



**AUSTRALIA HOUSE  
DEFENCE AND LIGHTWELLS  
REFURBISHMENT  
AUSTRALIAN HIGH COMMISSION  
LONDON**

STATEMENT OF EVIDENCE FOR PRESENTATION TO  
THE PARLIAMENTARY STANDING COMMITTEE ON  
PUBLIC WORKS



**FOREIGN  
AFFAIRS AND  
TRADE**

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Overseas Property Office

**OVERSEAS PROPERTY OFFICE  
DEPARTMENT OF FOREIGN AFFAIRS AND TRADE**

Date of Submission: FEBRUARY 2005

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## TABLE of CONTENTS

	<b>Page</b>
<b>IDENTIFICATION OF THE NEED</b>	
1. Objectives	1
2. Background	1
3. Need	2
4. Options Considered	3
5. Reasons for Adopting Proposed Course of Action	4
6. Description of Proposal	4
7. Environmental Impact Assessments	4
8. Heritage Considerations	5
9. Details of Organisations Consulted	5
10. Amount of Revenue Derived from the Project	5
<b>TECHNICAL INFORMATION</b>	
11. Location	6
12. Site and Building Description	6
13. Scope of Work	6
14. Zonings and Approvals	7
15. Land Acquisition	8
16. Codes and Standards	8
17. Planning and Design Concepts	8
Architecture	8
Structure	9

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	Materials and Finishes	9
	Mechanical Services	9
	Electrical Services	10
	Communications	10
	Lift Services	10
	Landscaping	11
	Civil Works	11
	Operation, Maintenance and Warranties	11
18.	Acoustics	11
19.	Energy Conservation Measures and Targets	11
20.	Master Planning and Site Planning	12
21.	Provisions for People with Disabilities	12
22.	Heritage Issues	12
23.	Child Care Provisions	12
24.	Fire Protection and Security	13
	Fire Protection	13
	Security (physical and electronic)	13
25.	Occupational Health and Safety	13
26.	Authorities Consulted	14
27.	Local Impact	14
28.	Project Cost Estimates	14
29.	Project Delivery System	15
30.	Construction Program	15
31.	Associated Sketch Design Drawings	15

## **ATTACHMENTS**

1. Location Plan
2. Site Plan (with Lightwell Locations)
3. Floor Plan (Ground Floor – Typical)
4. Elevation (Typical representation)
5. Elevation (Through Lightwells)
6. Floor Plan (Level 4 Main Refurbishment)
7. Floor Plan (Level 5 Decanting Area)
8. Floor Plan (Level 6 Decanting Area)
9. Lightwells – Nature of Refurbishment (Photographic)

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## IDENTIFICATION OF THE NEED

### 1. Objectives

- 1.1 The Department of Foreign Affairs and Trade (DFAT) through the Overseas Property Office seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the refurbishment of the three lightwells and Level Four of Australia House, London. The purpose is to bring the building up to a modern standard suitable to ensure: compliance with current occupational health and safety regulations, continued acceptable standards of office amenity for tenants, ongoing viability of the asset with respect to income generation, and to redress degradation of areas accessible from and within the lightwell areas. The refurbishment works will be in accordance with proposals developed by the Overseas Property Office (OPO) of the Department of Foreign Affairs and Trade.
- 1.2 Under the Administrative Order Arrangements of 26 November 2001, DFAT now is responsible for “overseas property management, including, acquisition, ownership, and disposal of real property”. This activity is undertaken by the Department’s Overseas Property Office, which manages the overseas estate, and will be funding the refurbishment works.
- 1.3 This submission seeks approval to refurbish the three building lightwells to as-new standard, and to refurbish Department of Defence and Australian Defence Force office facilities on Level Four within Australia House to meet contemporary office and current security standards. Synergy is developed in internal building upgrade and refurbishment through concurrent use of temporary construction structures required for lightwell works.

### 2. Background

- 2.1 Australia House has been Australia’s High Commission in London since it was officially opened by King George V on 3 August 1918. While peak occupancy occurred during the period following the Second World War, the building is again providing office accommodation to its upper capacity. It is a unique centrally located and prestigious facility, servicing the nation’s diplomatic, representational, trade and other Government needs in Britain.
- 2.2 Australia House is Australia’s oldest overseas mission, and the oldest originally occupied Chancery of any foreign mission in London. It was constructed during 1913-1918 using substantial amounts of Australian timbers and marble. The more ornate venues in the meeting rooms (Bruce Rooms), the major representational

- area (Downer Room) and surrounding lower and ground floor office areas have been retained in their original state.
- 2.3 A major refurbishment was undertaken in the later years of the 1990s (the subject of the Public Works Committee Fourth Report of 1995). The building was brought up to standard through most areas, in accordance with both local and Australian building codes of the period. Some areas were not refurbished and upgraded within the scope of that project, including the Defence area and the three building lightwells.
- 2.4 Late in 2002, United Process Solutions (UPS) (the Strategic Alliance Partner under contract to DFAT) engaged the services of Multiplex UK to undertake a full scoping study for refurbishment of the three lightwells, the Level Four refurbishment to meet Defence needs, and the extent of decanting (or swing) space in Levels Five and Six to satisfy temporary accommodation for Defence during refurbishment works, including a current condition assessment, budget cost estimates and delivery strategies.
- 2.5 The Study report was completed and submitted in February 2003. Information was subsequently augmented in February 2004 by a video inspection of lightwell pipework. The Overseas Property Office of DFAT reviewed the report with regard to the proposed scope of work, staging approach and delivery strategy, and assessed that the most suitable approach was to include the project in the 2003/2004 Budget bids for the refurbishment of those areas most in need, to make full use of temporary facilities to be erected to repair the lightwells.

