

Summary of Reports and Government Responses

- 3.1 The year 2006 was busy one for the Committee with 19 reports addressing works to the value of \$969.314 million.
- 3.2 A brief summary of each report and the Government response are given below. Copies of all reports are available on-line at <http://www.aph.gov.au/house/committee/pwc/reports.htm> or in hard-copy from the Committee Secretariat.

Sixty-ninth Annual Report

- 3.3 In accordance with Section 16 of the Act, the Committee tabled its sixty-ninth Annual Report on 28 March 2006.
- 3.4 A list of the works reported on in 2006, and their estimated costs, is provided at Appendix A. Summaries of the reports tabled in 2006 follow, together with the Government response to each report.

Construction of a New Chancery Building for the Australian Embassy in Phnom Penh, Cambodia (First Report of 2006)

Referral

3.5 This work was referred to the Committee on 12 October 2005. The proponent agency was the Department of Foreign Affairs and Trade (DFAT).

Need

3.6 The need for the work, as stated by the proponent agency, was that the existing chancery did not meet requirements of:

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

Purpose

3.7 The stated purpose of the work was to provide a modern, efficient, pleasant and safe working environment for embassy staff.

Scope

3.8 The chancery was designed to meet the specific space needs and functions of the tenants, whilst providing for some future expansion within the prescribed building setbacks.

3.9 The referring agency submitted that the works would comprise:

- 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; and
- ⇒ separate entry foyer for the Department of Immigration, Multicultural and Indigenous Affairs (DIMIA) and the Canadian Embassy;
- landscaping for the entire site; and
- integrated building fit-out in accordance with tenant requirements:
 - ⇒ tenant related security;
 - ⇒ fixed partitions and doors;
 - ⇒ window treatments;
 - ⇒ floor covering; and
 - ⇒ compactus storage units.

Cost

The estimated cost of the proposed work was \$19.93 million based on July 2004 prices escalated to construction. The estimate included construction; consultants' fees; project management; supervision expenses; and site office expenses.

Issues Raised

3.10 The following issues were raised by the Committee and addressed in its report:

- co-location with Canadian Embassy and security issues;
- chancery access;
- building codes and cultural sensitivity;
- reliable electricity supply;
- reclaimed land and flooding issues;
- sewage and drinking water issues;

- occupational health and safety (OH&S) standards be within the Australian standards, and
- importation of some construction materials.

Recommendations

3.11 The Committee made the following recommendations in respect of the proposed work:

- that DFAT provide the Committee with a list of all parties involved with the project delivery and management of the proposed chancery construction, and a comprehensive breakdown of fees to be paid to these parties and their roles within the project.
- that the proposed construction of the new chancery for the Australian Embassy in Phnom Penh, Cambodia, proceed at the estimated cost of \$19.93 million.

Tabling

3.12 The report was tabled on 15 February 2006.

Government Response

3.13 The expediency motion permitting the work to proceed was passed by the House of Representatives on 16 February 2006.

Construction of a New Chancery Building for the Australian Embassy in Rangoon, Burma (Second Report for 2006)

Referral

3.14 This work was referred to the Committee on 12 October 2005. The proponent agency was DFAT.

Need

3.15 The existing Australian Chancery in Rangoon is housed in a leased two-storey building at 88 Strand Road in central Rangoon. The lease on the current chancery commenced in 1956 and operates under permissive occupancy arrangements, which provide no security of tenure. The

building was constructed in 1901 as an annexe to the Strand Hotel and despite a number of refurbishments over time, no longer meets modern standards in respect of:

- security set-back;
- access;
- building services;
- efficient workspace needs;
- Building Code of Australia (BCA) requirements; and
- OH&S requirements.

Purpose

3.16 The stated purpose of the works was to provide a new purpose-built building to serve as Australia's permanent mission to Burma. The building will house DFAT, DIMIA, the Australian Agency for International Development (AusAID) and the Australian Federal Police (AFP).

Scope

3.17 The referring agency submitted that the works would comprise:

- construction of a two-storey, 1,170 square metre chancery building designed to meet DFAT and tenant agency requirements;
- controlled pedestrian and vehicular access, including guard-booth upgrade;
- security requirements, including a secure compound for the whole site and separate controlled staff entry to the building;
- internal roads and car parking;
- engineering services including mains electricity and on-site substation, stand-by generator, water reticulation/storage and treatment, storm water drainage, on-site sewage treatment and telecommunications; and
- integrated fit-out to tenant specifications, including security measures, fixed work-stations, fixed partitions and doors, compactus storage units, window treatments and floor coverings, ablutions, tea rooms, and tenant-specific modifications to building services.

Cost

- 3.18 The estimated cost of the proposed work was \$12.87 million, based on July 2004 costs escalated to construction. The estimate included construction costs; consultants' fees; project management; supervision; and site office expenses.

Issues Raised

- 3.19 The following issues were raised by the Committee and addressed in its report:
- site selection process and associated documentation;
 - the possible relocation of a new capital city;
 - noise/dust impact upon nearby residential, business and school properties during construction;
 - demolition and removal of hazardous materials;
 - reliable electricity supply;
 - sewage and drinking water issues;
 - air-conditioning and the control of Legionella bacillus; and
 - security and fire protection.

Recommendations

- 3.20 The Committee recommended that the proposed construction of a new chancery building for the Australian Embassy at Rangoon, Burma, proceed at the estimated cost of \$12.87 million.

Tabling

- 3.21 The report was tabled on 15 February 2006.

Government Response

- 3.22 The expediency motion permitting this work to proceed was passed by the House of Representatives on 16 February 2006.

Relocation of 171st Aviation Squadron to Holsworthy Barracks, NSW (Third Report for 2006)

Referral

3.23 This work was referred to the Committee on 12 October 2005. The proponent agency was the Department of Defence (Defence).

Need

3.24 The need for the work of proposed relocation to Holsworthy, as reported by the proponent agency, was to provide troop lift support to the newly established Special Operations Command and the east coast counter terrorist support capability based at the barracks.

