



Australian Government

Department of Defence
Defence Support Group

**PROVISION OF FACILITIES FOR
PROJECT
SINGLE LIVING ENVIRONMENT AND ACCOMMODATION PRECINCT
PHASE 2**

STATEMENT OF EVIDENCE
TO THE
JOINT STANDING COMMITTEE ON PUBLIC WORKS

DEPARTMENT OF DEFENCE
CANBERRA ACT

15 March 2007

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INTRODUCTION

1. Defence is required to provide accommodation for all Australian Defence Force (ADF) members. For Members Without Dependents and Members with Dependents - Separated this is largely achieved through a mix of living-in accommodation (LIA) and the provision of rent allowance.

2. LIA is the provision of housing on Defence bases for ADF members with amenities and standards linked to rank and duration of residence. The provision of high quality LIA to ADF members, in line with community standards, has a direct impact on the ADF's ability to attract and retain personnel in a competitive employment market. There is also a duty of care requirement for the provision of appropriate facilities for younger ADF members, particularly those servicemen and women under 18 years of age for whom Defence has a *locum parentis* obligation, who are required to live-in on base especially during their initial posting.

BACKGROUND

Defence Living-in Accommodation Review

3. In June 2003 Defence published the report "*A Review of Accommodation Arrangements for ADF Members Without Dependents*". The report sought in general to; address the sub-standard nature of existing LIA; provide a long term strategy for the future provision of LIA; and present funding options to improve LIA. It was informed by research of previous LIA reviews, existing data sources, base visits, stakeholder consultation, modelling and international comparative studies.

4. The report identified that Defence has a total LIA asset of over 36,000 rooms that are generally in poor state. Over 25,400 rooms do not meet extant building standards and many are in locations no longer appropriate for residential purposes.

5. Specifically, the report was aimed at developing a strategy for the provision of LIA, including training and transit accommodation, by:

- a. identifying by base, the long term accommodation requirements by type and location;
- b. identifying, costing and prioritising accommodation options to meet the total requirement; and
- c. suggesting funding options.

6. The LIA Review identified a requirement for over \$2 billion in funding to remediate Defence's existing LIA problems. Against the background of the LIA Review and the emerging Force Disposition Review, in February 2004, the Defence People Committee (DPC) considered the findings of the LIA Review and endorsed a priority list of 6,742 rooms (6,361 permanent and 381 training rooms) at various locations as the most effective use for any future LIA funding.

7. A subsequent submission to Government sought funding to address the issue and as part of the 2004-2005 Budget the Government announced Project Single Living Environment and Accommodation Precinct (LEAP) to remediate up to 6,400 permanent rooms nationwide.

Funding

8. An initial funding allocation of \$113.2m over four years was provided by government with a commitment to an annual allocation of approximately \$60m per annum thereafter. The original approved phasings are:

Financial Year	04-05	05-06	06-07	07-08
	\$ million	\$ million	\$ million	\$ million
Operating	0.6	13.9	37.1	61.6
Total	0.6	14.5	51.6	113.2

Phase 1 Strategy

9. The endorsed Single LEAP implementation strategy pursues a Public Private Partnership (PPP) that seeks a whole-of-life accommodation service over an extended contractual period (30 years), rather than the more limited (traditional) capital outlay approach proposed under the original funding policy proposal. Under the PPP methodology, the Public Sector Comparator (PSC) provides an estimate of the hypothetical cost if a project were to be financed, owned and delivered by Government under traditional procurement means. Government approval to proceed with a preferred strategic partner under PPP arrangements will be based on the private sector completing their estimate at a lower rate. Under these arrangements Defence would not pay any fee-for-service until acceptance and occupation of the first facility.

Phase 1 Outcomes

10. Phase 1 of Project Single LEAP was approved by the National Security Committee of Cabinet (NSC) on 10 October 2006. Subsequently, Plenary Living Pty Ltd was contracted on 21 December 2006 to deliver, under PPP arrangements, 1,395 permanent units at the three highest priority ADF bases. These bases are Holsworthy Barracks in the Liverpool Military Area of NSW, Gallipoli Barracks at Enoggera in Brisbane and RAAF Base Amberley, near Ipswich in south-east QLD. These 1,395 units will be delivered from May 2008 to March 2009.

11. Phase 1 achieved significant savings for the Commonwealth by negotiating a cost below the NSC approved funding cap for this phase of the project.

IDENTIFICATION OF THE PHASE 2 NEED

Project Objective

12. Phase 2 Single LEAP represents an extension to the Phase 1 requirements for permanent LIA to meet Defence's previously identified priorities and will provide contemporary LIA and associated facilities and services at a further 17 ADF bases across Australia.

Description of the Proposal

13. Subject to Government approval, this project will undertake the delivery of approximately 4,000 units and supporting infrastructure and services, under a PPP arrangement. This process will engage the private sector in the design, construction, operation and maintenance of the facilities and the provision of infrastructure and ancillary support services for a period of 30 years.

14. The number of units proposed for each of the 17 Phase 2 bases is as follows:

State/Territory	Base	Number of Units
Queensland	Lavarack Barracks, Townsville	540
New South Wales	Randwick Barracks, Sydney	650
	HMAS Albatross, Nowra	170
	RAAF Base Wagga	50
	Blamey Barracks, Kapooka	90
Australian Capital Territory	RMC Duntroon, Canberra	44
	Australian Defence Force Academy, Canberra	75
Victoria	Puckapunyal Military Area	200
	South Bandiana, Albury Wodonga Military Area	50
	RAAF Base Williams, Laverton	50
	Simpson Barracks, Watsonia	120
South Australia	RAAF Edinburgh, Elizabeth	230
Western Australia	HMAS Stirling, Rockingham	268
	Campbell Barracks, Swanbourne	60
	RAAF Base Pearce, Bullsbrook	20
Northern Territory	Robertson Barracks, Palmerston	686
	Larrakeyah Barracks, Darwin	232
Total		3,535

Note: Additional units required to meet emerging ADF restructuring initiatives may be delivered by the Phase 2 Strategic Partner subject to value-for-money considerations.

15. As for Phase 1, the anticipated implementation strategy for Phase 2 is a two-stage procurement and approvals process to engage a Strategic Partner.

16. This strategy will meet Government endorsed acquisition policies including the principles for private financing proposals and the requirement for separate review by the Joint Standing Committee on Public Works (PWC).

17. Specifically Phase 2 includes:

- a. financing the development of the facilities and services;
- b. delivering a commissioned and fully operational LIA service on each of the identified ADF sites, together with all associated furniture and equipment, undercover parking and secure storage space;
- c. all infrastructure required to support the facilities, including the upgrading of engineering services and other utilities as required;
- d. the ongoing operation, repair, maintenance and refurbishment of the facilities over a 30 year period; and

e. the supply and conduct of a suite of accommodation services for the facilities.

18. Single LEAP will only partially address the full LIA liability identified in the 2003 *LIA Review*. Separate Defence initiatives will be developed to address the balance of the LIA deficiencies and may include a combination of facilities upgrades and major works projects.

Phase 2 Funding

19. This submission outlines the estimated cost of delivering the Project through traditional procurement means. In order to achieve this, a detailed study of the methodology and likely costs of delivering the project through direct procurement of design, construction, project management and whole of life services has been completed. This is referred to as the Reference Project. The resultant costs have been financially modelled to discount the effects of inflation and interest rates over the 30 year term to achieve a total estimated cost expressed in Net Present Value (NPV) terms. This figure is known as the Public Sector Comparator (PSC), and is used to set a financial benchmark against which any PPP option will be measured.

20. The PSC is derived through two stages of development. The first stage, covered in this submission, contains the "raw PSC". The raw PSC provides the base costing of delivering the Reference Project by traditional procurement methods. However, it does not include the financial value of the risks associated with project delivery (over the thirty year period) that are retained by the Commonwealth when delivered under traditional procurement methods. The "risk-adjusted PSC" represents a highly commercially sensitive benchmark that includes the expected financial value of transferable risks under a PPP arrangement, and will be advised separately to the Committee via a confidential briefing.

21. The raw PSC for the proposal is \$1.2 billion (1 July 2007, NPV) including professional fees, design, buildings, infrastructure, design, servicing of the facilities, maintenance and construction contingency but excluding Goods and Services Tax. Payment under the proposed PPP arrangement will not commence until the LIA is occupied by ADF members. The first date for occupation is estimated to be January 2011 at Lavarack Barracks in Townsville and RAAF Base Edinburgh in South Australia.

Progress

22. To date the following progress has been made on Single LEAP Phase 2:

- a. 25 October 2006 - Expression of Interest (EOI) released.
- b. 18 January 2007 - EOI closed - seven EOI responses received.

Proposed Schedule

23. The following outline project schedule is proposed:

Milestone	Date	Comments
EOI Shortlist announced	Mid March 2007	
PWC Referral	End March 2007	
Site visits/PWC Hearing	April/May 2007	Program to be developed
Issue RFP/Initial Industry Site Visits	April/May/June 2007	After PWC Hearing
PWC Report to Parliament	May/June 2007	
Closing date for RFP	November 2007	After Expediency Motion is tabled
Complete RFP evaluation	April 2008	
Recommendation to Government	June 2008	
Contract Negotiation/Financial Close	End 2008	
Commence delivery	2010/2011	Occupation progressive

Need for the Work

24. The Defence Estate is generally aging and has not received optimal maintenance over the last decade. In particular, many permanent LIA rooms are in poor condition and due to other competing Defence facilities priorities, are unlikely to be remediated to the appropriate standard through the Major Capital Facilities Program in the medium term. The requirement to urgently address this situation was clearly identified in the *2003 LIA Review*, which led to the Government's establishment of project Single LEAP and the provision of funding in the 2004-2005 Budget allocation to remediate the worst LIA deficiencies across Australia.

Delivery Options Considered

25. Project Single LEAP is aimed at finding ways to deliver the required standard of improved LIA in Defence allocated priority areas, as quickly as possible and within the funding allocated. In order to achieve this outcome Defence has considered a range of innovative and flexible procurement solutions. These included but were not limited to:

- a. Defence Build, Operate and Maintain - the traditional approach of identifying a requirement, providing funding and managing construction of a replacement or new facility and maintenance through existing contracts;
- b. Leasing - utilising existing or upcoming capacity in the marketplace. Defence leases facilities that meet or can be converted to meet user requirements; and
- c. Public Private Partnerships - developing long-term strategic partnerships with Industry for the design, construction and operation of facilities, including elements of Private Financing.

Justification for Proposed Course of Action

26. For Project Single LEAP the relative suitability of these approaches was determined by developing user requirements for all major sites and conducting an assessment against market conditions. These assessments identified the relative advantages and disadvantages of the options outlined above combined with the potential locations, where appropriate, below:

- a. an LIA complex within the confines of a base;
- b. an LIA complex on the edge of a base;
- c. a living precinct in conjunction with non-ADF community residents; and/or
- d. an off-base complex.

27. Due to operational and security considerations, Defence has decided to site all Single LEAP permanent LIA on Defence bases. Therefore the option of leasing on off-base facilities has not been considered feasible for the provision of long-term LIA. This submission therefore seeks on-base LIA for all bases.

28. In accordance with Government direction Project Single LEAP Phase 2, due to its size, should be tested for its suitability for delivery under a PPP. However, the selected delivery method will be determined by comparison of the estimated cost of the traditional procurement option, represented by the Reference Project and the PSC, with the PPP options offered by the private sector, to determine the best value for money solution for the Commonwealth.

Stakeholder Consultation

29. Detailed consultation with key defence Stakeholders has commenced and will continue throughout the design, delivery, operation and maintenance of the facilities at each site.

Revenue Derived

30. This project will not generate revenue.

TECHNICAL INFORMATION

Base Locations and Descriptions

31. The project site locations are as follows:

- a. **Lavarack Barracks, Townsville** (Annex A). Lavarack Barracks is located at the foot of Mount Stuart in north QLD approximately 10km south of the Townsville CBD and covers 400 hectares. It is the principal working, training and accommodation facility for the 3rd Brigade and also accommodates a number of support units. Surrounding land use includes residential suburbs to the north, east and west and the Mount Stuart Training Area to the south. The nearest sensitive civilian facility is a residence located approximately 200m from the northern boundary of the Barracks.
- b. **Randwick Barracks, Sydney** (Annex B). Randwick Barracks is located on the corner of Avoca and Bundock Streets, Randwick, 7.5km south of Sydney CBD. The barracks is approximately 45 hectares in area and primarily accommodates Army units and a number of other Defence organisations including the National Welfare Coordination Cell and transit accommodation. The barracks is located in an urban area characterised by established single or double-storey residences dating from before the 1950s. There are also pockets of apartment buildings, town houses and small-lot housing.
- c. **HMAS Albatross, Nowra** (Annex C). HMAS Albatross is located on the south coast of NSW approximately 170km south of Sydney and 10km south of Nowra. The base area is approximately 928 hectares. HMAS Albatross supports the four Naval Air Squadrons whose role is to provide air support to the fleet. The base is also home to the Navy Aviation Force Element Group, which has responsibility for delivery of naval aviation capability to the Government. HMAS Albatross also hosts and provides administrative support to several other lodger units that provide important operational, logistic and training support roles. Surrounding land use is predominantly semi-rural residential.
- d. **RAAF Base Wagga** (Annex D). RAAF Base Wagga is located approximately 10km east of Wagga Wagga in southern NSW. The base area is approximately 160 hectares. The base contains RAAF Training Command elements including the Ground Training Wing, RAAF School of Technical Training, RAAF School of Management and Training Technology, School of Post Graduate Studies and Combat Support Unit Wagga. Defence owns the civilian airport near the southern boundary of the base, which is leased from Defence by the Wagga Wagga City Council. The nearest civilian housing is on the immediate east and west sides of the base with a public primary school located to the immediate north of the base entrance.
- e. **Blamey Barracks, Kapooka** (Annex E). Blamey Barracks is located approximately 9.5 km south west of Wagga Wagga off the Olympic Highway in south eastern NSW and is known as the Kapooka Military Area (KMA). The KMA is approximately 1,200 hectares in area and contains a Recruit Training Wing, the Army Adventurous Training Wing and support elements including Australian Army Band Kapooka, Health Services and Military Police Services. The KMA is the major training base

for new Army recruits prior to posting to units. Surrounding land uses include rural residential housing, rural freehold land used for cereal cropping and grazing and Crown Reserve land. The closest civilian residences areas are within the suburb of San Isidore on the north and north-eastern boundary of the base. Some of these residences are within 50 metres of the base boundary.

