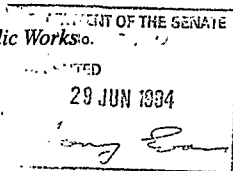




Parliamentary Standing Committee on Public Works.



FIFTY-SEVENTH GENERAL REPORT

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

Fifty-seventh General Report

(Covering the period
1 January to 31 December 1993)

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FIFTY-SEVENTH 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 on its proceedings during the previous 12 months. This report, the Committee's Fifty-seventh, is for the period 1 January to 31 December 1993, and covers the proceedings of the Thirtieth and Thirty-first Committees.

THIRTIETH COMMITTEE

Membership

1. 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 members of the Thirtieth Committee were:

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 Devereux	Mr R N Gorman MP
	Mr B C Scott MP

Meetings

2. The Thirtieth Committee met on four occasions between 1 January and 8 February 1993, when the Parliament was prorogued and the House of Representatives was dissolved. During the same period, Sectional Committees met on four occasions. Meetings were held in Sydney (4), Ipswich (2) and Darwin (2).

References

3. With the dissolution of the Parliament all references before the Committee lapsed. Unreported references were:

- Housing development in Palmerston, NT
- HMAS *Waterhen* facilities modernisation, Waverton, NSW
- Housing development at Flinders View near Ipswich, Qld.
- Housing development at Kellyville, NSW.

4. Inspections and public hearings into these four references were carried out before the Parliament was dissolved.

THIRTY-FIRST COMMITTEE

Membership

5. The first session of the Thirty-seventh Parliament commenced on 4 May 1993 and on 12 May the House of Representatives and the Senate appointed the following Members and Senators to the Thirty-first Committee:

Senator B R Burns	Mr J N Andrew MP
Senator P H Calvert	Mr R A Braithwaite MP
Senator J Devereux	Mr R N J Gorman MP
	Mr R G Halverson OBE, MP
	Mr C Hollis MP
	Hon. B C Humphreys MP

6. Committee's first private meeting was held on 13 May. Mr Hollis was elected Chairman and Senator Calvert Vice-Chairman. Five members of the new Committee were members of the previous Committee – Mr Hollis, Senator Calvert, Mr Gorman and Senators Burns and Devereux. Three members of the new Committee had been members of the Committee in previous parliaments – Mr Andrew (1985-87), Mr Halverson (1985-90), and Mr Humphreys (1978-83). The Committee welcomed Mr Braithwaite as a new member.

Meetings

7. The Committee and Sectional Committee met on 30 occasions during 1993. There were 13 private meetings, 10 inspections, and seven public and one *in camera* hearings.

8. The number of meetings and inspections at various locations were as follows:

Location	Committee	Sectional Committee
Canberra	13	-
Melbourne	1	2
Sydney	1	1
Hobart	4	-
Brisbane	2	1
Laverton (Vic.)	2	-
Prospect (NSW)	2	-
Artarmon (NSW)	1	-

References and Reports

9. The Thirty-first Committee presented nine reports during the year. Of these, four reports dealt with proposals which had been referred to the Committee late in the 1992 Budget sittings or were being re-examined by a sponsoring authority before the Committee's inquiry could resume (e.g. the Civil Aviation Authority's proposed Air Traffic Control Centres at Brisbane and Melbourne).

10. Public hearings and inspections into three references were held during January/February 1993 but the references lapsed when the previous Committee ceased to exist with the prorogation of Parliament and the dissolution of the House of Representatives on 8 February 1993. Three references were re-referred to the Committee on 13 May 1993. These were:

- Housing development in Palmerston, NT
- Housing development at Flinders View near Ipswich, Qld.
- HMAS *Waterhen* facilities modernisation, Waverton, NSW

11. Section 24 of the Public Works Committee Act provides that:

Where the Committee as constituted at any time, or a Sectional Committee as constituted at any time, has taken evidence in relation to a matter but the Committee as so constituted has

ceased to exist before reporting on the matter, the Committee as constituted at any subsequent time, whether during the same or another Parliament, may consider ... evidence as it had taken that evidence.

