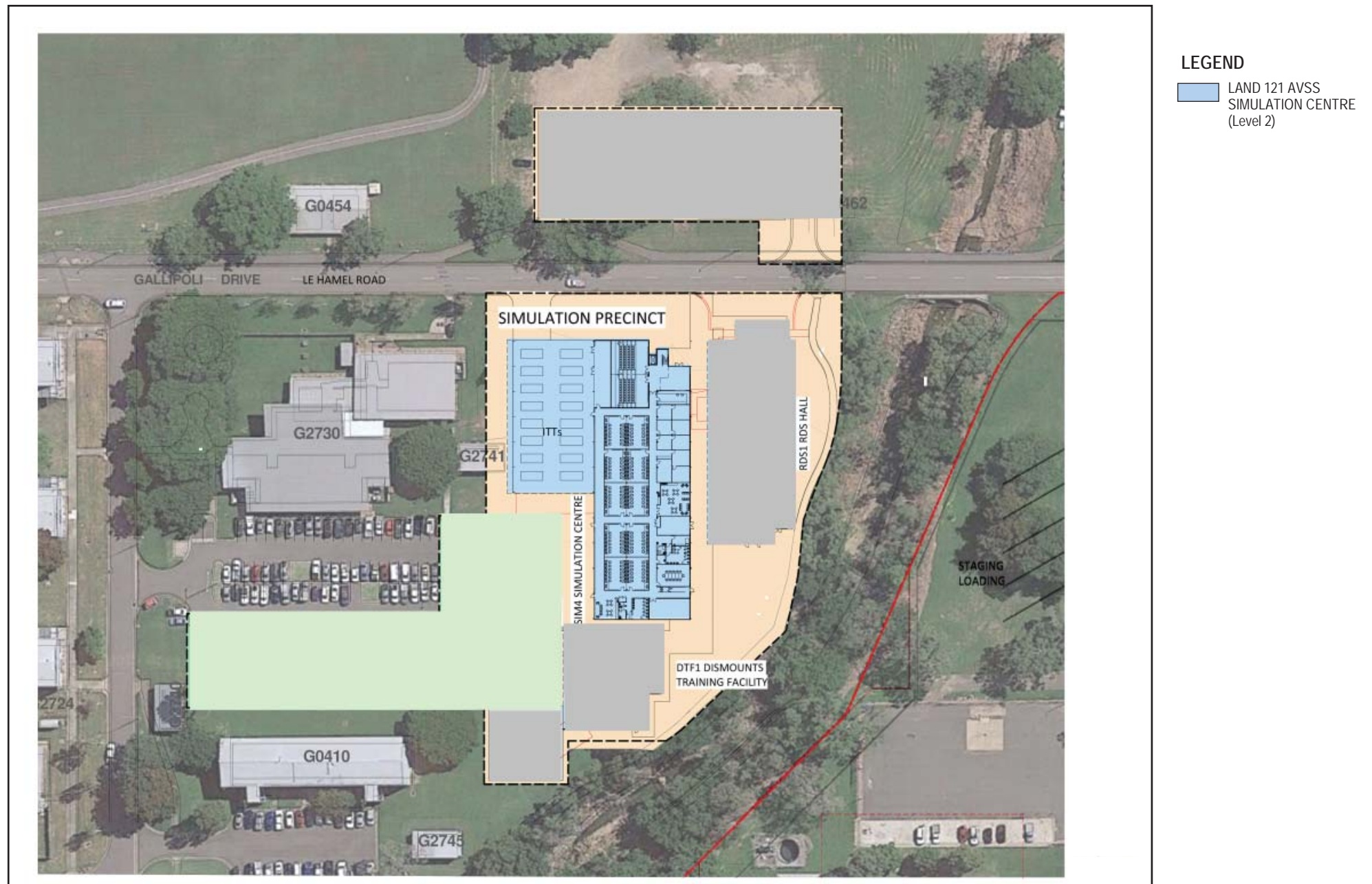
- BUILDING SERVICES
- COMMON AREAS
- CONFERENCE / BRIEFING
- OFFICES
- WORKSHOP
- WET AREAS
- UNDER COVERED AREA