- f. **Royal Military College (RMC) Duntroon**, Canberra (Annex F). RMC Duntroon is located 3.5km east of the Canberra City Centre, in the suburb of Campbell. The site is approximately 125 hectares in area. It is bounded by Fairbairn Avenue to the north-east, General Bridges Drive to the north and north-west and Morshead Drive to the south and south-east. RMC provides pre-commissioning training for Army officer cadets. Surrounding land use includes the Australian Defence Force Academy to the north, open paddocks to the east, the Molonglo River to the south and Canberra Nature Park to the west.
- g. **Australian Defence Force Academy**, Canberra (Annex G). The Australian Defence Force Academy (ADFA) is located approximately 3.5km south-east of the Canberra CBD on Northcott Drive, in the suburb of Campbell. ADFA is 52 hectares in area and is bounded by Northcott Drive, General Bridges Drive and Fairbairn Avenue. The main entrance to the ADFA is on Northcott Drive with access also possible from General Bridges Drive. A further 23 hectares, separated from the main site by Fairbairn Avenue, are set aside for playing fields. ADFA provides academic and military training for ADF officer cadets for each of the single Services. Land to the north and east contains Defence's Campbell Park Offices and playing fields. To the south is RMC Duntroon and the north-west buildings back onto residential Campbell.
- h. **Puckapunyal Military Area** (Annex H). Puckapunyal Military Area (PMA) is located approximately 100km north of Melbourne and approximately 6km west of the town of Seymour. The site is approximately 44,000 hectares in area. The Range, divided into Range East and Range West, makes up a large proportion of the site, spreading to the north and west of the main built up area. The PMA includes three Barracks: Tobruk Barracks, Hopkins Barracks and Bridges Barracks. Major units within the PMA include the School of Artillery, the School of Armour, the Army School of Transport Operations and elements of the 4th Brigade. Surrounding land use is rural.
- i. **South Bandiana, Albury Wodonga Military Area** (Annex I). South Bandiana is within the Albury Wodonga Military Area and is located 3km south east of the Wodonga township, Victoria. South Bandiana forms a part of Gaza Ridge Barracks and is approximately 140 hectares in area. The major unit at South Bandiana is the Army Logistics Training Centre. The area is bordered to the north by the Murray Valley Highway and the Tallangatta Railway. Surrounding land use includes North Bandiana to the north, an industrial area to the east, a rural conservation zone and agricultural land to the south and a public conservation and resource zone to the west. There is no residential housing located within 1km.
- j. **RAAF Base Williams, Laverton** (Annex J). RAAF Williams is located in Laverton, approximately 25km south-west of Melbourne. The base is approximately 150 hectares in area and is situated adjacent to the Princes Freeway (Geelong Road) and the Geelong railway line. The site contains the RAAF Headquarters for the southern region of Victoria and supporting training, storage and maintenance units. Surrounding land uses include rural to the north, a rail line easement, railway station and medium to heavy industry in the south, residential in the east and a recycling and storage facility and the disused former RAAF Laverton airfield in the west.

- k. **Simpson Barracks, Watsonia** (Annex K). Simpson Barracks is located at Watsonia, approximately 20km north-east of Melbourne and is 55 hectares in area. The site contains the Defence Force School of Signals, the Defence Force School of Music, Australian Army Band Victoria, Headquarters 4th Brigade, a number of Brigade unit elements, Land Warfare Centre - Victoria, Training Development Centre - Victoria and area support facilities. In 1996 approximately 25 percent of the Barracks was disposed of for a private housing development now called Streeon Views Estate. Surrounding land use is residential.
- l. **RAAF Base Edinburgh, Elizabeth** (Annex L). RAAF Base Edinburgh is located 25km north of Adelaide and 4km west of Elizabeth in South Australia. The base and adjacent DSTO facilities are approximately 1,170 hectares in area. The base supports RAAF Maritime Surveillance aircraft. The base has been identified as the site for the relocation of a mechanised infantry battalion and supporting elements under the Hardened and Networked Army (HNA) concept. The Force Disposition Review (FDR) has identified other potential relocations to the base. Surrounding land use is light industrial to the south, residential to the east and north and semi-rural to the west.
- m. **HMAS Stirling, Rockingham** (Annex M). HMAS Stirling, also known as Fleet Base West, is located 45km south-west of Perth in Western Australia on Garden Island. Garden Island lies between Cockburn Sound to the east and the Indian Ocean to the west. Garden Island is a Commonwealth freehold property that is approximately 9 km long and 2 km wide at its widest and approximately 1,092 hectares in area. It is accessible by a 5km causeway from the mainland at Cape Peron. The base is home to major RAN ships based on the west coast. Parts of the island are open to the public, although accessible only by boat. The main land opposite Garden Island is the Kwinana industrial area which accommodates heavy industry.
- n. **Campbell Barracks, Swanbourne** (Annex N). Campbell Barracks is situated approximately 10km west of the Perth and covers an area of 236 hectares, consisting of 137 hectares of range area, 85 hectares of barracks area, a 14 hectare leased beach area and a safety template area extending over the Indian Ocean gazetted as a Defence Practice Area. The barracks is home to the Special Air Services Regiment (SASR). Campbell Barracks is bounded by the Indian Ocean to the west, Bold Park coastal segment to the north, West Coast Highway to the east and residential areas to the south.
- o. **RAAF Base Pearce, Bullsbrook** (Annex O). RAAF Base Pearce is located on the Great Northern Highway adjacent to the town of Bullsbrook, approximately 44km north-east of Perth. The base has a total area of 938 hectares, excluding a number of attached properties that are located outside the base proper. The primary roles of the base are to train cadet pilots to 'wings' standard and to conduct 'jet conversion' training for selected pilot officers. Surrounding land use is predominantly rural with residential development to the north east.
- p. **Robertson Barracks, Palmerston** (Annex P). Robertson Barracks is located approximately 20km east of Darwin. The base is approximately 1,200 hectares in area and includes a close training area, a small arms live firing range, a driver training circuit and Robertson Barracks proper. The barracks accommodates the Army's 1st Brigade which is made up of some seven regiments and a number of smaller units. The barracks is a major operational training area and is a prime deployment base for overseas missions. Surrounding land uses include vacant Crown land to the north used by Defence for training activities in agreement with the

Northern Territory Land Development Corporation, rural residences to the south along Glendowner Road, vacant Crown land currently used for Defence training to the east and open bushland and swamp to the west.

- q. **Larrakeyah Barracks, Darwin** (Annex Q). The Larrakeyah Defence Base is a working Naval and Army base. The base is located 1.5km north-west of Darwin on a promontory north of the Port of Darwin. The base is approximately 150 hectares in area. It comprises the Darwin Naval Base - HMAS Coonawarra and Larrakeyah Barracks. HMAS Coonawarra, located within the southern section of the base, is home to the Navy patrol boat fleet. The remaining area is Larrakeyah Barracks containing Headquarters Northern Command, the North West Mobile Force and supporting units. The area is bounded to the south and west by Darwin Harbour with residential areas to the east and north.

Project Scope

32. Project Single LEAP Phase 2 will deliver a proposed total requirement of 3,535 units at 17 bases. Additional units identified during the life of the proposed contract that are required to support emerging ADF restructuring initiatives may also be delivered subject to their evaluation on a value-for money basis. Scope exists within the proposed contractual arrangements for the modification of the contract under competitive tendering arrangements in the event that the Commonwealth seeks to modify the accommodation service after Commercial Acceptance. This could enable Defence to contest the delivery of future additional LIA requirements arising out of other Defence projects against the Phase 2 Single LEAP provider.

33. Requirements proposed for each base by rank group are as follows:

State/Territory	Base	Senior Officer	Junior Officer	Senior NCO	Other Ranks	Total Units
Queensland	Lavarack Barracks, Townsville	3	28	14	495	540
New South Wales	Randwick Barracks, Sydney	32	0	66	552	650
	HMAS Albatross, Nowra	10	20	30	110	170
	RAAF Base Wagga	4	10	12	24	50
	Blamey Barracks, Kapooka	4	10	26	50	90
ACT	RMC Duntroon, Canberra	0	12	0	32	44
	ADFA, Canberra	0	75	0	0	75
Victoria	Puckapunyal Military Area	25	35	50	90	200
	Bandiana South, AWMA	0	35	15	0	50
	RAAF Base Williams, Laverton	0	7	7	36	50
	Simpson Barracks, Watsonia	0	36	36	48	120
South Australia	RAAF Edinburgh, Elizabeth	7	20	18	185	230
Western Australia	HMAS Stirling, Rockingham	10	30	50	178	268
	Campbell Barracks, Swanbourne	2	6	12	40	60
	RAAF Base Pearce, Bullsbrook	2	6	2	10	20
Northern Territory	Robertson Barracks, Palmerston	6	74	0	606	686
	Larrakeyah Barracks, Darwin	6	40	26	160	232
Total						3,535

34. Current LIA policy, endorsed by the Defence Personnel Executive (DPE), describes the Level 5 standard as providing for independent living styles for long-term living-in personnel with secure storage for personal possessions and undercover parking for one private vehicle per unit.

35. Personal living space will be provided on the basis of sole occupancy units. Space entitlement will be measured to the finished inside face of external walls and is inclusive of built-in furniture and fittings but exclusive of common areas, circulation corridors, stairwells, external landings, external access ways, fire escapes and connecting walkways between buildings.

36. Personal living space entitlements by rank group are as follows:

- a. Other Ranks - 24 square metres;
- b. Senior Non Commissioned Officers (SNCOs) & Junior Officers - 30 square metres; and
- c. Senior Officers- 39 square metres

Furnishings, Fixtures and Equipment

37. In accordance with the standard for Level 5 LIA each sole occupancy unit will include a bedroom, an en-suite bathroom, a kitchenette, an attached balcony and laundry facilities on a minimum scale of one per four units. Units will contain the following furnishings, fittings and equipment:

- a. built in wardrobe, wall mounted pin board and a full length mirror;
- b. shower, toilet and vanity unit;
- c. loose furniture and equipment including; bed and mattress; desk and chair; lounge chairs; chest of drawers; bedside table; bookcase with adjustable shelves; coffee table; microwave oven and small refrigerator; and
- d. telephone, internet, free to air and pay television access to permit connection to external telecommunication carrier services.

Parking and Secure Storage

38. Covered car accommodation with adjacent lock-up storage will be provided for each unit with the exception of Randwick Barracks where an allowance to the policy has been made due to site capacity constraints. In this case, a minimum of one car space per two units has been endorsed.

Site Selection Boards

39. Site Selection Boards for the majority of the Phase 2 sites were held during the period 12 September to 30 November 2006.

Site Descriptions

40. The project site locations within bases are as follows:

- a. **Lavarack Barracks, Townsville** (Annex R). Single LEAP proposes 540 units for Lavarack Barracks. The 31 Officer and 14 SNCO units will be sited adjacent to existing Officer and SNCO LIA Level 5 units in a central location that allows easy access to the Central Mess, pool and gymnasium. The 495 Other Rank units will be sited south of the main watercourse and dam to take maximum benefit from the pleasant outlook in that area. This site provides easy access to the pool, gymnasium

and the Central Mess at its western extremity and to the proposed new Mess at its eastern extremity.

- b. **Randwick Barracks, Sydney** (Annex S). Single LEAP proposes 650 units for Sydney including 32 Senior Officer, 66 Senior Sailor and 552 Junior Sailor units. The units will be sited within Randwick Army Barracks, subject to Government consideration of the future of the base. The area to the north-east of the site contains existing Level 2 Other Rank LIA which may be demolished to make way for the Single LEAP requirement. The new facilities will be close to both the existing Officers'/SNCOs' Mess and Other Ranks' Mess and the gymnasium facilities.
- c. **HMAS Albatross, Nowra** (Annex T). Single LEAP proposes 170 units for HMAS Albatross including 30 Officer, 30 Senior Sailor and 110 Junior Sailor units. The 1998 Master Plan of HMAS Albatross is dated and provides limited detail of the domestic zone therefore the sites have been selected to be within, or as close as possible to, existing LIA precincts to comply with general master planning principles on the base. The units will provide good access to the respective messes for each rank group and to the gymnasium and playing fields. Additionally, the chosen site for the Officer LIA provides expansion space should this be required for future Defence capability initiatives.
- d. **RAAF Base Wagga** (Annex U). Single LEAP proposes 50 units for RAAF Base Wagga including 14 Officer, 12 SNCO and 24 Other Rank units. RAAF Base Wagga has distinct existing working accommodation and LIA precincts for each of the rank groups. The units will be sited within the existing LIA areas and as close as possible to the respective messes, parade ground, oval and gymnasium. The Officer and SNCO units will be located on 2 sites adjacent to and north-east of the existing Officers' Mess. While the SNCO units will be 400m from the current SNCOs' Mess they are close to the proposed site of the future combined Officers'/SNCOs' Mess. The Other Rank units will be located to the west of the current SNCOs' Mess and to the south of the existing Other Ranks' LIA, 200m from the Other Ranks' Mess.
- e. **Blamey Barracks, Kapooka** (Annex V). Single LEAP proposes 90 units for Kapooka including 14 Officer, 26 SNCO and 50 Other Rank units. Kapooka has distinct existing working accommodation and LIA precincts for each of the rank groups. The units will be sited within the existing LIA areas and as close as possible to the respective messes. The Officer units will be located adjacent to and east of the Officers' Mess. The SNCO units will be located adjacent to and to the south-east of the SNCOs' Mess. The Officer and SNCO sites take into account the proposed location of the possible future combined Officers'/SNCOs' Mess. The Other Rank units will be located between the existing Other Rank LIA and the SNCOs' Mess. The Other Rank site contains existing staff car parking, a garden shed and a Tennis Court.
- f. **RMC Duntroon, Canberra** (Annex W). Single LEAP proposes 44 units for RMC including 12 Junior Officer and 32 Other Rank units. The Officer units will be sited on a Greenfield site and accessed off Bruche Road. The Officer site is situated within walking distance of the Officers' Mess and all other base facilities including the gymnasium and commercial precinct. The Other Rank site is close to the Other Ranks' Mess and is situated within the existing precinct for Other Ranks. The site will encompass a portion of the land between Morrison Circuit and Knights Rd and also a car park on the eastern side of Knights Rd. Access to the site will be from Bruche Rd.

