



Australian Government

Department of Defence
Corporate Services &
Infrastructure Group

**PROVISION OF FACILITIES FOR
PROJECT SINGLE LEAP – PHASE 1**

STATEMENT OF EVIDENCE
TO THE
PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

DEPARTMENT OF DEFENCE

CANBERRA ACT

March 2006

TABLE OF CONTENTS

| | |
|---|------------------|
| INTRODUCTION | <u>4</u> |
| IDENTIFICATION OF THE NEED | <u>4</u> |
| PROJECT OBJECTIVES | |
| BACK GROUND | <u>5</u> |
| DEFENCE REVIEW | <u>5</u> |
| PROJECT FUNDING | <u>5</u> |
| INDUSTRY ENGAGEMENT | <u>6</u> |
| SINGLE LEAP IMPLEMENTATION STRATEGY | |
| PHASE ONE | <u>6</u> |
| PROGRESS | <u>7</u> |
| NEED FOR THE WORK | |
| JUSTIFICATION | <u>8</u> |
| DESCRIPTION OF THE PROPSAL | |
| PROJECT LOCATIONS | <u>8</u> |
| OPTIONS CONSIDERED | <u>9</u> |
| REASONS FOR ADOPTING THE PROPOSED COURSE | <u>9</u> |
| ENVIRONMENTAL IMPACT ASSESSMENT | <u>10</u> |
| CONSULTATION | <u>10</u> |
| TECHNICAL INFORMATION | |
| PROJECT SCOPE | <u>11</u> |
| REQUIREMENTS | <u>11</u> |
| SITE SELECTION | <u>13</u> |
| SITE DESCRIPTION | <u>13</u> |
| ZONING AND APPROVALS | <u>14</u> |
| APPLICABLE CODES AND STANDARDS | <u>14</u> |
| PLANNING AND DESIGN CONCEPTS | <u>15</u> |
| PROJECT COSTS | <u>19</u> |
| PROJECT DELIVERY SYSTEMS | <u>19</u> |

Annexure:

1. Location Plan – Holsworthy Barracks
2. Location Plan – RAAF Base Amberley
3. Location Plan – Gallipoli Barrack Enoggera
4. Proposed site location- Holsworthy Barracks
5. Proposed site location- RAAF Base Amberley
6. Proposed site location- Gallipoli Barrack Enoggera

INTRODUCTION

1. Defence is required to provide an accommodation solution for all Australian Defence Force (ADF) members. For Members Without Dependents (MWOD) and Members with Dependents – Separated (MWD-S), this is achieved through a mix of living in accommodation, rent allowance and other options including living in their own home.
2. Living in accommodation (LIA) is the provision of housing on base for military members with amenities and standards linked to rank and duration of residence. The provision of high quality accommodation to ADF members in line with community standards has a direct impact on Defences' ability to attract and retain military personnel in a problematic employment market. There is also a duty of care requirement for the Department to provide high quality, standardised living-in accommodation to personnel at each location.
3. In 2003 a review of living-in accommodation for members without dependents was conducted finding a shortfall of some 26,000 rooms at the appropriate standards. As a result a submission was made to the Government for funding to address the issue and as part of the 2004-05 budget the Government announced the Single Living Environment and Accommodation Precinct (LEAP) project. The project is to remediate up to 6400 rooms at \$113.2m over four years and then an annual allocation of approximately \$60m thereafter.
4. As part of the Single LEAP project Defence has engaged industry to assist in the development of innovative solutions for a range of comprehensive accommodation services, initially for approximately 1,295 permanent rooms at each of the three highest priority sites at Holsworthy (NSW) and Enoggera and Amberley (QLD), known collectively as Phase 1.
5. The implementation strategy involves a two-step procurement process to engage one or more strategic partners to develop and progress proposals for Government approval. The strategy will meet Government endorsed acquisition policies, including the principles to be adhered to for private financing proposals, and separate review by the Parliamentary Works Committee depending on the individual proposals submitted by the strategic partner.

IDENTIFICATION OF THE NEED

PROJECT OBJECTIVES

6. The objective of this proposal is to provide LIA facilities at three bases within Australia – RAAF Base Amberley and Gallipoli Barracks Enoggera, South East Queensland and Holsworthy Barracks, NSW.

BACKGROUND

7. Project Single LEAP has been established to address the worst deficiencies in permanent LIA across Australia as identified in the 2003 report “*A Review of Accommodation Arrangements for ADF Members Without Dependents*”. It aims to bring high priority ADF single living accommodation into line with community standards in a cost effective way, potentially through a public private partnership (PPP) arrangement.

