



**CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA**

STATEMENT OF EVIDENCE FOR PRESENTATION TO
THE PARLIAMENTARY STANDING COMMITTEE ON
PUBLIC WORKS



**FOREIGN
AFFAIRS AND
TRADE**

Overseas Property Office

OVERSEAS PROPERTY OFFICE
DEPARTMENT OF FOREIGN AFFAIRS AND TRADE

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IDENTIFICATION OF THE NEED

1. Objectives

- 1.1 Australia has been represented in India since the country obtained independence in 1948 and the relationship between Australia and India is of high importance to both countries. The Australian High Commission in New Delhi is classified by DFAT as a Category 1 post and is expected to perform the full range of functions of a diplomatic mission to a high degree on a daily basis. The Existing Chancery does not present a suitable image for Australia due to its age and lack of functionality and amenity.
- 1.2 This submission seeks approval to construct interim office accommodation to meet the Australian High Commission's current operational requirements, demolish the existing Chancery building and to construct and fitout a new Chancery building to accommodate approximately 158 staff who are currently working within the confines of the existing building. The new building will be designed for an expected life time of fifty years and will consider the forecast expansion in the Australian High Commissions operations over this period.
- 1.3 As well as the requirement for increased office accommodation there is a strong demand for on site residential accommodation for Australian based personnel in New Delhi. Generally this demand is the result of the substandard accommodation and poor infrastructure (water supply and power) off site and the difficult nature of life in urban New Delhi. The construction of two townhouses and the conversion of an existing residence (House 8) to three apartments will provide five additional residential units on site to meet the growing demand from Australian staff for accommodation of an appropriate and secure standard.
- 1.4 DFAT aims to achieve four main objectives by constructing the new Chancery building:
 - (a) To service the Australian government's policy and business requirements efficiently and cost effectively.
 - (b) To provide a work environment that satisfies all Occupation Health & Safety (OH&S) issues, Building Code of Australia (BCA) and the Disability & Disabled Access (DDA) requirements and reflects a modern and efficient office work space.
 - (c) To support and reinforce the image of the Australian government and country as a progressive and strong partner.

- (d) To accommodate all other facilities such as storage and parking which are currently housed in what are considered “unapproved structures” by the New Delhi Municipal Committee.
- 1.5 Ownership and further development of the site can be justified under the Commonwealth Property Principles on Public Interest Grounds and because of the need for highly specialised personal security equipment to counter increased security tensions arising from the India/Pakistan border dispute.
- 1.6 Under the Administrative Arrangements Order of 26 November 2001, DFAT is responsible for “overseas property management, including, acquisition, ownership and disposal of real property”. This activity is undertaken by the Department’s Overseas Property Office, which manages the Commonwealth’s overseas estate and will be funding and constructing the new works.

2. Historical Background

- 2.1 The Australian High Commission compound has an area of 4.8 hectares and is located at 1/50 Shantipath, Chanakyapuri, New Delhi. The site was acquired by the Commonwealth in 1953 under a perpetual lease and has been developed over the intervening years to provide office facilities, an official residence and staff residential accommodation, all within a secure environment.
- 2.2 The current Chancery building was built in 1966 and extended in 1991, primarily to provide additional space for the Consular and Immigration operations of the High Commission. Prior to 1991 there had been many minor alterations to the building to increase its office space and conference rooms. The library and part of the entry foyer had been converted into offices to accommodate additional agencies who had established representation in India. In addition, increased security demands have resulted in changed layout requirements, particularly at the entrance.
- 2.3 The Australian High Commission compound in New Delhi comprises the Chancery, Official Residence, 6 free standing residences (one of which is currently utilised by DIMIA as office accommodation), an apartment block of 11 apartments, domestic staff quarters, a recreation centre, tennis court, swimming pool and various ancillary buildings. The current buildings are fully leased.

3. Need

- 3.1 The premises no longer provide suitable or appropriate accommodation. The needs of the Australian mission to India that existed in the 1960s have changed significantly, and while modifications have been made to the Chancery, access, services, layout, facilities and space are deficient. The existing building has a Net Lettable Area of 2,963m², whilst the requirement has been established for a Net Lettable Area of 4,878m² in the proposed new facility.
- 3.2 The existing Chancery was opened in 1966 with minor extensions and refurbishment occurring in 1991. The thirty-six year old building now lacks the usual amenities, building services and the provisions for technology and safety features common in modern buildings. It does not provide adequate space for the major increase in staff numbers, visitor numbers and visa applicants that has occurred over this period and does not present an appropriate image for Australia in India. Expenditure on repairs and maintenance on the building has been kept to the minimum necessary to satisfy OH&S issues pending a decision on refurbishment or demolition of the building.
- 3.3 Since construction, the number of agencies represented and the staffing levels (both Australia-based and locally engaged staff) have increased significantly, especially in the immigration area where the demand for visa issue facilities and compliance activities have escalated well in excess of expectations, particularly in the past decade. The consular activity has also grown. The Chancery is severely overcrowded and some DIMIA staff are temporarily located in a staff residence on site.
- 3.4 The Chancery does not comply with the Building Code of Australia (BCA) and the Disability and Disabled Access (DDA) requirements.
- 3.5 The ongoing running costs of the building are increasing annually because of the ineffectiveness of the old equipment and machinery and the need to continually service this equipment.
- 3.6 Tensions arising from the India / Pakistan border dispute, in addition to increased terrorist activity in India, has stressed the importance and need for highly specialised personal security that is not available in the existing Chancery.
- 3.7 An analysis of the various accommodation options available to meet these objectives was completed by the Department of Finance and Administration in early 2001. The options considered included refurbishment and extension of the existing facility,

development of a new facility, relocation to off site leased accommodation and a ‘do nothing’ option.

- 3.8 This analysis confirmed that the relocation of staff into temporary accommodation, demolition of the existing Chancery and building a new ‘fit for purpose’ facility provided the most effective solution to the Post’s current and future accommodation needs and also provided the best financial outcome.

4. Options Considered – Comparative Costs

- 4.1 A review of the existing accommodation on the compound completed in late 2000 focused on developing a Master Plan incorporating current and future forecast accommodation requirements for the office and residential aspects of the compound. These reviews identified three options capable of meeting the forecast needs of the mission:
- (a) Refurbishment of the Chancery, conversion of House 8 for DIMIA offices and the construction of two townhouses for DIMIA and Austrade.
 - (b) Refurbishment and extension of the Chancery to retain the DIMIA operation within the Chancery, the conversion of House 8 into three SES quality apartments and the construction of two townhouses.
 - (c) Construction of a new Chancery to accommodate all agencies, construction of two townhouses and the conversion of House 8 into apartments.
- 4.2 During the development of the Master Plan, the strong demand for on site accommodation, due to the substandard accommodation, poor reliability of local infrastructure (water supply and power) and the difficult nature of life in urban Delhi, identified the need for new staff accommodation. For these reasons the provision of two new townhouses and the conversion of House 8 into three apartments is also part of this proposal.
- 4.3 Following reviews with all stakeholders it was recommended that the third option, the demolition of the existing Chancery and construction of a new building on the existing site, as being the best long term option for Australia’s continuing mission in India.
- 4.4 A detailed analysis was then undertaken of this recommendation and the following options were considered:
- (a) Relocate temporary Chancery to House 8 (previously the Deputy Head of Mission Residence) and Recreation Centre and construct New Chancery.

- (b) Relocate temporary DIMIA to House 8 and temporary Chancery accommodation adjacent Bungalow 3, retain secure area and construct temporary Head of Mission and Political and Economic areas adjoining. Construct New Chancery around secure area and temporary Head of Mission and Political and Economic areas.
 - (c) Relocate temporary DIMIA to House 8 and temporary Chancery accommodation to Canberra House off compound, retain secure area and construct temporary Head of Mission and Political and Economic areas adjoining. Construct New Chancery around secure area and temporary Head of Mission and Political and Economic areas.
 - (d) Relocate temporary DIMIA to House 8 and temporary Chancery accommodation adjacent Bungalow 3, retain the back half of the existing Chancery and relocate Head of Mission and Political and Economic. Construct New Chancery in the eastern half of the site.
 - (e) Relocate temporary DIMIA to House 8 and temporary Chancery accommodation to Canberra House off compound, retain the back half of the existing Chancery and relocate Head of Mission and Political and Economic. Construct New Chancery in the eastern half of the site.
 - (f) Relocate Head of Mission temporarily to an upgraded Bungalow 3. Demolish existing Head of Mission residence and construct new Chancery on that site. Relocate agencies to new Chancery and demolish and construct New Head of Mission Residence on that site.
 - (g) Relocate temporary DIMIA to House 8 and temporary Chancery accommodation adjacent Bungalow 3 over two levels. Construct New Chancery on site of existing Chancery.
- 4.5 The investigations, including life cycle costings and economic feasibility, showed that option a), the relocation of all departments into a temporary Chancery in an extended House 8, integrated into the Recreation Centre, was the most advantageous and beneficial course of action.

5. Reasons for Adopting Proposed Course of Action

- 5.1 The detailed review of the options noted the following major issues:
- (a) There is a lack of suitable leased accommodation in New Delhi for both office and residential accommodation.
 - (b) The local infrastructure (water supply and power) in New Delhi is inadequate with frequent stoppages and blackouts occurring.

- (c) Increased tensions between India and Pakistan and the difficult nature of life in urban New Delhi reinforced the desire by the Australian based staff to stay on the compound for security reasons.
- (d) The existing Chancery cannot be satisfactorily extended to accommodate the new requirements.
- (e) The current location of the Chancery is the best from a representational viewpoint and fits within the Master Plan for the compound.
- (f) The construction of a new Chancery will provide space for future expansion and can accommodate future extensions to the building if required.

