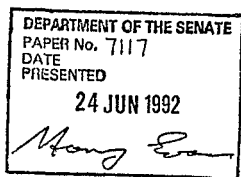


Parliamentary Standing Committee on Public Works

FIFTY-FIFTH GENERAL REPORT 1992



THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
1992

The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works

Fifty-fifth General Report

(covering the period
1 January 1991 to 31 December 1991)

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Committee for the period 1 January -
31 December 1991 - 36th Parliament

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FIFTY-FIFTH GENERAL REPORT

Pursuant to section 16 of the *Public Works Committee Act 1969*, the Parliamentary Standing Committee on Public Works is required to report to Parliament annually on its proceedings during the previous 12 months. This report, the Committee's Fifty-fifth General Report, is for the period 1 January 1991 to 31 December 1991, and covers the proceedings of the thirtieth committee.

INTRODUCTION

About the Committee

1. The Committee was established in 1913. It is one of the oldest investigative committees of the Parliament. The Committee is constituted by the Public Works Committee Act which gives it wide-ranging investigative powers.
2. The Act empowers the Committee to inquire into and report to the Parliament on each public work referred to it. The Act requires that all public works for the Commonwealth which are estimated to cost more than \$6 million must be referred to the Committee. The referral can be by either House of the Parliament or by the Governor-General.
3. There are some exceptions to the statutory requirement concerning the referral of works. Public works which are declared urgent may be exempted by resolution of the House of Representatives. A proposed work exempted on the grounds of urgency during the year is described later in this report.
4. Certain defence works may also be exempted by the Governor-General in Council on security grounds; none was exempted on these grounds during the report period.
5. No works were exempted because of their repetitive nature.

The Conduct of Inquiries by the Committee

6. When proposed works are referred to it, the Committee advertises its inquiries as widely as possible in newspapers serving the location of the proposed work. Submissions from the sponsoring departments or agencies and from their design and construction authorities are received by the Committee at the time of referral. These submissions generally cover the background to the proposed work and address the Committee's terms of reference which are contained in subsection 17(3) of the Act which states:

- (3) 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 value of the work.

7. All large projects examined by the Committee have financial, social and environmental impacts on local areas and the community at large. As well as addressing its terms of reference, the Committee requires sponsoring departments and agencies to consult with local groups, organisations and authorities during the development of proposals.

8. Immediately following a referral, the Committee advertises its inquiry and calls for submissions from interested groups and organisations who may have an interest in the proposed work (for example, staff associations) or who may be directly or indirectly affected by it (local councils, resident or environmental groups).

9. Copies of submissions from sponsoring departments or agencies are also circulated to individuals and organisations who the Committee perceives as having a possible interest in the work. Both the advertisements and the letters call for submissions. The objective of this pre-hearing phase of the inquiry process is to provide ample warning of the impending public hearing and to give those who wish to make submissions to the Committee the opportunity to do so.

10. Before the public hearing the Committee undertakes an inspection of the site or sites proposed for the work. These inspections are undertaken to enable members to familiarise themselves with the general location and topography of the site, the condition or extent of any existing facilities or unusual characteristics and obtain a general feel for a particular location. The Committee believes site inspections are an important facet of inquiries. The inability of the Committee to undertake inspections overseas is not helpful. This is discussed later in the report.

Public Hearings

11. The Committee conducts public hearings into all proposals referred to it. At these hearings members of the Committee question representatives of sponsoring departments or agencies and their design and construction authorities or advisers about the proposed work. Other persons who have responded to the Committee's invitation to lodge written submissions, may be called to give evidence and discuss matters raised in their submissions.



During 1991 the Committee conducted 13 public hearings. Shown here are members of a Sectional Committee at a public hearing into the proposed relocation of Naval Support Command Headquarters, Pyrmont, NSW. From left to right: Senator John Devereux, Peter Roberts (Secretary), Colin Hollis MP (Chairman) Russ Gorman MP, Lloyd O'Neil MP.

12. Matters raised in submissions by witnesses are taken up with departmental officials at the hearing.

Reports

13. The Committee's reports are tabled in both Houses of the Parliament. The reports cover those aspects of a proposed work which the Committee believes will assist the Parliament to make an informed decision on the merits or otherwise of a proposal. Matters which the Committee believes need to be addressed by proponents during the detailed design are highlighted in the form of recommendations in the report. In most instances the Government accepts the Committee's recommendations.

Why Parliamentary Scrutiny?

14. In recent years a number of departments and agencies have publicly or privately questioned the need for the Committee. It has been suggested that the Committee's processes delay the commencement of public works and are therefore an impediment to the effective or efficient delivery of Commonwealth public works. The Committee rejects these suggestions. At best they are based on erroneous perceptions about the roles of the legislature and the executive; at worst they are based on a cavalier approach towards proper administrative and parliamentary procedures. The Committee has been in existence for almost as long as the Commonwealth Parliament. Departments and agencies have had decades in which to develop planning procedures and processes for the delivery of public works and for the Committee's inquiries to be integrated into the work plans and other planning processes.

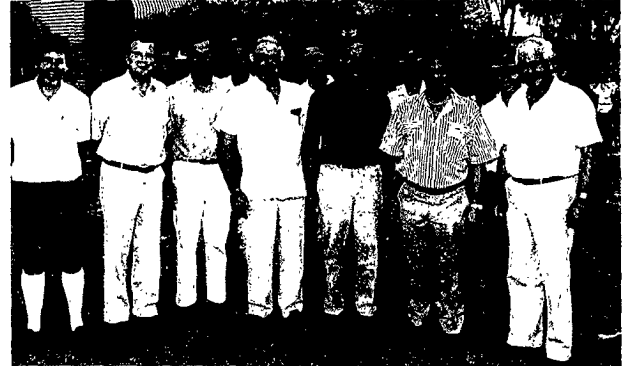
15. The Committee is also aware that some Government Business Enterprises (GBEs) question the need for a parliamentary committee to examine building works proposals, arguing that the funds required to construct works are not derived from taxpayers but rather from GBEs' operations. Again, the Committee believes this stance is based on a misconception of their responsibilities. GBEs have been given a franchise by the Parliament to conduct their businesses in accordance with their statutory obligations. The Parliament, through its Committees, has every right in a democratic nation to question and call to account in public GBEs' planning decisions and major expenditure and to expect answers to any comments or criticisms in an open forum.

16. In recent years there has been an expectation by departments and agencies for the Committee to undertake inquiries and present its reports within a very short time span. Whilst the Committee attempts to cooperate with departments and agencies in expediting the inquiry and reporting process, its approval should not be taken for granted, especially in relation to proposals involving complex or contentious issues.