Defence Review

8. In 2002 Defence conducted a review of LIA across the Defence estate. The review established a list of criteria and assessed each room against it to determine the level of fit for purpose across the estate. The review concluded with the publication of a report entitled “*A Review of Accommodation Arrangements for ADF Members Without Dependents*” in June 2003. The report noted that there was a shortfall of approximately 26,000 bed-spaces at an accepted standard for Members Without Dependents (MWOD) who were required to live on base. To upgrade existing facilities, or build new facilities for these personnel it was estimated that the cost would be \$1.41 billion in capital expenditure over a 20 year period. Maintenance for these facilities would be a further \$1.16 billion. It also provided a priority list of sites for remediation and draft accommodation classifications/specifications. To accommodate those personnel who were choosing to live on base, but not required to, would be a further \$350 million in capital expenditure, and \$21 million in maintenance. Against the background of the LIA review and Force Disposition requirements, the Defence People Committee (DPC) in February 2004 endorsed a priority list of 6742 rooms (6361 permanent and 381 training rooms) at various locations as the most effective use for any future LIA funding.

Project Funding

9. In the 2004/05 Budget, the Government announced Project Single LEAP to remediate up to 6,400 bed-spaces for permanent LIA for members without dependents. Defence received an allocation of \$113.2million over the next four years and a further \$60m (approximately) per annum thereafter with the project to potentially be delivered under Public Private Partnership arrangements. Current 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 | 2.0 | 14.5 | 51.6 | 113.2 |

10. It should be noted that the requirement for up to 6,400 bed-spaces to be delivered under Single LEAP will only partially address the full LIA liability.

Industry Engagement

11. An Industry Forum on Project Single LEAP was held on 28 May 2004 to outline the project scope and the future vision for Defence single LIA. At the forum, Defence invited Industry to provide comment on the project and to suggest innovative, best practice approaches for the provision of accommodation services across the country. Responses from 13 companies were received and were fully considered in shaping the Single LEAP procurement strategy.

12. Noting the diversity of the LIA requirement, the majority of Industry submissions encouraged the use of a mixed procurement approach drawing on Alliance Contracting, Private Financing, and Direct Procurement techniques. Procurement selections would depend on the specific site's risks, size, location, function, security as well as definition and planning requirements.

13. Industry advice supported the need for a commercially focused property and financial assessment to decide on the best mix of procurement options to deliver the Project. It was also considered that the LIA requirement needed to be further developed noting the potential for delivery by non-traditional methods, including off base accommodation.

Single LEAP Implementation Strategy

Phase One

14. As part of the implementation strategy it was agreed that Phase One of the Single LEAP project would address 1,295 rooms at the three highest priority sites of Holsworthy, Enoggera and Amberley. The strategy being adopted by the Department is to engage a strategic partner to deliver a whole-of-life accommodation service for planning the development, construction, maintenance and operation, in Holsworthy (NSW), Gallipoli Barracks Enoggera (Queensland) and RAAF Base Amberley (Queensland), of new single residential accommodation and associated facilities, infrastructure and services

15. Phase One includes:

- Financing the development of the facilities and services;
- A commissioned and fully operational single living accommodation service on each of the Phase 1 – Defence sites identified, together with all associated furniture and equipment, parking, storage and facilities ;
- All infrastructure required to support the Facilities, including the upgrading of engineering services and other utilities as required;
- The ongoing operation, repair, maintenance and replacement of the Facilities and its various parts; and
- The supply and conduct of the Accommodation Services for the Facilities, both those located within the Facilities and those obtained from external sources to support the provision of Accommodation Services at the Facilities.

Progress

16. To date the following progress has been made on Phase 1 Single LEAP

- **Expression of Interest:** A request for Expression of Interest (EOI) to engage a strategic partner for the comprehensive provision of accommodation services at Holsworthy, Enoggera and Amberley for a period of 30 years (Phase 1 Single LEAP) was released nationally on 14 October 2005 and closed on Friday 18 November 2005. EOI documentation was requested from 67 organisations during the registration period and nine formal consortia bids were received. The EOI Tender Evaluation Board considered these responses on the basis of design and construction capability, ability to provide whole-of-life services, financial capability and acceptance of commercial principles. The following four consortia/organisations were short-listed to proceed to the Request for Proposal (RFP) stage:
 - Synersec;
 - Lend Lease – DHA;
 - Pinnacle Housing; and
 - Plenary Living.
- **Request for Proposal:** The second stage of the tendering process included a Request for Proposal (RFP) Part 1 and Part 2. Site, design and technical documentation was provided in Part 1, whilst Part 2 provided the output specification, legal, commercial and financial documentation. Due to the Project's compressed time frame, the RFP was designed in this way to enable the short-listed consortia to commence master planning in advance of receiving the more detailed output specification.
- The RFP Part 1 was available for issue to each successful consortium on 7 December 2005. The RFP Part 2 was issued 3 March 2006. RFP responses are due to be submitted 12 May 2006. It is planned that a recommendation on the preferred strategic partner be made to Government in late 2006.
- **Industry Site Visits:** Initial Industry Site Visits to Enoggera, Amberley and Holsworthy were conducted during 13-15 December and attended by representatives of each of the four successful consortiums. The Parliamentary Secretary to the Minister for Defence launched these site visits by providing an introductory presentation at Enoggera on 13 December 05. During the tender period additional site visits were organised by the project team for the Consortia.