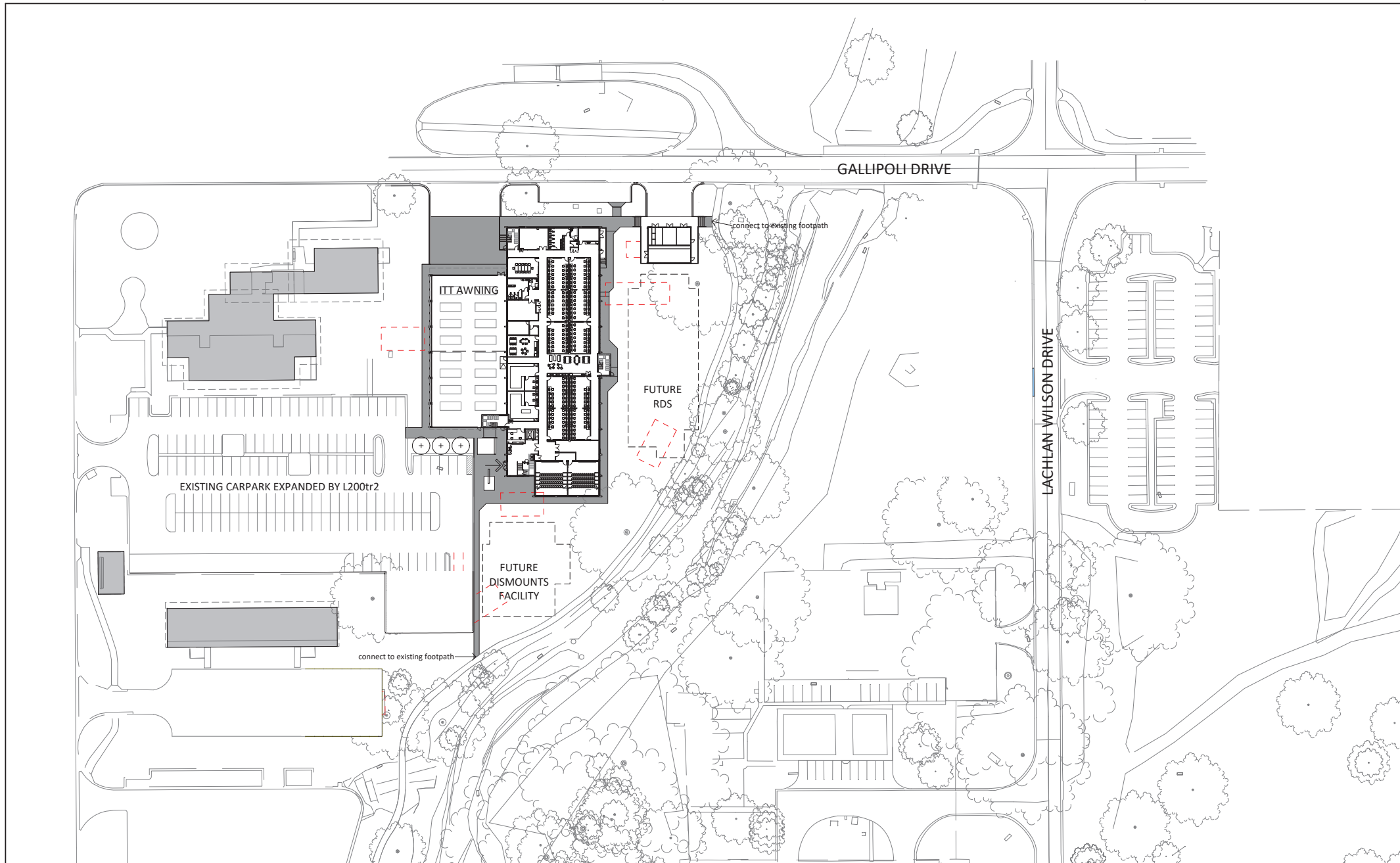


COLOUR LEGEND

- BUILDING SERVICES
- COMMON AREAS
- CONFERENCE / BRIEFING
- OFFICES
- WET AREAS



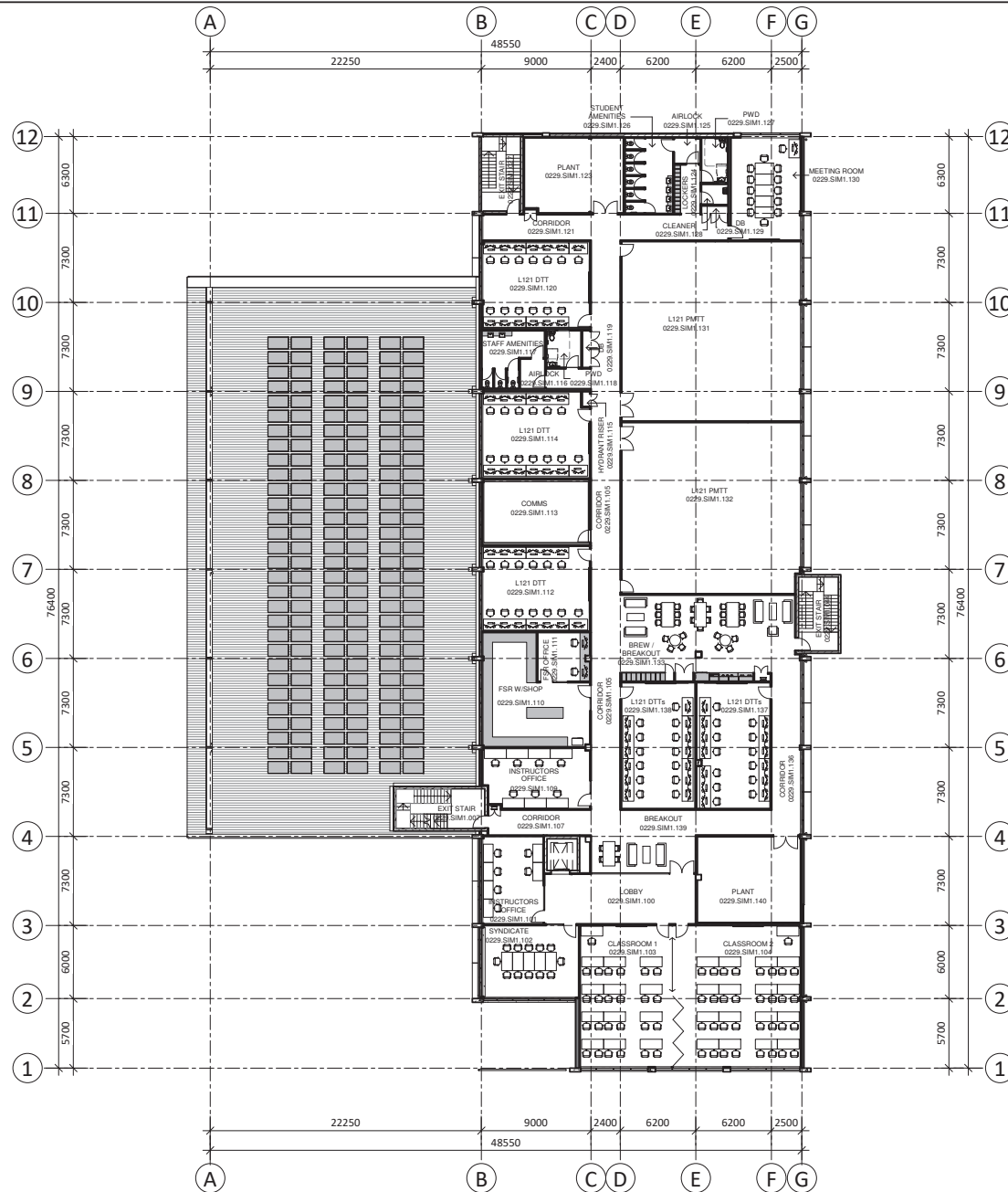




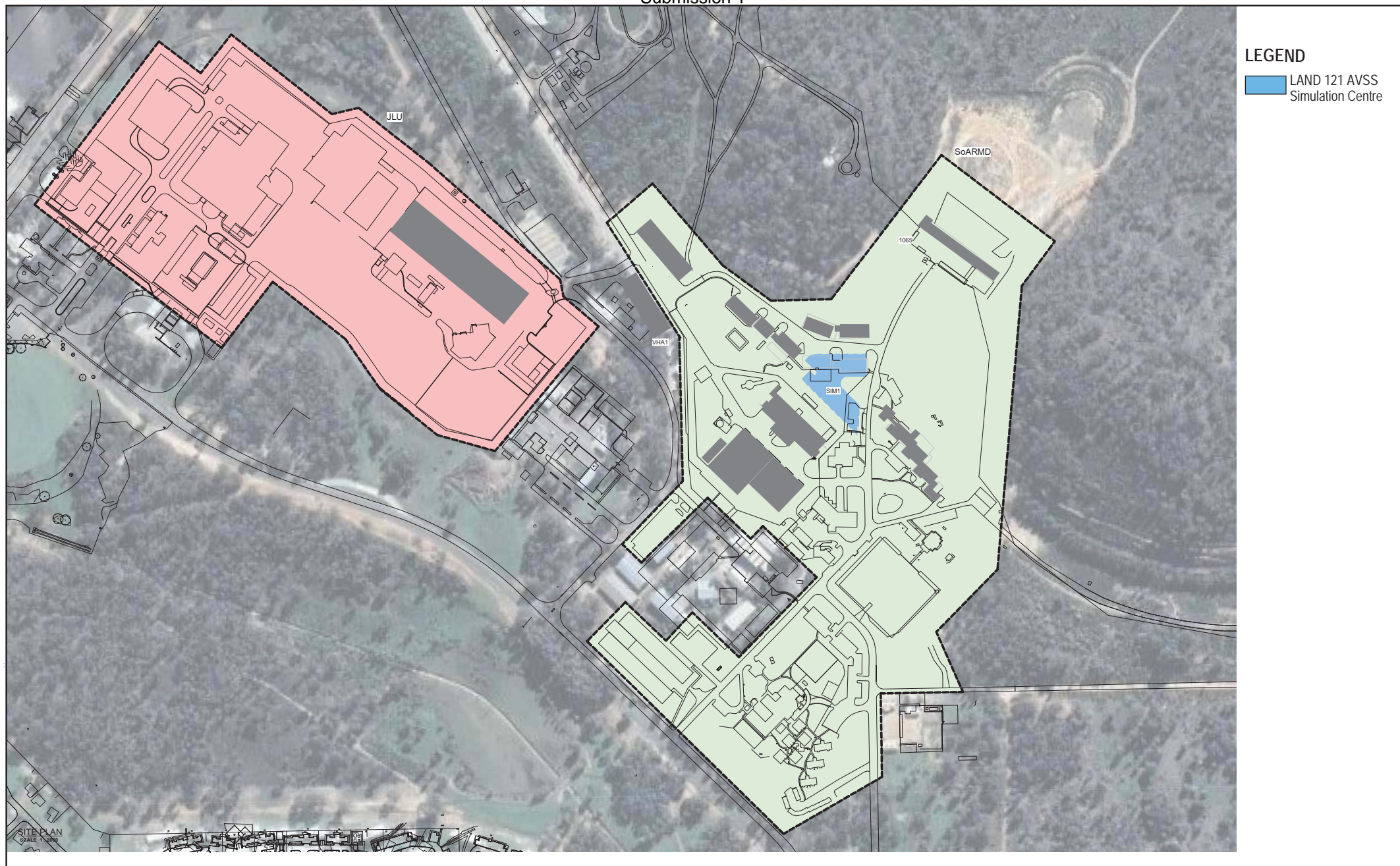


ATTACHMENT 4 | LAND 121 - Stage 5B - Lavarack Barracks, Townsville
