



*Parliamentary Standing Committee on Public Works*

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	<i>W. Cunningham</i>
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# FORTY-SIXTH GENERAL REPORT

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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA  
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FORTY-SIXTH  
GENERAL REPORT

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FORTY-SIXTH GENERAL REPORT

Pursuant to Section 16 of the Public Works Committee Act 1969, the Parliamentary Standing Committee on Public Works has the honour to report the proceedings of the Committee during the period 1 January to 31 December 1982.

TWENTY-SIXTH COMMITTEE

1. Members of the Twenty-sixth Committee were appointed on 26 November 1980. They were Senators B.F. Kilgariff, J.I. Melzer and H.W. Young and Members of the House of Representatives - Messrs M.H. Bungey, D.B. Cowan, B.C. Humphreys, U.E. Innes, J.L. McMahon and M.E. Sainsbury. At the first meeting of the Committee on 2 December 1980, Mr M.H. Bungey was elected Chairman and Senator J.I. Melzer, Vice-Chairman.

2. Following the retirement of Senator J.I. Melzer on 30 June 1981 and the election of Senator the Hon. H.W. Young as President of the Senate on 18 August 1981, Senators D.J. Foreman and J.R. Martyr were appointed to the Committee on 25 August 1981. Mr J.L. McMahon was elected Vice Chairman on 27 August 1981.

MEETINGS

3. The Committee met on 44 occasions during 1982. The meetings were held to take evidence at public hearings, carry out inspections and deal with private business and were held in Canberra (18) Sydney (4) Melbourne (3) Adelaide (6) Brisbane (2) Darwin (3) Perth (2) Derby (2) Laverton (1) East Sale (1) Wagga (1) and Queenscliff (1).

#### REFERENCES AND REPORTS

4. At the beginning of 1982 three references of work, (including a final report on one) were outstanding from 1981. A further seventeen references of work were referred to the Committee during 1982 for examination and report to Parliament.

5. Sixteen reports were presented, including those related to three works outstanding from 1981 and two related to the same reference, Brisbane Airport (Initial and Final Report).

6. Of the five references of work before the Committee at the end of 1982 one has been awaiting an input from Government Departments since the Committee's public hearing in August 1982. Public hearings for two of the references were held early in December 1982 but the Committee was unable to report before the adjournment of the House of Representatives on 14 December. The Committee had not commenced its examination of the remaining two references, one of which was referred on the last day of sitting of the House of Representatives during the report period.

#### COMMENTS BY THE COMMITTEE

7. The total estimated cost of proposed work referred to the Committee as outlined in Appendix "A" was \$318 million. Following the overall process of scrutiny of these proposals the work recommended by the Committee totalled \$313 million resulting in a nett saving of some \$5 million.

8. The Committee's inquiries take the form of public hearings at which Departmental officials justify the need for proposals, the design solution put forward and demonstrate that public funds will be spent wisely and at an appropriate level.

The self-discipline which this process imposes on Departments requires them to question review decisions and the underlying assumptions on which they are based throughout the planning and development of proposals.

9. Public hearings also provide a forum at which members of the public and interested groups and organisations are able to comment on proposed works. In many instances the Committee's inquiries and recommendations have influenced justifiable changes to proposals.

10. The following paragraphs are the Committee's observations on a number of general topics and comments on particular projects examined during 1982.

11. Departmental Submissions The Committee's 45th General Report stated that in 1981 there was a wide variation in the standard of departmental submissions presented. The situation did not improve markedly in 1982.

12. Section 17(3) of the Public Works Committee Act 1969 states:

"In considering and reporting on a public work, the Committee shall have regard to -

- (a) the stated purpose of the work and its suitability for that purpose;
- (b) the necessity for, or the advisability of, carrying out the work;
- (c) the most effective use that can be made, in the carrying out of the work, of the moneys to be expended on the work;

(d) where the work purports to be of a revenue-producing character, the amount of revenue that it may reasonably be expected to produce; and

(e) the present and prospective public value of the work."

13. Submissions should therefore be aimed at satisfying these requirements. In addition, submissions should clearly set out:

- the alternative solutions which were examined prior to the decision to proceed with the work;
- an indication of the priority of the work in relation to other planned works by the department concerned;
- details of any cost-benefit studies;
- details of any environmental studies; and
- information of negotiations or discussions with other departments, State and local authorities, companies, unions and the public in relation to the work.

14. Brevity of Submissions The brevity of a number of submissions again required lengthy cross examination of departmental witnesses. Departments should ensure a logical development of argument in their submissions. The Committee's report to Parliament is based on submissions presented and evidence taken at public hearings. The omission of important material, which may or may not be public knowledge, could therefore prejudice a favourable report. Departments should ensure that detail is not sacrificed in the interests of

brevity. Where documents, studies or reports are cited in submissions as being of particular significance or are materially relevant to the development of a proposal, these, or appropriate extracts from them, or summaries of them, should be included as appendices to submissions.

15. Publicising Proposals On a number of occasions during the year local residents and private organisations claimed that they were not advised of the scope of works proposed in their neighbourhoods until shortly before the public hearing. Even then, they claimed, departmental officers who were contacted were reluctant to provide detailed information or answer specific questions about the proposal.