12. The Committee considered the evidence on these references, assembled by the previous Committee, and reported to Parliament on them on 25 May (Senate) and 26 May (House of Representatives). (*Committee's First, Second, and Third Reports of 1993; Parliamentary Papers 11, 12 and 13/1993.*)



During the year the Committee presented nine reports two of which concerned works in Hobart – the partial refurbishment of the Commonwealth Centre, and the upgrading of broadcasting facilities on Mount Wellington. Shown above are members of the Committee at the base of the existing Mount Wellington broadcasting tower. Left to right, front – Peter Roberts (Secretary), Russ Gorman MP, Colin Hollis MP (Chairman), Senator Paul Calvert, back – Bob Halverson OBE, MP, Hon. Ben Humphreys MP.

Civil Aviation Authority

13. The proposed construction of Air Traffic Control Centres at Brisbane and Melbourne was re-referred to the Committee 27 July and the report was tabled on 18 November following further inspections and public hearings held on 13-14 October.

14. The proposal was referred to the Thirtieth Committee in February 1992. The Thirtieth Committee was unable to report on it because the report of an independent inquiry into tendering processes was presented late in the Budget Sittings. The inquiry was set up following a statement by the Chairman to the House of Representatives on 3 June 1992. The conclusions and recommendations in the report of the independent inquiry resulted in changes to senior management positions in the CAA. (*Hon Ian Macpherie AO - Independent review of the Civil Aviation Authority's tender evaluation process for the Australian Advanced Air Traffic System -TAAATS - December 1992 - Parliamentary Paper 452/1992.*)



Members of the Committee during the inspection of the Civil Aviation Authority's airways facilities at Tullamarine, Melbourne. A new air traffic services centre will be constructed at Tullamarine for the TAAATS project. Left to right - Senator Bryant Burns, Peter Roberts (Secretary), Hon. Ben Humphreys MP, Colin Hollis MP (Chairman), Russ Gorman MP.

15. A new project management team was appointed, prolonged discussions between the CAA and the two tenderers (Thomson and Hughes) took place, an agreed tender evaluation methodology was entered into between the tenderers and it was not until July 1993 that the project was re-referred to the Committee.

16. The Committee's report recommended that the work should proceed, but the CAA should brief the Committee on the detailed design of the two centres following the awarding of contracts (*Committee's Seventh Report of 1993, Parliamentary Paper 264/1993*). These briefings were scheduled to occur before the 1994 winter adjournment.

Defence Housing Authority

17. The fifth reference, sponsored by the Defence Housing Authority (DHA), involving the proposed construction of a housing development at Kellyville, NSW, was not re-referred to the Committee. The DHA advised the Committee in January 1994 that plans for the development had been abandoned. At the public hearing held on 29 January 1993 the DHA advised the Committee of critical dates surrounding the inclusion of the Kellyville proposal in the servicing program being carried out by the Rouse Hill Infrastructure Consortium. Subsequent decisions by the consortium and the Sydney Water Board delaying servicing of the Kellyville area led the Joint Venture partners to abandon plans for the Kellyville development.

18. The DHA foreshadowed an alternative proposal, involving a substantial housing development at Bligh Park, near Windsor, NSW, being referred to the Committee as soon as possible.

New References

19. The Committee received eight new references during the year and reported on five of them. They were:

- Redevelopment of CSIRO site at Prospect, NSW (*4th report of 1993, Parliamentary Paper 214/1993*)
- Rationalisation of Inner Melbourne Accommodation (RIMA) (*5th report of 1993, Parliamentary Paper 215/1993*)

- ❑ Partial Refurbishment of stage 1 Commonwealth Centre, Hobart (6th report of 1993, *Parliamentary Paper 263/1993*)
- ❑ Upgrading of Mount Wellington broadcasting facilities, Hobart (8th report of 1993, *Parliamentary Paper 265/1993*)
- ❑ RAAF Williams rationalisation project, Laverton, VIC (9th report of 1993, *Parliamentary Paper 296/1993*).