5.2 The following benefits would stem from the provision of the proposed new building:

- (a) Relieve current overcrowding for staff, visitors and visa applicants.
- (b) The overall effectiveness of the post and the individual departments' performances will be improved.
- (c) A purpose designed Chancery would be compatible with the new technology, equipment and today's working environment and would have built in flexibility to suit the changing functional requirements.
- (d) Occupational Health and Safety problems, stemming from occupation of cramped, obsolete and makeshift accommodation, would be alleviated.
- (e) Security will be dramatically enhanced and upgraded both within the new Chancery and by removing the unapproved structures on the boundary of the compound.
- (f) Cost savings throughout the life of the facility will be achieved with the introduction of ecologically sustainable design initiatives for both power (lighting) and building services.
- (g) The new building will integrate all the activities that are currently undertaken in the existing building as well as the activities in the unapproved structures around the fence line, which will be demolished on completion.
- (h) The new building will reflect the best of Australian design skills and will utilise both Australian and locally sourced materials. The local construction industry will benefit from the opportunity to work on a modern building and give gainful employment for a large number of people over a period of two (2) years.

6. Description of Proposal

6.1 The main elements of the proposal consist of the provision of an interim Chancery for staging, the construction of a new permanent Chancery, the construction of two new townhouses and the conversion of House 8 into three apartments.

6.2 The project will deliver a modern, fully functional two storey building to accommodate all tenant agencies catering to individual tenant's requirements and including appropriate security provisions. In addition to the office accommodation, the project will also provide five units of residential accommodation to Australian standards that is not currently available in the New Delhi market.

6.3 Conceptual plans of the proposed interim and permanent Chancery buildings are included as part of this proposal. The facility will house a number of departments, the function of which is outlined below:

- **DFAT** - The Australian Department of Foreign Affairs and Trade is responsible for the protection and advancement of Australia's international interests through contributions to international security, national economic and trade performance, and global cooperation.
- **DIMIA** – The Department of Immigration and Multicultural and Indigenous Affairs serves the Minister, Government and Australian people in managing migration, entry, citizenship and settlement issues.
- **DEST** – The Department of Education, Science and Training is responsible for the promotion of an Australian education to potential overseas students. In general, DEST's role is to represent Australian Educational institutions and to disseminate information about those institutions as well as the benefits of an Australian education. DEST supports the government's push for closer ties with India and Indian institutions via exchange programs and joint projects.
- **DEFENCE** – The Defence organisation exists to ensure the security of Australia, its people and its interests. The Defence organisation serves all Australians and is accountable to the Commonwealth Parliament, on behalf of the Australian people, for the efficiency and effectiveness with which it carries out the Government's defence policy. Their prime role in India is to report back to the Government on military issues.
- **AUSTRADE** - The Australian Trade Commission (Austrade) is the official trade and investment facilitation agency of the Australian Government. Austrade provides export and investment services to Australian companies and international buyers and investors.

- **AUSAID** - The Australian Agency for International Development (AusAID) is responsible for the management of the official Australian Government overseas aid program.
 - **ACIAR** - The passage of Australian Centre for International Agricultural Research Act (June 1982) established ACIAR as a statutory authority. ACIAR's mandate directs it to mobilise Australia's research capacity to help solve agricultural research problems of developing countries.
- 6.4 The ground floor, besides incorporating the nominated agencies, will incorporate a multi-purpose space capable of various uses, such as official receptions, exhibitions, trade displays, meetings, lectures and business missions. These facilities are not provided in the existing Chancery.

7. **Environmental Impact Assessments**

- 7.1 The location of the proposed works within the existing compound, generally on areas covered by existing development, means that there are no significant environmental issues.
- 7.2 An environmental impact assessment is not required by local authorities. Other foreign missions reside in the district, and the proposal is consistent with usage requirements prescribed by the local authorities.
- 7.3 A geotechnical investigation has been carried out on the site for the project. The underlying geology presents no difficulty to the proposed construction of a two storey building on this site. No evidence of contaminated soils was identified in the geotechnical investigation.
- 7.4 The proposed site is relatively flat and level with road access, and is located within an area that does not normally suffer from significant area flooding. However, minor site earthworks will be required to raise the new Chancery ground floor above the surrounding public footpath and road levels in order to enhance the presentation of the building and avoid possibility of localised flooding.
- 7.5 Construction activities will take place in close proximity to the Head of Mission residence, staff apartments and residences that house Australian staff. Therefore, the implementation and adherence to suitable noise, dust control measures, traffic management, and restrictions on working hours during the construction works will be necessary.

8. Heritage Considerations

- 8.1 There are no known heritage considerations associated with the construction of the new Chancery building. All works will be in harmony with the existing architectural character of the area in accordance with the requirements of both the New Delhi Municipal Committee and the Urban Arts Commission.

9. Details of Organisations Consulted

- 9.1 The Australian High Commission's staff and the departments immediately involved in the project have contributed to the objectives of the project and the functional requirements through workshop sessions held both in Canberra and New Delhi. The building design has been developed through this consultative process to suit each agency's individual requirements within a dynamic and functional building envelope. Agencies consulted in the development of this proposal are as detailed below:

- DFAT
- DIMIA
- DEST
- DEFENCE
- AUSTRADE
- AUSAID
- ACIAR

Consultation has also occurred with the following Indian authorities:

- New Delhi Municipal Committee (NDMC)
- Urban Arts Commission (UAC)
- Delhi Development Authority (DDA)
- Delhi Fire Chief

- 9.2 Other consultation has occurred with:

- The Australian High Commission Residents Committee
- The Foreign Affairs and Trade Association (FATA)
- The Family Liaison Officer (FLO)
- The Community and Public Sector Union (CPSU)

- Environment Australia
- The Australian Greenhouse Office

10. Amount of Revenue Derived from the Project

- 10.1 Precommitment leases will be signed by all tenant agencies prior to the commencement of construction. Occupying agencies will be charged commercial rents, consistent with the quality office spaces provided, that provide an appropriate return on investment as required by the Commonwealth Property Principles. Austrade and DIMIA have signed intention to lease documentation for the townhouses.

TECHNICAL INFORMATION

11. Location

- 11.1 The Australian High Commission compound is located at No 1/50 Shantipath, Chanakyapuri, New Delhi. Established in 1953, the compound has been developed in the intervening years to provide secure office and residential accommodation.
- 11.2 The siting of the compound is within the New Delhi diplomatic district and is in close proximity to the Embassies of the United States of America and the Peoples Republic of China, and the British and Pakistan High Commissions.

12. Scope of Work

- 12.1 The scope of works for this proposal comprises the construction of interim office accommodation, the construction of a new Chancery building and two new townhouses and the conversion of House 8 into three apartments. This will be achieved by:
- (a) Constructing new temporary accommodation in the South-West corner for use as a temporary Recreation Centre.
 - (b) Altering the existing Recreation Centre (approx. 350m²) for use as interim office accommodation.
 - (c) Refurbishing (approx. 420m²) and extending by approx. 700m² House 8 to accommodate DIMIA for use as interim office accommodation.
 - (d) Constructing new interim office accommodation of approx. 1,230m² attached to the rear of House 8 to accommodate the balance of the agencies during the construction of the new Chancery building.
 - (e) Demolishing the existing Chancery building and constructing a new purpose built facility.
 - (f) A combination of demolishing and refurbishing existing car parking and workshop facilities for use as new service and storage areas.
 - (g) Constructing two new townhouses.
 - (h) Converting House 8 into three apartments.

- 12.2 Chancery building equipment and partitioning fit-out will be specified for the building in response to the tenants needs, and procured via the works contract. Items included in this component of the scope are; all security forced entry and ballistic requirements, including doors and door hardware, existing Powerhouse transformer and generator, electrical switch gear, water pumps and purifiers, fixed work stations, fixed partitions, compactus storage units, window treatments and floor coverings. This approach will provide tenant agencies with an integrated fit-out.
- 12.3 Loose items of furniture, such as chairs, tables, filing cabinets, and equipment (photocopiers and shredders), are not included, and will be supplied by the tenant agencies.

13. Site Selection and Description

- 13.1 It is intended that the new Chancery building will be built on the site of the existing Chancery. The existing building's location is considered to be the most prominent area within the compound. It is situated on the major intersection of Shantipath and Pansheel Marg in Chanakyapuri, where the embassies of the United States, the Peoples Republic of China and the British High Commission occupy the other three (3) corners of the intersection.
- 13.2 The demolition of the existing Chancery will not cause any Moral Rights issue as the original architect responsible for the design is now deceased.
- 13.3 The two townhouses will be located in the vacant site between House 3 and the Official Residence in accordance with the Master Plan. Three apartments will be created by converting House 8 once this space is no longer required for interim office accommodation.

14. Zoning and Approvals

- 14.1 The lease restricts sale or subdivision of the property without the permission of the President of India and the property can be sold only to another diplomatic mission. It cannot be sold on the open market. If sold, 80% of the increase in value of the land since acquisition must be paid to the home government.
- 14.2 The construction of all works will be carried out in accordance with the requirements of the New Delhi Municipal Committee and other regulatory authority bodies.

14.3 Approval to construct the interim Chancery, the permanent Chancery, the two townhouses and three apartments will be required from:

- The New Delhi Municipal Committee
- The New Delhi Fire Chief
- The Urban Arts Commission
- The NDMC Electrical Board
- The Delhi Development Authority

14.4 A Preliminary Planning Clearance application for the interim Chancery has been submitted and approved by both the New Delhi Municipal Committee and the New Delhi Fire Chief. In addition to this Preliminary Planning Clearance the New Delhi Municipal Committee has also indicated strong support for the construction of the new Chancery building on the existing site. A Building Application will be submitted when tender documentation is completed and prior to commencement of construction works for the permanent Chancery.

15. Land Acquisition

15.1 The Australian High Commission compound was acquired under a perpetual lease in 1953 and is located in the diplomatic precinct in New Delhi. It cannot be sold or subdivided without express permission of the President of India.

16. Codes and Standards

16.1 It is intended that the project will be delivered in accordance with the Building Code of Australia (BCA) and relevant Australian standards, or local (or international) standards where they are deemed to be of a higher standard or more relevant.

16.2 It will be necessary to satisfy the requirements of the New Delhi Municipal Committee, in order to obtain the relevant Indian development approvals.

16.3 The project will be designed in accordance with the requirements of the Disability Discrimination Act 1992. Particular attention will be given to equality in access to premises and amenities.