SIMULATION PRECINCT - 3D PERSPECTIVE

LAND 121 Stage 5B Facilities Project Submission 1



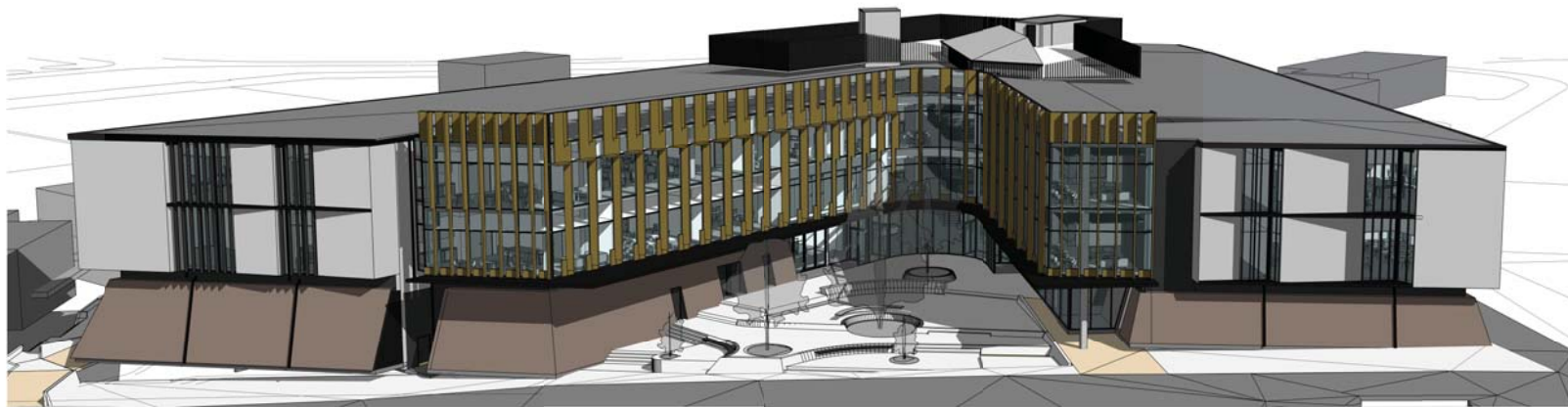
LAND 121 - Stage 5B - Lavarack Barracks, Townsville
ATTACHMENT 4 | SIMULATION PRECINCT - FLOOR PLAN