16. Following a request by the Committee some years ago the Department of Housing and Construction erects a sign at the proposed site briefly outlining the nature of the project and that it will be the subject of a public hearing by the Committee.

17. In future, where local residents have an interest in or are likely to be affected by a proposal, which has not been the subject of an Environmental Impact Statement (EIS), the sign should include a Departmental telephone contact number where members of the public may make enquiries concerning the proposal. Similarly, departments should consider preparing a short leaflet outlining the proposal for distribution to local residents and interested groups and organisations.

18. As a general rule, in proposals where an Environmental Impact Statement has not been prepared, departments and authorities should attempt to ensure that contentious issues are resolved before a proposal is referred to the Committee or be able to demonstrate to the Committee that attempts have been made towards ameliorating strong adverse public reaction.

19. Supplementary Submissions/Background Papers On a number of occasions during public hearings departmental witnesses presented detailed supplementary submissions or background papers in answer to specific questions. These papers were obviously prepared by departments in advance of the public hearing.

20. Committee members cannot be expected to read the additional material during public hearings and examine witnesses on that material. In future, supplementary submissions or background papers should be provided prior to the public hearing.

21. Garden Island Modernisation Stage 2 In its Seventh Report of 1981 (Parliamentary Paper No. 155/1981) - presented on 26 August 1981 - the Committee confirmed the need for the Stage 2 of Garden Island Modernisation but recommended that the Surface Preparation and Preservation Facility and Oily Bilge Waste Treatment Plant be deferred. The Committee's 45th General Report mentioned that these works would be referred back to the Committee in 1982 following a re-examination of a number of features by the Department of Defence and the Department of Housing and Construction. The proposal was referred back to the Committee on 27 May 1982 and a public hearing was held in Sydney on 4 August 1982. The two departments were asked to respond in writing to a number of matters raised during the course of the public hearing. These written responses had not been received by the end of the period covered by this report. The Committee has therefore been unable to finalise the investigation and report on this reference.

22. RAAF Base Darwin The Committee's report on the construction of facilities for a tactical fighter squadron at RAAF Base Darwin concluded that construction of the engine run-up facility should be delayed until problems with noise pollution had been completely resolved.

23. The Committee's report also concluded that an Environmental Impact Statement should be prepared on Darwin Airport before additional military or civil developments proceed. On 6 May 1982 the Minister for Housing and Construction advised the House of Representatives that in August 1981 the Minister for Home Affairs and Environment decided that the preparation of an EIS was not required on the proposal to relocate civil aviation facilities at RAAF Base Darwin. Decisions regarding the appropriate level of environmental examination of the proposal for RAAF Stage 2 development works, including the need for an environmental impact statement, will be made when the matter has been referred to the Department of Home Affairs and Environment.

24. On 25 July 1982, the Minister for Defence said that it was intended a squadron of the new tactical fighters would be based in the Northern Territory. He indicated that RAAF Tindal, near Katherine, and RAAF Darwin were being considered as locations.

25. Consequently, in September 1982, the Chairman wrote to the Minister for Housing and Construction and advised that pursuant to Section 19(1) of the Public Works Committee Act 1969 the Committee had decided to review its report relating to the RAAF Base Darwin reference. The Committee believed it prudent for no contracts to be let pending clarification as to the future location of the Tactical Fighter Force Squadron.

#### PUBLIC WORKS COMMITTEE ACT

26. Non-application of Act to certain Authorities As mentioned in the Committee's 45th General Report (paras 27-32) the Public Works Committee Act was amended, inter alia, to bring the works of Commonwealth Authorities and Australian embassies overseas

under the scrutiny of the Committee. Certain types of works and authorities, however, continued to be exempt. The Act also provides for regulations to be made to exempt bodies which trade or which provide services and compete with other bodies or persons.

27. During the period under review regulations have been made (Statutory Rules 1982 Numbers 89 and 96) declaring that the Public Works Committee Act does not apply to the following authorities:

Australian Industry Development Corporation  
Australian National Airlines Commission  
Australian National Railways Commission  
Australian Overseas Projects Corporation  
Australian Shipping Commission  
Commonwealth Banking Corporation  
Commonwealth Serum Laboratories Commission  
Pipeline Authority  
Health Insurance Commission  
Qantas Airways Limited

28. Repetitive Works Section 18(8A) of the Act states:

"The Minister for Transport and Construction may, by notice published in the Gazette, declare a work to be a repetitive work for the purposes of sub-section (8) if -

- (a) he is satisfied that the work is substantially similar to other works that have been carried out, are being carried out or are likely to be carried out from time to time by or for the Commonwealth, or by or for an authority of the Commonwealth to which this Act applies; and

(b) the Committee has agreed to the work being so declared."

29. In December 1982 the Department of Defence and the Department of Housing and Construction provided the Committee with an outline of a proposal involving the construction of 95 houses for the Army at Holsworthy with a limit of cost estimate of \$5.6 million at December 1982 prices and requested that the project be exempted from Committee scrutiny on the grounds of repetitive works.

30. After careful consideration of the Departmental outlines of the proposal, the Committee agreed that the proposal be exempted on the grounds of "repetitive works". The Committee noted that once firm design proposals for the houses are available from tenderers, and had been assessed for compliance with Services Scales and Standards of Accommodation, consultations are planned with user representatives. Where practicable, suggestions for design adjustments will be incorporated into the houses.