Purpose

3.25 The stated purpose of the work was to:

- provide facilities to support the relocation of the 171st Aviation Squadron to Holsworthy Barracks, NSW; and
- collocate dedicated army aviation support with counter-terrorist and special operations forces enhancing capability and improving safety, thus satisfying one recommendation of the Board of Inquiry into the Black Hawk accident that occurred in Townsville in 1996.

Scope

3.26 The referring agency submitted that the works would comprise:

- interim facilities:
 - ⇒ refurbishment of Mackie Building, Gallipoli Lines, to accommodate command, operations and logistics elements; and
 - ⇒ accommodation at Luscombe Airfield for technical support, aircraft repair, avionics and repair parts store.
- permanent facilities:
 - ⇒ new buildings at Luscombe Airfield to accommodate command and operations, refuelling, aircraft shelters, workshops and aircraft corrosion control functions;
 - ⇒ new apron and taxiways to connect to the existing Luscombe Airfield runway; and

- refurbishment of buildings at Jordan Lines to accommodate logistics, vehicle compound and shelters.

Cost

3.27 The estimated cost of the proposed work was \$92 million, including professional design and management; fees and charges; construction; furniture, fittings and equipment; and contingency allowances.

Issues Raised

3.28 The following issues were raised by the Committee and addressed in its report:

- site selection of Holsworthy;
- removal and filter of hazardous materials;
- bush fires concerns;
- noise levels;
- environmental impact study determining the impact of the works on the flora and fauna;
- proposed energy rating of 4.5 on the Australian Building Greenhouse Rating scale;
- heritage considerations; and
- consultation.

Recommendations

3.29 The Committee made the following recommendations in respect of the proposed work:

- that after the consultation process on environmental and cultural heritage matters has been completed, the Department of Defence report its findings to the Committee; and
- subject to satisfactory reporting of the first recommendation, the works relating to the proposed relocation of the 171st Aviation Squadron to Holsworthy Barracks, NSW, proceed at the estimated cost of \$92 million.

Tabling

3.30 The report was tabled on 15 February 2006.

Government Response

- 3.31 The expediency motion permitting this work to proceed was passed by the House of Representatives on 16 February 2006.

Fit-out of an Extension to Leased Premises for IP Australia in Woden, ACT (Fourth Report for 2006)

Referral

- 3.32 The work was referred to the Committee on 12 October 2005. The proponent agency was IP Australia.

Need

- 3.33 The need for the work, as reported by the proponent agency, was driven by factors such as:
- planned staff growth;
 - the inability of existing accommodation to meet IP's medium and long term requirements;
 - the inefficiency of three separate buildings; and
 - the imminent expiry of the current lease at the Sirius Building.
- 3.34 IP's principal purpose-built building, Discovery House is not large enough to accommodate all of IP's work areas so the Sirius Building and 10 Corinna Street are leased to handle the overflow. IP is seeking to consolidate into one purpose-designed facility on Bowes Street in Woden, a large extension to IP's current premises.

Purpose

- 3.35 The stated purpose of the work was to:
- enhance the operational flexibility and the ability to manage 'churn' with less cost and time;
 - reduce environmental impact;
 - provide improved facilities for staff;
 - enhance security by having a single building with limited access points;
 - increase space efficiency; and

- improve access and facilities for visitors

Scope

- 3.36 IP's proposal has two major elements: the fit-out of the extension to office accommodation; and the modification of Discovery House.
- 3.37 The extension will provide approximately 10,500 square metres of lettable office space and will consist of:
- five levels of office accommodation incorporating:
 - ⇒ a central core containing lifts;
 - ⇒ communication facilities;
 - ⇒ kitchenettes, break-out areas and toilets;
 - ⇒ workstations and partitioning;
 - ⇒ meeting and training rooms;
 - ⇒ reception areas;
 - ⇒ storage rooms for IT and communications equipment; and
 - ⇒ loose furniture.
 - two levels of basement parking providing 180 spaces, and 59 outdoor parking spaces;
 - a ground floor with a secondary entrance lobby, reception/security facilities, loading dock and mail centre; and
 - the integration of service into the base-building works.
- 3.38 The existing Discovery House basement car park refurbishment includes:
- staff showers and change rooms;
 - building services;
 - files stores; and
 - possible staff gymnasium.

Cost

- 3.39 The estimated cost was \$14.451 million, excluding GST. This figure included contingency; project management; design documentation; and escalation. An additional \$2 million was allocated for the realignment of workspaces in the existing Discovery House.

Issues Raised

- 3.40 The following issues were raised by the Committee and addressed in its report:
- project cost variations and lease incentives arrangements for the project;
 - IP Australia rental arrangements and other project options;
 - Energy conservation issues;
 - access equity provisions;
 - staff car parking
 - child-care facilities;
 - options for a café and a gymnasium on the premises; and
 - consultation.

Recommendations

- 3.41 The Committee made the following recommendations in respect of the proposed work:
- that IP Australia keep the Committee informed on the progress regarding the incorporation of the café and gymnasium, and the associated costs and prospective revenue; and
 - that the proposed fit-out of an extension to leased premises for IP Australia in Woden, ACT, proceed at the estimated cost of \$14.451 million and that an additional \$2 million be allowed for work on the existing premises for workstation reconfigurations.

Tabling

- 3.42 The report was tabled on 28 March 2006.

Government Response

- 3.43 The expediency motion permitting this work to proceed was passed by the House of Representatives on 29 March 2006.

Redevelopment of Post 1945 Conflicts Galleries and Discovery Room for the Australian War Memorial, Canberra, ACT (Fifth Report for 2006)

Referral

3.44 This work was referred to the Committee on 1 December 2005. The proponent agency was the Australian War Memorial (AWM).

Need

- 3.45 The need for the work, as reported by the proponent agency was that:
- a number of important iconic objects relating to the Post 1945 Conflicts cannot be displayed in the current space including:
 - ⇒ the HMAS *Brisbane* bridge (Vietnam and Gulf War);
 - ⇒ an Iroquois helicopter (Vietnam); and
 - ⇒ an armoured personnel carrier (Vietnam, Somalia, and East Timor); and
 - the existing Discovery Room is less than 100 square metres and can only accommodate 20 students per session. The proposed works will double the size of the Discovery Room to cater for larger visitor numbers.

