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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FINAL REPORT

relating to the

CONSTRUCTION OF A BUILDING FOR
THE FAMILY COURT OF AUSTRALIA, SYDNEY, NSW

(Eleventh Report of 1989)

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c Commonwealth of Australia 1989

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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

(Twenty-ninth Committee)

Mr Colin Hollis MP (Chairman)
Mr Percival Clarence Millar MP (Vice-Chairman)

Senate

Senator Bryant Robert Burns
Senator John Robert Devereux
Senator Dr Glenister Sheil

House of Representatives

Mr George Gear MP
Mr Robert George Halverson OBE MP
Mr John Graham Mountford MP
Mr William Leonard Taylor MP *

* Appointed on 29.9.88 following resignation of
Mr Maxwell Arthur Burr MP

COMMONWEALTH OF AUSTRALIA

Public Works Committee Act 1969

Order under Section 18(4)

I, Sir Ninian Martin Stephen, the Governor-General of the Commonwealth of Australia, acting with the advice of the Federal Executive Council, in pursuance of section 18(4) of the Public Works Committee Act 1969 hereby, by this Order, declare that the public works described in the schedule be referred to the Parliamentary Standing Committee on Public Works for consideration and report.

SCHEDULE

- b. Construction of a building for the Family Law Court of Australia, Sydney, New South Wales

Given under my Hand and the
Great Seal of Australia
on 25 January 1989

(SIGNED)
Governor-General

By His Excellency's Command

(SIGNED)
Minister of State for
Administrative Services

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

**CONSTRUCTION OF A BUILDING FOR
THE FAMILY COURT OF AUSTRALIA, SYDNEY, NSW**

On 25 January 1989 His Excellency the Governor-General in Council pursuant to section 18(4) of the Public Works Committee Act 1969 referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal to construct a building for the Family Court of Australia in Sydney, NSW.

THE REFERENCE

1. The proposal provides for the construction of a multi-storey building to accommodate the Sydney and Principal Registries of the Family Court of Australia and the Commonwealth Reporting Service.

2. The proposed building to be situated on the corner of Goulburn and Castlereagh Streets will comprise a ground floor with 12 floors above two basement levels, and will have a total gross floor area of approximately 17 000 m². It will feature 15 courtrooms including a Ceremonial Court.

3. The limit of cost estimate for the project is \$42.5m at October 1988 prices.

THE COMMITTEE'S INVESTIGATION

4. The Committee received written submissions, plans and drawings from the Attorney-General's Department and the Australian Construction Services (ACS) and took evidence from representatives of these organisations at a public hearing in Sydney on 14 March 1989.

5. Several other groups and individuals also made submissions to the Committee and appeared at the public hearing. These were the New South Wales Bar Association, the Sydney City Council and the Australian Public Service Association.

6. Documentation was provided by the Law Society of New South Wales, the New South Wales Department of Planning and the Professional Officers Association, and is incorporated in the Minutes of Evidence.

7. Prior to the hearing the Committee was briefed on the proposal by representatives of ACS and the Attorney-General's Department. The Committee then conducted an inspection of the existing Family Court premises at Temple Court and the La Salle Building at Elizabeth and Castlereagh Streets in Sydney. This was followed by a visit to the proposed court site at Castlereagh and Goulburn Streets.

8. A list of witnesses who appeared at the hearing is at Appendix A. The Committee's proceedings will be published as Minutes of Evidence.

BACKGROUND

Commonwealth Government Policy

9. It is currently the policy of the Commonwealth Government to provide clearly identifiable, purpose-designed Commonwealth law courts buildings in each capital city of Australia to accommodate courts and their associated staff and facilities.

10. Presently Commonwealth court buildings are located in the following cities:

- . Sydney - Commonwealth/State Law Courts
- . Canberra - High Court of Australia
ACT Supreme Court
Family Court and Juvenile Court
- . Hobart - Commonwealth Law Courts
- . Perth - Commonwealth and Family Courts (presently under construction)
- . Parramatta - Commonwealth and Family Law Courts (presently under construction).

11. In all other cities, Commonwealth Law Courts are accommodated in leased office premises which have been adapted for use as courts. The Attorney-General's Department maintains that this accommodation is unsatisfactory for the purposes of the courts, particularly with regard to security matters.

12. The Commonwealth Courts Construction Program has received Cabinet approval in principle, to enable the construction of purpose-designed Court buildings in all capital cities to proceed.

13. In 1980 the Committee considered and approved a project for the construction of Commonwealth Law Courts in Hobart (Fifth Report of 1980). This was followed in 1984 by the proposal for the construction of Commonwealth and Family Courts at Perth (Fourteenth Report of 1984). This project was however deferred by the Government and construction is to commence this year. The Committee also examined a proposal for Commonwealth Law Courts in Parramatta in 1985. This building is scheduled for completion in October of this year (Tenth Report of 1985).

14. The Attorney-General's Department has indicated that it is likely to forward a proposal for a law courts building in Adelaide to the Committee later this year.