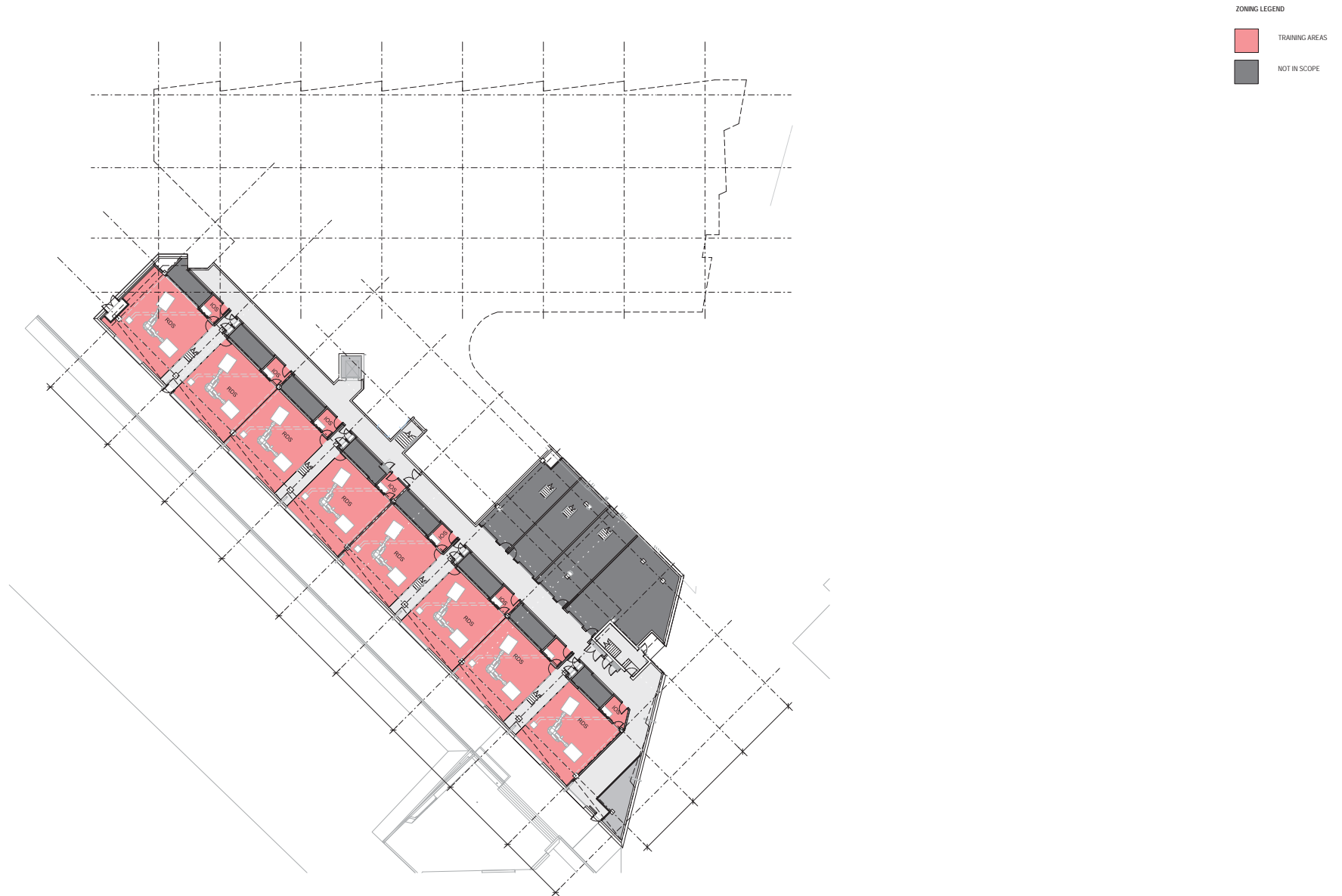




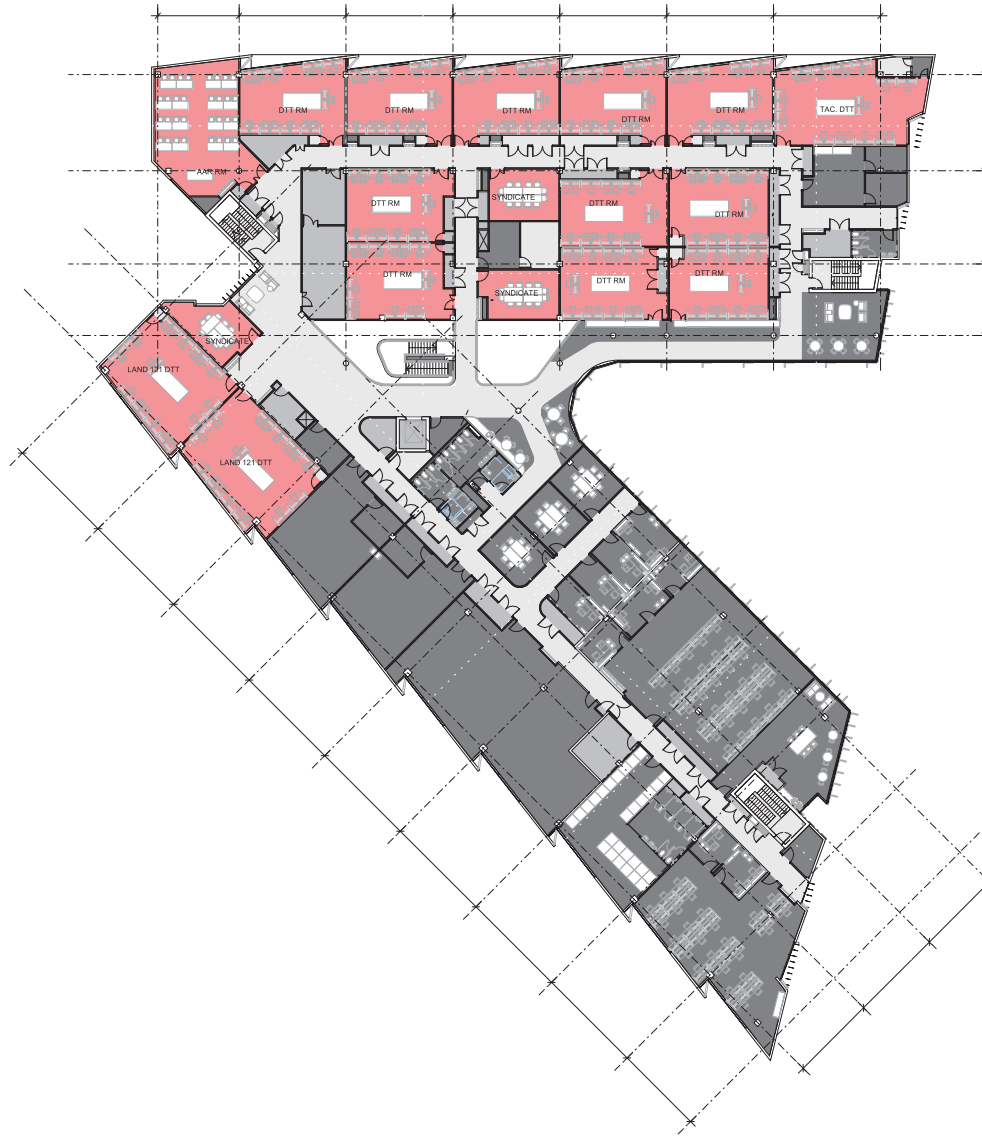
1 | BUILDING HIGH LEVEL



2 | BUILDING HIGH LEVEL





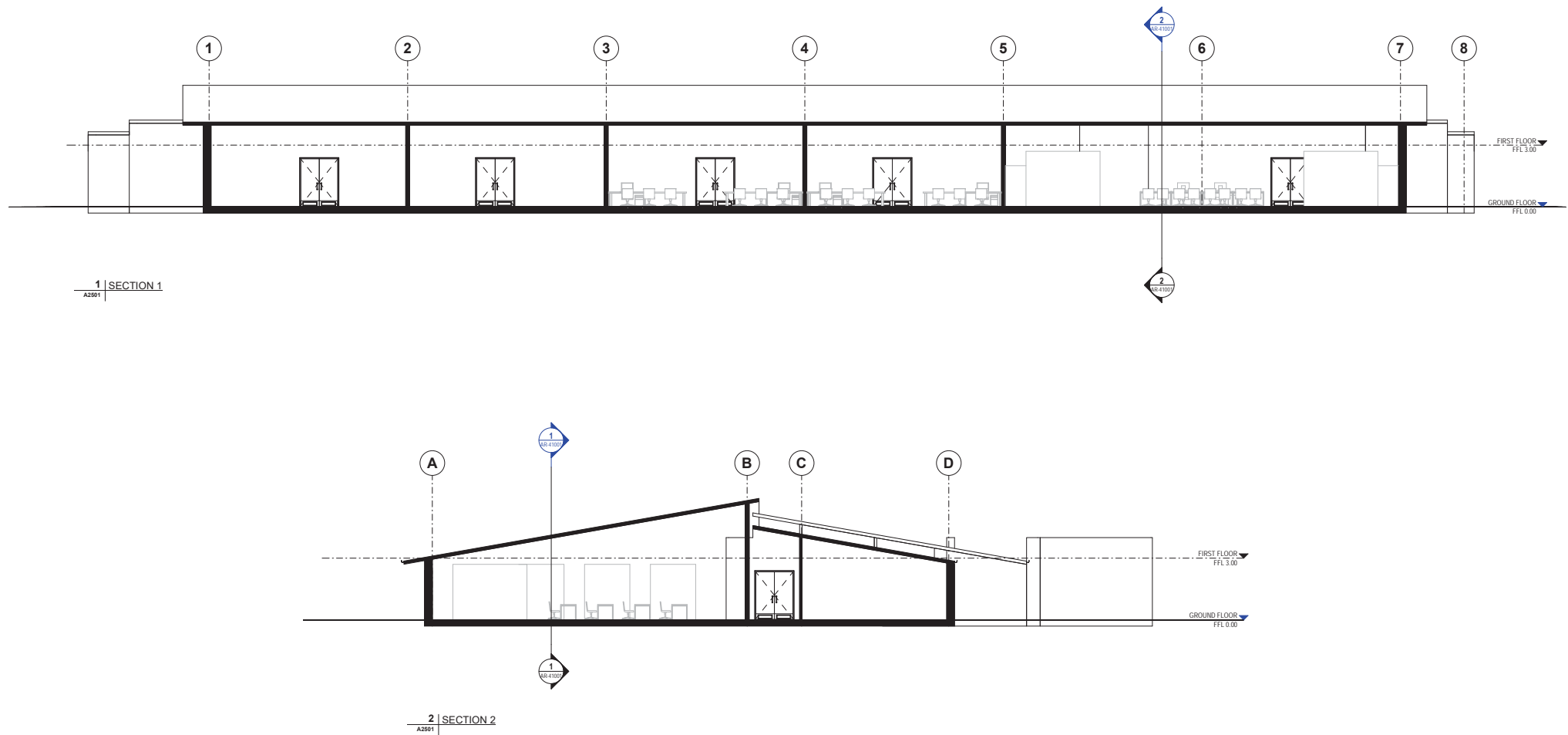


