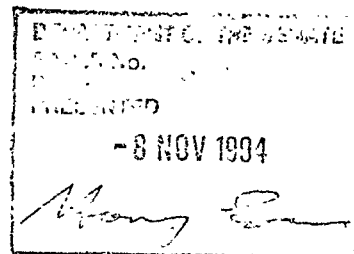




*ASD*

*Parliamentary Standing Committee on Public Works*

# REPORT



relating to the

# CONSTRUCTION OF A NEW CHANCERY AT PORT MORESBY, PAPUA NEW GUINEA

(Eighth Report of 1994)

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

Report Relating

to the

# Construction of a new chancery at Port Moresby, Papua New Guinea

(Eighth Report of 1994)

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**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE  
ON PUBLIC WORKS**

(Thirty-First Committee)

Mr Colin Hollis MP (Chairman)  
Senator Paul Henry Calvert (Vice-Chairman)

**Senate**

**House of Representatives**

Senator Bryant Robert Burns  
Senator John Robert Devereux

Mr John Neil Andrew MP  
Mr Raymond Allen Braithwaite MP  
Mr Russell Neville Gorman MP  
Mr Robert George Halverson OBE MP  
Hon. Benjamin Charles Humphreys MP

Committee Secretary: Peter Roberts

Inquiry Secretary: Denise Denahy

Secretarial Support: Sue Whalan

**EXTRACT FROM THE VOTES AND PROCEEDINGS OF  
THE HOUSE OF REPRESENTATIVES**

No. 82 dated Wednesday, 29 June 1994

11 **PUBLIC WORKS—PARLIAMENTARY STANDING  
COMMITTEE—REFERENCE OF WORK—CONSTRUCTION  
OF NEW CHANCERY AT PORT MORESBY, PAPUA NEW  
GUINEA**

Mr Walker (Minister for Administrative Services), pursuant to notice, moved—That, in accordance with the provisions of the *Public Works Committee Act 1969*, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Construction of a new chancery at Port Moresby, Papua New Guinea.

Mr Walker presented plans in connection with the proposed work.

Question - put and passed.

**PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

**CONSTRUCTION OF A NEW CHANCERY AT PORT MORESBY,  
PAPUA NEW GUINEA.**

By resolution on 29 June 1994, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report to Parliament the construction of a new Chancery at Port Moresby, Papua New Guinea.

**THE REFERENCE**

1. The proposal comprises:
  - . construction of a new five-level purpose built Chancery
  - . office spaces
  - . display spaces
  - . workshops
  - . storage areas
  - . staff amenities
  - . external plant facilities and service building
  - . a grassed playing area with associated facilities, including toilets, showers and change room
  - . staff and visitor car parking
  - . associated site works and services and landscaping.
2. The estimated cost of the proposal when referred to the Committee was \$22.26m at February 1994 prices.

## THE COMMITTEE'S INVESTIGATION

3. The Committee received a written submission from the Department of Administrative Services (DAS) - Overseas Property Group (OPG) and evidence was taken from its representatives at a public hearing held in Canberra on 26 August 1994.

4. The following organisations also presented submissions and appeared before the Committee at the public hearing:

- . Department of Foreign Affairs and Trade (DFAT)
- . Community and Public Sector Union (CPSU).

5. Submissions and letters were also received from the following:

- . Energy Conservation Systems Pty Ltd
- . AUSTRADE
- . Commonwealth Fire Board
- . Australian Nature Conservation Agency
- . Department of Primary Industries and Energy
- . Australian High Commissioner - Port Moresby.

6. A list of witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

7. Due to the restriction in the *Public Works Committee Act 1969* on meetings of the Public Works Committee outside Australia and its external territories, the Committee was unable to inspect the proposed site or existing accommodation in Port Moresby. As pointed out previously by the Committee (see report relating to the Construction of Australian High Commission and Defence Housing, Port Moresby, Papua New Guinea, Ninth Report of 1990), this is completely contrary to the Committee's normal practice as it has always regarded site inspections as an integral and extremely important part of the consideration of a project. However, in this

instance, the Chairman and Vice Chairman have had the opportunity to inspect the proposed site and existing Chancery in the course of other Parliamentary work.

8. The Committee has approached the Minister for Administrative Services, who is responsible for the administration of the Act, seeking his agreement for the removal of the restriction on Committee or Sectional Committee meetings being held outside Australia.

## Committee's Conclusion

9. The Committee again draws attention to the continuing difficulty it faces in assessing overseas projects, as under current legislation it is unable to meet outside Australia or its external territories. Until this legislation is amended to enable site inspections to be carried out overseas, the Committee continues to reluctantly give approval for construction of projects which, in its view, it has been unable to properly assess.

## BACKGROUND

10. Under the Administrative Arrangements Order of 24 July 1987 DAS is responsible for the acquisition, leasing, management and disposal of land and property overseas. This activity is undertaken by OPG which, in managing the overseas estate, is the funding and constructing authority of new works. In administering this function, the Department is advised by the Overseas Property Committee, which comprises senior representatives of user, service and regulatory departments.

## THE NEED

11. The existing Chancery services the diplomatic, immigration and trade requirements of the Australian Government in Papua New Guinea (PNG). The Committee was advised that the present Chancery was constructed in 1975/76 as a temporary building according to the structural codes applicable then to PNG. A recent structural evaluation, whilst examining the Chancery building for rearrangements to accommodate increased AIDAB staffing to handle program aid to PNG, revealed that the structure does not conform to current design codes for seismic performance.

12. OPG advised that the possibility of injury to staff in those circumstances cannot be discounted. Staff associations are aware of the level of risk associated with the present building and will not accept these conditions. Apart from its failure to meet the current structural codes, the existing Chancery some 20 years after its construction requires a major services upgrade, does not meet the latest security requirements, has inefficient office layouts and requires significant overall refurbishment of the building's fabric. The temporary Chancery was not planned to cater for the present staffing levels and the current functions of the High Commission.

13. The Committee was advised that the existing building has a very small floor plan with approximately 400m<sup>2</sup> of space on each floor. The cost of relocation of staff during a refurbishment, together with the cost of refurbishing the building did not make the option viable.

#### **Committee's Conclusions**

14. **The structure of the present Chancery does not conform to the current design codes for seismic performance. The building requires major refurbishment, does not meet the latest security requirements and was not planned to cater for the present staffing levels and functions of the High Commission.**

15. **A need therefore exists to provide a new Chancery in Port Moresby which will provide a safe working environment.**

#### **THE PROPOSAL**

##### **Options Considered**

16. The Committee was advised that OPG considered three options:
- . strengthening and refurbishing the existing building over a three year period with the staff in occupancy at significant inconvenience
  - . converting the Chancery building for apartment use
  - . constructing a new Chancery on a new site and selling the existing Chancery.

17. OPG advised the Committee that an economic and life cycle analysis of options indicated clearly that constructing a new Chancery on a new site, and selling the existing Chancery is the most advantageous and economic course of action. The proposed action has been endorsed by the Department of Finance and by all client departments.

18. The Committee queried whether there are any signs of deterioration in the concrete of the present Chancery. OPG advised that the climate of Port Moresby is similar to that of Cairns, except that it is in a rain shadow. Therefore, a very limited amount of timber has been used. There is no sign of deterioration in the concrete and OPG considers it to be a very saleable building. The sale of the existing Chancery is anticipated to return revenue of \$A7.63 million.

19. The proposed works comprise:

- . the construction of five-level purpose built Chancery
- . a flat grassed recreation/playing area with associated facilities including toilets, showers, change room and services building
- . staff and visitor car parking
- . associated site works and services and
- . landscaping.

20. The building will be low rise, set well back within the site enabling good landscaping separation, and will not overshadow neighbouring properties.

21. OPG advised that the additional traffic generated will be limited, will have no significant impact on local traffic, and has been accepted by the local authorities.

22. The new Chancery is being planned to accord with the current and future technology requirements of the user.

## Planning and Design Concepts

23. The Chancery is to be of a standard appropriate to Australia's representative requirements in PNG.

24. The Committee queried the precautions taken in the design specification for the building to cope with seismic problems which may occur. OPG advised that the design for earthquake resistant structures follows some broad principles. One principle is to produce a structure which has a degree of symmetry and the proposed building accords with this principle. Stiffening elements within the building are the two stairwells in the centre of the building as well as the core at the back of the building.