17. Planning and Design Concepts

Architecture

- 17.1 The user groups comprising DFAT, DIMIA, Defence, Austrade, AusAID, DEST and ACIAR were consulted in the development of space needs in the Chancery and each provided its space and functional requirements in the form of a tenant brief. Detailed planning will be developed in close consultation with each group.
- 17.2 The new Chancery has been designed on a 100m x 50m footprint with an internal courtyard. The planning module is 1.5m with no workspace being more than 7.5m from natural light. The proposed building will be 2 stories high, and will include basement level carparking for official and Australian based staff vehicles.
- 17.3 The general design philosophy for the proposed Chancery will:
- (a) Provide a setting to enable the effective and efficient functional activities of the High Commission. Attention will be given to ensure the building, both in general form and detail, provides a pleasant environment in which to work and conduct business.
 - (b) Represent an image of Australia to the host nation by using a range of Australian materials and finishes in public area fitouts.
 - (c) Allow for the required security measures within the building design and siting by clearly separating public from office areas. To prevent unauthorized entry both into the building and between various areas within the building, the Chancery will include security measures in accordance with DFAT requirements.
 - (d) Respect local culture by being sympathetic to the surrounding buildings in respect to the building form and the materials employed.
 - (e) Respond to local climatic conditions by providing shading to windows as well as outdoor areas for breakout spaces and recreation during inclement weather.
 - (f) Include an entry driveway and a porte-cochere to provide a formal arrival and departure facility protected from the weather.
- 17.4 The general design philosophy for the proposed townhouses and the conversion of House 8 into three apartments will;

- (a) Respond to local climatic conditions by providing shading to windows and outdoor areas for entertaining.
- (b) Provide accommodation of a quality and standard that is appropriate for Australian staff living in an under-developed country.
- (c) Respect local culture by being sympathetic to the surrounding buildings in respect to the building form and the materials employed.

Structure

- 17.5 The structure of the new Chancery will be a reinforced concrete frame comprising floor slabs and columns with brick infill. The interim Chancery will be reinforced concrete frame with brick infill.
- (a) The design life of the building shall be not less than 50 years.
 - (b) All structural elements will satisfy the requirements for the fire resisting construction of building elements specified in the Building Code of Australia as a minimum and local codes where more stringent.
- 17.6 The structure of the townhouses will be a reinforced concrete ground and first floor slab and columns, with brick wall infills. The apartments will be designed within the constraints of the existing House 8 reinforced concrete structure.

Materials and Finishes

- 17.7 Building materials will be selected with regard to the health of the building occupants and the environmental impact of the production techniques used in their manufacture and will take into consideration:
- (a) Ease of cleaning, maintenance and compatibility with the function of the area concerned.
 - (b) Selection based on their ecological appropriateness. In particular, materials will be considered for their low volatile organic compound (VOC) levels.
 - (c) Materials with low potential flammability and toxicity levels will be used wherever practicable.
 - (d) Where practical and cost effective Australian materials and finishes will be incorporated.
 - (e) External finishes to the building will be masonry, as commonly used in India. Local stone will be used to enhance the façade treatment to main visual areas.

Local hard-wearing stone will also be utilized for floors in the public foyers and entrances.

- (f) Non-load bearing internal walls to office fit-out will be a combination of rendered masonry and light weight steel stud framed partitions and painted plasterboard. Internal partitions with a security requirement will be constructed in accordance with DFAT requirements.
 - (g) Wet areas will be finished with ceramic tiles or local stone to walls and slip resistant vitrified tiles or local stone to floors.
 - (h) Ceiling finishes will be lay-in suspended acoustic ceiling tiles to office areas, with painted plasterboard to foyer areas and decorative plywood to meeting rooms.
 - (i) Floor finishes will be natural stone, carpet, vinyl, concrete and vitrified tiles as appropriate to the area.
- 17.8 The identification of appropriate building materials for the townhouses and the conversion of House 8 will be undertaken in conjunction with the selection of materials for the new Chancery building to maximise economies of scale.

Mechanical Services

- 17.9 Mechanical services will be designed to provide a high quality, safe and comfortable indoor environment.
- (a) The primary requirement is energy efficiency and reliability. The design of the air conditioning system and associated controls will incorporate energy conservation applications appropriate for the local climate conditions.
 - (b) The air conditioning systems will be designed to provide separate zoning capable of providing 24 hour, 7 days per week operation, where required.
 - (c) Cooling and heating equipment for the Chancery will be located in central plantrooms. Air will be distributed throughout the office floors by means of sheet metal ductwork and ceiling diffusers. Dedicated fan coil units will be provided for conference room, board rooms etc.
 - (d) The building will be positively pressurised to limit the entry of dust-laden air. High efficiency filters will be provided to the outside air systems to maintain clean conditions within the building.
 - (e) Ventilation systems will be provided to meet Building Code of Australia and Local Authority requirement.

- (f) A Building Management System (BMS) will be provided to monitor and control the operation of the building services and to provide status and performance information.

17.10 The mechanical services for the townhouses and apartments will be designed to provide a comfortable and safe environment throughout the year using stand alone reverse cycle package units, coupled with good natural ventilation. Heating and cooling for the interim Chancery will be provided by reverse cycle package units.

Hydraulic Services

17.11 The hydraulic services for both the new Chancery and the residential accommodation will be in accordance with the requirements of local authorities and the Building Code of Australia.

- (a) The sewer drainage and sanitary plumbing system will collect the discharge from the various sanitary fixtures, grease arrestor, air conditioning plant and drainage points and will gravitate to the municipal sewer main.
- (b) A grease waste system will be provided to cater for the wastes generated from the commercial cooking areas. The grease arrestor will be external for ease of cleaning and maintenance.
- (c) A system of downpipes and stormwater drainage will be provided from the roof area to cater for a 1:100 year storm event, in accordance with the guidelines of Australian Rainfall and Runoff and AS 3500.3.2.1, adjusted to suit New Delhi's climatic conditions.
- (d) The cold water service will be pressurised mains feed system from the water purification and pumping plant situated to the south of the Chancery site.
- (e) The hot water plant will consist of a central electrical plant. The hot water reticulation will be a circulating system with dual hot water circulating pumps.
- (f) The fire hydrant and fire hose reel service will be in accordance with the BCA requirements, AS 2419, AS2441 and Indian Codes.
- (g) The sanitary fixtures and faucets will be of a high commercial standard. Sanitary fixtures will generally be selected to facilitate ease of maintenance.

Electrical Services

- 17.12 The electrical installation will be in accordance with the relevant Australian Standards, in particular AS 3000. The design of all power supply, electrical and mechanical equipment will involve an assessment of whole of life costs using life cycle costing techniques.
- (a) A new main switchboard and distribution boards will be provided for the new building. Separate supply authority metering will be provided for the new building.
 - (b) Office lighting will be in accordance with Australian Standards. It will consist of high efficiency fluorescent lighting with low glare diffusers or louvres.
 - (c) An integrated communication cabling network will be provided for voice and data.
 - (d) The existing standby diesel generators will provide emergency power to the building.
 - (e) Individual metering for tenant agencies will be incorporated.
- 17.13 The townhouses and apartments will be individually metered and connected to the existing diesel generators for the provision of emergency power.

Communications

- 17.14 An integrated telephone and data communications backbone and horizontal cabling system will be provided throughout the new Chancery building.
- 17.15 Multiple antenna television system (MATV) will be provided to both the Chancery building and the new staff accommodation units.
- 17.16 Uninterrupted Power Supply (UPS) units will be supplied by tenant agencies to meet their individual needs.
- 17.17 Satellite dishes are currently installed at the existing Chancery. These dishes will be reused in the new Chancery following completion of the building.

Lifts

17.18 There will be the provision of two lifts in the new Chancery building, one for staff and visitors at the front entry and one for staff and goods at the rear of the building. Lift service will be suitable for good quality office accommodation providing reliability and performance, ease of maintenance, energy efficiency and facilities for persons with disabilities.

17.19 Design and installation will comply to all relevant codes and statutory authorities requirements.

Landscaping

17.20 The area surrounding the building will be a professionally designed, low maintenance landscape compatible with the existing planting. It will be well lit, use non slip paving and have an automatic reticulated watering system.

Civil Works

17.21 The entry forecourt, driveway and parking areas will be designed with a surface finish that is appropriate for use by both pedestrians and vehicles alike. Paving materials in the vicinity of the front entry will be selected to enhance the visual quality of this area.

Operation, Maintenance and Warranties

17.22 Operation and maintenance manuals will be provided by the Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As built services and architectural drawings will be incorporated into the Final Construction Completion Report.

17.23 Warranties will be provided in the name of the Commonwealth of Australia.

18. Acoustics

- 18.1 Particular consideration will be given to the acoustics requirements and in the selection of materials and finishes to control noise transmission.
- 18.2 No hard floored areas will be located above office spaces.
- 18.3 Reduction in sound transmission of external noise will be achieved by the use of concrete, masonry or insulated lightweight walls and laminated glazing.
- 18.4 Internal ceilings, partitions and doors will be detailed to achieve required sound separation.
- 18.5 Building services will be designed to minimise noise transmission to the working environment.
- 18.6 Acoustic treatment will be provided to mechanical plant and the diesel generator in compliance with local regulations.

19. Energy Conservation Measures

- 19.1 New Delhi is located on the edge of the Rajasthan Desert with a temperature range from 4°C to 46°C, in addition to having annual monsoon rains. Accordingly, the following passive energy conservation measures will be incorporated into the design of the new Chancery building to maximise energy efficiency.
 - (a) Performance glazing to reduce thermal transmission between the outside and inside of the building;
 - (b) Adoption of light colours to the building exterior and window treatment to reflect heat;
 - (c) Use of appropriate building materials and thermal insulation to minimise thermal external/internal gradients;
 - (d) Solar boosted hot water heating;
 - (e) Use of natural light and daylight source to reduce lighting costs; and
 - (f) Solar control to larger glazed areas.