### **3. Need**

- 3.1 Australia House is now almost ninety years old. While the building has been well maintained, the routine wear and tear and environmental conditions over the decades have led to a requirement to replace the original “Crittal” window frames and glazing in the lightwells, and to undertake various repairs to the drainage systems and brickwork and clean the glazing at the base of each lightwell. Access into the lightwells is difficult, preventing the regular access required to conduct all necessary programmed preventative maintenance and cleaning. A detailed survey was undertaken using specialist rope abseilers as part of the February 2003 Study, to conduct a detailed inspection of each lightwell. Further video analysis of pipework was undertaken early 2004 that established that limited replacement was also necessary. The building is also subject to limited water penetration through lightwell windows during the heavy rains, which adds to maintenance effort to contain and remove internal dampness appearing in south facing walls.
- 3.2 Associated with works to the lightwells are the temporary structures required to conduct the lightwell refurbishment. These structures facilitate the movement in and out of the building of all material and personnel required for the Level Four

- (and decant floors) refurbishment, accessing from the Melbourne Place. Works to Level 4 had not been undertaken during the investment in the late 1990s, as the Defence area itself had been subject to limited refurbishment in 1992-1993 to consolidate Defence onto Level 4.
- 3.3 Changes in Defence staffing, access and the nature of functions undertaken within the Defence area, as well as the ageing of the current fitout across Level 4, has led to the requirement to upgrade the current poor standard. The layout within Level 4 is therefore increasingly dysfunctional and does not meet the amenity or operational requirements of a modern facility. Incremental change over recent years has meant that operational functions have been accommodated on an ad hoc basis, with concomitant loss of efficiency in operations. A purpose-designed redevelopment will allow for improved workflows and more efficient operations in line with the requirements of a modern operational and representational facility. The current facility also has increasing deficiencies in meeting occupational health and safety requirements. Any new works will be designed to meet the requirements of the Building Code of Australia and will incorporate the appropriate OH&S and fire standards.
- 3.4 Movement of material and personnel through the building to undertake the extent of this activity as a stand-alone project would lead to security concerns and inefficient delivery, aggravated by the necessity to provide temporary alternative accommodation of sufficient standard to accommodate Defence staff of over forty personnel for seven to nine months. Works undertaken while the lightwells' scaffold is in place will provide for dual use, and therefore the most efficient means to undertake refurbishment externally and internally (through upper levels) without necessarily attracting compromise conditions within Australia House generally.

#### **4. Options Considered**

- 4.1 The Overseas Property Office of DFAT undertook a review of the overall scope and assessment against the following options for the purpose of inclusion of the project in the 2003/2004 Budget bids:
- (a) Do nothing;
  - (b) Restrict works to the lightwells to maintain the fabric of the building exterior (at an order of cost of AUD 6m); or
  - (b) Refurbishment of those areas most in need (Level 4 and lightwells) to make full use of scaffold and hoist access (at a cost of AUD 11.98m).
- 4.2 Investigations, including preliminary concept work and preparation of feasibility estimates, were undertaken by the Overseas Property Office with UK based

contractors and consultants through 2003 and 2004. These studies considered the Post's ongoing operational requirements, the availability of temporary staging space, and the relative costs.

## **5. Reasons for Adopting Proposed Course of Action**

- 5.1 The preferred option is to undertake all essential refurbishment at the one time; namely, the lightwell refurbishment plus Level Four refurbishment. Failure to restore window frames and windows in the lightwells will lead to increased maintenance liability and hazard (as some windows are presently not opened for safety reasons), while advanced deterioration and poor functionality of the Defence area requires investment to re-establish an appropriate level of office amenity. The nature of current security considerations and access conditions will make subsequent discrete works increasingly difficult to execute if attempted for a single project. Completing the necessary works as one project will ensure consistency of finish and materials, provide economy of scale, and result in the least disruption to the work areas and to the staff and visitors to Australia House generally.
- 5.2 A single project aimed at delivering multiple (and necessary) outcomes is the preferred approach, for both practical and economic reasons. The selected option has no impact on the rental returns as the works are driven from an asset maintenance and life cycle perspective.

## **6. Description of Proposal**

- 6.1 The proposal is to undertake external refurbishment of the building's three lightwells (including like window replacement but with double glazing) and refurbishment of internal areas in Level 4 for Australia Defence Staff. Some collateral works will be undertaken in Levels 5 and 6 to provide for temporary relocation of Defence staff from Level 4 during the refurbishment works.
- 6.2 An approach adopting concurrent use of scaffold and hoist systems for the lightwell works offers the most viable economy of scale in the construction phase while minimizing disturbance to the occupants of Australia House generally.

## **7. Environmental Impact Assessment**

- 7.1 The nature of the works is such that an environmental impact assessment is not required. The works will however involve approval and certification with the

City of Westminster, for erection of scaffolding, and movement of material and removal of debris. Conditions related to the approval by the designer and builder will be advised on application to the statutory authority.

## **8. Heritage Considerations**

- 8.1 Australia House is listed as Grade II by English Heritage, applying to internal and external features. It is located in a central London area, and is a highly visible and prestigious building in the Aldwych and Strand streetscape. Works proposed, however, are not visible from outside the building, and internal works will not be visible from the main “public” and prestige areas within Australia House.
- 8.2 Internal works are constrained to areas where repeated works have occurred over decades of use, although the areas subject to refurbishment are outside those levels that comprise the internal heritage core. External works to the lightwells will reconstitute areas that are otherwise difficult to access, and replace the original “Crittall” style windows with like type (enhanced to improve environmental control, but without reducing the presentation of the building).

## **9. Details of Organisations Consulted**

- 9.1 Discussions and presentations of the development have been held with the direct stakeholders for the project; namely:

Department of Foreign Affairs and Trade  
Department of Defence  
Post staff including Head Australian Defence Staff (London)

## **10. Amount of Revenue Derived from the Project**

- 10.1 No additional revenue will be derived from this project. The project is aimed primarily at re-establishing the condition of exterior faces (with associated weatherproofing and physical security), and re-establishing contemporary standards inside specified office areas for existing tenants.

