
The Parliament of the Commonwealth of Australia

Report 4/2010

Referrals made in October 2010

HMAS *Penguin* and Pittwater Annexe Redevelopment, Mosman and Clareville,
New South Wales

Development and construction of housing for Defence at Largs North (Bayriver),
Port Adelaide, South Australia

Integrated fitout of new leased premises for the Australian Taxation Office at 12-
26 Franklin Street, Adelaide, South Australia

Parliamentary Standing Committee on Public Works

November 2010
Canberra

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ISBN 978-0-642-79388-1 (Printed version)

ISBN 978-0-642-79389-8 (HTML version)



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Membership of the Committee

Chair Ms Janelle Saffin MP

Deputy Chair Senator the Hon Judith Troeth

Members Mrs Karen Andrews MP
Mr John Forrest MP
Senator Michael Forshaw
Mr Steve Georganas MP
Senator Gavin Marshall
Mr Bernie Ripoll MP
Hon Malcolm Turnbull MP

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List of recommendations

2 HMAS *Penguin* and Pittwater Annexe Redevelopment, Mosman and Clareville, New South Wales

Recommendation 1

The Committee recommends that the House of Representatives resolve, pursuant to Section 18 (7) of the *Public Works Committee Act 1969*, that it is expedient to carry out the following proposed work: HMAS *Penguin* and Pittwater Annexe Redevelopment, Mosman and Clareville, New South Wales.

3 Development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia

Recommendation 2

The Committee recommends that Defence Housing Australia fully remediate the northern easement of the proposed site, by removing all contaminated soil and replacing it with clean fill.

Recommendation 3

The Committee recommends that the House of Representatives resolve, pursuant to Section 18 (7) of the *Public Works Committee Act 1969*, that it is expedient to carry out the following proposed work: Development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia.

4 Integrated fitout of new leased premises for the Australian Taxation Office at 12-26 Franklin Street, Adelaide, South Australia

Recommendation 4

The Committee recommends that the House of Representatives resolve, pursuant to Section 18 (7) of the *Public Works Committee Act 1969*, that it is expedient to carry out the following proposed work: Integrated fitout of new leased premises for the Australian Taxation Office at 12-26 Franklin Street, Adelaide, South Australia.

Introduction

- 1.1 Under the *Public Works Committee Act 1969* (the Act), the Parliamentary Standing Committee on Public Works is required to enquire into and report on public works referred to it through either house of Parliament. Referrals are generally made by the Special Minister of State.
- 1.2 All public works that have an estimated cost exceeding \$15 million must be referred to the Committee and cannot be commenced until the Committee has made its report to Parliament and the House of Representatives receives that report and resolves that it is expedient to carry out the work.¹
- 1.3 Under the Act, a public work is a work proposed to be undertaken by the Commonwealth, or on behalf of the Commonwealth concerning:
- the construction, alteration, repair, refurbishment or fitting-out of buildings and other structures;
 - the installation, alteration or repair of plant and equipment designed to be used in, or in relation to, the provision of services for buildings and other structures;
 - the undertaking, construction, alteration or repair of landscaping and earthworks (whether or not in relation to buildings and other structures);
 - the demolition, destruction, dismantling or removal of buildings, plant and equipment, earthworks, and other structures;
 - the clearing of land and the development of land for use as urban land or otherwise; and
 - any other matter declared by the regulations to be a work.²

1 The Act, Part III, Section 18 (8). Exemptions from this requirement are provided for work of an urgent nature, defence work contrary to the public interest, repetitive work, and work by prescribed authorities listed in the *Regulations*.

2 The Act, Section 5.

- 1.4 The Act requires that the Committee consider and report on:
- the purpose of the work and its suitability for that purpose;
 - the need for, or the advisability of, carrying out the work;
 - whether the money to be expended on the work is being spent in the most cost effective manner;
 - the amount of revenue the work will generate for the Commonwealth, if that is its purpose; and
 - the present and prospective public value of the work.³
- 1.5 The Committee pays attention to these and any other relevant factors when considering the proposed work.

