



Parliamentary Standing Committee on Public Works

FORTY-EIGHTH GENERAL REPORT



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

FORTY-EIGHTH GENERAL REPORT

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FORTY-EIGHTH GENERAL REPORT

TWENTY-SEVENTH COMMITTEE

Pursuant to section 16 of the Public Works Committee Act 1962, the Parliamentary Standing Committee on Public Works has the honour to report the proceedings of the Committee during the period 1 January to 31 December 1984.

1. Membership Members of the Twenty-Seventh Committee were appointed on 4 May 1983. They were: Senator D.J. Foreman (Chairman), Senator G.N. Jones and Senator B.F. Kilgariff, the Hon. W.C. Fife, M.P., (Vice-Chairman), Mr D.B. Cowan, M.P., Mr P.H. Drummond, M.P., Mr L.J. Keogh, M.P., Mr J. Saunderson, M.P. and Mr E.J. Lindsay, R.F.D., M.P. (awarded the Reserve Force Decoration, 16 March 1984).

2. Meetings The Committee met on 40 occasions during 1984 to take evidence at public hearings, carry out site inspections and to deal with general business. The meetings were held in Canberra (19), Sydney (7), Wagga Wagga (2), Williamstown (1), Darwin (3), Katherine (2), Brisbane (1), Hobart (1), Perth (1), Adelaide (1) and Townsville (2).

REFERENCES OF WORK AND REPORTS PRESENTED

3. At the beginning of the year there were eight references of work before the Committee which had been referred during late November and December 1983. Site inspections and public hearings associated with these references were held early in 1984 and reports were presented during March and May.

4. During the year the Committee received a further twelve references. Appendix A lists four references which the Committee was unable to report on before the House of Representatives was dissolved on 26 October 1984. However, site inspections and public hearings relating to three of these references were held before the House of Representatives was dissolved. It should be noted that section 24 of the Public Works Committee Act 1969 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 that evidence as if it had taken that evidence.

5. Two reports presented during the year arose from previous references. They were the Committee's First Report (Engine Run-up Facility at RAAF Base Darwin) and the Eleventh Report (Supplementary Report on Hydrographers Passage).

6. In all, nineteen reports were presented during the year. They are listed in Appendix B. The estimated cost of work covered by these reports is more than \$460 million, compared with \$265 million in 1983.

NON-REFERENCE OF WORK

7. Pursuant to paragraph 18(8)(b) of the Public Works Committee Act 1969 the House of Representatives may resolve not to refer a public work to the Committee on the grounds that the nature of the work is urgent. During 1984 two proposals were exempted from Committee scrutiny on the grounds of urgency. They were as follows:

- Hobart Airport, Tasmania - Upgrading of Aircraft Pavements and Terminal Facilities - estimated cost \$3 million; exempted 10 October 1984, and
- Accommodation for the National Crime Authority, Sydney - estimated cost \$3.5-4.0 million; exempted 10 October 1984.

REPETITIVE WORKS

8. Under sub-section 18(8a) of the Public Works Committee Act 1969 the Minister for Housing and Construction may, by notice published in the Commonwealth Gazette, declare a work to be a repetitive work if -

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

9. In April 1984 the Committee agreed to the Minister declaring the following proposal to be a repetitive work:

- Resurfacing of Aircraft Pavements, RAAF Base, Edinburgh, South Australia - estimated cost \$2.5 million (later reduced to \$2.0 million).

PUBLIC WORKS COMMITTEE ACT

10. The Committee's Forty-Seventh General Report referred to correspondence with the Special Minister of State concerning amendments to the Public Works Committee Act. The Minister had suggested to the Committee that under the Act the mechanism for declaring works to be urgent, paragraph 18(8)(b), is unavailable when Parliament is not sitting. The range of situations where the need for urgent work may arise has increased as a result of the 1981 amendments to the Act which brought most Commonwealth authorities within the ambit of the Committee's inquiries.

11. The Committee indicated its agreement in principle to the emergency provisions subject to the drafting of a satisfactory definition of the term 'emergency'.

12. The Committee also proposed to the Minister that the Government increase the statutory limit applicable to works. Presently, the Act stipulates that, unless otherwise resolved by the House of Representatives to be urgent or declared by the Governor-General to be for defence purposes or by the Minister for Housing and Construction to be a repetitive work, works proposals are referred to the Committee where the estimated cost exceeds two million dollars. The Committee desires the limit be raised to six million dollars, with the Committee having the discretionary power to examine works estimated to cost between two and six million dollars.

13. It is understood that both amendments are still under consideration by the Government, along with two further amendments. These other amendments relate to redefining a 'public work' and the application of the Act to Commonwealth buildings being obtained by instalment purchase.

14. A number of meetings were held during the year between interested departments to discuss the possible amendments.

15. Work is proceeding with the aim of introducing amending legislation during 1985.

DEFENCE HOUSING

16. In February the Committee inspected on-base housing at RAAF Base Darwin as part of its inquiry into a proposal for refurbishment of the houses. The Committee was unimpressed by the standard of the houses and the level of maintenance. On a number of occasions in 1983 and 1984 the Committee observed similar deficiencies in housing at Defence establishments, but certainly not on the scale of RAAF Base Darwin.