- 19.2 Active energy conservation measures incorporated into the building design include:
- (a) Zoned air conditioning system to allow zonal control of office temperatures and reduction in operating cost and power consumption when the building is partly occupied outside office hours;
 - (b) In high occupancy areas such as meeting rooms, automatic reduction in outside air intake at times of low occupancy;
 - (c) Time scheduled control of common area air-conditioning systems;
 - (d) Installation of energy efficient lighting;
 - (e) Zoned switching to minimize over lighting; and
 - (f) Elemental metering of electricity use to facilitate energy management.
- 19.3 Contact has been made with the Australian Greenhouse Office and Environment Australia to confirm their requirements for the project, including the identification of energy targets for the new facility. The energy targets recommended for new buildings are based on targets developed by the Property Council of Australia. These energy guidelines will be adopted in the design of the new Chancery.
- 19.4 The design of the townhouses and apartments will address a number of energy conservation measures including the provision of;
- (a) Orientation to take advantage of natural light, heating and cooling;
 - (b) Solar Hot Water;
 - (c) Natural light whilst minimising solar penetration; and
 - (d) Cross Ventilation.

20. Master Planning and Site Planning

- 20.1 The proposed new Chancery is part of an overall Master Plan for the compound that has been developed by DFAT to meet the long term objectives of this important mission.
- 20.2 The new Chancery building has been located on the site of the existing building to provide the best presentation of the building within the limitations of the site boundaries.
- 20.3 The proposed concept design allows for future expansion of the new Chancery.

21. Provision for Disabled

- 21.1 There will be barrier free access for people with disabilities, all provided in accordance with the Building Code of Australia and referenced standards.
- 21.2 Specific reference to SAA Code AS 1428.1 – 1993 “General requirement for Access - Buildings” and AS 1428.2 – 1992 – “Enhanced and additional requirements – Building and Facilities” will apply.
- 21.3 The upper floors of the new Chancery building will be serviced by lifts with toilets for people with disabilities being provided on all levels.
- 21.4 No specific allowances for persons with disabilities will be made in the design of the interim Chancery, townhouses or apartments.

22. Heritage Issues

- 22.1 There are no known heritage issues restricting the development of the proposed new Chancery building, townhouses or apartments that form the basis of this proposal.

23. Provision for Child Care

- 23.1 No specific provision has been made for child care facilities.

24. Fire Protection and Security

Fire Protection

- 24.1 All construction and fire protection requirements will, as a minimum, be in accordance with the provisions of the Building Codes of Australia (BCA) and all other applicable Codes and Standards, specifically:
 - (a) Building Code of Australia;
 - (b) Automatic Fire Sprinklers - AS2118;
 - (c) Detection and Warning Systems - AS1670 and AS1668;

- (d) Occupant Warning System – AS2220;
- (e) Portable Fire extinguishers - AS2444; and
- (f) Relevant equivalent Indian codes.

The Australian and Indian codes will be compared, with the code with the higher design criteria being adopted.

- 24.2 The Chancery building will be provided with sprinkler protection to all areas. The water supply will be drawn from the compound fire main, supplied from on site storage and boosted as required by a diesel pumpset.
- 24.3 The Chancery building, townhouses and apartments will be provided with portable fire extinguishers in accordance with Building Code of Australia.
- 24.4 The Chancery building will be provided with an Occupant Warning System in accordance with AS1670 and AS2118.
- 24.5 Both the new Chancery building, the townhouses and the apartments will be provided with automatic smoke detection complying with AS1670 and AS1668.

Security

- 24.6 All reasonable and appropriate steps to reduce the risk to the High Commission offices and employees and to protect the integrity of the Post will be undertaken. An approach adopting the “defence in depth” principle will be adopted in the design of the Chancery building. This approach utilises layers of passive and active security measures to cocoon the areas requiring greater security. In summary these measures will include;
 - (a) Securing the Chancery perimeter by monitored perimeter walls with controlled access points on the street frontage, with landscaping restricted to allow clear lines of sight;
 - (b) Segregation of public and official access to the building;
 - (c) Effectively placed perimeter lighting;
 - (d) Intruder and explosive resistant materials, fixtures, hardware and fittings used for the Chancery shell;

- (e) Restricted and monitored building entrances, including approved keying and card access control systems;
 - (f) Installation of intruder and duress alarms, and closed circuit television (CCTV); and
 - (g) Use of containment measures and ballistic protection in specified internal locations.
- 24.7 Security measures for the townhouses and apartments will be in accordance with DFAT requirements for residential accommodation.
- 24.8 The Chancery design enables multiple levels of external and internal communications, with and without cryptographic interfaces. Included in the communications design are fixed landlines, satellite, and limited radio and television services. The communications are closely linked to security requirements at all levels of information and voice processing.

25. Occupational Health and Safety

- 25.1 Design of the refurbishment and fitout will be in accordance with the requirements of the Occupational Health and Safety (OH&S) (Commonwealth Employment) Act 1991.
- 25.2 Occupational, Health, Safety and Rehabilitation practices will be implemented and enforced during the construction works at the site. These practices will be consistent with Commonwealth and Australian Capital Territory Law.

26. Authorities Consulted

- 26.1 Local Authorities and utility service providers have been consulted in the early development of the proposal. These include:
- (a) New Delhi Municipal Committee. The NDMC's approval is required to obtain a Building Completion Certificate;
 - (b) Urban Arts Commission. The UAC's major role is to examine architectural concept drawings for compliance with development guidelines;
 - (c) Delhi Development Authority;
 - (d) Delhi Fire Chief;

- (e) NDMC Electrical Board; and
- (f) Delhi Administration.

26.2 The facility (including all aspects of its design and construction) will satisfy all relevant requirements of all applicable legislative and regulatory Acts, Regulations, Rules, Standards and Codes, including the Building Code of Australia, and those of the Government of India and any other such codes as may be appropriate. In all instances where there is a conflict between the requirements of difference authorities and/or codes the most stringent shall apply.

26.3 Both temporary and permanent buildings will take account of the requirements of the Australian Occupational Health and Safety Act, local Fire Brigade requirements and any other special health and safety requirements of the New Delhi Municipal Committee.

27. Local Impact

27.1 Community consultation for this project will be limited to the statutory requirements pertaining to the Parliamentary Standing Committee on Public Works hearings, the High Commissioner's Residents Committee and a limited briefing with the immediate neighbours in New Delhi.

27.2 The majority of the construction work force will be Indians. Approximately 200 local workmen will be employed at peak construction time.

27.3 The local community impact of this project is anticipated to be low as the site is used for diplomatic purposes, and is in keeping with the local zoning and development requirements.

27.4 Products manufactured in Australia or New Zealand will receive preferential treatment in the selection of construction materials and finishes where their use is considered appropriate and cost effective. However, the local economy will benefit positively during the construction and defects liability period, by way of employment on site, and many more involved in the supply of goods and services off-site.

- 27.5 The site is located within close proximity of the Head of Mission residence and Australian based staff apartments. For this reason the following site and traffic control measures will be implemented during construction:
- (a) Works contract construction working hours limited to 0730 to 1800 hrs Monday to Friday and 0800 to 1800 on Saturdays;
 - (b) Noise levels surrounding the site monitored and restricted to 80dbA where possible;
 - (c) Control of construction traffic by restricting vehicle movements in accordance with the New Delhi Municipal Committee's requirements; and
 - (d) Water spraying will be undertaken where necessary, during dry periods to reduce dust levels. The installation of temporary drains and pits to intercept site run-off during construction will also be undertaken.

28. Project Cost

- 28.1 The Total Outturn estimate for the staged works including the interim accommodation and the permanent Chancery is AUD \$24.61 million. This is based upon September 2002 prices with allowances for escalation to the date of tender for a period of 30 months for the permanent Chancery and escalation during the programmed permanent Chancery construction period of 19 months at an exchange rate of AUD 1 = (Indian) Rs 25.00.
- 28.2 The estimate includes construction and other related costs such as consultants' fees, project administration, supervision and site office expenses, Octroi (New Delhi local tax), Port Clearances, Indian Government sales tax, permit fees and sundry costs.
- 28.3 The estimate does not include furniture, artworks, white goods or interest charges.
- 28.4 The estimate does not include Indian Government Import duty taxes.

29. Project Delivery System

- 29.1 Head contractors, and lump sum contracts, are not commonly used in Asian countries or the subcontinent and no major international construction companies, including the large Australian companies, have a significant presence in India.

- 29.2 Generally a form of construction management delivery system is most commonly used for major projects in India with off-shore owners. After consideration of the alternatives this method has been considered as the most appropriate for delivery of the proposed works at the Australian High Commission.
- 29.3 This form of delivery represents the best value for money for the Commonwealth, and allows DFAT, as the building owner, to fully control all the project delivery stages.
- 29.4 The project manager for the project will also carry out the role of construction manager.
- 29.5 A single contract will be awarded for each of the trade packages identified for the construction and fitout works. Tenders will be called from a selected list of contractors, shortlisted on the basis of pre-qualifications received. Advertising for companies seeking pre-qualifications will be in India.
- 29.6 In order to achieve the timelines and project milestones presented, it will be necessary to seek PWC approval for concurrent design documentation.

30. Program

- 30.1 Subject to Parliamentary approval, it is expected that tenders will be called in late 2003 for the interim Chancery and mid 2004 for the permanent Chancery. Following a construction period of 12 months for the interim Chancery 20 months for the permanent Chancery and 8 months for the external works and residential components, the project will be completed in September 2007.
- 30.2 Achievement of this program is dependant on the approval of the PWC for concurrent documentation to allow the commencement of design and tender documentation.