The past catching up with the present – the Committee inspected Victoria Barracks, Melbourne as part of the inquiry into the proposed Rationalisation of Inner Melbourne Accommodation. Shown above are members of the Committee and Defence personnel in the War Cabinet Room, housed in a building at Victoria Barracks which was examined and reported on by the First Public Works Committee in 1915. The stone building, now listed on the Register of the National Estate, cost 35 000 Pounds. The maps in the background were used by the Cabinet and General Staff as aids for the Allied war effort. Left to right, front – Brigadier D J Noble, Colin Hollis MP (Chairman), Bob Halverson OBE MP, back – Michael Fetter (Assistant Secretary), Hon Ben Humphreys MP, Peter Roberts (Secretary), Les Wallace (Department of Defence). PHOTO: LAC Rod Skilton

Estimated cost of proposed works

20. The total estimated cost of works examined during the year was \$252.195m.

21. Full details of reports presented during the year are at Appendix A.

Unreported References

22. At the end of the year three references, referred late in the Budget Sitings, had not been reported upon. They were:

- ❑ HMAS *Cerberus* technical training and other facilities (referred 5.10.93)
- ❑ Refurbishment of Australian Federal Police College, Barton, ACT (referred 17.11.93)
- ❑ Relocation of the Salisbury Explosive Ordnance testing facilities to Port Wakefield, SA (referred 14.12.93).

OTHER HIGHLIGHTS OF THE YEAR

Briefings

23. The Committee usually meets in private during each sitting week to consider draft reports, correspondence, and programs of inspections and hearings. During the year a significant addition to the agenda of these private meetings was the number of background briefings from senior officials of departments and agencies and industry. In all, eight briefings were held and members of the Committee and the officials were able to exchange views on a wide variety of subjects. Those involved in presenting briefings to the Committee were as follows:

- ❑ Defence Housing Authority
- ❑ Civil Aviation Authority
- ❑ Department of Defence
- ❑ Australian National Audit Office

- ❑ Kelstrom Pty Ltd
- ❑ Overseas Property Group
- ❑ Commonwealth Fire Board.

Public Works Committee Conference

24. In November 1993 the Committee hosted the second Conference of Commonwealth and State Public Works Committees at Parliament House, Canberra (the first conference was held in Brisbane in September 1991). The conference was attended by delegates of the following parliamentary committees:

- ❑ Tasmania - Public Works Committee
- ❑ Queensland - Committee of Public Works
- ❑ South Australia - Environment, Resources and Development Committee
- ❑ Australian Capital Territory - Planning, Development and Infrastructure Committee
- ❑ New South Wales - Public Accounts Committee (because of its strong interest in the provision of new public infrastructure by commercial interests).

25. The conference addressed a variety of statutory, and operational matters which are common to, or have significant ramifications on, inquiries involving the proposed expenditure of considerable public funds on structures and facilities which will need to operate effectively for many years in order to justify this expenditure. Matters discussed at the conference included:

- ❑ the use of consultants
- ❑ the use of value management techniques to assess public works
- ❑ follow-up procedures on works in progress

- private funding of public infrastructure
- the impact of the untying of Commonwealth departments and agencies from a central government design and construction authority.

26. The next conference will be held in Hobart later this year.



The Second Public Works Committee Conference was held at Parliament House, Canberra, in November. Representatives of the Parliaments of Tasmania, Queensland, South Australia, the Australian Capital Territory, New South Wales and the Commonwealth attended the conference. PHOTO: AUSPIC

SIGNIFICANT ISSUES

27. A number of significant issues emerged during the year, relating to the provision of design features in new buildings examined by the Committee, and mechanisms for proper consultation between sponsoring departments and agencies and community groups. The following paragraphs describe

these issues and action which has resulted from the Committee's recommendations contained in various reports.

Earth leakage circuit breakers and smoke detectors

28. The Committee presented two reports dealing with housing developments sponsored by the Defence Housing Authority (DHA) in Darwin and Flinders View (near Ipswich, Qld). The Committee's report on the Flinders View development recommended that smoke detectors and earth leakage circuit breakers be installed in all future houses constructed by the authority.

29. The DHA has since taken the decision to install earth leakage circuit breakers and smoke detectors in all new construction, a policy which has become the requirement in several states. The DHA has gone further than statutory requirements in embarking on a two year program to retrofit earth leakage circuit breakers to all the houses which it owns.