17. As a consequence of the Darwin inspection the Committee took the unusual step of requesting the Department of Defence, the Department of Finance and the Department of Housing and Construction to present a briefing on Defence Housing.

18. Housing Overview At the briefing the Committee was told that the current Defence housing situation is as follows:

- (a) 14,300 (63 per cent) of the total Defence stock of nearly 23,000 dwellings are below 1972 scales and standards of accommodation;
- (b) about 12,000 of these below standard dwellings cannot be economically upgraded and should be replaced;
- (c) the current five-year defence program provides for replacement of 1,640 (14 per cent) below standard houses, costing about \$118 million.

19. Future Plans Annual expenditure on improving and enlarging the Defence stock has been increased from \$21 million in 1982-83 to about \$34 million in 1983-84. Particular departmental objectives are as follows:

- (a) replacement of the worst of the 12,000 below standard houses as quickly as possible;
- (b) improvement of older housing where this is economic and replacement is not practicable for at least 15 years;
- (c) provision of additional houses where there are shortages and suitable rented accommodation is not available.

20. Task Force on Housing In August the Minister for Finance announced the establishment of a task force to review housing programs for the Australian Public Service and the Defence Force. The Minister for Finance reiterated the points made by departmental representatives at the briefing, namely:

- (a) the housing stock is in poor condition, inappropriately located and below reasonable standard;
- (b) various policies to provide housing assistance have been developed progressively over many years and there appears to be scope for improving co-ordination;
- (c) housing has been provided at rentals below market rentals.

21. The Minister also stated that there had been pressure from public service unions and defence force members to increase the availability of Commonwealth-owned housing, to refurbish much of the existing below standard stock and to catch up with maintenance which has been deferred from year to year. Before responding to these requests the Government would need clear advice on the most equitable and efficient way of assisting its employees who are required to move in the course of their employment.

HYDROGRAPHERS PASSAGE

22. The Committee's supplementary report on Hydrographers Passage (Eleventh Report of 1984) was critical of the Department of Housing and Construction in delaying the calling of tenders until April 1984. At the public hearing the Committee was advised that tenders would need to be called in January 1984 to enable scheduling of construction activities in accordance with likely favourable periods in the weather.

23. The Committee has since learned that tenders for fabrication, trial erection and delivery of four navigational aid structures were called on 21 January 1984.

24. Compulsory Pilotage The Committee's Report on Hydrographers Passage (Eleventh Report of 1983) concluded that the Department of Transport should pursue the matter of compulsory pilotage, with a system of exemptions, through the International Maritime Organisation (IMO). It is the Committee's view that if this matter has not been considered by the IMO by the time the navigational aids are completed, Australia should consider making a unilateral declaration for compulsory pilotage subject to a favourable opinion from the Attorney-General's Department on the legality of such a course of action. In moving the expediency motion on 8 December 1983, the Minister for Housing and Construction advised of the Government's acceptance of this recommendation.

25. The Committee has since been advised that under existing regimes compulsory pilotage is internationally acceptable only in port approaches, through canals or in other internal waters. Hydrographers Passage falls into none of these categories being partly in territorial waters and partly in the high seas.

Rights of passage through these areas are governed by the Geneva Convention on the Territorial Sea and Contiguous Zone (1958) and the Geneva Convention on the High Seas (1958). On the high seas there is absolute freedom of navigation, and in the territorial sea ships of all states enjoy the right of innocent passage (passage is innocent so long as it is not prejudicial to the peace, good order or security of the coastal state). The Territorial Sea Convention specifically prohibits the coastal state from hampering innocent passage through the territorial sea. It is generally considered that the imposition of compulsory pilotage in such circumstances would contravene the Convention. Furthermore, unilateral action of this nature might well result in retaliatory measures to the detriment of Australian ships trading overseas and would not be consistent with the Government's policy of support for internationally agreed measures under the auspices of the UN.

26. The Department intends to submit a proposal in July 1985 seeking an IMO resolution recommending pilotage in Hydrographers Passage and other specified areas of the Great Barrier Reef region. If accepted the recommendation would carry considerable weight with international shipping interests. However, acceptance by IMO of Australia's proposal is by no means assured in view of international sensitivities at even the slightest hint of restricting freedom of shipping on the high seas. Notwithstanding this possibility, in the Department's opinion, the utilization of the pilotage service scheme in Hydrographers Passage will be high whether or not an IMO Resolution is forthcoming.

27. Risk Analysis The Committee's Report also recommended that a risk analysis should be undertaken, concurrent with the development of Hydrographers Passage, to assess the likely impact of long term shipping operations in the passage. The Department of Transport provided copies of a report entitled - 'Risk Analysis of Ship Navigation through Hydrographers Passage'. The following conclusions can be drawn from the report:

a low accident rate is expected to be achieved.

- the ship accident risk per transit through Hydrographers Passage is not significantly different from other comparable waterways.

- the cargo and bunker fuel spill risks are considered acceptable.

28. The Department's Consultant proposed six control measures which the Consultant assessed would, if implemented, reduce the risk of shipping accidents by 50 per cent compared to what would have been achieved without such measures. The control measures are set out below:

1. Queensland Coast and Torres Strait Pilot Service be used for all transits.
2. No transit should be undertaken in wind force greater than 7, i.e., wind speed above 35 knots.
3. The outer Passage between Bond and White Tip Reefs should not be entered during periods of maximum spring tidal flows.
4. No transit should be undertaken in poor visibility, defined as visibility less than 3/4 nautical mile.
5. No transit should be undertaken for vessels with "defective radar equipment".
6. Onboard practices appropriate for navigation in confined waters should be complied with.