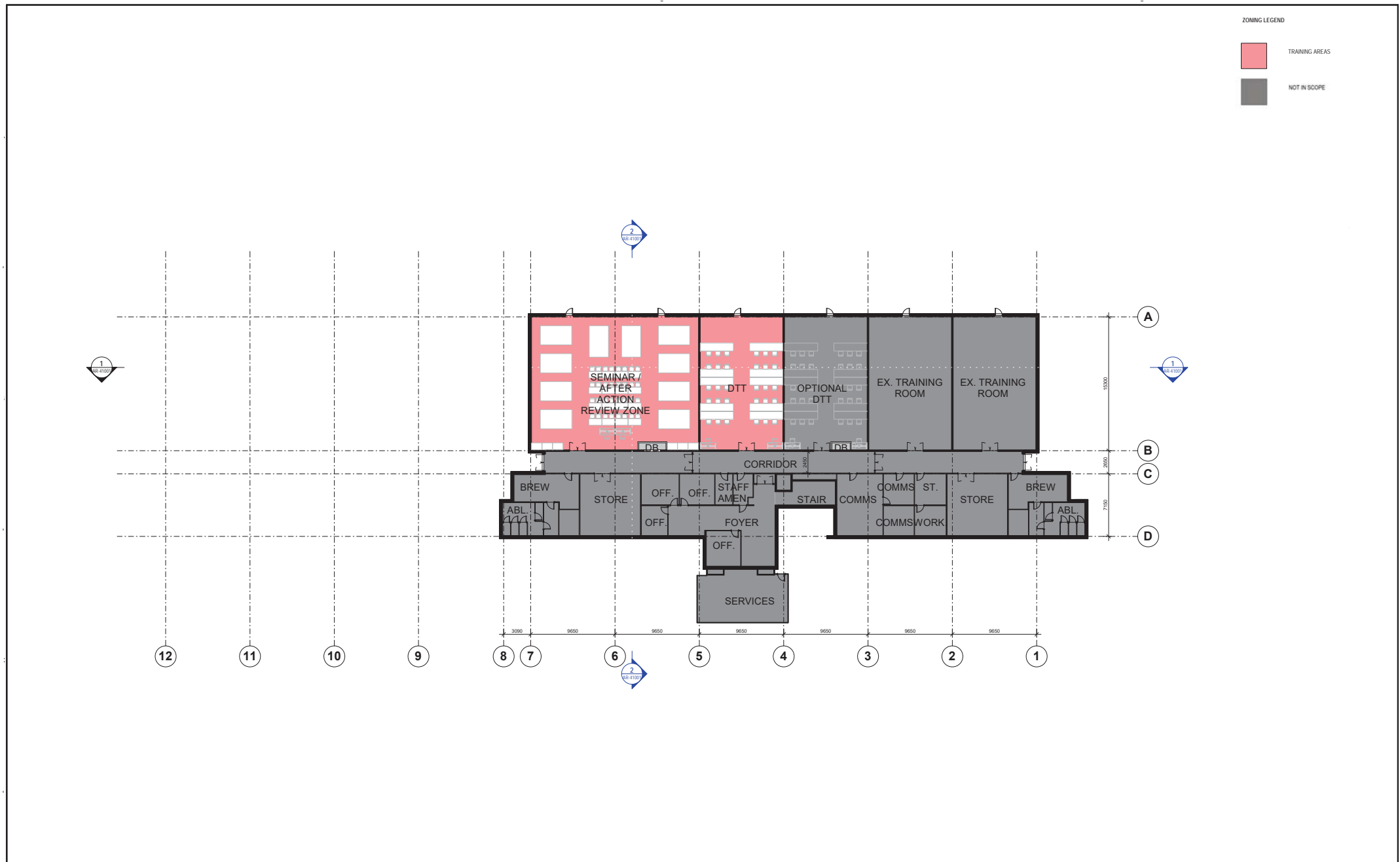
ATTACHMENT 5 | LAND 121 - Stage 5B - Puckapunyal Military Area
SIMULATION PRECINCT - FLOOR PLAN (LEVEL 2)