NEED FOR THE WORK

Justification

17. Project Single LEAP was established to address the worst deficiencies in permanent LIA across Australia as identified in the 2003 report “*A Review of Accommodation Arrangements for ADF Members Without Dependents*”. It aims to bring high priority ADF single living accommodation into line with community standards for ADF personnel and provided in a cost effective way, potentially through a PPP arrangement. Phase One of Project Single LEAP is intended to deliver accommodation in line with community standards on three bases – RAAF Base Amberley and Gallipoli Barracks Enoggera, South East Queensland and Holsworthy Barracks, NSW.

DESCRIPTION OF THE PROPOSAL

PROJECT LOCATIONS

HOLSWORTHY (Annexure 1)

18. Liverpool Military Area (LMA) is located 35km south west of Sydney CBD on the South West fringe of the Sydney urban area. The site generally bounded by Anzac Road, Heathcote Road in the East and the Georges River in the West. To the North and North-West of the site are the residential suburbs of Wattle Grove and Moorebank. To the East and South, land is generally undeveloped, with the exception of Voyager Point and the Lucas Heights Science and Technology Centre. To the West are undeveloped areas and the residential and rural residential suburbs of Macquarie Fields, Minto Heights, Kentlyn, Ruse and Airs. The LMA consists of Steele Barracks, Moorebank Barracks, Holsworthy Barracks, Lamia Barracks, Luscombe Airfield and Holsworthy Training Area. Its overall area is approximately 19,672ha.

RAAF BASE AMBERLEY (Annexure 2)

19. RAAF Base Amberley is sited along the Northern alignment of Cunningham Highway, approximately 5km Southwest from the Ipswich City centre and 50km South-West of Brisbane CBD. The Bremer River forms the property boundary from West to East. The property comprises a number of separate allotments and attached properties, with a total land area of some 2,570ha RAAF Base Amberley’s prime function is to accommodate the training and flying activities of the F-111 precision strike component of Air Combat Group (ACG). The base is also home to Headquarters Combat Support Group (CSG) and CSG units.

20. Current planning is to relocate a significant proportion of 9 Force Support Battalion to RAAF Base Amberley in 2007-8. In a similar timeframe, Air-to-Air Refuelling (33SQN) is planned to relocate from RAAF Richmond. The new C17 Heavy Lift Aircraft, operated by 36 SQN, will be based at RAAF Richmond as they arrive though it is expected that they will be based at Amberley in the longer term.

GALLIPOLI BARRACKS ENOGGERA (Annexure 3)

21. Gallipoli Barracks and its contiguous training area have a total area of 635ha and is located in the Brisbane suburb of Enoggera, approximately 7km North West of the Brisbane CBD. The barracks cantonment has an area of some 200ha and the training area some 435ha. A range of urban land uses surrounds the Barracks on its Northern, Southern and Eastern boundaries. These include low to medium density residential development, educational establishments, parkland, sporting and recreational facilities (Ashgrove Golf Course). The elevated training area bushland to the west provides a buffer to some of the adjoining residential areas. Gallipoli Barracks is Army's major operational and reserve base in South-East Queensland.

OPTIONS CONSIDERED

22. Project Single LEAP is aimed at finding ways to deliver the required standard of improved LIA in the priority areas, as quickly as possible within the funding allocated. This meant that the Project needed to consider a range of innovative and flexible procurement solutions. These include but are not limited to:

- a. Defence Build – a traditional approach to identify a requirement and arrange and fund construction of a replacement or new facility;
- b. Leasing – utilising existing or upcoming capacity in a marketplace. Defence leases facilities that meet or can be converted to meet requirements; and
- c. Public/Private Partnerships – Defence develop long-term partnerships with Industry for the construction and operation of facilities, including elements of Private Financing.

23. The applicability of these approaches has depended on developing user requirements and undertaking market assessments for the highest priority regions; Holsworthy and SE Queensland. These assessments informed the relative advantages and disadvantages of options such as:

- a a traditional construction approach;
- b a living in accommodation complex on the edge of a base;
- c a living precinct in conjunction with non-ADF community residents; and/or
- d leasing an off-base complex.