Structure of the report

- 1.6 Works considered in this report were referred to the Committee on 28 October 2010 by the Special Minister of State, the Hon Gary Gray MP.
- 1.7 In considering the works, the Committee analysed the evidence presented by the proponent agency, public submissions and evidence received at public and in-camera hearings.
- 1.8 In consideration of the need to report expeditiously as required by Section 17(1) of the Act, the Committee has only reported on major issues of concern.
- 1.9 The Committee appreciates, and fully considers, the input of the community to its inquiries. Those interested in the proposals considered in this report are encouraged to access the full inquiry proceedings available on the Committee's website.
- 1.10 Chapter 2 addresses the proposed HMAS Penguin and Pittwater Annexe redevelopment, in Mosman and Clareville, New South Wales, by the Department of Defence. The project is estimated to cost \$63.3 million.
- 1.11 Chapter 3 addresses the proposed development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia, by Defence Housing Australia. The project is estimated to cost \$38.2 million.

- 1.12 Chapter 4 addresses the proposed integrated fitout of new leased premises for the Australian Taxation Office at 12-26 Franklin Street, Adelaide, South Australia, by the Australian Taxation Office. The project is estimated to cost \$54.2 million.
- 1.13 Submissions are listed at Appendix A; exhibits are listed at Appendix B; and inspections, hearings and witnesses are listed at Appendix C.

HMAS *Penguin* and Pittwater Annexe Redevelopment, Mosman and Clareville, New South Wales

- 2.1 The proposed redevelopment of HMAS *Penguin* and the Pittwater Annexe in Mosman and Clareville, New South Wales, by the Department of Defence (Defence), aims to provide modern working and training space for the Royal Australian Navy Dive School, as well as updating base infrastructure. The estimated cost of the project is \$63.3 million (excluding GST).
- 2.2 The proposal was referred to the Committee on 28 October 2010.

Conduct of the inquiry

- 2.3 The inquiry was advertised in *The Australian* newspaper and submissions sought from those with a direct interest in the project. The Committee received fourteen submissions and one confidential supplementary submission detailing the project costs. A list of submissions can be found at Appendix A.
- 2.4 The Committee undertook a site inspection, public hearing and an in-camera hearing on the project costs on 8 November 2010 in Sydney.
- 2.5 The transcript of the public hearing as well as the submissions to the inquiry are available on the Committee's website.¹ Plans for the proposed works are detailed in Submission 1: Department of Defence.

1 <www.aph.gov.au/pwc>

Need for works

- 2.6 The Defence submission states that the works are needed because:
- most of the existing facilities were constructed for other purposes than their current use, and inefficient ‘workarounds’ are currently necessary;
 - engineering services infrastructure dates from the 1940s, and is beyond capacity and design life;
 - the gatehouse does not cope with daily traffic flows; and
 - existing waterfront areas are uneven and partially contaminated, and storm water drains unfiltered into the harbour.
- 2.7 During the site inspection, it was plainly clear that the current facilities are unsuitable. The Royal Australian Navy Dive School has made do with very limited space, and ageing buildings, and the Committee fully supports purpose-designed accommodation for the School. The Committee is particularly concerned about the current accommodation for the Submarine and Underwater Medicine unit, which is entirely unsuitable for its purpose.
- 2.8 The Committee finds that there is a need for the proposed works.

Scope of works

- 2.9 The proposed scope of the works is detailed in Submission 1: Defence. In short the project proposes the following:

Royal Australian Navy Dive School

- refurbishment of two waterfront buildings (numbers 47 & 48), including equipment rooms, drying rooms, direct access to water, change facilities, waterfront classroom, store rooms and workshops;
- demolition of two existing buildings (numbers 50 & 51);
- construction of new East Building (three storeys), including training space, support facilities for the dive training pool, training rooms, a library, administrative and support facilities for instructors, and pedestrian access from adjacent cliff-top;

Submarine and Underwater Medicine Unit

- demolition of two existing buildings (numbers 45 & 46);

- construction of new building (two storeys), including medical treatment facilities, consulting rooms, offices, medical workshops and pedestrian access from adjacent cliff-top;