Purpose

- 3.46 The stated purpose of the work was to redevelop the Memorial's Post 1945 Conflicts Galleries and Discovery Room, and upgrade visitor facilities and some back-of-house areas. Specifically:
- provide over 1,700 square metres of exhibition space in the Memorial's main building to the same world class standards as the rest of the galleries;
 - allow the display of major iconic objects like the Iroquois helicopter and armoured personnel carrier from Vietnam and other objects (for example part of a Canberra bomber) that could not previously be displayed due to limitation of low ceilings and columns; and
 - allow display of the HMAS *Brisbane* bridge.

Scope

3.47 The referring agency submitted that the refurbishment works would comprise a total area of approximately 2,500 square metres gross floor area and including:

- Post 1945 Galleries (1,300 square meters);
- Discovery Room (320 square meters);
- schools orientation (200 square meters);
- visitor services offices (50 square meters);
- staff and back-of-house facilities (200 square meters);
- a new compactus storage area (320 square meters);
- new public toilets (65 square meters); and
- new plant rooms (140 square meters).

Cost

3.48 The estimated cost of the proposed work was \$17.8 million, including escalation and contingency costs; professional fees; and authorities' charges.

Issues Raised

3.49 The following issues were raised by the Committee and addressed in its report;

- heritage considerations when altering the original building fabric of the building;
- temporary display of the HMAS Brisbane Bridge;
- various design mechanisms to conserve energy use;
- affect of increased visitor numbers;
- consultation; and
- funding arrangements.

Recommendations

3.50 The Committee recommended that works relating to the proposed redevelopment of the post 1945 Conflicts Galleries and Discovery Room at

the Australian War Memorial proceed at the estimated cost of \$ 17.8 million.

Tabling

3.51 The report was tabled on 28 March 2006.

Government Response

3.52 The expediency motion permitting this work to proceed was passed by the House of Representatives on 29 March 2006.

Fit-out of New Leased Premises for the Department of Agriculture, Fisheries and Forestry in Civic, ACT (Sixth Report for 2006)

Referral

3.53 This work was referred to the Committee on 1 December 2005. The proponent agency was the Department of Agriculture, Fisheries and Forestry (DAFF).

Need

3.54 The need for the work, as reported by the proponent agency, was prompted mainly by the ageing condition of the Edmund Barton building which can no longer meet current codes and standards in terms of:

- the BCA;
- OH&S
- access equity;
- ecological sustainability; and
- security.

Purpose

3.55 The stated purpose of the work was to provide a modern, efficient work environment, which would meet the Department's needs for the next 15 years. The fit-out would be designed to reduce churn costs by adopting a modular, generic approach to the provision of workspaces and offices.

The new building would meet Commonwealth building, environmental and security standards and would take account of the OH&S needs of staff.

Scope

- 3.56 The referring agency submitted that the works would comprise:
- lease of the whole of a new building at 18 Marcus Clarke Street, Civic, ACT, with overflow of office space into the adjacent building at 3-5 London Circuit, also known as the National Information and Communications Technology Australia (NICTA) building;
 - integration of services into base-building works;
 - office accommodation; and
 - workstations and loose furniture.

Cost

- 3.57 The estimated cost of the proposed work was \$36 million, excluding GST. The figure included contingency; project management; design and documentation; and escalation to 2007.

Issues Raised

- 3.58 The following issues were raised by the Committee and addressed in its report:
- proposed lease arrangements at 18 Marcus Clarke Street and the NICTA building;
 - lease expiration and contingencies;
 - establishment of a Cost Control Committee (CCC) responsible for overseeing aspects of the relocation project;
 - workflow concerns;
 - security assessments;
 - café, gymnasium and child-care facilities;
 - office configuration;
 - car parking; and
 - environmentally sustainable design.

Recommendations

- 3.59 The Committee made the following recommendations in respect of the proposed work:
- that the Department of Agriculture, Fisheries and Forestry advise the Committee of the Department's decision in respect of the child-care facility; and
 - that the proposed fit-out of new leased premises for the Department of Agriculture, Fisheries and Forestry in Civic, ACT, proceed at the estimated cost of \$36 million, noting that this figure may be less, due to lease incentive arrangements.

Tabling

- 3.60 The report was tabled on 10 May 2006.

Government response

- 3.61 The expediency motion permitting to proceed was passed by the House of Representatives on 11 May 2006.

Fit-out of New Leased Premises for the Australian Taxation Office at site known as Section 84, Precincts B and C, Canberra. (Seventh Report for 2006)

Referral

- 3.62 This work was referred to the Committee on 8 December 2005. The proponent agency was the Australian Taxation Office.

Need

- 3.63 The need for the work, as reported by the proponent agency, was the condition of its current premises and the gradual expiration on existing leases in a number of buildings. Current accommodation was inadequate to meet changing needs with particular pressure on appropriate meeting, conference and training facilities.

Purpose

- 3.64 The stated purpose of the proposed work was fit-out newly leased premises to enable relocation of all National Headquarter ATO staff to a single complex, providing opportunity to implement more collaborative work practices, uniformity of workplace and administrative efficiencies.

Scope

- 3.65 The referring agency submitted that the works would comprise:
- leasing of new office accommodation for 15 years with 3-5 year options;
 - open-plan office fit-out integrated with building construction;
 - modular workstations;
 - enhanced meeting capacity;
 - homerooms and break-out areas; and
 - support facilities.

Cost

- 3.66 The cost estimate was \$76.879 million including GST; contingency; escalation costs; and project costs.

Issues Raised

- 3.67 The following issues were raised by the Committee and addressed in its report:
- car parking arrangements and provision for bike racks and associated facilities;
 - project contingency;
 - ABGR;
 - security assessment;
 - appropriate fire protection;
 - access equity; and
 - project costs.

Recommendation

- 3.68 The Committee recommended that the proposed works related to the fit-out of new leased premises of the Australian Taxation Office proceed at the estimated cost of \$76.879 million, noting that any money saved due to lease incentives will be returned to Consolidated Revenue.

Tabling

- 3.69 The report was tabled on 10 May 2006.