17. Very often the Committee has found that proposals involving public works for GBEs do not match the standard of planning and associated supporting studies evident in proposals from departments with a more perceptive understanding of the role of the Parliament and an extensive track record in the delivery of projects.

Membership

18. The membership of the Committee consists of nine members of the Parliament. There are six Members of the House of Representatives and three Senators. The membership is bipartisan, comprising five Government and four Opposition members.



In October 1991 the Committee inspected the development of RAAF Base Tindal, NT. Shown here are members of the Committee, Secretariat staff and RAAF personnel. Left to right - Peter Roberts (Secretary), Bill Taylor MP (Vice-Chairman), Group Captain Bruce Mouatt AM, Senator Paul Calvert, Air Commodore Errol McCormack, Russ Gorman MP, Michael Fetter (Assistant Secretary), Lloyd O'Neil MP, Air Commodore Dick Gurevitch AO, Colin Hollis MP (Chairman), Group Captain John Donahoo, Ewen Cameron MP.

19. The members of the thirtieth Committee were appointed in May 1990, with the exception of Senator Calvert, who replaced Senator Sheil in August 1990. The Committee members are:

Mr C Hollis MP (Chairman)
Mr W L Taylor (Vice-Chairman)

Senator B R Burns	Mr E C Cameron MP
Senator P H Calvert	Mr L R O'Neil MP
Senator J R Devereux	Mr R N Gorman MP
	Mr B C Scott MP.

OPERATIONS

Meetings

20. The Committee met on 53 occasions during 1991; there were 26 private meetings, 14 inspections and 13 public hearings. The meetings were held at the following locations:

Canberra	31
Sydney	6
Melbourne	3
Nowra, NSW	3
Perth	3
Katherine, NT	2
Myambat, NSW	2
Singleton, NSW	2
Darwin	1

Reports Presented

21. The Committee presented 12 reports during the year. Of these, five were on proposals referred to the Committee late in 1990. Inspections and public hearings on these references were held in December 1990 or January 1991 and reports were presented early in the 1991 Autumn Sittings. The five references were:

- Redevelopment of Borneo Barracks, Cabarlah, Qld - referred on 6 November 1990 - report presented on 12 March 1991

- Construction of major explosives storehouses at Myambat, Stage 1, NSW - referred 20 December 1990 - report presented on 8 May 1991

- Singleton redevelopment, Stage 1, NSW - referred 20 December 1990 - report presented on 8 May 1991

- Purpose built computer centre for Australian Customs Service, Bruce, ACT - referred 20 December 1990 - report presented on 14 May 1991

- Construction of an Australian Embassy Complex in Jakarta, Indonesia - referred 21 December 1990 - report presented on 9 May 1991

References to the Committee

22. Ten further references were received by the Committee during the year and seven were examined and reported upon. They were:

- Construction of an Australian High Commission Complex in Islamabad, Islamic Republic of Pakistan

- Development of HMAS Albatross, Nowra, NSW, Stage 2

- Redevelopment by the Defence Housing Authority of Seaward Village, Perth

- Stage 3 - Development of RAAF Base Tindal, NT

- CSIRO redevelopment, Parkville, Vic

- Relocation of Naval Support Command Headquarters, Pyrmont, NSW

- Special Broadcasting Service, relocation of radio and television, Artarmon, NSW.

23. Three references had not been reported on at the end of 1991; they were:

- CSIRO Redevelopment, North Ryde, NSW - referred 11 September 1991; public hearing held on 20 November 1991; an inspection of facilities at Wagga and Griffith was held in January 1992
- Construction of New Permanent Repository for Australian Archives at East Burwood, VIC - referred 19 December 1991
- Installation of Fire Sprinklers to International Terminal Building at Sydney (Kingsford-Smith) Airport, NSW - referred 19 December 1991.

24. It should be noted that two of these proposals were referred almost at the end of the year. Inspections and public hearings were scheduled early in 1992. Reports on the three references were tabled during the 1992 Autumn Sitzings.

Estimated Cost of Proposed Works Examined

25. The estimated cost of proposals on which the Committee reported during 1991 was \$231m. Further details on the reports presented to the Parliament by the Committee during 1991 are listed in Appendix A.

MATTERS FOR CONCERN

Construction of a Shell Filling Facility at St Marys Munitions Filling Factory, NSW

26. In May 1991 the Committee was advised that the shell filling facility at the St Marys Munitions Filling Factory, NSW was no longer required. The need for and the justification, location, design and construction of this building were examined by the Committee in December 1988 and, in April 1989, following the tabling of the Committee's report (Sixth Report of 1989), the House of Representatives resolved that it was expedient for the works to be carried out. At the time of the Committee's inquiry the estimated cost of the proposed work was \$7.7m (April 1988 prices).

27. The Committee was subsequently advised by the Department of Defence that during 1990 Australian Defence Industries (ADI) carried out an extensive review of its operations and in November 1990 announced that as part of a program to rationalise and improve efficiency, the St Marys Munitions Filling Factory was no longer required and would be progressively closed over several years.

28. By the time of this announcement construction of the shell filling facility was well advanced with an estimated completion date of early March 1991. The delivery system was a lump-sum contract. Defence, ADI and Australian Construction Services (ACS) established a broad scope of works to finalise the project. By the time the Committee was advised of the impending closedown of the St Marys factory, construction of the facility had been completed to the lock-up stage, with all materials and equipment not installed placed in storage. In addressing the financial aspects of this matter, Defence advised the Committee that savings as a result of the termination of the work were small. This was due to the type of contract and the advanced stage of construction reached.

29. Following the receipt of this advice from Defence, the Committee reviewed the transcript of the public hearing into the proposed work to establish if Defence, knowing that the administrative arrangements involving the impending establishment of ADI were reaching some finalisation, were satisfied that ADI would have a need for the facility to be located at St Marys, a western suburb of Sydney.

30. The transcript of the inquiry reveals the following assurances were given to the Committee by Defence officials:

In answer to a question from the Chairman concerning the impact on the proposal of the establishment of ADI, the Committee was assured that:

The proposal, as such, is still being supported by Defence as a proposal to go through that particular mechanism. The property will be part of the lease that this facility will take over as part of Australian Defence Industries.

In answer to a question concerning urban encroachment and the possible need for the St Marys facility to be relocated the Committee was advised that:

... the time will come when civilian encroachment on this facility will be such that we [Defence] will be required to move. The time that it takes to establish a master plan to transfer the capability in total from this facility [the shell filling facility] is in keeping with the expected life of the proposed facility.

When asked what the timespan would be, the Committee was advised:

About 25 years.