WORKLOAD OF THE FAMILY COURT OF AUSTRALIA

Catchment Area

15. The Sydney Registry of the Family Court draws its clients from the following districts as classified by the Australian Bureau of Statistics (ABS):

- . inner Sydney
- . eastern suburbs
- . St George-Sutherland
- . Canterbury-Bankstown
- . inner western Sydney
- . lower northern Sydney
- . Hornsby-Kuring-Gai
- . Manly Warringah
- . Gosford-Wyong
- . Illawarra.

16. The Sydney Registry is the main registry in New South Wales and accordingly draws clients from all parts of the State which are not directly serviced by a nearby registry or sub-registry.

Projected Workload: Likely Sitting Days and Court Requirements

17. The submission of the Attorney-General's Department includes a projection of the likely number of sitting days of the Sydney Family Court for the period up to 2001 based on ABS population projections for the same period. These projects show an expected increase of 29% in sitting days between 1988 and 1992, and an expected increase of 46% between 1988 and 2000. (1988 - 2150 days, 2001 - 3077 days).

18. By 1992 judicial and quasi-judicial functions are expected to be performed by 9 judges, 2 judicial registrars and 2 registrars at the Sydney Registry. All these functions require the use of courtrooms.

19. The projected number of sitting days in association with the number of judges and registrars leads to the following projected demand for courtrooms in the proposed building:

1988 - 11
1991 - 13
1995 - 14
2001 - 15

Filing Rates

20. As a further indication of Family Court workload, the following tables set out for Sydney Registry the filing rates for dissolutions and other ancillary applications, and the total number of orders sought from 1982 to 1988:

	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
Dissolution	8244	7861	7429	6513	7029	7120	7243
Ancillary Applications	5518	5676	6092	5813	6571	5599	4868
Total Orders Sought	5909	5951	5989	6812	7968	6744	5863

21. The figures indicate that workload in the Sydney Registry is fluctuating, with tendency to increase in direct relation to population, legislative changes, and fluctuations in social relationships. Work is expected to continue to increase generally in response to population trends and varied jurisdiction.

Recent Legislative Changes

22. There have been a number of recent legislative extensions to the range and jurisdiction of the Family Court. These are:

- . Family Law Amendment Act 1987
Ex-nuptial legislation which took effect on 1 April 1988

- . Family Court of Australia (Additional Jurisdiction and Exercise of Powers) Act 1988
Additional jurisdiction which took effect on 1 April 1988

- . Child Support Scheme
Administrative Arrangements took effect 1 June 1988.

23. It is expected that these legislative alterations will affect the workload of the Court significantly, but had not influenced the quoted data provided by the Family Court in the Departmental submission.

THE NEED

Existing Accommodation

24. The Principal and Sydney Registries of the Family Court of Australia are presently located in the La Salle Building (Castlereagh Street), Temple Court (Elizabeth Street) and in HCF House (George Street).

25. A significant problem is that both registries (particularly Sydney Registry) are spread over many floors in separate buildings, although Temple Court and La Salle Building are partly adjoined.

26. The lease on La Salle Building has not been renewed following the recent purchase of the building and the court will be moving premises to the nearby ADC House later this year.

27. The existing total accommodation of 6059 m² in Temple Court and La Salle Building is well below the minimum stated requirement of the Family Court of some 8500 m².

Deficiencies with the Existing Accommodation

28. The division of operations of the courts over several buildings is inefficient and has led to problems in file movement and control, communications between staff, confusion and inconvenience for clients, security problems and traffic load problems in the lift systems, particularly in Temple Court.

29. Other deficiencies of the current accommodation include:

- . low ceiling heights in the courtrooms with attendant acoustic and sound problems
- . inadequate air-conditioning and lighting
- . unreliable lift services particularly in Temple Court
- . inadequacies in fire prevention measures
- . substandard accommodation for staff
- . only a few car parking spaces are available in the buildings.

30. A matter of major concern at the Family Court relates to security, particularly in view of attacks and threats upon the Family Court judges and Family Court buildings. The necessary level of security is difficult to provide in the current accommodation because of the division of operations between several buildings; the location of the Court in private-owned commercial buildings that are not specifically designed for court functions nor have appropriate security provisions; and the fact that the buildings are shared with other lessees.

31. The provision of a 'secure-lift' for judges in the Sydney buildings, which was necessary for security reasons, has made the existing unsatisfactory lift service less effective for visitors, staff and tenants. Further, other lessees in the buildings have been severely inconvenienced by the numerous bomb threats made against the Family Court in recent years.

32. Other unsatisfactory aspects of leased accommodation relate to the lack of speech privacy in courts, chambers, interviewing and counselling facilities. Courts also lack a clear identity in leased multi-storey office buildings. Court facilities in leased premises face rapidly escalating rental costs, particularly in the central business districts of major cities.

33. It should also be noted that staff dissatisfaction with the present accommodation resulted in industrial action and arbitration proceedings in 1987. The Committee was informed at the public hearing that this matter has been resolved, but the measures taken to resolve the dispute have led to staff and functions being spread over more floors.