REASONS FOR ADOPTING THE PROPOSED COURSE

24. Phase 1 commissioned project definition assessments to assess the suitability of each of the highest priority regions for potential private financing. These studies examined each regional grouping to define the following:

- a. the nature of the LIA requirement versus existing stock, including special requirements specific to the site;
- b. the best means of procurement, including private financing options;

- c. a project cost benchmark, against which any private financing initiative could be evaluated; and
- d. best packaging/bundling of the requirement to attract innovative industry solutions and likely timeframes for delivery (i.e. traditional capital works delivery by Defence).

25. It has been anticipated that, due to the budgetary constraints on Project Single LEAP, that a Public Private Partnership arrangement with the Private sector to provide the construction, maintenance and operation of the facilities would provide the Commonwealth with a value for money solution.

ENVIRONMENTAL IMPACT ASSESSMENT

26. Defence is conducting an initial environmental review (IER) for all three sites, this will be run in conjunction with the tender period. This review will determine the Environmental and Heritage values, potential issues and impacts associated with the project. The objective of the IER is to gain a detailed understanding of all areas proposed for use and the nature of the activities planned so that the potential environmental risks can be identified and management responses developed. Depending on the scale of Environmental and Heritage issues identified, a range of approaches will be implemented to address these. This process may be either internal or externally directed.

27. The Environmental Approvals and the PWC endorsement is a parallel process. There have been a number of projects that have been endorsed under Parliamentary Works Committee (PWC) whilst awaiting Environmental Approval. However, work cannot commence on the project until this Environmental Approval is granted either via the Defence Environmental Technical Authority or by the Commonwealth Department of the Environment and Heritage. Examples of projects that have set this precedent include the 1 Aviation Regiment in Darwin and the Armed Reconnaissance Helicopter project.

CONSULTATION

28. Consultation will commence and will continue throughout the design, delivery, operation and maintenance of the facility. The following stakeholders will be involved on consideration of the proposed project:

- Federal and State Government Representatives for the area;
- Australian Heritage Commission;
- Department of Environment and Heritage;
- Department of Finance and Administration;
- Liverpool City Council;
- Sutherland Shire Council;
- Brisbane City Council; and
- Ipswich City Council;

TECHNICAL INFORMATION

PROJECT SCOPE

29. **Phase 1.** A confirmed total requirement of 1,295 rooms exists at the three highest priority sites of Holsworthy, Enoggera and Amberley. For Phase 1, the Department of Defence, is seeking a strategic partner for planning the development, construction, maintenance and operation in Holsworthy Barracks (NSW), Gallipoli Barracks Enoggera (Queensland) and RAAF Base Amberley (Queensland) of new single residential accommodation and associated facilities, infrastructure and services.

Facilities

30. Level 5 standard LIA, endorsed by Defence personnel policy, will permit independent living styles for long-term living in personnel & provide secure storage for personal possessions & undercover accommodation for one private vehicle.

31. 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 & is inclusive of built in furniture & fittings but exclusive of common areas, circulation corridors, stairwells, external landings, external access ways, fire escapes & connecting walkways between buildings.

Personal living space entitlements by rank group are as follows:

- Other Ranks - 24 square metres
- Senior Non Commissioned Officers & Junior Officers - 30 square metres
- Senior Officers - 39 square metres

REQUIREMENTS

| Holsworthy: | | Number of units required |
|------------------------|--|---------------------------------|
| Other ranks | | 445 |
| SNCO & Junior officers | | 50 |
| Senior officer | | 5 |
| Total | | 500 |
| Enoggera: | | |
| Other ranks | | 445 |
| SNCO & Junior officers | | 50 |
| Senior officer | | 5 |
| Total | | 500 |

| | | |
|------------------------|--|------------|
| Amberley: | | |
| Other ranks | | 270 |
| SNCO & Junior officers | | 23 |
| Senior officer | | 2 |
| Total | | 295 |

32. The Level 5 standard of accommodation includes the following additional component.

Furnishings, Fixtures and Equipment

33. Each sole occupancy unit will include the following:

- Built in Robe.
- Wall-mounted pin-board.
- Loose furniture and equipment eg:
 - Microwave oven.
 - Small refrigerator.
 - Bed and mattress.
 - Desk and chair.
 - Lounge chairs.
 - Chest of drawers.
 - Bedside table.
 - Bookcase with adjustable shelves.
 - Coffee table.
 - Full length mirror.
- Laundry Facilities on a minimum scale of one per four LIA units.
- Data Access. Each on base accommodation unit will be provided with Internet access.
- Telephone. Each accommodation unit will be provided with a telephone outlet to permit connection to external telecommunication carrier services.

