



1969

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REPORT

relating to the proposed construction of a

DIVISIONAL STORE DEPARTMENT OF HEALTH

at

Darwin, Northern Territory
(Sixteenth Report of 1969)

COMMONWEALTH GOVERNMENT PRINTING OFFICE
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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

DIVISIONAL STORE, DEPARTMENT OF HEALTH
DARWIN, NORTHERN TERRITORY

R E P O R T

On 31 July 1969, His Excellency the Governor-General in Council referred to the Parliamentary Standing Committee on Public Works for investigation and report to the House of Representatives, the proposal for construction of a divisional store for the Department of Health at Darwin, Northern Territory.

The Committee have the honour to report as follows:

THE COMMITTEE'S INVESTIGATION

1. The Committee received written submissions and drawings from the Departments of Health and Works and took evidence from their representatives at a public hearing in Canberra. A Sectional Committee inspected the site for the proposed building and the existing facilities.

THE REFERENCE

2. The proposal referred to the Committee is for the construction of a divisional store in Waratah Avenue, Fannie Bay to replace facilities which are inadequate in extent and standard. It will comprise a bulk store of 15,000 sq. ft on a single level and a detached two-storey building to accommodate the pharmacy store, dispensary and plant rooms on the ground floor, and administrative offices and amenities on the upper floor. Selected areas are to be air conditioned.

3. The work is estimated to cost \$737,000.

NORTHERN TERRITORY MEDICAL SERVICE

4. Functions The Department of Health operates the Northern Territory Medical Service and thus attends to most community health and hygiene needs in the Territory. These include the operation of hospitals, dental clinics, infant health clinics, rural health services, health inspections and the quarantine service.

5. In the absence of major commercial warehouses in the Northern Territory handling drugs, medical sundries, dental materials and instruments, the divisional store is required to hold essential materials for the Service's day to day activities.

6. Besides being responsible for stores management and control, the divisional store in Darwin holds and distributes medical and pharmaceutical requirements of the Department of Health in the northern part of the Territory, repacks bulk supplies, manufactures selected pharmaceutical lines and receives stores and distributes general lines such as hardware, foodstuffs, stationery, furniture and equipment and dental materials.

7. Existing Stores The divisional store in Darwin operates from a store (10,180 sq. ft) and garage (1,500 sq. ft) in the Bishop Street industrial area, two huts at the Darwin Hospital (2,400 sq. ft) and four huts at the East Arm Leprosy Hospital (400 sq. ft). All are steel-framed galvanised iron clad buildings with little or no insulation against the climate.

THE NEED

8. The buildings at the Darwin and East Arm Hospitals are in a poor state of repair and are being used only because of a critical lack of alternative storage space. They, together with the garage building at Bishop Street, are such that they permit entry of water in the wet season and dust in the dry. It would not be economic to attempt to improve their condition.

9. The main store at Bishop Street is a satisfactory building generally, but it is not capable of extension. It is badly overcrowded both in the stores and office areas. The cramped conditions have resulted in below standard working areas for staff, a fire risk and difficulties in the control and management of stock.

10. Storage conditions for most items are far from ideal. In most storage areas temperatures are extreme in the summer months and deterioration of stock results.

11. Due to the relative isolation of Darwin from regular sources of supply, and the high cost of transport of urgently required items, the Department of Health works on the basis of holding about three months requirements at any one time. The increase in population in recent years and the reflection of this in the growth of the department's services has pointed up the need for more and better quality storage for Medical Service needs.

12. In view of the deplorable state of the existing storage facilities, the Committee found that there is an urgent need for the accommodation proposed in this reference.

13. We took evidence about the detrimental effect heat and humidity has on many of the items customarily held in the divisional store in Darwin particularly drugs, medicines and medical sundries and noted the considerable wastage which has been occurring due to unsuitable storage conditions. For this reason, we support the proposal to air condition not only staff occupied areas in the proposed building but also those areas where stock which deteriorates under severe heat or humidity is stored.

THE BUILDING PROPOSAL

14. Site The site of about $3\frac{1}{2}$ acres is situated in Waratah Avenue, Fannie Bay, some three miles from the Darwin city area. It is fairly close to the Darwin Hospital and transport terminals and is of sufficient size to permit future expansion of the store is necessary. A Department of Health inflammable store has already been built on the site.

15. The Committee consider that the site selected is suitable.

16. Design and Layout The proposed building will comprise a single-storey bulk store wing and a two-storey office/pharmaceutical/records wing. They will be linked by single-storey sections housing the dispensary and pharmacy store.

17. The ground floor of the two-storey block will accommodate a cool room, areas for bottle storage, prepacking and labelling, sterile preparation and distilled water and manufacturing. Offices, a records store, a machinists' room, a cleaners' store, a lunch room and toilets will be located on the first floor.