31. Definition of a Public Work The Committee's 45th General Report mentioned that the Committee intended to clarify further the precise definition of a public work to ensure that the intentions of Parliament in relation to the review of public works are not circumvented.

32. On 5 May 1982, on a motion by the Minister for Housing and Construction the House of Representatives agreed:

"...That, in accordance with the provisions of the Public Works Committee Act 1969 and by reason of the urgent nature of the work, it is expedient that the following proposed work be carried out without having been referred to the Parliamentary Standing Committee on Public Works: Construction of an oceanographic research vessel for CSIRO."



33. On 9 December 1982, a motion by the Minister for Housing and Construction the House of Representatives agreed:

"That, in accordance with the provisions of the Public Works Committee Act 1969 and by reason of the urgent nature of the work, it is expedient that the following proposed works be carried out without having been referred to the Parliamentary Standing Committee on Public Works: Construction of RAN minehunter catamarans and ship-building facility."

34. Two significant features arise from these motions. Firstly, the government has formally acknowledged that in certain cases the construction of ships constitutes a "public work".

35. Secondly, in both cases the government sought to have proposals involving the construction of ships exempted from Committee scrutiny on the grounds of urgency. The Committee recognises that ships have only recently been deemed to be a public work, and that departments with a possible interest in this development were not advised until relatively recently. As a consequence projects of the nature exempted were in an advanced stage of development. In future, exemption on the grounds of urgency will be less tenable. The Committee suggests that departments and Commonwealth authorities establish procedures to ensure the timely referral of proposals which recent legal opinion indicates constitute a public work.

36. Urgent Work On 9 December 1982 the Minister for Transport and Construction sought to have the following proposed work proceed without having been referred to the Committee on the grounds of urgency: Construction of a Chemical Milling Facility for the Government Aircraft Factories at Fishermen's Bend, Victoria. The House of Representatives agreed.

37. Whilst the Committee accepts the urgency and the need for the proposed work it must insist that the remainder of works necessary to enable Australian industry to participate in the F/A-18, and to support the aircraft in service with the RAAF, to be organised in such a way that they will be available for Committee scrutiny.

#### ENVIRONMENTAL FACTORS

38. The Committee's 45th General Report expressed concern that where environmental impact assessment procedures are submitted in evidence to have been satisfied, there is rarely a proper justification for that claim. The Committee gave notice that in future it would require the reasoning of the Department of Home Affairs and Environment to be presented when such statements are made.

39. During 1982 the Committee was briefed by officers of the Department of Home Affairs and Environment on the administration of the Environment Protection (Impact of Proposals) Act 1974 and the Administrative Procedures made pursuant to the Act.

40. Inquiry into Aircraft Noise A significant feature of the Committee's Final Report relating to the Upgrading of Airport Facilities for the Introduction of domestic wide body aircraft (Second Report of 1982), presented on 18 March 1982, was the recommendation that the House of Representatives Standing Committee on Environment and Conservation inquire into and report on all aspects of aircraft noise within and adjacent to major urban areas. The House of Representatives formally referred the matter to that Committee on 21 June 1982. Following an inspection of Sydney Airport and informal briefings by Commonwealth officials, on 16 November 1982 the Committee commenced its program of public hearings, with the intention to take evidence in every State. Approximately 350 submissions had

been received by the Committee in response to press advertisements which announced the establishment of the inquiry and invited submissions from interested groups and individuals.

41. The Public Works Committee is gratified that the inquiry is proceeding and is hopeful that the resultant report will permit the social consequences of future references involving the redevelopment of existing airports or the construction of new airports, to be thoroughly assessed.

42. Adelaide Airport The Committee's report on the Upgrading of Adelaide Airport for international services (Fifth Report of 1982), presented on 5 May 1982, was critical of the fact that an EIS had not been prepared for the proposal. The proposal was for the construction of an International Terminal Building (ITB) at Adelaide Airport at a site about 500 metres north-east of the domestic terminal and about 350 metres from the nearest houses outside the airport boundary.

43. Our report recommended that the ITB not be located at the site selected by the then Department of Transport (now the Department of Aviation) rather, it should be located at a site 650 metres from the residential areas and opposite the present domestic terminal area.

44. On 6 May 1982 the then Minister for Housing and Construction, in moving the expediency motion in the House of Representatives, stated:

- the Government agrees that the proposed site for the ITB will cause slight additional noise to the residents adjacent to the airport;
- it is considered that this small impact does not justify the additional cost of what would accrue from relocating the terminal as suggested by the Committee;

- the Committee's alternative site will cause the deletion from the airport master plan of the parallel runway option;

- it will cause the ITB always to be remote from the domestic terminals.

45. The Committee gave careful consideration to all these factors in the course of preparing its report and remains unconvinced of their relative validity. Furthermore, the Minister stated that following the construction of the ITB the Department of Aviation would prepare an EIS as part of master planning the future development of Adelaide Airport. The Committee believes the siting of the ITB will significantly determine the direction of future airport planning, especially the location of new domestic terminals and aprons. Justification of the location of other elements of the airport complex will stem from the location of the ITB. Master planning options, especially their environmental consequences, should have been released for public comment prior to the proposed construction of the ITB being referred to the Committee. The preparation of a master plan and draft EIS and calling for public comment subsequent to deciding on the location of an important component of the airport complex seems in these circumstances to be somewhat fatuous.