25. OPG advised that the number of levels of the building was determined not only due to seismic considerations but also by the function of the building and how it operates in a security sense. A five-level building (ie four storeys plus roof) was considered the most appropriate. In accordance with the projected staffing estimates of the represented departments, the Chancery has been designed to accommodate the existing office staff of 55 Australian (A) based plus 58 locally engaged and allows for another 18 A based and 15 locally engaged future staff in the building envelope.

26. Provision for extension has been made in the design if future needs dictate. This would be achieved by lateral expansion in the form of an annex which would avoid the inconvenience associated with vertical extensions.

27. All parking for the building is provided adjacent to the building to avoid the need for a basement, desirable from both security and structural considerations.

28. The Chancery is located relatively centrally on the site with car parking at the front and service areas to the north and south of the building.

29. The Chancery building will be divided into:

- . a restricted access executive, defence and political area containing the Head of Mission suite and offices for senior diplomatic and Defence staff
- . a secure area

- . an administrative area catering for administration and consular staff
- . an AIDAB area
- . an AUSTRADE area
- . an immigration area
- . a library and display area
- . staff amenities area
- . storage and service areas.

30. To control movement of persons visiting the Chancery, to prevent unauthorised entry both into the building and between various areas of the building, and to protect classified material from unauthorised personnel, the Chancery will include security measures to the required standards.

31. Attention has been given to ensuring the building, both in general form and detail, provides a pleasant environment in which to work and conduct business.

32. The staff amenities comprise a multi-purpose games and social function room, kitchen, servery, a flat grassed recreation/playing area with associated facilities including toilets, showers, change room and storage. The Chancery provides office spaces, display spaces, workshop, storage area, staff amenities and external plant facilities.

## Zoning and Approvals

33. The site is in the Waigani City planning zone and is governed by the Waigani City Centre Master Plan Report 1982.

34. Planning and zoning regulation do not impose any major design restrictions and the site is zoned for " Public Buildings - Embassies".



35. Outline proposals for this development have been discussed with the Town Planning Authority which has confirmed its approval in principle. A planning application has been submitted for formal approval.

#### Site Planning Considerations

36. The buildings provide an appropriate image for the Australian High Commission and allow the maximum area for landscaping, commensurate with functional and security needs.

37. The building has been located on a raised portion of the site (to avoid any potential flooding of the water course). The existing stormwater channel running north/south through the site is to be relocated to the eastern boundary to facilitate provision of car parking.

38. An open play area is located at the rear of the main building which serves the amenities on the ground floor of the Chancery and provides a buffer for possible future housing developments.

39. Located to the south of the main building is a medical centre with its own discrete entrance. Store, workshops, vehicle service area, fleet carport, Commissary and change rooms are adjacent. This will be the main area requiring service access but provision is made for a service point to the main building at the rear of the service core.

40. Due to the requirement of providing ready maintenance access, the majority of building plant will be located externally. This plant has located on the north boundary and will be suitably screened by earth berms and landscaping.

41. All public entry to, and exit from the site is located at one controlled point with visitor parking clearly defined and under ready surveillance. At this point pedestrians and vehicles are separated with authorised vehicles proceeding directly to the general parking area or to the Porte Cochere drop off point.

42. An emergency vehicular and pedestrian exit is located on the northern boundary accessing the service road off Godwit Road.

#### Codes and Standards

43. Design and construction of the works will conform with the local requirements and standards.

44. Australian or other internationally recognised Codes of Practice will be used if local codes are unavailable or their requirements are for lesser standards, especially in the areas of health and safety.

45. Generally the Building Code of Australia (BCA) will be utilised, this document forming the basis of local building regulations.

#### The Site

46. The site selected for the proposed Chancery is described as Lot 8, Section 456, Gordon North, Port Moresby, and is located on Godwit Road near the intersection with Sir John Guise Drive. The Commonwealth of Australia has been granted leasehold title to the site by the PNG Government. The lease is for a term of 99 years. This land was previously leased to the Government of the United States of America.

47. The site is triangular in shape, has a total site area of 2.509 ha and is located approximately 500 metres from the existing Chancery. The site has not been previously developed for administrative or commercial use. The site is vacant and is currently covered with grass and several isolated trees. The area is flat but has a slight fall from the east and west boundaries to an open, unlined drain which crosses the site in a north/south direction and is part of the local stormwater system.

48. Vehicular access to the site is available from Godwit Road with the road to the northern boundary undeveloped.

#### Committee's Conclusion

49. **The site is a suitable location for the construction of a new Chancery for the Australian Government in Port Moresby.**

## **BUILDING WORKS AND SERVICES**

### **Materials and Finishes**

50. Generally the design of the building will make the maximum use possible of local building techniques and materials. However, the existing local production of materials and availability of plant is limited and a significant proportion will be imported, mostly from Australia and New Zealand.

51. OPG advised that the local construction industry is relatively advanced given the small market available and is dominated by Australian and New Zealand companies and management. Trade practices are generally not up to the level of sophistication available in Australia. However, with straightforward design practices there is no reason appropriate quality cannot be achieved with adequate levels of supervision.

52. Reinforced concrete is a widely used construction method with both concrete block (rendered or unrendered) and lightweight stud walling used. A prefabricated curtain walling, or similar system, common in Australia is expensive and could lack the quality of installation.

53. The external face of the building, therefore, uses split concrete block as the primary material with polished stone detailing, all well within the capabilities of the local workforce. Windows will be aluminium framed with factory applied finish to frames. Glazing will be laminated glass treated with a variety of films, interlayers and screens, depending on the security requirements.

54. Internal walls will be a combination of reinforced concrete, masonry or lightweight plasterboard partitions. Concrete and masonry walls will be rendered and painted. In high use areas such as lift lobbies, walls will be finished with washable wallpapers. Ceramic wall tiles will be used in amenities and kitchen areas. Higher quality finishes, such as natural stone, will be used in the more significant areas of the Chancery. The Committee was advised that a small amount of granite will be required and this will be purchased from Australia.

55. The Committee was advised that cement will be brought to Port Moresby for the project, as OPG has conducted tests which indicate that the local cement does not meet requirements in terms of both strength and durability.

56. Ceiling finishes will include mineral fibre acoustic tiles to the office areas and painted suspended plasterboard in the amenity and foyer areas.

57. The floors to the major public areas will be tiled. The office areas will in the main be carpeted. Ablutions and amenity areas will be ceramic tiled.

58. The structural system will ensure a high level of seismic resistance with minimum damage to internal partitioning and fittings. The Chancery building will be a reinforced concrete framed structure with shear walls. A deep pad footing system has been adopted consistent with local practice and structural needs.

59. OPG advised the Committee that, as there is no steel industry in PNG, steel will be purchased in Australia or New Zealand, depending on its availability.

### **Mechanical Services**

60. All habitable areas of the Chancery and recreation area will be air conditioned. The building has been subdivided into a number of air conditioned zones, to the maximum extent allowed by efficient airconditioning design. Each floor will be provided with ducted air distribution systems from separate air handling units located in plant rooms close to the zones to be served. The system will be designed so that each zone can be independently operated outside normal working hours.

61. Variable air volume units will be used to minimise energy consumption and maximise flexibility of the system, ensuring optimal control under all conditions.

62. Occupied areas of the services building will be air conditioned using air cooled DX split airconditioning systems. Chillers will be selected for economical part load operations in the tropical climate. The chillers for the airconditioning plant will be located in a service area adjacent to the northern boundary as security requirements make it desirable to minimise roof top plant.

63. The toilet facilities will require mechanical ventilation only.

64. Fuel storage will be in underground tanks with storage for the diesel generator sets and diesel and petrol vehicles.

65. A computer based building management system will be installed to provide optimum control of the building services.

#### **Hydraulic Services**

66. The Committee queried the adequacy of the sewerage system in Port Moresby. OPG advised that at present the infrastructure in Port Moresby is adequate to handle the extra sewage although the system is failing. Should this occur, then OPG will install its own sewerage system.

