

The Proposed Works

Purpose

- 2.1 The proposed new chancery will accommodate Australia's permanent mission to Cambodia, and provide a modern efficient, pleasant and safe working environment for embassy staff.¹
- 2.2 Tenant agencies of the proposed chancery are the Department of Foreign Affairs and Trade (DFAT), the Department of Immigration and Multicultural and Indigenous Affairs (DIMIA), the Australian Agency for International Development (AusAID), Department of Defence (Defence), and the Australian Federal Police (AFP). The chancery will also provide accommodation for the Canadian Embassy.²

Need

- 2.3 The existing chancery does not meet requirements of:
- access;

1 Appendix C, Submission No. 1, paragraph 17.1

2 *ibid*, paragraph 6.1

- services;
- layout;
- facilities;
- space; and
- security.³

Proposed Scope

- 2.4 DFAT proposes to construct a new 2,200 square metre chancery with appropriate provision for security in accordance with DFAT and individual agency requirements. The chancery will be designed to meet the specific space needs and functions of the tenants, whilst providing for some future expansion within the prescribed building setbacks.⁴
- 2.5 The proposed works encompass the following elements:
- engineering services:
 - ⇒ including generators, mains electricity, water reticulation and storage, storm water drainage, sewerage treatment system, telecommunication facilities;
 - access and security:
 - ⇒ main pedestrian and vehicular access with guard booth and mail room;
 - ⇒ secondary vehicular access with small guard booth;
 - ⇒ service and parking area with automatic gate;
 - ⇒ porte-cochere and main entry foyer;
 - ⇒ main entrance to chancery and controlled access for staff and visitors;
 - ⇒ separate controlled staff entry;
 - ⇒ separate entry foyer for DIMIA and the Canadian Embassy;
 - landscaping for the entire site;
 - integrated building fit-out in accordance with tenant requirements:

3 Appendix C, Submission 1, paragraph 3.1

4 *ibid*, paragraph 12.1

- ⇒ tenant related security;
- ⇒ fixed partitions and doors;
- ⇒ window treatments;
- ⇒ floor covering;
- ⇒ compactus storage units.⁵

Estimated Cost

2.6 The out-turn cost estimate is \$19.93 million, based on July 2004 prices escalated to construction. The estimate includes:

- construction;
- consultants' fees;
- project management;
- supervision expenses; and
- site office expenses.

The estimate does not include:

- workstations;
- furniture;
- artworks;
- white goods; and interest charges.⁶

⁵ *ibid*, paragraphs 12.2-12.6

⁶ Appendix C, Submission No. 1, paragraph 28.1