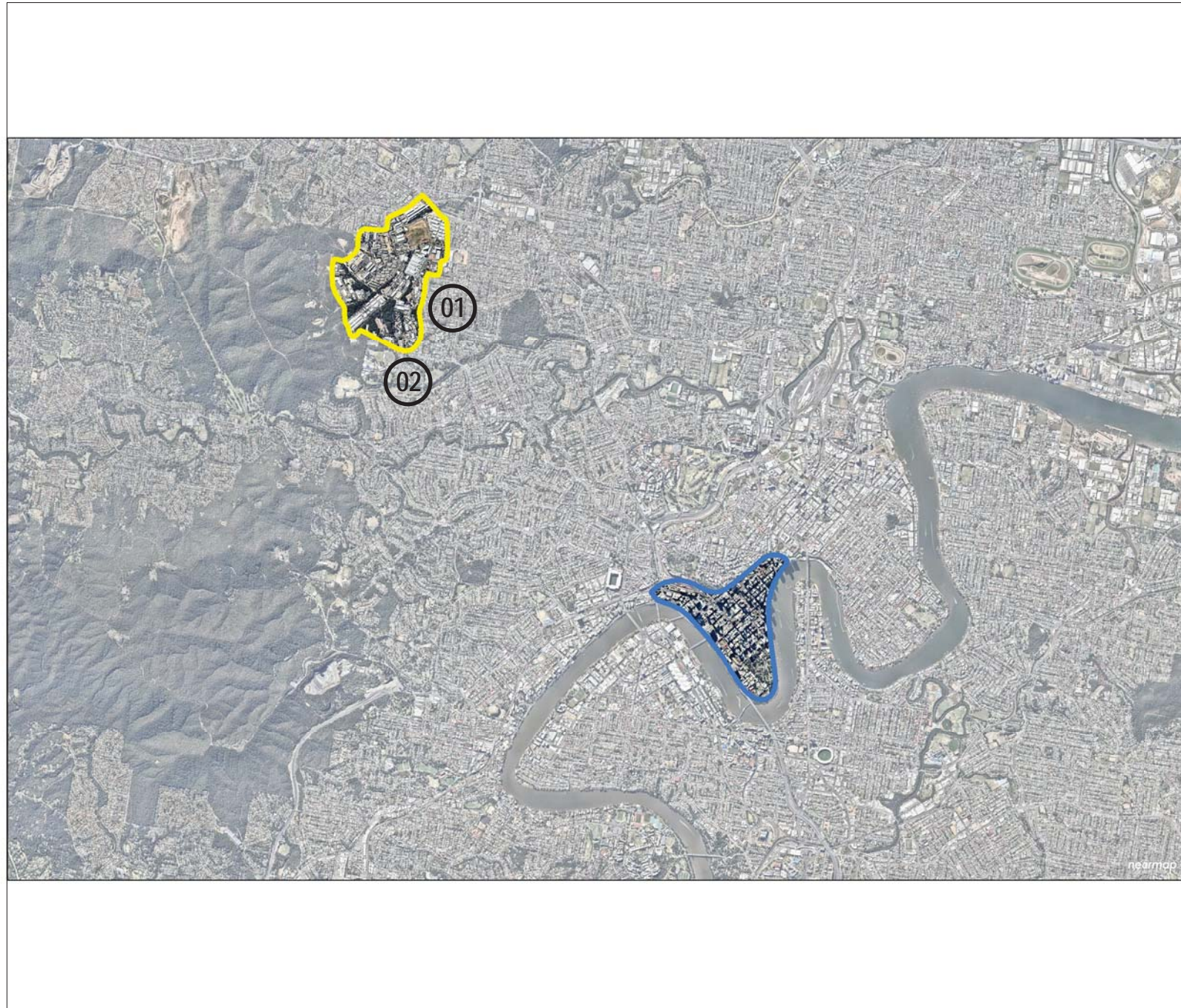


LOCATION PLAN



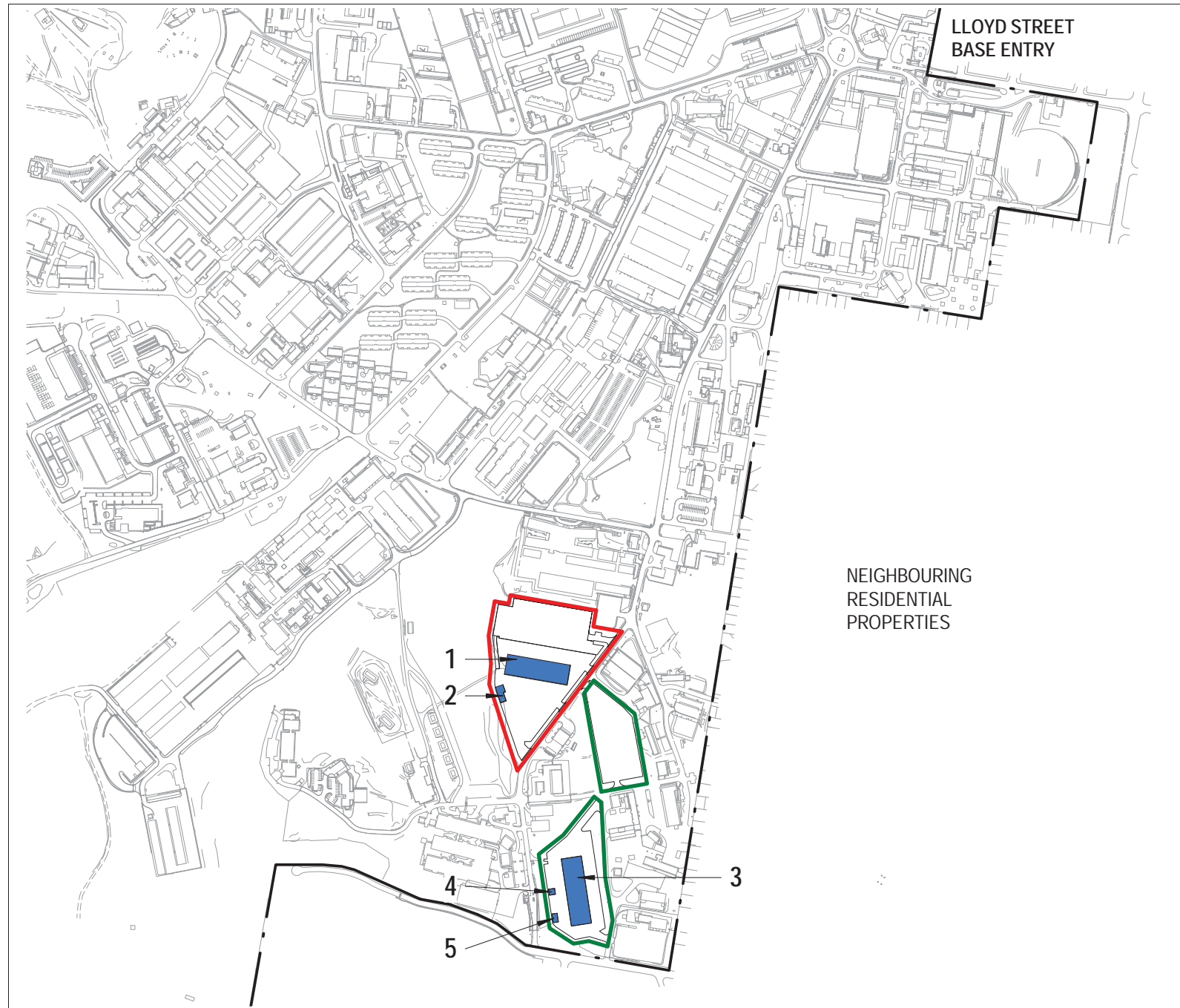






REGIONAL PLAN LEGEND

- GALLIPOLI BARRACKS, ENOGGERA
- BRISBANE CBD
- 01 1st SIGNAL REGIMENT