Parking

34. Covered car accommodation with adjacent lock-up storage will be provided.

Siting

35. Accommodation units will be grouped in precincts by rank group. With physical and visual separation.

Noise Intrusion

36. Accommodation will be appropriately noise attenuated.

Road Access

37. Entry to the facilities will cater for all traffic, including future expansion of the accommodation precinct.

Landscaping

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

Heating Ventilation and Air Conditioning

39. Heating Ventilation and Air Conditioning will match community standards for the particular region and might include air conditioning, ceiling fans, heating, etc. Maximum use will be made of passive measures such as solar orientation and natural cross-flow ventilation.

Service Infrastructure and Access Roads

40. Site services necessary to fulfil operational and functional requirements of the facilities include potable water supply, stormwater and wastewater facilities, power, heating and ventilation, lighting, parking and landscaping.

41. Entry to the facilities will be sufficient to cater for all traffic, including future expansion of the accommodation.

SITE SELECTION

42. **Site Selection Boards:** Site Selection Boards for each of the Phase 1 sites were held during the period 16 – 17 November 2005. Potential off base sites were considered at Holsworthy and Enoggera using existing Defence land, however, following the Site Selection boards, it was decided that only on-base solutions would be viable for Phase 1 Single LEAP sites.

SITE DESCRIPTION

HOLSWORTHY – Single LEAP (Annexure 4)

43. The site is generally located on the Eastern side of the Barracks Ring road. Generally opposite the 3 RAR area, south of the 17 Construction Squadron, 21 Construction Regiment area and surrounding the Mackie Club.

Amberley – Single LEAP (Annexure 5)

44. On Amberley Base the LIA 5, LIA 3 and Mess site is contained in a residential precinct in accordance with the Amberley Masterplan. It is bounded on the North by the Rosewood Road and on the South by the general alignment of Garrison Street. The Western most boundary is in the vicinity of the intersection of Beaufort Street and Rosewood Road. The Eastern boundary is formed by a line drawn at 90 degrees from a point on Rosewood Road approximately 50 m west of the intersection of Sunderland Road with Rosewood Road through to the alignment of Garrison Street. The site is cleared and generally open. Remnants of gardens from the housing previously on the site include some trees and the site generally rises from the West to East.

Enoggera – Single LEAP (Annexure 6)

45. On Enoggera Base the LIA 5 site is contained within a planned Living In precinct that will be consistent with the Gallipoli Barracks Master plan currently in development. The major site element is bounded by Murray, Borella and Cherry Streets and a line from Cherry to Borella Streets South of buildings P19 and P22. The second site element is bounded by Borella Street, Murray Street and a line drawn from Borella to Murray Streets at the base of the car park to the West of the tennis courts that are centred in the second site element. The third site element is bounded by Murray and Towner Streets, the Southern boundary of 6 RAR vehicle park and a line drawn by extending the Eastern boundary of the 6 RAR vehicle park to Murray Street. Excluded from the third site element is the Long Tan Sergeants Mess buildings N35 and N39 and the associated environs of that Mess facility. The site elements are generally level and are presently the location of the Other Ranks and the Anzac Sergeants mess facilities, Tennis courts, transit LIA, open sealed parking, the Deployed Forces Cash Office and the 6 RAR Guard Room.

ZONING AND APPROVALS

46. 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.

APPLICABLE CODES AND STANDARDS

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

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

- c. Commonwealth and State legislation;
- d. Defence Manual of Fire Protection Engineering;
- e. Defence Facilities Communications Cabling Standard; and
- f. Defence security publications.

48. A qualified and practising certifier would be required to certify that the design and the finished construction of the proposed facility meets the requirements of the Building Code of Australia, relevant Codes and Standards, the Defence Manual of Fire Protection Engineering, and any additional State, Local Government and Defence requirements.

49. The successful tenderer would 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 would be met and how the required standards would be maintained.

PLANNING AND DESIGN CONCEPTS

Design Philosophy

50. The general philosophy to be adopted with the design of the proposed facilities shall incorporate the following considerations:

- The provision of cost effective and utilitarian facilities of energy efficient design suitable for the climatic conditions and in harmony with the surrounding environment;
- Adoption where possible of conventional construction techniques and materials, in particular those commonly used by the construction industry in South East Queensland and NSW;
- Utilisation of durable materials that combine long life with minimum maintenance to ensure minimisation of whole of life costs;
- Provide environmentally sustainable services to the facility and the site; and
- Consideration of the requirements for the services to support this facility.

Design Features

- Low rise (generally)
- Village/community
- Segregation/hierarchy of ranks
- Form/Materials and colours
- Low cost
- Segregation of vehicle/pedestrian

Design Options

51. A range of design options will be submitted by the tenderers based on the design philosophy, scope of works, restrictions and policies imposed by this project.