67. Town water is available at the site. However, supply is unreliable due to the limited storage and extended dry season. The supply will be augmented by a bore to be sunk on site to tap ground water. A 70 000 litre above ground storage tank will be installed to provide a buffer against low supply periods. The tank will have graduated draw-off points to ensure the required fire services water storage is maintained, while allowing access to domestic water as an additional fire services supply. All water sources that do not meet World Health Organisation standards will be ultra violet system treated.

68. OPG advised the Committee that it is considering treating the bore water so as to prevent the buildup of salts impairing the life of the reticulation system in the building. OPG is operating on the basis that town water may not always be available.

69. The Committee queried the possibility of collecting rain water for drinking purposes. However, OPG advised that Port Moresby is in a rain shadow with a rainfall of less than 1000mm per year. This rain falls in a very limited season. Therefore the capacity to catch and store a meaningful amount of water is very limited. For fire fighting purposes water will be taken directly from the storage tank then pressure-reticulated around the site.

70. Stormwater will be discharged to the street stormwater drainage system using gravity flow where practicable or pumped to the discharge point from a collection pit.

#### **Electrical Services**

71. The public utility electricity supply is unreliable due to water restrictions on the hydro electric system and there are frequent brownouts and blackouts. These can extend for lengthy periods and it is necessary to have on-site generation capability to supply the full demand of the buildings on a continuous basis.

72. Two water cooled standby diesel generator sets are proposed to be located adjacent to the northern boundary in the service plant zone.

73. Uninterrupted Power Supply (UPS) units will be supplied by user departments to meet individual needs. Battery powered emergency lighting will be provided to indicate egress points from the building in the event of total power failure. Security and general lighting will be provided around the site.

#### **Lifts**

74. Two cantilevered hydraulic lifts will be provided serving all levels. One of the lifts will be sized to serve as a goods and stretcher lift in emergencies.

#### **Other Civil Works**

75. Car parking areas and main driveways will utilise a flexible paving system to accommodate ground movement and facilitate easy repair. Minor roads and paving will utilise concrete paving blocks.

#### **Acoustics**

76. Particular consideration has been given to the materials throughout to minimise reverberation. No hard floored surfaces are above office spaces. Control of sound transmission between special areas such as conference rooms and nominated offices is to be incorporated. Building services will be designed to minimise noise transmission to the working environment.

### **Energy Conservation Measures**

77. The climatic conditions, utilities availability and commercial conditions in Port Moresby have been considered in the design of the building to minimise ongoing energy costs. Consideration has been given to orientation/shading of the building, glazing methods and the design of the services. Solar panels will be used to provide energy for hot water supply. The airconditioning system will be zoned to maximise control and permit out of hours operation of selected areas. OPG advised the Committee that the stores and non-occupiable areas will not be air conditioned.

78. A Building Management System is to be utilised for the control of the airconditioning system and lighting systems and to allow load shedding on an as required basis.

79. The Committee was advised that light fittings have been selected with low loss ballasts and high efficiency reflective diffusers. Fluorescent energy saver lamps have been selected for the majority of the building.

80. OPG advised that the use of solar energy systems for hot water heating is widely recognised in PNG. Close coupled solar hot water systems are provided for both the Main Chancery and the adjacent Services Building to serve fixtures in these areas.

81. Water conservation features which have been incorporated into the design include dual flush toilets, aerated tap outlets and water saving shower roses.

### **Provisions for the Disabled**

82. Access for the disabled is provided to all levels of the Chancery and to the staff recreation area by means of ramped entry points and lifts. Toilets for the disabled will be provided on levels 1 (ground), 2 and 4.

### **Child Care Provisions**

83. The Committee was advised that child care provisions have not been provided. Officers (including single parents) can obtain local domestic assistance which caters, in part, for child minding needs.

84. The CPSU expressed concern over the lack of child care facilities for not only children of Australian parents employed at the Chancery, but also for the children of expatriate Australians and PNG nationals who are amongst the 50-plus local and contract staff members.

85. The Committee was advised by OPG that it does not believe that the Chancery is an appropriate place for a child care facility, one of the reasons being a lack of amenities. However, the Committee was advised that there are swimming pools, tennis courts and areas where younger children can be cared for in the housing complexes maintained by the High Commission, particularly in Konedobu. OPG advised that each of the residential areas is secure. Discussions held in Port Moresby have not placed emphasis on the need for child care. The majority of spouses have been unable to obtain work permits and there has been no requests made locally for child care.

### **Fire Protection**

86. All building will be constructed and equipped in accordance with Australian Fire Safety Standards and will include:

- . smoke detectors to air-conditioning ducts and early warning smoke detection system to special areas
- . fire hydrant and hose reel systems internally and externally
- . provision of hand held fire extinguishers internally and in service areas
- . installation of an evacuation warning and control system throughout the building.

87. The Commonwealth Fire Board expressed concern that the only proposed reliable water supply is the 70 000 litre on-site storage which is to serve both domestic and fire fighting needs. OPG advised that the water storage tank will have a dedicated 25 000 litres for fire fighting which is in accordance with the requirements of the BCA. In addition, a bore is to be provided which will supplement this supply, and, in emergency, up to 45 000 litres of domestic water. A further 13 000 litres can be drawn from the domestic water treatment storage tank.

88. The Committee was advised by the Commonwealth Fire Board, that it considered a risk analysis/cost-benefit study should be undertaken with regard to fire protection in the new Chancery. OPG advised that although such a study is not required by the BCA, such a survey will be undertaken and the Commonwealth Fire Board and Committee advised of the outcome.

#### **Committee's Recommendation**

89. The Committee recommends that the Commonwealth Fire Board and the Committee be kept informed of the results of the risk analysis/cost-benefit study of fire protection to be carried out in the new Chancery.

#### **Security**

90. There are several levels of security commencing at the site perimeter fence. A guard post will control and direct vehicular and pedestrian traffic.

91. Within the Chancery building, all staff will work behind forced entry/bullet resistant barriers. Access to the Chancery office areas will be monitored at all times and all visitors will be escorted by authorised High Commission staff. The secure area is compartmented within the restricted area.

92. A closed circuit television system will be used for building and site surveillance. An intruder alarm and access controls incorporating a card key system will be provided.

93. The Committee was briefed at a private meeting on matters relating to security for the proposed Chancery.

94. The CPSU advised the Committee that it considers proposed security arrangements at the Chancery to be satisfactory.

#### **Landscaping**

95. Landscaping will be designed to provide an attractive setting for the building complex and provide screening between the Chancery and adjacent properties. Landscaping species will be selected for their suitability to the local climate, to maximise shade especially to car park and out door amenity areas and to provide visual privacy.

## **OCCUPATIONAL HEALTH AND SAFETY**

96. OPG advised that occupational health and safety issues are of considerable industrial concern to the CPSU and other unions. In accordance with the *Occupational Health and Safety Act (Commonwealth Employment) 1991*, considerable attention has been paid in the planning of the Chancery project.

## **ENVIRONMENTAL IMPACT**

97. OPG advised the Committee that an environment impact assessment is not required by local authorities. The land has been designated for the "Public Buildings Embassies" use and the proposal is consistent with that type of use.

98. The Committee queried the previous use of the site when leased by the United States. OPG advised that the United States was given the site very early in the independence of PNG. However, the site was larger than its requirement. The site was formerly used as part of an airfield and subsequently as part of a golf course. In response to a query from the Committee concerning possible contamination of the site, OPG advised that it has not done any specific checks. However, a geological survey undertaken, involved drilling six holes on the site and three holes on the perimeter of the site to obtain core samples. These samples did not indicate the existence of any unwanted elements on the site. OPG advised the Committee that although it did not consider an environmental impact study necessary, it will do a review of past uses of the site as well as a munitions search.

#### **Committee's Recommendation**

99. The Committee recommends that the Overseas Property Group advise it of the results of the survey into the past uses of the site as well as the results of the munitions search.