29. Summary The Committee was advised that even without the six additional measures the level of risk indicated by the Consultants is well within what are normally considered to be acceptable limits in analysis of this nature.

NON REFERENCE OF DEFENCE WORKS

30. There were no references for defence purposes exempted by the Governor-General-in-Council pursuant to paragraph 18(8) (c) of the Public Works Committee Act 1969.

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

31. The Committee has been advised by the Department of Housing and Construction that during the report period there were no projects which at the Limit-of-Cost Estimate stage were below \$2.0 million and subsequently exceeded \$2.0 million due to cost increases.

PROGRESS OF PROPOSALS PREVIOUSLY REFERRED

32. Appendix C contains a tabulated summary of progress on works on which the Committee reported during the period 1978 to 1983. The information was provided by the Department of Housing and Construction and provides detailed information relating to major project activities listed in its annual report.

APPRECIATION

33. During the year the Committee's inquiries were assisted by many organisations and individuals and hearing venues were willingly provided by local government authorities. The submissions and evidence prepared by private organisations and concerned citizens presented to the Committee were of a

high standard. The Committee gratefully acknowledges this assistance and also extends its appreciation to the Government Printer, the House of Representatives Transport Section and the Parliamentary Reporting Staff whose services and courteous co-operation was provided, often at short notice. Officers of the Department of Housing and Construction once again demonstrated their professional competence in preparing submissions and presenting evidence at public hearings.

STAFF

34. The Committee Secretariat throughout the period comprised Mr R.B. Fenton, Secretary, Mr M.M.H. Fetter, Assistant Secretary, and Mrs Audrey Crisp, Steno-Secretary. The following changes took place in respect of the Committee's Project Officer and Clerical Assistant. Mr C.J. Simpson was promoted to the Department of Transport. He was succeeded by Mr M.M. Kiermaier as Project Officer in June 1984. Mrs J.R. Thompson, Clerical Assistant, and former Steno-Secretary, transferred to the Department of the Senate after completing more than 17 years with the Secretariat. The Committee congratulates Mrs Thompson on her long and outstanding service. Mr W.J.G. Ricketson joined the staff as Clerical Assistant.

35. The practice, established in the latter half of 1983, of officers from executive departments being seconded to the Secretariat, continued during the year. The following officers completed periods of secondment during 1984:

Mr D.J. Lancaster	- Aviation
Mr R. Bomford	- Home Affairs and Environment
Mr W. Ongley	- Defence

36. All officers made significant contributions to the Committee's inquiries. The Committee gratefully acknowledges the assistance of the three departments for providing the officers. It is intended that the practice of seconding officers from executive departments will continue.

D. J. Foreman
(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works
Parliament House
21 March 1985

APPENDIX A

REFERENCES WHICH LAPSED WITH THE DISSOLUTION OF THE HOUSE OF REPRESENTATIVES ON 26 OCTOBER 1984

Reference	Date Referred	Estimated Cost	Remarks
Augmentation of Taxiway System, Sydney (Kingsford-Smith) Airport	6 Sep 1984	16.0	Public hearings held in Sydney, 23 Oct 1984. Unable to prepare report before dissolution of House of Representatives (26 Oct 1984).
Construction of New Commonwealth Offices at Sydney (Kingsford-Smith) Airport	6 Sep 1984	6.9	
Terminal Area Redevelopment, Townsville Airport	3 Oct 1984	14.3	Public hearing held in Townsville, 24-25 Oct 1984. Unable to prepare report before dissolution of House of Representatives (26 Oct 1984).
Construction of Facilities for the Australian Frigate Project, Williamstown Dockyard, Victoria - Phase B	3 Oct 1984	15.75	The Committee did not have time to consider this reference.

(A-1)

APPENDIX B

REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1984 (THIRTY-THIRD PARLIAMENT)

* By House of Representatives
** By Senate
*** By Executive Council

Date Proposal Referred	Proposed Works	Date & No. of Report	Date Report Presented	Expenditure Proposed when referred to Committee	Expenditure Recommended by Committee	Motion for Expendency Passed	Remarks
21 Dec 81 ***	Construction of Facilities for a Tactical Fighter Squadron, RAAF Base, Darwin, Northern Territory - Supplementary Report relating to the Engine Runup Facility (outstanding from a previous reference - Report 3/82)	8 Mar 84 1/84	27 Mar 84	\$m .380	\$m .380	5 Apr 84	Site C - Recommended. Hours of operation should be restricted.
10 Nov 83 *	Construction of a New Building for Australian Film and Television School, North Ryde, N.S.W.	8 Mar 84 2/84	27 Mar 84	13.0	13.0	5 Apr 84	Recommended as proposed. Financial support from industry should be sought.
7 Dec 83 *	Redevelopment of the Royal Military College, Duntroon, Canberra, A.C.T.	2 May 84 3/84	29 May 84	11.1	11.1	7 Jun 84	Recommended as proposed.

