

Parliamentary Standing Committee on Public Works

REPORT

relating to the

CONSTRUCTION OF COMMONWEALTH AND FAMILY COURTS

Perth
Western Australia

(Fourteenth Report of 1984)

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

R E P O R T

relating to the

CONSTRUCTION OF COMMONWEALTH AND FAMILY COURTS
PERTH, WESTERN AUSTRALIA

(Fourteenth Report of 1984)

Australian Government Publishing Service
Canberra 1984

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
(Twenty-Seventh Committee)

Senator Dominic John Foreman (Chairman)
The Honourable Wallace Clyde Fife, M.P. (Vice-Chairman)

Senate

House of Representatives

Senator Gerry Norman Jones	David Bruce Cowan, Esq., M.P.
Senator Bernard Francis Kilgariff	Peter Hertford Drummond, Esq., M.P. Leonard Joseph Keogh, Esq., M.P. Eamon John Lindsay, Esq., R.F.D., M.P. John Saunderson, Esq., M.P.

EXTRACT FROM THE
VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES
NO. 59 DATED 28 MARCH 1984

- 26 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK -
COMMONWEALTH AND FAMILY COURTS, PERTH: Mr Hurford
(Minister for Housing and Construction), pursuant to
notice, moved - That, in accordance with the provisions
of the Public Works Committee Act 1969, the following
proposed work be referred to the Parliamentary Standing
Committee on Public Works for consideration and report:
Construction of Commonwealth and Family Courts, Perth.

Mr Hurford presented plans in connection with the proposed
work.

Question - put and passed.

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

COMMONWEALTH AND FAMILY COURTS, PERTH, W.A.

R E P O R T

By resolution on 28 March 1984 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal to construct a Commonwealth and Family Courts building at Perth.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal referred to the Committee is for construction of a building to accommodate Commonwealth Courts and Tribunals presently located in leased premises.
2. The proposed building will comprise nine upper levels and a basement designed to accommodate the following:
 - the Federal Court of Australia;
 - the Administrative Appeals Tribunal;
 - the Family Court of Western Australia;
 - the Director of Legal Services;
 - the Official Receiver;
 - the Commonwealth Reporting Service, and
 - Management Support Groups.
3. The estimated cost of the proposed work when referred to the Committee was \$28.5 million at December 1983 prices.

THE COMMITTEE'S INVESTIGATION

4. The Committee received written submissions and drawings from the Attorney-General's Department (A-Gs) and the Department of Housing and Construction (DHC) and took evidence from their representatives at a public hearing held in Perth on 20 June 1984. The Chief Property Officer, Western Australia, of the Department of Administrative Services (DAS) also gave evidence.

5. The Committee received written submissions from the Crown Law Department of Western Australia, Perth Theatre Trust, Perth City Council, Law Society of Western Australia, and the Administrative and Clerical Officers Association. A list of witnesses who appeared before the Committee and the organisations which they represented is at Appendix A.

6. During the public hearing witnesses from A-Gs, DHC and DAS undertook to provide the Committee with written follow-up advice and answers to a number of questions taken on notice. This written material was subsequently received by the Committee, as follows:

- DHC 12 July and 30 July 1984
- A-Gs 7 August and 17 August 1984
- DAS 23 July 1984

7. Prior to the hearing the Committee inspected the following areas in Perth:

- Federal Courts and Administrative Appeals Tribunal accommodation, Natwest House, Adelaide Terrace;
- Family Court of Western Australia, Reserve Bank Building, St George's Terrace;

- Perth Central Law Courts, and
- the site for the proposed Commonwealth and Family Courts, adjacent to the Perth Concert Hall and the Commonwealth Government Centre, bounded by Victoria Avenue and Terrace Road.

8. The Committee gratefully acknowledges the assistance of Commonwealth and State Court officials in arranging and taking part in the inspections.

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

THE NEED

10. Attorney-General's submitted there is a need for a purpose-designed Commonwealth Law Courts building to be constructed in Perth. The requirement is based upon the following factors:

- Government Policy;
- inadequate existing facilities in leased premises, and
- expected increases in court and court-related requirements in the future.

11. Government Policy Government policy is that separate and clearly identifiable law courts buildings should be provided in each capital city to accommodate Commonwealth Courts and Tribunals and associated staff.

12. At present, the Commonwealth/State Law Courts building in Sydney, and the High Court, Supreme Court and Family and Juvenile court buildings in Canberra are the only buildings which accord with this policy. The new Commonwealth Law Courts building in

Hobart, which was examined by the Committee in 1980 (Committee's Fifth Report of 1980, Parliamentary Paper 84/1980) is expected to commence operations in September this year. A-Gs advised the Committee of a long term plan to implement Government policy for the provision of Commonwealth courts in all capital cities.

13. Existing Accommodation - Perth The Federal Courts and Tribunals, the Administrative Appeals Tribunal, the Director of Legal Services, the Official Receiver's Office and A-Gs Management Services Branch are housed in leased accommodation at Natwest House, Adelaide Terrace. This leased accommodation, in large commercial premises with numerous other tenants, comprises two court rooms, two hearing rooms, chambers and support areas spread over two floors. The Committee was advised that the cost of providing a court room, chambers, associated court facilities and a small adjoining office area currently occupied by the Management Services Branch, was \$150,000. The leases held by the Commonwealth on space at Natwest House expire on 30 June 1987. There is a two year option for renewal.

14. During the Committee's inspection numerous unsatisfactory arrangements were pointed out. These relate to security, an inability to provide for the privacy of judges, and inadequate registry space for legal practitioners. The two court rooms have low ceilings, limited space at the bar table and poor acoustics.

15. Family Court Under the Family Law Act 1975 the States had the option of establishing their own Family Courts; W.A. was the only State to do so. The Committee was advised that under the Act the Commonwealth bears the operating expense of any State Family Court.