Re-Compression Chamber Facility

- refurbishment and extension of existing facilities, providing offices and staff amenities;

Waterfront Civil Works

- demolition, re-grading and re-laying of existing pavements in the waterfront precinct, using reinforced concrete;
- construction of storm water gross pollutant trap, including diversion and processing of water before discharge into Sydney Harbour;
- stabilisation of seawall, replacement of pavement, construction of new retaining walls, new landscaping and modifications to access road;
- removal of unused underground fuel storage tank, and remediation of in-ground contamination;

Entry and Gatehouse

- reconfiguration of gatehouse precinct providing a single entry point for all vehicles, additional queuing and lay-by parking;
- construction of a new roundabout on Middle Head Road and relocation of existing flagpole;
- upgrade of carparking areas, including new boom gate;

Infrastructure

- upgrade of infrastructure, including high voltage electricity, voice communications, fire and security alarms, fire hydrant and sprinkler water supply, natural gas network, potable water, trunk sewerage drainage and stormwater drainage;

Pittwater Annexe

- refurbishment of existing building, including new mezzanine floor within existing building envelope;
- new covered entry, new highlight windows and a new ambulance bay.

2.10 Works are expected to commence in mid 2011, and to be completed by late 2013.

- 2.11 The Committee finds that the proposed scope of works is suitable to meet the needs of the project.

Cost of works

- 2.12 The total estimated out-turn cost for this project is \$63.3 million (excluding GST). The Committee received a confidential supplementary submission detailing the project costs and held an in-camera hearing with Defence on those costs.
- 2.13 The Committee is satisfied that the costings for the project provided to it are adequate.

Project issues

Consultation

- 2.14 A number of submissions to the inquiry raised concerns about consultation conducted by Defence with local residents.² As a result of a previous recommendation by this Committee (report 7/2009), Defence has developed a consultation protocol for use in all future infrastructure projects.³
- 2.15 In the present case, Defence has conducted discussions with interested groups, as well as briefings with members of the public, advertised in local newspapers. Defence considers that it has good relationships with local residents in both project locations.
- 2.16 The Commanding Officer of HMAS *Penguin*, Commander Baker, indicated that he receives direct correspondence and telephone calls from members of the public regarding the impact of the base on local communities. Commander Baker further stated that 'I am fairly confident that if somebody wanted to get hold of me they would not experience more than about five minutes delay in doing so through either the RSL or a direct directory assistance inquiry.'⁴
- 2.17 The Committee is pleased to note that both Defence and the HMAS *Penguin* leadership welcomes consultation with local residents, and adopts

2 Submission 10, Name Withheld, p. 1; Submission 11, Mr Richard & Ms Meredith Rasdall p. 2.

3 Brigadier D. Naumann, Defence, *Proof Transcript of Evidence*, 8 November 2010, p. 3-4.

4 Commander G. Baker, Defence, *Proof Transcript of Evidence*, 8 November 2010, p. 13.

in some cases suggestions for project improvements. The Committee commends Defence for its consultation, and encourages local residents to approach the Commanding Officer of HMAS *Penguin* with any concerns they might have, regarding this project or any other matter.

Middle Head road

- 2.18 During its site inspection, the Committee was made aware of the possibility of base security controls disrupting the flow of traffic on Middle Head road. A single large vehicle waiting at the base gates can prevent all other vehicles continuing down the road. In order to remedy this situation, Defence proposes to pay for and construct a new roundabout on this road, in order to enhance base security and ensure that vehicles waiting at the base entrance do not block the road.
- 2.19 The Committee commends Defence for contributing to the local road infrastructure in a way that accounts for its impact on local traffic, whilst improving general road safety. As Defence noted, it will improve general road safety for pedestrians and cyclists, frequent road users in the area. Defence assured the Committee that it will undertake construction works in a way which will create as little disruption to road users as possible.⁵

Committee comment

- 2.20 Overall, the Committee is satisfied that this project has merit in terms of need, scope and cost.
- 2.21 Having examined the purpose, need, use, revenue and public value of the work, the Committee considers that it is expedient that the proposed works proceed.