34. The present accommodation of the Family Court is inadequate for its needs and is some 2400 m² below its stated minimum requirement. As indicated earlier there are numerous serious deficiencies with the existing accommodation which demonstrate the pressing need for a purpose-designed building to house the Court.

Committee's Conclusion

35. The present accommodation of the Principal and Sydney Registries of the Family Court of Australia is unsatisfactory and does not facilitate the efficient operation of the Court nor meet the needs of the Court. There are numerous serious deficiencies with the existing accommodation, particularly security, which

support the need for a purpose-designed building for the Family Court of Australia.

THE PROPOSAL

The Proposed Building

36. It is proposed to construct a permanent building to provide appropriate accommodation for the Family Court of Australia and the Commonwealth Reporting Service. The building will have a total gross floor area of approximately 17 000 m² comprising a ground floor and 12 floors above two basement levels. The building is estimated to cost \$42.5m at October 1988 prices.

37. The building will provide office accommodation for both the Principal and Sydney Registries of the Family Court. Features of the building include:

- . 15 courtrooms (including a Ceremonial Court)
- . 18 Chambers for judges (including the Chief Justice and Deputy Chief Justice), Sydney-based judges and visiting judges, and judicial registrars
- . 11 offices for the Sydney Registrar and Deputy Registrars
- . 26 offices for the Director of Court Counselling, 3 Assistant Directors and 22 Counsellors
- . child play room
- . child sleep room
- . library facilities for access by the judiciary, court staff and members of the legal profession
- . registry and general office accommodation
- . staff amenities
- . Court reporting facilities
- . interview rooms
- . conference facilities

- . facilities for the legal profession (for example, robing rooms)
- . separate circulation routes for judges, staff and public
- . secure lifts
- . reading rooms
- . public waiting rooms.

SITE SELECTION PROCESS

38. A proposal existed for some years for construction of a Family Court complex on part of the Commonwealth Government Centre (CGC) site in Chifley Square, Sydney. The allocation of land and programming of construction did not however proceed as funds were not provided for the purpose. Following the Commonwealth Government's decision to sell the CGC site, some options were developed for the establishment of a permanent facility for the Family Court in Sydney, however, they proved unsatisfactory and were not proceeded with.

39. In May 1987 public expressions of interest were invited for provision of a site or building for the Family Court, within the precinct bounded by Bridge, Park and George and Macquarie Streets. Fifteen proposals were received and examined by ACS with one proposal receiving detailed investigation. However complications arose with the proposal and negotiations were discontinued.

40. Other potentially suitable sites were also identified by ACS including a property owned by the Department of Main Roads (DMR) which was offered for sale in November/December 1987 at the intersection of Goulburn and Castlereagh Streets.

41. It was decided following consultations between the Federal Attorney-General's Department and the Minister for Administrative Services to proceed with purchase of the DMR property. The property was withdrawn from auction by the New South Wales

Government for direct sale to the Commonwealth. The two Governments agreed to the price of \$8.5m subject to a leaseback provision of the building to DMR at market rental until late 1988.

42. The purchase was settled in April 1988.

The Site

43. The site of the proposed court building is on the southern corner of Goulburn and Castlereagh Streets in Sydney. The 1345 m² site presently consists of a small lawn park and a building of several storeys.

44. The site is therefore located in the southern precinct of the city centre within walking distance of Museum, Central and Town Hall railway stations.

45. The New South Wales Bar Association in its submission to the Committee at the public hearing and its supplementary submission of April 1989 strongly opposed the location of the Family Court building at this site. The Association argued that the Family Court should be made part of the Federal Court of Australia and be located in the central legal district adjacent to Queens Square and Macquarie Street. This is where the majority of the legal firms offices are located.

46. The Committee is aware that the site of the proposed Family Court building is outside the traditional Sydney legal precinct. It is conceded that the location of the building may be inconvenient for practitioners whose offices are located around Queens Square. However, the Committee is satisfied that the Department of Administrative Services conducted an extensive site selection process to find a suitable location close to the traditional legal precinct.

Committee's Conclusion

47. The site on the southern corner of Goulburn and Castlereagh Streets in Sydney is suitable for the proposed Family Court building.

EMERGING LEGAL PRECINCT

48. A representative of the New South Wales Attorney-General's Department informed the Committee that a new legal district is emerging in the Goulburn/Castlereagh Streets area surrounding the proposed Family Court building which the New South Wales Government is encouraging. A multi-storey court building for the State Government is proposed for the site diagonally opposite the Family Court site, which will house District and Magistrates Courts.

49. Also presently located nearby is the Legal Aid Commission of New South Wales which is the largest single practitioner in the Family Court.

DESIGN OF THE BUILDING

50. The external appearance of the building is of a classic formal design reminiscent of civic buildings of the 1930s and 40s which is intended to reflect the traditional formality and dignity of a Court.

51. The use of different exterior cladding on the building is intended to reflect the various internal functions of the building.

52. The stone exterior of the ground to second floor provides a visually strong, formal base to the building in harmony with the scale of the surrounding streetscape. Court floors four to seven

are precast concrete with the windows to the public waiting areas providing maximum natural light.