16. The Family Court of Western Australia is housed in leased premises at the Reserve Bank Building, St George's Terrace. Accommodation, comprising seven court rooms, chambers, counselling rooms, registry and conference facilities, is spread over three and a half floors. A child minding centre is provided.

17. The Committee was shown a typical court room. Deficiencies relating to court room size and functionality were pointed out by court officials. Court rooms, which were fitted out at Commonwealth expense, lack sufficient space for legal practitioners and litigants. The poor sound attenuation characteristics of office and counselling room walls detract from privacy. Security and the privacy of judges of the Family Court are below desirable levels.

18. Court Utilisation Past and projected sitting days for Federal Courts and Tribunals and the Family Court were provided by A-Gs and are set out in Table 1 below.

Table 1 - Current and Projected Court Sitting Days

Year	Federal Court	AAT	Registrar in Bankruptcy	Supreme Court** (Bankruptcy Jurisdiction)	Other Tribunals	Family Court of W.A.
1979	32	-	75	17		-
1980	47	40	73	19		-
1981	57	27	78	20		857
1982	57	51	60	22		875
1983	146	95	70	25	8	893
1990	300	150	100	35	14	1046
2000	355	250	120	40	17	1234
2021	460	325	155	55	21	1600

** W.A. Supreme Court exercises Federal jurisdiction in bankruptcy - Federal Court may hear bankruptcy matters in W.A. in future.

19. The forecasts for Federal Courts and Tribunals were provided by the Registrar of the Federal Court, for the period to 1990 after which date the projections assume an increase directly related to population increases.

20. For the Family Court the projections assume a constant divorce rate and have been varied to accord with population changes.

21. Based on these projections A-Gs submitted the following requirements for court and hearing rooms for the period 1983-2021:

Table 2 - Required Courts and Hearing Rooms
1983-2021

Year	Federal Court	AAT	Registrar in Bankruptcy	Supreme Court (Bankruptcy Jurisdiction)	Other Tribunals	Family Court of W.A.
1983	2	2	1	1	1	7
1990	3	2	2	1	1	10
2000	3	3	2	1	1	10
2021	4	4	2	1	1	10

22. For the Family Court, the assessment is based on 200 sitting days per year. Therefore if the requirement is for 1600 sitting days by 2021 (Table 1), eight court rooms would be fully occupied. The Committee was advised that two extra court rooms would need to be provided for appeal sittings and unusual events. A-Gs submitted that there should be a court room for each judicial officer. At present the Family Court of Western Australia has five judges and two magistrates. In the time span to 2021 extra judges may be appointed.

23. The Federal Court has two court rooms which occasionally have been used simultaneously. Although there is provision in the Federal Court Act for jury trials the Committee was advised that neither court room has facilities for juries.

24. Presently, there is one resident Federal Court Judge in Western Australia. Other judges travel to Perth for considerable periods. The requirement for a second resident judge to be appointed in the near future was acknowledged by A-Gs. A-Gs also indicated that in the future the Federal Court will assume bankruptcy jurisdiction and this added responsibility is reflected in Tables 1 and 2.

25. The High Court of Australia takes applications for leave to appeal at centres away from Canberra. The annual program of the court provides for visits to Perth. Currently, the High Court utilises the State Supreme Court and Supreme Court judges have vacated their chambers to accommodate High Court judges. This arrangement is unsatisfactory and disruptive.

26. The Committee was advised that in future there may be a requirement for Benches of five judges to hear particular matters.

27. There is therefore a need for seven judges' chambers - five for the High Court and large Benches and two for resident judges.

28. Expansion at Existing Premises Existing court facilities are sub-standard and will not be able to cope with forecast requirements. The Committee was advised that significant delays to court processes which can be attributed to inadequate facilities have not occurred so far. The Family Court has sufficient court rooms for current tasks.

29. To continue occupying leased premises and further expand them as the need arises would tend to perpetuate and even exacerbate existing problems. A lack of security and privacy for judges, inadequate court room space and the absence of a recognisable identity for Federal Courts would achieve an undesirable permanence. Additional leasing charges would be incurred. The Committee was advised by DAS that annual charges to the Commonwealth for court room and court-related activities in Perth are currently about \$600,000.

30. Committee's Conclusion Leased accommodation in Perth for the Federal Court and the Family Court of Western Australia should be replaced with a Commonwealth-owned building with adequate capacity for future expansion.

THE PROPOSAL

31. It is proposed to construct a Commonwealth and Family Courts building in Perth to accommodate the following:

- Commonwealth Courts and Tribunals;
- the Family Court of Western Australia;
- Director of Legal Services;
- Official Receiver's Office;
- Commonwealth Reporting Service, and
- the Management Services Branch of A-Gs.

32. Details of location, design development, the accommodation to be provided and the Committee's comments on a number of aspects are set out below. Construction details are at Appendix B.

33. Location The site for the proposed building is bounded by St George's Terrace, Victoria Terrace, Terrace Road and the Perth Concert Hall. (See Locality Diagram at page C-1.) A public car park, with capacity for 836 cars, is immediately south of the site.

34. The Committee was advised that the site was part of a large site, originally owned by the Perth City Council and sold to the Commonwealth in 1965 for office development, and now partially occupied by the adjacent Commonwealth Centre.

35. The site is 9,030 square metres in area, of which 5,800 square metres will be used for the proposed building. Currently it is used as a car park.

36. The site has been excavated to bring it to the same level as Terrace Road to the south.

37. The Committee was advised that the site is slightly east of the professional office area. The construction of the W.A. Central Law Courts building started an easterly trend and barristers' offices will be relatively close to the proposed site and other courts. Solicitors' offices are spread more widely throughout the city and metropolitan area.