Government Response

- 3.70 The expediency motion permitting this work to proceed was passed by the House of Representatives on 11 May 2006.

Fit-out of New Leased Premises for Centrelink at Greenway, ACT (Eighth Report of 2006)

Referral

- 3.71 This work was referred to the Committee on 8 February 2006. The proponent agency was Centrelink.

Need

- 3.72 The stated need for the work, as reported by the proponent agency, was the situation of Centrelink's 3,200 National Support Office (NSO) employees accommodated over 11 buildings throughout Canberra. Some of the buildings are 15-20 years old, incapable of being efficiently or economically adapted to changing business requirements.

Purpose

- 3.73 The stated purpose of the work was to lease a new 40,000 square metre net lettable area office complex at Greenway, to collocate NSO staff accommodated in buildings throughout Canberra.

Scope

- 3.74 The new Centrelink building will be two buildings with a common basement; an enclosed shared zone between the buildings; and a common roof. The referring agency submitted that the works would comprise:
- two major entry and reception areas and a building facilities help desk;
 - two major security-controlled access points;
 - an operations control centre;
 - allocated office accommodation for Senior Executive Service (SES) officers, including a dedicated executive area;
 - open-plan office accommodation for other staff;
 - modular office design and demountable partitions;
 - standard workstations, mobile storage units and loose furniture;
 - hotelling, touch down and hot desk points;
 - compactus, shared storage, resource and photocopier/printer rooms;
 - auditorium and multi-purpose briefing area;
 - meeting, focus, break-out and tea rooms;
 - carers' rooms, first aid rooms and a prayer room;
 - café, kiosk, health and fitness centre, showers, lockers and bicycle racks; and
 - facilities for staff, possibly including small retail outlet.

Cost

- 3.75 The estimated cost of the proposed work was \$42.79 million excluding GST. This figure includes workstations and loose furniture; services; head contractors preliminaries and profit; contingencies and escalation to completion; and design and management fees.

Issues Raised

- 3.76 The following issues were raised by the Committee and addressed in its report:
- projected costs, specifically design and management fees;
 - consideration of accommodation options;

- access equity;
- consultation with stakeholders;
- provision of car parking;
- bicycle parking and associated facilities;
- fire safety measures;
- office configuration; and
- monitoring of electricity, water, gas and diesel usage.

Recommendation

- 3.77 The Committee recommended that the proposed fit-out of new leased premises for Centrelink at Greenway, ACT, proceed at the estimated cost of \$42.79 million.

Tabling

- 3.78 The report was tabled on 24 May 2006.

Government Response

- 3.79 The expediency motion permitting this work to proceed was passed by the House of Representatives on 25 May 2006.

HMAS Cairns Redevelopment (Ninth Report of 2006)

Referral

- 3.80 This work was referred to the Committee on 1 May 2006. The proponent agency was the Department of Defence.

Need

- 3.81 The need for the work, as reported by the proponent agency, arose from:
- the decision to replace the Navy's FREMANTLE Class Patrol Boats with new ARMIDALE Class Patrol Boats, necessitating extended berthing facilities and upgrade of associated services;
 - an incremental increase in the number of vessels home-ported at HMAS Cairns; and

- an associated increase in pressure on base support facilities and essential infrastructure services, which require upgrading to meet current and future requirements.

Purpose

3.82 The stated purpose of the proposed work was to:

- provide facilities at HMAS *Cairns* for the berthing and effective operation of the new ARMIDALE Class Patrol Boats, and
- refurbish and reinvest in ageing base infrastructure.

Scope

3.83 The referring agency submitted that the works would comprise:

- marine works, comprising widening of the existing Navy wharf and access jetty, and construction of an access jetty connecting HMAS *Cairns* to the nearby commercial wharf;
- refurbishment and re-use of existing buildings;
- limited upgrade of the adjacent Training Ship *Endeavour* naval cadet facilities;
- construction of new buildings, comprising a new two-storey Central Building and a new Fitness Centre;
- civil works, including alteration of the base entrance, a new 225-place car park, hardstand and landscaping;
- temporary facilities and minor works, including facilities to accommodate decanting and staging, and a new quality control laboratory for the existing pump house; and
- site services works to upgrade electrical, water, stormwater, sewerage, communications and security services.

Cost

3.84 The estimated cost of the proposed work was \$76.3 million.

Issues Raised

3.85 The following issues were raised by the Committee and addressed in its report:

- property acquisition;

- the future of the Navy League and the Training Ship *Endeavour* Navy Cadets;
- project staging and delivery;
- building demolition and the identification of any hazardous materials;
- consultation;
- the Environmental Impact Assessment and the HMAS *Cairns* Base Environmental Management Plan;
- dredging of the basin;
- shared use of the commercial wharf.

Recommendations

3.86 The Committee made the following recommendations in respect of the proposed works:

- that the Department of Defence keep it informed of progress with, and the outcome of, negotiations conducted with the Cairns Navy League, the Training Ship *Endeavour* Unit Support Committee and the Cairns Port Authority, in respect of the acquisition by Defence of the Training Ship *Endeavour* land and facilities;
- that upon completion of the HMAS *Cairns* Redevelopment Project, the Department of Defence supply the Committee with an updated copy of the HMAS *Cairns* Base Environmental Management Plan, which has been amended to include the new works; and
- that the proposed HMAS *Cairns* Redevelopment proceed at the estimated cost of \$76.3 million.

Tabling

3.87 The report was tabled on 14 June 2006.

Government Response

3.88 The expediency motion permitting this work to proceed was passed by the House of Representatives on 22 June 2006.

Construction of Housing for Defence at Fairview Rise, Ipswich, Queensland (Tenth Report for 2006)

Referral

3.89 This work was referred to the Committee on 1 March 2006. The proponent agency was the Defence Housing Authority (DHA).

Need

3.90 The need for the work, as reported by the proponent agency, was to assist deliver the requirements of DHA's capital program from 2007-08 onwards. The long term Defence planning for RAAF Base Amberley, has contributed to the increase in the ADF housing requirement forecast for the Ipswich area.