- 02 2nd GENERAL HEALTH BATTALION



BASE SITE PLAN LEGEND

1st SIGNAL REGIMENT

NEW BUILDINGS / INFRASTRUCTURE

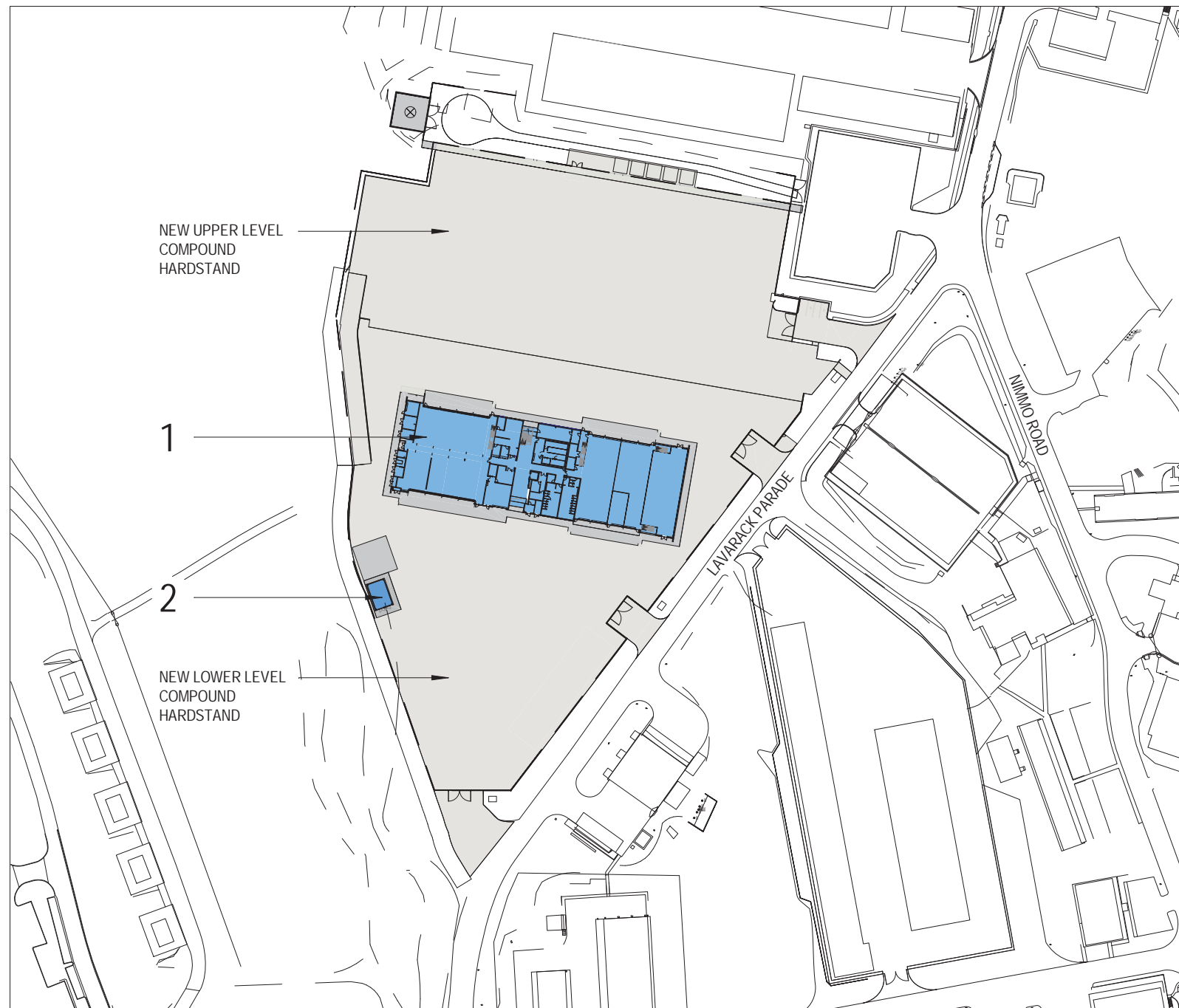
- 1 WORKSHOP / Q-STORE
- 2 FIRE TANK SHELTER