Date Proposal Referred	Proposed Works	Date & No. of Report	Date Report Presented	Expenditure Proposed when referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
21 Dec 83 ***	Development of 7th Camp Hospital, Kapooka, N.S.W.	2 May 84 4/84	29 May 84	\$m 2.5	\$m 2.5	4 Jun 84	Recommended as proposed.
8 Dec 83 *	Reconstruction of Pyrotechnic Section at the Munitions Filling Factory, St Marys, N.S.W.	8 Mar 84 5/84	27 Mar 84	13.0	13.0	5 Apr 84	Recommended as proposed.
8 Dec 83 *	Construction of Facilities for the Australian Frigate Project, Williamstown Naval Dockyard, Victoria, Phase A	29 Mar 84 6/84	3 Apr 84	6.4	6.1	5 Apr 84	Recommended as proposed. Expenditure reduction (\$300,000) due to deletion of 2 components, following reference by Departments.
15 Dec 83 **	Redevelopment of Facilities at Darwin International Airport, Northern Territory	2 May 84 7/84	29 May 84	95.0	95.0	7 Jun 84	Recommended as proposed. Revised health check procedures for international transit passengers should be implemented at existing terminal.

(B-2)

Date Proposal Referred	Proposed Works	Date & No. of Report	Date Report Presented	Expenditure Proposed when referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
15 Dec 83 **	Upgrading of Facilities for Introduction of F28 Aircraft, Wagga Wagga Airport, N.S.W.	29 Mar 84 8/84	3 Apr 84	\$m 2.3	\$m 2.3	4 May 84	Recommended as proposed. Aircraft delays should be monitored and parallel taxiway should be provided if significant delays arise.
9 Feb 84 ***	The Redevelopment of Surgical and Support Facilities at the Repatiation General Hospital, Greenslopes, Queensland	3 May 84 9/84	29 May 84	13.2	13.2	7 Jun 84	Recommended as proposed. Standing Committee for long term planning of repatiation hospitals should be established; multi-storey car park should proceed.
8 Mar 84 *	Redevelopment of Surgical and Diagnostic Facilities at Repatiation General Hospital, Concord, N.S.W.	3 May 84 10/84	29 May 84	12.1	12.1	7 Jun 84	Recommended as proposed. Standing Committee (see above) should be established.

(B-3)

Date Proposal Referred	Proposed Works	Date & No. of Report	Date Report Presented	Expenditure Proposed when referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
6 Oct 83 *	Provision of Navigational Aids, Hydrographers Passage, Great Barrier Reef - Supplementary Report (Supplementary to previous report - 11/83)	3 May 84 11/84	29 May 84	\$m -	\$m -	-	Capital costs of Helipads not justified. Department of Transport officers should adhere to environment protection procedures.
15 Dec 83 **	Development of RAAF Base, Tindal, Northern Territory	3 May 84 12/84	29 May 84	167.0	167.0	7 Jun 84	Recommended as proposed.
29 Feb 84 *	Construction of Accommodation for the Australian Broadcasting Corporation (Stage 1), Hobart	1 Jun 84 13/84	5 Jun 84	7.7	7.7	7 Jun 84	Recommended as proposed.
28 Mar 84 *	Construction of Commonwealth and Family Courts, Perth, Western Australia	23 Aug 84 14/84	7 Sep 84	28.5	28.5	3 Oct 84	Recommended as proposed. Site, design and staffing of child winding centre should accord with State Government requirements.

(B-4)

Date Proposal Referred	Proposed Works	Date & No. of Report	Date Report Presented	Expenditure Proposed when referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
7 Jun 84 *	Construction of Commonwealth Government Centre, Currie Street, Adelaide, South Australia	1 Aug 84 15/84	22 Aug 84	38.0	38.0	24 Aug 84	Recommended as proposed.
2 May 84 *	Construction of a Submarine Warfare Systems Centre, RMAAS Watson, South Head, N.S.W.	23 Aug 84 16/84	5 Sep 84	3.34 (Nov 83 prices)	3.42 (July 84 prices)	3 Oct 84	Recommended as proposed; Landscape plan of management should be developed for land at RMAAS Watson.
15 Jun 84 **	Construction of Australian Embassy Complex at Beijing, People's Republic of China	6 Sep 84 17/84	11 Sep 84	33.8	34.05	3 Oct 84	Recommended as proposed. Building should be designed so additional floor can be added to office accommodation in future.

(B-5)

Date Proposal Referred	Proposed Works	Date & No. of Report	Date Report Presented	Expenditure Proposed when referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
22 Aug 84	Improvements to On-Base Housing, RAAF Base, Darwin	8 Oct 84 18/84	10 Oct 84	\$m 8.7	\$m 12.2	11 Oct 84	100 new houses should be constructed (\$7.0m); 18 houses should be refurbished (\$5.2m). Also recommended a number of additional works be carried out to the houses to be refurbished.
6 Sep 84	132kV Subtransmission Development, Tuggeranong, A.C.T.	8 Oct 84 19/84	9 Oct 84	6.92	6.92	10 Oct 84	Recommended as proposed.