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## TECHNICAL INFORMATION

### 11. Location

- 11.1 The Australian High Commission in London occupies a Commonwealth owned building on an island site in the heart of the West End. The main building is called Australia House while at the Melbourne Place corner there is another small building contiguous with Australia House with a separate entrance called the Australia Centre. This building which is linked to Australia House accommodates the Australian Trade Commission (Austrade), and the Agents-General of various Australian State offices as well as Tourism Australia. Both buildings occupy a triangular site, bounded on the north by Aldwych, on the south by the Strand, with Melbourne Place to the west. The location and site plans are at Attachments 1 and 2 respectively.

### 12. Site and Building Description

- 12.1 Defence are located on the fourth floor of Australia House. It occupies approximately 990 square metres of space. The remaining 250 square metres is occupied by the Australia Centre. The accommodation falls into three wings separated by two lightwells. There is a third smaller lightwell at the apex of the buildings where the three wings join together. Attachment 2 refers.
- 12.2 Access to the floor is via a central staircase, and a bank of two lifts. There are a further two escape staircases at the Melbourne Place end of the building. The Australia Centre has its own separate lifts and staircase. Lifts, staircases and the Australia Centre will be unaffected by the works.

### 13. Scope of Work

- 13.1 The scope of work comprises the following:
- 13.1.1 The construction of temporary accommodation and the relocation of the existing Level 4 tenant (Defence) to facilitate the proposed Level 4 refurbishment works. It is proposed that this temporary accommodation will be located within Australia House, split between Levels 5 and 6. Works to Level 4 are described below, and shown at Attachments 6 to 8.

- 13.1.2 Demolition and removal of the existing fit-out in Level 4, including all base building finishes and some services.
- 13.1.3 Refurbishment of the base building finishes and services. This will include the replacement or refurbishment of mechanical, electrical, fire and security services. All works will be undertaken in accordance with UK building codes and standards, and in accordance with the Building Code of Australia.
- 13.1.4 A new office fit-out for Defence will be undertaken concurrently with the base building upgrade.
- 13.1.5 Addition of additional toilet and shower facilities within the central stair core.
- 13.1.6 Relocation of Defence from temporary accommodation to their Level 4 tenancy, including make-good of temporary accommodation on completion.
- 13.1.7 High pressure cleaning of all three lightwells including glass roof covers and guttering within the lightwells.
- 13.1.8 Repairs to damaged lightwell areas including replacement of badly damaged bricks and face tiles. Attachment 9 illustrates the nature of the restorative works required.
- 13.1.9 Replacement of damaged cast iron drainage pipework, both horizontal and vertical, within the lightwells.
- 13.1.10 Removal of old and non-used surface ductwork and other miscellaneous pipework, services and fittings in the lightwells.
- 13.1.11 Replacement of glazing facing into the lightwells with a similar frame to maintain the heritage integrity, but introducing double glazing to achieve improved climatic and noise control. Replacement of all associated waterproof flashings to all window openings and reveals.

## **14. Zoning and Approvals**

- 14.1 As a chancery the building is not subject to Westminster City Council planning or building control authority. There is therefore no requirement to submit formal Listed Building or Building Regulations applications for the nature of the work proposed.

- 14.2 Notwithstanding, Australia House is a listed building in respect of internal and external features, and it occupies a prominent central London position. Accordingly, proposals will be discussed with English Heritage during the design phase. Further, as the works will require that scaffolding and hoists be erected in the adjacent Melbourne Place to move and evacuate material and construction personnel, approval of the City of Westminster and surveillance arrangements of the Health and Safety Executive will be necessary. Security considerations may also require that preliminary local consultation occur.

## **15. Land Acquisition**

- 15.1 Australia House is a property owned by the Commonwealth of Australia. No further acquisition is required.

## **16. Codes and Standards**

- 16.1 The design and construction for refurbishment will be carried out in accordance with the requirements of the Building Code of Australia (BCA), and to the extent practicable, with current UK building codes and regulations. Where differences arise between UK standards and the BCA, the higher mandated standard will be adopted. Some constraints may apply due to the age and configuration of the existing building.
- 16.2 Where relevant, all new works will be designed to comply with the requirements of the Disability Discrimination Act, as amended from time to time.

## **17. Planning and Design Concepts**

### **Architecture**

- 17.1 Australia House was constructed between 1913 and 1918. It is a major architectural landmark, and is a Grade II Heritage listed building. The major exhibition and public spaces are on the lower floors, with original features and finishes also retained on the first and second floors. Externally the building remains as originally constructed. However, internally, the upper floors, including Level 4, have not retained any features or finishes from the original building. These levels have been substantially refurbished, with Level 4 engineering services refurbishment in 1993 and works on Level 6 completed as recently as November 2004.

- 17.2 The interior design of the refurbishment will be undertaken to give a clean, modern appearance to the Defence office areas. Maximum use will be made of natural light. Colours and finishes will be selected in consultation with Defence.
- 17.3 Proposals investigated include options for refurbishing or replacing the existing windows to the lightwells. Replacement has been selected due to the deterioration of the original steel window frames, the poor insulation capacity of existing single glazing, and the cost to restore the lightwells if not refurbished during this project. Accordingly, windows in lightwells will be replaced consistent with the original “Crittall” factory design of the casement window frames, and will include double glazing.

### **Structure**

- 17.4 The building is in sound structural condition, and there are no major structural alterations proposed as part of these works.
- 17.5 Repairs will be carried out to the existing rainwater, soil and vent pipework from the roofs as part of the lightwell refurbishment. There will also be isolated repairs to brick and lead flashing work, re-pointing of the glazed brick facades and specialised cleaning to restore the appearance of the lightwells.