46. A draft EIS and Master Plan had not been released for public comment in the interval between the tabling of the report and the end of the period covered by this report.

47. Aircraft and Air Pollution During the Committee's public hearing into the upgrading of Adelaide Airport for International Services, the Chairman requested the Department of Aviation to carry out tests on rainwater in a number of tanks adjacent to houses under the flight path of the main runway near the airport

boundary in order to establish the level of pollution and the source of alleged water contamination. The initiation of this study was mentioned in the Committee's report on the reference.

48. The tests were carried out by a consultant and the Committee was provided with a copy of the consultant's report. The consultant was unable to distinguish between household kerosene and aviation fuel using gas chromatographic techniques. Samples taken from a number of tanks were therefore analysed for organic carbon by an alternative method which measures organic carbon (including kerosene and aviation fuel) which is present in the water.

49. The report states the levels of dissolved organic carbon in all samples were comparable to the level found in the reference sample. (The reference sample was from a tank located away from the airport.) The report concludes: "... that no detectable quantities of kerosene or aviation fuel were found in the samples".

#### NON REFERENCE OF DEFENCE WORKS

50. Four references of work for defence purposes were exempted by the Governor-General-in-Council pursuant to Section 18(8)(c) of the Public Works Committee Act.

#### WORKS EXCEEDING PUBLIC WORKS COMMITTEE REFERENCE LIMIT OF \$2 MILLION DURING DOCUMENTATION/TENDERING STAGE

51. During debate in the House of Representatives in 1974, on an amendment to the Public Works Committee Act to include a definition of the term "estimated cost", it was suggested that the Committee should include in the General Report details of those works, the initial estimated cost of which was less than

\$2 million (and were therefore not referred to the Committee) but whose final cost exceeded the mandatory reference figure of \$2 million.

52. During the year there were no projects which at the Limit of Cost estimate stage were below \$2 million and subsequently exceeded \$2 million due to cost increases.

#### PROGRESS OF PROPOSALS PREVIOUSLY REFERRED

53. At Appendix B is a tabulated summary of progress of all works reported on by the Committee covering the period 1977-1981 as at December 1982. For brevity, the reports on each project have been condensed to the essentials considered to be of interest to Parliament. The Department of Housing and Construction provides further information to expand on projects of particular interest in its annual report.

#### APPRECIATION

54. The Committee wishes to record its appreciation to all those who assisted during the numerous site inspections and public hearings. The Committee also extends its thanks to the Committee Secretariat, the Parliamentary Reporting staff, the Government Printer and particularly to the officers of the Department of Housing and Construction for their co-operation and service.

#### STAFF

55. The Committee was served by Mr R.B. Fenton as Secretary and Mr M.M.H. Fetter, Assistant Secretary. Mr C.J. Simpson joined the Committee Secretariat in June 1982 and replaced Mr G. Davies who was promoted to the Department of Administrative Services. Mrs J.R. Thompson, after completing 15 years of valuable services as Steno-Secretary was promoted to Clerical Assistant.

Mrs J. Burgess commenced as Steno-Secretary in August 1982. On 1 December 1982 the administration of the Secretariat was transferred from the Joint House Department to the House of Representatives. The Committee wishes to record its appreciation to officers of the Joint House Department who provided valuable service over many years.

56. The Committee gratefully acknowledges the services of Mr G. Barry, seconded from the Executive Development Scheme, who assisted with the inquiry into Brisbane International Airport: Remainder of Works of Phase 1.

57. During 1982 the Committee engaged the services of two specialist assessors. Mr K.M. Barclay, D.F.C., assisted the Committee with its inquiry into the Adelaide Airport Component of Upgrading the Airport Facilities for the Introduction of Wide Body Aircraft. Mr James Watson assisted the Committee's inquiry into Surface Preparation and Preservation Facility and Oily Bilge Waste Treatment Plant, Garden Island, N.S.W., Modernisation Stage 2.

*D.J. Foreman*

(D. J. FOREMAN)  
Chairman

Parliamentary Standing Committee  
on Public Works,  
Parliament House,  
CANBERRA A.C.T.

19 May 1983

(16)

REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1982

APPENDIX A

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Date Proposal Referred	Proposed Work	Date and Number of Report	Report Presented	Expenditure Incurred when Referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
				\$M	\$M		
18.11.81*	Construction of Additional Living and Sleeping Accommodation, RAAF Base Laverton, Victoria	18.2.82 1/82	24.2.82	5.6	5.6	25.3.82	Recommended as proposed
27.8.81*	Upgrading of Airport Facilities for the Introduction of Domestic Wide-Body Aircraft (Final Report)	11.3.82 2/82	18.3.82	21.3 Total 10.45 Sub- ject of Report	8.85	25.3.82	Works at Adelaide Airport (\$8.0 million) recommended as proposed. Runway and taxiway upgrading at Robart Airport not a proven necessity at this time; no justification for the fillet extension at this time; existing domestic terminal modified for international operations
**	Construction of Facilities for a Tactical Fighter Squadron, RAAF Base Darwin Northern Territory Stage I	22.4.82 3/82	29.4.82	9.6	9.056	6.5.82	Recommended as proposed with the exception of the engine ramp facility. Department of Defence re-examining the proposal.
**	Construction of Living and Sleeping Accommodation, RAAF Base Woomera, New South Wales	22.4.82 4/82	29.4.82	7.6	7.6	6.5.82	Recommended as proposed