- g. **Australian Defence Force Academy**, Canberra (Annex X). Single LEAP proposes 75 Junior Officer units for ADFA. The units will be sited between the existing Officers' Mess and SNCOs' Mess in an area bounded by Tobruk Road and Milne Bay Road. An option to use a second parcel of land on the western side of Milne Bay Road has been identified should the capacity of the land between the two Mess facilities prove insufficient to house the required 75 units. The site is located within the LIA precinct and aligns with existing master planning principles for ADFA.
- h. **Puckapunyal Military Area** (Annex Y). Single LEAP proposes 200 units for Puckapunyal including 60 Officer, 50 SNCO and 90 Other Rank units. The Officer and SNCO units will be sited in proximity to Tobruk Barracks to the west of the existing SNCOs' Mess at the end of Easterbrook Road, in the current LIA precinct in accordance with precinct planning principles. The Other Rank units will be located at the corner of Morobe Road and Mont St Quentin Road on an existing Football Oval close to the existing Other Ranks' Mess.
- i. **South Bandiana, Albury Wodonga Military Area** (Annex Z). Single LEAP proposes 50 units for South Bandiana including 35 Junior Officer and 15 SNCO units. South Bandiana has distinct existing working accommodation and LIA precincts for each rank group. The units will be sited within the existing LIA areas and as close as possible to the respective messes. The Junior Officer units will be located to the south-east and within 200m of the Officers' Mess. The SNCO units will be located to the south-west and within 100m of the SNCOs' Mess. The SNCO accommodation is proposed to be constructed on the site of a previously demolished building.
- j. **RAAF Base Williams, Laverton** (Annex AA). Single LEAP proposes 50 units for RAAF Base Williams including 7 Junior Officer, 7 SNCO and 36 Other Rank units. The units will be sited centrally and adjacent to existing LIA and within close proximity to the gymnasium and the respective messes. This conforms to the master planning intent of retaining LIA precincts.
- k. **Simpson Barracks, Watsonia** (Annex BB). Single LEAP proposes 120 units for Simpson Barracks including 36 Junior Officer, 36 SNCO and 48 Other Rank units. The units will be sited with each rank group close to its relevant mess. Siting has been conducted in consultation with the Defence Force School of Signals (DFSS) project which includes 216 Level 5 OR LIA units to be constructed in the same LIA precinct as the Single LEAP LIA.
- l. **RAAF Base Edinburgh, Elizabeth North** (Annex CC). Single LEAP proposes 230 units for RAAF Base Edinburgh including 27 Officer, 18 SNCO and 185 Other Rank units. Siting has been conducted in consultation with the Hardened and Networked Army (HNA) project which is conducting a major redevelopment on the base. HNA have conducted a Master Planning exercise which has established the Domestic precinct, within which the LEAP LIA is to be located. The HNA and LEAP projects will be executed concurrently, with HNA also constructing new messing facilities in close proximity to the LEAP LIA.
- m. **HMAS Stirling, Rockingham** (Annex DD). Single LEAP proposes 268 units for HMAS Stirling including 40 Officer, 50 Senior Sailor and 178 Junior Sailor units. The units will be sited adjacent to the respective rank group messes within the designated Domestic Facilities Zone. The Officer units will be located to the north of Roebuck Way and predominantly east of Parmelia Way. The Senior Sailor units will be located on the corner of Stokes Road and Discovery Way close to the Senior Sailors' Mess. The Junior Sailor units will be located between Investigator Lane,

Stokes Road, and Broughton Road with the gymnasium to the west and the Junior Sailors' Mess to the east.

- n. **Campbell Barracks, Swanbourne** (Annex EE). Single LEAP proposes 60 units for Campbell Barracks including 8 Officer, 12 SNCO and 40 Other Rank units. The units will be sited in the Residential and Recreational Zone, in an area adjacent to Seaward Village, a Defence housing estate considered to be part of the Perth metropolitan area and accessible to the general public. The site will allow access for visitors with minimum disruption to base operations and is within close proximity to the Officers' Mess and SNCOs' Mess. It is also close to recreation buildings, club buildings and sporting facilities.
- o. **RAAF Base Pearce, Bullsbrook** (Annex FF). Single LEAP proposes 20 units for RAAF Base Pearce including 8 Officer, 2 SNCO and 10 Other Rank units. Siting has been conducted to conform to the LIA precinct of the proposed RAAF Base Pearce Redevelopment Stage 1 Project. The units will be located close to the new combined All Ranks' Mess to be constructed by the Redevelopment Project.
- p. **Robertson Barracks, Palmerston** (Annex GG). Single LEAP proposes 686 units for Robertson Barracks including 80 Officer and 606 Other Rank units. Units will be sited in existing Officer and Other Ranks LIA precincts in close proximity to the respective messes, gymnasium, swimming pool and sporting fields. The Officer units will be located to the north of the existing Officers' Mess and to the east of existing Officer LIA. The Other Rank units will be located within the current LIA precinct at its eastern extremity. This is a refurbishment and infill option. No Senior NCO units will be constructed due to ANEF Contour restrictions.
- q. **Larrakeyah Barracks, Darwin** (Annex HH). Single LEAP proposes 232 units for Larrakeyah Barracks including 46 Officer, 26 Senior Sailor and 160 Junior Sailor units. Units will be sited in existing LIA precincts close to the respective existing messes. The Officer units will be located to the west and north of the existing Officers' Mess. The Senior Sailor units will be located to the south-east of the Senior Sailors' Mess on the site of an existing excess Married Quarters which is to be demolished. The Junior Sailor units will be located north of the Parade Ground adjacent to the existing Junior Sailors' Mess. There are 2 Junior Sailor options within this area subject to the result of Heritage assessments currently being conducted.

Zoning and Approvals

41. All the facilities referred to in this evidence are to be constructed, within the boundaries of the bases which are designated "Defence Special Purposes". No civilian authority design or construction approvals are required, although works will comply with relevant Standards and Regulations as applicable.

Land Acquisition

42. No land acquisition is required.

Applicable Codes and Standards

43. Where appropriate, the design and construction of the proposed works and services will conform to the relevant sections of the following:

- a. Building Code of Australia;
- b. Australian Standards and Codes;

- c. Commonwealth and State legislation;
- d. Australian Government policy on energy efficiency in Government operations;
- e. Defence Manual of Fire Protection Engineering;
- f. Defence Facilities Communications Cabling Standard;
- g. Defence Green Building Requirements;
- h. Disability Discrimination Act; and
- i. Defence security publications.

44. The successful tenderer will be required to produce a Quality Plan. This plan will clearly show how building codes, Australian Standards and any additional Defence requirements in relation to security, fire protection and fire safety will be met and how the required standards will be maintained.

Certification

45. Prior to acceptance of facilities, Defence will require the successful tenderer to certify that the design and the finished construction of the facility complies fully with Defence requirements, all applicable codes and standards and State and Local Government requirements.

Master Planning Considerations

46. All construction will be in accordance with existing base Master Plans or known future development intentions.

Precinct Planning and Siting Philosophy

47. LIA units will be grouped into precincts by rank group.

48. Access to LIA units will be provided for pedestrian, bicycle, car and emergency vehicle traffic and will allow for future expansion of the accommodation precinct.

49. Individual buildings will be positioned to take into account each site's unique formation and surrounding environmental conditions. As a minimum the following criteria will be addressed:

- a. alignment of buildings to suit climatic conditions;
- b. potential bushfire threats, in accordance with Defence's Infrastructure Management requirements for Construction in Bushfire Prone Areas;
- c. use of prevailing winds to aid ventilation;
- d. use of landscape to provide views;
- e. location of existing infrastructure on site;
- f. location of existing roads and vehicle access ways; and
- g. location of existing community facilities on base.

Design Philosophy and Options

50. The following general design concepts are to be incorporated:

- a. predominantly low rise buildings;

- b. a village, community environment;
- c. segregation of vehicles from pedestrians;
- d. segregation of rank groups;
- e. use of form, materials and colours; and
- f. low cost.

51. The general design philosophy will incorporate the following considerations:
- a. provision of cost effective and utilitarian facilities of energy efficient design suitable for the climatic conditions and in harmony with the surrounding environment;
 - b. adoption where possible of conventional construction techniques and materials, in particular those commonly used by the construction industry in each region;
 - c. utilisation of durable materials that combine long life with minimum maintenance to ensure minimisation of whole of life costs;
 - d. provision of environmentally sustainable services to the facility and the site; and
 - e. consideration of the requirements for the services to support this facility.
52. Based on the design philosophy, scope of works, restrictions and policies imposed by this project it is anticipated that tendering consortia will submit a range of design options.

Environmental Impact Assessment and Heritage Considerations

53. Defence is currently conducting an Initial Environmental Review (IER) for the Phase 2 sites. The IER will identify the Environmental and Heritage values of each base specific to the Single LEAP site, together with any potential issues and impacts associated with the project. The objective of the IER is to gain an understanding of all areas proposed for use so that the potential environmental risks can be identified and management responses developed. Defence's Environment, Heritage and Risk Branch will provide technical oversight of the environmental and heritage aspects of the project. Phase 2 Single LEAP construction will be conditional upon requisite environmental approval either via the Defence Environmental Technical Authority or by the Commonwealth Department of the Environment and Heritage.

54. The outcome of the IER to date has identified that it is unlikely that there will be any significant environmental and/or heritage issues in relation to the proposal.

Indigenous Considerations

55. The environmental assessment process will confirm if there are any Indigenous sites that may be affected by the proposal. All works are on Commonwealth owned land, which has been used for Defence purposes for many years and is largely built-up or heavily disturbed. Consultation with relevant Indigenous land owners will be conducted as part of the overall project consultation process.

Acoustics

56. All units will be designed to minimise outside noise intrusion and sound alternation between units. In particular units at Robertson Barracks, HMAS Albatross and Randwick will have noise attenuation elements built into the structure to ensure that noise reduction ratings for residential facilities, as determined by Australian Standards, are achieved.

Ecologically Sustainable Development

57. Defence became a participant in the Greenhouse Challenge Program with the signing of an agreement with the Australian Greenhouse Office and the concurrent implementation of the Defence Energy Efficiency Program. The Government has set specific energy efficiency targets that require a reduction in greenhouse gas emissions resulting from Defence facilities operations.

58. The Defence commitment to the implementation of Ecologically Sustainable Development principles as integral to project delivery, and to subsequent monitoring of facilities performance, means:

- a. To help secure good Ecologically Sustainable Development outcomes, integrated design principles and practices have been applied to the project. This will require the close and early involvement of not only the project architects but environment, energy, engineering and landscape consultants, and building and maintenance contractors.
- b. Appropriate contract clauses will bind external stakeholders to Defence's Ecologically Sustainable Development objectives, Key Performance Indicators and targets.

59. The preliminary design of new and refurbished facilities will consider the feasibility of the following measures to reduce energy consumption in a cost effective manner:

- a. orientation to sun and prevailing winds for temperature control and lighting;
- b. insulation and weatherproofing;
- c. solar energy and solar hot water systems;
- d. gas-fuelled heating systems;
- e. energy efficient lighting and appropriate lighting control systems;
- f. energy efficient plant and equipment;
- g. zones within facilities to control energy use; and
- h. Building Management Systems as part of an area-wide energy management strategy.

Heating Ventilation and Air Conditioning

60. Heating, ventilation and air conditioning will match community standards for the particular region and might include air conditioning, ceiling fans, gas heating or other methods. Maximum use will be made of passive measures such as solar orientation and natural cross-flow ventilation where possible.

61. Air-conditioning systems will be air-cooled and no specific precautions against the Legionella Bacillus are therefore considered necessary.

Materials and Finishes

62. Materials and finishes will be evaluated based on those readily available locally for their functionality, durability, and low maintenance and for their ecologically sustainable design properties.

Mechanical Services

63. New facilities will generally be air-conditioned and the selection of building services and associated equipment will be required to achieve an economic balance between capital cost and operation and maintenance costs. Selection will be based upon a life-cycle costing analysis and

particular consideration should be given to energy-efficient design solutions employing passive solar energy. New facilities will incorporate building management systems, metering, and other provisions to measure and monitor energy use and to allow regular energy audits where practicable. Mechanical plant will have a level of spare capacity and incorporate a modular and multiple control approach to ensure flexibility.

Hydraulic Services

64. The new facilities would be expected to connect to existing water and sewage infrastructure within the Phase 2 sites.

Civil Works

65. None of the proposed sites present any significant civil engineering problems however each site is currently being further assessed through site, infrastructure, contamination and geotechnical surveys.

Provision for People With Disabilities

66. Access and facilities for the disabled will be provided in accordance with the Building Code of Australia and applicable Australian standards and codes.

Child Care Provisions

67. No child care facilities will be provided additional to that already on-base.

Fire Protection

68. Fire protection systems will comply with the Defence Manual of Fire Protection Engineering.

Security

69. All facilities are proposed for construction within existing Defence bases and will therefore be covered by existing base security arrangements. In accordance with Government initiatives to improve physical security arrangements in Government departments generally, advice from designated security authorities will be considered during the design process as appropriate.

Occupational Health and Safety

70. Facilities will comply with the requirements of the *Occupational Health and Safety (CE) Act 1991*, the Department of Defence Occupational Health and Safety Manual and relevant State and Territory Government Occupational Health and Safety legislation, and operate in accordance with an approved Occupational Health and Safety Plan.

71. All the proposed development activity will occur within the proposed bases and no special or unusual public safety risks have been identified.

Landscaping

72. All planting and landscaping will conform to the requirements of base Environmental Management Plans and be in accordance with the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

73. Landscaping works will be directed towards the restoration of areas disturbed during construction and general improvement of the built environment. Precautions will be taken to avoid compromising existing environmental sensitivities by adopting landscaping practices in keeping with local environmental conditions.