#### **Heritage Considerations**

100. The Committee was informed that there are no known heritage considerations associated with the proposal.

## CONSULTATIONS

101. Consultations have taken place with:

- . National Capital District Commission
  - Physical Planning Board
  - Development Engineer
- . PNG Guinea Electricity Commission
- . PNG Fire Service
- . Post and Telecom
- . Neighbouring College of Distance Education
- . DFAT
- . Australian International Development Assistance Bureau
- . Department of Immigration and Ethnic Affairs
- . Department of Defence
- . Australian Trade Commission
- . Metals and Engineering Workers Union
- . Foreign Affairs and Trade Association
- . Public Sector Union & Armed Forces Federation of Australia
- . Family Liaison Officer-Department of Foreign Affairs & Trade
- . Australian Journalists Association.

102. The CPSU stressed that it would like to continue to be involved in planning up to the stage where the post is ready to be handed over to management to run. OPG advised the Committee that it is willing to consult

with the CPSU at any time and will ensure that as much consultation as the CPSU desires will take place.

### Committee's Conclusion and Recommendation

103. The Committee commends the Overseas Property Group on its willingness to consult with the Community and Public Sector Union in its planning process of this proposal.

104. The Committee recommends that the Overseas Property Group continues consultations with the Community and Public Sector Union during the construction phase of the project.

## PROJECT DELIVERY

105. It is proposed to call select tenders based on full working documentation. A single contract will be let for the construction of the building and the fitout works.

### Construction Program

106. The program objectives are:

- . September 1994 - complete documentation
- . January 1995 - let contract
- . October 1996 - complete construction; and
- . December 1996 - occupation.

### Tendering

107. OPG advised the Committee that Australian and New Zealand firms based in Port Moresby with the necessary experience in construction of this type will be given the opportunity to tender.

## COST ESTIMATE

108. The estimated outturn cost of the proposed works is \$22.26m based on 1 February 1994 prices.

## **Committee's Recommendation**

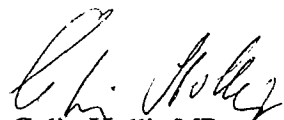
**109. Taking into account reservations expressed in Recommendation 1, the Committee recommends the construction of a new Chancery at Port Moresby, Papua New Guinea at an estimated cost of \$22.26m at February 1994 prices.**

## **CONCLUSIONS AND RECOMMENDATIONS**

110. The conclusions and recommendations of the Committee and the paragraph in the report to which each refers are set out below:

	<b>Paragraph</b>
1. The Committee again draws attention to the continuing difficulty it faces in assessing overseas projects, as under current legislation it is unable to meet outside Australia or its external territories. Until this legislation is amended to enable site inspections to be carried out overseas, the Committee continues to reluctantly give approval for construction of projects which, in its view, it has been unable to properly assess.	9
2. The structure of the present Chancery does not conform to the current design codes for seismic performance. The building requires major refurbishment, does not meet the latest security requirements and was not planned to cater for the present staffing levels and functions of the High Commission.	14
3. A need therefore exists to provide a new Chancery in Port Moresby which will provide a safe working environment.	15
4. The site is a suitable location for the construction of a new Chancery for the Australian Government in Port Moresby.	49
5. The Committee recommends that the Commonwealth Fire Board and the Committee be kept informed of the results of the risk analysis/cost-benefit study of fire protection to be carried out in the new Chancery.	89
6. The Committee recommends that the Overseas Property Group advise it of the results of the survey into the past uses of the site as well as the results of the munitions search.	99
7. The Committee commends the Overseas Property Group on its willingness to consult with the Community and Public Sector Union in its planning process of this proposal.	103

8. The Committee recommends that the Overseas Property Group continues consultations with the Community and Public Sector Union during the construction phase of the project. 104
9. Taking into account reservations expressed in Recommendation 1, the Committee recommends the construction of a new Chancery at Port Moresby, Papua New Guinea at an estimated cost of \$22.26m at February 1994 prices. 109

  
Colin Hollis MP  
Chairman

20 October 1994

#### WITNESSES

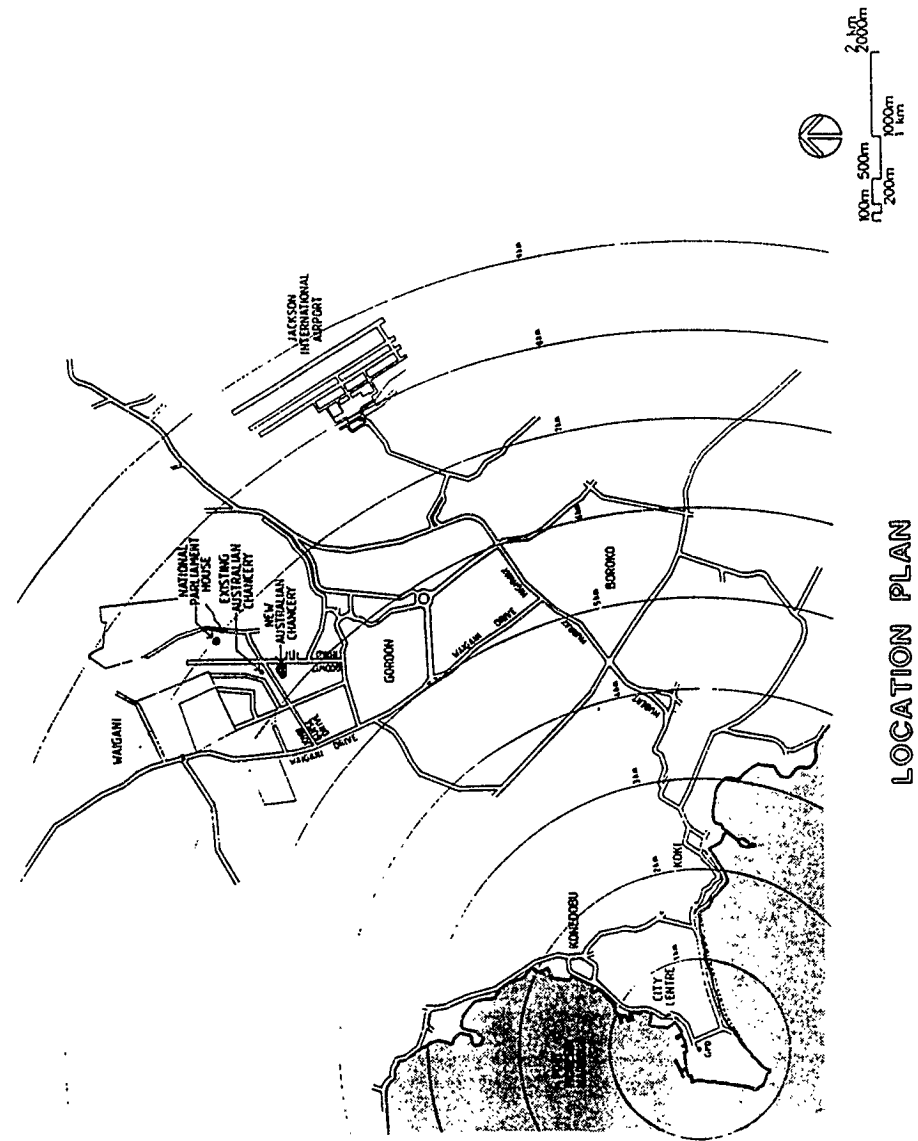
- DAWES**, Mr Philip Harris, Assistant Director, Construction Management, Overseas Property Group, Department of Administrative Services, 111 Alinga Street, 3rd Floor West, Canberra, ACT, 2601
- DURACK**, Mr Stephen John, Architect, Australian Construction Services, Department of Administrative Services, Level 3, 15 Help Street, Chatswood, NSW, 2061
- HYAM**, Mr Michael John, Acting Director, Security Operations Section, Department of Foreign Affairs and Trade, Parkes Place, Canberra, ACT, 2600
- KENT**, Mr John Mervyn, General Manager, Overseas Property Group, Department of Administrative Services, 111 Alinga Street, 3rd Floor West, Canberra, ACT, 2601
- LEADER**, Dr Malcolm, Assistant Secretary, Resources Branch, Department of Foreign Affairs and Trade, Parkes Place, Canberra, ACT, 2600
- SOLIN**, Mr Ian, Secretary, CPSU Branch Committee on Overseas Conditions, Community and Public Sector Union, Department of Foreign Affairs and Trade, Parkes Place, Canberra, ACT, 2600
- THWAITES**, Mr Joe, Assistant Secretary, New Zealand and Papua New Guinea Branch, Department of Foreign Affairs and Trade, Parkes Place, Canberra, ACT, 2600
- WHITWELL**, Ms Helen, Member, CPSU Branch Committee on Overseas Conditions, Department of Immigration and Ethnic Affairs, Benjamin Offices, Chan Street, Belconnen, ACT, 2617