Facilities for people with disabilities

30. The Committee continued to draw the attention of sponsoring departments and agencies to the responsibility which they have in including in new or refurbished buildings the provision of facilities for people with disabilities. Sponsors of proposals examined by the Committee have been generally receptive to suggestions and recommendations from the Australian Council for the Rehabilitation of the Disabled (ACROD) and have provided for proper consultative procedures to be followed during the design stages of planning. A case in point was the Committee's report on the proposed construction of Air Traffic Control Centres at Brisbane and Melbourne. The CAA accepted the Committee's recommendation that ACROD be consulted during the development of detail design to ensure that right of equal access is achieved.

31. The Committee's report on the proposed partial refurbishment of Stage 1, Commonwealth Centre, Hobart, made mention of a number of access improvements and amenities for people with disabilities, including floor indicator panels to provide guidance for the visually impaired (*Committee's Sixth report of 1993, Parliamentary Paper 263/1993*).

32. The Committee believes the right of equal access to all public buildings should be reflected in their design. This stance will continue to be

reflected during the Committee's public inquiries and in its reports to Parliament.

Energy Conservation

33. For a number of years the Committee has directed considerable attention to the inclusion of design features connected with energy conservation in projects being examined. The Committee's Fifty-fifth General Report stated:

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

34. More energy-efficient buildings result in savings on recurrent expenditure and enable departments and agencies to provide demonstrate that Government policy in relation to greenhouse gas emissions is being addressed. All proposals examined have considerable scope for the provision of more passive and active strategies to maximise energy-efficiency. The Committee has therefore continued to focus the attention of departments and agencies to:

- ☐ adopt recommendations in energy audit reports
- ☐ set energy targets
- ☐ design and install state of the art building services management systems
- ☐ develop and implement strategies aimed at enhancing the awareness of employees and managers to energy conservation.

35. The Auditor-General's report on Energy Management of Commonwealth Buildings (*Audit Report No 47, Parliamentary Paper 160/1992*) provided further stimulus to departments and agencies which are now responsible for the design and construction of new buildings.

36. For the purposes of this report, the Committee notes with interest that the Auditor-General found:

- there is no aggregate data on the amount and cost of energy consumption in Commonwealth buildings
- nevertheless, the Audit Office estimated this at \$258 m and that there is a potential for savings of between \$29m to \$46m each year
- the energy efficiency of both Commonwealth-owned and leased buildings can be improved
- no energy efficiency standards have been set for new Commonwealth owned or leased buildings as required by the Government
- responsibility for energy management in Commonwealth buildings is in a state of transition.
- a number of factors which were in evidence a decade ago continue to inhibit improved energy efficiency in Commonwealth buildings.

37. The Auditor-General made a number of recommendations designed to improve energy management in Commonwealth buildings. These include:

- the implementation of the Government's decision to introduce *energy efficiency standards in Commonwealth buildings*
- the introduction of energy management plans and energy reduction targets by departments and agencies
- earmarking funds to implement energy efficiency improvements.

38. As a result of the briefing by the Australian National Audit Office the Committee now seeks comments on all proposals referred to it from the Department of Primary Industries and Energy.

OVERSEAS WORKS

Inspections

39. The Public Works Committee Act requires the Committee to investigate and report on overseas projects. The Act also provides that the Committee is not able to hold meetings outside Australia.

40. No overseas works were referred to the Committee during the report period. The Committee has reported in previous years that the scope of its inquiries into overseas works has been constrained by the provisions of the Public Works Committee Act and by its inability to travel overseas. Nevertheless, during the year members of the Committee continued the practice, often at their own expense, of inspecting the sites of proposed works and hold discussions with local staff whilst overseas on parliamentary or private business. The benefits of these inspections and briefings to the Committee are significant. They enable members to report to the Committee about local issues, regulations and construction problems which cannot be gleaned from models of buildings, photographs of proposed sites and written submissions.