(B-6)

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

AS AT DECEMBER 1984

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Price / Current Estimate	Final Cost / Current Estimate	Current Position	APPENDIX C	
						Expected/Actual Completion Date	
Reports tabled in 1977 Modernisation of H.M.A. Naval Dockyard (Stage 2), Williamson, Victoria. (1/77)	29.11.76	24.0	Progressive Committee	25.4	Project composed of four phases:- Phase A (\$7.4m) Complete. Phase B (\$7.5m) Complete. Phase C (\$7.5m) Complete. Part 1: Complete Part 2: Complete Part 3: Complete Phase D: 12.0M This element not proceeded with.	June 1981 August 1983 August 1983 November 1983	
Law Courts Buildings, Alice Springs, Northern Territory (2/77)	7.2.77	3.2	2.9	3.1	Complete	September 1980	
Development of R.A.A.F. Base, Point Cook, Victoria (3/77)	18.4.77	2.6	Progressive Committee	7.7	Project composed of two stages:- Stage 1 (\$0.9m) Complete. Stage 2 (\$1.8m) Complete.	December 1978 July 1980	
Primary School at Katherine School, N.T. (4/77)	9.2.77 19.4.77	2.6	-	-	Responsibility for this project passed to the N.T. Government.	-	

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1982
AS AT DECEMBER 1984

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	APPENDIX C	
						Expected/Actual Completion Date	Expected/Actual Completion Date
Reports tabled in 1977 (Cont'd)		\$M	\$M	\$M			
Development of the Military Area at Randwick, N.S.W. (5/77)	7-8.6.77	13.0	Progressive Committee	16.5	Project composed of two phases:- Phase A - (\$11.00M) Complete Phase B (\$5.5M) The first component of this phase commenced April 1983 Second component was commenced in August 1984 - 75% complete overall	March 1983 December 1985	
Development of R.A.A.F. Base, Edinburgh, S.A. (6/77)	14.7.77	17.4	Progressive Committee	18.6	Project composed of two stages:- Stage 1 (\$10.1M) Complete. Stage 2 (\$8.5M) Work commenced October 1978. - 100% complete.	October 1980 December 1984	
Animal Quarantine Station, Wellington, N.S.W. (7/77)	9.6.77	4.6	4.6	4.7	Complete.	June 1980	

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1982
AS AT DECEMBER 1984

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	APPENDIX C	
						Expected/Actual Completion Date	Expected/Actual Completion Date
Reports tabled in 1977 (Cont'd)		\$M	\$M	\$M			
Physiological Laboratory, Pample, N.S.W. (8/77)	8-9.8.77	6.8	6.7	8.5	Work completed.	March 1982	
Antarctic Division Headquarters and Hubert Analogous Laboratories, Australian Government (9/77)	23-24.6.77 29-30.8.77	7.3	8.0	8.9	Complete.	December 1980	
Beef Cattle Research Laboratory, Rockhampton, Qld. (10/77)	27-28.9.77	5.4	4.7	5.5	Complete.	October 1980	
Development of Headquarters Operational Command, R.A.A.F. Glenbrook, N.S.W. (11/77)	12.10.77	8.3	Progressive Committee	11.7	Project composed of four phases:- Phase 1 (\$1.5M) Complete. Phase 2 (\$4.7M) Complete. Phase 3 (\$4.17M) Work commenced June 1981. - 95% complete overall. Phase 4 (\$1.3M) Waiting program status.	March 1980 September 1982 June 1983	

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

AS AT DECEMBER 1984

APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Estimate/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1978		\$M	\$M	\$M		
Redevelopment of Airways Facilities Adelaide Airport, S.A. (1/78)	20-21.4.78	2.4	Progressive Commital	3.3	Complete	August 1982
Offshore High Security Animal Quarantine Station, West Island, Cocos (Keeling) Islands (2/78) (See Note A below)	12.5.78	6.4	Progressive Commital	6.1	Complete.	October 1981
National Acoustics Laboratory and Ultrasonics Institute, Chatswood, N.S.W. (3/78) (See Note B below)	12-13.6.78	12.0	Progressive Commital	25.1	Phase 1 (50.7m) Complete. Phase 2 (\$24.4m) The main building contract was let in December 1980. Completion expected April 1985. Fitout of sound shell (for sound and broadcast) is being reviewed.	August 1981 May 1985
High School, Mulumbuy, (4/78)	15.6.78	3.2	-	-	Responsibility for this project passed to the N.T. Government.	-

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

Note B: The apparent cost increase is due mainly to cost inflation since April 1978. Completion date is influenced by restrictions on working hours at this site.

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

AS AT DECEMBER 1984

APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Estimate/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1978 (Cont'd)		\$M	\$M	\$M		
Development of Military Area Stage 2, Enoggera, Qld. (5/78).	3.6.78	17.3	Progressive Commital	22.5	Project composed of three phases:- Phase A (\$7.1m) Complete. Phase B (\$7.6m) Complete Phase C (\$7.8m) Construction commenced May 1981. - 100% complete overall.	January 1981 November 1982 December 1984
Development of Army Site Stage 1, Bonessilla, Vic. (6/78)	1.11.78	29.5	Progressive Commital	44.5	Complete	August 1983