53. The upper levels of the building accommodate mainly offices and chambers. They also are clad with precast concrete and have smaller individual windows. An atrium has been included in the top two floors to admit more natural light.

54. The main facade to Goulburn Street contains the public pedestrian entry. The elevated ground floor entry provided by stairs provides a dignified point of arrival to the building. Additionally, access is provided by a ramp walkway for persons who have difficulty with the stairway. The secure vehicle entry is from Castlereagh Street.

55. The design provides appropriate acoustic treatment to ensure that functional areas possess the degree of quietness and privacy appropriate to their function.

Circulation

56. Separate entrances, lifts and stairs will physically separate the public and judiciary as a security measure. Fire escape stairs will satisfy safety regulations without compromising security.

57. One secure lift serves all levels used by judges and Court staff who require secure access. Those arriving by car will enter from Castlereagh Street through the secure carpark and lobby in basement 1. The secure lift provides direct access to the chambers, courtrooms and staff areas.

58. Prisoners will enter the building by prison van from Castlereagh Street into the prisoner holding area in basement 1. They will then be escorted in the goods/prisoner lift to the appropriate courtroom level.

59. Staff, other than the judiciary or nominated members of staff, will enter the building from the main public entrance at Goulburn Street.

60. Service vehicles will enter the loading bay from Castlereagh Street under supervision.

CONCERNS ABOUT THE DESIGN AND FACILITIES

61. The New South Wales Bar Association raised several matters of concern at the public hearing in March 1989. The Committee agreed to the Association providing a supplementary submission outlining its concerns in detail by early April 1989.

62. The Association maintained that the size of the building is inadequate for court requirements over the next 20 years. It believed that the adjacent site occupied by the Commonwealth Bank should have been acquired and incorporated into the proposed court plans to enable a better shaped, more functional building with additional space.

63. The Bar Association maintains that there is not adequate provision of robing and interview rooms and legal profession rooms in the proposed building. On each floor where there are courts there should be a legal profession room which will include office facilities such as photocopier, telephones, facsimile machine and work desks and chairs. Similar facilities are provided in the Federal and High Courts. Access to the Court library by the legal profession and a coffee lounge on the ground floor was also requested.

64. The Committee gave considerable attention to the Bar Association's submissions and was specially briefed by representatives of ACS and the Attorney-General's Department regarding the concerns of the Association.

65. The Department advised that it could meet some of the profession's wishes for additional facilities. There will be a document inspection room and unisex robing rooms on all floors and two legal practitioners rooms, which the Department believes will maintain the profession's requirements. With respect to the Commonwealth Bank site, the Bank was a reluctant seller and the conditions on a sale would have increased costs by \$8.5-9m and delayed the project by 12 months.

66. The Chief Justice of the Family Court has agreed to access to the library by members of the profession. However the Department did not accept the proposal for a coffee lounge because such a facility could not be secured from the rest of the building and would jeopardise security.

Layout of Building

67. The main functions provided for on each level comprise:

BASEMENT 2	:	Substation and services
BASEMENT 1	:	Judicial and secure car parking for 16 vehicles, secure holding area, goods loading and storage, plant and services.
GROUND FLOOR	:	Sydney Registry - General Office/Registry. Security.
FLOOR 1	:	Sydney Registry - General Office/Registry. Court Officers. Staff Amenities. PABX.
FLOOR 2	:	Sydney Registry - Counselling.
FLOOR 3	:	Sydney Registry - Counselling. Commonwealth Reporting Service.
FLOOR 4-7	:	Sydney Registry - Court Areas.
FLOOR 8	:	Principal Registry: General Officer. Registrars/Deputy Registrars.
FLOOR 9	:	Sydney Registry - Registrars/Deputy Registrars.
FLOOR 10	:	Sydney Registry - Judges' Accommodation.

FLOOR 11 : Sydney Registry - Judges' Accommodation.
Court Officers. Principal Registry : Judges'
Accommodation. Library.

FLOOR 12 : Plant room.

FLOOR 13 : Lift motor room.

ENVIRONMENTAL CONSIDERATIONS

68. A number of major development projects are proposed or are underway in this area of the Central Business District of Sydney. The World Square project will occupy an entire adjacent city block and a multi-storey Court building for the State Government is proposed for a site diagonally opposite the proposed Family Court. A major Commonwealth Office building is being constructed on the AGL site in the Haymarket area opposite Belmore Park which was considered by the Committee in 1988 (Fifth Report of 1988). The Family Court will provide a significant element to the upgrading and revitalisation of this area of the city. ACS advise that the form of the building and its urban setting are such that no significant overshadowing nor adverse wind effects will result.

HERITAGE AND ARCHAEOLOGICAL CONSIDERATIONS

69. The Australian Heritage Commission informed the Committee that there are no buildings of heritage significance in the immediate vicinity. However, significant remains of early colonial construction may exist on the site. An extant topsoil layer is evident on the site which has not previously been revealed in other recent excavations in the Brickfields area of Sydney. Archaeological investigation of this site may reveal information on the early urban development of Sydney. It is proposed to perform the investigation of the site during the demolition phase.