38. Design Development The development of the design of the proposed building was based on an urban design study, undertaken by officers from DHC and Perth City Council, which aimed at establishing planning guidelines for any development of the site. The guidelines and design constraints which arose from the study were aimed at harmonising any development with the existing environment of the area.

39. One of the main requirements was for any structure to accomplish a gradual transition from the low parkland at the southern (Terrace Road) end to the larger scale city buildings to the north. As a consequence a two step design, illustrated at Plan C-2, comprising a four level block in the south and an 8-level block to the north, was adopted.

40. Level 1 of the building will appear to be recessed into the natural slope; from the south, Level 1 will be at the same level as Terrace Road, and from the north it will appear partially underground. DHC advised that the plazas of the adjacent concert hall, the rear podium to the Commonwealth Centre and the natural fall of Victoria Avenue from the north to the south provide opportunity for the integration of pedestrian movement in the precincts of the concert hall, Commonwealth Centre and Law Courts building. This integration is reflected in the location of entrances to the Law Courts building. The Family Court and non-court activities such as management services, will occupy the first four levels and will be accessible from the southern end. Access to Federal Courts and Tribunals, which will occupy Levels 5 to 8 inclusive, will be at Level 2 from the northern end.

41. Building Design Horizon The Committee was advised that the facilities to be provided will meet the requirements specified by the users for at least twenty years. If court requirements expand beyond planned capacity the non-court functions can be moved out progressively to other accommodation. Uniform structural heights and the location of services have been designed to provide this flexibility. A principal factor which necessitated the adoption of the twenty year design horizon with capacity for additional court rooms and hearing rooms is that court buildings are difficult to expand. It is prudent therefore to provide flexibility in the design. DHC witnesses advised that four additional court rooms could be provided in the building with the relocation of non-court activities.

42. Details of accommodation to be provided are set out below.

43. Family Court The Family Court of Western Australia will occupy parts of Levels 1 and 2, all of Level 3 and part of Level 4. (See Plans C-3 to C-6 for floor plans of these levels illustrating proposed allocation of floors to functional areas.)

44. The registry, general office, records and associated staff in frequent contact with the public, (e.g., Assistant Registrar, Chief Clerk, Collector of Maintenance and Orders Clerks), will be located on Level 1 (Plan C-3). Waiting rooms, counters and two interview rooms, will also be provided. The balance of Level 1 will be used for car parking, prisoner holding, storage and a gymnasium. (The proposed gymnasium is discussed below.)

45. Level 2 (Plan C-4) will be shared with A-Gs Management Services Branch. Areas for the Family Court will comprise five court rooms, three conference rooms, deputy registrars' offices (with conference rooms) and a common room. Each court room will be provided with two interview rooms. The area set aside for staff amenities is divided between the Family Court and A-Gs management Services Branch reception and waiting areas will also be provided on the Family Court section of this floor.

46. Level 3 (Plan C-5) will be occupied entirely by the Family Court, containing five court rooms, all with two interview rooms and a child minding area.

47. Chambers for ten Family Court judges will be located on Level 4 (Plan C-6). The chambers will be provided with an en suite. A common room, library and kitchen will be provided for judges while orderlies and associates will be provided with a separate common room.

48. Administrative Appeals Tribunal The Administrative Appeals Tribunal will occupy Level 5 (Plan C-7). The following facilities will be provided:

- four hearing rooms and a preliminary conference room;
- one President's Chamber and two Deputy Presidents' Chambers, each with rooms for a Secretary and an Associate;

- three Senior Members' rooms;
- two part-time Members' rooms;
- registry, and
- Registrar's office.

49. Other areas to be provided include a combined conference and common room, a conference room and kitchen, library, waiting areas and interview rooms.

50. Federal Court The Federal Court will occupy Levels 6, 7 and 8 which will house:

- one court room with jury facilities;
- two court rooms without jury facilities;
- two hearing rooms;
- seven Judges' Chambers, each with rooms for a Secretary and an Associate;
- jury room, and
- registry, general office and offices for the District Registrar, the Deputy District Registrar in Bankruptcy and Sheriff.

51. Judges' Chambers, kitchen, common room and a library will be located on Level 8.

52. The three court rooms and jury facilities will be located on Level 7. Interview rooms, witness waiting, legal practitioners and other waiting rooms will also be located on this level.

53. Level 6 will house the two hearing rooms. Federal Court Registry and offices of the District and Deputy District Registrars. A number of interview and witness rooms will also be provided. A large library area has been allocated to this floor and will occupy the south-eastern corner.

54. Management Services The Management Services Branch will be located on Level 2. It is understood that access to all Commonwealth court and administrative areas will be from the Victoria Avenue entrance. This entrance will open to a large public reception area and foyer. The balance of space will be allocated to reception, general office, security and medical/first aid functions. Offices, storage space and a screening room for the Deputy Censor will also be provided. A staff amenities area, comprising 80 square metres, will be located adjacent to a similar area for Family Court staff. Two conference rooms, capable of being converted into a single room, will be located adjacent to the staff amenities area.

55. Director of Legal Services The Director of Legal Services and staff will be located on Level 4. Offices for legal officers, the Legal Work Unit and support staff will be provided.

56. Official Receiver The Official Receiver will also be located on Level 4. Office space for realisation officers, registry and computer work stations will be provided.

57. Executive and Judiciary The Law Society of Western Australia expressed its opposition in principle to the collocation of a branch of the executive government with the judiciary. It was submitted that the judiciary and the executive must be seen by the public to be separate. A-Gs advised that the judiciary have expressed no strong feelings against the presence of the Director of Legal Services in the proposed building. There are numerous instances where separate accommodation for police prosecutors and State Crown prosecutors is provided in court buildings.