31. Associated Sketch Design Drawings

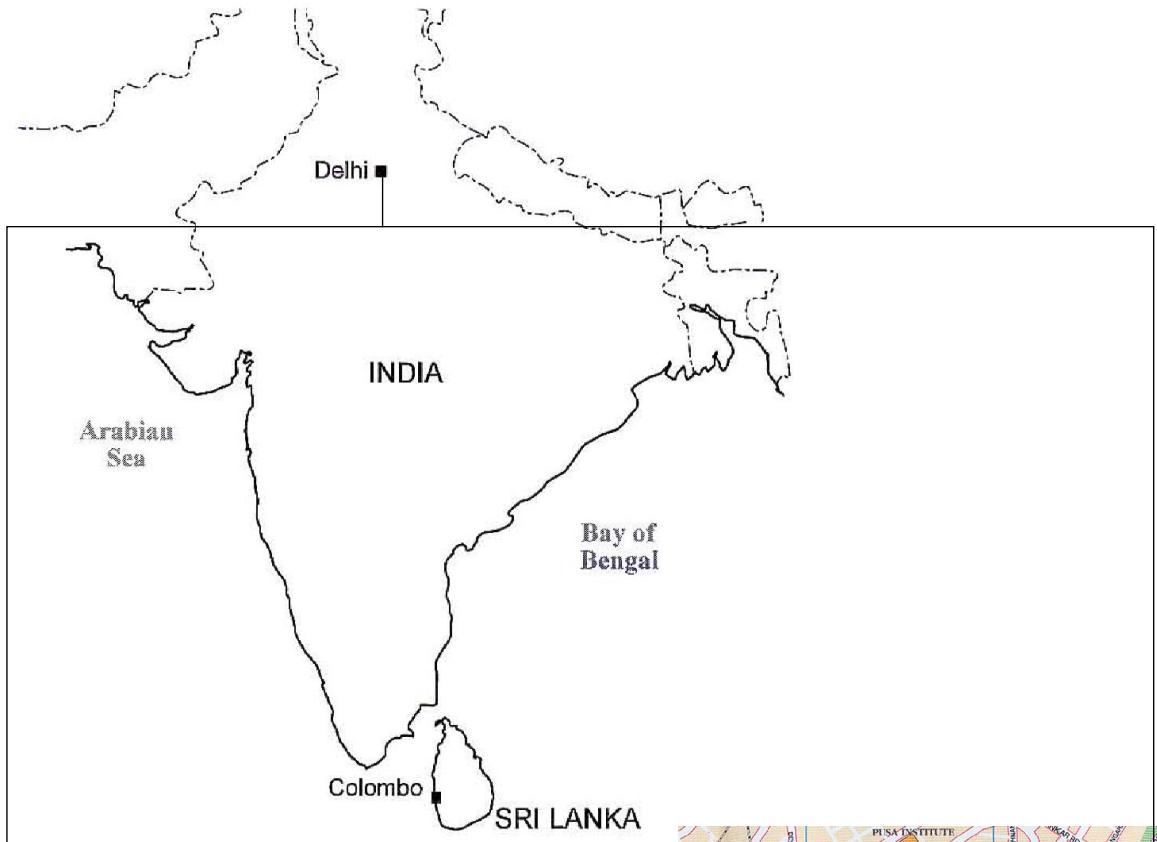
- 31.1 The following drawings have been prepared to illustrate and define the proposal:
- Location plans
 - Site plan
 - Interim Chancery Ground and First floor plans

- Permanent Chancery Basement, Ground and First floor plans
- Elevations
- Sections
- Main Entry View

SUPPLEMENTARY INFORMATION

Item 1: Associated Sketch Design Drawings

- **Location Plans**
- **Site Plan**
- **Interim Chancery Ground Floor Plan**
- **Interim Chancery First Floor Plan**
- **Permanent Chancery Basement Plan**
- **Permanent Chancery Ground Floor Plan**
- **Permanent Chancery First Floor Plan**
- **Permanent Chancery Elevations (North and East)**
- **Permanent Chancery Elevations (South and West)**
- **Permanent Chancery Sections**
- **Permanent Chancery Main Entry View**



INDIA

SRI LANKA

Arabian Sea

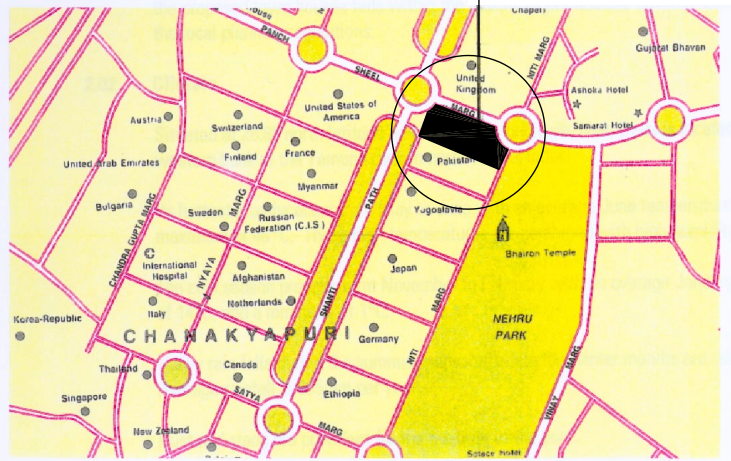
Bay of Bengal

Delhi

Colombo

AUSTRALIAN HIGH COMMISSION COMPOUND

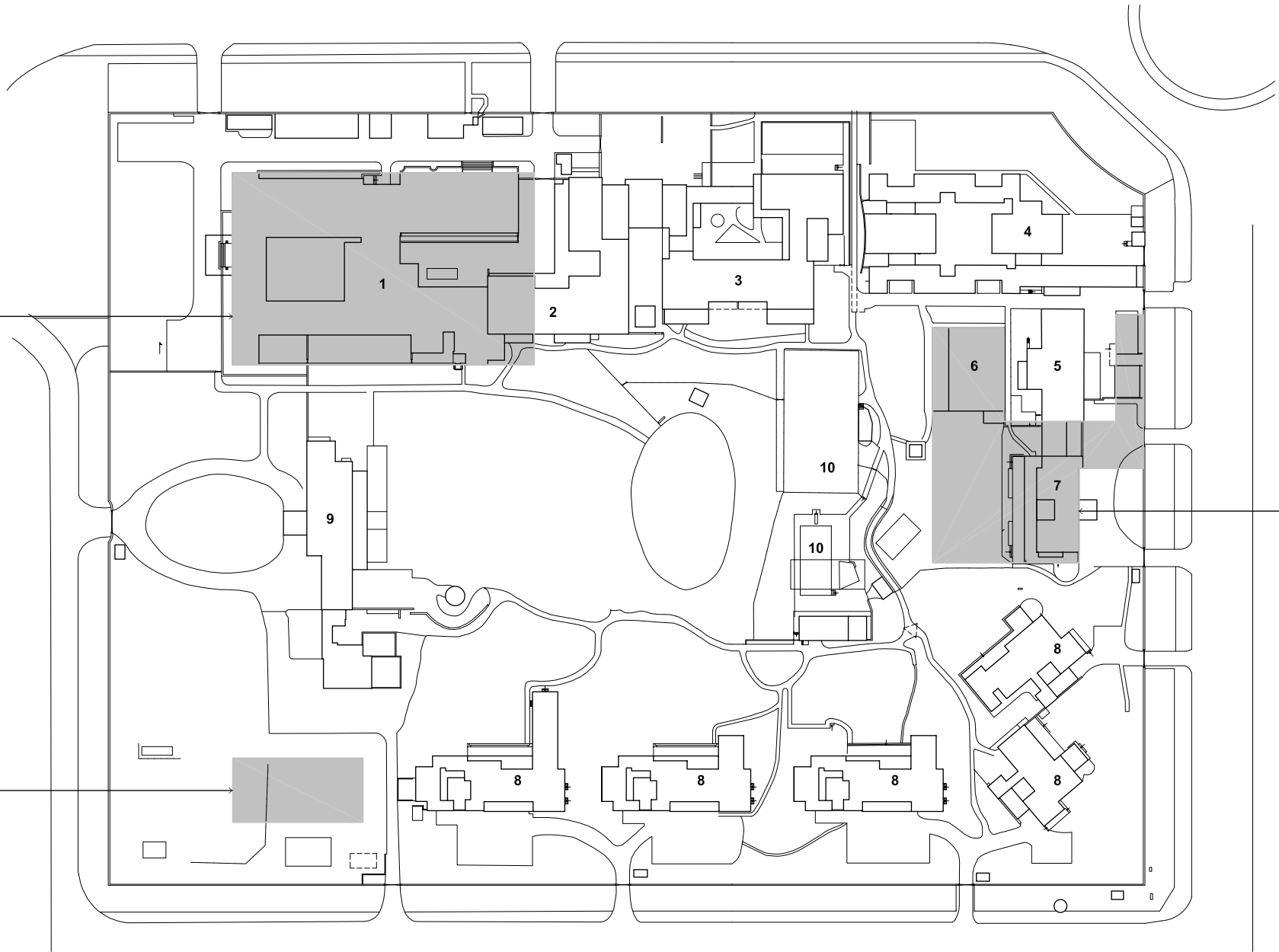
AUSTRALIAN HIGH COMMISSION COMPOUND



CHANAKYAPURI DIPLOMATIC ZONE



LOCATION PLANS
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA



NEW CHANCERY SITE

INTERIM CHANCERY SITE

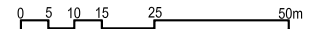
INTERIM RECREATION CENTRE & NEW TOWNHOUSES SITE

LEGEND









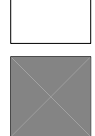
- 01 EXISTING CHANCERY
- 02 EXISTING SERVICE BLOCK
- 03 STAFF APARTMENTS
- 04 DOMESTIC QUARTERS
- 05 EXISTING POWER HOUSE
- 06 EXISTING RECREATION CENTRE
- 07 HOUSE 8
- 08 STAFF HOUSES
- 09 HOM RESIDENCE
- 10 TENNIS COURT & POOL
- 11 INTERIM CHANCERY
- 12 INTERIM RECREATION CENTRE
- 13 NEW CHANCERY
- 14 TOWNHOUSES

