

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

1975—Parliamentary Paper No. 2

*Parliamentary Standing Committee on Public Works*

REPORT

relating to the proposed construction of a

CENTRAL HOSPITAL  
SERVICES COMPLEX—STAGE 2

in the

Australian Capital Territory

(FIRST REPORT OF 1975)

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*Brought up and  
ordered to be printed 25 February 1975*

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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

(TWENTY-THIRD COMMITTEE)

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EXTRACT FROM  
THE VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES,  
No. 34, DATED 13 NOVEMBER 1974

19. PUBLIC WORKS COMMITTEE—REFERENCE OF WORK—CENTRAL HOSPITAL SERVICE COMPLEX, A.C.T.—  
STAGE 2 DEVELOPMENT: Mr L. R. Johnson (Minister for Housing and Construction) moved,  
pursuant to notice—That, in accordance with the provisions of the *Public Works Committee  
Act 1969–1974*, the following proposed work be referred to the Parliamentary Standing Com-  
mittee on Public Works for investigation and report: Construction of a proposed warehouse  
and workshop as stage 2 development of the central hospital service complex in the A.C.T.

Mr Johnson presented plans in connection with the proposed work.

Question—put and passed.

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## WITNESSES

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McIntyre, A. R., Esq., Director of Housing and Construction, Department of Housing and Construction, Phillip, Australian Capital Territory

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Tow, A. C., Esq., Principal Architect, Department of Housing and Construction, Phillip, Australian Capital Territory

## *Parliamentary Standing Committee on Public Works*

### CENTRAL HOSPITAL SERVICES COMPLEX—STAGE 2, AUSTRALIAN CAPITAL TERRITORY

## REPORT

By resolution on 13 November 1974, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report, the proposal for the construction of Stage 2 of the Central Hospital Services Complex at Crace, A.C.T.

The Committee have the honour to report as follows:

#### **THE REFERENCE**

1. The proposal referred to the Committee is the second stage of a centralised complex designed to provide government controlled hospitals, institutions and health facilities in the A.C.T. with common services, and comprises a warehouse and workshop. The warehouse will provide, on a centralised basis, full purchasing, receipt, storage and distribution of supplies. The workshop will provide maintenance support and will also carry out research and development for hospitals, institutions and health facilities.

2. The estimated cost of the proposed work when referred to the Committee was \$2.35m.

#### **THE COMMITTEE'S INVESTIGATION**

3. The Committee received written submissions and drawings from the Departments of Health and Housing and Construction and took evidence from their representatives at a public hearing in Melbourne on 9 December 1974. Prior to the public hearing the Committee inspected the site for the proposed buildings.

4. The Committee's proceedings will be printed as Minutes of Evidence.

#### **THE NEED**

5. The need for the work in this reference flows from the decision to integrate hospital services in the Australian Capital Territory. Arising from this decision, the planning of the Woden and Calvary Hospitals recognised that common hospital services would be provided from a single centralised facility.

6. Stage 1, involving the construction of a central linen and sterilising facility, was

approved by the Committee on 24 February 1972 (First Report of 1972). Future proposals for the development of other centralised services or facilities were seen as forming subsequent stages of the complex which would be programmed for construction as required.

7. The warehouse and workshop proposed in this reference are required to provide essential supply, maintenance and support facilities for Stage 1 of the Central Hospital Services Complex and government controlled hospital institutions and health facilities in the A.C.T.

8. *Committee's Conclusion* There is a need for the work proposed in this reference.

#### **THE PROPOSAL**

9. *Site* The proposed warehouse and workshop will be constructed within the site already allocated by the National Capital Development Commission for the Central Hospital Services Complex which is located in the Crace industrial area seven kilometres due north of Canberra's Civic Centre.

10. Initially, the complex will be developed on a site of 8.1 hectares. The Department of Health had the option of acquiring two additional sites totalling 10.5 hectares to the east and west of the existing site for future development. During the public hearing the Committee were told that the Department of Health had informed the National Capital Development Commission that it was prepared to forego its option on the area of the eastern site north of the floodway easement. The site is close to existing residential areas of North Canberra and the proposed Gungahlin residential area and it is expected that the majority of semi-skilled workers will be drawn from these areas.

11. *Committee's Conclusion* The siting of the proposed buildings in relation to the buildings presently under construction in Stage 1, is suitable.

12. *Environmental Impact* The need for an environmental impact statement concerning this proposal was referred by the Department



of Health to the Department of the Environment and Conservation which advised 'it would appear that the environmental issues involved do not warrant the preparation of an environmental impact statement'. The Committee concur with this advice.