58. Commonwealth Reporting Service (CRS) The CRS will occupy a corner of Level 6.

59. The Committee questioned the need for space to be provided for the CRS. Under present arrangements a private contractor records all Family Court and Federal Court hearings. Transcripts are provided at excellent turnaround rates for Federal Court hearings, and for Family Court hearings if ordered by a judge or if appeals are involved. The service provided by the contractor was described by a representative of the Law Society of Western Australia as the best in Australia.

60. A-Gs advised that it is intended initially that the CRS would perform administrative and organisational functions in support of the contractor. Subsequently it is expected that the reporting function would be extended to the CRS to include a capacity for reporting and to handle work from other States. In the longer term it is planned to provide a national system for the digital transfer of transcripts which will enable transcripts to be obtained at any CRS office in Australia. Contract recording and transcription would be phased out with the advent of the national system. The space allocated for the CRS would be for 31 personnel, the majority of whom would be casual employees.

61. The main concern on the part of the Law Society appears to be that if the CRS takes over the court reporting function the system will revert to manual shorthand reporting. This, the Committee understands, will not be the case.

62. Access and Security Public access to the building will be either from the Victoria Avenue entrance (Level 2) or from Terrace Road (Level 1). Commonwealth and Family Court areas will be served by three and two public passenger lifts respectively.

63. Fire escape stairs will be provided to satisfy safety regulations for normal circulation.

64. Service and designated vehicles will enter the secure and supervised car park on Level 1 by a service lane from Terrace Road.

65. Two service lifts serving all levels utilised by judges and members of tribunals will be provided.

66. The Committee was assured that building security, based on guidelines prepared three years ago, has been designed so that it can be upgraded quickly and inexpensively if there is an escalation of threats to judges.

67. A holding area for prisoners in custody will be provided on Level 1. Access to appropriate areas will be by a dedicated goods/prisoner lift.

68. Amenities The proposal provides the following amenities:

Level 1 - Gymnasium;

Level 2 - Common room for Deputy Registrars
(Family Court);
- staff amenities area (Family Court);
- staff amenities area (Commonwealth);

Level 4 - combined common room and library,
and kitchen (Family Court);
- orderlies' and associates' common room
(Family Court);

Level 5 - combined common room and library,
and kitchen (AAT);

Level 6 - staff amenities (Commonwealth), and

Level 8 - combined common room/library, and
kitchen (Federal Court).

69. A-Gs advised that the briefed areas for judges' and magistrates' common rooms accord with areas briefed and available to these persons in other Commonwealth tenancies which are currently occupied. Although there is no specific standard set in terms of areas to be made available for judges' or magistrates' common rooms, the areas briefed are consonant with areas occupied elsewhere.

70. After the public hearing DHC provided further information which suggested that the space allocated for staff amenities (215 square metres) exceeds DAS and Public Service Board guidelines for the provision of such facilities (170 square metres). It should be noted 30 square metres for the gymnasium is not included in the 215 square metres for staff amenities.

71. Internal Finishes The DHC submission stated that internal finishes will be selected to provide appropriate aesthetic and acoustic environments to all areas of the building. Special attention will be given to acoustic privacy in court rooms, hearing rooms, chambers, interview rooms and counselling offices.

72. Courts and associated public areas and chambers will have carpeted floors, acoustic ceilings and timber panelling and wall fabric to selected areas. Administrative areas will have carpeted floors, acoustic tile ceilings and non-structural partitions.

73. The Committee was advised that the provision of built-in furniture and fittings is included in the estimate. All movable fittings, furniture and equipment will be provided by A-Gs and their cost has not been included.

74. At the public hearing it was pointed out to departmental officials that the Committee considers it necessary to ensure that the internal finishes are neither too spartan nor too excessive. A judgement on this could not be made on the information provided.

75. Further details of typical finishes for functional areas which were provided by DHC after the public hearing are set out below:

(a) Basement, car parking, service area -
utilitarian and serviceable materials, e.g.:

- . floors - concrete or granolithic;
- . walls - off form concrete and masonry,
painted where appropriate,
- . ceilings - off form concrete, painted
where appropriate.

(b) Public Area - Foyers - hard wearing decorative materials, e.g.:

- . floors - natural or reconstructed stone;
- . walls - glazing, reconstructed stone and
paint or applied finish;
- . ceilings - acoustic panels.

(c) Public Areas - Circulation and Waiting, e.g.:

- . floors - carpet;
- . walls - paint or applied finish;
- . ceilings - acoustic ceiling tiles and
panels.

(d) Court Rooms, Hearing Rooms and Interview Rooms - materials to provide conditions for speech privacy and acoustic intelligibility, and of appropriate dignity, e.g.:

- . floors - carpet;
- . walls - solid and veneer timber panelling to selected areas and paint or applied finish;
- . ceilings - where appropriate - acoustic panels with direct and indirect lighting.

(e) Judges' Chambers and associated rooms, e.g.:

- . floors - carpet;
- . walls - painted plaster, veneered timber panelling and painted or applied finishes to selected areas;
- . ceilings - acoustic tiles.

(f) Administrative Areas - normal office standard materials, e.g.:

- . floors - carpet;
- . walls - painted plaster to permanent walls, non-structural partitions;
- . ceilings - acoustic tiles.

(g) Public and Staff toilets, e.g.:

- . floors - ceramic tiles;
- . walls - ceramic tiles and painted plaster;
- . ceilings - painted plaster.

76. DHC advised also that the building will have a standard of finish similar to those in other major court buildings, such as the Perth Central Courts and the Hobart Law Courts. Comparisons of the cost per square metre of gross floor space for the three buildings are as follows:

	\$/sq metre gross floor area
Perth Central Courts	1,164
Hobart Law Courts	1,488
Perth - Commonwealth and Family Courts	1,153

77. Cafeteria Cafeteria facilities for staff will not be provided in the proposed building. Kitchen facilities in the adjacent Commonwealth Centre have sufficient capacity to cater for increased demand from staff employed in the Law Courts building. The Committee was advised that increased demand could be met by changing seating arrangements and extending the dining area.