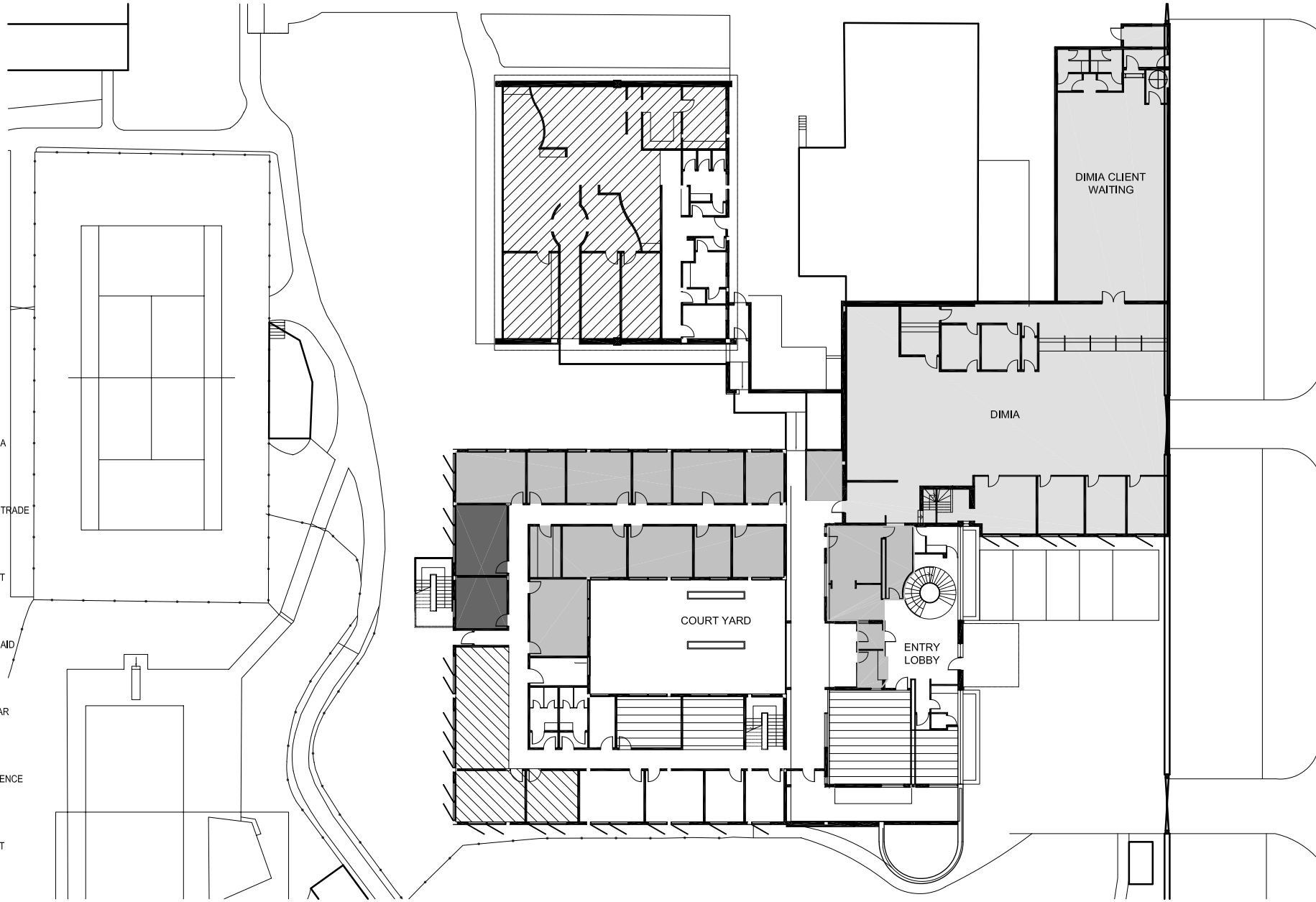


**SITE PLAN
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA**

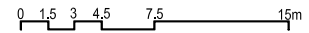


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







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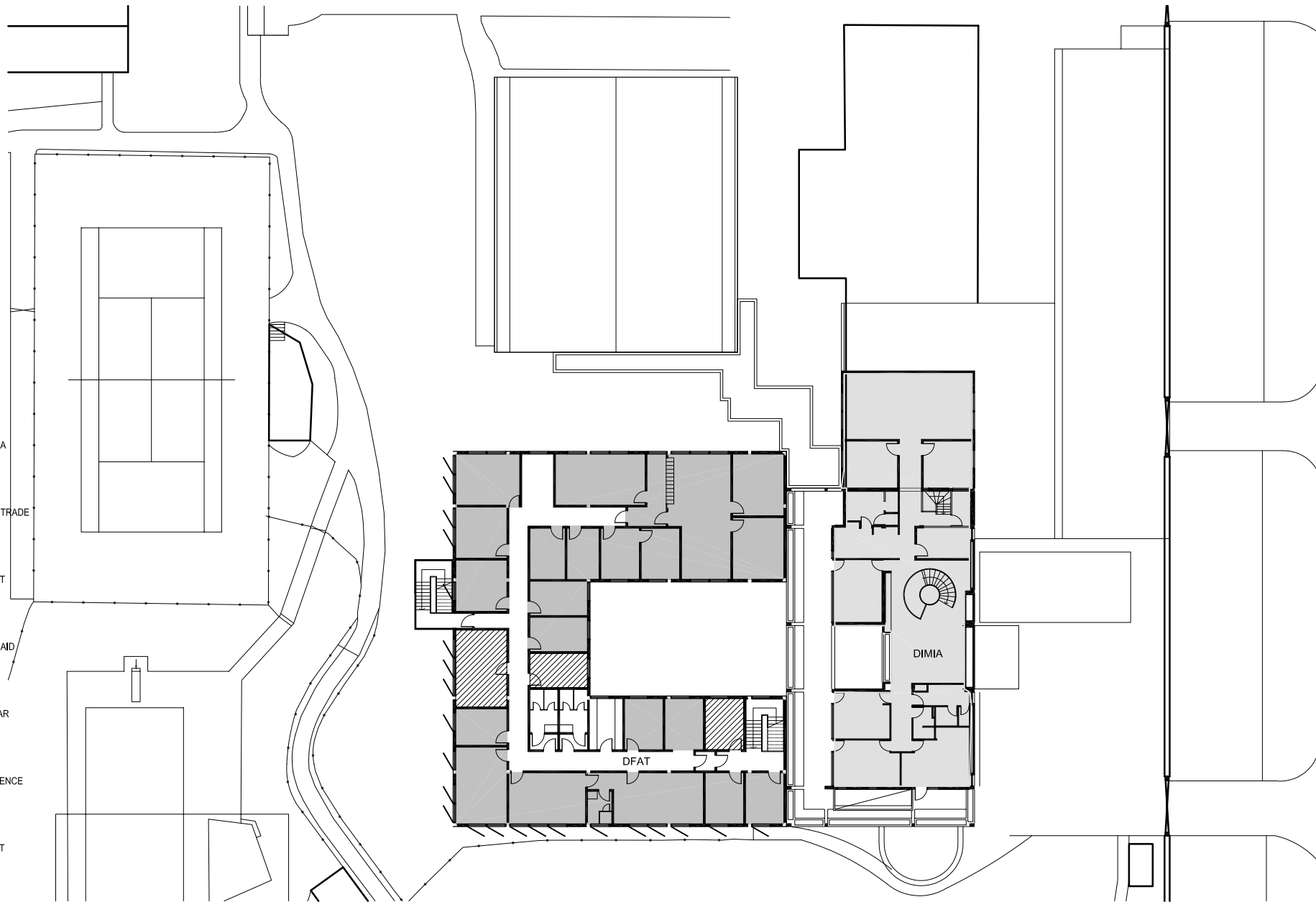


INTERIM CHANCERY GROUND FLOOR
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA

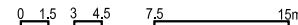


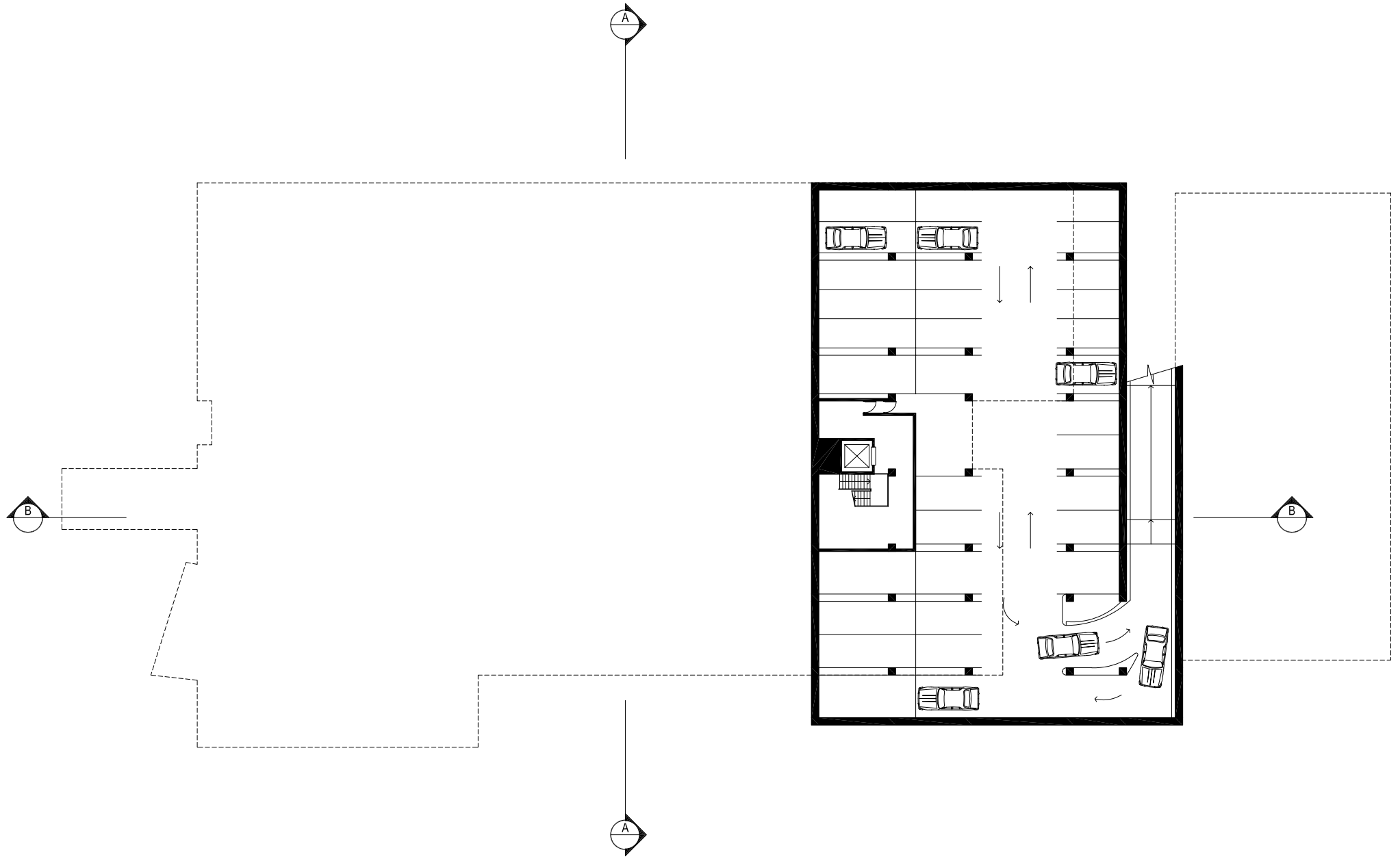
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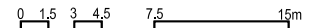