41. Overseas inspections undertaken during the year included:

- United Kingdom – inspection of Australia House, London, where it is proposed to spend \$18m on renovations (Chairman and Vice-Chairman)
- Thailand – inspection of new staff accommodation being constructed in Bangkok at a cost of \$16m (Chairman)
- Malaysia – inspection of the Chancery and housing in Kuala Lumpur (Chairman)
- Papua New Guinea – inspection of housing and the proposed new chancery building (Chairman and Vice-Chairman). At a private briefing the Committee questioned representatives of the Overseas Property Group on the extent of Australian content, sourced from North Queensland, in the housing project.

42. It should be emphasised again that these inspections and discussions are very useful and productive. They are undertaken by members in an

unofficial capacity but are an essential adjunct to the Committee's inquiry processes. For these reasons it is considered that as a matter of urgency the Public Works Committee Act be amended to enable the Committee (or a sectional Committee) to undertake inspections overseas and for the resources to be available for it to do so. It is much more prudent and effective if local inspections and discussions are held before the Committee's inquiry, as is the case with other projects.

EXEMPTIONS

Repetitive Works

43. The Public Works Committee Act provides that in specified circumstances works may be exempted from referral to the Committee on the grounds of urgency, national security or by virtue of their repetitive nature. During the report period there were no works exempted on the grounds of urgency or national security. A number of works were exempted in accordance with section 18(8A) of the Act. This section states:

(8A) The Minister for Administrative Services may, by notice published in the *Gazette*, declare a work to be a repetitive work for the purposes of subsection (8) if –

(a) he is satisfied that the work is substantially similar to other works that have been carried out, or 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.

Defence Housing Authority

44. Following detailed briefings by representatives of the Defence Housing Authority, the Committee agreed with the following works being exempted by virtue of their repetitive nature:

- Puckapunyal, Vic – construction of 204 houses – cost \$22.2m

- Heritage Heights, Ipswich, Qld – construction of 66 houses – cost \$7.2m
- Holsworthy South, Sydney, NSW – construction of 65 houses and refurbishment of 128 houses – cost \$9.3m
- Katherine, NT – construction of 60 houses – \$12.3m.

Department of Defence

45. Following a detailed briefing by Defence officials the Committee also agreed that a proposal involving the overlaying of flexible aircraft pavements at RAAF Base Darwin be declared a repetitive work. The estimated cost of the works was \$7m-\$8m.

Buy-back of works

46. The Committee will continue to monitor projects arranged between Commonwealth agencies and private developers containing buy-back provisions. The Committee believes such arrangements may circumvent the intention of the Public Works Committee Act.

SECRETARIAT

47. At the end of 1993 the Committee Secretariat comprised:

Secretary	Peter Roberts
Assistant Secretaries	Michael Fetter Denise Denahy
Secretarial Support	Sophia Konti Annabel Lamb Sue Whalan

ACKNOWLEDGMENTS

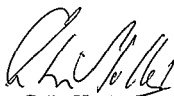
48. The Committee's inquiries and inspections are facilitated to a considerable extent by many organisations and individuals. The Committee gratefully acknowledges assistance provided by:

- departmental and other witnesses
- officers of the Parliamentary Reporting Staff (Hansard)
- staff of the House of Representatives duplicating section, the Government Printer and the Australian Government Publishing Service
- transport officers from the House of Representatives.

49. A number of former members of the Committee retired from Parliament during the report period; Mr Lloyd O'Neil (the former Member for Grey) and Mr Ewen Cameron (the former Member for Indi) served on the Committee from May 1990 to February 1993. The Committee thanks them for the contributions which they made to the Committee's inquiries and to the Parliament. The Committee also thanks the former Vice-Chairman, Mr Bill Taylor MP (the Member for Groom) and another former member, Mr Bruce Scott MP (the Member for Maranoa) for their contributions.

50. I should like to thank the Committee members for the support which they have given me during this period. I would also make particular mention of the advice and assistance given to me by the Vice-Chairman, Senator Paul Calvert.

51. The Committee also expresses its appreciation and thanks to the staff for the friendly and efficient way in which they respond to the many demands members place on them. In this regard the Committee would like to especially express its thanks to the Secretary, Peter Roberts.