Purpose

3.91 The stated purpose of the work was to provide modern community standard housing to meet the requirements of the Department of Defence in south-east Queensland, particularly for ADF personnel located at RAAF Base Amberley.

Scope

3.92 The referring agency submitted that the works would comprise:

- 162 four-bedroom residential lots on block sizes ranging from 700 square metres to 1000 square metres;
- new roads and open space;
- road connection/integration with existing and adjoining estates;
- strong pedestrian connectivity; and
- clear sight lines highlighting significant views.

Cost

3.93 The estimated cost of the proposed work was \$50.7 million including civil engineering and housing construction costs; local authority fees and charges; design consultancy fees; and construction contingency.

Issues Raised

3.94 The following issues were raised by the Committee and addressed in its report:

- civil works and house construction;
- lot allocation;
- house design specifications;
- integration into Ipswich community;
- provision of broadband internet connectivity;
- access to public transport;
- design of park and open areas; and
- sound attenuation measures.

Recommendations

3.95 The Committee made the following recommendation in respect of the proposed works:

- that DHA advise the Committee on the provision of broadband internet connectivity within the Fairview Rise estate;
- that DHA advise the Committee on the provision of public transport, specifically an extended bus route, through the site of the proposed works; and
- that the proposed construction of housing for Defence at Fairview Rise, Ipswich, Queensland, proceed at the estimated cost of \$50.7 million.

Tabling

3.96 The report was tabled on 14 June 2006.

Government Response

3.97 The expediency motion permitting this work to proceed was passed by the House of Representatives on 22 June 2006.

Fit-out of New Leased Premises for the Australian Securities and Investments Commission at 120 Collins Street, Melbourne, Vic (Eleventh Report for 2006)

Referral

3.98 This work was referred to the Committee on 11 May 2005. The proponent agency was the Australian Securities and Investments Commission (ASIC).

Need

3.99 The need for the work, as reported by the proponent agency, was that ASIC's current building is dated, inefficient, ergonomically poor, functionally obsolete and inadequate to meet the needs of staff and business operations.

Purpose

3.100 The stated purpose of the work was to relocate its Melbourne staff and business requirements to new premises in 120 Collins Street, allowing ASIC to ensure that its business needs are met for the next 10.5 years at a minimum.

Scope

3.101 The referring agency submitted that the works would comprise ASIC's leasing of levels 24-30 and ground floor retail space at 120 Collins Street. The lease will provide 8,168 square metres of office space on seven contiguous floors, with 175.3 square metres of ground floor space.

3.102 ASIC reported that the works would include:

- construction of a service centre on the ground floor;
- security controlled access to ASIC's leased floors;
- a reception area;
- investigation evidence rooms;
- meeting rooms;
- storage facilities;
- a computer room;

- a first aid room; and
- utilities and a kitchen on each floor.

Cost

- 3.103 The estimated cost of the proposed work was \$9.85 million including fit-out; workstations; IT and communications infrastructure; security; professional fees; contingencies; and GST.
- 3.104 Further to the above project costs, the Committee noted that ASIC negotiated a \$6.5 million lease incentive.

Issues Raised

- 3.105 The following issues were raised by the Committee and addressed in its report:
- lease incentives and the effect on total project cost;
 - proposed ABGR of three stars;
 - environment management strategy;
 - access equity;
 - consultation; and
 - childcare facilities.

Recommendations

- 3.106 The Committee recommended that the proposed fit-out of the new leased premises for the Victorian Regional Office of the Australian Securities and Investments Commission at 120 Collins Street, Melbourne, proceeds at the estimated cost of \$9.85 million. The Committee notes that the \$6.5 million lease incentive will be used to offset the cost of the fit-out.

Tabling

- 3.107 The report was tabled on 21 June 2006.

Government Response

- 3.108 The expediency motion permitting this work to proceed was passed by the House of Representatives on 22 June 2006.

Tactical Unmanned Aerial Vehicle, Facilities Project, Enoggera, QLD (Twelfth Report for 2006)

Referral

3.109 This work was referred to the Committee on 29 March 2006. the proponent agency was the Department of Defence (Defence).

Need

3.110 Defence reported that the Australian Defence Force (ADF) would acquire twelve Tactical Unmanned Aerial Vehicles (TUAV), the first of which would be in operational service in 2008. The 20th Surveillance and Target Acquisition Regiment will operate the TUAVs, and the facilities required for the air-vehicles are to be located at Gallipoli Barracks.

3.111 New construction as part of the proposal is limited to providing purpose-built facilities for TUAV maintenance and training requirement and the Regiment's radar storage requirement. There are no existing Defence facilities suitable for re-use for these functions

Purpose

3.112 The stated purpose of the proposed work was to support the introduction of the new TUAV capability and the establishment of the 20th Surveillance and Target Acquisition Regiment at Gallipoli Barracks, Enoggera, Queensland.

Scope

3.113 The referring agency submitted that the works would comprise:

- the construction of three new purpose-built buildings and the refurbishment of one existing building to support the introduction and operation of the new TUAV;
- the refurbishment of eleven existing buildings and construction of one new building to support the establishment of the 20th STA Regiment, including the existing 131st STA Battery; and
- the refurbishment and extension of ten existing facilities to support the 25th/49th Battalion Royal Queensland Regiment.

Cost

3.114 The estimated cost of the proposed work was \$17.45 million including construction costs with fit-out; professional fees; furniture and fittings; information technology equipment; and a contingency sum.

Issues Raised

3.115 The following issues were raised by the Committee and addressed in its report:

- project options considered;
- operational relationship with the Shoalwater Bay Training Area;
- the specific number of TUAVs being acquired;
- TUAV operation and deployment;
- ecologically sustainable design of the facilities;
- building works and design; and
- Defence forward planning

Recommendations

3.116 The Committee recommended that the proposed Tactical Unmanned Aerial Vehicles facilities project, Gallipoli Barracks, Enoggera, Queensland, proceed at the estimated cost of \$17.45 million.

Tabling

3.117 The report was tabled on 16 August 2006.

Government Response

3.118 The expediency motion permitting this work to proceed was passed by the House of Representatives on 7 September 2006.