### **Materials and Finishes**

- 17.6 Materials, fixtures and fittings will be selected to present a high quality finish and will be durable with minimal maintenance. All new materials will comply with relevant OH&S and statutory codes.
- 17.7 The following finishes are proposed:

Ceilings: New exposed grid suspended ceiling, perforated metal tiles  
Carpets: New good quality carpet tiles will be applied throughout. There is no proposal to include a raised access floor unless it presents as a cost-effective option during the design and documentation phase.  
Blinds: New venetian blinds to all windows consistent with existing practice.  
Teapoints: New good quality kitchen units, worktops and appliances.  
Doors: Solid core veneered doors in HW frames  
Partitions: New double boarded solid partitions and single glazed frameless glass partitions.  
Decorations: Paint finish proposed to all partitions and perimeter walls.

### **Mechanical Services**

- 17.8 Existing heating and cooling is provided by a mixture of perimeter radiators and wall mounted Versitemp units. It is proposed to replace these with heating/cooling units mounted in the ceiling void. The existing condensers and

- chilled water pipework is adequate for the foreshadowed loads. Therefore it is proposed that these systems be retained.
- 17.9 It is proposed that the existing radiators be stripped out. All heating to the office areas will be provided via the new air-conditioning units and ductwork.
- 17.10 Fresh air and extract ventilation volumes are adequate for the proposed occupancy. It is proposed that the existing fresh air plant and ductwork be checked, cleaned and retained. Existing fresh air distribution via ceiling grilles will be altered to discharge via the new ceiling mounted air-conditioning units. The meeting room areas currently served from the Australia Centre plant will be brought onto the main floor ventilation system.
- 17.11 A new local extract system will be provided for the new toilet and shower facility.

### **Electrical Services**

- 17.12 It is envisaged that the electrical mains supplies to the floor will be re-used. Existing sub-mains cables and consumer units will be tested, although preliminary assessments have concluded that electrical supplies appear adequate for the proposed fitting out project.
- 17.13 New office lighting will be installed to provide a maintained average illuminance of 400 Lux. Lighting will be designed in accordance with CIBSE lighting guide LG3: 2001. Lighting circuits will be provided with occupancy and daylight sensing controls. This can significantly reduce energy consumption and maintenance costs.
- 17.14 New general power circuits will be run out from the existing miniature circuit breaker boards via new three compartment skirting trunking.
- 17.15 Existing fire alarm, security and public address systems will be maintained in operation throughout the works, and modified on a phased basis.

### **Communications**

- 17.16 New cabling will be provided throughout for data and communications services, with the old to be progressively removed and new installed under scheduling arrangements to coincide with decanting activities.

### **Lift Services**

- 17.17 No work will be undertaken to the existing lifts.

**Landscaping**

17.18 There are no landscaping works associated with the refurbishment.

**Civil Works**

17.19 There are no civil works associated with the refurbishment.

**Operation, Maintenance and Warranties**

17.20 Operations and maintenance manuals will be provided by the contractor for all elements of the new works. These will include as-built drawings, equipment schedules and data, maintenance regimes, specifications, and manufacturers manuals.

17.21 Warranties will be provided in the name of the Commonwealth of Australia.

**18. Acoustics**

18.1 Secondary glazing will be provided to all perimeter windows on the external faces of the building where such glazing is to be replaced. The intention is that where lightwell windows have deteriorated beyond reasonable residual life, they will be replaced by new “Critall” type windows (to conform with current appearance) but having double-glazing.

18.2 Where partitions run to the underside of the suspended ceiling, acoustic separation will be provided by means of foil faced acoustic quilt between the top of the ceiling and the slab.

18.3 Ductwork will be fitted with cross-talk attenuation where required.

**19. Energy Conservation Measures and Targets**

19.1 The refurbishment includes measures which will minimise energy consumption, including:

- Replacement of existing lightwell windows with new double-glazed thermal break units to enhance environmental integrity.
- Installation of new lighting to latest building control reduced energy consumption standards, including local controls and occupancy and daylight sensors.

- New heating systems and zoned controls as part of the air-conditioning refurbishment will provide for independent area control, to minimise use in periods when not otherwise in demand.

## **20. Master Planning and Site Planning**

- 20.1 The proposals have been formulated in conjunction with all users and stakeholders to ensure that no works taking place will jeopardise known future plans for other sections of the building. Decanting activities during building works will be scheduled so as to minimise disruption to ongoing activities.
- 20.2 The Head of the Australian Defence Staff in London has agreed the office layouts for Level 4 (at Attachment 5), and the temporary decant arrangements for Levels 5 and 6 (at Attachments 6 and 7 respectively).

## **21. Provision for People with Disabilities**

- 21.1 The proposals only involve Levels 4, 5 and 6, and no alterations are envisaged to current arrangements for access to the building for people with disabilities. The internal layout of the Defence areas will be designed with regard to facilitating access for disabled staff or visitors to the floor.

## **22. Heritage Issues**

- 22.1 There are no known heritage issues affecting this refurbishment. Consultation will occur with the English Heritage during the design phase to note the nature and extent of the proposed works, and to attend to any reasonable concerns to protect the building faces during works.

## **23. Child Care Provisions**

- 23.1.1 There are no child care considerations applicable to this refurbishment. Officers serving in London generally live some distance from Australia House, while space is at a premium in the building.

## **24. Fire Protection and Security**

### **Fire Protection**

- 24.1 The existing fire alarm system will remain in operation throughout the project, with local isolation of smoke detector heads as dictated by the work progress through the upper levels of the building. The existing system will be modified to suit the new layouts.

### **Security (physical and electronic)**

- 24.2 Requirements for secure rooms and zones have been determined by Defence, and will be installed as part of the works in accordance with the DFAT standards.
- 24.3 It is likely that a scaffold and hoist will be erected on the Melbourne Place side of the building in order to facilitate both the fit-out and the lightwell works. The Department of Foreign Affairs and Trade will define the security implications, and direct the appropriate measures taken to satisfy any concerns identified at the time.