Date Proposal Referred	Proposed Work	Date and Number of Report	Expenditure Proposed when Referred to Committee \$M	Expenditure Recommended by Committee \$M	Motion for Expediency Passed	Remarks
17.2.82*	Adelaide Airport: Upgrading for International Services	29.4.82 5/82	10.9	11.150	6.5.82	Site for International Terminal not suitable; should be considered for a new domestic terminal. Estimated cost of \$0.5m - \$0.75m; stair tower and elevated aero bridge costing \$0.5 million should not be included
6.5.82 *	Redevelopment of Brisbane International Airport - Remainder of Works of Phase I (Initial Report)	24.7.82 6/82	164.6	115.7	21.9.82	Recommended carrying out of remainder of works of Phase I with the exception of the Domestic passenger terminal (cost \$48 million) and the Department of Aviation hangar (cost \$900,000) subject to its views on the timing of the redevelopment.
6.5.82 *	Redevelopment of Brisbane International Airport - Remainder of Works of Phase I (Final Report)	9.12.82 7/82	48.9	44.0	14.12.82	Recommended construction; referred to the joint user; cost reduction of \$1.5 million in scope of the contract; elimination of a number of features originally included in the Department of Aviation hangar.
27.8.82 *	Construction of New Air Traffic Services Centre and Control Tower, Perth Airport, Western Australia (Final Report)	14.10.82 8/82	3.6 0.5 Control Tower	2.4	28.10.82	Recommended construction of Stage 1 tower; height 60-65 metres.

Date Proposal Referred	Proposed Work	Date and Number of Report	Expenditure Proposed when Referred to Committee \$M	Expenditure Recommended by Committee \$M	Motion for Expediency Passed	Remarks
25.6.82	Development of RAAF Base Derby, WA, Stage I	24.8.82 9/82	50.7	50.7	21.9.82	Recommended as proposed, subject to a reassessment, by the Department of Defence, of its use by B2 aircraft
19.5.82	Redevelopment of Operating Theatres and Refurbishment of the Surgical Wards at the Repatriation General Hospital, Daw Park, South Australia	9.9.82 10/82	6.5	6.5	23.9.82	Recommended as proposed. Wards 1 and 2 also need upgrading.
27.5.82	Stage 1 Construction of New Stables and Operating Facilities for the New Tactical Fighter Project at Fishermans Bend, Melbourne.	21.10.82 11/82	5.4	5.4	28.10.82	Recommended as proposed
25.6.82	Physics Division Building for Materials Research Laboratories at Harbury, Victoria	16.9.82 12/82	2.6	2.6	14.10.82	Recommended as proposed
16.7.82	Development of RAAF Base East Sale, Victoria, Stage I	27.10.82 13/82	15.5	15.26	28.10.82	Recommended as proposed. Proposed expenditure amended by Defence prior to public hearing and reflects a reduction in the scope of the police services building.
16.7.82	Development of the Military Area at Woodside, SA, for the 16th Air Defence Regiment	21.10.82 14/82	16.9	16.9	28.10.82	Recommended as proposed

Date Proposal Referred	Proposed Work	Date and Number of Report	Expenditure Proposed when Referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
19.8.82 *	Construction of an Engineering Training Centre, Pasadena, SA, for Telecom Australia	27.10.82 15/82	\$M 3.2	\$M 3.2	28.10.82	Recommended as proposed
23.9.82 *	Redevelopment of Fort Queenscliff, Queenscliff, Victoria	10.11.82 16/82	8.3	8.3	8.12.82	Recommended as proposed
***						
27.5.82	Garden Island, New South Wales Administration Stage 2 - Preservation and Presentation of Bilge Waste Treatment Plant		5.5 (Design Development of \$1.5M for all of Stage 2)			Awaiting further input from Department of Defence and Department of Transport & Construction following the Committee's public hearing on 4 August 1982
27.10.82*	Construction of New Building for the Australian Film and Television School, North Ryde, NSW		12.850			) Public hearings held ) 6/7 December 1982. It was ) not possible for the ) Committee to continue ) further with these references ) at the House of Representatives ) adjourned on 14 December 1982 ) for the August recess
10.11.82*	Construction of Accommodation for the National Institute of Dramatic Art, Kensington, NSW		4.4			

## OUTSTANDING REFERENCES

Date Proposal Referred	Proposed Work	Date and Number of Report	Expenditure Proposed when Referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
10.11.82*	Provision of 106 Houses for Home Porting at HMS Stirling, Western Australia		4.1			Report yet to be presented
14.12.82*	Provision of Air Conditioning to Main Instructional Building, Schools of Transport and Catering Fucapanyal, Victoria		2.2			Report yet to be presented