Consultation With Authorities

74. The following relevant authorities have or will be involved in consideration of the proposed project:

- a. Federal and State Government Representatives for each area;
- b. Australian Heritage Commission;
- c. Australian Greenhouse Office;
- d. Department of Environment and Heritage;
- e. Department of Finance and Administration;
- f. Indigenous Communities; and
- g. City and Shire Councils (Annex II).

Impact on Local Communities

75. As all work is proposed to be contained on Defence bases no adverse impact on local communities is anticipated.

76. However, over the construction period, it is anticipated that a considerable number of jobs for local workers will be generated during construction and fit out activities. Additional effort will be associated with off-site prefabrication and material preparation activity to support the project. The likely number of jobs anticipated for each site will vary considerably and will depend on the construction method and program of the selected tenderer.

Outline Project Costs

77. The estimated project cost in the form of the “raw PSC” is shown in paragraph 21. Consortia will be required to provide their proposed project costs within their individual RFP responses.

Construction Program

78. Consortia will be required to provide their proposed construction program, to meet the required delivery dates outlined in paragraph 23, within their individual RFP responses.

Plans and Drawings

79. Consortia will be required to provide draft floor plans and concept drawings within their individual RFP responses.

Project Risks

80. An assessment of anticipated project risks will be advised to the Committee through a confidential briefing.

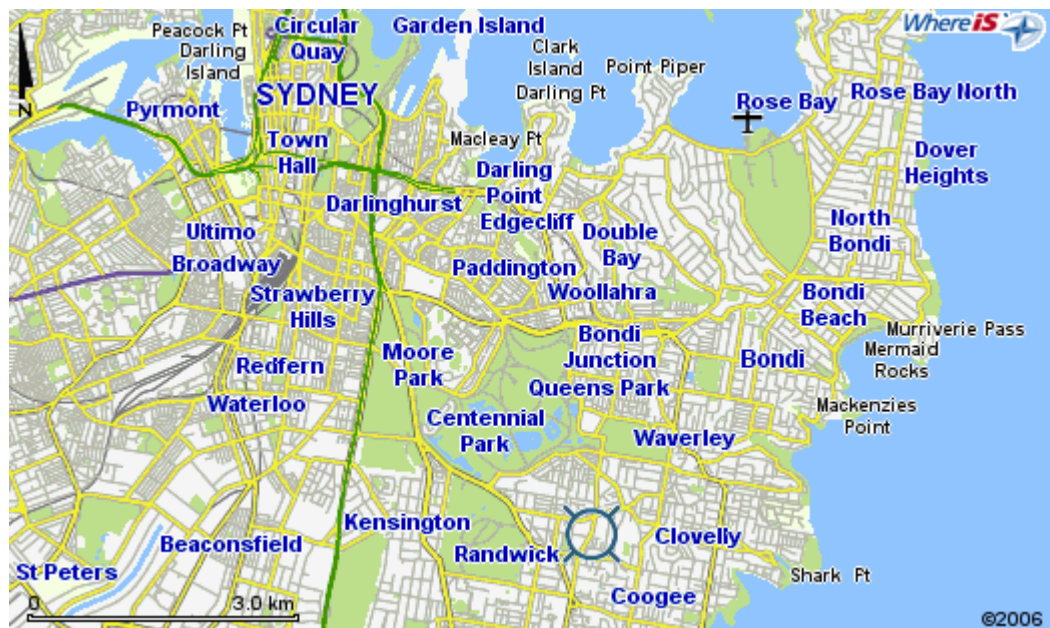
**ANNEX A TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**BASE LOCATION MAP
LAVARACK BARRACKS, TOWNSVILLE**



ANNEX B TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
RANDWICK BARRACKS, SYDNEY



ANNEX C TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
HMAS ALBATROSS, NOWRA



ANNEX D TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
RAAF BASE WAGGA



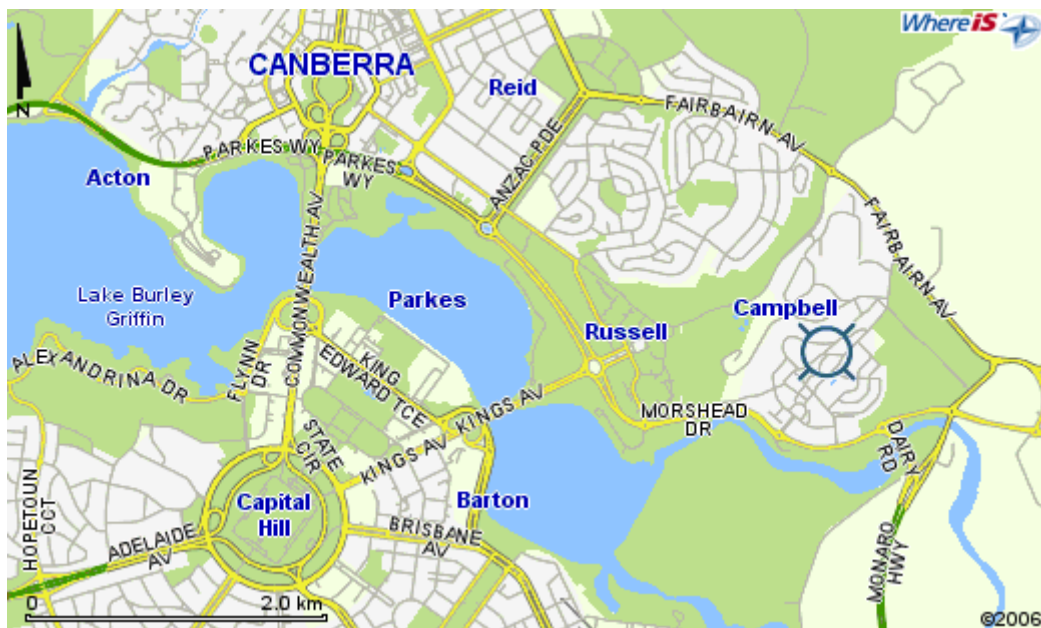
ANNEX E TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
BLAMEY BARRACKS, KAPOOKA



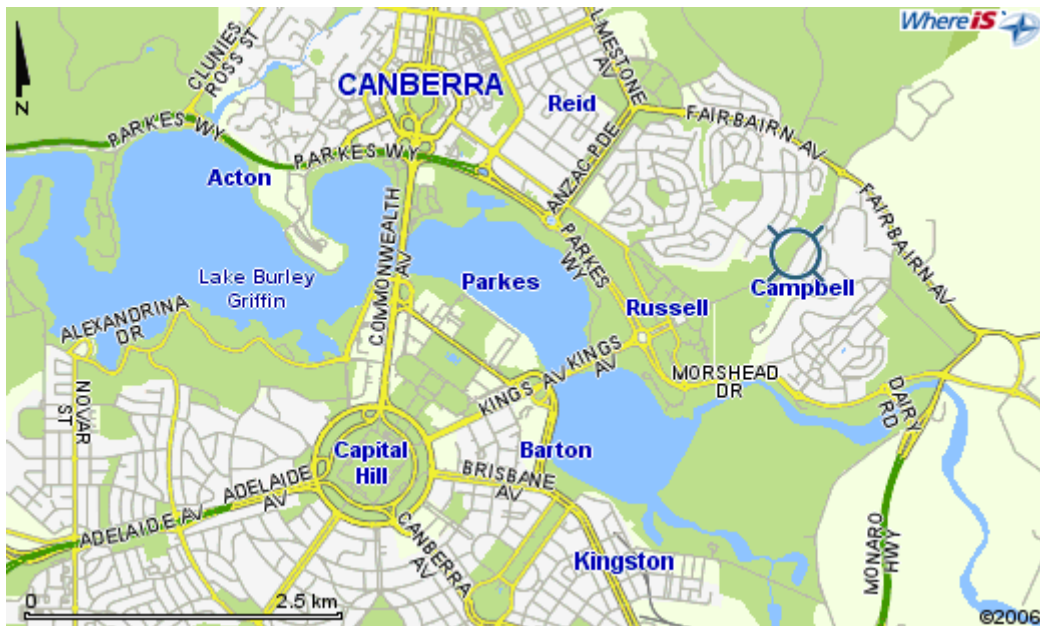
**ANNEX F TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**BASE LOCATION MAP
ROYAL MILITARY COLLEGE DUNTROON, CANBERRA**



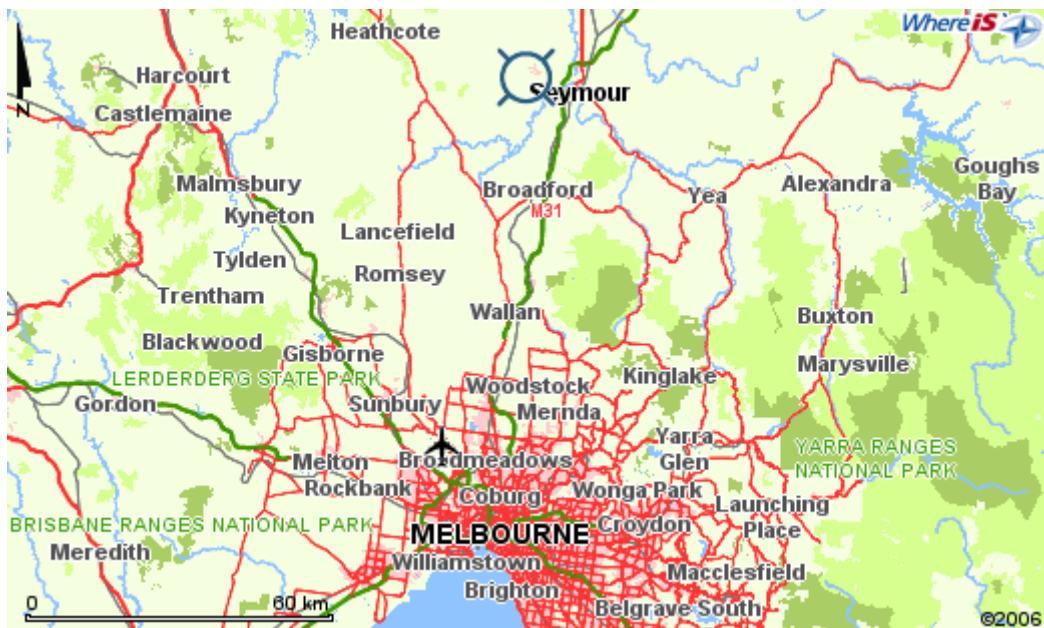
**ANNEX G TO
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PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**BASE LOCATION MAP
AUSTRALIAN DEFENCE FORCE ACADEMY, CANBERRA**



**ANNEX H TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**BASE LOCATION MAP
PUCKAPUNYAL MILITARY AREA**



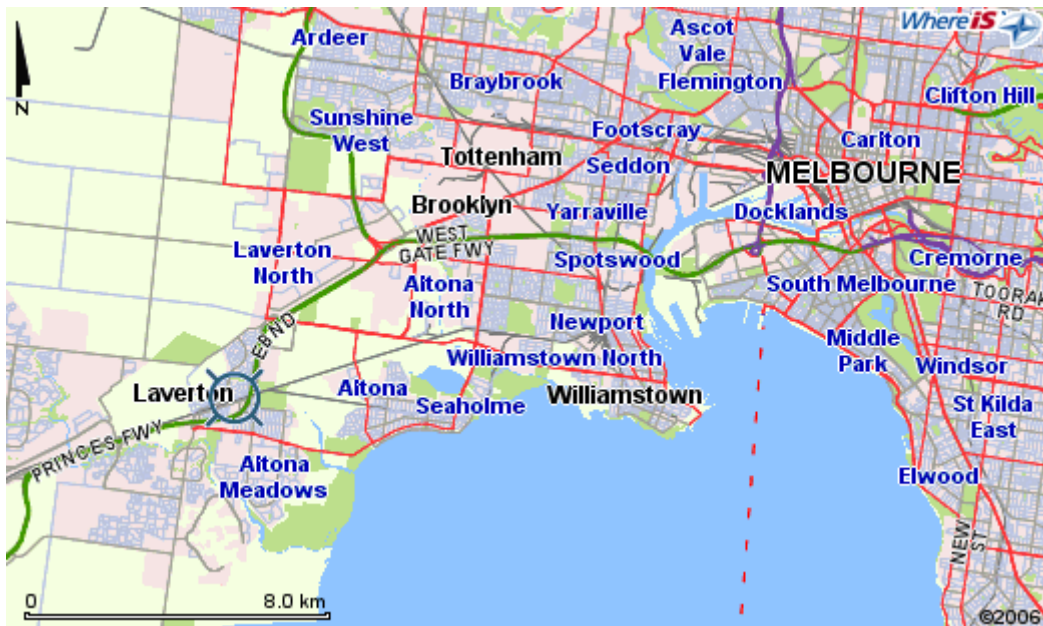
ANNEX I TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
SOUTH BANDIANA, ALBURY WODONGA MILITARY AREA



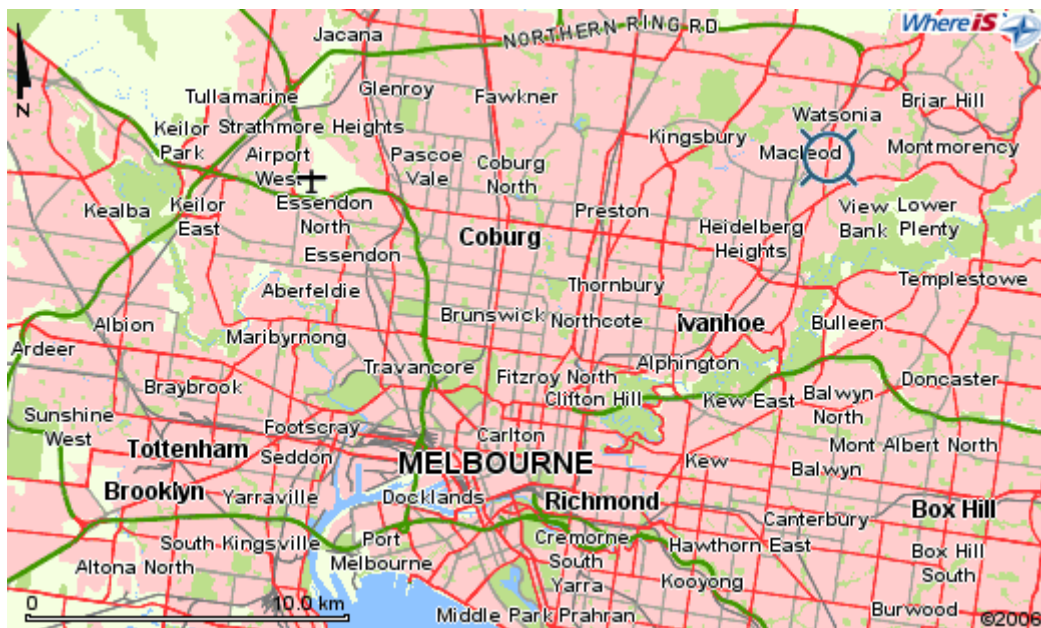
ANNEX J TO
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PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
RAAF BASE WILLIAMS, LAVERTON