CONSULTATIONS

70. ACS and the Attorney-General's Department have consulted with several State and local government authorities:

- . Traffic Authority of New South Wales
- . Sydney Water Board
- . Department of Main Roads
- . Department of Planning
- . Department of Family and Community Services
- . Sydney City Council.

71. In addition, consultations have occurred with the following staff unions:

- . Professional Officers Association (POA)
- . Australian Public Service Association (APSA)
- . Australian Government Lawyers Association (AGLA)
- . Australian Journalists Association (AJA)
- . Australian Clerical Officers Association (ACOA).

72. It was during the public hearing that several witnesses indicated that consultation processes had been less than satisfactory. The Sydney City Council commented that as the property is a Commonwealth building, it does not require the development consent of Council. However, in its submission Council requested that the floor space ratio in the building be limited to 5.8:1 (rather than the proposed 13:1); that the Commonwealth make a payment to Council for not meeting its code regarding car-parking; and that the footpath surrounding the building be paved.

73. It also mentioned that it had not formally received a courtesy submission from the client organisation as a conclusion to the planning process with the Council.

74. ACS in reply mentioned that the Council's development documents had stated the proposal did not require its consent and had noted that due to the specialised nature of the building no objections were raised by Council. ACS was surprised that the Council had raised these matters with the Committee and agreed to forward a courtesy submission as working drawings draw to completion.

75. It also appears that consultation by senior management with Family Court staff and union representatives may have been less than satisfactory. The Australian Public Service Association staff workplace delegates at the Family Court complained about a lack of consultation with staff and union delegates regarding the proposed building. The delegates mentioned that they had frequently requested copies of plans of the building from senior management without success.

76. It was also indicated that the only presentation to staff and union representatives was in July 1988. There has been no consultation nor input about the building since then on behalf of the staff. In the meantime the design has altered considerably. The delegates emphasized that they would like to take plans of the building to show to staff. The Attorney-General's Department informed the Committee that following approval to proceed, it would be consulting with staff and relevant unions.

Committee's Conclusion

77. The Committee believes that there have been some breakdowns in the consultation process with various organisations and groups. It suggests that the Registrars of the Family Court in Sydney and the Attorney-General's Department carry out consultation with the relevant unions and staff in considering internal working requirements of the staff of the Family Court.

CONSTRUCTION PROGRAM

78. It is programmed to call tenders for the demolition of the existing four-storey building in May 1989. These works are scheduled to last for 6 months during which an archaeological investigation will be held on the site. The proposed commencement of building works is November 1989 and it is estimated that the construction time will be 34 months with the building being completed in late 1992 or early 1993.

LIMIT OF COST

79. The limit of cost estimate for the proposed Family Court building is \$42.5m at October 1988 prices.

Committee's Recommendation

80. The Committee recommends the construction of a purpose-designed building to accommodate the Principal and Sydney Registries of the Family Court of Australia and the Commonwealth Reporting Service at an estimated cost of \$42.5m at October 1988 prices.

CONCLUSIONS AND RECOMMENDATION

81. The conclusions and recommendation of the Committee are set out below with the paragraph in the report to which each refers:

Paragraph

1. The present accommodation of the Principal and Sydney Registries of the Family Court of Australia is unsatisfactory and does not facilitate the efficient operation of the Court nor meet the needs of the Court. There are numerous serious deficiencies with the existing accommodation, including security, which support the need for a purpose-designed building for the Family Court of Australia. 35
2. The site on the southern corner of Goulburn and Castlereagh Streets in Sydney is suitable for the proposed Family Court building. 47
3. The Committee believes that there have been some breakdowns in the consultation process with various organisations and groups. It suggests that the Registrars of the Family Court in Sydney and the Attorney-General's Department carry out consultation with the relevant unions and staff in considering internal working requirements of the staff of the Family Court. 77

4. The Committee recommends the construction of a purpose-designed building to accommodate the Principal and Sydney Registries of the Family Court of Australia and the Commonwealth Reporting Service at an estimated cost of \$42.5m at October 1988 prices.

80



Colin Hollis
Chairman

11 May 1989.

APPENDIX A

LIST OF WITNESSES

ARMSTRONG, Mr Peter Garth, Principal Architect, Projects Division
Three, Australian Construction Services, Department of
Administrative Services, Locked Bag 10, Post Office,
Chatswood, NSW

BASKETT, Mr Peter Ewan, Senior Assistant Secretary, Management
Support, Attorney-General's Department, Robert Garran
Offices, Barton, ACT

GLARE, Mr Leonard George, Deputy Secretary, Attorney-General's
Department, Robert Garran Offices, Barton, ACT

HANDLEY, Mr Kenneth Robert, QC, President, New South Wales Bar
Association, 178-180 Phillip Street, Sydney, NSW

HERRICK, Mr Stephen Keith, Registrar, Sydney Registry, Family
Court of Australia, Elizabeth Street, Sydney, NSW