\* Referred through House of Representatives

\*\* Referred through Executive Council

\*\*\* Referred through Senate

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1981

AS AT DECEMBER 1982

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APPENDIX B

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
		\$	\$	\$		
<b>Reports tabled in 1977</b>						
Modernisation of H.M.A. Way's Dockyard (Stage 2), Williamsdown, Victoria. (1/77)	29.11.76	24.0	Progressive Comittal	29.8	Project composed of four phases:- Phase A (\$7.0m) Complete. Phase B (\$10.0m) Work commenced March 1983 September 1978 - 55% complete overall. Phase C (\$10.0m) Part 1: Work commenced September 1979. - 59% complete overall. Part 2: Work commenced April 1981. - 45% complete overall. Phase D (\$2.0m) Work not yet commenced.	June 1981
Law Courts Buildings, Alice Springs, Northern Territory (2/77)	7.2.77	3.2	2.9	3.1	Complete	September 1980
Development of R.A.A.F. Base, Point Cook, Victoria (3/77)	18.4.77	2.6	Progressive Comittal	2.7	Project composed of two stages:- Stage 1 (\$0.9m) Complete. Stage 2 (\$1.6m) Complete.	December 1978 July 1980
Primary School at Katherine (North) N.T. (4/77)	9.2.77 19.4.77	2.6	-	-	Responsibility for this project passed to the N.T. Government.	-

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1981

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APPENDIX B

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
		\$	\$	\$		
<b>Reports tabled in 1977 (Cont'd)</b>						
Development of the Military Area at Edineup, N.S.W. (5/77)	7-8.6.77	13.0	Progressive Comittal	16.6	Project composed of two phases:- Phase A - (\$10.9m) Complete Phase B (\$5.7m) The first component of this phase commenced April 1981. - 40% complete overall.	November 1982 July 1984
Development of R.A.A.F. Base, Edineup, N.S.W. (6/77)	14.7.77	17.4	Progressive Comittal	18.7	Project composed of two stages:- Stage 1 (\$10.1m) Complete. Stage 2 (\$8.6m) Work commenced October 1978. - 95% complete overall.	October 1980 March 1983
Animal Quarantine Station, Wallgrove, N.S.W. (7/77)	9.6.77	4.6	4.6	4.7	Complete.	June 1980

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1981

AS AT DECEMBER 1982

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APPENDIX B

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
		\$M	\$M	\$M		
Reports tabled in 1977 (cont'd)						
Analytical Laboratory, Fyvie, N.S.W. (8/77)	8-9-8.77	6.8	6.7	8.6	Work commenced April 1979. Major components complete Landscaping to continue	February 1982
Antarctic Division Headquarters and Hobart Analytical Laboratories, Kingston, Tasmania (9/77)	23-24.6.77 29-30.8.77	7.3	8.0	8.9	Complete.	December 1980
Beef Cattle Research Laboratory, Rockhampton, Qld. (1/077)	27-28-9.77	5.4	5.4	5.4	Complete.	October 1980
Development of Headquarters Operational Command, R.A.A.F. Glenbrook, N.S.W. (1/777)	17.10.77	8.3	Progressive Commital	11.7	Project composed of four Phases:- Phase 1 (\$1.5m) Complete. Phase 2 (\$4.7m) Complete. Phase 3 (\$4.2m) Work commenced July 1981. - 70% complete overall. Phase 4 (\$1.3m)Awaiting program status.	March 1980 September 1982 May 1983 March 1984

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
		\$M	\$M	\$M		
Reports tabled in 1978						
Redevelopment of Airways Facilities Adelaide Airport, S.A. (1/78)	20-21.4.78	2.4	Progressive Commital	3.3	Complete	August 1982
Offshore High Security Animal Quarantine Station, West Isles Corangaroo Islands - Review of Fifth Report of 1972. (2/78) (See Note A below)	12.5.78	6.4	Progressive Commital	6.1	Complete.	October 1981
National Acoustics Laboratory and Ultrasonics Institute, Chatham, N.S.W. (3/78) (See Note B below)	12-13.6.78	12.0	Progressive Commital	21.6	Phase 1 (\$0.7m) Complete. Phase 2 (\$20.9m) The main building contract was let in December 1980. - 33% complete overall.	August 1981 June 1984
High School, Moulumbay, N.T. (4/78)	15.6.78	3.15	-	-	Responsibility for this project passed to the N.T. Government.	-

Note A: The completed cost is less than the estimate at the time of the hearing because economies have been effected during design and construction and problems expected due to the remoteness of the site did not arise.

Note B: The apparent cost increase is due solely to cost indexation since April 1978.