Australian Institute of Police Management Redevelopment, North Head, Manly, NSW (Thirteenth Report for 2006)

Referral

3.119 This work was referred to the Committee on 29 March 2006. The proponent agency was the Australian Federal Police (AFP).

Need

3.120 The need for the redevelopment, as reported by the proponent agency, was as follows:

- existing teaching, recreation, dining and administrative spaces are inadequate to satisfy increasing demand for Australian Institute of Police Management (AIPM) programs;
- residential accommodation is substandard;
- operational inefficiencies in the layout and functionality of the existing facilities;
- many of the facilities are in poor and deteriorating condition, and do not meet relevant current codes and standards;
- operating and maintenance costs are increasing as the facilities age; and
- the identified built heritage elements of the site need to be preserved and protected.

Purpose

3.121 The stated purpose of the redevelopment was to improve the operational efficiency and long term sustainability of the AIPM; to expand the functional capacity; to modernise security and to the extent possible; and to achieve compliance with the relevant codes and standards.

Scope

3.122 The referring agency submitted that the redevelopment would comprise:

- replacement of residential accommodation blocks, administrative and academic office accommodation and senior common room facilities;
- refurbishment of existing library, teaching, dining areas and specific heritage buildings;

- construction of soft and hard landscaping to various areas of the site including consolidation of car parking;
- removal of existing barrack style accommodation buildings and miscellaneous stores buildings; and
- landscaping works to improve the environment for both humans and native fauna occupants of the site.

Cost

3.123 The estimated cost of the proposed work was \$16.224 million including, planning and approval costs and fees; project management and superintendence fees; construction costs; furniture, fittings and equipment; and contingencies and escalation.

Issues Raised

3.124 The following issues were raised by the Committee and addressed in its report:

- possibility of using the School of Artillery site for project;
- improved consultation with stakeholders;
- environmental and heritage considerations;
- the Land Usage Agreement of 1979;
- commercialisation of the AIPM facilities;
- bush fire asset protection zone;
- building footprint and the visual impact of the site; and
- traffic on Collins Beach Road during construction period.

Recommendations

3.125 The Committee made the following recommendations in respect of the proposed works:

- that the AFP as the agency responsible for the redevelopment of the AIPM undertake further consultation with the Manly City Council and the local community in an attempt to address widespread community concerns regarding the redevelopment;
- that the AFP use the Ecological Assessment and the Heritage Impact Statement to guide their Master Plan for the AIPM, and requests that

the AFP provide the Committee and the public with copies of these assessments and the Master Plan;

- that the AFP release the Construction Environment Management Plan to the Committee and to the public, once it has been formulated;
- that the AFP develop a Conservation Management Plan for the site, and that it provide the Manly City Council with copies of this plan once it has been formulated;
- that the AFP work with the Manly City Council and other stakeholders to ensure integrated management of North Head;
- that the AFP use the Heritage Assessments to guide the redevelopment in order to ensure that it has little visual impact on the site, and preserve the existing heritage values of the site;
- that the AFP clarify with Manly Council the extent of the car parking that will be provided at the entrance to the site, and that efforts be made to ensure that the provision of car parking in this area does not negatively impact on the long-nosed bandicoot population at the site;
- that the AFP develop a Traffic Management Plan, to manage traffic on North Head during the construction period, and for those occasions when the site is commercially let; and
- that the redevelopment of the AIPM proceed at the estimated cost of \$16.224 million.

Tabling

3.126 The report was tabled on 6 September 2006.

Government Response

3.127 The expediency motion permitting this work to proceed was passed by the House of Representatives on 7 September 2006.

Facilities Upgrade to Shoalwater Bay Training Area, Rockhampton, Qld (Fourteenth Report of 2006)

Referral

3.128 This work was referred to the Committee on 11 May 2006. The proponent agency was the Department of Defence (Defence).

Need

- 3.129 The proposal will provide facility enhancements to the Shoalwater Bay Training Area and are a key part of the Joint Combined Training Centre project. These facilities are to support a multi-lateral combined arms exercise, Exercise Talisman Sabre 2007.

Purpose

- 3.130 The Joint Combined Training Centre project proposes to link live and simulated training to improve the effectiveness of bilateral training. The proposed facilities upgrade will deliver the infrastructure to support the networked simulation and training systems required to realise the objectives of the Joint Combined Training Centre while maximising, to the extent possible, facilities improvements to the Shoalwater Bay Training Area.

Scope

- 3.131 The project has two components, construction of;
- Exercise Control Building and site preparation works;
 - ⇒ Steel clad portal frame structure with concrete floor and veranda
 - ⇒ Open plan work area with briefing area
 - ⇒ Access to Defence communications
 - ⇒ Reliable power connection
 - ⇒ Capacity to support 24 hours a day operations
 - ⇒ An ablution and services for 60 personnel
 - ⇒ Capacity for future expansion
 - Urban Operation Training Facility, incorporating and Urban Assault Range.
 - ⇒ Creation of a small regional township, capable of being re configured to various physical environments
 - ⇒ Buildings will have high level instrumentation and systems that simulate realistic live-fire and after action reporting.

Cost

- 3.132 The cost estimate was \$11.16 million.

Issues Raised

- 3.133 The following issues were raised by the Committee and addressed in its report:
- Strict safety and environmental checks are carried out to ensure weapons used do not contain Depleted Uranium.
 - Defence's heritage assessment of the proposed facilities would not impact on any historical or heritage sites.
 - Sites of indigenous heritage significance are protected under the Defence range standing orders and in their environmental plans.
 - Used shipping containers were the preferred use as modular building components.

Recommendations

- 3.134 The Committee made the following recommendations in respect of the proposed works;
- The Committee recommends that the Department of Defence continue its close ongoing consultation with all relevant groups and organisations with regard to the facilities upgrade to the Shoalwater Bay Training Area.
 - The Committee recommends that the proposed facilities upgrade to the Shoalwater Bay Training Area, Rockhampton, Queensland, proceed at the estimated cost of \$11.16 million.

Tabling

- 3.135 The report was tabled on 13 September 2006.

Government Response

- 3.136 The expediency motion permitting this work to proceed was passed by the House of Representatives on 14 September 2006.