Recommendation 1

The Committee recommends that the House of Representatives resolve, pursuant to Section 18 (7) of the *Public Works Committee Act 1969*, that it is expedient to carry out the following proposed work: HMAS *Penguin* and Pittwater Annexe Redevelopment, Mosman and Clareville, New South Wales.

5 Mr K. Gomez, Defence, *Proof Transcript of Evidence*, 8 November 2010, p. 4-5.

Development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia

- 3.1 The proposed development and construction of housing for Defence at Largs North, South Australia, by Defence Housing Australia (DHA) aims to provide new housing for members of the Australian Defence Force and their families, as well as to provide vacant building lots for public sale. The estimated cost of the project is \$38.2 million (including GST).
- 3.2 The proposal was referred to the Committee on 28 October 2010.

Conduct of the inquiry

- 3.3 The inquiry was advertised in *The Australian* newspaper, and submissions sought from those with a direct interest in the project. The Committee received three submissions, one confidential supplementary submission detailing the project costs, and five exhibits. A list of submissions can be found at Appendix A, and a list of exhibits can be found at Appendix B.
- 3.4 The Committee undertook a site inspection, public hearing and an in-camera hearing on the project costs on 9 November 2010 in Adelaide.
- 3.5 The transcript of the public hearing as well as the submissions to the inquiry are available on the Committee's website.¹ Plans for the proposed works are detailed in Submission 1: Defence Housing Australia.

1 <www.aph.gov.au/pwc>

Need for works

- 3.6 The DHA submission states that the works are needed because:
- the demand for DHA properties will increase as a result of the relocation of the Seventh Battalion, Royal Australian Regiment, from Darwin to Adelaide, and as a result of the expected Air Warfare Destroyer (AWD) project;
 - some of DHA's existing properties will become unusable due to lease expiry or substandard condition; and
 - DHA's reliance on the private rental market (to accommodate eligible ADF members) must be reduced, as it is above the target threshold of 15% of total DHA clients.
- 3.7 During its site inspection, it was clear to the Committee that the site is in need of further work to make it safe for the local community. There remain two contaminated areas in the site, and it is imperative that these sites be decontaminated as soon as possible.
- 3.8 The Committee finds that there is a need for the proposed works.

Scope of works

- 3.9 The proposed scope of the works is detailed in Submission 1: DHA. In short the project proposes the following:
- development of 8.8 hectare site to produce 112 standard and 11 medium density residential lots, of which 15% will be 'affordable housing lots';
 - construction of 35 detached homes on standard lots; and
 - sale of the remaining 88 lots (including all 'affordable housing lots') to the public.
- 3.10 Works are expected to commence in April 2011, and to be completed in November 2012. Settlement of all house and land sales is expected by the end of 2013.
- 3.11 The Committee finds that the proposed scope of works is suitable to meet the needs of the project.

Cost of works

- 3.12 The total estimated out-turn cost for this project is \$38.2 million (including GST). The Committee received a confidential supplementary submission detailing the project costs and held an in-camera hearing with DHA on those costs.
- 3.13 The Committee is satisfied that the costings for the project provided to it are adequate.

Project issues

Contamination

- 3.14 Substantial remediation has been conducted on this site. According to the environmental auditor, the overall site is suitable for residential use, subject to certain conditions regarding ground water use and monitoring.² The proposed site has been previously contaminated. This contamination resulted from the spreading of waste from the tailings dam of a nearby sulphuric-acid plant. General remediation has been undertaken, primarily through the removal of contaminated soil and replacement with clean fill.
- 3.15 There remain two limited areas of the site that are contaminated. These areas are both under easements: on the southern border of the site, a sewer easement; on the northern border of the site, a gas mains pipeline easement.
- 3.16 The southern easement area will be fully remediated when the existing sewer is replaced. Under DHA's proposal, however, the northern easement will not be remediated. This is not acceptable. The Committee is aware that there are management plans developed for the site, but DHA must be able to give absolute certainty to future purchasers and residents about the environmental safety of the site.
- 3.17 The only way to give absolute certainty is to fully remediate the northern easement by removing contaminated soil and replacing it with clean fill. Combined with long-term monitoring, residents and purchasers could then have full confidence that the site is safe for residential development.