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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1978 (Cont'd)		\$M	\$M	\$M		
Development of Military Area Stage 2, Enoggera, Qld. (5/78).	3.8.78	17.3	Progressive Commital	22.5	Project composed of three phases:- Phase A (\$7.1m) complete. Phase B (\$7.6m) Complete Phase C (\$7.8m) Construction commenced May 1981. - 90% complete overall.	January 1981 November 1982 May 1983
Development of Army Site Stage 1, Bonegilla, Vic. (6/78)	1.11.78	29.5	Progressive Commital	40.8	Site clearing commenced October 1979. Since then 35 major building and engineering services contracts have been let with a total value of \$30.0m - 90% complete overall.	May 1983

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1979		\$M	\$M	\$M		
Workshop, Amenities Building and Services, Esplanade Island Dockyard, N.S.W. (1/79)	12-13.12.78	7.4	Progressive Commital	9.7	Construction commenced November 1979. - 95% complete overall.	March 1983
Defence Force Academy, ACT (2/79) (See Note C below)	28.4.78 14.12.78	52.8	Progressive Commital	89.7	Siteworks commenced in December 1980. Contract for the first building works let October 1981. - 10% complete overall.	April 1986
Research Laboratory Complex for CSIRO's Division of Chemical Technology, Clayton, VIC (3/79)	10-11.4.79	9.1	10.4	14.07	Complete	November 1982
Patrol Boat Base, Cairns, QLD (4/79) (See Note D below)	25-27.4.79	8.8	11.0	12.6	Work commenced February 1980. - 90% complete overall.	February 1983
Relocation of Royal Australian Navy Research Laboratory (RANRL) from Rushcutters Bay to Pyrmont, NSW (5/79)	25.5.79	2.5	Progressive Commital	4.4	Demolition completed. Main contract commenced February 1982. - 33% complete overall.	November 1983
New Terminal Complex, Coolangatta Airport, QLD (6/79)	3-4.7.79	4.6	5.5	6.2	Complete.	June 1981

Note C: The apparent cost increase is due solely to price indexation since February 1978.

Note D: The increase in the tender estimate over the estimate at the time of the hearing comprises \$0.6M design development and \$1.0M general rise in building costs. The subsequent increase is due to rise and fall provisions of contracts.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/Price	Final Cost/Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1979 (cont'd)		\$M	\$M	\$M		
Darwin Patrol Boat Base, Larrakeyah, N.T. (7/79)	13-8-79	17.8	17.8	24.3	Work commenced with the main contract in April 1980. - 95% complete overall.	April 1983
Crop Adaptation Laboratory, Black Mountain, (6/79)	3-9-79	2.8	2.4	3.5	Work commenced in February 1981. - 97% complete overall.	March 1983
National Biological Standards Laboratory (NBSL) and Australian Dental Standards Laboratory (ASDL), Spangston, (9/79) (See Note E below)	10-11-9-79	26.0	-	43.5	Site works commenced November 1981. Balance of work deleted from program. Not yet reinstated.	-
Redevelopment of Brisbane International Airport - Initial Works of Phase 1 (10/79) (See Note F below)	16-18-10-79 23-10-79 30-31-10-79	98.0	Progressive (Committee)	122.3	Floodway and site drainage complete. Dredging/Reinstatement works about to commence - 50% complete overall	Mid 1986

Note E: The original June 1979 cost estimate reflected the competitive prices resulting from low activity in the local building industry. Price increases in the interim period together with a higher level of local building activity are solely responsible for the increased current estimate. There has been no change in the scope of work.

Note F: Original funds (1979 prices) reduced by Government to \$59.2m mid-1981. Funds reinstated November 1982 and increased to take account of cost movements/industry factors over the intervening period. Scope of work unchanged.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/Price	Final Cost/Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1980		\$M	\$M	\$M		
Replacement of Cranes, Cockatoo Island Dockyard, (1/80) (See Note G below)	3-4-12-79	4.2	progressive (Committee)	9.8	Contract for main crane let July 1981. - 60% complete overall.	June 1984
Unworthy Army Development Stage 2, (2/80) (See Note H below)	28-2-80	10.3	progressive (Committee)	13.7	Work commenced September 1980 - 90% complete overall.	May 1983
Rehabilitation of Radio Australia facilities, Cox Peninsula, N.T. (6/80) (See Note I below)	12-13-2-80 17-3-80	10.0	progressive (Committee)	4.2	Repairs to power supply commenced October 1980 and contracts let for restoration of jetties, buildings and services and new cabling - 35% complete overall.	March 1983
Research Laboratory Complexes for CSIRO, Division of Applied Organic Chemistry (1/80) (See Note L below)	10-11-4-80	19.0	10.6	10.6	Materials Science Laboratory commenced October 1980 and contracts let for construction of Lab - awaiting Program Status	September 1985
Commonwealth Law Courts, Hobart, Tasmania (5/80)	7-8-5-80	8.4	9.5	9.5	Contracts for site excavation (including retaining wall) let December 1981 - 40% complete overall.	October 1984
Replacement of Operating Theatres and Surgical Theatre, Repatriation General Hospital, Hollywood, N.S.W. (6/80)	16-17-7-80	5.2	-	6.8	Contract for road and demolition works let Sept. 1982. Main contract let December 1982.	November 1984
Aircraft Maintenance Complex and Access Pavements, RAAF Base Darwin, N.T. (7/80)	15-7-80	4.5	4.5	5.2	Work on railways commenced January 1981. Completed August 1981. Work commenced on main access roads - 90% complete overall.	July 1983

Note G: The cost increase on this project reflects the difficult contracting market and industrial situation.

Note H: Current estimate is for work by Department of Transport and Construction only. At the hearing the total estimate comprised \$6.7 M for Radio technical works and \$3.3 M for work by Department of Transport and Construction.