Colin Hollis
Chairman

9 June 1994

APPENDIX A

DETAILS OF REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1993

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Housing development, Palmerston, NT	A - 1
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RAAF Williams rationalisation project, Laverton, Vic	A - 14

Housing development, Palmerston, NT

Referred	4 November 1992
Re-referred	13 May 1993
Public hearing held	4 February 1993
Report dated	13 May 1993
Report presented	25 May (Senate) 26 May (House of Reps)
Report number	1/93
Motion for expediency passed	27 May 1993
Proposed expenditure	\$18.4m.
Expenditure recommended	\$18.4m
Parliamentary Paper	11/93

Housing development at Flinders View near Ipswich, Qld

Referred	25 November 1992
Re-referred	13 May 1993
Public hearing held	2 February 1993
Report dated	13 May 1993
Report presented	25 May (Senate) 26 May (House of Reps)
Report number	2/93
Motion for expediency passed	27 May 1993
Proposed expenditure	\$31m
Expenditure recommended	\$31m
Parliamentary Paper	12/93

Recommendations:

- The Defence Housing Authority (DHA) provide solar hot water systems in all houses in the Flinders View development.
- DHA conduct a review of its design criteria to ensure that Service housing is as energy efficient as possible.
- Smoke detectors and earth leakage circuit breakers be installed in all future houses constructed by the DHA and in particular, the Flinders View development.

Minister's Response

- DHA has indicated that it is required to act commercially and has registered concerns with the Committee about the inclusion of solar hot-water heaters, earth leakage circuit-breakers and smoke detectors in the Flinders View development and in the new houses generally. These units appear to be included in only a very small proportion of homes in the Ipswich area and the DHA is reluctant to make housing decisions that are in advance of the community norm. The DHA will, of course comply with the will of the Parliament, but wishes first to raise with the Committee the concerns it holds towards these recommendations of the Committee.

HMAS *Waterhen* facilities modernisation, Waverton, NSW

Referred	25 November 1992
Re-referred	13 May 1993
Public hearing held	28 January 1993
Report dated	13 May 1993
Report presented	25 May (Senate) 26 May (House of Reps)
Report number	3/93
Motion for expediency passed	27 May 1993
Proposed expenditure	\$73m
Recommended expenditure	\$73m
Parliamentary Paper	13/93

Recommendations

- The final design of the proposed car park will need to reflect its environmentally sensitive location.
- Defence should ensure that personnel to be employed at the redeveloped base use public transport to the maximum extent possible.

Minister's Response

- Defence agrees with the conclusions and recommendations of the Committee.

Redevelopment of CSIRO site at Prospect, NSW

Referred	13 July 1993
Public hearing held	9 September 1993
Report dated	21 October 1993
Report presented	17 November 1993
Report number	4/93
Motion for expediency passed	25 November 1993
Proposed expenditure	\$11.6m
Recommended expenditure	\$11.6m
Parliamentary Paper	214/93

Recommendations

- The Government should give consideration to transferring the Wool Research Development Corporation's equity in the site at Prospect to CSIRO.

Rationalisation of Inner Melbourne Accommodation (RIMA)

Referred	27 July 1993
Public hearing held	3 September 1993
Report dated	28 October 1993
Report presented	17 November 1993
Report number	5/93
Motion for expediency passed	25 November 1993
Proposed expenditure	\$27m
Recommended expenditure	\$27m
Parliamentary Paper	215/93

Recommendations

- Any rationalisation of accommodation in the Inner Melbourne Area for the Department of Defence or other Commonwealth agencies should give preference to the use of Commonwealth-owned premises.
- Defence continue to consult with relevant unions and staff about the layout of workstations and associated office equipment during design development.
- The Australian Heritage Commission, or if necessary an agent of the Commission, should be involved in the acceptance of proposed design features during the further development of the project.
- Defence and the primary contractor liaise with local Commonwealth Employment Service offices to encourage the use of locally registered unemployed tradespeople on the project.

- If tenders for the project are below the estimated cost, the balance of the funds available should be spent on the clear glazing of the infill beneath the podium of Block H to provide an internal/external eating area and an activities room for a gymnasium.