When Defence was asked if, in view of the urban encroachment, there was any long-term program for the development of facilities such as St Marys, the Committee was advised by Defence:

... there is no long-term proposal as yet approved. There are considerations as to where the industry is best located ... because of the cost involved because of the immense area of land which needs to be acquired, it will certainly not be before the next 25 years.

In answer to a suggestion from the Committee that the cost of relocating could be met from the sale of the land at St Marys (about 15km²), the Committee was advised that:

That is a fair comment, but the cost of relocating, for example, the facilities that are here [at St Marys] now are estimated to be about half a billion dollars. It has to be phased and planned as opposed to selling off blocks of land. Even if we [Defence] got \$30 000 for it - remembering that half

of the factory area is a flood plain which obviously precludes it from being used for domestic housing -there is indeed a very sizeable shortfall in any funds available for relocation. It has been recognised and planning has commenced to look at alternative arrangements but it certainly will not be under a 25-year timescale.

Defence was also questioned about the impending move towards privatisation and if discussions had taken place with the new management of ADI to ascertain where the proposal under consideration by the Committee fitted into its perceived priorities.

I have, Mr Chairman, and the facility has been the subject of some really fast consideration within the Department, because it is seen as being an essential part of the defence capability to produce armaments. Hence, even with the formation of ADI, there will be no change in the priority associated with this particular project and the timings, which are indeed very much driven by the need for the public risk waiver which we are aware of, will have to be adhered to.

31. It was on the basis of these assurances, given in the context of a general need for the facility, its location, design and cost, that the Committee recommended to Parliament that the work should proceed.

32. A meeting with the Committee was arranged on 12 September 1991 at which ADI and Defence officials explained why, despite the assurances given by Defence at the public hearing, the facility was no longer required. Central to the explanation was a chronology of events which took place during the construction of the facility. This chronology was as follows:

20 October 1988 - the House of Representatives refers the construction of a shell filling facility at St Marys to the Committee

13 December 1988 - the Committee holds a public hearing into the proposed work

9 March 1989 - the Committee's report is tabled in Parliament

10 April 1989 - the motion that it is expedient to proceed with the work is passed by the House of Representatives

3 May 1989 - ADI takes over defence production operations of the *Department of Defence - Minister for Defence* and Chairman of the ADI Board sign the deeds of transfer - the contract of sale of the assets to ADI

The first priority of the ADI management was to restructure the organisation which, it was claimed, was in a 'parlous state' and was costing the Australian taxpayer about \$250m per annum to maintain

August 1989 - work at St Marys commences with site clearances

November 1989 - main contract for construction is let

May 1990 - ADI establishes a study/commercial team to examine business prospects in economic terms. It analysed ADI's business prospects and included the ammunition and missile division. The study found that prices were uncompetitive and the organisation was *not making a profit*. The study observed that restructuring was necessary at St Marys; there are 800 structures located on 17 000 ha in mid-geographic Sydney. Its capital plant was outdated

August 1990 - ADI decides to close St Marys, Footscray and Maribyrnong. Before the announcement to do so, ADI consulted widely. Defence senior management agreed to the major restructuring and to the proposed closure of St Marys.

33. Asked about the validity of the statements made by Defence witnesses in evidence to the Committee, upon which the Committee's recommendations were based, ADI maintained that the statements were correct at the time they were made because ADI's business analysis was made afterward. The Committee can only suggest that irrespective of the later decision taken by ADI, some analysis of the economics of the proposed facility and markets must surely have been made before the decision to proceed with the referral of the proposed work to the Committee.

34. For its part Defence acknowledged to the Committee that there was faulty decision-making or analysis at the time of the development of the project. Discussions and design processes within Defence involving the project had preceded the referral of the work to the Committee by about two or three years. The project had developed a momentum in terms of design development and justification with superficial judgement in terms of the longer-term prospects of St Marys. There was clearly a need for a shell filling facility; the question was where to build it. Defence acknowledged the fault lay in the unequivocal nature of the advice to the Committee.

35. Following the briefing the Committee wrote to the Minister for Defence expressing its concern about the project proceeding at the same time that ADI was examining the structure of its manufacturing facilities. The Committee called upon the Minister to carry out an urgent investigation to determine why the project was allowed to continue at the same time that ADI was examining the structure of its operations.

36. The Minister's advice confirmed that construction of the facility was managed by a joint steering committee comprising Defence, ACS and ADI. This arrangement allowed ADI to participate and to inject the results of any studies in progress. This did not happen until the announcement by ADI on 20 November 1990 that the St Marys Munitions Filling Factory would be closed. At that time the facility was substantially complete.

37. The Minister advised he understood the Committee's concern in regard to the expenditure of public moneys on the project and that he was satisfied that in the circumstances Defence officials acted quite properly both during the development and construction of the project and during subsequent actions after ADI's closure announcement.

38. The Committee believes that despite these pronouncements, the project was a *debacle of monumental proportions*. It was proceeded with in a climate of uncertainty based on erroneous assumptions. As far as the Committee is concerned, the only benefits which can be derived from the project are intangible; all major Defence works will now be required to withstand the 'St Marys Test' - that is, their need, justification, benefits and public value will need to be tested against the contemporary perceptions of their sponsors as well as the likelihood of policy changes affecting their prospective future worth. For its part, the Committee accepted the advice

on the need for, the justification of, and the proposed location of the facility, although at the conclusion of the public hearing, addressing the Defence officials, the Chairman stated:

The only thing is that I have a small lingering worry; I took note very much of what you have said about the timespan of moving facilities such as this. I also took note of what you said about the cost involved, but it would seem to me that if we are going to consider putting facilities here, it would almost seem inevitable that sooner or later this facility is going to have to be moved, and I just have that lingering doubt about that, given the task that is put onto us by the Parliament to ensure that the taxpayers' money is spent in an appropriate manner.

39. There is clearly considerable risk involved in proceeding with the provision of major facilities during a period of organisational establishment or reorganisation. This is particularly so in the establishment of a GBE such as ADI which was set up to act in a more dynamic manner than that allowed by the former departmental structure. A new organisation should not be locked into major facilities before it has time to assess its own needs.

Endeavour House

40. During the year the Committee also pursued another incident involving the Department of Defence. This involved a breach of the provisions of the Public Works Committee Act. It must be stated at the beginning that the Department itself drew the attention of the Committee to the fact that a breach had occurred.

41. In 1988 Defence purchased a former migrant hostel, Endeavour House, at Coogee, NSW to provide living-in accommodation for junior sailors in the Sydney area. There was a shortfall in Navy living-in accommodation resulting in a need to pay living-out allowances to personnel unable to be accommodated at service establishments.