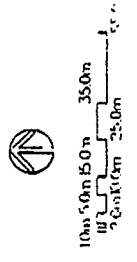
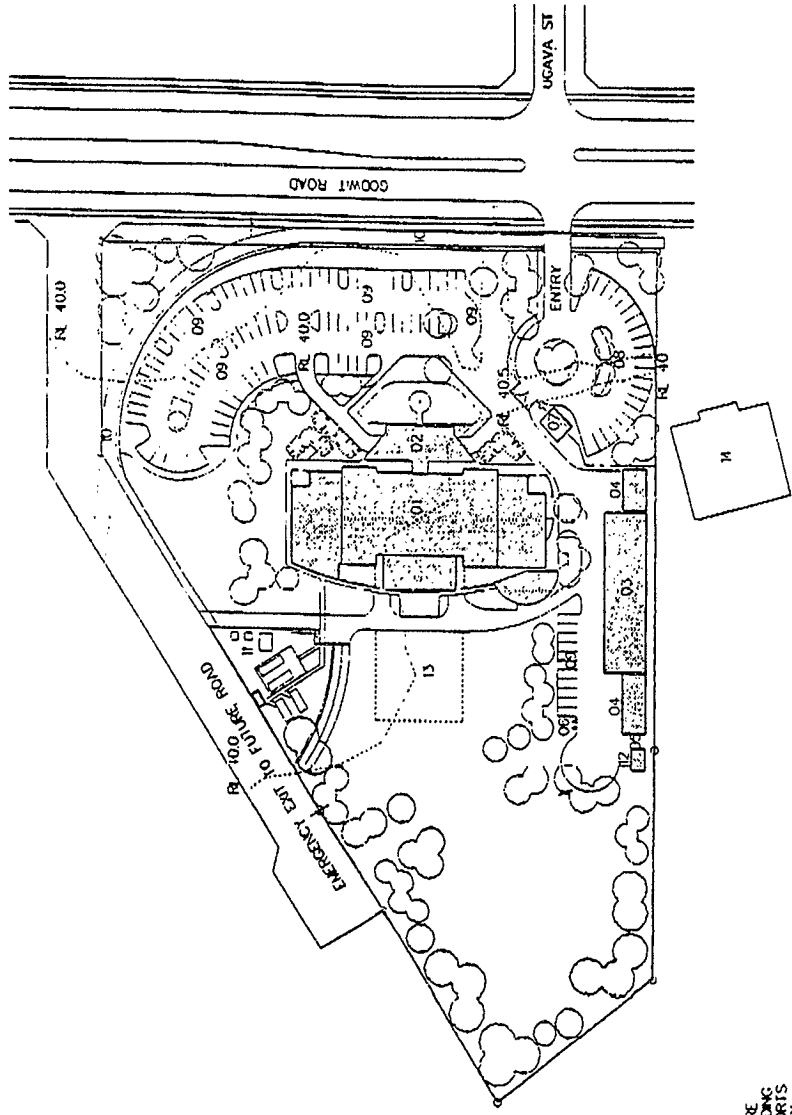
APPENDIX B

PROJECT DRAWINGS

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Section East-West	B-12
Services Building Plan	B-13
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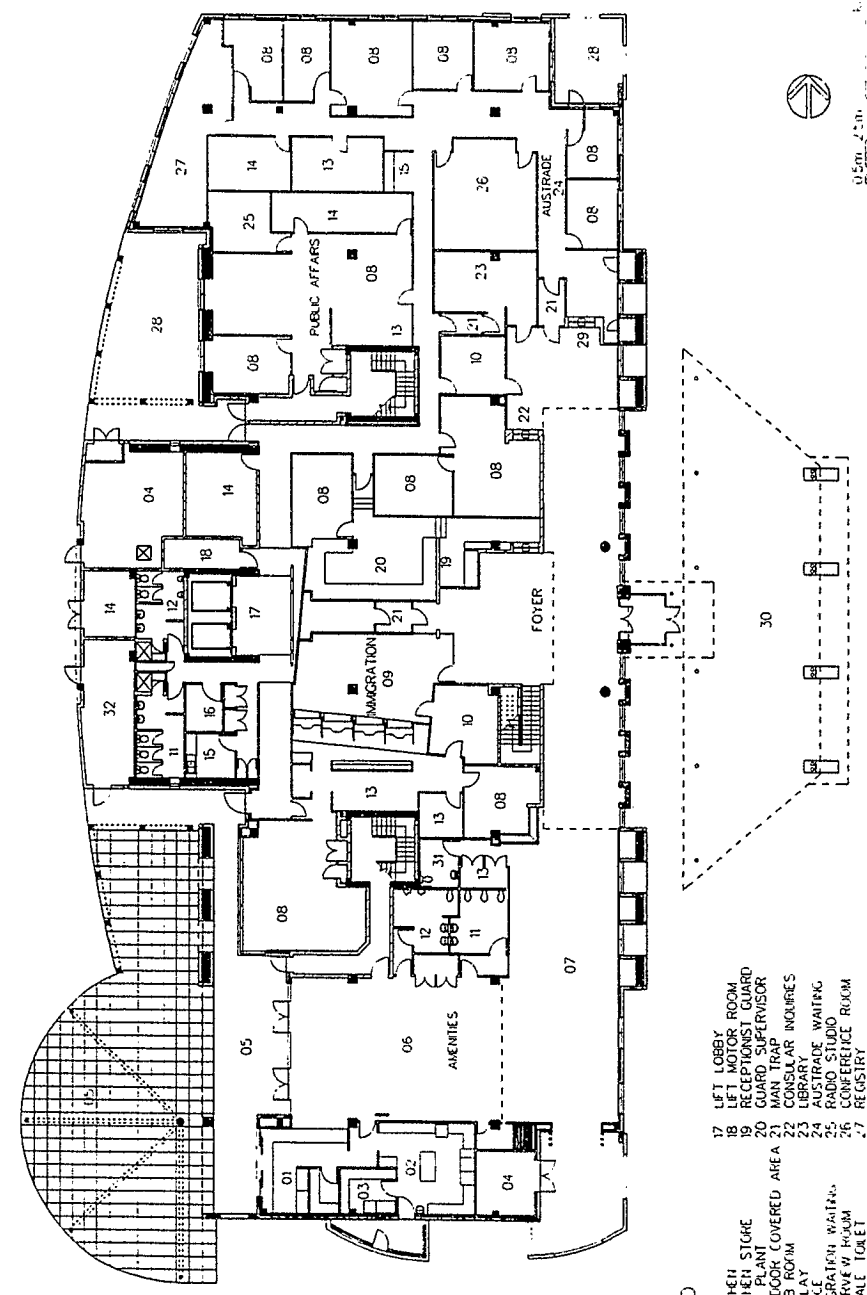
LOCATION PLAN  
AUSTRALIAN CHANCERY PORT MORESBY



**SITE PLAN**  
**AUSTRALIAN CHANCERY PORT MORESBY**

- LEGEND**
- 01 CHANCERY
  - 02 PORT COCKPIT
  - 03 SERVICES BUILDING
  - 04 FLEET CAR PORTS
  - 05 CAR WASH BAY
  - 06 PETROL BOWSER
  - 07 GUARD HOUSE
  - 08 VISITOR PARKING
  - 09 CHANCERY PARKING
  - 10 EXHIBITION PLANT AREA
  - 11 CARRIAGE COLLECTION
  - 12 CURB EXTENSION
  - 13 COLLEGE OF DISTANCE EDUCATION