## **25. Occupational Health and Safety**

- 25.1 Compliance with the requirements of occupational health and safety (OH&S) legislation is an important issue for all Commonwealth properties. Attention to OH&S issues will be given during the detailed design stage of the project in accordance with the Occupational Health and Safety Act (Commonwealth Employment) 1991, when aspects are documented and reviewed by relevant stakeholder agencies.
- 25.2 Occupational, Health Safety and Rehabilitation practices will be implemented and enforced during the construction works at the site, where control of site activities is particularly important as the floors above and below Level 4 will remain in occupation throughout the works. These practices will be consistent with Commonwealth and Australian Capital Territory law, and also in accordance with the Construction (Design and Management) Regulations 1995 (UK). A health and safety plan will be prepared prior to construction commencing, in accordance with requirements to be specified in tender documentation.

## **26. Authorities Consulted**

- 26.1 No planning or listed building consents are required for internal work of this nature. Although a formal building control application will not be made, the layouts have been designed to comply with current UK legislation. It is proposed that the plans be submitted to a building control approved inspector for informal consultation prior to the construction tender package being prepared.

## **27. Local Impact**

- 27.1 The project will mainly impact on other building users in terms of noise and dust. Although efforts will be made to minimise this, some disruption and inconvenience is inevitable. Consultation with other building users will take place before works begin. Working hours will be strictly controlled, as will the periods when “noisy works” are permitted.
- 27.2 Deliveries of materials and removal of site rubbish will take place as far as is reasonably possible outside of normal working hours where this cannot be achieved adequately during normal work hours. Care will be required to avoid congestion in and around the building, to avoid inconvenience to neighbours in their loading/unloading operations.
- 27.3 Access routes to the work faces for operatives and materials will be agreed with the building users prior to works commencing. Protection will be applied to existing finishes as required.
- 27.4 Appropriate licences will be obtained from the local authority for the erection of the scaffolding and hoists required in Melbourne Place, and to the extent necessary, for the scaffolding, hoist and any access bridging within and over the lightwells.
- 27.5 Security of the premises will be of paramount importance and details and requirements will be arranged and agreed with the Post Security Officers.

## **28. Project Cost Estimates**

- 28.1 The outturn cost estimate of the proposed works is AUD 11.98m, based on current prices and exchange rates. The outturn cost estimate includes construction and other related elements such as consultants’ fees, project management, and supervision and travel expenses.

- 28.2 British Government VAT at 17.5% has been included. The estimate does not include replacement loose furniture, white goods or interest charges.

## **29. Project Delivery System**

- 29.1 Following an analysis of local delivery methods, a traditional project delivery method of detailed design, documentation, construction tendering and contracting has been selected as appropriate for this project. This represents the best value for money for the Commonwealth, and allows DFAT, as the building owner, to fully control all the project delivery stages.
- 29.2 A single construction contract will be awarded for the refurbishment works. Tenders will be called from a selected shortlist of pre-qualified London based contractors.
- 29.3 The construction contract will be a Fixed Lump Sum.