42. The condition of Endeavour House when it was purchased meant some refurbishment was required because it was below prescribed scales and standards of accommodation. A refurbishment program was therefore undertaken which, Defence advised, was driven by some urgency because of a need to reduce the costs associated with the payment of living-out allowances.

43. Between April and August 1988 various studies of options to refurbish Endeavour House were undertaken by ACS. Estimates of options ranged from \$4.4m to \$7.25m. In September 1988, based on funds of \$5.8m being available, the scope of the proposed refurbishment was:

- . refurbishment of Buildings 7-15
- . galley refit
- . Building 3
- . car parking
- . demolition and reconstruction of the core of Building 8.

44. Two months later, in November 1988, ACS advised Defence that the limit of cost estimate for the refurbishment was \$5.85m, and in February 1989 the limit of cost estimate was revised to \$6.1m. In order to contain costs Defence reduced the scope of the works to \$5.85m and the project was requisitioned at that amount. Tenders were called and a contract was let to the lowest tenderer at under \$6m. In August 1989 ACS advised Defence that the lowest tenderer had withdrawn and the contract had been let to the next lowest tenderer at \$6.4m. The project proceeded to construction. Cost escalations required the injection of additional funds into the project. By January 1991 the project was authorised at \$7.2m. The cost of demolishing and reconstructing the core of Building 8 was not included in this amount; it had been withdrawn from the project in order to contain costs.

45. By January 1991, when Defence wrote to the Committee, the refurbishment of Endeavour House, with the exception of Building 8, had been completed; the facility was in use. In order to further maximise the use of living-in accommodation the RAN requested that Building 8 be repaired at a cost of \$800 000. Defence attributed the increase in the cost estimate to start-up costs, the contractor having left the site. The capital cost would be offset by annual savings in living-out allowances of \$400 000.

46. Officials from Defence and ACS were asked to appear before the Committee to explain how and why the sequence of events had occurred.

47. Following the briefing and an examination of Defence and ACS files the Committee concluded the following:

- some effort was made to adjust the components of the project to keep it below the reference limit of \$6m
- the scope of the project was poorly defined, leading to cost overruns and some \$465 000 of related works being undertaken as repairs and maintenance and minor new works, instead of having been included in the project
- inadequate administrative procedures in the Department of Defence had led to the non-referral of a project to the Committee, the cost being estimated at \$7.385m with at least a further \$800 000 being required for Building 8
- as the project had not been referred to the Committee, the Committee was unable to approve the additional \$800 000 required for the refurbishment of Building 8. It would be up to the Department to decide on the procedures to be undertaken to resolve the issue.

48. The Minister for Defence Science and Personnel was advised of the Committee's conclusions in March 1991. The Minister advised the Committee in response to the conclusions, that:

- he believed this unfortunate occurrence to have been an isolated incident
- the Secretary of the Department of Defence had been asked to review administrative processes for the control of both capital works and repairs and maintenance, noting particularly the Committee's comments on the parallel use of investment and repairs and maintenance expenditure
- he noted that the Committee was unable to provide advice on whether the additional works should proceed because the Committee had not previously seen the overall scope of the project

he had agreed that Defence should proceed with the additional \$800 000 of works, given the importance of quality living-in accommodation to the Australian Defence Force and the recognised success of the Endeavour House project so far.

Urgent Works

49. Paragraph 18(8)(b) of the Public Works Committee Act provides that:

(8) A public work the estimated cost of which exceeds six million dollars shall not be commenced unless -

...

(b) the House of Representatives has resolved that, by reason of the urgent nature of the work, it is expedient that it be carried out without having been referred to the Committee.

50. On 14 November 1991, the Minister representing the Minister for Administrative Services moved a motion in the House of Representatives which would give the Federal Airports Corporation the authority to proceed with the construction of a third runway at Sydney (Kingsford-Smith) Airport. The purported urgency for this public work to proceed without parliamentary scrutiny stemmed from an erroneous perception that the Committee's inquiry processes would further delay commencement of the work. Speaking during the debate on the motion the Chairman of the Committee pointed out that the environmental impact assessment process had been completed nine months behind schedule.

51. If Commonwealth authorities kept deadlines with the same efficiency as the Committee displays, there would be no grounds for urgency and exemption from parliamentary scrutiny. The Committee believes whilst the inquiry processes may cause some inconvenience to Commonwealth authorities, the reasons advanced for circumventing the parliamentary scrutiny processes in this case were somewhat spurious.

Turnkey Projects

52. None of the references reported on during the year was the works components of turnkey projects. In 1990 the Committee examined and reported on a reference which utilised this method of project delivery Jindalee Over-the-Horizon Radar (Committee's Twelfth Report of 1990).

53. Traditionally, Commonwealth public works have been provided by the design and construct approach whereby requirements are specified and buildings are designed and constructed accordingly. In the case of the Jindalee project, which involved a prime equipment contractor being responsible for the provision of the buildings and the equipment to be housed in them, there were no final sketch plans nor a limit of cost estimate for the buildings to be constructed. Drawings of 'typical' transmitter and receiver buildings and sites were provided, but these lacked the level of detail normally provided to the Committee in submissions in support of proposed works. On the question of the precision of the costing of the buildings, these were based on an 'agreed ceiling price' between the Commonwealth and the prime equipment contractor.

54. In view of the imprecision inherent in the turnkey approach, from the point of view of the details of the buildings proposed and their estimated cost, the Committee's report recommended that Defence should provide an analysis of the effectiveness of the turnkey approach at the completion of the project. The analysis was to concentrate on cost, coordination and timing aspects compared with traditional methods of project delivery.

55. Whilst the building components of turnkey projects may have advantages over traditional design and construct methods of project delivery, the Committee believes it should not be placed in a position of uncertainty about the extent and cost of what is being recommended for approval. In the case of the Jindalee project that element of uncertainty was evident in the Committee's report.

Approval of Designs and Plans by Non-Commonwealth Authorities

56. During the report period ACS ceased to be the Commonwealth's design and construction authority. Departments and agencies are now free to select design and construction agents from the private sector as well as retaining the right to use ACS which charges fees for design and consultancy work undertaken. In this environment there is scope for the rigorous

oversight of the design of major public works formerly carried out by ACS to be diminished. In the past ACS was responsible for the application of planning and design principles with some measure of consistency. There is now scope for that consistency to be eroded. Admittedly, design and construction organisations employed by departments and authorities should at the very least comply with the Building Code of Australia and associated Australian Standards. There is, however, scope for differences in the interpretation of these codes and standards. Furthermore, some departments, such as the Australian Taxation Office, have established their own office accommodation standards for staff.