Certification

52. Prior to acceptance of the facility, Defence will require the consortium to certify that the facility complies fully with Defence requirements, and with applicable codes and standards.

Siting philosophy

53. Individual buildings will be positioned to take account of each site's unique formation, surrounding environmental conditions in particular potential bushfire threats (in accordance with Defences Infrastructure Management requirements for Construction in Bushfire Prone Areas and should be sited taking into consideration (as a minimum) the following criteria:

- Alignment of buildings to suit climatic conditions
- Use of prevailing winds to aid ventilation
- Use of landscape to provide views
- Location of existing infrastructure on site
- Location of existing roads/vehicle access ways
- Location of existing community facilities on base

Precinct planning philosophy

54. Accommodation units will be grouped into precincts by rank group.

55. Access to Accommodation will be provided for pedestrian, bicycle, vehicular (car and emergency) traffic.

56. Noise & Acoustic criteria – All Level 5 LIA will be designed to minimise airborne or outside noise intrusion & sound alternation between units. In particular, RAAF Base Amberley will have noise attenuation elements built into the structure to ensure that Noise Reduction ratings for residential facilities as determined by Australian Standards are strictly adhered to.

Provision for Disabled

57. Access and facilities for the disabled would be provided in accordance with the Building Code of Australia, Australian Standards, and the Defence Estate Management Guide "*Disabled Access and Other Facilities for Disabled Persons*".

Occupational Health and Safety

58. The proposed facilities would comply with the requirements of the *Occupational Health and Safety (CE) Act 1991*, the Department of Defence

Occupational Health and Safety Manual and relevant Queensland and New South Wales Government Occupational Health and Safety legislation, and operate in accordance with an approved Occupational Health and Safety Plan.

59. All the proposed development activity would occur within the proposed Bases and no special or unusual public safety risks have been identified.

Philosophy Adopted for Precautions against Legionella

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

Ecologically Sustainable Development

61. 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.

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

- 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.
- Appropriate contract clauses will bind external stakeholders to Defence's Ecologically Sustainable Development objectives, Key Performance Indicators and targets.

63. 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. geothermal air conditioning;
- f. energy efficient lighting and appropriate lighting control systems;
- g. energy efficient plant and equipment;
- h. zones within facilities to control energy use; and

- i. Building Management Systems as part of an area-wide energy management strategy.

Materials and Finishes

64. Materials and finishes would be selected from those readily available locally for their functionality, durability, and low maintenance and for their ecologically sustainable design properties.

Mechanical Services

65. New facilities will generally be air-conditioned and the selection of building services and associated equipment would be required to achieve an economic balance between capital cost and operation and maintenance costs. Selection would be based upon a life cycle costing analysis and particular consideration would be given to energy efficient design solutions employing passive solar energy. New facilities would incorporate building management systems, metering, and other provisions to measure and monitor energy use and to allow regular energy audits where practicable. Mechanical plant would have a level of spare capacity and incorporate a modular and multiple control approach to ensure flexibility.

Hydraulic Services

66. New facilities would connect to the water and sewage infrastructure within the proposed Bases.

Fire Protection

67. The design of the fire protection systems would comply with the Defence Manual of Fire Protection Engineering.

Security

68. In accordance with Government initiatives to improve physical security arrangements in Government departments generally, advice from designated security authorities would be incorporated into the design solutions for the proposed facilities as appropriate. The security threat assessment would be reviewed during the detailed design phase and the facilities would be secured as appropriate to the activities conducted.

Civil Works

69. None of the probable sites for new or extended facilities present any particular civil engineering problems, but each would be the subject of further survey and geotechnical investigation during the design phase.

Landscaping

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

Heritage Considerations

71. It is unlikely that there are any heritage issues in relation to the proposal. The environmental assessment process will determine if any items of heritage value will be affected by the proposal.

Indigenous Considerations

72. The environmental assessment process will determine if there are any known Indigenous sites that may be affected by the proposal. All works are on Commonwealth owned land, which have been used for Defence purposes for many years and is largely built-up or heavily disturbed.

PROJECT COSTS

73. The estimated cost of the proposal is \$406m (2005-06, out-turned NPV) and includes buildings, infrastructure, design, preliminaries, professional fees, service of the facilities, maintenance and construction contingency but excludes Goods and Services Tax. Payment under the proposed PPP arrangement will not commence until occupation of the LIA. The first date for occupation is May 2008 at RAAF Base Amberley.