Note I: The Two Laboratory Complexes (Materials Science and Applied Organic Chemistry) being constructed separately.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/Price	Final Estimate/Current Estimate	Current Position	Expected/Actual Completion Date
New Hangar Complex, HMS Albatross, Nowra, N.S.W. (8/80)	15.7.80	\$M 5.6	\$M progressive committal	\$M 5.6	Initial work commenced June 1980. Stage 1 works completed December 1982. Stage 2 of project deferred by Defence pending review of requirements.	December 1982
Modernisation of Fleet Base and Dockyard, Garden Island, N.S.W., Stage 1 (3/80) (See Note J below)	29-30.7.80	28.6	progressive committal	40.8	To suit Defence operations, the project is proceeding in a series of interdependent packages involving some 50 or more contracts of which 4 will be major building contracts. - 10% complete overall.	October 1986
Aircraft Composition Control Facility, RAAF Base, Richmond, N.S.W. (10/80)	25.8.80	7.9	progressive committal	11.0	First contract let July 1981. Main tender let June 1982. - 7% complete overall.	September 1984
Lavarack Barracks Stage 2 Development, Townsville, Qld. (11/80)	25.8.80	6.0	progressive committal	7.2	Construction started May 1981. All contracts let. - 80% complete overall.	May 1983
Norfolk Island Aerodrome, Upgrading of Facilities. (12/80)	2-4.9.80 8.3.80	6.2	Progressive committal	7.4	First contract let August 1981 for runway contract. Main runway contract let March 1982. - 80% complete overall.	June 1983

Note J: The apparent cost increase is due to price indexation since March 1980.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/Price	Final Estimate/Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1981		\$M	\$M	\$M		
Commonwealth Office Building, Townsville, Queensland (1/81)	11-12.2.81	8.7		11.6	Awaiting program status	
Development of RAAF Base - Leathem, Western Australia (2/81)	24.2.81	3.8	3.8	4.1	Construction started Sept 81. Main contract completed Sept 82. - 98% completed overall	February 1983
Provision of Army Housing at Townsville, Queensland (3/81)	14-15.4.81 25.5.81	5.35		5.4	Construction started Dec. 1981. - 97% complete overall.	February 1983
CSIRO Marine Laboratories, at Hobart, Tasmania (4/81)	21-22.5.81 3.7.81	10.75		11.84	Construction started June 1982. - 15% complete	December 1984
Redevelopment of Australian Antarctic Bases (5/81)	18-19.2.81 4.5.81	35.1	Pro- gressive Committal	45.1	Year 2 projects in progress	December 1990
Extension to International Terminal Facilities, Brisbane Airport Queensland (6/81)	18-19.6.81	2.8		2.88	Complete	October 1982

Note K: The estimated cost at hearing was based on August 1980 prices. The current estimate of \$11.6m is at Sept. 82 prices, the increase being due to price movements in the intervening period.

Note L: \$35.1m is estimated cost of works to be provided under appropriation controlled by DTC. Total estimated cost when examined by PWC was \$58.1m.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/Price	Final Cost/Current Estimate	Current Position	Expected/Actual Completion Date
		\$M	\$M	\$M		
Garden Island, New South Wales, Modernisation Stage 2 (7/81)	7-8.7.81	79.0		102.3	Phase A (\$25.0m) construction commenced December 1981. Phases B and C awaiting program status	January 1992
Approved Centre Redevelopment, Puckapunyal, Victoria (8/81)	10.8.81	12.0		13.65	One component let. Major contract to be let March 1983	December 1984
Redevelopment of Brisbane International Airport - Perth, Bridging and Rectification (5/81) (See Note H below)	3-4.9.81 22.9.81	16.0		28.5	Construction started April 1982	October 1983
Construction of Working, Living and Area Facilities for Army and Navy Personnel at Wicksia, Victoria (10/81)	12.10.81 27.10.81	5.0	Progressive Commitment	5.6	Construction started September 1982	August 1984
Upgrading of Airport Facilities for the introduction of Domestic Wide-body Aircraft (11/81)	19.10.81 3.11.81 27.1.82	23.3			Perth Airport (\$3.9m) construction started June 1982 - 50% complete. Adelaide Airport (\$10.4m) construction started May 1982 - 50% complete	October 1983 June 1983
New Air Traffic Services Centre and Control Tower, Perth Airport, Western Australia (12/81)	30.9.81	3.6	3.9	4.1	Air Traffic Services Centre: Construction started June 1982 - 60% completed overall Control Tower: construction to start in January 1984	July 1983 January 1985

Note H: The original estimate was based on the then current rates of an existing contract. In the intervening period there were substantial price increases in the dredging industry, which resulted in a \$12.5M increase once the contract was negotiated. The final cost compares favourably with general market rates in the dredging industry

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- GENERAL NOTES:**
- The estimated cost of proposals when referred to the Public Works Committee is based on prices current at the time the estimate is made. The date of the estimate is quoted to the Committee. In accordance with Department of Finance Policy, no provision is made for the escalation of building costs.
  - Costs have been rounded to one decimal point.
  - Current estimates include the effects of changes which have occurred to award wages and material prices, but do not attempt to forecast future movements.
  - The percentage completion shown for projects relates to physical progress.