78. A-Gs advised that coin-operated beverage machines would be provided in public areas of the proposed building.

79. Facilities for Legal Practitioners An area has been set aside on Level 7 (Federal Court rooms), specifically for legal practitioners, comprising a common room type area and a robing room. The Law Society of Western Australia requested that separate robing rooms and toilets be provided for male and female lawyers. A-Gs undertook to review the brief and to examine the practicalities of acceding to this request.

80. The Law Society also requested that legal practitioners be provided with work rooms and areas where papers could be stored overnight. A-Gs advised there would be no problems in making interview rooms available for this purpose and undertook to discuss the matter with the Society.

81. Child Minding Centre A child minding centre is provided in the leased premises occupied by the Family Court of Western Australia. Such facilities have been provided on the basis of a perceived need to assist litigants before the courts and people being counselled. The decision to establish child minding centres was taken in 1976 when the Family Court was established.

82. It is proposed to provide a child minding centre in the building capable of accommodating up to 15 children in two groups. The Committee understands the Commonwealth may not be required to conform with State regulations covering such facets as child/staff ratios, the qualifications of staff, and minimum floor space requirements for various childrens' age groups.

83. The Committee welcomes the provision of a child minding centre in the new building but seeks an assurance that its design and operation will accord with State regulations. A-Gs and DHC should consult with relevant State authorities during design development to ensure that State requirements will be met.

84. Gymnasium The gymnasium, to be located on Level 1, was put forward by A-Gs as an amenity for staff occupying the proposed building as part of a general move by employers to increase the physical fitness of staff. The area will comprise a change room (50 square metres) and a gymnasium (30 square metres).

85. The Committee was advised that a policy for the provision of these facilities in new accommodation was being developed by DAS. The Committee notes that a similar facility, described as an exercise room is proposed by DAS for the new Commonwealth Government Centre in Adelaide. The Committee believes the provision of these facilities is a progressive step, and is welcomed. Nevertheless clear guidelines as to scale, the relationship between these amenities and other staff amenities and conditions which would apply to their use should be established immediately. The practicalities and cost of

providing similar areas in existing government buildings should be investigated in consultation with appropriate staff associations.

86. Summary The design of the proposed building is compatible with the site and accords with local government guidelines. The building will cater for court room and hearing room requirements until 2008 with capacity for expansion beyond that date. The standards of internal finishes will provide functionality and dignity. Consultations regarding facilities for legal practitioners should continue throughout the design development of the proposal with the Law Society of Western Australia.

87. Committee's Conclusion The design of the proposed Commonwealth and Family Law Courts building in Perth is satisfactory. The size, design and staffing of the child minding centre should accord with State Government requirements.

ENVIRONMENTAL CONSIDERATIONS

88. A-Gs advised that the proposal was referred to the Department of Home Affairs and Environment and to the W.A. Department of Conservation and Environment for consideration of environmental aspects. The preparation of an Environmental Impact Statement was not required to meet the object of the Environment Protection (Impact of Proposals) Act 1975.

CONSULTATIONS

89. The Committee was advised that consultations have taken place, and will continue to take place during detailed design development, with numerous Commonwealth, State and local government organisations and the Law Society of Western Australia. The Committee was assured at the public hearing that consultations with the latter, aimed at providing the legal profession with adequate facilities, will take place.

DHC advised that a series of presentations to the Chief Judge and other members of the Judiciary on the detailed design and furnishings of court rooms, hearing rooms, judges' chambers and other important spaces will be held.

90. The Committee commends DHC and Perth City Council officials for the joint preparation of the urban design study which established agreed guidelines for any development of the site.

ESTIMATED COST

91. The estimated cost of the proposed work is \$28.5 million at December 1983 prices.

PROGRAM

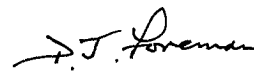
92. DHC advised that subject to necessary approvals tenders could be called in June 1985 on which basis the anticipated completion date would be June 1988.

93. Committee's Recommendation The Committee recommends the construction of the work in this reference.

RECOMMENDATIONS AND CONCLUSIONS

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

	<u>Paragraph</u>
1. LEASED ACCOMMODATION IN PERTH FOR THE FEDERAL COURT AND THE FAMILY COURT OF WESTERN AUSTRALIA SHOULD BE REPLACED WITH A COMMONWEALTH-OWNED BUILDING WITH ADEQUATE CAPACITY FOR FUTURE EXPANSION.	30
2. THE DESIGN OF THE PROPOSED COMMONWEALTH AND FAMILY LAW COURTS BUILDING IN PERTH IS SATISFACTORY.	87
3. THE SIZE, DESIGN AND STAFFING OF THE CHILD MINDING CENTRE SHOULD ACCORD WITH STATE GOVERNMENT REQUIREMENTS.	87
4. THE ESTIMATED COST OF THE PROPOSED WORK IS \$28.5 MILLION AT DECEMBER 1983 PRICES.	91
5. THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORK IN THIS REFERENCE.	93


(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works
Parliament House
CANBERRA

23 August 1984

APPENDIX A

WITNESSES

Baskett, P.E., Esq., Assistant Secretary, Operations Branch,
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APPENDIX B

CONSTRUCTION DETAILS

1. Structure The building will have a reinforced concrete raft foundation and will be constructed with reinforced concrete floor and roof slabs supported on concrete columns. Service core walls will be of reinforced concrete which will provide stability against wind and earthquake loadings.
2. Exterior Exterior walls will be clad with precast concrete panels, buff coloured to blend with adjoining buildings. Windows and doors will be anodized aluminium with tinted glazing.
3. The roof finish will have a waterproof membrane with trafficable concrete paving of similar texture and colour to the paving at pedestrian levels.
4. Mechanical Mechanical engineering services will comprise air conditioning, mechanical ventilation and domestic hot water supply.
5. The mechanical systems will provide adequate acoustic privacy by preventing cross transmission of noise between adjacent rooms through air conditioning duct work.
6. Electrical Lighting will be in accordance with relevant standards and will be designed to meet functional and aesthetic requirements of specific areas. Exterior and facade lighting will be provided. Emergency evacuation lighting will also be provided.