**ANNEX K TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**BASE LOCATION MAP
SIMPSON BARRACKS, WATSONIA**



ANNEX L TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
RAAF BASE EDINBURGH, ELIZABETH



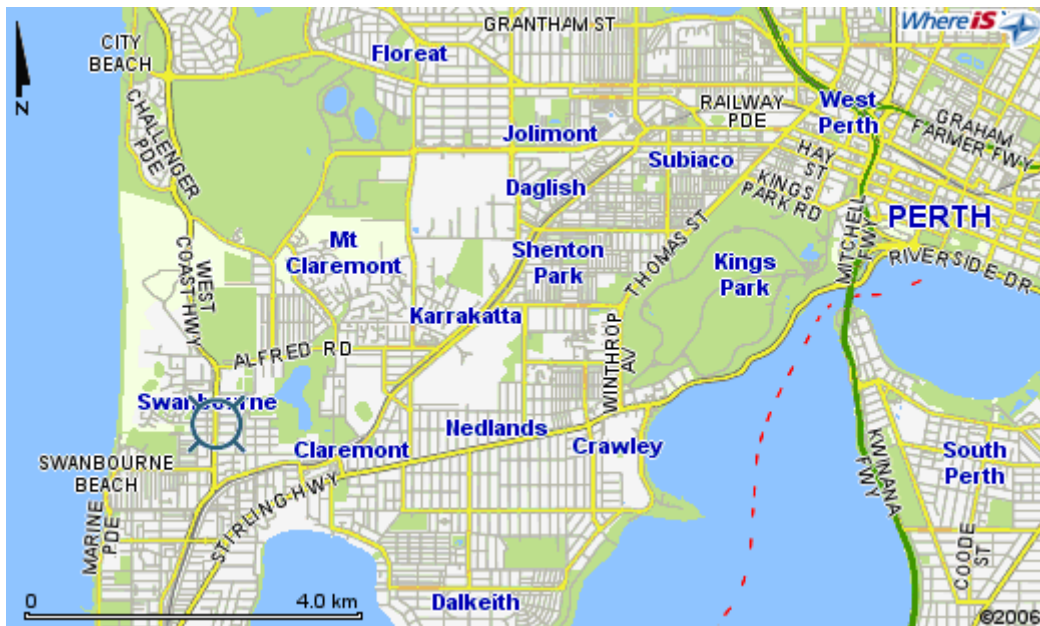
**ANNEX M TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**BASE LOCATION MAP
HMAS STIRLING, ROCKINGHAM**



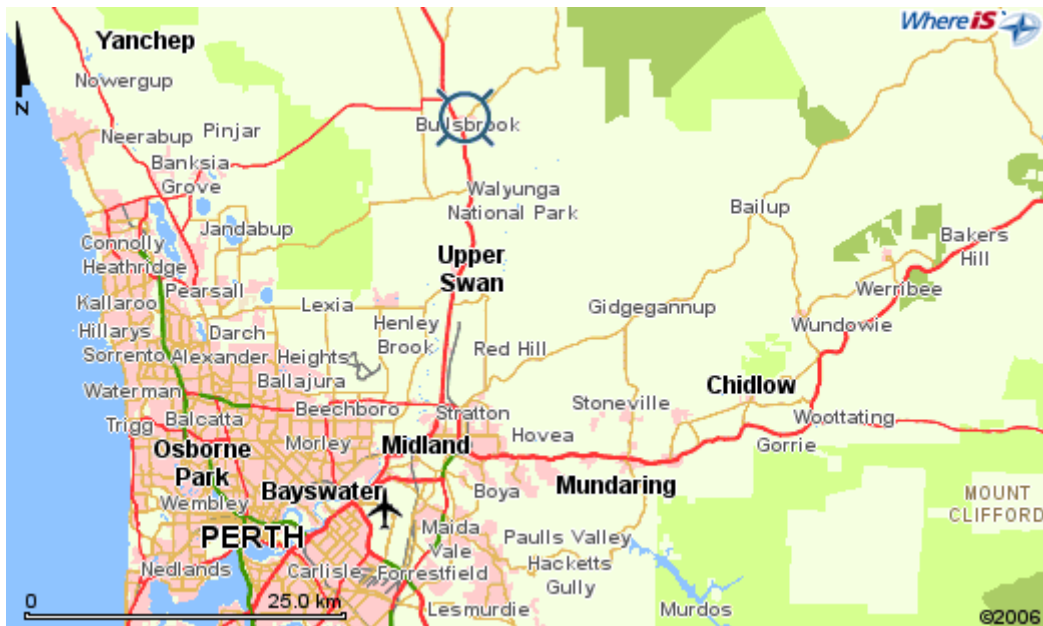
ANNEX N TO
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DATED 15 MAR 07

BASE LOCATION MAP
CAMPBELL BARRACKS, SWANBOURNE



**ANNEX O TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**BASE LOCATION MAP
RAAF BASE PEARCE, BULLSBROOK**



ANNEX P TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07

BASE LOCATION MAP
ROBERTSON BARRACKS, PALMERSTON



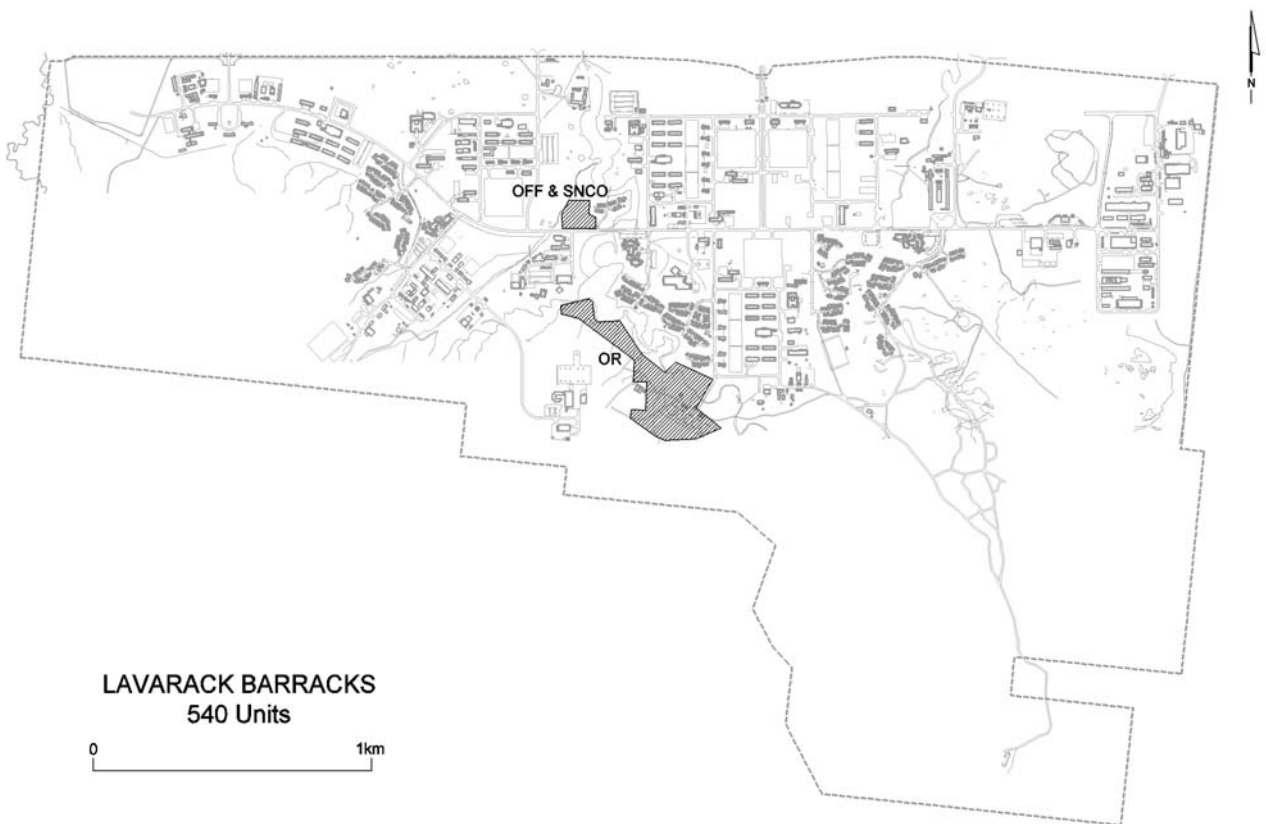
**ANNEX Q TO
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**BASE LOCATION MAP
LARRAKEYAH BARRACKS, DARWIN**