13. *Warehouse* The proposed warehouse will provide on a centralised basis, full purchasing, receipt, storage and distribution of supplies for:

- the Central Hospital Services Complex; and
- government controlled hospital institutions and health facilities in the A.C.T.

14. The warehouse will be capable of subsequent expansion when the demand for additional supplies to service future hospitals and institutions warrants such expansion.

15. *Sheltered Workshop* As an integral part of the proposed warehouse, a sheltered workshop has been planned to provide job opportunities for handicapped persons. It will be capable of employing approximately 25 persons and will be used for the manufacture of particular items of linen and the repair of unserviceable linen items returned to store. Items which could be manufactured would be sheets, pillow cases, towels, napkins, feeders, bedcovers, nightgowns, table cloths, shrouds, drapes, curtains, etc.

16. The Committee were informed that all buildings in the complex have been designed to cater for the needs of handicapped persons.

17. *Temporary Facilities* It is proposed to include temporarily in the warehouse building, a cafeteria for employees at the complex, an office area for the purchasing staff, an area for printing and binding documents and an area for the archival storage of hospital and medical records. These facilities will eventually be located permanently in buildings to be constructed in the future. This will leave vacant areas for expansion of warehouse activities as the numbers of health facilities to be serviced in the A.C.T. increase.

18. *Temporary Cafeteria* The proposed temporary cafeteria is considered to be an essential element of the complex to ensure industrial harmony in what will be a rather isolated area for the staff. The Treasury has approved the provision of a hot meal/light refreshment service at the complex as recommended by the Interdepartmental Food Services Project Committee.

19. *Workshop* The question of maintenance services in hospitals and other health institutions in the A.C.T. has been studied in considerable detail by the Departments of Housing and Construction and Health. In 1972, it was mutually agreed that in the best interests of hospitals and other major undertakings, the controlling or management authority should operate its own maintenance service. Subsequently an establishment for a static maintenance unit in the Woden Valley Hospital was approved by the then Minister for Health.

20. A feasibility study of the workshop proposal followed an investigation by the A.C.T. Health Services Office of the Department of Health into the requirements for such a facility to provide a major maintenance support service for hospitals, institutions and other health facilities.

21. At present, Canberra and Woden Valley Hospitals each have resident maintenance units responsible for the day-to-day maintenance of their respective hospitals and these will continue to operate. A temporary workshop is also being provided in the unused portion of the boiler house at the complex to provide an interim maintenance service for all buildings and equipment in Stage 1 of the complex. Each of these units is limited in capacity and relies on support from other departments, authorities and private enterprise when maintenance is required beyond that capacity.

22. To enable a full maintenance programme to be implemented for all hospitals, institutions and health facilities in the A.C.T., it is planned that each existing and future maintenance unit be additionally responsible for the day-to-day maintenance of institutions and health facilities in their respective regions. Support maintenance beyond the capacity of these units would be undertaken by the proposed central workshop at the complex. Machine tools, equipment, etc., in the temporary workshop in the boiler house will be utilised in the proposed central workshop.

23. As an adjunct to and separate from the workshop, it is also proposed to construct a flammable store necessary for the storage of gases (flammable and non-flammable), paints, turpentine, spirits, etc. This store will also be used by the proposed warehouse for the storage of similar items required for logistic support.



24. Additionally, with the introduction of specialist sub-disciplines of medicine and surgery into the hospitals in the A.C.T. a requirement will exist for the manufacture of instruments and equipments necessary in research and development programs. It is considered this manufacture (and modifications as necessary) can be best and most effectively carried out in the proposed workshop. Accordingly, provision will be made in each 'trade' area for this exacting and delicate work.

### CONSTRUCTION

25. *Design Concept* The buildings have been designed to harmonise with the buildings at present under construction and to ensure that within each building there is an efficient space utilisation and maximum flexibility for operation and future technical advances.

26. To achieve the requirements, the buildings have been designed with large column-free areas and a roof system capable of supporting the various services.

27. *External Finishes* Generally, all external walls will be fair face concrete blockwork and exposed steel columns. Windows will be framed with anodized aluminium. Roofs and facias will be metal.

28. *Internal Finishes* Generally, all internal partitions will be concrete block. However, the partitions associated with the temporary cafeteria will be plasterboard sheeted metal studs.