57. The Committee believes there is consequently a marked increase in the potential for variations in planning, design and functionality between public works with common purposes - for example, office buildings located in different centres for different government agencies. These differences could relate to the standard of the buildings themselves or they could relate to their compliance with the State and local government planning, design and approval requirements.

58. Under the 'Shield of the Crown' the Commonwealth is exempted from the requirement to make formal applications or receive formal approval. However the Commonwealth may and does consult with State and local authorities regarding its projects.

59. The need for the Commonwealth to establish procedures for the vetting of design, approval and construction supervision authority came under scrutiny during the Committee's inquiry into the proposed CSIRO redevelopment at Parkville, Victoria (Tenth report of 1991). At the hearing it was submitted by Mr L N Reddaway that there appears to be generally no formal process by which the community can be assured that Commonwealth building work will conform to current community standards. The Committee believes that in the past the application of consistent planning and design principles to all major works was carried out successfully by ACS.

60. Mr Reddaway pointed out that buildings and facilities planned and constructed for the private sector are subject to the formal processes of:

· applying for building approval

- . detailed checking of plans to ensure conformity with the Building Code of Australia (BCA)
- . inspections during construction
- . final reviews for a 'certificate of occupancy'.

61. Mr Reddaway identified four broad options by which the Commonwealth could remedy the situation:

- (a) require all Commonwealth bodies to submit themselves to normal standards and approvals processes of the relevant State or Territory
- (b) review, under State law, by any qualified building surveyor
- (c) review, outside State law, by a selected building surveyor
- (d) review by a special independent Commonwealth authority.

62. Mr Reddaway suggested that prudent Commonwealth public servants may wish to select either option (a) or (c) right now to minimise possible liability.

63. A further factor which reinforces the need for Commonwealth bodies to comply formally with State and local government planning and design requirements stems from the changed environment in which departments and particularly agencies operate. There is now a much greater emphasis amongst GBEs and departments to regard buildings as assets, and the value of these assets is shown on their balance sheets or in other formats. For the full value of these assets to be realised, they would need to be saleable. A precondition of their marketability would be compliance with State and local government planning and building requirements. If assets lack marketability by not fully complying with planning and design requirements, this would be grounds for intending purchasers to negotiate substantially reduced prices from the Commonwealth. For constitutional reasons the Commonwealth need not comply with State and local planning requirements nor seek formal approvals.

64. The Committee recognises that there are constitutional issues involved and believes the Minister for Administrative Services should examine:

- . the anomalies which have been identified, especially the question of the asset values of properties, which have State and local government compliance implications
- . the need for all Commonwealth building work conforming to current community standards and for a formal guarantee that these standards will be and are met.

Overseas Public Works

65. During the report period, the Committee examined and reported on two overseas projects. These were:

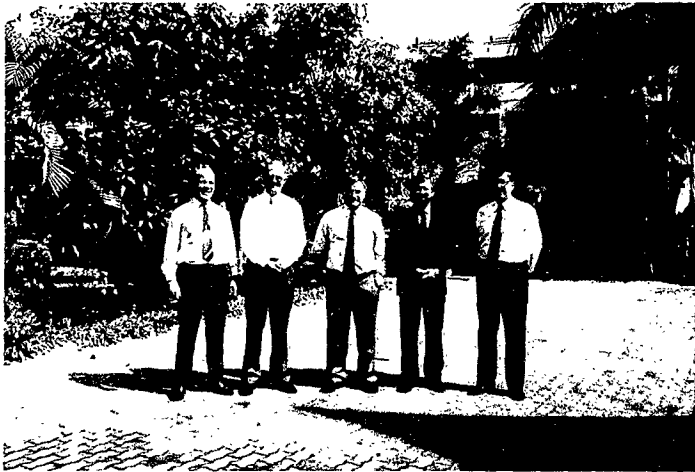
- . Construction of an Australian Embassy Complex in Jakarta, Indonesia (Committee's Fourth Report of 1991)
- . Construction of an Australian High Commission Complex in Islamabad, Islamic Republic of Pakistan (Committee's Sixth Report of 1991).

66. Public hearings into both proposals were held in Canberra. In previous General Reports the Committee has commented on the difficulties it faces in being unable to undertake inspections and conduct hearings overseas. The Public Works Committee Act, as it currently stands, prevents the Committee from formally meeting and conducting public hearings overseas. The Committee has written to the Minister for Administrative Services to initiate amending legislation. The Minister for Finance advised the Committee that he has no objection to amending legislation being introduced -

... provided the cost would be met from the existing budget for the Parliament, either by the Committee funding this activity at the expense of a lower priority activity, or by extending the scope of an overseas trip for another purpose.

67. When the opportunity arises, members of the Committee inspect overseas embassy works or the sites proposed for new embassies. When overseas on parliamentary business Committee members inspected the following:

- . Mr Hollis Housing in Port Moresby
 Bangkok Embassy
- . Mr Taylor Manila and Bangkok Embassies
- . Senator Burns Beijing Embassy.



During a private visit to Bangkok the Chairman inspected the proposed site for a residential complex for Australian Embassy Staff at Attakarn Prasit. From left to right - Mark Porter (Australian Embassy), John Buckley (Department of Foreign Affairs and Trade), Colin Hollis (Chairman), John Kent (Overseas Property Group), Brian Thornton (Department of Finance).

Better Coordination

68. In 1990 the Committee recommended the construction of a purpose built computer centre for the Australian Taxation Office (ATO) in the Canberra suburb of Bruce. The report was presented on 13 September 1990 and the House of Representatives resolved that the work should proceed on 20 September 1990.

69. In December 1990 the House of Representatives referred the proposed construction of a purpose built computer centre for the Australian Customs Service to the Committee. The building, estimated to cost \$16.9m, was to be located adjacent to the ATO computer building.

70. Both buildings required the provision of uninterruptible power supplies as well as a number of other common services. It seemed to the Committee that, had better coordination occurred between the two departments, substantial savings would have been made if a shared building or buildings had been proposed by the two agencies involved. The Committee's report (Fifth Report of 1991) recommended that the Minister for Administrative Services carry out a review of all Commonwealth departments and authorities to ensure that, as far as practicable, facilities such as computer installations are collocated to take advantage of economies of scale and operational benefits.

Child Care

71. In examining major works proposals, the Committee has for some time focussed attention on arrangements for the child care of staff to be employed in buildings under consideration. In 1989, in its report on the construction of Commonwealth Offices, Logan City, Qld (Thirteenth Report of 1989), the Committee recommended to Parliament that the Commonwealth should review its policy on the provision of child care facilities for its employees. Similar recommendations were made in a number of other reports by the Committee. It was therefore with some satisfaction to the Committee that new guidelines under which the Commonwealth public sector is able to participate in employer-sponsored child care were announced following the 1990 elections. These guidelines cover cost neutrality, independent management and accountability. Implementation of these guidelines has been, however, uneven.