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

AS AT DECEMBER 1984

APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1979		\$M	\$M	\$M		
Workshop, Amenities Building and Services, Garden Island Dockyard, N.S.W. (1/79)	12-13.12.78	7.4	Progressive Commitment	10.1	Construction commenced November 1979. - 95% complete overall. - 100% complete when contract underway	March 1985
Defence Force Academy, ACT (2/79) (See Note C below)	20.4.79 14.12.78	52.8	Progressive Commitment	124.1	Site works commenced in December 1980. Construction of the first building works let October 1981. - 65% complete overall.	April 1986
Research Laboratory Complex for CSIRO's Division of Chemical Technology, Clayton, VIC (3/79)	10-11.4.79	9.1	10.4	14.1	Complete	November 1982
Patrol Boat Base, Cairns, QLD (4/79) (See Note D below)	25-27.4.79	8.8	11.0	12.7	Work commenced February 1980. - Project complete.	December 1983
Relocation of Royal Australian Navy Research Establishment (HMSL) from Rubicater's Bay to Payment, RSN (5/79)	25.5.79	2.5	Progressive Commitment	5.7	Demolition completed. Main contract commenced April 1981. - 92% complete overall.	April 1984
New Terminal Complex, Coolangatta Airport, QLD (6/79)	3-4.7.79	4.6	5.5	6.2	Complete.	June 1981

Note C: The apparent cost increase is mainly due to price indexation since February 1978 - slow progress has resulted in some increased costs.

Note D: The increase in the tender estimate over the estimate at the time of the hearing comprises \$0.5M design development and \$1.6M general rise in building costs. The subsequent increase is due to rise and fall provisions of contracts.

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

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APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1979 (cont'd)		\$M	\$M	\$M		
Durbin Patrol Boat Base, Larrakeyah, N.T. (7/79)	13.8.79	17.8	17.8	24.8	Work commenced with the main contract in April 1980. - 35.3% complete overall.	May 1985
Crop Adaptation Laboratory, Black Mountain, ACT (8/79)	3.9.79	2.8	2.4	3.5	Work commenced in February 1980. - 100% complete.	October 1983
National Biological Standards Laboratory (HMSL) and Australian Dental Standards Laboratory (9/79) - Symonston, ACT	10-11.9.79	26.0	44.2	52.0	Site works commenced November 1980. Project deferred.	33 months from start of contract
Redevelopment of Brisbane International Airport - Initial Works of Phase 1 (10/79) (See Note E below)	16-18.10.79 23.10.79 30-31.10.79	96.0	Progressive Commitment	136.2	Floodway and site drainage complete. Draining/ reclamation is complete. Pavement works in progress.	late 1986

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

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

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APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
<u>Reports tabled in 1980</u>						
Replacement of Cranes, Cockatoo Island Dockyard, N.S.W. (1/80)	3-4.12.79	4.2	Progressive commital	3.6	Contract for main crane let 1981. - 10% complete overall.	Not available
Reconstruction of the Holsworthy Army Development Stage 2, N.S.W. (2/80)	28-3.80	10.3	Progressive commital	13.8	Work commenced September 1980 - 90% complete overall.	March 1984
Rehabilitation of Radio Australia Facilities, Cox Peninsula, N.T. (See Note G below)	12-13.2.80 17.3.80	10.0	Progressive commital	4.3	Repairs to power supply completed and construction completed. Separate contracts let for restoration of Jetty, buildings and services and new cable - construction complete.	March 1983
Research Laboratory Complexes for CSIRO, Department of Organic Chemistry and Materials Science (Sydney, Vic. (4/80) (See Note H below)	10-11.4.80	8.8	10.6	10.6	Materials Science Laboratory - Construction commenced July 83 - 80% complete Organic Chemistry Lab - Contract let July 1984	July 1985
Commonwealth Law Courts, Hobart, Tasmania (5/80)	7-8.5.80	8.4	9.5	11.7	Contracts for site excavation let January 1984. Building contract let December 1981. Construction completed.	December 1986 September 1984

Note F: Balance of work still to be defined.

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

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

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

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APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Replacement of Degrading Timber and Surfaces Hardie at the Registration General Hospital, (Sydney, N.S.W.) (10/80)	16-17.7.80	5.2	6.8	9.1	Contract for road and demolition works let Sept- 1982. Main contract let December 1982 but cancelled May 1984 due to inactivity of contractor. Contract for completion of work let August 1984. - 55% complete overall.	October 1985
Aircraft Maintenance Complex and Access Pavements, RAAF Base Darwin, N.T. (7/80)	15-7.80	4.5	4.5	5.2	Work on airways commenced January 1981. Construction 1981. Work commenced on main contract June 1981. - 50% complete overall.	April 1985
New Ranger Complex, RHMS Albatross, Nowra, N.S.W. (6/80)	15.7.80	5.6	Progressive commital	5.6	Initial work commenced September 1981. Stage 1 works completed December 1982 Stage 2 of project deferred by 3 months pending review of requirements.	Not available
Modernisation of Fleet Base and Dockyard, Garden Island, N.S.W., Stage 1 (9/80) (See Note I below)	25-30.7.80	28.6	Progressive commital	54.7	To suit Defence operations, the project is proceeding in a series of interdependent packages involving some 50 or more contracts of which 4 will be major building contracts. - 10% complete overall.	December 1986

Note I: The apparent cost increase is due to price inflation since March 1980.

