

---

The Parliament of the Commonwealth of Australia

# **Provision of Facilities for Project Single Living Environment and Accommodation Precinct – Phase One**

Parliamentary Standing Committee on Public Works

---

October 2006  
Canberra

© Commonwealth of Australia 2006

ISBN 0 642 78844 8 (printed version)

ISBN 0 642 78845 6 (HTML version)

# **Contents**

Membership of the Committee .....	v
List of abbreviations .....	vi
Extract from the Votes and Proceedings of the House of Representatives .....	vii
List of recommendations .....	viii

## **REPORT**

<b>1 Introduction .....</b>	<b>1</b>
<b>Referral of Work .....</b>	<b>1</b>
<b>Background .....</b>	<b>2</b>
<b>Inquiry Process .....</b>	<b>2</b>
Inspection and Public Hearings .....	3
<b>2 The Proposed Works .....</b>	<b>5</b>
<b>Purpose.....</b>	<b>5</b>
<b>Need .....</b>	<b>5</b>
<b>Scope .....</b>	<b>6</b>
LIA Level 5 Standard.....	6
Project Delivery .....	7
Cost.....	8

<b>3 Issues and Conclusions .....</b>	<b>9</b>
<b>Amendments to the Statement of Evidence .....</b>	<b>9</b>
Project Funding .....	9
Project Scope .....	10
Refurbishment of Existing Buildings at Gallipoli Barracks, Enoggera.....	10
<b>Living in Accommodation Review .....</b>	<b>11</b>
<b>Requirement to Live On-base .....</b>	<b>12</b>
<b>Project delivery .....</b>	<b>12</b>
Public Private Partnership .....	12
Confidential briefings .....	13
Project implementation .....	14
Experience with Public Private Partnerships .....	15
<b>Consultation .....</b>	<b>15</b>
Indigenous groups .....	15
Local Councils .....	16
Defence Personnel .....	16

## **APPENDICES**

<b>Appendix A – List of Submissions and Exhibits.....</b>	<b>19</b>
<b>Appendix B – List of Witnesses.....</b>	<b>21</b>
<b>Appendix C – Submission No. 1 from the Department of Defence .....</b>	<b>23</b>
<b>Appendix D – Official Transcript of Evidence (29 June 2006 – Amberley).....</b>	<b>51</b>
<b>Appendix E – Official Transcript of Evidence (11 August 2006 – Sydney).....</b>	<b>79</b>

## **Membership of the Committee**

**Chair** Hon Judi Moylan MP

**Deputy Chair** Mr Brendan O'Connor MP

<b>Members</b>	Mr John Forrest MP	Senator Michael Forshaw
	Mr Harry Jenkins MP	Senator Stephen Parry
	Mr Bernie Ripoll MP	Senator the Hon Judith Troeth
	Mr Barry Wakelin MP	

## **Committee Secretariat**

**Secretary** Mrs Margaret Swieringa

**Inquiry Secretary** Mr Jason Sherd

**Senior Research Officer** Mr Raymond Knight

**Research Officer** Ms Penny Wijnberg

**Administrative Officers** Mr Peter Ratas

## **List of abbreviations**

the Act	The <i>Public Works Committee Act 1969</i>
ADF	Australian Defence Force
CMS	Comprehensive Maintenance Service
Defence	Department of Defence
EOI	Expression of Interest
GSS	Garrison Support Service
LIA	Living In Accommodation
MWODs	Members Without Dependents
NSW	New South Wales
PPP	Public Private Partnership
RFP	Request for Proposal
Single LEAP	Single Living Environment and Accommodation Precinct

# **Extract from the Votes and Proceedings of the House of Representatives**

**No 92 Dated Wednesday, 29 March 2006**

**PUBLIC WORKS – PARLIAMENTARY STANDING COMMITTEE –  
REFERENCE OF WORK – PROVISION OF FACILITIES FOR PROJECT  
SINGLE LEAP – PHASE 1**

Mr Nairn (Special Minister of State), pursuant to notice, moved – That, in accordance with the provisions of the *Public Works Committee Act 1969*, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Provision of facilities for Project Single LEAP – Phase 1.

Question – put and passed.

# **List of recommendations**

## **3 Issues and Conclusions**

### **Recommendation 1**

The Committee recommends that the Department of Defence provide it with the procedures and relevant information regarding the safe removal of hazardous material for each of the three sites.

### **Recommendation 2**

The Committee recommends that the Department of Defence provide it with a briefing on the final form of the proposal, including costs, once a strategic partner is chosen.

### **Recommendation 3**

The Committee recommends that the Department of Defence provide it with regular reports on the progress of works at each of the three sites.

### **Recommendation 4**

The Committee recommends that Defence keep it informed of progress made in relation to consultation with indigenous groups at each of the three sites.

### **Recommendation 5**

The Committee recommends that the proposed provision of facilities for phase one of Project Single LEAP proceed at the estimated cost of \$406 million.