**ANNEX R TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
LAVARACK BARRACKS, TOWNSVILLE**

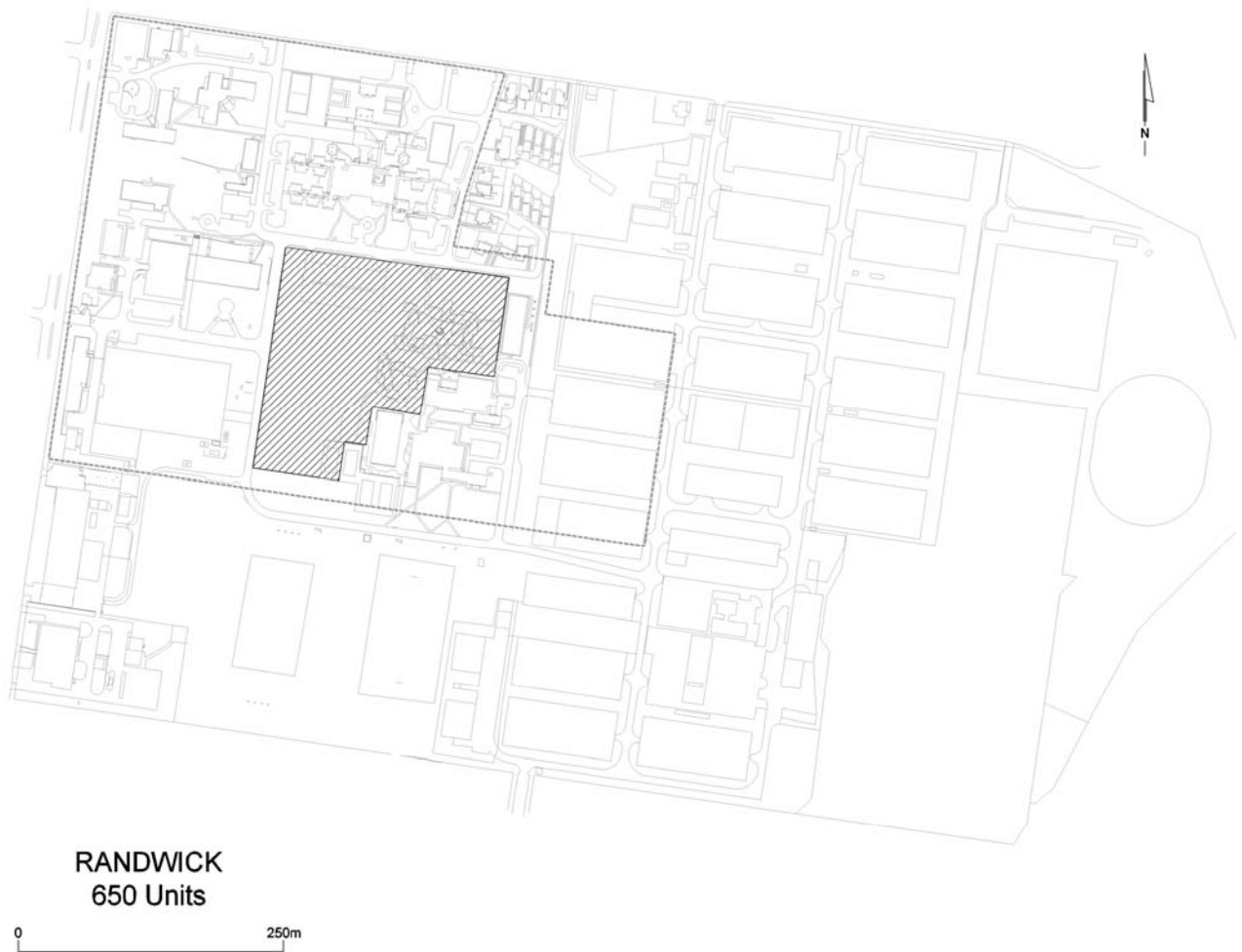


**LAVARACK BARRACKS
540 Units**

0 1km

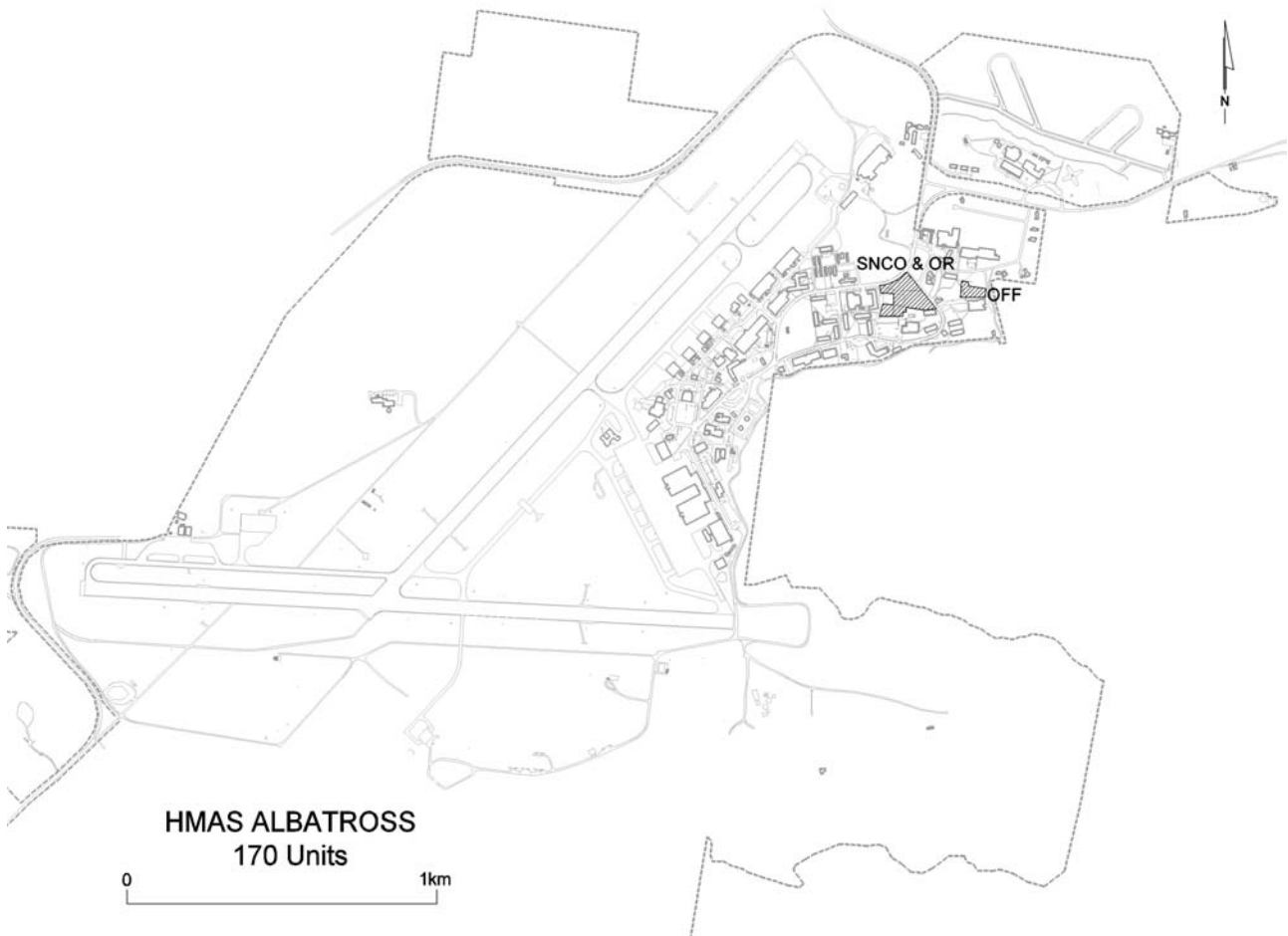
**ANNEX S TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
RANDWICK BARRACKS, SYDNEY**



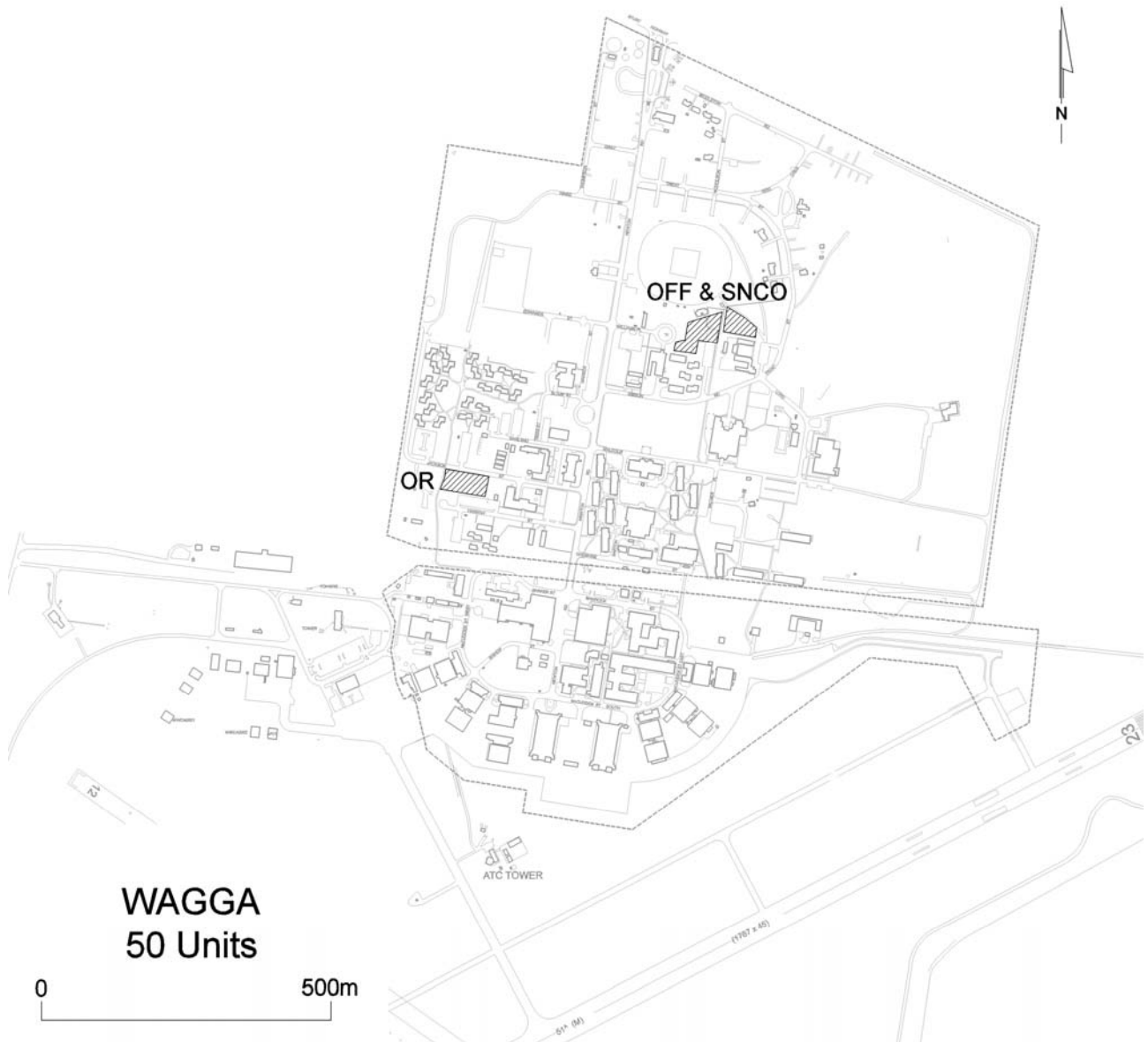
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**PROPOSED SITE LOCATION MAP
HMAS ALBATROSS, NOWRA**



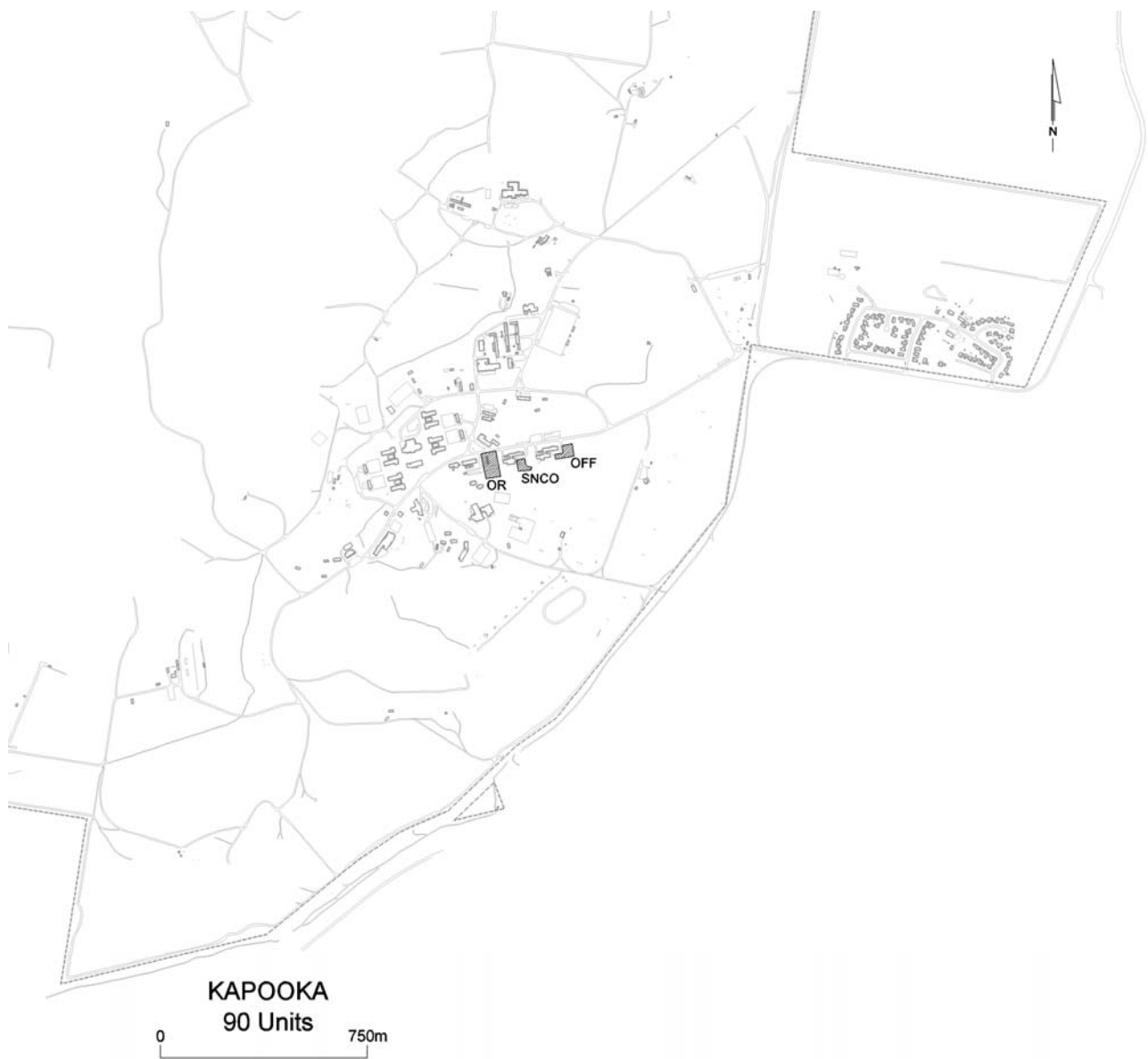
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**PROPOSED SITE LOCATION MAP
RAAF BASE WAGGA**



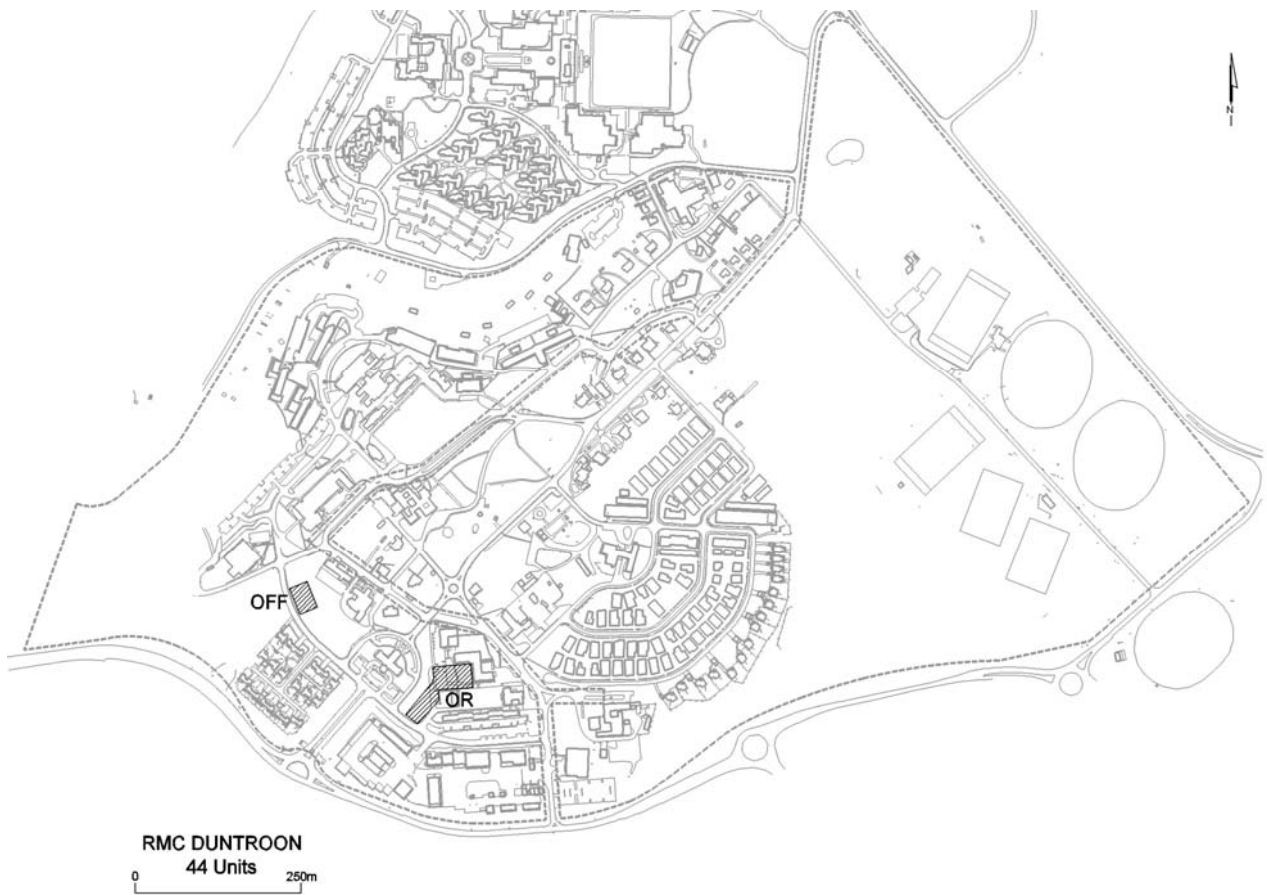
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DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
BLAMEY BARRACKS, KAPOOKA**