7. Provision for the installation of a court reporting and court recording system will be made. Telephone block wiring, clocks, signalling systems and security alarm systems will also be provided.

8. Duress alarm and monitoring systems will be provided.

9. Space will be provided for emergency power plant for installation at a later date should the present circumstances alter.

10. Lifts The Commonwealth Courts will be served by three public passenger lifts, a secure lift for judges and members of tribunals and a lift for the movement of goods and prisoners under escort.

11. The Family Courts will be served by two public passenger lifts and a secure lift for judges.

12. Fire Protection Fire protection will include an automatic sprinkler system, manual fire alarm call points and an emergency evacuation and intercommunication system. The air handling plants will be inter-connected with the fire safety systems to comply with relevant requirements.

13. Civil A service lane will provide vehicular access from Terrace Road to the Level 1 car park and to the basement of the Commonwealth Centre.

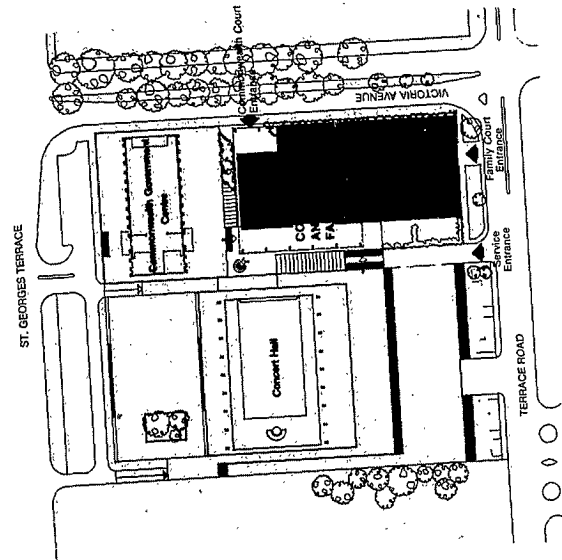
14. Stormwater and sub-soil water is proposed to be discharged to an existing stormwater drain in Victoria Avenue.

15. A new gravity sewer will be laid from the site along Terrace Road to an existing pump station located at the foot of Hill Street.

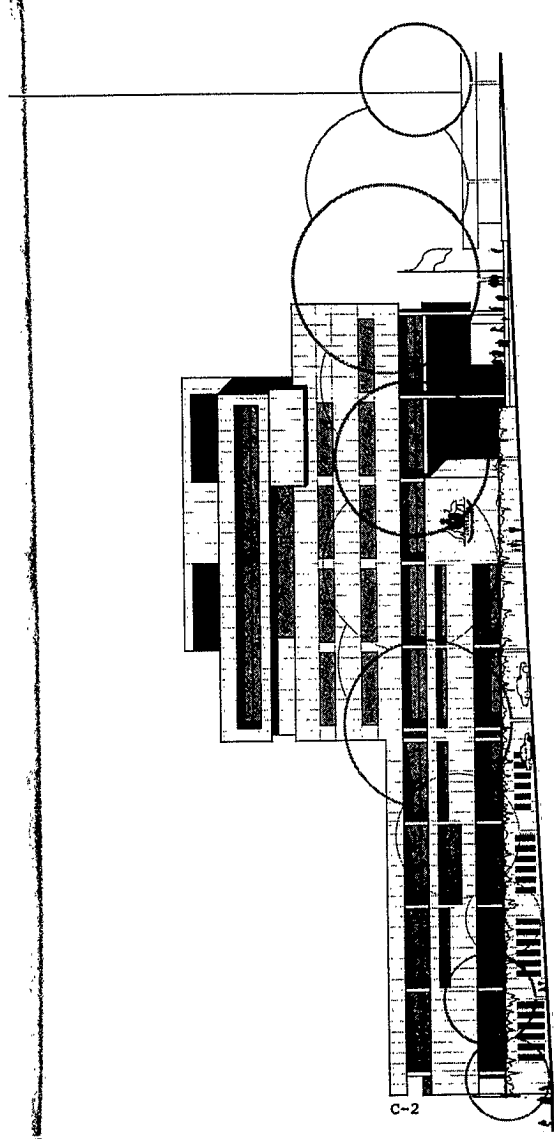
16. Water supply for domestic and fire fighting requirements is available from Terrace Road and Victoria Avenue.

17. Water storage tanks and booster pumps will be provided for fire fighting purposes.

18. Furniture and Fittings The provision of built-in furniture and fittings is included in the estimate. All movable fittings, furniture and equipment will be provided by A-Gs and the cost of these has not been included.