29. Warehouse floors will be monogranolithic and vinyl tiles, granolithic and ceramic tiles. Walls will be constructed of natural blockwork, painted blockwork, hard plaster, tiles and plasterboard sheeted metal stud partitions. Ceilings, depending on the location, will be off form concrete, acoustic tiles and sprayed sound absorbent material under concrete slabs.

30. Workshop floors will be finished in monogranolithic and vinyl tiles. Ceilings where required, will be suspended plasterboard, and vermiculite on metal lath backing. Floors and walls of the flammable store will be concrete with a metal deck roof.

31. *Fittings* Throughout the buildings, fittings appropriate to each area will be provided.

32. *Mechanical Services* A store in the warehouse and the electronic, instrument and refrigeration workshops will be air-conditioned.

33. The main warehouse area will be heated by hot air projection heaters. The sheltered

workshop and administration areas in the warehouse, and those areas of the workshops which are not air-conditioned will be mechanically heated and ventilated. Exhaust ventilation will be provided to the disposal store, cleaner's room, switchroom and toilets.

34. Heat energy for space heating and domestic hot water supply in the workshop will be provided by extension of the steam reticulation system serving the existing facilities. In the warehouse a system of electric hot water units will be provided, while in the workshop, steam to water heat exchangers will provide the hot water.

35. Compressed air for the workshops will be reticulated from a central plant. A wood shavings and sawdust extraction system will be provided for the woodwork shop.

36. Externally stored oxygen and acetylene will be piped to the welding bay in the plumbing, sheetmetal and pipefitting workshop.

37. A hot meal/light refreshment and food service will be provided as a temporary measure in the warehouse. Equipment and facilities will be designed suitable for transfer to a permanent location.

38. Miscellaneous services include cool room, chilled drinking water units and a spray painting booth.

39. *Electrical Services* A substation will be provided by the supply authority. This substation will be located as planned in a master electrical development plan for the whole area. Light, power and telephones will be provided as necessary within the buildings. Existing external security lighting, area lighting and security systems will be extended to cover the area concerned.

40. *Structural* The warehouse building will be constructed of reinforced concrete floors and columns supporting a triangulated steel space frame roof structure. The workshop building structure will consist of a reinforced concrete floor and a similar space frame roof structure supported on perimeter steel columns. From information available, foundations will be strip footings.

41. *Fire Protection* Automatic sprinkler systems will be installed in the warehouse and workshop buildings. The medical records area will be protected by a carbon dioxide automatic extinguishing system. Both buildings will be provided with an early warning smoke detection system connected to the guard house. Portable extinguishers, hose reels and hydrants will be installed in accordance with normal departmental standards.

42. *Civil* Vehicle access to the warehouse will be from the main ring road constructed in Stage 1 of the complex. Provision will be made for semi-trailer access through the reception and despatch doorways with a minimum amount of manoeuvring.

43. Parking will be provided on the east side of the building for 66 cars and on the north side for 14 cars. Parking bays are each 5.5 m long and 2.6 m wide, with 7.3 m wide access aisles which are also used for semi-trailer access.

44. Concrete paths will be provided for pedestrian access to the cafeteria entrance with pram crossings in kerbs to facilitate access for disabled persons.

45. Vehicle access to the workshop will be from the main ring road constructed in Stage 1 of the complex. Provision will be made for semi-trailer access to the receipt-despatch doorway of the workshop. Car parking will be available in the car park adjacent to the workshop. This car park is being constructed in Stage 1 of the complex. Pram crossings are also being provided in kerbs to facilitate access for disabled personnel. Roads will be bitumen surfaced with concrete kerbs and gutters.

46. *Water and Sewerage* These services will be connected to the mains serving the existing buildings.

47. *Landscaping* The landscaping of the Stage 1 development will be extended to include the areas surrounding the buildings in this stage of development.

48. *Committee's Recommendation* The Committee recommend the construction of the work in this reference.

#### ESTIMATE OF COST

49. The estimated cost of the work when referred to the Committee was \$2.35m made up as follows:

	\$
Building work:	
Warehouse . . . . .	930,000
Workshop . . . . .	585,000
	<hr/>
	1,515,000
Electrical services . . . . .	190,000
Mechanical services . . . . .	370,000
Civil and other works . . . . .	275,000
	<hr/>
	2,350,000
	<hr/>

#### PROGRAM

50. The estimated time required for the completion of contract documents, inviting and analysing tenders and acceptance of a tender is four months.

51. Following the acceptance of a tender, the period of construction will be eighteen months, with a phase 1 completion of the temporary cafeteria in nine months.