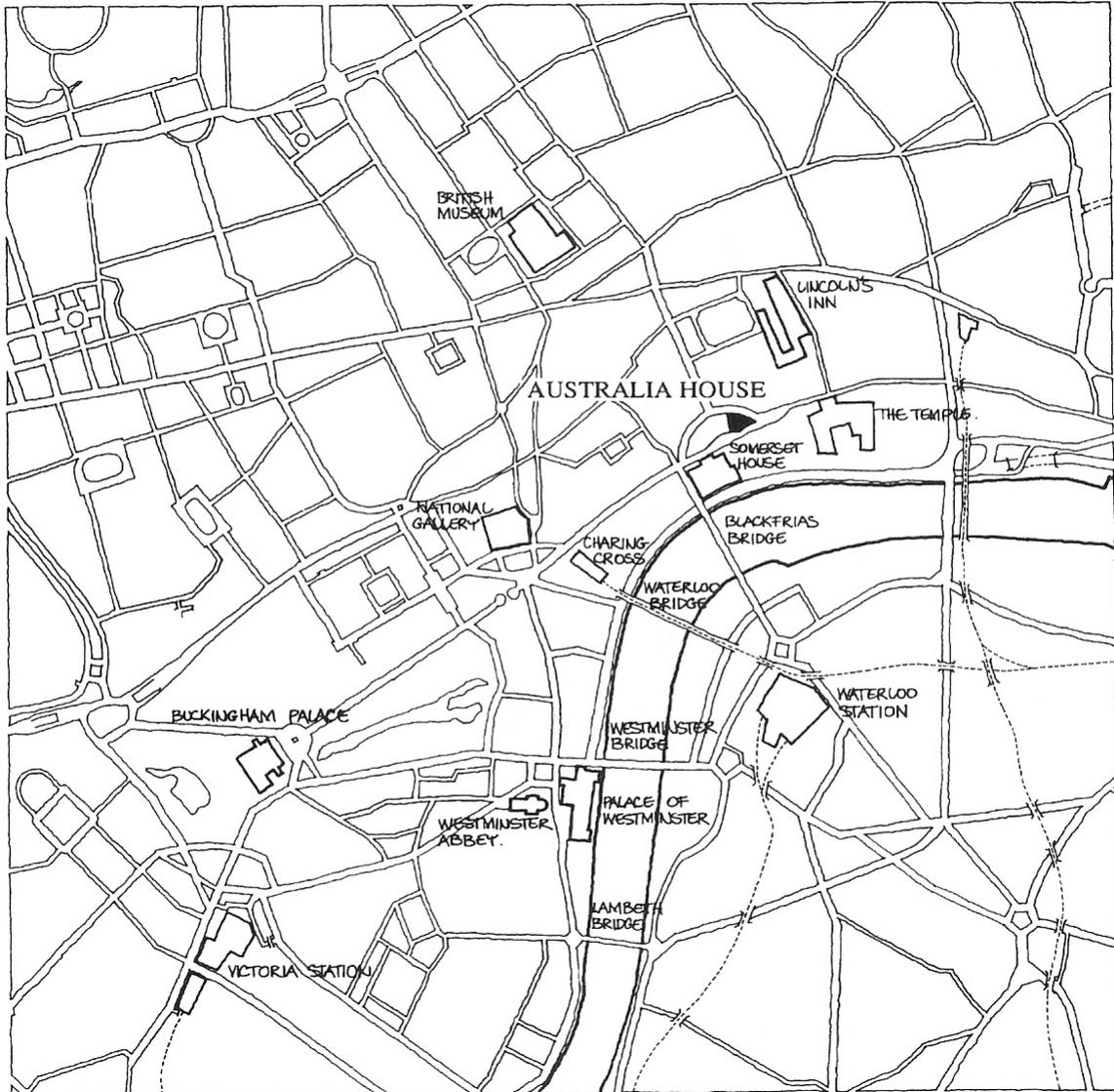
## **30. Construction Program**

- 30.1 Subject to Parliamentary approval, works would begin in May 2006, with practical completion in mid-2007 and final completion at the end of the defects liability period in mid-2008.
- 30.2 It is intended that the scaffolding and hoists required to provide for the refurbishment of the lightwells will also provide for movement of construction personnel and building material into Levels 4 to 6. Removal of the temporary structures will follow after completion and inspection of all refurbishment works.

## **31. Associated Sketch Design Drawings**

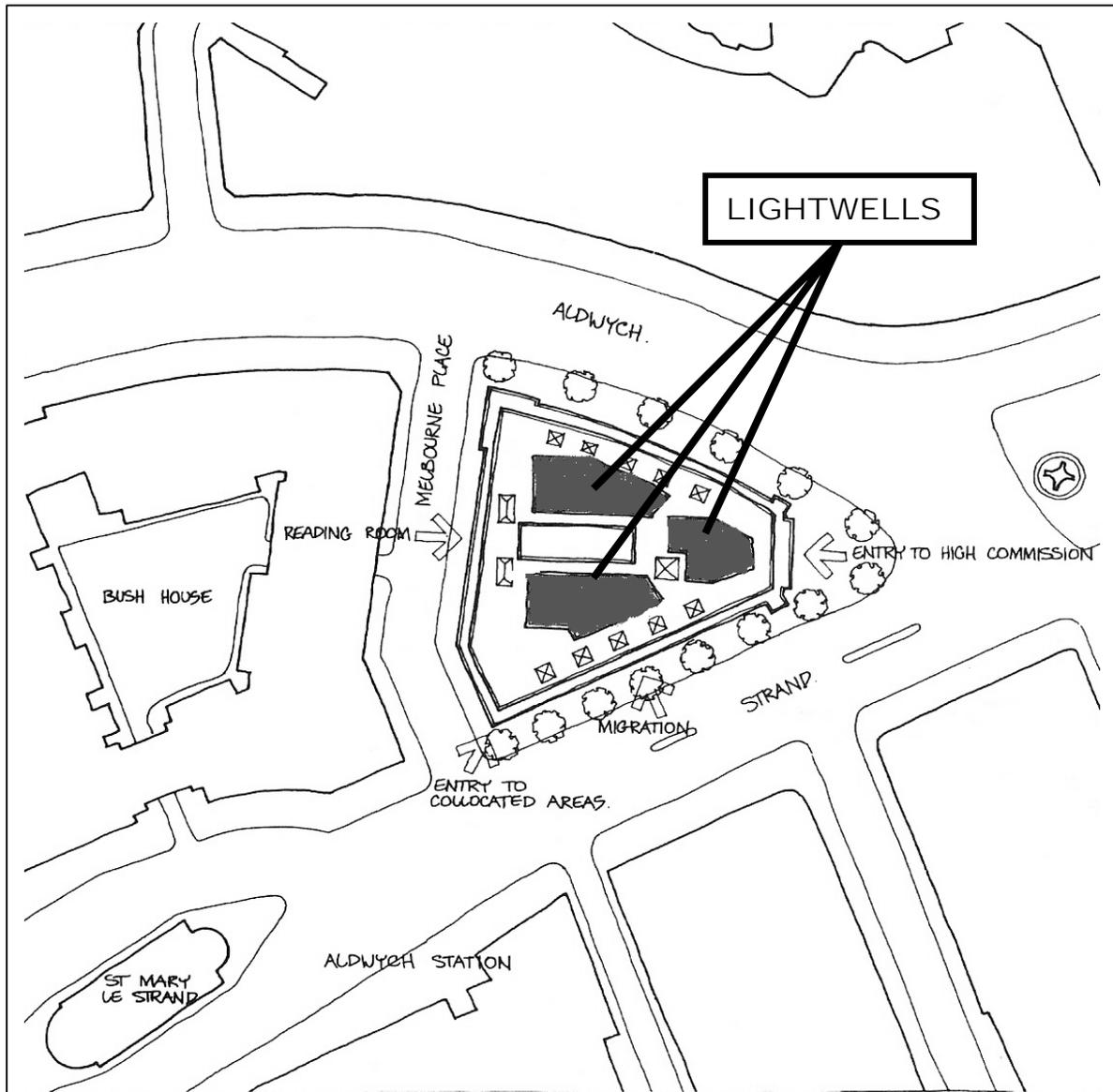
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4. Elevation (Typical Representation)
5. Elevation (Through Lightwells)
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8. Floor Plan (Level 6 Decanting Area)
9. Lightwells – Nature of Refurbishment (Photographic)