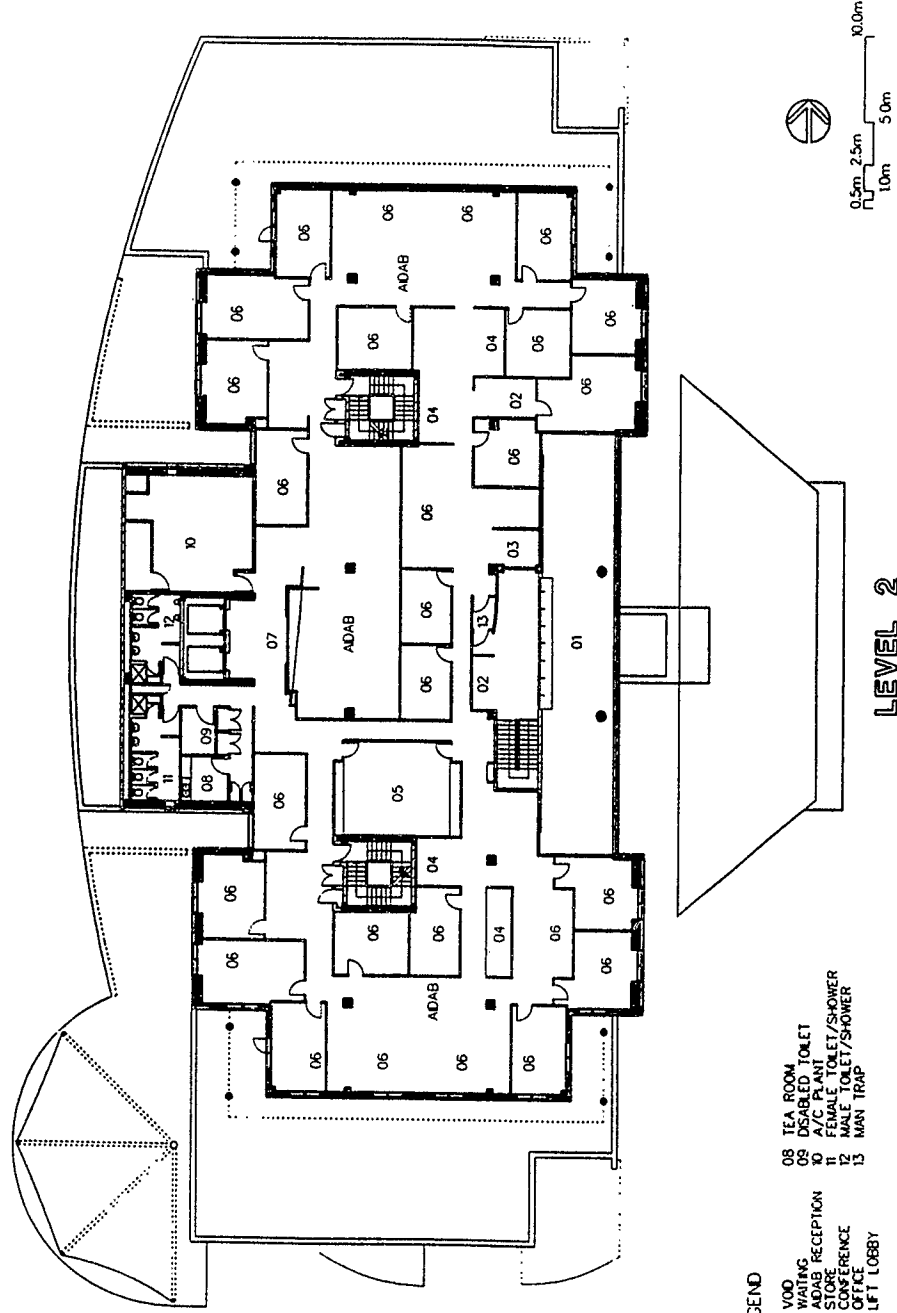
B-2



- LEGEND**
- 01 BAR
  - 02 KITCHEN STORE
  - 03 KITCHEN
  - 04 A/C PLANT
  - 05 OUTLOOK COVERED AREA
  - 06 STORE ROOM
  - 07 OFFICE
  - 08 OFFICE
  - 09 IMMIGRATION WAITING
  - 10 RECEPTION W/ ROOM
  - 11 FEMALE TOILET
  - 12 MALE TOILET
  - 13 RECEPTION
  - 14 RECEPTION
  - 15 RECEPTION
  - 16 RECEPTION
  - 17 LOBBY
  - 18 LIFT MOTOR ROOM
  - 19 RECEPTIONIST GUARD
  - 20 GUARD SUPERVISOR
  - 21 MAIN TRAP
  - 22 RECEPTION
  - 23 LIBRARY
  - 24 RECEPTION INQUIRIES
  - 25 AUSTRALIA WAITING
  - 26 RADIO STUDIO
  - 27 CONFERENCE ROOM
  - 28 REGISTRY
  - 29 LANDSCAPED AREA
  - 30 AUSTRALIA PARKING
  - 31 FEMALE TOILET
  - 32 MALE TOILET
  - 33 ELECTRICAL

B-3

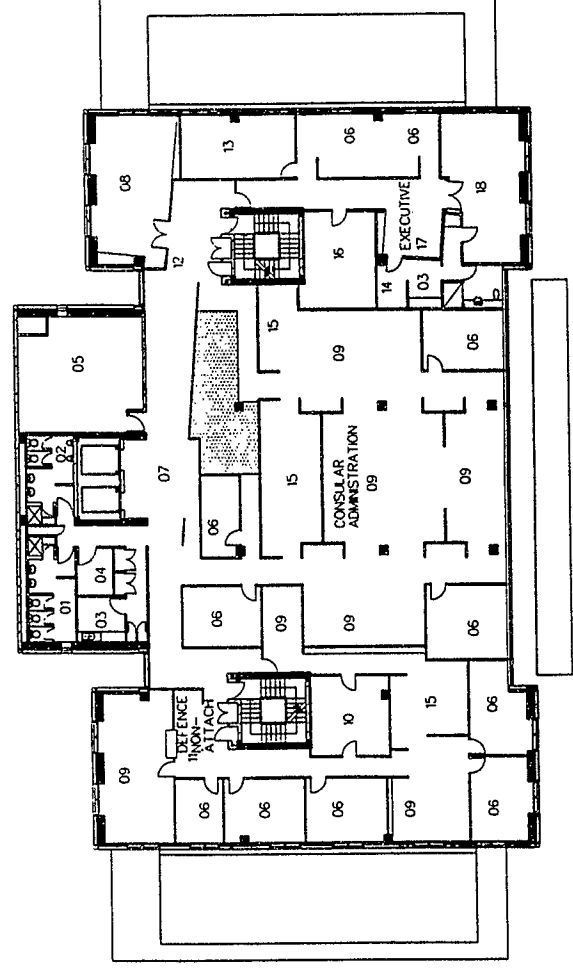
**LEVEL 1 - GROUND**  
**AUSTRALIAN CHANCERY PORT MORESBY**



**LEVEL 2**  
**AUSTRALIAN CHANCERY PORT MORESBY**

- LEGEND**
- 01 VOID
  - 02 WAITING
  - 03 ADAB RECEPTION
  - 04 STORE
  - 05 CONFERENCE
  - 06 OFFICE
  - 07 LIFT LOBBY
  - 08 TEA ROOM
  - 09 DISABLED TOILET
  - 10 A/C PLANT
  - 11 FEMALE TOILET/SHOWER
  - 12 MALE TOILET/SHOWER
  - 13 MAN TRAP