#### RECOMMENDATIONS AND CONCLUSIONS

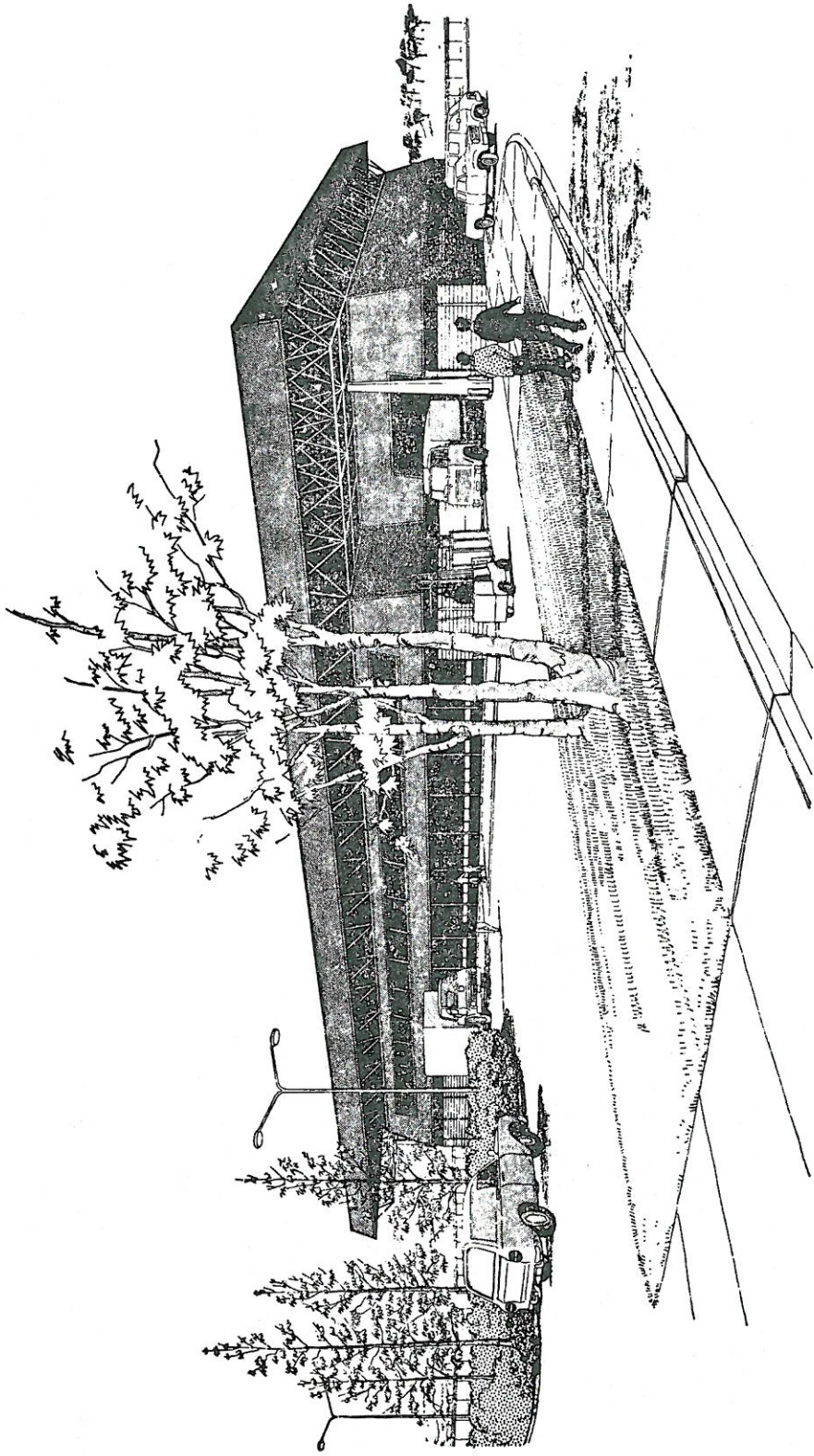
52. The summary of recommendations and conclusions of the Committee is set out below. Alongside each is shown the paragraph in the report to which it refers.