Minister's Response

- Victoria Barracks is Commonwealth owned. In the case of the residual space to be accommodated by the Defence element in the inner-Melbourne area, the selection of a preferred option will depend on the outcome of market opportunities available to Defence at the time of negotiation.
- The prototype workstation layout has generally been well received. A number of lessons have been learnt since its introduction. Further analysis of the size and configuration is proposed to ensure that Defence elements are accommodated without compromising work function or efficiency, but at the same time achieving maximum utilisation of space available. Discussion with relevant unions in regard to the utilisation of the workstation relative to individual buildings is proposed in the coming weeks.
- A meaningful dialogue is being developed with the Heritage Commission to ensure that heritage sensitivities throughout the refurbishment program are respected. Defence has engaged a heritage expert to protect its interests and those of the commission throughout the development.
- Defence has agreed that it and the primary contractor will liaise with local Commonwealth Employment Service offices to encourage the use of locally registered unemployed tradespeople on the project.
- Defence has also agreed to the Committee's recommendation regarding the provision of recreational/leisure sporting facilities. Given the predominant younger, more athletic conscious work force, Defence is keen to achieve an efficient working environment with due regard for recreational/leisure sporting facilities. However, it is unlikely at the time that all these facilities will be able to be met from within the \$27 million cost budget.

Partial Refurbishment of stage 1 Commonwealth Centre, Hobart

Referred	13 July 1993
Public hearing held	22 September 1993
Report dated	16 November 1993
Report presented	18 November 1993
Report number	6/93
Motion for expediency passed	25 November 1993
Proposed expenditure	\$8.3m
Recommended expenditure	\$8.3m
Parliamentary Paper	263/93

Recommendations

- The Minister for the Arts and Administrative Services should undertake a review of the current policy regarding the provision of office accommodation for Commonwealth departments to ensure that the operation of the policy is in the best overall interests of the Commonwealth and encourages the maximum utilisation of existing Commonwealth office accommodation.
- Australian Estate Management (AEM) conduct an audit after twelve months occupation of the refurbished floors to assess the effectiveness of the comprehensive energy management strategy.
- AEM continue consultations with the Nursing Mothers Association in relation to facilities and signage for the nursing mothers rooms in both stages 1 and 2 of the Hobart Commonwealth Government Centre.
- AEM re-examine the provision of toilets for disabled persons in this project to determine whether the number could be increased.

- The remaining floors of the stage 1 building should be refurbished as part of this proposal.

Minister's Response

- In August 1991 the Government approved the development of cost estimates and detailed design for the refurbishment of the entire stage 1 building. Later investigations established that a refurbishment of the entire building was not viable due to insufficient tenant interest for vacant space.
- In December 1992, a reduced scope of refurbishment work was agreed by the Government, subject to tenant commitment, to occupy the refurbished space. Negotiations are continuing with several Commonwealth Government agencies with a view to obtaining in-principle commitment to lease vacant accommodation in the stage 1 Hobart Commonwealth Centre upon expiration of their current leases in privately owned accommodation. Once this commitment has been obtained, AEM will be in a position to seek funding for the refurbishment of floors one to nine. It is considered inappropriate to commit scarce funds and resources to refurbish the remaining vacant floors before first obtaining commitment from tenant departments.
- The management of the Commonwealth's real estate portfolio has undergone significant changes in recent years. In particular, the management of the Commonwealth office estate has been commercialised, with departments and agencies being responsible for the payment of rent for their occupation of Commonwealth owned office accommodation. Whilst the Government has benefited through the freedom and autonomy granted to individual departments and agencies in their property decision making, it is recognised that there is a need to regularly review and assess the effectiveness of the property reforms.
- As part of the 1993-94 budget deliberations, it was agreed that AEM, in conjunction with the Department of Finance, should review the financial and operational arrangements pertaining to the management of the Commonwealth's investment in real estate. The review will examine funding arrangements, reporting requirements, the impact of public sector reforms, the commercialisation process, the impact of

private sector competition and optimum strategies for meeting the Government's policy objectives.