72. The Committee notes that during the year under review, one of the largest public service employers, the Australian Taxation Office, announced an innovative initiative - a joint venture to provide day care for the dependants of staff working at the ATO's Moonie Ponds office. The rationale for the provision of work related child care was explained by the ATO as follows:

The ATO sees the provision of child care for employees as good human resource management practices, enabling optimal returns on the Office's investment in recruiting, developing and retaining staff.

73. The majority of proposals examined by the Committee during the report period contained no requirements for the provision of child care facilities - for example, the development of Army barracks, explosives storehouses and embassy complexes. The Committee did, however, focus attention on those proposals identified as possibly requiring arrangements for child care, if not child care facilities within their scope. In brief, these projects and the proposed child care arrangements were:

the purpose built computer centre for Australian Customs Service, Bruce, ACT will not be provided with a child care facility. However, child care facilities for the dependants of staff to occupy the building will be available at the adjacent University of Canberra, TAFE College and the Belconnen Town Centre. This arrangement was accepted by the Public Sector Union

the redevelopment by the Defence Housing Authority of Seaward Village, Perth - as part of the site inspection the Committee visited the child care centre, which is run along commercial lines, and which is exemplary in terms of the level of care offered and the standard of the building and its location

the Stage 3 development of RAAF Base Tindal, NT - this base, located in a remote part of northern Australia has a child care facility and any increased requirements arising from the Stage 3 works can be accommodated by the present facility

the CSIRO redevelopment, Parkville, Vic made no provision for child care facilities. During the Committee's inquiry, the CSIRO acknowledged that the provision of on-site child care facilities is a key strategy to attract and retain staff. For this and other reasons CSIRO has opened a centre at Black Mountain, ACT and centres at Clayton, Vic and North Ryde, NSW, will be opened in June this year. At the time of the Committee's inquiry CSIRO staff at other sites were being surveyed to enable the organisation to make decisions on priorities. Where a survey indicates the provision of child care facilities would benefit a significant number of staff, the organisation will consider the provision of child care facilities as part of any redevelopment program. A private consultant was engaged by the CSIRO to advise on strategies to meet requirements for child care from personnel employed at the Parkville site. The Committee's report recommended that it be provided with the results of the survey of child care needs and of action taken in relation to the Parkville site

the relocation of Naval Support Command Headquarters, Pyrmont, NSW made no provision for child care facilities. Surveys undertaken by the Department of Defence indicated that at least seven child care centres operate in the vicinity of Pyrmont, all of which cater for the 0-5 age group. The Committee was advised that although waiting lists vary according to age and an assessment of need, there did not appear to be unreasonably long waiting lists in the 2-5 age group. Defence advised the Committee that it also supports work-based child care programs as an inducement to attract and retain quality staff. This is evidenced by the establishment of a Defence-sponsored child care facility at Endeavour House, Randwick, which is expected to be fully operational by 1994.

74. The Committee gives notice that it will continue to focus attention on arrangements for work based child care.

Energy Targets and Energy Efficient Buildings

75. The Committee continued to focus attention on the energy efficiency of buildings. In a number of reports the Committee made strong recommendations concerning the need for sponsoring departments and agencies and design and construction authorities to be more energy conscious in the design of buildings.

76. Technical submissions to the Committee from design and construction authorities should now contain energy reports which address both passive and active measures aimed at achieving energy targets. Energy targets set should also be consistent with modern design, construction and technological resources.

77. Whilst there has been a general improvement in the recognition by departments and agencies to adopt energy-conscious design principles, the Committee gives notice that in future it will require more details to be provided.



In November 1991 the Committee inspected disused buildings comprising the former Royal Edward Victualling Yard, Pyrmont, Sydney. The historic buildings will be refurbished to provide accommodation for the Naval Support Command Headquarters. The Committee's report concluded that the project presents an ideal opportunity for the inclusion of a state of the art building services system designed to exceed current energy targets, and for the provision of a building services monitoring system, capable of sensing and rectifying air quality as well as temperatures.

78. The Committee has noted that in some instances departments justify the non-inclusion of solar hot water heaters for the provision of domestic hot water in buildings on the basis of life-cycle costing. The Committee believes that life-cycle costing is one of a number of analytical techniques used in the cost assessment of capital investment and recurrent expenditure. Departments and agencies should also take into account the Government's objective to reduce greenhouse gas emissions by 20% by the year 2005. Assessments of design solutions and energy targets should also be mindful of the Government's objective.

79. Prior to the inquiry into the proposed development by the Defence Housing Authority of Seaward Village, Perth (Committee's Eighth Report of 1991), the Committee inspected a futuristic house at Brigadoon, near Perth. This house was the winning entry in a design competition sponsored by Monier Roofing Pty Ltd and incorporates many passive energy-saving features. The Committee applauds the refinement and continued development of measures designed to make houses and buildings in general more comfortable and functional without the need to incur excessive recurrent heating or cooling costs. Lessons learnt from designs and projects of this nature hopefully will be reflected in the built environment in general

BRIEFINGS, SEMINARS AND INSPECTIONS

Briefing on Legionnaires Disease

80. The Committee continued its program of thematic briefings on general design and construction issues by recognised experts. In June, Mr Clive Broadbent, a senior officer of ACS and a recognised expert, briefed the Committee on the design and maintenance practices necessary to exclude the sources and paths of the spread of Legionnaires Disease in buildings.

81. The Committee believes ACS has considerable expertise in advising on Legionnaires Disease and Sick Building Syndrome and departments and agencies should utilise this expertise to provide buildings - more importantly working environments - which avoid exposing their occupants to these phenomena. The Committee is also of the view that the Commonwealth should be leading the way in the provision of measures to prevent Legionnaires Disease and Sick Building Syndrome.

Seminar

82. In September the Chairman and Mr Clarrie Millar AM (a previous Vice-Chairman of the Committee) took part in the inaugural Parliamentary Public Works, Environment and Resource Committees Seminar which was held in Brisbane. The seminar was attended by representatives of the Parliaments of NSW, Tasmania and South Australia as well as Queensland, which hosted the function.

83. Matters discussed at the seminar included:

- . the benefits of public hearings, the consultative process and the public accountability of the representatives of sponsoring agencies and their design and construction consultants
- . differences between the various Public Works Committee Acts and the manner in which proposed public works are referred to committees - some committees have discretionary powers to examine proposals
- . the timings of references
- . the bipartisanship of membership and the need for unanimous reports.