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## Location Plan

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom



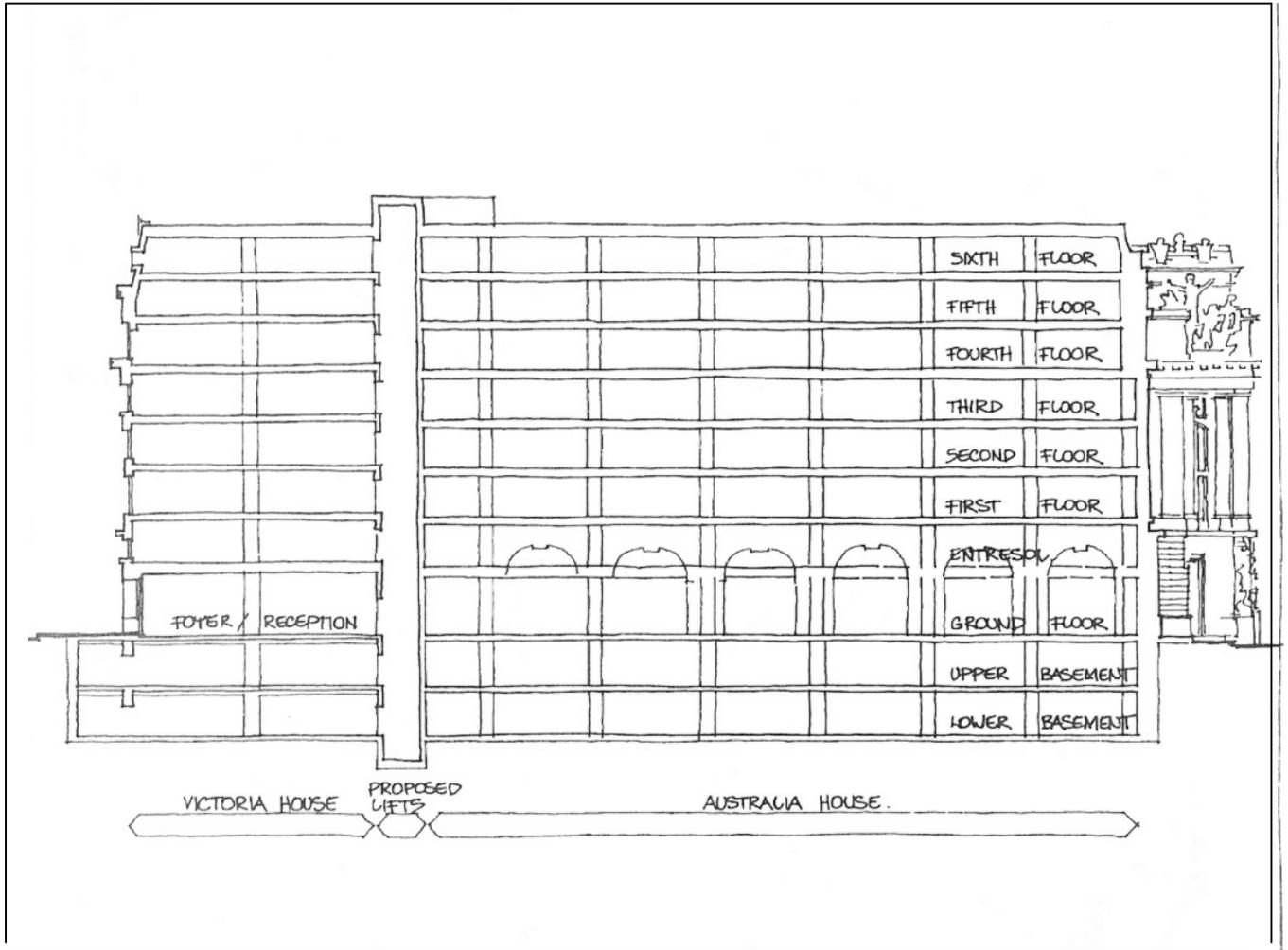
## Site Plan (with Lightwell Locations)

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom



### Floor Plan (Ground Floor - Typical)

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom



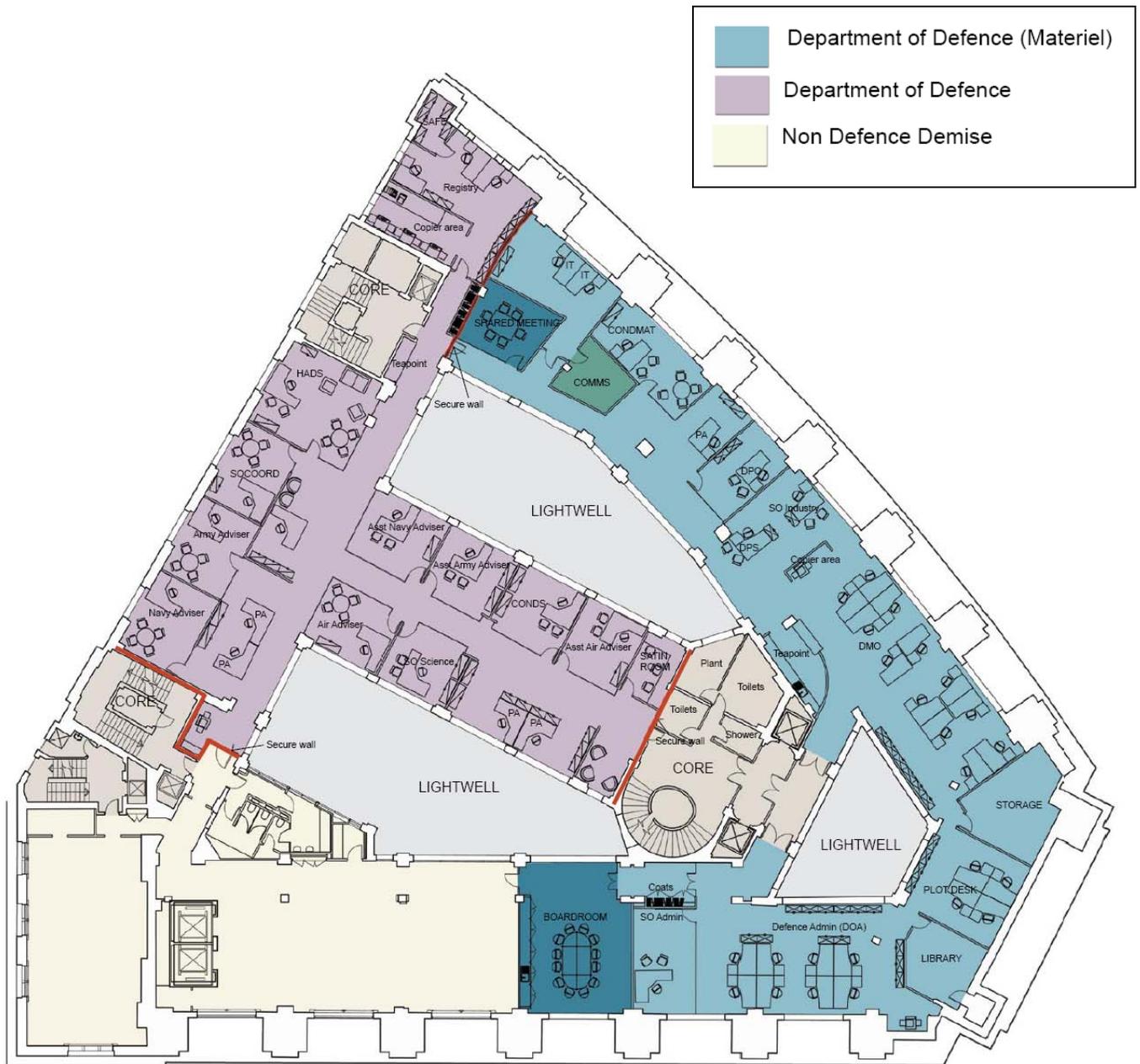
## Elevation (Typical representation)