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983
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APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Commitment Estimate	Current Position	Expected/Actual Completion Date
Aircraft Corrosion Control Facility, 88AF Base, Richmond, N.S.W. (10/80)	25.8.80	7.9	\$M progressive commital	\$M 11.8	Contract physically completed. Further works involving hangar lighting valued at approximately \$0.1m yet to be completed.	September 1984
Liverack Barracks Stage 2 Development, Townsville, Qld. (11/80)	25.8.80	6.0	progressive commital	6.1	Construction started May 1981. All contracts let. - 100% complete overall.	July 1984
Norfolk Island Aerodrome, Upgrading of Facilities. (12/80)	2-4.8.80 8-11.80	6.2	Progressive commital	7.9	Project complete.	March 1983

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APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Report's tabled in 1981		\$M	\$M	\$M		
Commonwealth Office Building, Townsville, Queensland (1/81)	11-12.2.81	8.7	10.5	10.5	Contract let September 1983 - 64% complete overall	August 1985
Development of 88AF Base - Leamouth, Western Australia (2/81)	24.2.81	3.8	3.8	4.1	Complete	February 1983
Provision of Army Housing at Townsville, Queensland (3/81)	14-15.4.81 25.5.81	5.4	Progressive Commital	5.3	Construction complete	May 1983
CSIRO Marine Laboratories, at Hobart, Tasmania (4/81)	21-22.5.81 9.7.81	10.8	Progressive Commital	12.8	Construction started June 1982 Construction completed	July 1984
Redevelopment of Australian Antarctic Bases (See Note 3 below)	18-19.2.81 4-5.5.81	35.1	Pro- gressive Commital	60.4	Year 2 & 3 projects in progress	March 1995
Extension to International Terminal Facilities, Sydney Airport Queensland (6/81)	18-19.6.81	2.8	2.8	2.9	Complete	October 1982
Garden Island, New South Wales, Modernisation Stage 2 (7/81)	7-8.7.81	75.0	Progressive Commital	101.3	Phase A (\$25.8m) construction commenced December 1981. Phases B and C awaiting program status.	April 1983
Armoured Centre Redevelopment, Poncentongal, Victoria (8/81)	10.6.81	12.0	14.5	16.3	Commenced March 1983 - 70% complete	July 1985

Note 3: \$35.1m is estimated cost of works to be provided under appropriation controlled by DMC. Total estimated cost when examined by PWC was \$38.4m. Future works subject to joint departmental review.

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
Redevelopment of Brisbane International Airport - Further Bidding and Reclamation (See Note K below)	3-4, 9-01 22-9-81	16.0	Progressive Committee	\$M 31.1	Construction complete	July 1983
Construction of Working, Living and Area - Melbourne, Victoria (See Note L below)	12-10-81 27-10-81	5.0	Progressive Committee	6.2	Construction commenced September March 1985 - 59% complete	September 1985
Upgrading of Airport Facilities for the Introduction of Domestic Wide-Body Aircraft (See Note L below)	19-10-81	12.8	Various projects	11.5	Perth Airport (\$3.9m) - construction started June 1982 - 63% complete. All work at Melbourne, Sydney and Cooksleys completed. Air-Traffic Services Centre, complete. Control Tower: construction commenced July 1984 - 30% complete (Phase 1)	October 1984 July 1983 August 1985
New Air Traffic Services Centre and Control Tower, Perth Airport, Western Australia (See Note M below)	30-9-81	3.6	6.2	6.3		October 1984

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

Note L: This report covered elements to the value of \$12.8m of the \$23.3m proposal referred to the Committee. The balance was reported on in Report No 2 of 1982.

Note M: Total cost at first P.W.C. hearing of evidence was \$3.6m. Following further hearing of evidence P.W.C. recommended construction (Report No 8/82) of control tower at \$2.4m (mid 82 prices) against original component was of \$0.9m. The Air Traffic Services Centre was completed at a cost of \$2.7m. Total current estimated cost is \$3.9m. The Air Traffic Services Centre was completed at a cost of \$2.7m. Total current estimated cost is \$3.9m.

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1982		\$M	\$M	\$M		
Construction of Additional Training and Sleeping Accommodation at RAAF Base Laverton, Victoria (1/82)	26-1-82	5.6	6.8	6.8	Training facilities (\$3.0m) - 95% complete - balance (\$3.8m) planned to commence in 1982/83	May 1985
Upgrading of Airport Facilities for Introduction of Domestic Wide-Body Aircraft (2/82) - Final Report	18-10-82 27-1-82	8.0	Progressive Committee	10.6	Adelaide Airport (\$10.7m) - major works only to be completed	May 1985
Construction of Facilities for a Tactical Fighter Squadron, RAAF Base, Oakeley, N.T. (3/82)	4-5-3-82	9.6			Decision taken to proceed with final RAAF Base. Work not proceeded with.	
Construction of Living and Training Accommodation at RAAF Base, Woomera, S.A. (4/82)	15-3-82	7.6	7.6	6.7	Construction complete	December 1984
Adelaide Airport - Upgrading for International Services (5/82)	31-1-82 1-2-4-82	10.9	11.6	17.6	Main contract completed 25 March 1983. Work commenced on Emergency Power House December 1984.	November 1985
Redevelopment of Brisbane International Airport (Initial Report of Phase 1) - (6/82)	14-15-7-82	164.6	Progressive Committee		Work is well advanced in completion of civil engineering elements. Building phase is well advanced. Work in progress on control and domestic terminal	Take 1986
Redevelopment of Brisbane International Airport - Report of Phase 1 - (Final Report) (7/82)	7-12-82	45.0	Progressive Committee	105.7		
Air Traffic Services Centre and Control Tower, Perth Airport N.A. - Final Report (8/82)	28-29-7-82	3.6				Refer (12/81) Page 11