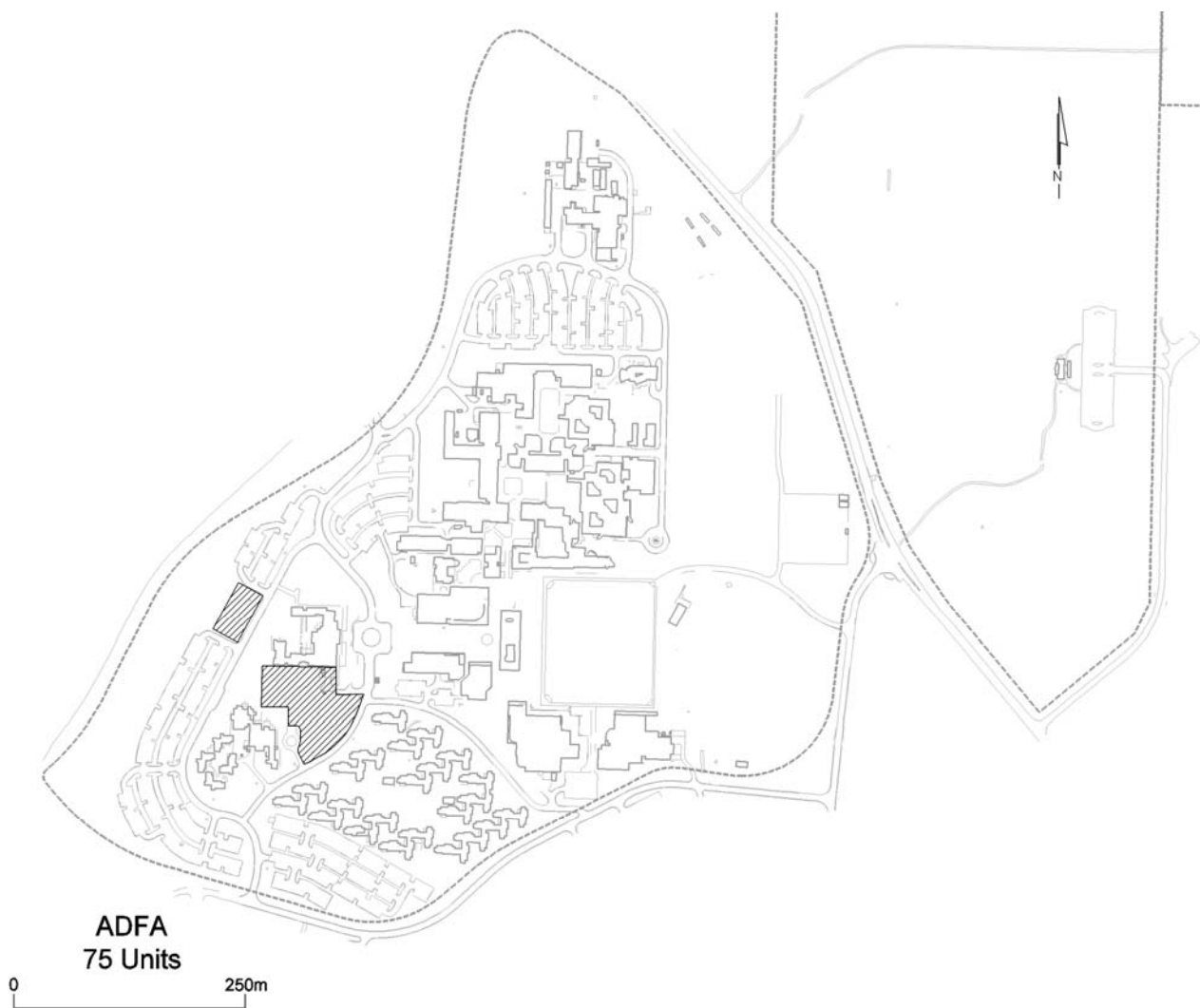
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**PROPOSED SITE LOCATION MAP
ROYAL MILITARY COLLEGE DUNTROON, CANBERRA**



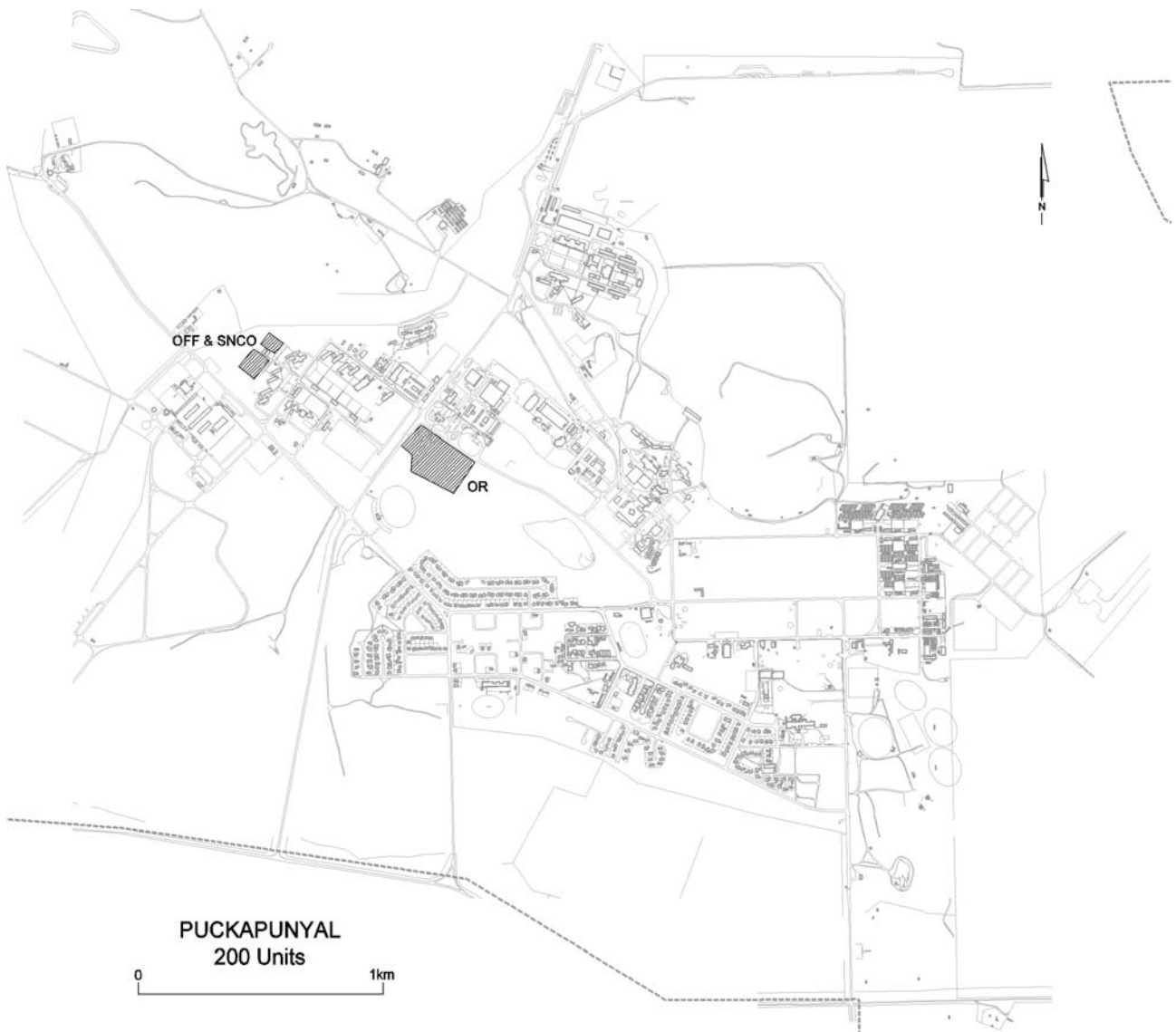
**ANNEX X TO
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PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
AUSTRALIAN DEFENCE FORCE ACADEMY CANBERRA**



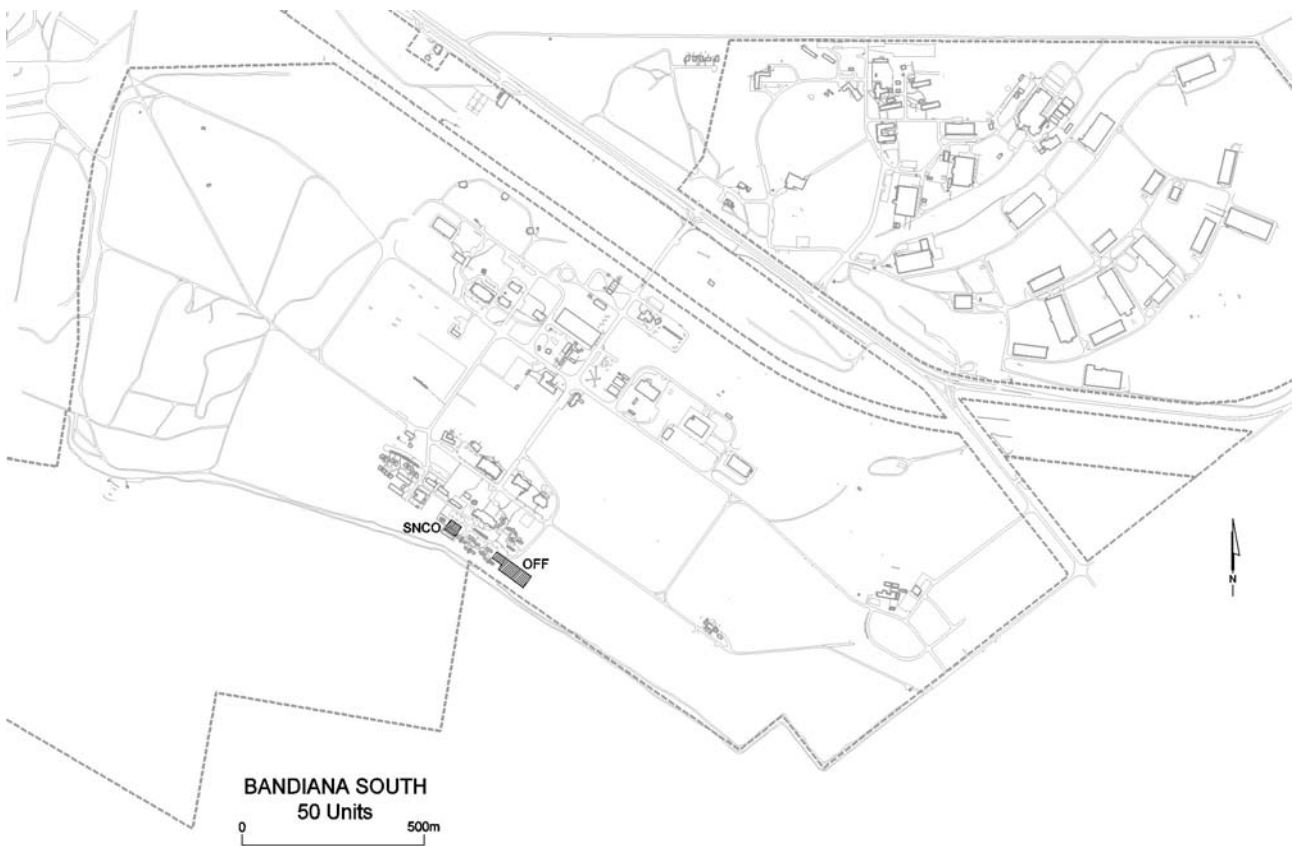
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**PROPOSED SITE LOCATION MAP
PUCKAPUNYAL MILITARY AREA**



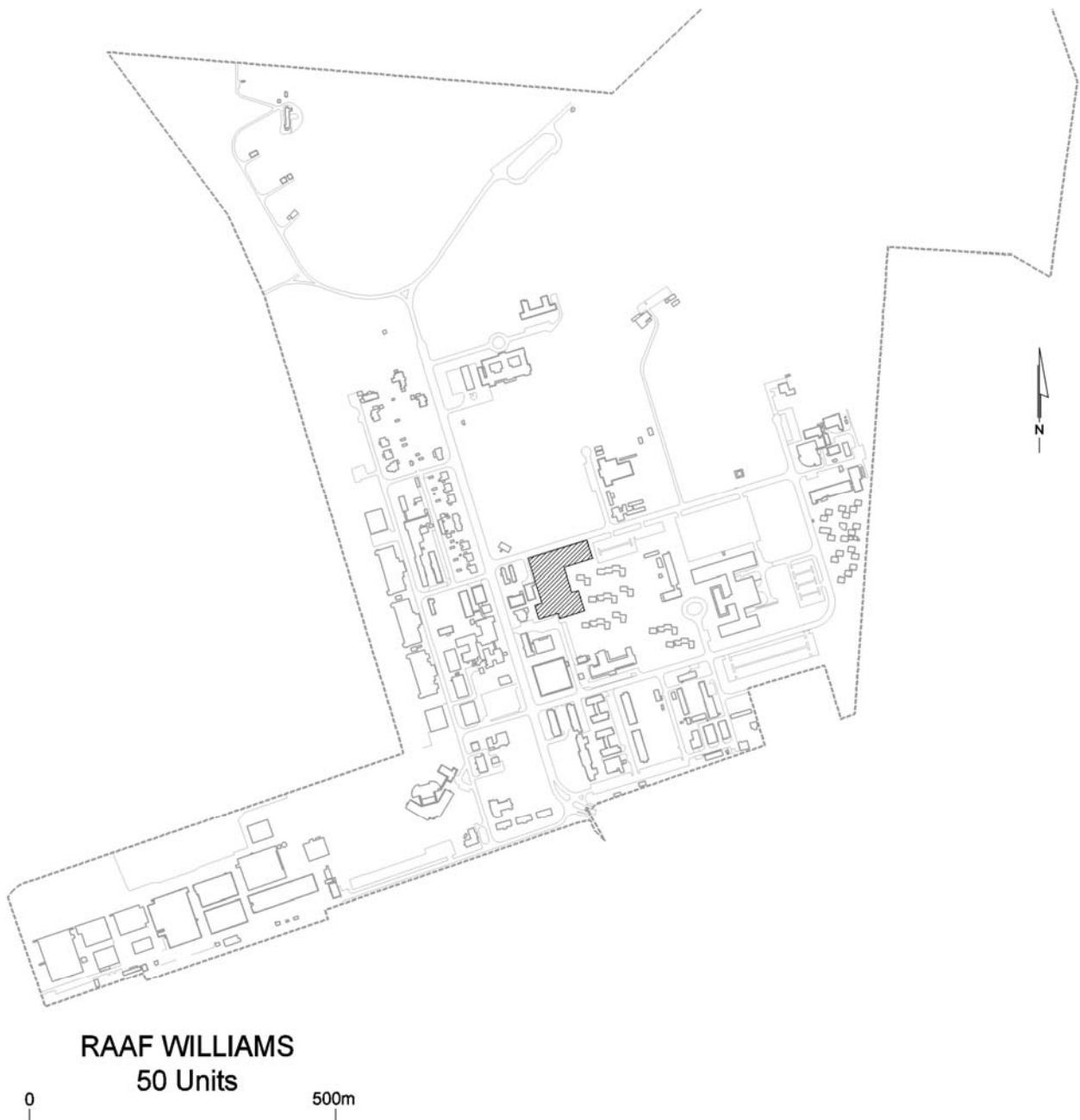
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**PROPOSED SITE LOCATION MAP
SOUTH BANDIANA, ALBURY WODONGA MILITARY AREA**