**B-4**

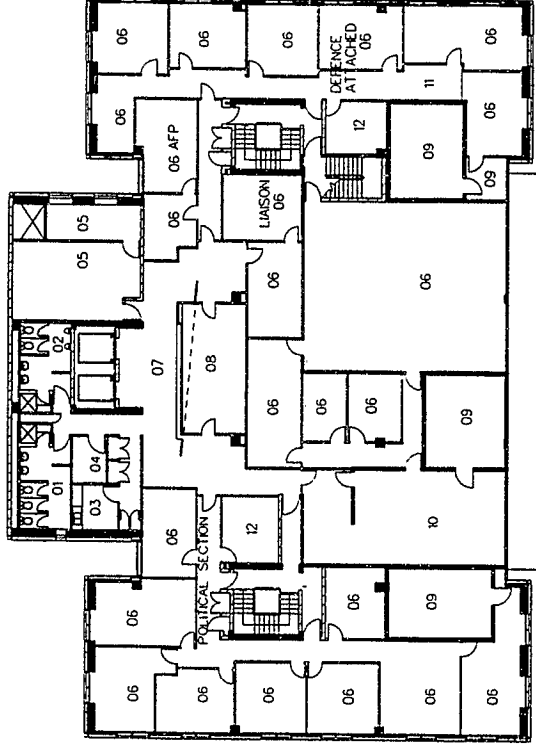


- LEGEND**
- 01 FEMALE TOILET/SHOWER
  - 02 MALE TOILET/SHOWER
  - 03 TEA ROOM
  - 04 CLEANER STORE
  - 05 A/C PLANT
  - 06 DEFENCE WORKSHOP
  - 07 LIFT LOBBY
  - 08 CONFERENCE ROOM
  - 09 WORK STATION
  - 10 REGISTRY
  - 11 DEFENCE WAITING
  - 12 EXECUTIVE LOBBY
  - 13 RESTROOM
  - 14 STORAGE
  - 15 OPEN PLAN STORAGE/MACHINES
  - 16 STORE
  - 17 EXECUTIVE WAITING
  - 18 HOM
  - FUTURE EXPANSION

**LEVEL 3**  
**AUSTRALIAN CHANCERY PORT MORESBY**

**B-5**

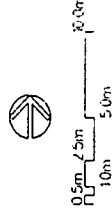
B-6



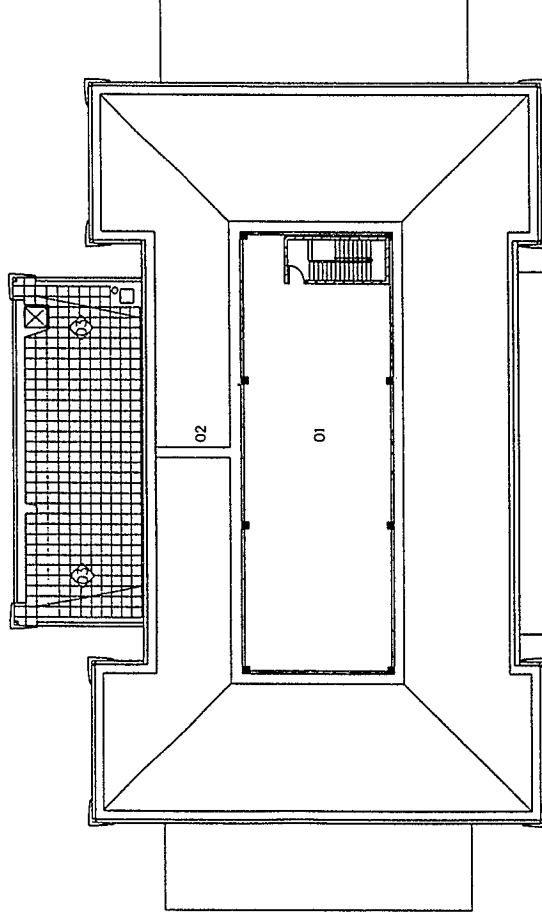
LEGEND

- 01 FEMALE TOILET/SHOWER 10 REGISTRY
- 02 MALE TOILET/SHOWER 11 DEFENCE WAITING
- 03 PARK 12 STORE/MACHINES
- 04 A/C PLANT
- 05 OFFICE
- 06 LEFT LOBBY
- 07 CONFERENCE ROOM
- 08 STORE

LEVEL 4  
 AUSTRALIAN CHANCERY PORT MORESBY

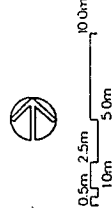


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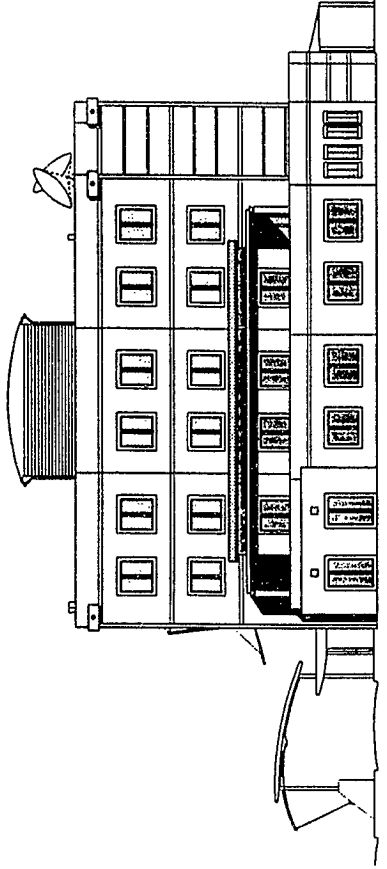