2 Submission 1, DHA, p. 4.

Recommendation 2

The Committee recommends that Defence Housing Australia fully remediate the northern easement of the proposed site, by removing all contaminated soil and replacing it with clean fill.

Universal access

- 3.18 The Committee notes that DHA proposes to meet the silver level of the *Livable Housing Design Guidelines*, which were developed to assist industry and governments in making homes safer and more responsive to the changing needs of home occupants.³
- 3.19 At the silver level, this encompasses the following features:
- a safe and continuous pathway from the street and/or parking area to the entrance of the dwelling;
 - at least one level entrance to the dwelling;
 - comfortable and unimpeded movement within the dwelling;
 - a toilet on the ground or entry level that provides easy access;
 - a step free shower recess; and
 - shower, bath and toilet walls to be reinforced to provide fixing surface for the safe installation of grab rails.
- 3.20 DHA rightly acknowledges that this design 'anticipates and responds to the changing needs of the home occupants,'⁴ and improves the flexibility of housing that will eventually be occupied by members of the public.
- 3.21 The Committee has advocated this course of action for some time (see report 7/2009), and is pleased that DHA has taken this important decision. The Committee commends DHA for its intent to provide housing that is easier and safer to use for all occupants, including people with disability, ageing Australians, people with temporary injuries, and families with young children.

3 The guidelines are available online at www.fahcsia.gov.au/sa/housing/pubs/housing/Pages/LivableHousingDesignGuidelines.aspx

4 Mr P. Howman, DHA, *Proof Transcript of Evidence*, 9 November 2010, p. 12.

Noise pollution

- 3.22 The Committee is aware that the nearby freight rail-line has the potential to cause significant noise pollution in the proposed development. Numerous submissions to the inquiry have highlighted this as a serious concern.⁵ During its site inspection, the Committee was able to see the close proximity of the rail-line to the proposed site, and is aware that use of the line will likely increase in future.
- 3.23 DHA has assured the Committee that it will be implementing a noise buffer to prevent noise pollution in the development from freight trains using the rail-line. DHA has indicated that its preferred option is to construct a dirt mound on the unbuilt Mersey Road to the east of the site; if this is not approved by the consent authority, DHA will construct an acoustic attenuation wall along the same boundary.⁶
- 3.24 The Committee notes that these measures should be sufficient, but encourages DHA to monitor the noise pollution carefully over the construction and sales period, to ensure that the proposed solution completely addresses the problem.

Committee comment

- 3.25 Overall, the Committee is satisfied that this project has merit in terms of need, scope and cost.
- 3.26 Having examined the purpose, need, use, revenue and public value of the work, the Committee considers that it is expedient that the proposed works proceed.

Recommendation 3

The Committee recommends that the House of Representatives resolve, pursuant to Section 18 (7) of the *Public Works Committee Act 1969*, that it is expedient to carry out the following proposed work: Development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia.

5 Submission 2, City of Port Adelaide Enfield, p. 2; Submission 3, Port Adelaide Residents Environment Protection Group Inc, p. 2.

6 Submission 1, DHA, p. 11.

Integrated fitout of new leased premises for the Australian Taxation Office at 12-26 Franklin Street, Adelaide, South Australia

- 4.1 The proposed integrated fitout of new leased premises for the Australian Taxation Office (ATO) at 12-26 Franklin Street, Adelaide, aims to provide collocated office accommodation for all ATO staff in Adelaide in a single location. The estimated cost of the project is \$54.2 million (excluding GST).
- 4.2 The proposal was referred to the Committee on 28 October 2010.