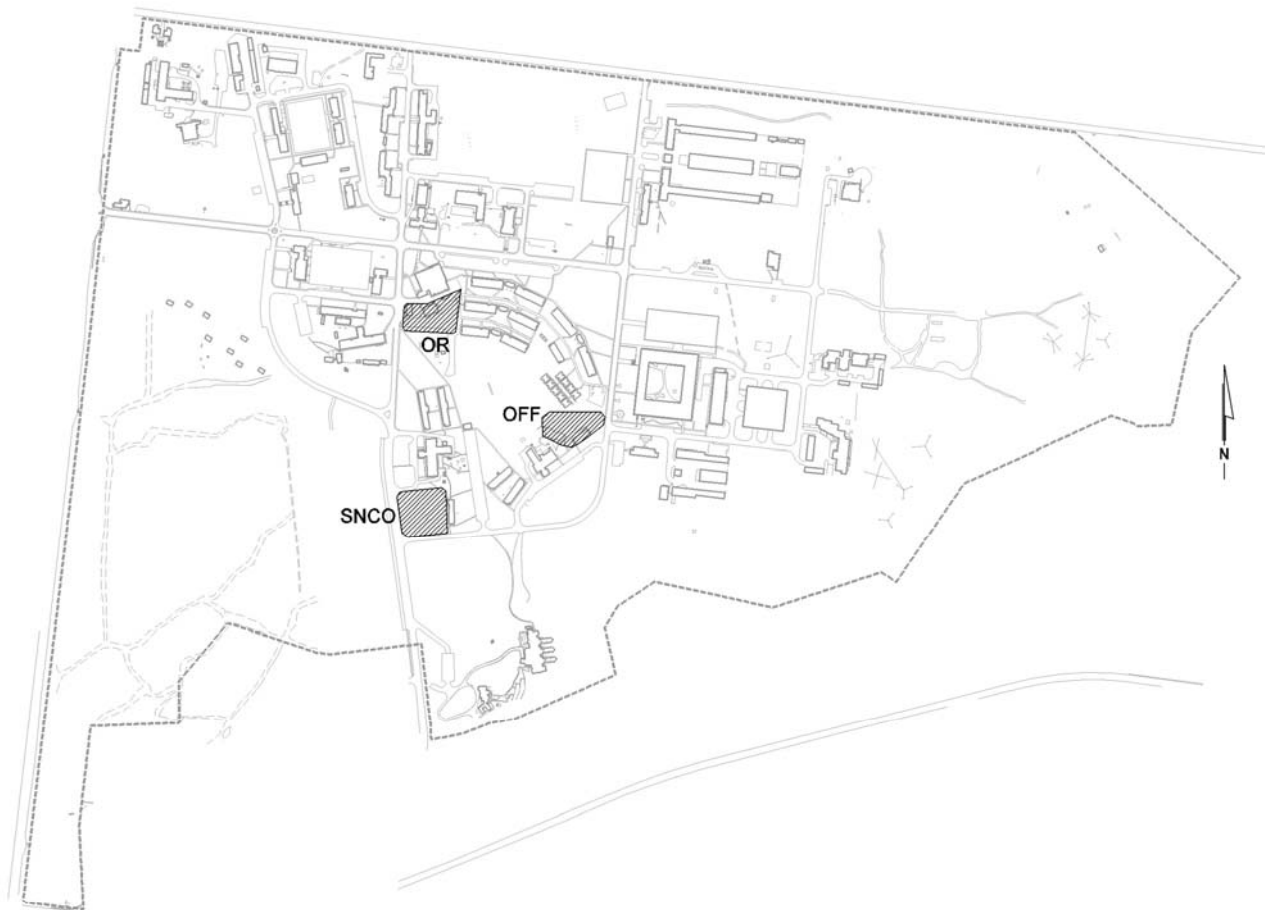
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DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
RAAF BASE WILLIAMS, LAVERTON**



**ANNEX BB TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
SIMPSON BARRACKS, WATSONIA**



**SIMPSON BARRACKS
124 Units**



**ANNEX CC TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
RAAF BASE EDINBURGH**



**ANNEX DD TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
HMAS STIRLING, ROCKINGHAM**



**ANNEX EE TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
CAMPBELL BARRACKS, SWANBOURNE**



**ANNEX FF TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
RAAF BASE PEARCE, BULLSBROOK**

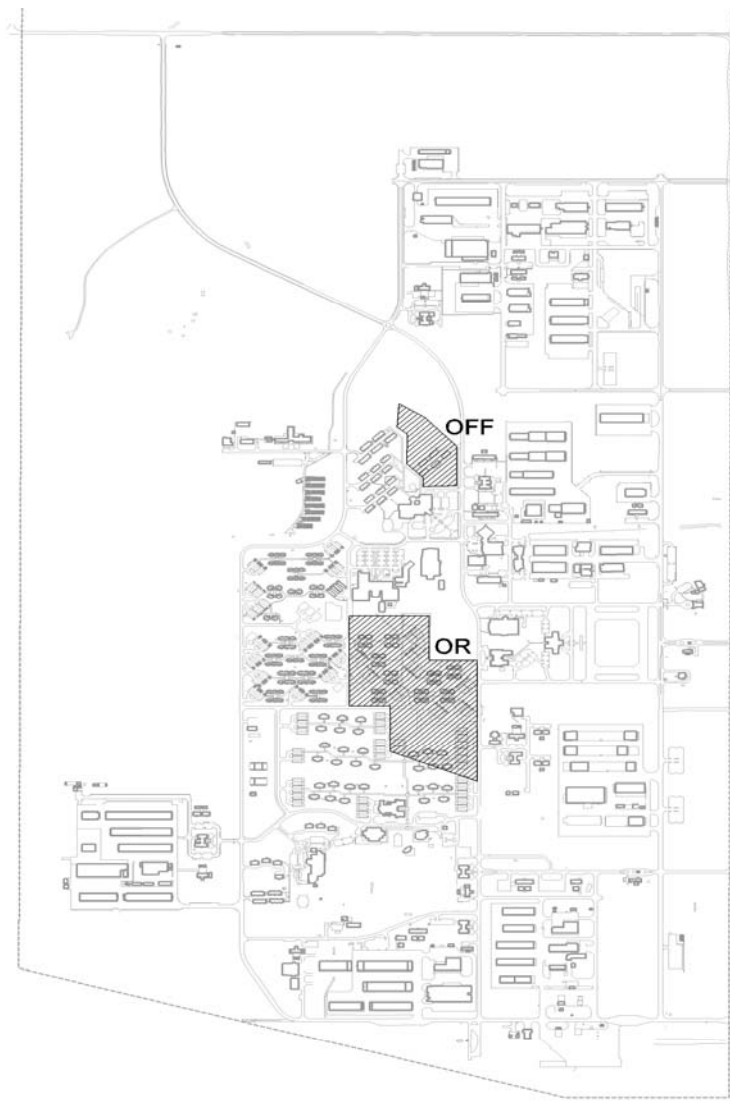


**RAAF BASE PEARCE
20 Units**

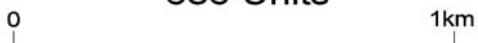


**ANNEX GG TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
ROBERTSON BARRACKS, PALMERSTON**

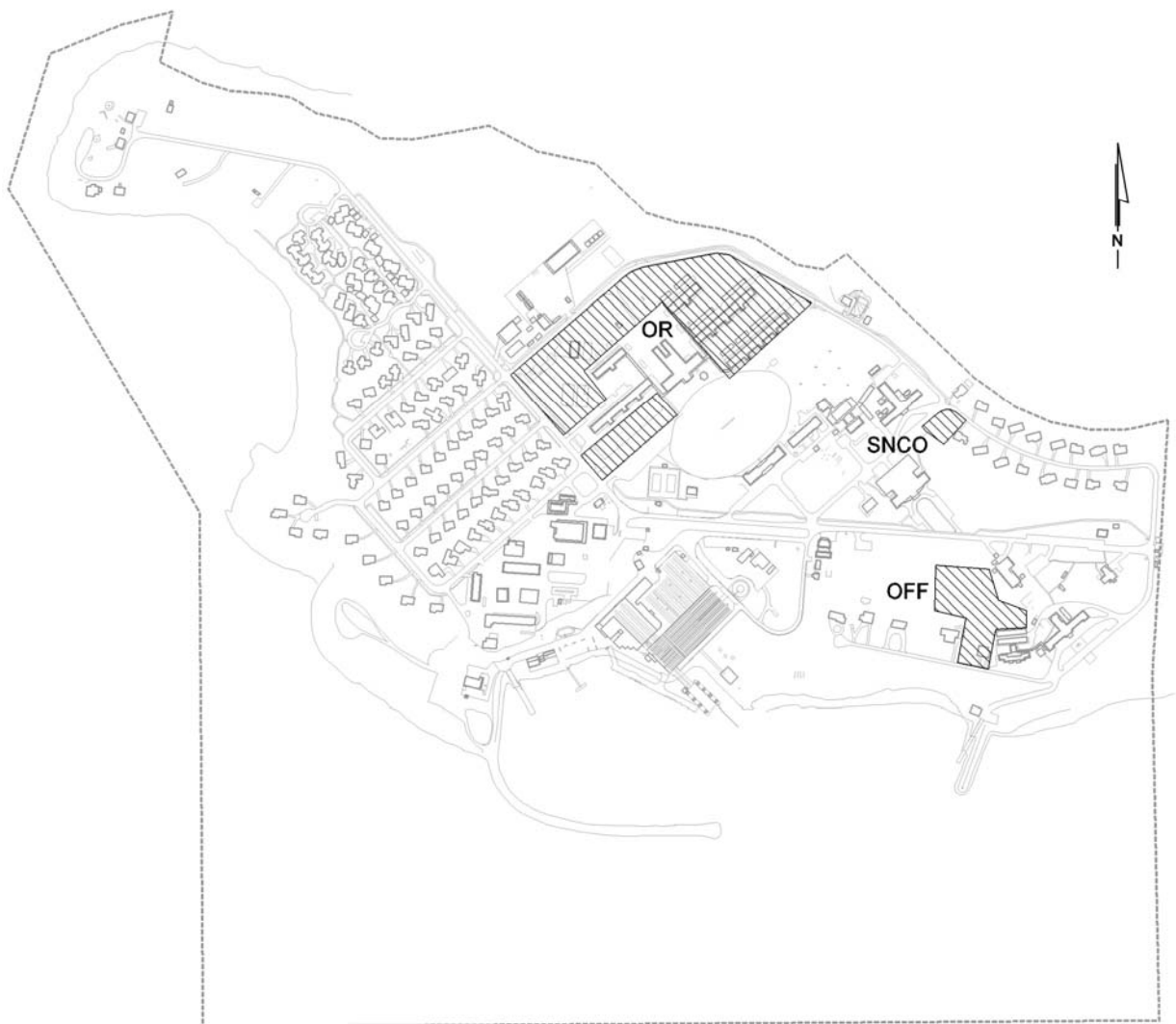


**ROBERTSON BARRACKS
686 Units**

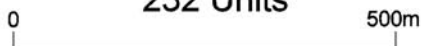


**ANNEX HH TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

**PROPOSED SITE LOCATION MAP
LARRAKEYAH BARRACKS, DARWIN**



**HMAS COONAWARRA
232 Units**



**ANNEX II TO
STATEMENT OF EVIDENCE FOR
PROJECT SINGLE LEAP PHASE 2
DATED 15 MAR 07**

LIST OF CITY AND SHIRE COUNCILS

- Townsville City Council - Lavarack Barracks, Townsville
- Randwick City Council - Randwick Barracks, Sydney
- Shoalhaven Shire Council - HMAS Albatross, Nowra
- Wagga Wagga City Council - RAAF Base Wagga
- Blamey Barracks, Kapooka
- ACT Planning and Land Authority - RMC Duntroon, Canberra
- Australian Defence Force Academy, Canberra
- Mitchell Shire Council - Puckapunyal Military Area
- Wodonga City Council - South Bandiana, Albury Wodonga Military Area
- Wyndham City/Hobson's Bay City Councils - RAAF Base Williams, Laverton
- Banyule City Council - Simpson Barracks, Watsonia
- Salisbury City Council - RAAF Base Edinburgh, Elizabeth
- Rockingham City Council - HMAS Stirling, Rockingham
- Nedlands City Council - Campbell Barracks, Swanbourne
- Swan City Council - RAAF Base Pearce, Bullsbrook
- Palmerston City Council - Robertson Barracks, Palmerston
- Darwin City Council - Larrakeyah Barracks, Darwin