- LEGEND
- 01 PLENUM
- 02 ROOF
- 03 SATELLITE DISH MOUNTS

LEVEL 5 - ROOF  
 AUSTRALIAN CHANCERY PORT MORESBY



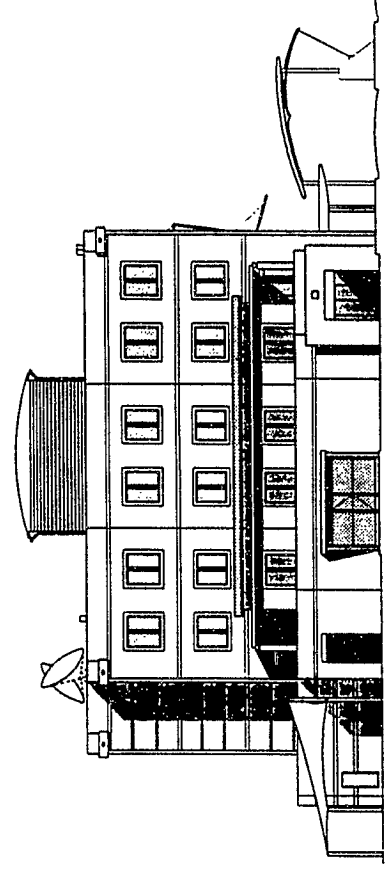
B-8



NORTH ELEVATION  
AUSTRALIAN CHANCERY PORT MORESBY

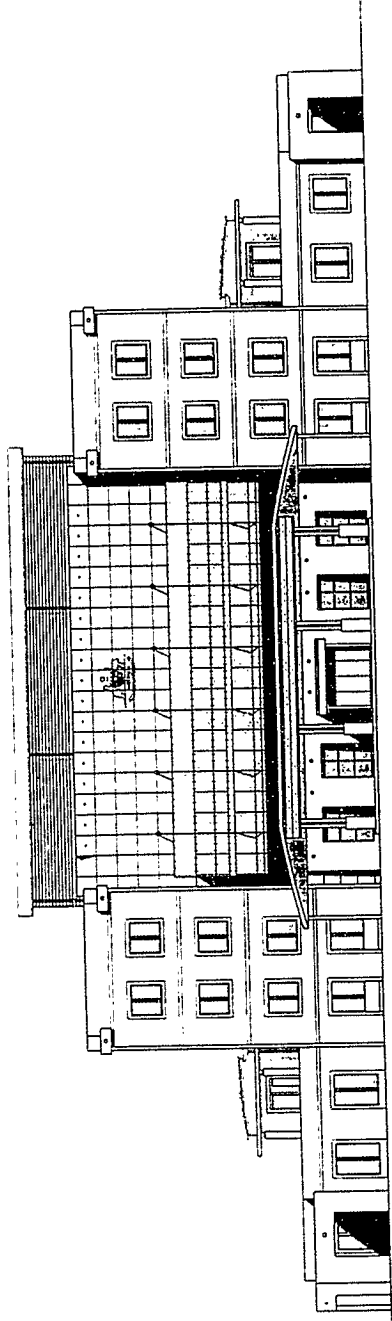
0.5m 2.5m 5.0m 10.0m

B-9



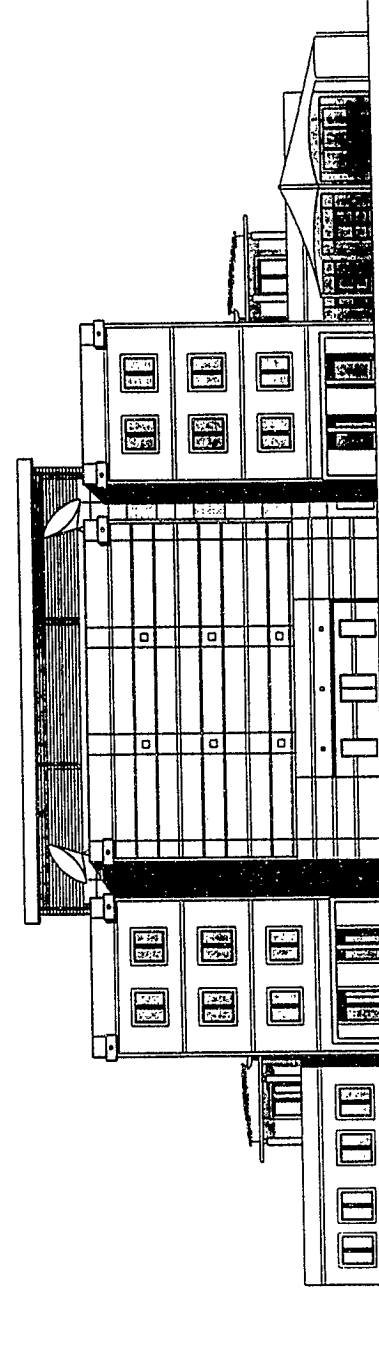
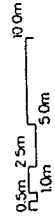
SOUTH ELEVATION  
AUSTRALIAN CHANCERY PORT MORESBY

0.5m 2.5m 5.0m 10.0m



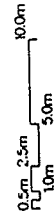
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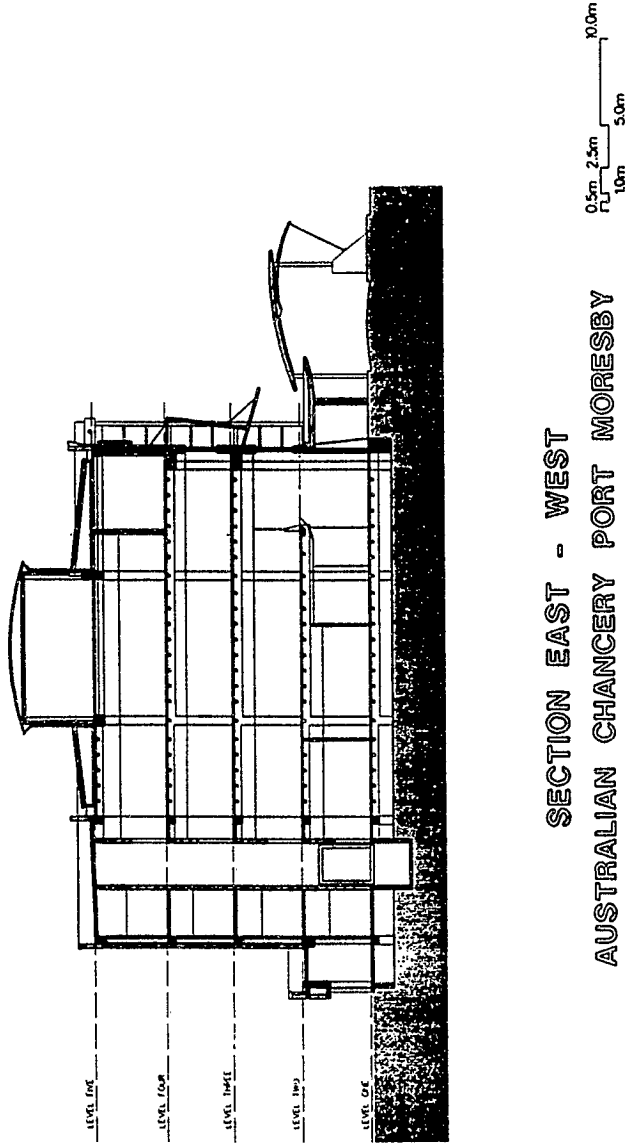
EAST ELEVATION  
AUSTRALIAN CHANCERY PORT MORESBY



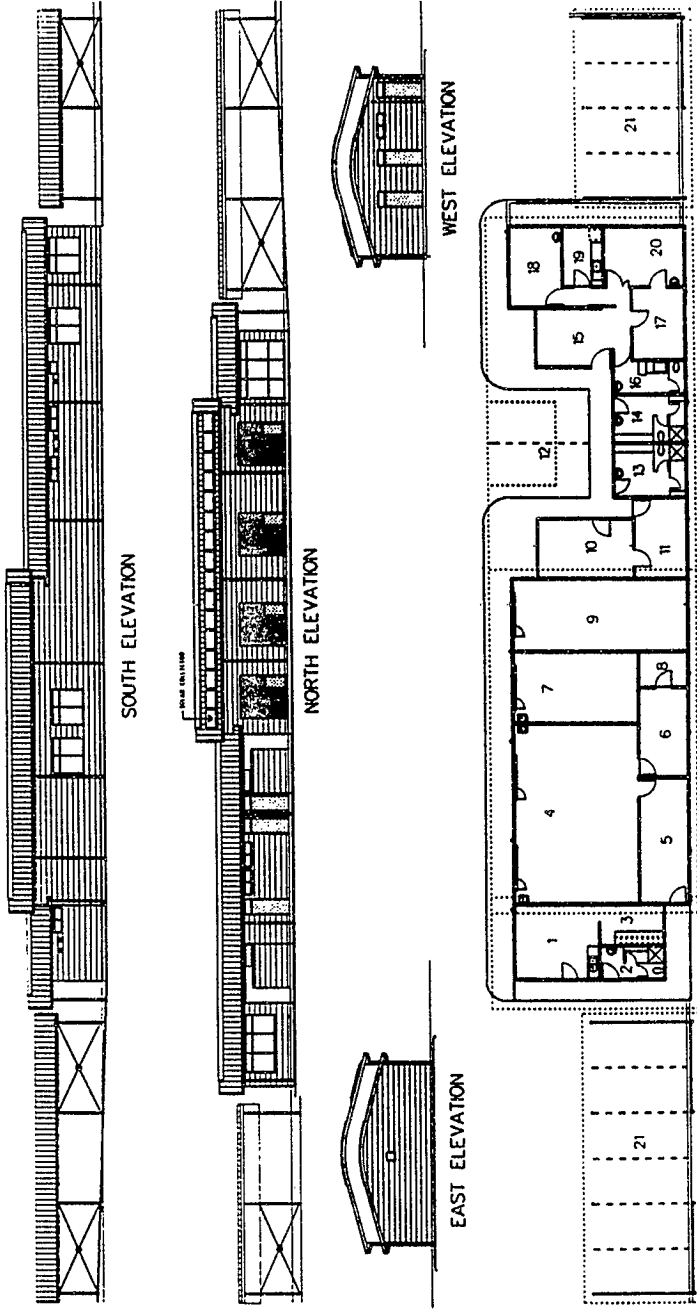
B-11

WEST ELEVATION  
AUSTRALIAN CHANCERY PORT MORESBY





SECTION EAST - WEST  
AUSTRALIAN CHANCERY PORT MORESBY



LEGEND

- |                  |                    |
|------------------|--------------------|
| 01 DRIVERS ROOM  | 12 LOADING AREA    |
| 02 SHOWER/WC     | 13 FEMALE TOILET   |
| 03 LOCKER        | 14 MALE TOILET     |
| 04 WORKSHOP      | 15 MEDICAL CENTRE  |
| 05 GENERAL STORE | 16 WC              |
| 06 B.S.O. OFFICE | 17 NURSE           |
| 07 MANT. STORE   | 18 SURGERY         |
| 08 EQUIP. STORE  | 19 STORE/PATHOLOGY |
| 09 DEFENCE STORE | 20 DOCTORS OFFICE  |
| 10 COMMISSARY    | 21 FLEET CARPORTS  |
| 11 STORE         |                    |

SERVICES BUILDING  
AUSTRALIAN CHANCERY PORT MORESBY