Timing

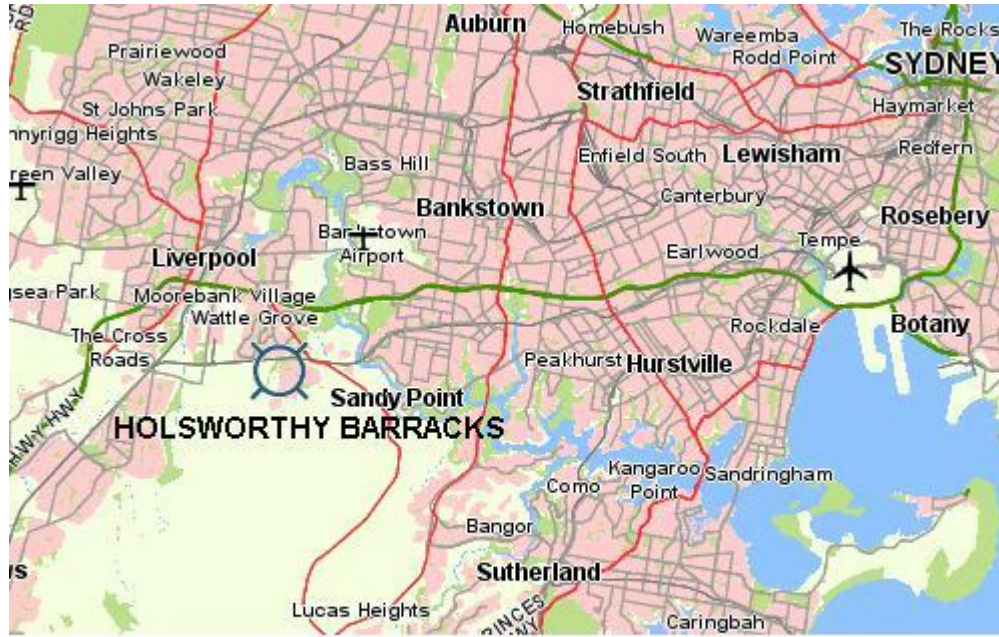
74. Subject to Parliamentary approval, construction is planned to commence early 2007 with completion of the last facility mid 2009.

Construction Workforce

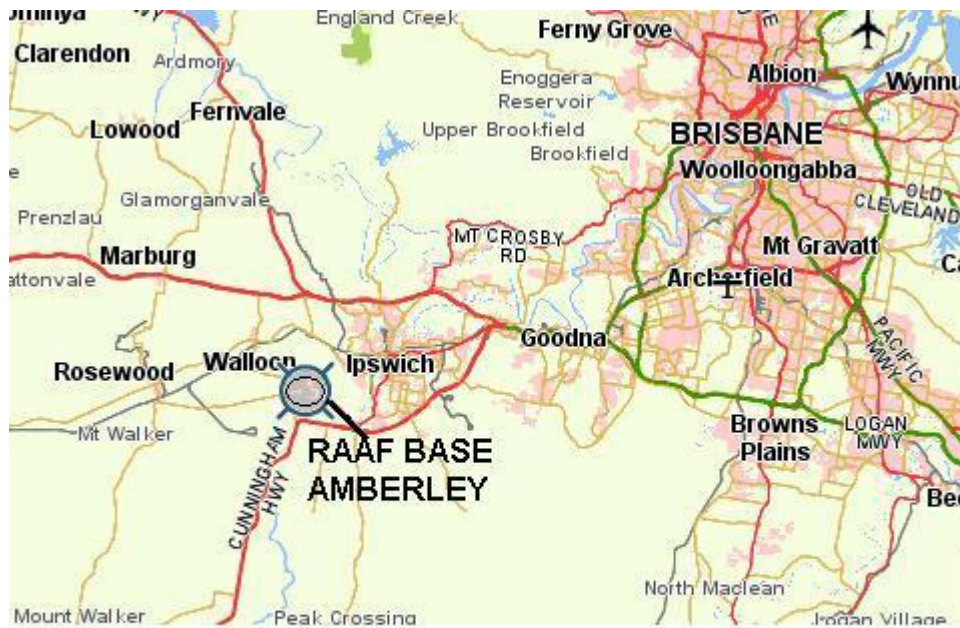
75. Over the construction period, it is anticipated that approximately 100 workers will be required for the first 3 months, with 200 workers per site required during peak construction and fit out activities. Additional effort will be associated with off-site prefabrication and material preparation activity to support the project.

PROJECT DELIVERY SYSTEM

76. Subject to Government approval, Defence proposes to procure the buildings and infrastructure under Public Private Partnership arrangements. This process will engage the private sector in design, construction, operation and maintenance of the Facilities, and in the provision of infrastructure and ancillary support services for a period of 30 years.