Facilities for Troop Lift Helicopter, RAAF Base Townsville, Qld (Fifteenth Report of 2006)

Referral

3.137 This work was referred to the Committee on 1 June 2006. The proponent agency was the Department of Defence.

Need

3.138 Defence have introduced the Multi-role Helicopter 90 under the Defence Capability Plan Project Air 9000 (Phase 2). The helicopters will be delivered and phased in from December 2007 and will be located at Townsville.

Purpose

3.139 The purpose of this proposal is to provide facilities to support the introduction of the Multi-role Helicopter 90 aircraft.

Scope

3.140 Defence's proposal involves:

- construction of a new purpose built building (Training and Mission Planning);
- refurbishment of existing buildings (aircraft shelters, repair parts store and workshops);
- extension of two buildings (to house repair parts administration, ground support equipment workshop and storage, and Draft Priority 1 equipment storage); and
- construction of car parking and engineering services infrastructure.

Cost

3.141 The cost estimate was \$20 million excluding GST.

Issues Raised

3.142 The following issues were raised by the Committee and addressed in its report:

- Joint user arrangements of the runway at Townsville Airport.

- Security of the Townsville Airport and the military side have been addressed
- Defence indicated that the facilities would comply with all relevant OH&S guidelines
- Pollution from the 5Avn Regt would not impact on the town common (town environment park)
- Energy efficiency will be maintained by the utilisation of Ecological Sustainable Development.

Recommendations

3.143 The Committee made the following recommendation in respect of the proposed work:

- The Committee recommends that the provision of facilities for Troop Lift Helicopter, RAAF Base Townville, Qld, proceed at the estimated cost of \$20 million.

Tabling

3.144 The report was tabled on 13 September 2006.

Government Response

3.145 The expediency motion permitting this work to proceed was passed by the House of Representatives on 14 September 2006.

Provision of Facilities for Project Single Living Environment and Accommodation Precinct – Phase 1 (Sixteenth Report of 2006)

Referral

3.146 This work was referred to the Committee on 29 March 2006. The proponent agency was the Department of Defence.

Need

3.147 Defence conducted a review in 2003 of living-in accommodation for ADF members without dependents and reported a shortfall of approximately 26,000 bed-spaces at the appropriate standards.

3.148 Project Single LEAP addresses “the worst deficiencies in permanent living-in accommodation across Australia as identified in the 2003 report”.

Purpose

3.149 Phase one of Project Single LEAP will provide up to 1,295 permanent rooms at living-in accommodation, distributed between RAAF Base Amberley and Gallipoli Barracks, Enoggera, Queensland and Holsworthy Barracks, NSW. The standard of accommodation “aims to improve the living standards for single Australian Defence Force personnel who live in [on base] as a service requirement”.

Scope

3.150 The Single LEAP Phase 1 project includes the following:

- financing the development of the facilities and services;
- a commissioned and fully operational live-in accommodation service, together with all associated furniture and equipment, parking, storage and facilities;
- all required infrastructure, including upgrading engineering services and other utilities as required;
- ongoing operation, repair, maintenance and replacement of the facilities and its various parts; and
- supply and conduct of the accommodation services for the facilities, including those provided by the strategic partner and those sourced through existing Garrison Support Service and Comprehensive Maintenance Service contracts.

Cost

3.151 The estimated cost of the works is \$406 million (2005-06, out-turned net present value), excluding GST.

Issues Raised

3.152 The following issues were raised by the Committee and addressed in its report:

- Project Single LEAP Phase 1 will partially address the shortfall of ADF live-in accommodation identified in the 2003 Defence review with the remainder to be completed under Phase 2.

- The buildings and infrastructure construction and maintenance for this proposal would be undertaken under a Public Private Partnership arrangement.
- Defence have been in consultation with indigenous groups on cultural heritage issues.

Recommendations

3.153 The Committee made the following recommendations in respect of the proposed work:

- that the Department of Defence provide it with the procedures and relevant information regarding the safe removal of hazardous material for each of the three sites.
- that the Department of Defence provide it with a briefing on the final form of the proposal, including costs, once a strategic partner is chosen.
- that the Department of Defence provide it with regular reports on the progress of works at each of the three sites.
- that Defence keep it informed of progress made in relation to consultation with indigenous groups at each of the three sites.
- that the proposed provision of facilities for phase one of Project Single LEAP proceed at the estimated cost of \$406 million.

Tabling

3.154 The report was tabled on 18 October 2006.

Government Response

3.155 The expediency motion permitting this work to proceed was passed by the House of Representatives on 19 October 2006.

Development of Canine Kennelling and Training Facilities for the Australian Federal Police at Majura, ACT (Seventeenth Report of 2006)

Referral

3.156 This work was referred to the Committee on 22 June 2006. The proponent agency was the Australian Federal Police.

Need

- 3.157 The 2005 Wheeler Review required the AFP to utilise dogs at 11 major Australian airports. This will involve an increase in the number of dogs and handlers along with associated accommodation and training facilities.

Purpose

- 3.158 The proposal is to provide new and upgraded facilities for handlers/trainers, dog kennelling and training to enable the AFP to meet the increasing demand for canine services within Australia and overseas.

Scope

- 3.159 The proposed facilities will be comprised of:
- 46 kennels (40 new, six refurbished). These will be divided into 20 each for drugs detection and firearms and explosives detection;
 - 12 isolation kennels (10 new, two refurbished), to separate dogs that may contract any sickness or disease.
 - Two new quarantine kennels to accommodate dogs returned from overseas deployment;
 - an advanced training shed;
 - workshops;
 - magazines and vaults for the storage of explosives, firearms and drugs;
 - an extended and refurbished kennel management facility;
 - a new building to accommodate handlers, trainers and the ACT Community Policing Dog Team; and
 - associated site works and infrastructure.

Cost

- 3.160 The proposed cost of the works is \$10.2 million excluding GST.

Issues Raised

- 3.161 The following issues were raised by the Committee and addressed in its report:
- The facility would include a 16 covered car parking space;

- A two metre high secure parameter fence would enclose the facility to keep vermin out;
- Dogs are bought back regularly for revalidation program;
- Kennel cleaning would macerate solids and put into the sewage system;
- Large landscaping buffers around the site to screen from noise and the road;
- A bushfire emergency evacuation plan for the site has been developed.