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Development of RAF Base, Duxley H.A. - Stage 1 (9/82)	26-27.7.82	\$M 50.7	Progressive commitment	\$M 59.3	Construction commenced February 1983 - 15% complete overall	December 1987
Replacement of Operating Theatres and Refurbishment of Surgical Wards at the RGH, Daw Park, S.A. (10/82)	10.8.82	6.5	7.2	7.5	Stage 1: Wards 5 & 6 complete Stage 2: Operating Theatres commenced Stage III: Wards 7 & 8 commenced	5 December 1984 April 1985 September 1985
Stage 1 - Construction of new works and upgrading of existing facilities for the RGH, Daw Park, S.A. (11/82)	11.8.82	5.4	Progressive commitment	6.6	Construction commenced December 1983 - Construction complete	July 1984
Physics Division Building, Materials Research Laboratories, Maribyrnong, Victoria (12/82)	12.8.82	2.6	2.4	2.5	Commenced July 1983 - 50% complete	March 1985
Development of RAF Base, East Sale, Victoria, Stage 1 (13/82)	25.10.82	15.5	0.7	0.7	Deferred, part only proceeding (radar simulator building)	-
Development of the Military Area at Wodside 2.14 for the 16th Air Defence Regiment (14/82)	6.9.82	16.9	17.8	16.9	Proceeding on schedule. Main contract works expected to commence early in 1984.	April 1986
Construction of an Engineering Training Centre at Passadena, S.A. for Telcom Australia (15/82)	24.9.82	3.2	2.3	2.7	Contract let July 1983 50% complete	March 1985
Redevelopment of Port Queenscliff, Queenscliff, Victoria (16/82)	3.11.82	8.3	2.8 (Phase A)	8.6	Phase A (\$2.8M) - construction - 50% complete Phase B (\$3.5M) - construction - 15% complete Phase C (\$1.9M)	July 1985

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APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1983		\$M	\$M	\$M		
Air Conditioning to Main Instructional Building, School of Transport and Catering, RAAF Base (17/83)	9.6.83	2.3	2.3	2.2	Construction commenced April 1984 - 60% complete	June 1985
Garden Island Mods Stage 2 (NSW) - Surface Preparation Facility and Dry Blign Waste Treatment Plant (27/83)	16.6.83	5.8	-	6.1	-	June 1988
RAAF Base Williamtown (NSW) F/A-18 Hornet Facilities Development (19/83 and 17/83)	21.22.6.83	90.7	80.5	80.5	Phase 4 Construction 80% complete Phase 5 Construction 50% complete Phase 6 Design Phase 7 in design	July 1987 December 1987 May 1981 July 1987
Straplan Computer Centre Melbourne (Vic) (4/83)	5.9.83	2.2	2.2	2.5	Construction commenced December 1983 - 90% complete	March 1985
Australia Telescope NSW (5/83)	5.9.83	30.7	Progressive Commitment	30.7	16.0% committed on project Design optimisation finalised. Contract awarded for the two major contracts.	December 1988
Telecom State Head Office Building, Adelaide (SA) (6/83)	19.9.84	28.5	26.5	24.5	Commenced June 1984 10% complete	December 1986
Australian Wheat Board Accommodation at Ceres House 528 Lonsdale Street Melbourne (Vic) (7/83)	17.10.83	7.2	9.0	9.0	Construction commenced July 84 - 20% complete	May 1986
Chancery Complex and Staff Housing at Riyadh, Kingdom of Saudi Arabia (8/83)	17.10.83	17.8	11.0	-	Tender assessment Staff housing element has been deferred - to be carried out at a later date.	early-mid 1987

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APPENDIX C

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Estimate/ Current Estimate	Current Position	Expected/Actual Completion Date
Accommodation for National Institute of Pacific Arts, Kensington (NSW) (9/83)	6-7.12.82 (re-referred)	\$M 4.5	\$M 4.5	\$M 4.5	Project in construction. Contract awarded 4 April 1984. Contract commenced March 85. Contract work behind schedule.	October 1985
Perth Airport (WA), International Complex and Parallel Taxiway (10/83)	25-26.10.83	\$3.0	Progressive Commitial	Progressive 57.8 Commitial	International Complex - Construction commenced March 84 - 15% completed overall Parallel Taxiway - Construction commenced January 1984 - 100% complete Cost \$3.2m	September 1986
Navigationl Aids, Hydrographers Passage, Barrier Reef (11/83)	22-23.11.83	4.8				
RAAF Base Williamtown Supplementary Report on Army Parachute Training School Relocation to 1945 Albatross, Nowra (NSW) (12/83)	-	7.3	Progressive 5.2 Commitial 5.7	Progressive 5.7 Commitial 5.7	Main contract let 19.7.84 15% complete overall	September 1986

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INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1977-1983

AS AT DECEMBER 1984

APPENDIX C -

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

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