84. The next seminar will be held at Parliament House, Canberra during the 1992 Budget Sitings.

Completed Projects Inspected

85. A number of finished projects were inspected when the Committee or Committee members were in the neighbourhood of these facilities:

- . HMAS Albatross, Stage 1 - 27 May 1991
- . Army Parachute Training School, Nowra, NSW - 27 May 1991
- . Defence Housing Authority - Bullsbrook, WA - 12 June 1991

- . Enoggera Army Base, Brisbane - 2 September 1991
- . Darwin Airport Terminal - 1 November 1991
- . 2nd Cavalry Regiment, Darwin - 1 November 1991
- . Darwin Patrol Boat Base - 1 November 1991.



During a visit to Darwin in November 1991 members of the Committee inspected a number of completed projects, including the new airport terminal. Left to right - Peter Roberts (Secretary) Bill Taylor MP Vice-Chairman), Colin Hollis MP (Chairman) standing next to the terminal's aerobridge which was provided at the recommendation of the Committee.

86. A number of buildings and facilities upon which the Committee has previously reported became operational during the year and where possible members of the Committee attended openings. The Air Movements Cargo Hangar at RAAF Base Richmond was opened in September 1991 and the Chairman attended the opening ceremony.

ADMINISTRATION

Secretariat

87. At the end of December 1991, the Committee secretariat comprised:

Secretary	Peter Roberts
Assistant Secretaries	Michael Fetter Sarah Hnatiuk
Secretarial Support	Jackie McConnell Diane Singleton.

88. During 1991, a number of other staff served on the secretariat: Ambika Prasad and Patrick Regan worked as assistant secretaries and Tracey Nielsen, Kristin Vink and Sally Dunn assisted the secretarial staff for short periods. Sarah King came to the secretariat as an administrative trainee and Annette Harris as a work experience student. Judith Jurek, an accomplished proof reader, provided assistance in preparing the Committee's reports for printing.

89. The Committee would like to record its appreciation to the staff for their hard work during 1991 which enabled the Committee to both cope with a heavy workload and to achieve reporting targets.

Assistance with Inquiries

90. The Committee gratefully acknowledges the assistance of many organisations and individuals who helped with various facets of public hearings and inspections. The Committee thanks the Parliamentary Reporting Staff, the staff at the Australian Government Publishing Service, and the Duplicating Section, Corporate Services Office and the Transport Office of the Department of the House of Representatives.



Colin Hollis
Chairman

7 May 1992

REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE

1 JANUARY - 31 DECEMBER 1991

THIRTY-SIXTH PARLIAMENT

Reference: Redevelopment of Borneo Barracks, Cabarlah, Qld

Referred: 6 November 1990

Date of Public Hearing: 19 December 1990

Date of Report: 14 February 1991

Date Report presented and report number: 12 March 1991 - 1/91

Motion for expediency passed: 9 April 1991

Proposed Expenditure: \$12.71m

Expenditure recommended by Committee: \$12.71

Parliamentary Paper: 49/91

Recommendations: All projects referred to the Committee should be analysed to ensure the most efficient use of energy in the completed buildings. The Committee receive copies of the results of the analyses. The Department of Defence and Australian Construction services continue discussions with the Crow's Nest Shire Council with a view to providing better quality water to Borneo Barracks.

Reference: Singleton redevelopment, Stage 1, NSW

Referred: 20 December 1990

Date of Public Hearing: 31 January 1991

Date of Report: 11 April 1991

Date Report presented and report number: 8 May 1991 - 2/91

Motion for expediency passed: 29 May 1991

Proposed expenditure: \$29.3m

Expenditure recommended by Committee: \$29.3m

Parliamentary Paper: 97/91

Recommendations: All projects referred to the Committee should be analysed to ensure the most efficient use of energy in completed buildings. The Committee be provided with the results of these analyses.

Reference: Construction of major explosives storehouses at Myambat, NSW

Referred: 20 December 1990

Date of Public Hearing: 30 January 1991

Date of Report: 11 April 1991

Date Report presented and report number: 8 May 1991 - 3/91

Motion for expediency passed: 29 May 1991

Proposed expenditure: \$34.4m

Expenditure recommended by Committee: \$34.4m

Parliamentary Paper: 96/91

Recommendations: The Department of Defence should study the costs and benefits of retaining Wallangarra as a second national wholesale ammunition depot. The results of the study should be passed to the Committee. All projects referred to the Committee should be analysed to ensure the most efficient use of energy in completed buildings; the Committee be provided with copies of the analyses.

Reference: Construction of an Australian Embassy Complex in Jakarta, Indonesia

Referred: 21 December 1990

Date of Public Hearing: 11 February and 11 March 1991

Date of Report: 18 April 1991

Date Report presented and report number: 9 May 1991 - 4/91

Motion for expediency passed: 15 May 1991

Proposed expenditure: \$11.6m

Expenditure recommended by Committee: \$12.4m plus \$800 000

Parliamentary Paper: 98/91

Recommendations: The project should be expanded during initial construction to include the shell of an additional floor between two levels and some lateral expansion. The Committee be provided with a copy of the energy audit which is to be undertaken upon the completion of the complex. The increased expenditure recommended by the Committee arose from a possible need to provide plant for on-site power generation and the additional floor and lateral expansion.

Reference: Purpose built computer centre for Australian Customs Service, Bruce, ACT

Referred: 20 December 1990

Date of Public Hearing: 4 March 1991

Date of Report: 9 May 1991

Date Report presented and report number: 14 May 1991 - 5/91

Motion for expediency passed: 15 May 1991

Proposed expenditure: \$16.9m

Expenditure recommended by Committee: \$16.9m

Parliamentary Paper: 154/91

Recommendations: The Australian Customs Service and Australian Construction Services should seeks reasons from the ACT Electricity and Water Authority for its insistence that two independent electricity supplies be provided to the Customs computer centre, particularly in view of the inclusion of other, substantial backup facilities in the building. Substantial savings of Commonwealth funds would have been made if computer facilities for the Australian Customs Service and the Australian Taxation Office had been included in the same building from the earliest planning stage. The Minister for Administrative Services should carry out a review of all Commonwealth departments and authorities to ensure that, as far as practicable, facilities such as computer installations are collocated, to take advantage of economies of scale and operational benefits.

Reference: Construction of an Australian High Commission Complex in Islamabad, Islamic Republic of Pakistan

Referred: 20 February 1991
Date of Public Hearing: 6 May 1991
Date of Report: 22 August 1991
Date Report presented and report number: 3 September 1991 - 6/91
Motion for expediency passed: 6 November 1991

Proposed expenditure: \$7.992m
Expenditure recommended by Committee: \$7.992m

Parliamentary Paper: 225/91

Recommendations: Provision be made for en suite facilities to each of the main four bedrooms in the Head of Mission residence. A permanent building services officer be located in the new High Commission.