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| SINGLE LEAP PHASE 1 | LOCATION PLAN | <i>HOLSWORTHY BARRACKS</i> | ANNEXURE 1 |
|------------------------|---------------|--------------------------------|------------|



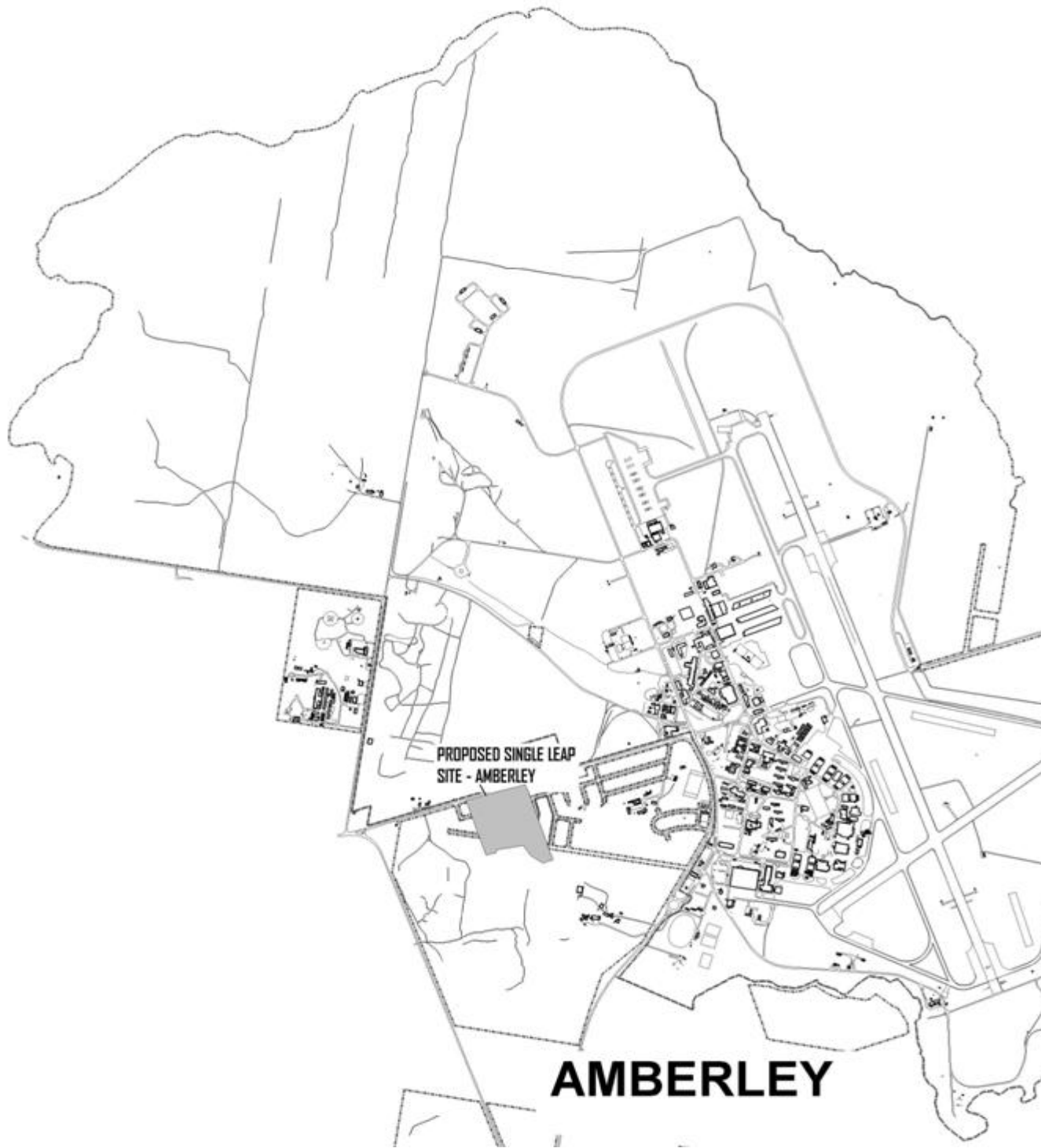
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| SINGLE LEAP PHASE 1 | LOCATION PLAN | <i>RAAF BASE AMBERLEY</i> | ANNEXURE 2 |
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| SINGLE LEAP PHASE 1 | LOCATION PLAN | <i>GALLIPOLI BARRACKS</i> <i>ENOGGERA</i> | ANNEXURE 3 |
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| SINGLE LEAP PHASE 1 | PROPOSED SITE LOCATION | <i>HOLSWORTHY BARRACKS</i> | ANNEXURE 4 |
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| SINGLE LEAP PHASE 1 | PROPOSED SITE LOCATION | <i>RAAF BASE AMBERLEY</i> | ANNEXURE 5 |
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| SINGLE LEAP PHASE 1 | PROPOSED SITE LOCATION | <i>GALLIPOLI BARRACKS ENOGGERA</i> | ANNEXURE 6 |
|------------------------|---------------------------|--|------------|