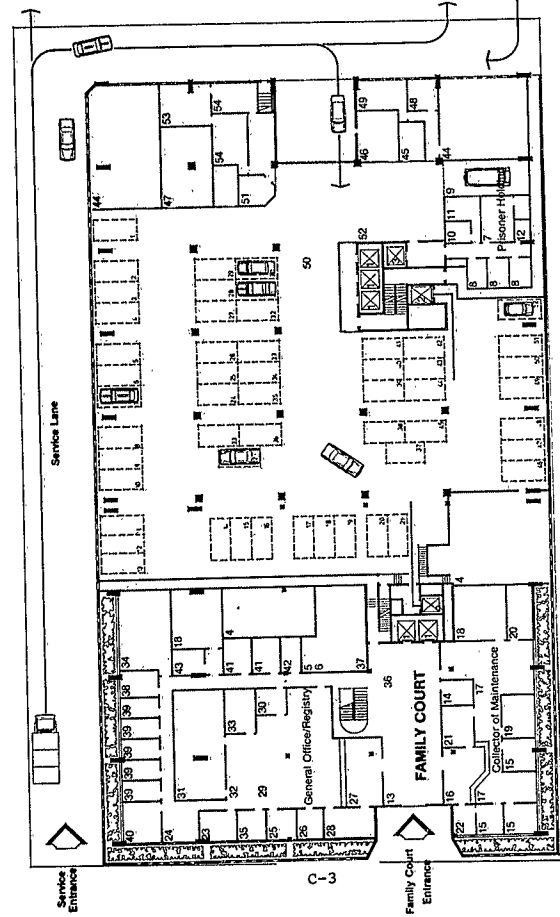
LOCALITY DIAGRAM



East Elevation

LEGEND

1. Public Lift
2. Judge's Lift
3. Mechanical Plant
4. South Tower
5. South Tower
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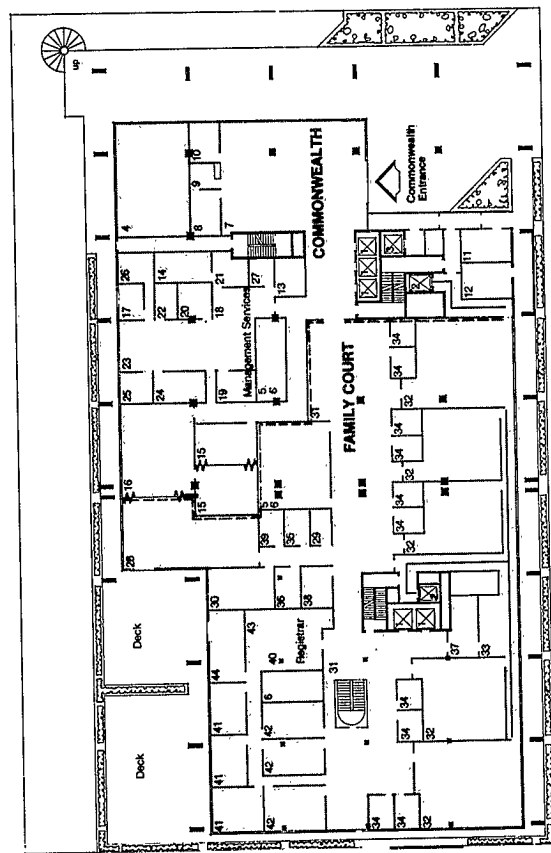


Level 1

Private Circulation

LEGEND

1. Public Lift
2. Elevator Lobby
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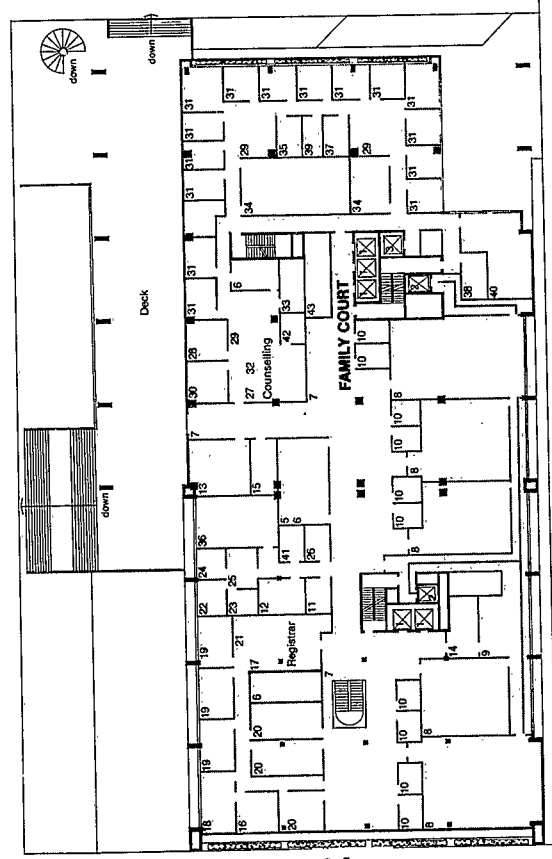
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Level 2

Private Circulation

- LEGEND**
- 1. Public Lift
 - 2. Judges Lift
 - 3. Mechanical Plant
 - 4. Elevator Lobby
 - 5. Court Tower
 - 6. Court Tower
 - 7. Reception & Public Waiting
 - 8. Reception
 - 9. Reception
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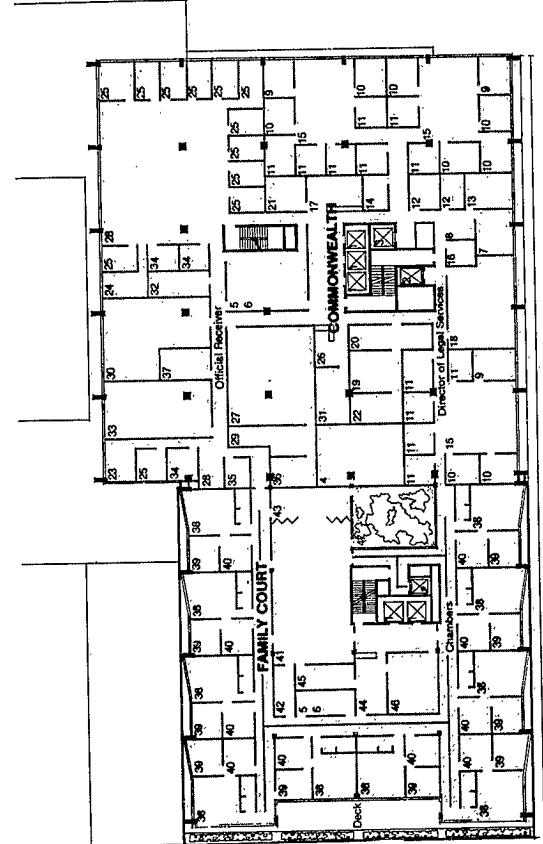
Private Circulation