HROVATIN, Ms Sylvia, Town Planner, Sydney City Council, Town Hall
House, Kent Street, Sydney, NSW

MALLAM, Mr Ross, Project Manager, Australian Construction
Services, Department of Administrative Services, Locked Bag
10, Post Office, Chatswood, NSW

MULCONRY, Mr Richard John, Director, Client Services, Australian
Property Group, Department of Administrative Services,
Zenith Centre, Chatswood, NSW

PAYNE, Mr Bernard Charles Ross, Workplace Delegate, Australian
Public Service Association, Family Court, Sydney, NSW

SHERIDAN, Mr William Edward, Workplace Delegate, Australian
Public Service Association, Family Court, Sydney, NSW

CONSTRUCTION DETAILS

Materials and Designs

Materials have been selected for their durability and appropriateness to the character of the Court and to response to the significant surrounding buildings.

Exterior Building Materials

The exterior walls will be faced with stone and precast concrete with significant glazing to the public waiting areas. Windows and doors will be framed with pre-finished aluminium. Windows will be double glazed with tinted glass and internal venetian blinds. The terrace areas will have a waterproof membrane and trafficable exposed aggregate paving blocks designed to ensure weather tightness.

Interior Materials

Internal finishes will be selected to provide a calm, reassuring and dignified atmosphere. Appropriate acoustic conditions will be provided in all occupied spaces with special attention given to acoustic privacy in courtrooms, chambers, interview rooms and counselling offices. Administrative areas will have carpeted floors, acoustic tile ceilings and non-structural partitions. Toilets will have plaster ceilings. Floors and walls will be finished with ceramic tiles.

ENGINEERING SERVICES

On-Site Services

Electricity, telephone, water, natural gas, stormwater and sewerage services are available at the site.

Site and Building Structure

Investigations show that the site contains a fill and natural soil profile overlying sandstone at approximately 3 metre depth. The structure will be founded directly on the sandstone on concrete pad footings.

The structure will be of reinforced concrete. Columns will be located on a varying rectangular grid of 8.4 x 7.1 metres maximum centres throughout the structure. Support structure over the roof plant area will consist of steel framing.

The floors will carry office loads of 5kPa with selected areas on each floor capable of supporting heavier storage loads.

Mechanical Services

Mechanical engineering services will comprise air conditioning, mechanical ventilation and ancillary services.

The mechanical systems will be designed to prevent cross transmission of noise between adjacent rooms through air conditioning ductwork to ensure privacy. The air conditioning plant will be designed for economy and flexibility of operation. It will provide for a full outside air cycle. Cooling will be by chilled water from a dual central chilled water plant and heating from gas fired water heaters.

Electrical Power

Mains power will be supplied at high voltage by the Sydney County Council and reticulated from the sub-station located in Basement 2. Lighting will be designed in accordance with the relevant Australian standards to meet functional and aesthetic requirements of each specific area. Security lighting and emergency evacuation lighting will be provided.

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

A diesel generator will be provided in the roof plantroom for emergency power for essential services. Oil tanks will be located below the basement floor slab.

Lifts

Three 16 person passenger lifts will be provided for public and staff, servicing Basement to Floor 11 with a dispatch interval of approximately 34 seconds in peak times.

A secure lift will be provided for Judges and a separate lift for the movement of goods and prisoners under escort.

Fire Protection

An automatic sprinkler system will be provided throughout the building with a pump and valve room at Basement Level 2. Hydrants and hoses will be located throughout the building and portable fire extinguishers provided as required. An emergency warning and intercommunications system will be provided.

Lightning Protection

Lightning Protection will be integrated with the building structure.

Civil

Stormwater and sub-soil water is proposed to be discharged to an existing stormwater drain in Castlereagh Street. Sewage will be connected to an existing line in Goulburn Street.

Sanitary facilities and plumbing requirements will be in accordance with the relevant health requirements. Water supply for domestic and fire fighting requirements is available from Castlereagh Street.

Security

In addition to the basic planning arrangements to separate public and secure areas, a range of security measures and equipment will be incorporated into the building.

Disabled Access

The building will provide access for disabled persons in accordance with Australian Standard AS 1328 'Design Rules for Access by the Disabled'. Separate toilets for use by disabled people are to be provided throughout the building.

Future Expansion

The floor to floor height on floor 3 is equivalent to that of a typical court floor to permit future conversion on this floor to a courtroom function. Office areas will be sub-divided with non-structural partitions for future planning flexibility.

APPENDIX C

PROJECT DRAWINGS

- Figure 1 - Locality Plan, Family Court of Australia building, Sydney
- Figure 2 - Ground Floor Plan, Family Court of Australia building, Sydney
- Figure 3 - Fourth Floor Plan, Family Court of Australia building, Sydney
- Figure 4 - North Elevation, Family Court of Australia building, Sydney
- Figure 5 - Streetview, Family Court of Australia building, Sydney.