Conduct of the inquiry

- 4.3 The inquiry was advertised in *The Australian* newspaper and submissions sought from those with a direct interest in the project. The Committee received one submission, one supplementary submission, and one confidential supplementary submission detailing the project costs. A list of submissions can be found at Appendix A.
- 4.4 The Committee undertook a site inspection, public hearing and an in-camera hearing on the project costs on 9 November 2010 in Adelaide.
- 4.5 The transcript of the public hearing as well as the submissions to the inquiry are available on the Committee's website.¹ Plans for the proposed works are detailed in Submission 1: Australian Taxation Office.

1 <www.aph.gov.au/pwc>

Need for works

- 4.6 The ATO submission states that the works are needed to address the imminent expiration (in 2012 and 2014) of its three leases in Adelaide, and to provide a single location for its entire Adelaide workforce in the CBD.
- 4.7 The ATO notes that suitably qualified professional staff 'by and large, want to work in a central business district location'², and that it is necessary to be based there in order to attract and retain such staff. Additionally, the ATO has close relationships with a number of legal and accounting firms, invariably based in CBD locations. The ATO also needs easy access to law courts, also based in the CBD.
- 4.8 The Committee finds that there is a need for the proposed works.

Scope of works

- 4.9 The proposed scope of the works is detailed in Submission 1: ATO. In short the project proposes the following:
- integration of services into the base building works, including electrical, mechanical, communications, security, fire and hydraulic systems;
 - supplementary air-conditioning for rooms with abnormal cooling and ventilation requirements;
 - lighting control system and data cabling;
 - security works including door hardware and electronic access control;
 - supplementary fire services where required;
 - office space including reception areas, security alarm system, electronic control system and open plan work areas;
 - offices of 28.8m² and 14.4m² and generic workstations;
 - breakout spaces, quiet rooms and casual meeting spaces;
 - storage facilities, showers and lockers;
 - conference and training facilities, first-aid rooms, amenities areas and kitchens; and
 - secure areas as well as a separate secure mail receiving room.
- 4.10 Construction of the base building commenced in mid 2010 and the building (including fitout) is due to be completed by 31 October 2012.
-

2 Mr S. Smillie, ATO, *Proof Transcript of Evidence*, 9 November 2010, p. 2.

- 4.11 The Committee finds that the proposed scope of works is suitable to meet the needs of the project.

Cost of works

- 4.12 The total estimated out-turn cost for this project is \$54.2 million (excluding GST). The Committee received a confidential supplementary submission detailing the project costs and held an in-camera hearing with the ATO on those costs.
- 4.13 The Committee is satisfied that the costings for the project provided to it are in order.

Project issues

Regional Australia

- 4.14 The Committee sought the ATO's assurances that, whilst needing substantial premises in Australia's capital cities, it was not reducing its presence in regional and rural Australia.
- 4.15 The ATO has a presence in numerous regional cities such as Geelong, Albury, Newcastle and Townsville, as well as smaller regional towns across Australia. The ATO emphasised the possibility of decentralisation of offices as more work is done online. The ATO has developed a location plan, and the plan is 'a commitment from the ATO executive that [the ATO] will stay in regional Australia as a significant employer'.³

Committee comment

- 4.16 Overall, the Committee is satisfied that this project has merit in terms of need, scope and cost.
- 4.17 Having examined the purpose, need, use, revenue and public value of the work, the Committee considers that it is expedient that the proposed works proceed.

3 Mr S. Smillie, Australian Taxation Office (ATO), *Proof Transcript of Evidence*, 9 November 2010, p. 3.

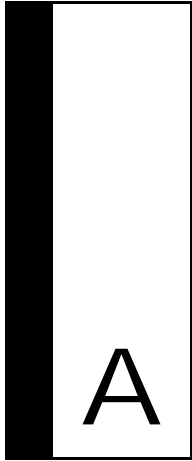
Recommendation 4

The Committee recommends that the House of Representatives resolve, pursuant to Section 18 (7) of the *Public Works Committee Act 1969*, that it is expedient to carry out the following proposed work: Integrated fitout of new leased premises for the Australian Taxation Office at 12-26 Franklin Street, Adelaide, South Australia.