Level 3



LEGEND

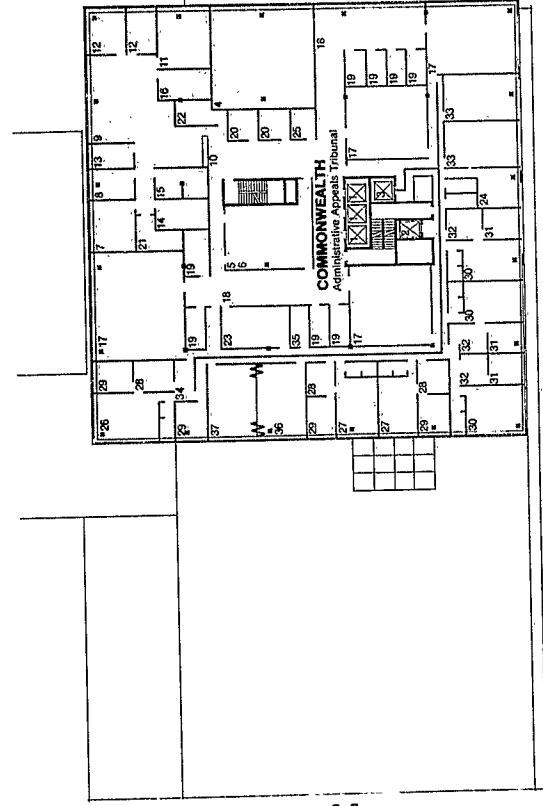
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LEGEND

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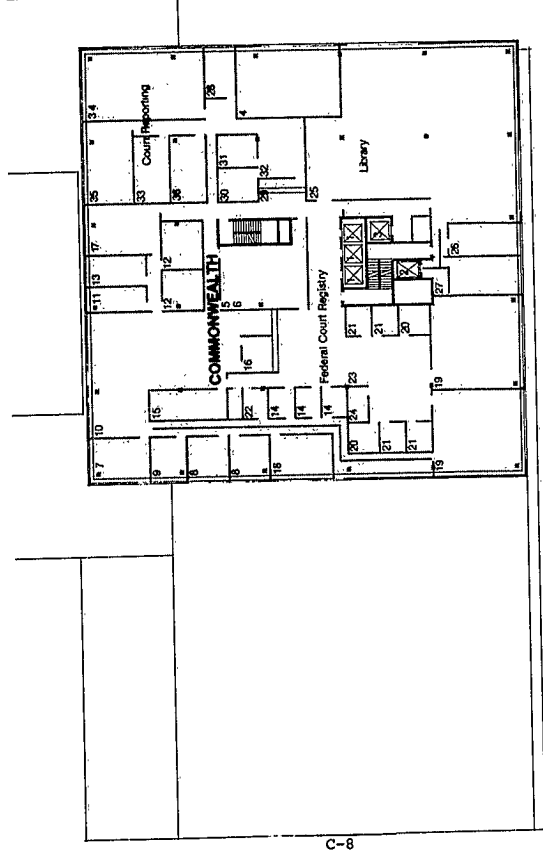


Level 5

Private Circulation

LEGEND

1. Public Lift
2. Elevator Lobby
3. Elevator Lobby
4. Mechanical Plant
5. South Lobby
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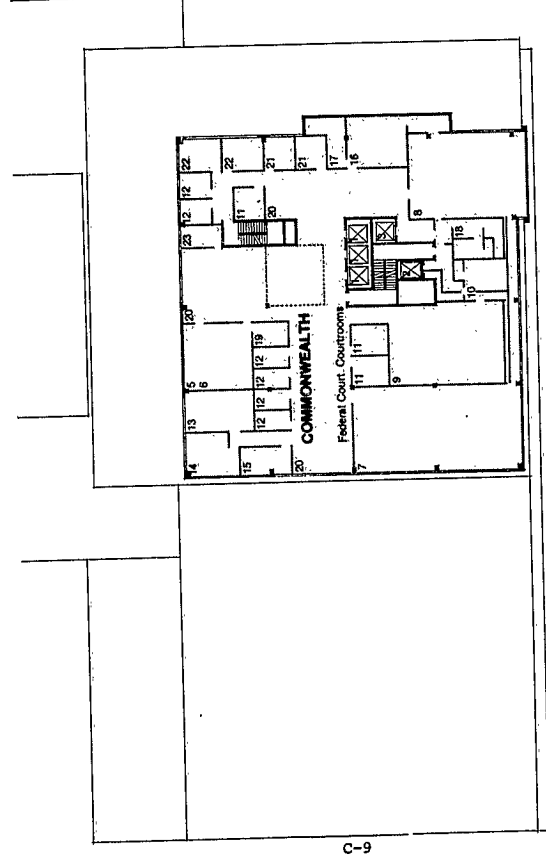
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Level 6

Private Circulation

LEGEND

1. Public LIT
2. Judge's LIT
3. Jury Room
4. Clerk's Office
5. Staff Lounge
6. COURT COMMONWEALTH
7. COURT COMMONWEALTH
8. COURT COMMONWEALTH
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Level 7

Private Circulation

- LEGEND**
- 1. Elevator Lobby
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