18. In the bulk and stationery stores, there will be a tea room, offices, toilets, areas for receipt, despatch and recording of goods, a fork lift parking area, a disposal room and an incinerator.

19. Construction Site conditions are suitable for the use of concrete pad footings under columns and strip footings under walls. The two-storey section will be framed in reinforced concrete whilst the single-storey link sections will have steel portal frames. The ground floor will be concrete on fill, and the first, suspended concrete. Walls will be cavity brick and the insulated low-pitch roof will be a steel frame supporting galvanised steel decking.

20. The bulk store and the disposal room will have steel portal frames with steel girts and purlins to permit fixing of wall cladding and roof sheeting. Light steel frames will form the roof lanterns and ridge vents. The single-storey stationery store adjoining the bulk store will be constructed in load bearing brick and will have a steel frame to support the galvanised steel roof decking.

21. External Finishes Exposed structural framing of the office block and the stationery store, including columns, beams, fascias, fins and spandrels will be off form concrete. Louvres will be precast concrete and walls will be brick. Window frames are to be anodised aluminium.

22. The wall cladding of the bulk store and disposal room will be heavy gauge pressed steel sheeting coated both sides with vinyl. Fascias will be coloured asbestos cement. Window panels will be fitted with baked enamel metal louvres at lower levels and wired glass louvres under the eaves.

23. Internal Finishes Internal finishes will be selected in accordance with the use of the area concerned consistent with durability and economic maintenance. Generally, exposed walls will be brick or concrete and will be rendered and painted. Shower recesses, surrounds to handbasins and wall fittings in toilets will have ceramic tiles.

24. In office, records and processing areas, floors will be finished with vinyl tiles, toilets with ceramic tiles, and covered circulation areas with quarry tiles. The bulk store and disposal room floors will be granolithic.

25. In office and staffed areas, ceilings will be suspended acoustic tiles whilst other areas, except for the bulk store and disposal room, will have fibrous plaster.

26. Mechanical Services Areas for prepacking and sterile preparation, stationery and dental supplies, manufacturing and dispensary, the pharmacy and records stores, offices and the lunch room will be air conditioned. Toilets, cleaners' rooms and the kitchen will be mechanically exhausted.
27. Miscellaneous mechanical services will include cool room and distillation plant, a monorail hoist in the bulk store, a hot water service, a water filtration system and sanitary and garbage incinerators.
28. Electrical Services Electricity will be supplied to the building by underground cable. Internal reticulation will include provision for future expansion. Lighting throughout will be fluorescent and power outlets will be provided as necessary. An emergency diesel generator will be provided to ensure continuity of operation of cool room and refrigeration equipment.
29. Civil Works An access road will be constructed to loading areas, the car park and the hardstanding area, and will link with the existing inflammable stores access. Roads and parking areas will be sealed, kerbed and channelled and stormwater drains will be connected to the underground system. A security fence will be erected around the site boundaries.
30. Hydraulic Services Water supply will be drawn from the town mains. A 10,000 gallon fire sprinkler storage tank will be installed and a fire hydrant main connected. A reticulated lawn watering system will be provided. Sewerage will be connected to a main on the western boundary.
31. Fire Protection The building will be protected by a sprinkler system and hydrants, hoses and portable extinguishers will be provided.
32. The Committee's Conclusion The Committee recommend the construction of the work in this reference.

ESTIMATE OF COST

33. The estimated cost of the work when referred to the Committee was \$737,000 made up as follows:

	\$
Building work	454,000
Mechanical and fire services	184,000
Electrical services	55,000
Civil and hydraulic services	44,000
	<u>737,000</u>

PROGRAMME

34. It is expected that after an approval to proceed is given, the preparation of final drawings and tender documents will take approximately eight months. Construction time for the work is estimated to take 18 months after a contract is let.

RECOMMENDATIONS AND CONCLUSIONS

35. The summary of recommendations and conclusions of the Committee is set out below. Alongside each is shown the paragraph in the report to which it refers.

Paragraph

- | | | |
|----|---|----|
| 1. | THERE IS AN URGENT NEED FOR THE ACCOMMODATION
PROPOSED IN THIS REFERENCE. | 12 |
| 2. | THE PROPOSAL TO AIR CONDITION STAFF OCCUPIED AREAS
AND SELECTED STORES AREAS IS SUPPORTED. | 13 |

Paragraph

- | | | |
|----|---|----|
| 3. | THE SITE SELECTED IS SUITABLE. | 15 |
| 4. | THE COMMITTEE RECOMMEND THE CONSTRUCTION OF THE WORK
IN THIS REFERENCE. | 32 |
| 5. | THE ESTIMATED COST OF THE WORK WILL REFERRED TO THE
COMMITTEE WAS \$737,000. | 33 |



(F.C. CHANEY)
Chairman

Parliamentary Standing Committee on Public Works,
Parliament House,
CANBERRA, A.C.T.

18 September, 1969.