Recommendations

3.162 The Committee made the following recommendations in respect of the proposed work:

- that the Australian Federal Police provide it with emergency evacuation plans for the Majura site once those plans have been finalised.
- that the development of canine kennelling and training facilities for the Australian Federal Police at Majura, ACT proceeds at the estimated cost of \$10.2 million.

Tabling

3.163 The report was tabled on 18 October 2006.

Government Response

3.164 The expediency motion permitting this work to proceed was passed by the House of Representatives on 19 October 2006.

Fit-out of New Leased Premises for the Department of Employment and Workplace Relations at Brindabella Park, ACT (Eighteenth Report of 2006)

Referral

3.165 This work was referred to the Committee on 22 June 2006. The proponent agency was the Department of Employment and Work Place Relations.

Need

3.166 The Department of Employment and Workplace Relations leases 13 building sites across the ACT and the expiration of existing sub-leases.

Purpose

3.167 The two main objectives of the proposed works are to:

- meet the additional accommodation requirements of Department of Employment and Workplace Relations which have been significantly affected by the implementation of the Workplace Relations Reforms, and expiration of and existing sub-lease arrangements; and
- maximise space efficiencies made possible by larger floor plates on offer at 29-31 Brindabella Business Park; DEWR would take advantage of the opportunity to collocate currently fragmented working groups.

Scope

3.168 The scope of the proposed fit-out includes:

- main entry foyer and security guard reception point;
- secure lift foyers to each floor;
- security access control to all perimeter doors (swipe controls);
- mailroom services including isolatable integrated mobile personal storage systems;
- functional sized meeting rooms strategically located on each floor to maximise space efficiency;
- small/large meeting facilities;
- video conference and conference facilities;
- IT and general training rooms;
- large amenities room for large staff forums and semi-formal gatherings of staff;
- break-out areas strategically positioned to make best use of available space;
- carers, first aid and prayer rooms;
- kitchenettes and larger sit-down meal areas;
- storage, utilities and compactus areas;

- loose furniture;
- IT/communications, data and power cabling;
- lockers; and
- heating ventilation and air-conditioning (HVAC) systems.

Cost

3.169 The cost estimate was \$15.1 million.

Issues Raised

3.170 The following issues were raised by the Committee and addressed in its report:

- The project allows DEWR to co-locate some workgroups rather than create more small tenancies, it will still have offices scattered around the ACT.
- DEWR consulted and sought input from Federal Government agencies including the Australian Greenhouse Office, Department of Finance and Administration and the Department of Transport as well as ACTION buses.
- Workstation configuration will be of a 120 degree modular design.
- Sound attenuation measures will be incorporated into the building design.
- Workplace equity of access and amenity are incorporated into the fit-out design.
- Provision of carers, first aid and prayer rooms are incorporated into the fit-out proposal.
- Childcare facilities will be provided for persons who work within the airport precinct.
- A shuttle bus service has been introduced to enable staff to be linked to the Canberra ACTION bus service from Civic.

Recommendations

3.171 The Committee made the following recommendations in respect of the proposed work:

- that DEWR advise the Committee of the progress regarding the Green Lease Schedule.

- that the proposed fit-out of new leased premises for the Department of Employment and Workplace Relations at 29-31 Brindabella Business Park, ACT, proceed at the estimated cost of \$15.1 million.

Tabling

3.172 The report was tabled on 18 October 2006.

Government Response

3.173 The expediency motion permitting this work to proceed was passed by the House of Representatives on 19 October 2006.

Extension and Accommodation Upgrade to the Existing Chancery of the Australian Embassy in Beijing, China (Nineteenth Report of 2006)

Referral

3.174 This work was referred to the Committee on 14 September 2006. The proponent agency was the Department of Foreign Affairs and Trade.

Need

3.175 The need for the work, as reported by the proponent agency, was that:

- there has been pressure on office space since the existing chancery building was completed in 1992, exacerbated by the need to meet demands of attached agencies;
- the prefabricated temporary annex, built in 1997 to meet growing accommodation needs, is now crowded and places pressure on building services and security;
- the link between the main chancery building and annex no longer meet BCA standards; and
- a 2003 consultants report, later confirmed by another report in 2005, identified poor efficiency of space usage, inadequate meeting and conference facilities, and problems associated with the use of residential accommodation as office space.

Purpose

3.176 DFAT stated that the purpose of the proposed work is to extend and refurbish the existing chancery in Beijing to meet increased office requirements of both DFAT as well as attached agencies.

Scope

3.177 The referring agency submitted that the works would comprise:

- demolition of the existing temporary annex and two apartments;
- adding a three-level extension to the main building of 2,400 square metres that will include new office space and replacement office space lost through the demolition of the annex and two apartments currently used as office space;
- refurbished and new access control, security and secure communications systems;
- new office fit-outs for the tenant agencies;
- new mechanical, electrical and plumbing services for the proposed extension and upgrades where required within the main chancery; and
- essential refurbishment of the mechanical, electrical, fire and standby power systems.

Cost

3.178 The estimated cost of the proposed work was \$21.61 million based on August 2005 costs escalated to construction.

Issues Raised

3.179 The following issues were raised by the Committee and addressed in its report:

- scope of the works, specifically the fit-out of the proposed extension and existing chancery;
- project timing between identification of the need and project completion;
- security considerations;
- present and prospective staffing levels;
- staff residential accommodation;

- energy conservation measures and consultation with the Australian Greenhouse Office;
- provision for persons with a disability;
- project costs.

Recommendations

3.180 The Committee made the following recommendations in respect of the proposed work:

- that DFAT provide it with a detailed breakdown of consultant fees and the mechanical, electrical and plumbing works as soon as details become available;
- that the extension and refurbishment of the Chancery at the Australian Embassy Beijing proceed at an estimated cost of \$21.61 million.

Tabling

3.181 The report was tabled on 6 December 2006.

Government Response

3.182 The expediency motion permitting this work to proceed was passed by the House of Representatives on 7 December 2006.