INTERIM CHANCERY FIRST FLOOR PLAN
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA














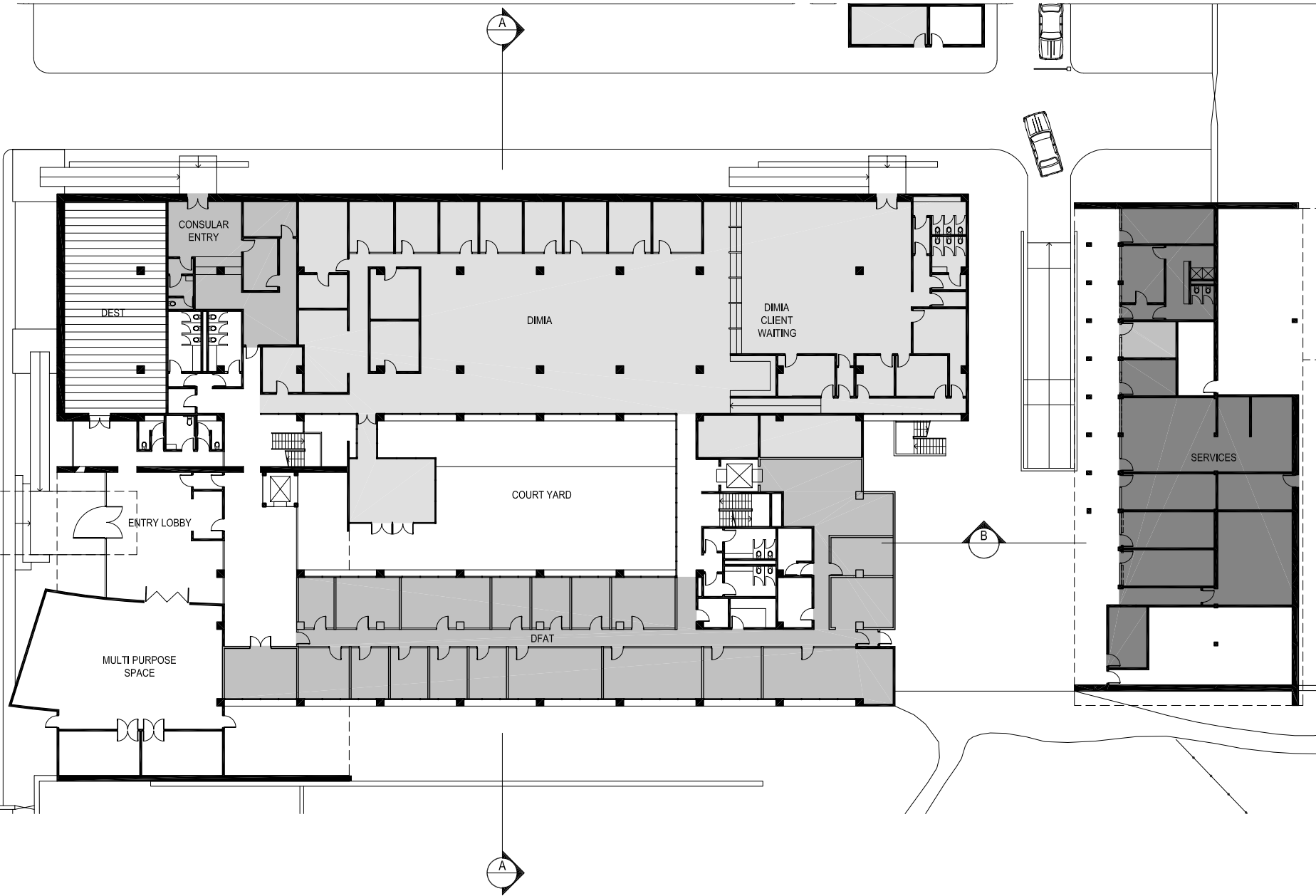
**BASEMENT PLAN
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA**



PANCHSHEEL MARG

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







GROUND FLOOR PLAN
 CONSTRUCTION OF NEW CHANCERY
 NEW DELHI, INDIA

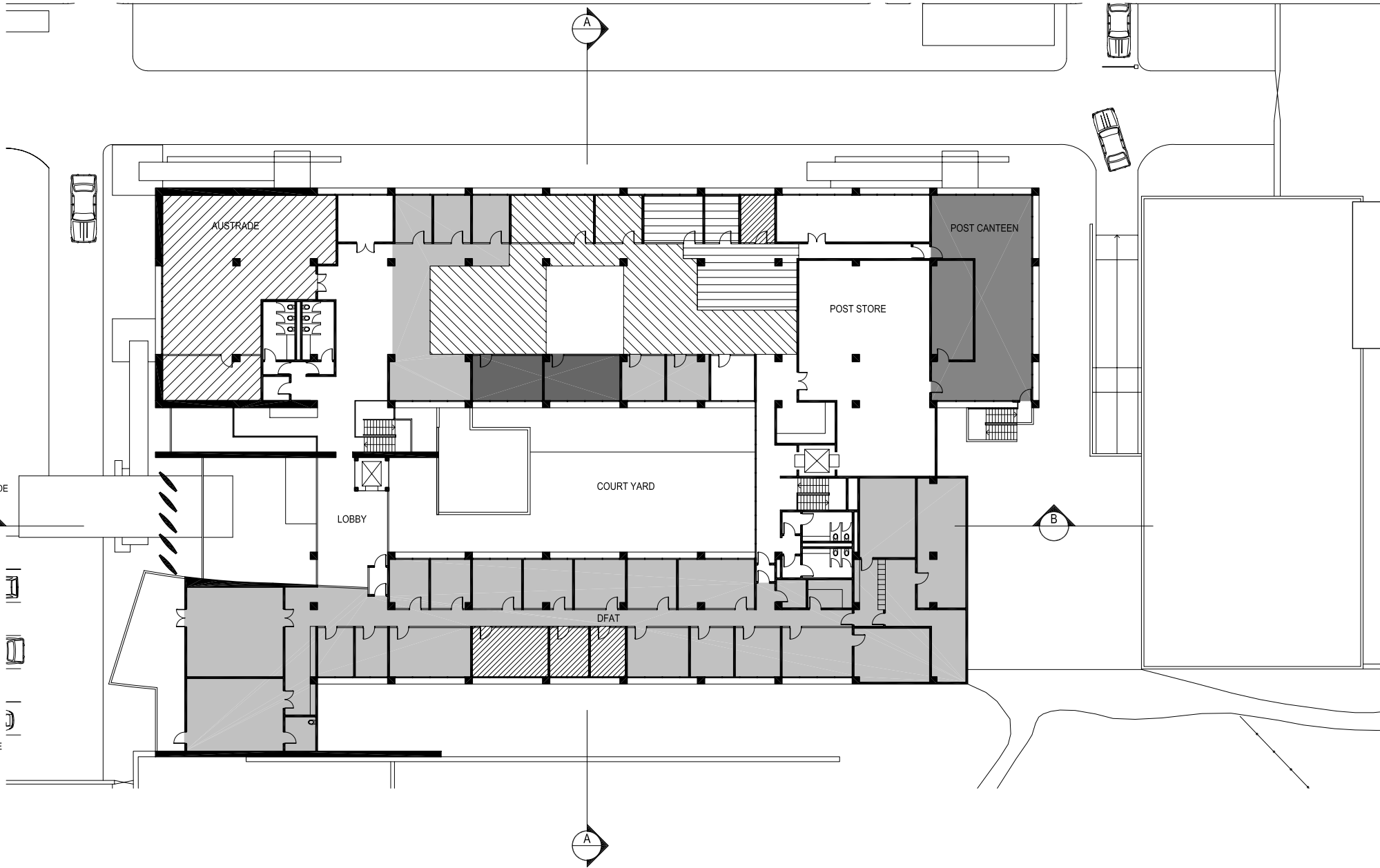
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PANCHSHEEL MARG