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom



## Elevation (Through Lightwells)

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom

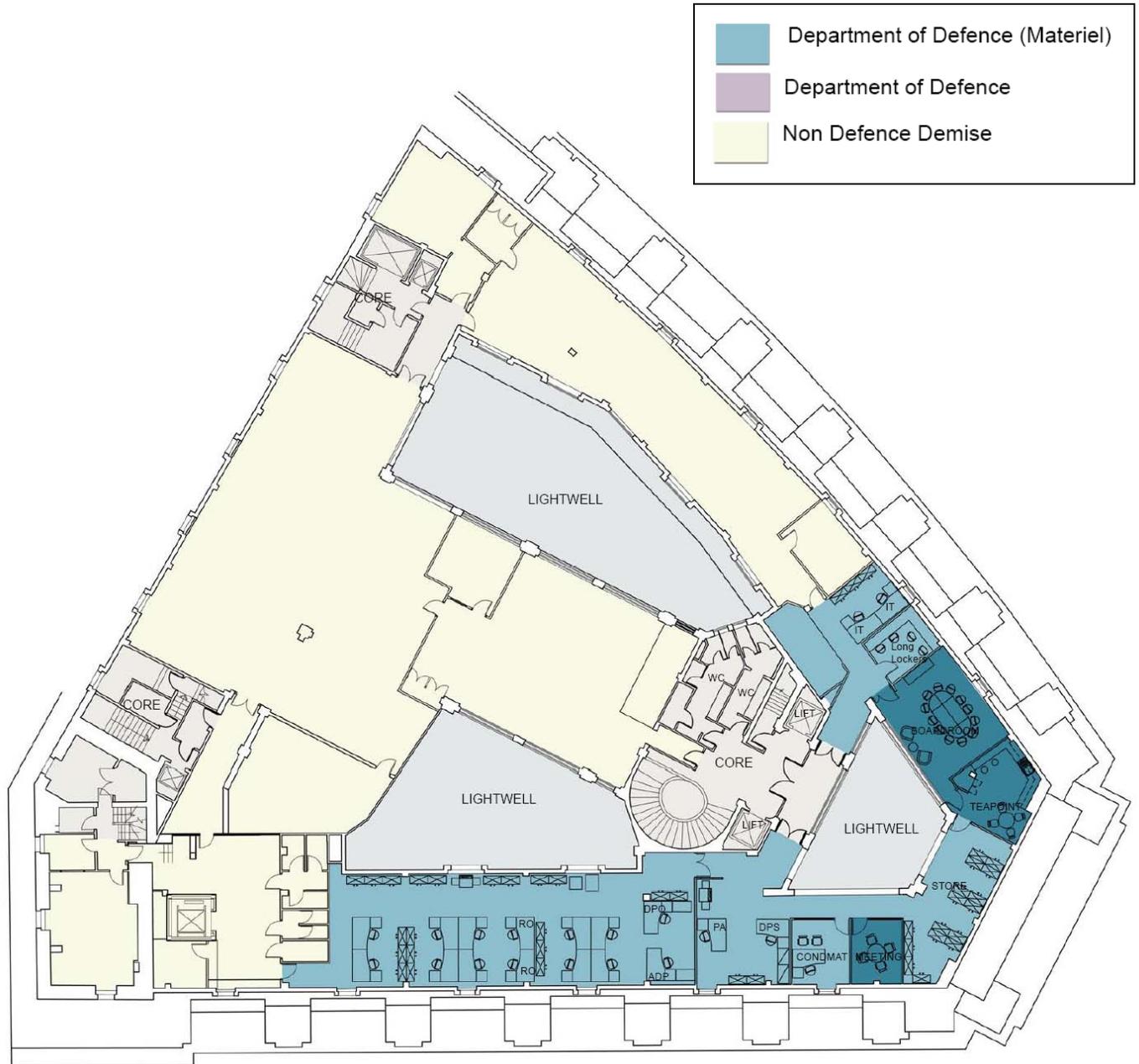


### Floor Plan (Level 4 Main Refurbishment)

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom



# attachment 8



## Floor Plan (Level 6 Decanting Area)

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom



## Lightwells – Nature of refurbishment

Refurbishment of Level 4 & Lightwells  
Australian High Commission  
London, United Kingdom