2nd GENERAL HEALTH BATTALION

NEW BUILDINGS / INFRASTRUCTURE

- 3 WORKSHOP / Q-STORE
- 4 GAS STORE
- 5 FIRE TANK SHELTER

NEIGHBOURING
RESIDENTIAL
PROPERTIES



UNIT SITE PLAN LEGEND

NEW BUILDING

1 WORKSHOP / Q-STORE

NEW INFRASTRUCTURE

2 FIRE TANK SHELTER



COLOUR LEGEND

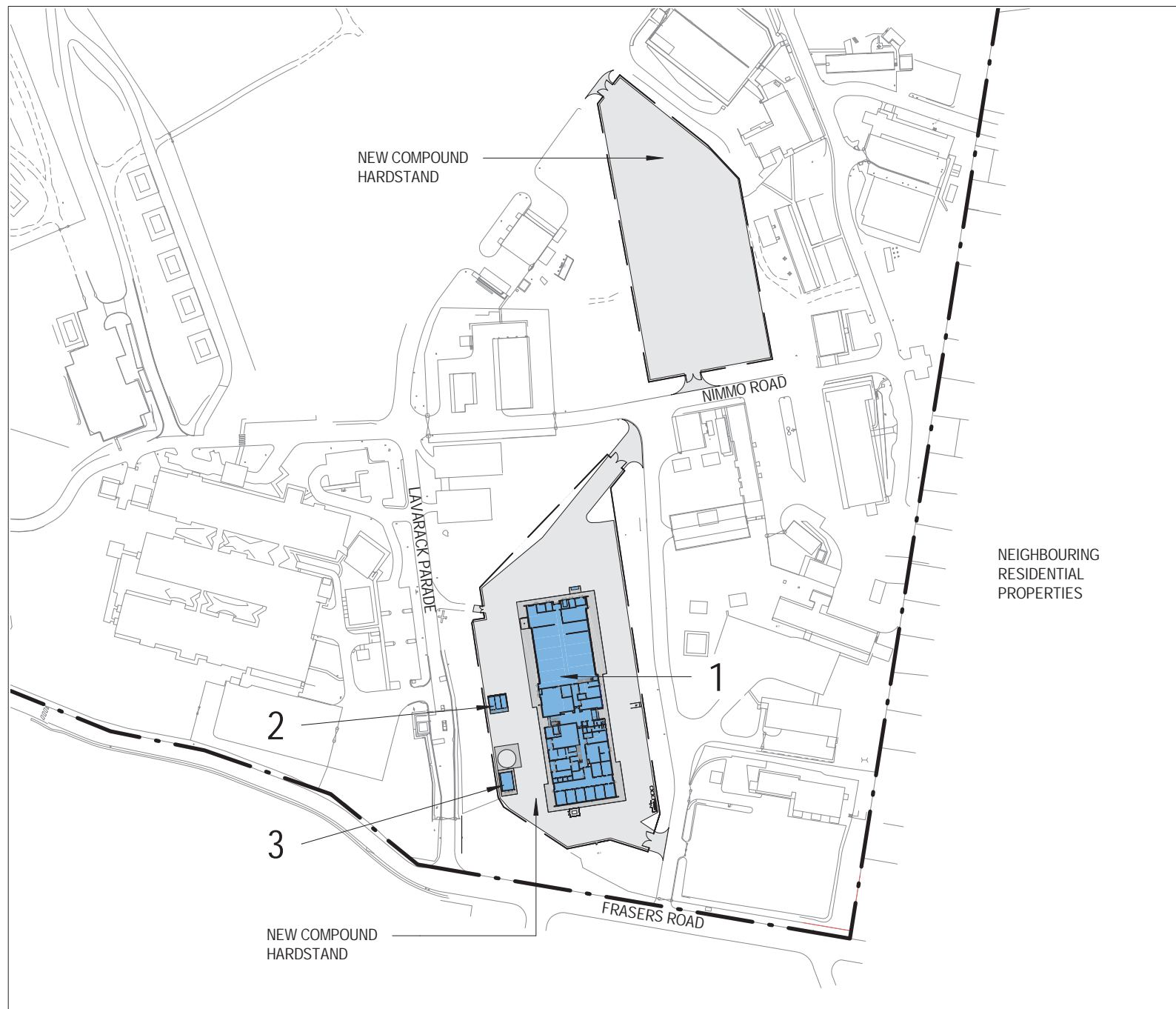
- BUILDING SERVICES
- COMMON AREAS
- OFFICES
- QSTORE
- WORKSHOP
- WET AREAS
- UNDER COVERED AREA



COLOUR LEGEND

- BUILDING SERVICES
- COMMON AREAS
- CONFERENCE / BRIEFING
- OFFICES
- QSTORE
- WET AREAS





UNIT SITE PLAN LEGEND

NEW BUILDINGS

- 1 WORKSHOP / Q-STORE

NEW INFRASTRUCTURE

- 2 GAS STORAGE
- 3 FIRE TANK SHELTER



COLOUR LEGEND

- BUILDING SERVICES
- COMMON AREAS
- PATHOLOGY
- PHARMACY
- OFFICES
- QSTORE
- WORKSHOP
- WET AREAS
- UNDER COVERED AREA



COLOUR LEGEND

- BUILDING SERVICES
- COMMON AREAS
- CONFERENCE / BRIEFING
- OFFICES
- WET AREAS