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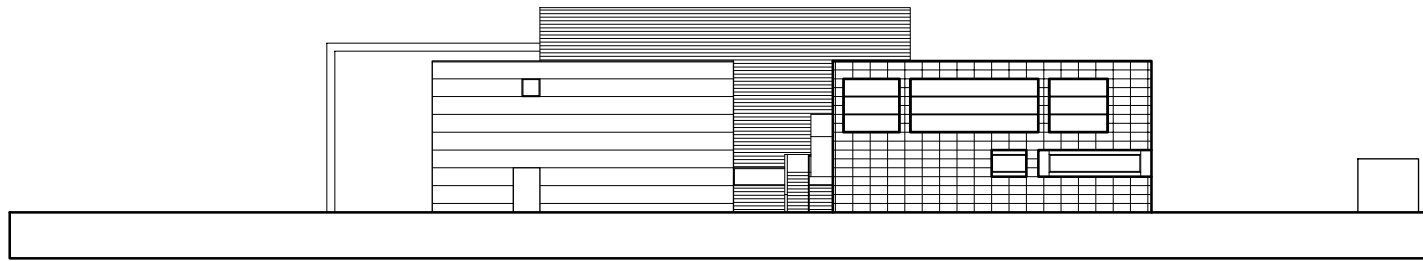
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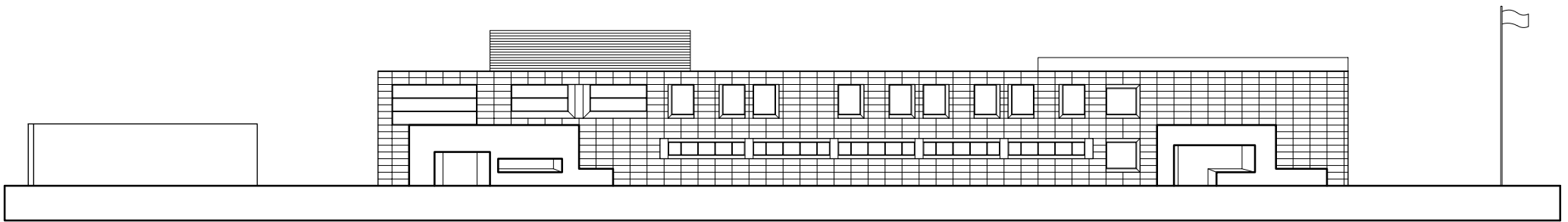
FIRST FLOOR PLAN
 CONSTRUCTION OF NEW CHANCERY
 NEW DELHI, INDIA

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EAST ELEVATION

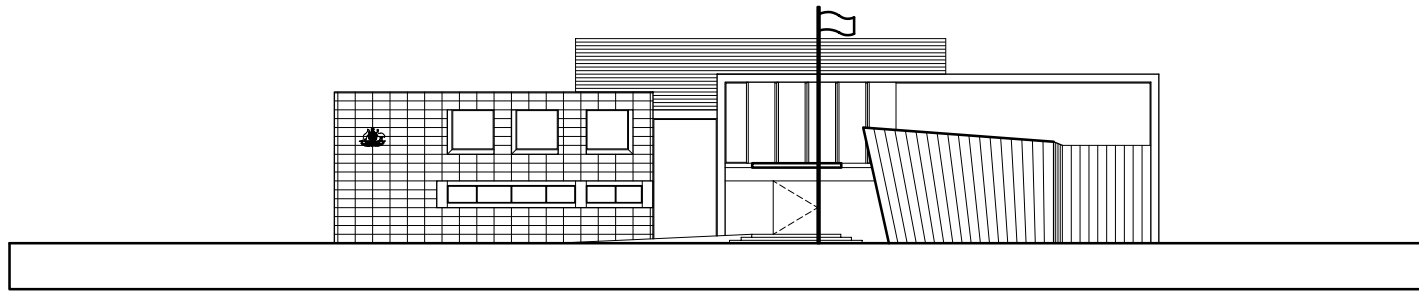


NORTH ELEVATION

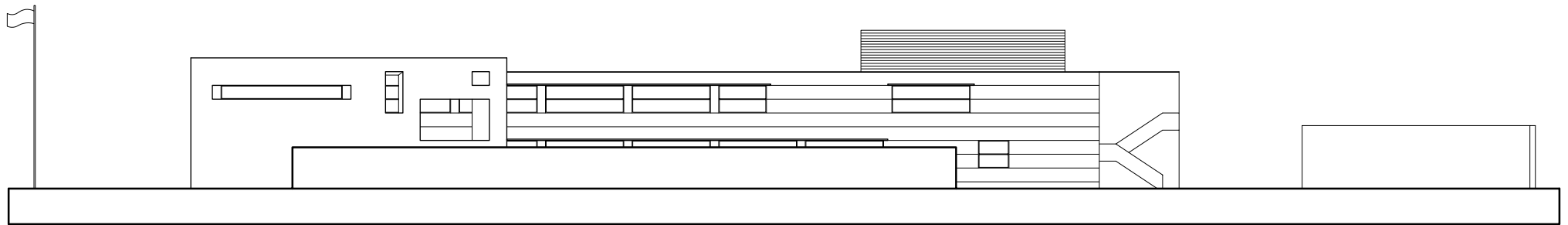


ELEVATIONS
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA

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WEST ELEVATION

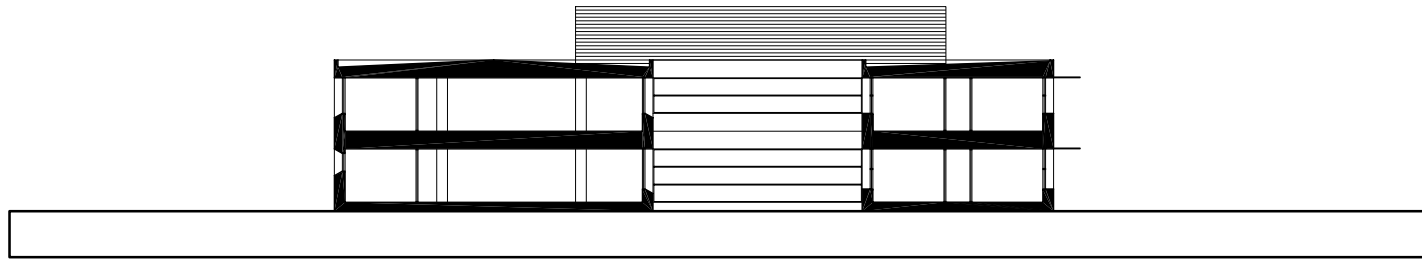


SOUTH ELEVATION

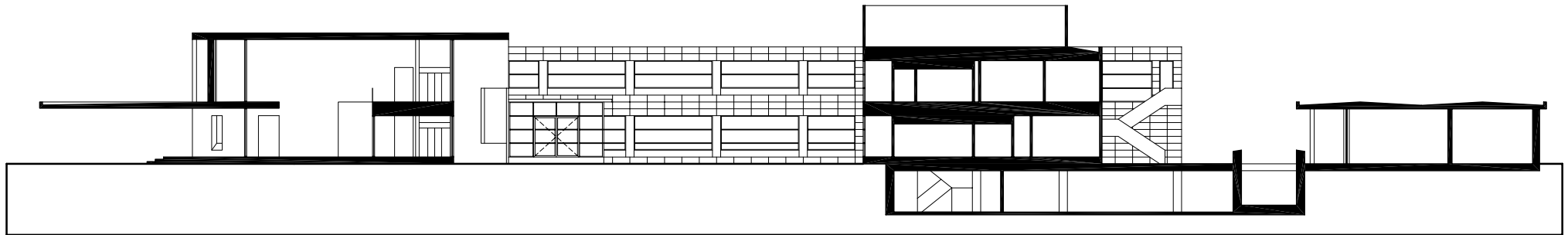


ELEVATIONS
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA

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SECTION A



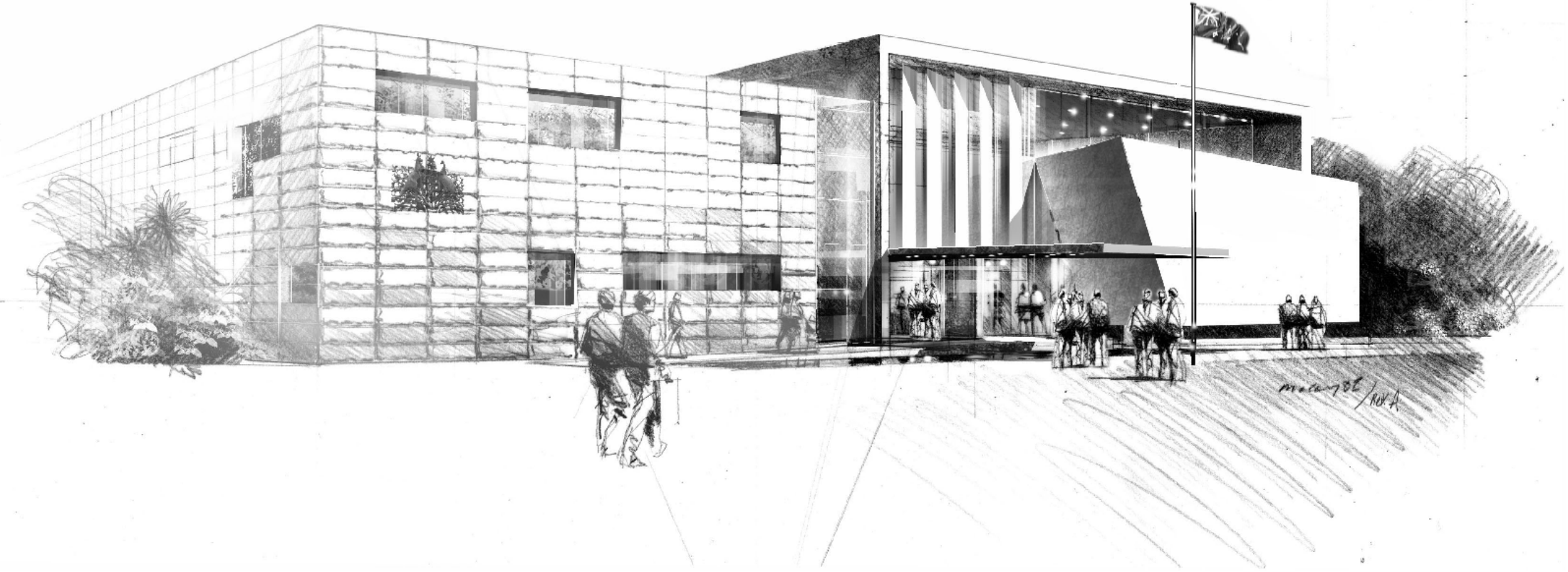
SECTION B



SECTIONS
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA

0 1.5 3 4.5 7.5 15m





MAIN ENTRY VIEW
CONSTRUCTION OF NEW CHANCERY
NEW DELHI, INDIA