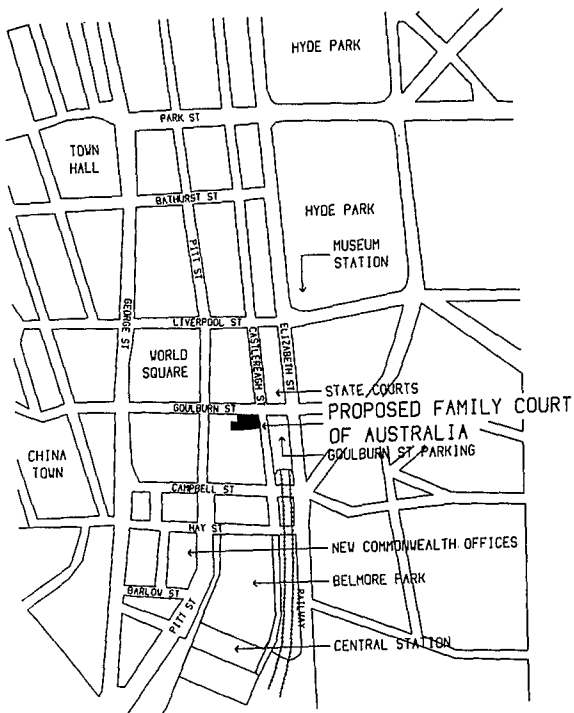
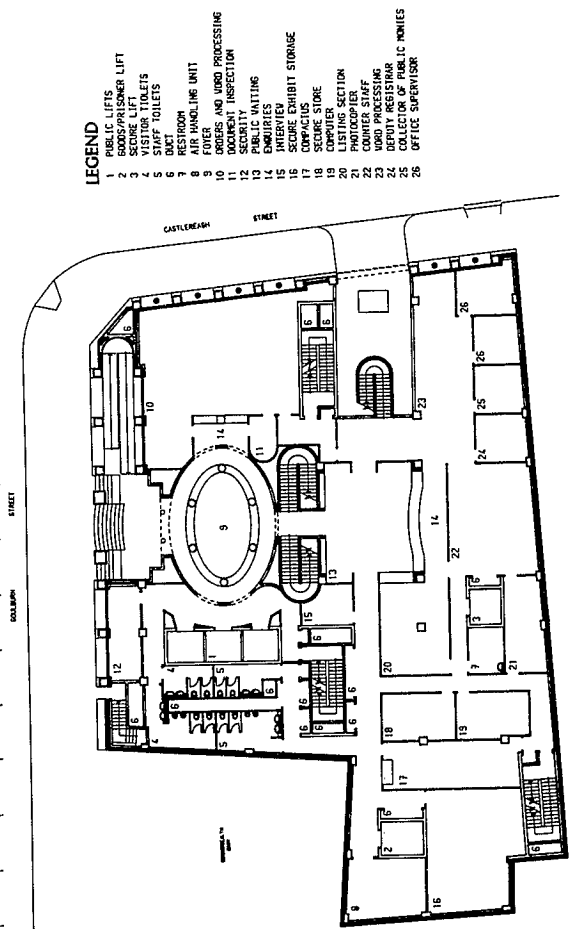


FIGURE 1

LOCALITY PLAN
 FAMILY COURT OF AUSTRALIA
 SYDNEY



LEGEND

- 1 PUBLIC LIFTS
- 2 GOODS/PRISONER LIFT
- 3 SECURE LIFT
- 4 VISITOR TOILETS
- 5 STAFF TOILETS
- 6 DOCT
- 7 RESTROOM
- 8 PARALLINE UNIT
- 9 FIVES
- 10 ORDERS AND WORD PROCESSING
- 11 DOCUMENT INSPECTION
- 12 SECURITY
- 13 PUBLIC WAITING
- 14 ENQUIRIES
- 15 INTERVIEW
- 16 OFFICE
- 17 COMPACTUS
- 18 SECURE STORE
- 19 COMPUTER
- 20 LISTING SECTION
- 21 PHOTOCOPIER
- 22 COUNTER STAFF
- 23 DEPUTY REGISTRAR
- 24 DEPUTY REGISTRAR
- 25 COLLECTOR OF PUBLIC MONIES
- 26 OFFICE SUPERVISOR

**FIGURE 2 GROUND FLOOR PLAN
FAMILY COURT OF AUSTRALIA
SYDNEY**

- LEGEND**
- 1 PUBLIC LIFT
 - 2 GOODS/PRISONER LIFT
 - 3 SECURE LIFT
 - 4 MONITORED TOILET
 - 5 VISITOR TOILETS
 - 6 DMKT
 - 7 RESTROOM
 - 8 AIR HANDLING UNIT
 - 9 POLICE GUARD
 - 10 CELL
 - 11 SECURE AIRLOCK
 - 12 JUDGES' OFFICES
 - 13 PUBLIC WAITING
 - 14 RECEPTION
 - 15 PRESS
 - 16 JUDGES' RETIRING ROOM
 - 17 COURTROOM
 - 18 SECURE CORRIDOR
 - 19 STORE