	<i>Paragraph</i>
1. There is a need for the work proposed in this reference . . . . .	8
2. The siting of the proposed building in relation to the buildings in Stage 1 is suitable . . . . .	11
3. The Committee recommended the construction of the work in this reference . . . . .	48
4. The estimated cost of the work when referred to the Committee was \$2.35m . . . . .	49

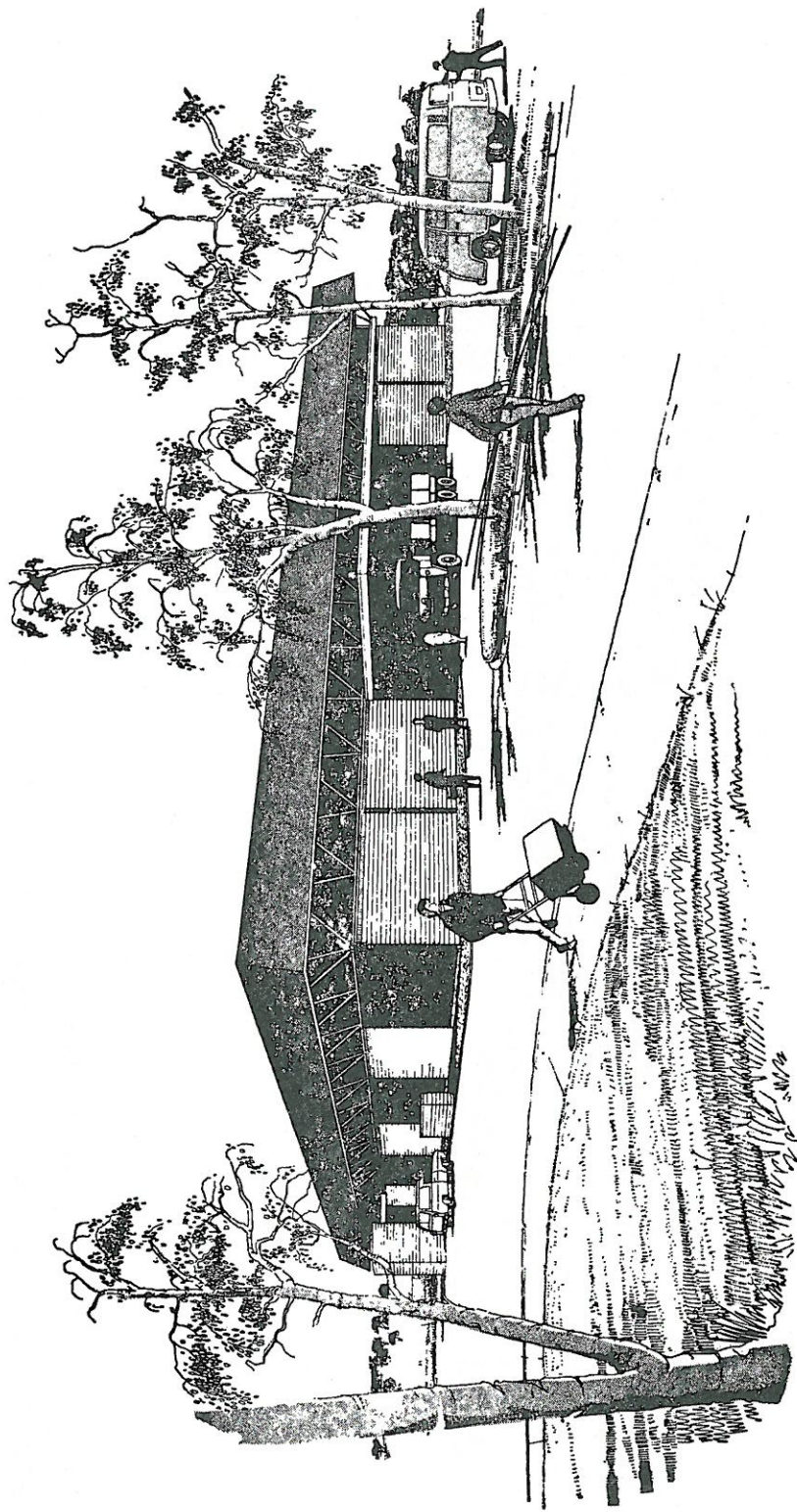
L. K. JOHNSON  
Chairman

Parliamentary Standing Committee on  
Public Works,  
Parliament House,  
Canberra, A.C.T.  
13 February 1975.





**WAREHOUSE PERSPECTIVE  
CENTRAL HOSPITAL SERVICES COMPLEX CRACE A.C.T. STAGE 2**



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**WORKSHOP PERSPECTIVE  
CENTRAL HOSPITAL SERVICES COMPLEX CRACE A.C.T. STAGE 2**