- The review is under way currently and has been staged to enable the Minister for the Arts and Administrative Services to report to the Government by the end of this year on the appropriateness of current funding and reporting arrangements for the office estate. Stage 2 of the review will be undertaken during 1994 and will examine all areas of the Commonwealth estate and the organisational structure of AEM.
- An audit will be implemented on all refurbished floors to measure energy usage commencing approximately 12 months after occupation. The data obtained from this audit will be used to assess the actual building performance against the predetermined energy targets.
- AEM is continuing consultations with the Nursing Mothers Association to ensure its requirements for nursing mothers rooms within the Hobart Commonwealth Centre are satisfied.
- The total number of disabled person toilets proposed is above that required by the building code of Australia. AEM Management will, however, re-examine the provision of toilets for disabled persons and determine whether the number could be increased.

Construction of Air Traffic Control Centres at Brisbane and Melbourne

Re-referred	27 July 1993
Public hearing held	14 October 1993
Report dated	16 November 1993
Report presented	18 November 1993
Report number	7/93
Motion for expediency passed	25 November 1993
Proposed expenditure	\$50m
Recommended expenditure	\$50m
Parliamentary Paper	264/93

Recommendations

- The Australian Council for Rehabilitation of the Disabled (ACROD) should be consulted during the development of detailed designs to ensure right of equal access is achieved.
- The Civil Aviation Authority (CAA) should brief the Committee on the detailed design of each centre following the awarding of the contract for TAAATS.

Minister's Response

- The CAA has made a commitment to the Committee and to ACROD, to consult and take account of ACROD's suggestions in the detailed design of the air traffic control centres for Melbourne and Brisbane.
- The CAA will also undertake to brief the Committee on the detailed design of each centre following the awarding of the contract.

Upgrading of Mount Wellington broadcasting facilities, Hobart

Referred	10 August 1993
Public hearing held	23 September 1993
Report dated	16 November 1993
Report presented	18 November 1993
Report number	8/93
Motion for expediency passed	25 November 1993
Proposed expenditure	\$13.095m
Recommended expenditure	\$13.095m
Parliamentary Paper	265/93

Recommendations

- The Commonwealth should consult with the management of Tasmanian Television regarding the possible use of a VHF facility by Tasmanian Television's Channel 6 in the upgraded broadcasting facility on Mount Wellington.
- The National Transmission Agency (NTA) continue discussions with the Hobart City Council and the Fern Tree Community Association Incorporated in an effort to alleviate traffic and road maintenance problems resulting from construction activities during the upgrading of the Mount Wellington broadcasting facilities.

Minister's Response

- The NTA has discussed the use of VHF or UHF transmission with Tasmanian Television and on several occasions has offered the company an agreement to share facilities on the new tower using a VHF or a UHF channel.

- Tasmanian Television has so far declined to accept these offers. In addition, the NTA is also consulting with the company concerning sharing facilities at other NTA sites in Tasmania.
- The NTA also agrees with proposals made by the Hobart City Council and is developing an environmental management plan in consultation with its contractor for the Mount Wellington project, Telecom Australia's broadcasting division, which incorporates the principles developed and put forward by the council in discussion with the agency. The plan will take into consideration the effect upon the Fern Tree community of traffic and road maintenance problems arising from the upgrading work.

RAAF Williams rationalisation project, Laverton, Vic

Referred	1 September 1993
Public hearing held	10 November 1993
Report dated	13 December 1993
Report presented	14 December 1993
Report number	9/93
Motion for expediency passed	15 December 1993
Proposed expenditure	\$19.8m
Recommended expenditure	\$19.8m
Parliamentary Paper	296/93

Recommendations

- The RAAF Museum should be maintained at Point Cook and be *incorporated into the National Air and Space Museum of Australia.*
- No further capital works be commenced at RAAF Base Point Cook and units located at Point Cook, with the exception of the RAAF Museum, should be relocated elsewhere.
- Defence keep the Committee advised of the results of the ground decontamination surveys of RAAF Williams and of possible costs of decontaminating both RAAF Base Point Cook and RAAF Base Laverton.

Minister's Response

- Defence will take due consideration of the recommendations of the Committee in determining future strategies for RAAF Williams and undertakes to keep the Committee informed regarding the future of Point Cook.