Ms Janelle Saffin MP

Chair

18 November 2010



Appendix A – List of Submissions

HMAS Penguin and Pittwater Annexe Redevelopment, Mosman and Clareville, New South Wales

1. Department of Defence
 - 1.1 Confidential
 - 1.2 Supplementary
 - 1.3 Confidential
2. Department of Climate Change and Energy Efficiency
3. Mr Ron Davies
4. Avalon Beach RSL Sub Branch
5. Mr Graham Sloper
6. Ms June Nobes
7. Mr Barry Nobes
8. Sydney Harbour Association
9. Mr Peter Wilson
10. Name withheld
11. Mr Richard & Ms Meredith Rasdall
12. Manly-Warringah-Pittwater RSL District Council
13. Mr Steve Goudie
14. Clareville and Bilgola Plateau Residents Association Inc

Development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia

1. Defence Housing Australia
 - 1.1 Confidential
 - 1.2 Supplementary
2. City of Port Adelaide Enfield
3. Port Adelaide Residents Environment Protection Group Inc
 - 3.1 Supplementary

Integrated fitout of new leased premises for the Australian Taxation Office at 12-26 Franklin Street, Adelaide, South Australia

1. Australian Taxation Office
 - 1.1 Confidential
 - 1.2 Supplementary



Appendix B – List of Exhibits

Development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia

1. Defence Housing Australia
Advice of Regard – Activity of Environmental Significance
(Related to Submission No. 1)
2. Defence Housing Australia
Amended Plan
(Related to Submission No. 1)
3. Defence Housing Australia
Arborist Report – August 2009
(Related to Submission No. 1)
4. Defence Housing Australia
Email from Land Management Corporation regarding heritage issues
(Relates to Submission No. 1)
5. Defence Housing Australia
Appendix C and Figure 8 of the Environmental Audit Report
(Relates to Submission No. 1)



Appendix C – List of Inspections, hearings and witnesses

HMAS *Penguin* and Pittwater Annexe Redevelopment, Mosman and Clareville, New South Wales

Monday 8 November 2010 – HMAS *Penguin*, Mosman

Site Inspection

HMAS *Penguin*, Middle Head Road, Mosman

Public Hearing

Department of Defence

Brigadier Darren Naumann, Director General, Infrastructure Asset Development

Commander Gavin Baker, Commanding Officer, HMAS *Penguin*

Commander Ashley Shanks, Officer in Command, Royal Australian Navy Dive School

Mr Patrick Gagel, Project Director

Mr Richard Zentelis, Director, Heritage and Biodiversity Conservation

ARUP

Ms Sharon Cassidy, Project Manager and Contract Administrator

Hansen Yuncken

Mr Kevin Gomez, Senior Project Manager

In-camera Hearing

Seven witnesses

Development and construction of housing for Defence at Largs North (Bayriver), Port Adelaide, South Australia

Tuesday 9 November 2010 – Adelaide

Site Inspection

Bayriver site, Largs North, Adelaide

Public Hearing

Defence Housing Australia

Mr Peter Howman, Chief Operating Officer

Mr Jason Northwood, National New Business Manager

Mr Michael Kelly, Regional Manager, South Australia

Land Management Corporation (South Australia)

Mr Paul Bond, Director, Property Services

Jensen Planning and Design

Mr Peter Jensen, Director

SMEC Urban

Mr Steve Russell, Manager

In-camera Hearing

Three witnesses

Integrated fitout of new leased premises for the Australian Taxation Office at 12-26 Franklin Street, Adelaide, South Australia

Tuesday 9 November 2010 – Adelaide

Site Inspection

ASPEN Developments and Tower 1, 'City Central', Weymouth Street, Adelaide

Public Hearing

Australian Taxation Office

Mr Stewart Smillie, Assistant Commissioner, Property and Security Services

Mr Andrew Thompson, Senior Director, Property Operations

UGL Services

Mr Dom Di Luzio, General Manager

Mr Nathan Munro, National Program Manager

WT Partnership

Mr Mark de Jager, Director

peckvonhartel

Mr Marcelo Solar, Principal

In-camera Hearing

Six witnesses