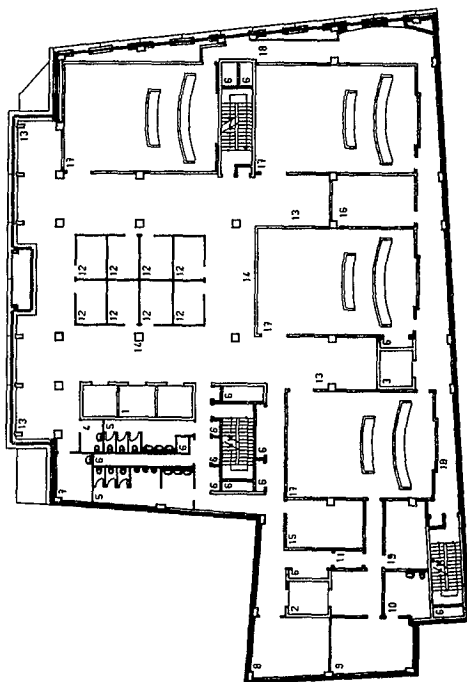
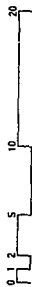


FIGURE 3 FOURTH FLOOR PLAN
 FAMILY COURT OF AUSTRALIA
 SYDNEY



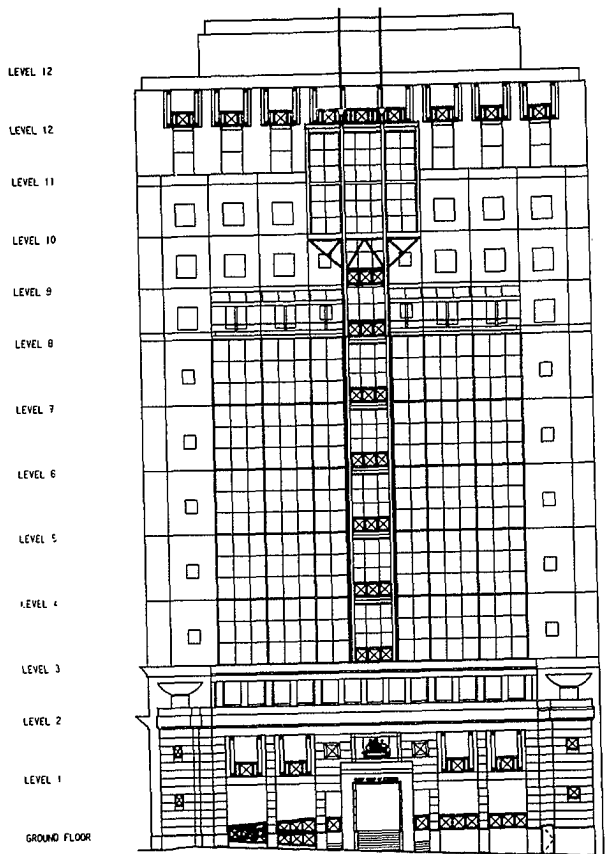
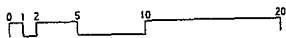


FIGURE 4 NORTH ELEVATION
 FAMILY COURT OF AUSTRALIA
 SYDNEY



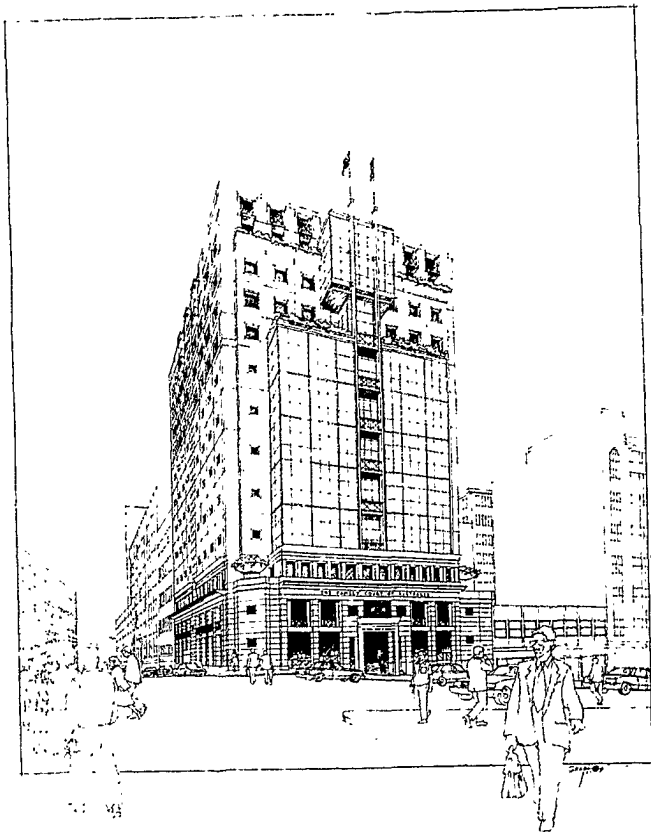


FIGURE 5 THE WALKEM COURT OF AUSTRALIA
SYDNEY