Reference: Development of HMAS Albatross, Nowra, NSW, Stage 2

Referred: 11 April 1991
Date of Public Hearing: 27 May 1991
Date of Report: 22 August 1991
Date Report presented and report number: 3 September 1991 - 7/91
Motion for expediency passed: 11 September 1991

Proposed expenditure: \$9.9m
Expenditure recommended by Committee: \$9.9m

Parliamentary Paper: 226/91

Recommendations: The buildings in the proposed work requiring the provision of hot water should be provided with adequate solar hot water heaters.

Reference: Redevelopment by the Defence Housing Authority of Seaward Village, Perth

Referred: 17 April 1991
Date of Public Hearing: 13 June 1991
Date of Report: 22 August 1991
Date Report presented and report number: 3 September 1991 - 8/91
Motion for expediency passed: 11 September 1991

Proposed expenditure: \$12.814m
Expenditure recommended by Committee: \$12.814m

Parliamentary Paper: 227/91

Recommendations: The Defence Housing Authority should rigorously enforce the provisions of the 'Code of Practice for the Safe Removal of Asbestos' during the demolition, removal or disposal of the 77 substandard houses at Seaward Village. If houses containing bound asbestos or synthetic mineral fibres are sold, purchasers should be fully apprised of the presence of these substances in them, and should enter into an enforceable agreement to comply with the provisions of the code. These conditions should apply to third parties to whom the houses may be subsequently sold. Excavation of steep slopes in dune formations to provide suitable housing blocks is undesirable and should be avoided. An assessment of the need for open spaces in non-environmentally sensitive areas and their suitability for housing blocks should be undertaken to reduce, if not eliminate, the need for blocks to intrude into steep dune formations. There is merit in the Council of the City of Nedlands proceeding with its traffic management study to identify suitable options to provide adequate road access to Seaward Village and for the Defence Housing Authority and the Department of Defence to assist or take part in the study. The Defence Housing Authority should establish why solar hot water heaters installed in houses obtained by spot purchasing require constant maintenance and introduce measures designed to overcome the maintenance problem. The Defence Housing Authority should set energy targets for new houses and use them as a criterion to assess the suitability or otherwise of project homes submitted to it. There should be greater liaison between the Defence Housing Authority and agencies, such as Australian Construction Services, with experience in

the development of energy-saving technology and methodologies involved in setting energy targets and the application of strategies to achieve them. Solar hot water heaters should be provided in the houses proposed in this reference. In the longer term the approach to be adopted towards landscaping should aim at eradicating and replacing exotic plant species with species native to the local area.

Reference: Stage 3 development of RAAF Base Tindal, NT

Referred: 11 September 1991
Date of Public Hearing: 31 October 1991
Date of Report: 28 November 1991
Date Report presented and report number: 12 December (Senate),
19 December 1991 (House of Representatives) - 9/91
Motion for expediency passed: 19 December 1991

Proposed expenditure: \$53.5m
Expenditure recommended by Committee: \$53.5m

Parliamentary Paper: 300/91

Recommendations: Defence should liaise with the Defence Housing Authority to ensure that sufficient numbers of houses are available at Tindal or in Katherine for personnel when the planned population of the Base is achieved. An independent analysis - to be funded by Defence, the Northern Territory Government and Katherine Town Council - of the drainage pattern of the Katherine-Tindal area should be undertaken to identify factors contributing to flooding and to recommend realistic measures to minimise it. A dedicated bicycle track could be constructed linking East Katherine with Tindal with the Northern Territory Government and Katherine Town Council meeting the cost.

Reference: CSIRO redevelopment, Parkville, Vic

Referred: 11 September 1991
Date of Public Hearing: 28 October 1991
Date of Report: 28 November 1991

Date Report presented and report number: 12 December (Senate),
19 December 1991 (House of Representatives) - 10/91
Motion for expediency passed: 19 December 1991

Proposed expenditure: \$12.25m
Expenditure recommended by Committee: \$12.25m

Parliamentary Paper: 301/91

Recommendations: The CSIRO should provide the Committee with a comprehensive report detailing energy management systems and energy conservation measures to be incorporated in the Parkville redevelopment. The Committee should be provided with the results of the survey of child care needs within CSIRO and be advised of any action regarding the provision of child care services at Parkville. It is imperative that consultation with local fire authorities be undertaken prior to the referral of all projects to the Committee.

Reference: Relocation of Naval Support Command Headquarters, Pyrmont, NSW

Referred: 12 September 1991
Date of Public Hearing: 19 November 1991
Date of Report: 28 November 1991
Date Report presented and report number: 12 December (Senate),
19 December 1991 (House of Representatives) - 11/91
Motion for expediency passed: 19 December 1991

Proposed expenditure: \$13.4m
Expenditure recommended by Committee: \$13.4m

Parliamentary Paper: 302/91

Recommendations: The landscaping to be provided should include, if possible, some lawn and shade trees. The number of showers to be provided should be increased from three to six. The internal layout of the buildings should recognise and reflect potential changes in office requirements, particularly services such as power points and air conditioning ducts and avoid 'rabbit warren' configurations evident in some other Defence office buildings. The project presents an ideal

opportunity for the inclusion of a state of the art building services system designed to exceed current energy targets, and for the provision of a building services monitoring system, capable of sensing and rectifying air quality as well as temperatures. Given that the proposed work is being undertaken by Defence in collaboration with a number of consultants, the Committee should be provided with reports every six months on the achievement of major milestones and the level of expenditure.

Reference: Special Broadcasting Service, relocation of radio and television, Artarmon, NSW

Referred: 9 October 1991

Date of Public Hearing: 18 November 1991

Date of Report: 28 November 1991

Date Report Presented and report number: 12 December (Senate),
19 December 1991 (House of Representatives) - 12/91

Motion for expediency passed: 19 December 1991

Proposed expenditure: \$14.5m

Expenditure recommended by Committee: \$14.5m

Parliamentary Paper: 303/91

Recommendations: The cost of the project be contained within the limit of cost estimate. The Special Broadcasting Service report to the Committee every three months on the progress of the work against its project cost. The Special Broadcasting Service provide transport for its shift workers between the buses and trains at St Leonards and the Artarmon building. The Committee be provided with the results of studies of energy conservation measures. The Special Broadcasting Service report to the Committee on the number of car park spaces that will be allocated to staff and other tenants of the building and the criteria that will be employed to allocate the available space among staff and visitors. The Special Broadcasting Service report to the Committee on the policy for dealing with requirements for child care.