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

REPORT

relating to the

**PROPOSED CONSTRUCTION OF NEW COMMONWEALTH OFFICES,
LOGAN CITY, QUEENSLAND**

(Thirteenth Report of 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

House of Representatives

Senator Bryant Robert Burns

Mr George Gear MP

Senator John Robert Devereux

Mr Robert George Halverson OBE MP

Senator Dr Glenister Sheil

Mr John Graham Mountford MP

Mr William Leonard Taylor MP *

* Appointed on 29.9.88 following resignation of

Mr Maxwell Arthur Burr MP

**EXTRACT FROM VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES**

NO. 113 DATED THURSDAY 13 APRIL 1989

**38 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - COMMONWEALTH
OFFICES IN LOGAN CITY, QLD - CONSTRUCTION:** Mr West
(Minister for Administrative Services), 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 Offices in Logan City, Qld.

Mr West presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF COMMONWEALTH OFFICES
AT LOGAN CITY, QUEENSLAND

On 13 April 1989 the House of Representatives by resolution referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal to construct Commonwealth Offices at Logan City, Queensland.

THE REFERENCE

1. The proposal is for the construction of a three-level office building to house local offices of the Department of Social Security (DSS) and the Commonwealth Employment Service (CES) and other Commonwealth agencies.
2. The proposed building is located at the periphery of the Logan City central business district at Woodridge, which is situated approximately 20kms southeast of Brisbane.
3. The limit of cost estimate for the project is \$9.6m at April 1989 prices with an anticipated total cost on completion of \$12.38m.

THE COMMITTEE'S INVESTIGATION

4. The Committee received a joint written submission, plans and drawings from the Australian Property Group (APG) and Australian Construction Services (ACS) of the Department of Administrative Services (DAS) and took evidence from representatives of these organisations at a public hearing in Logan City on 16 May 1989.

5. Two other organisations also made submissions to the Committee and appeared at the public hearing. These were the Logan City Council and the Queensland Branch of the Administrative and Clerical Officers Association (ACOA).

6. Prior to the hearing the Committee was briefed on the proposal by representatives of APG and ACS. The Committee then conducted an inspection of the site for the proposed building in Woodridge, Logan City. This was followed by a visit to the existing local offices of the Department of Social Security and the Commonwealth Employment Service at Woodridge.

7. 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

8. Logan City is located approximately 20kms southeast of Brisbane. It is currently the second largest growth centre in Queensland. In 1987 it had an estimated resident population of 127 000 and on current projections will exceed 150 000 by 1991.

9. Several key characteristics of the Logan community are that it has a relatively young population, and compared with the Brisbane Statistical Division an above average proportion of children and similarly above average proportions of 'blue collar' occupations in the workforce, welfare beneficiaries and housing commission tenants. The area also has a high level of unemployment particularly in the 25-44 years age group. These particular social characteristics contribute to a high demand for the welfare services provided by the CES and DSS in the Logan City area.

THE NEED

Existing Accommodation

10. The CES and DSS offices are presently located in the main shopping area of Woodridge and are within close proximity to each other. Currently the two local offices occupy approximately 2799m² of leased office accommodation. The current accommodation of both offices is inadequate in terms of size, standard and location.

11. In both offices staff working conditions are poor. It is common in both buildings to see several officers desks cramped together in a confined space, lighting is poor, there is little privacy and the general working areas are crowded.

12. As a consequence of insufficient office space, clients are often interviewed by staff in areas where privacy is minimal. In both offices there is overlapping between staff areas and public access and waiting areas leading to problems with privacy, confidentiality and security.

13. The public waiting areas are often full of people, both adults and children, with long queues waiting for counter service which at times extend outside the main entrance.

14. The Social Security office has an average number of 1000 visits per day from the public, whilst the CES office has over 800 visits per day.

15. The air-conditioning systems particularly in the CES office often cannot cope with the large numbers of people in the public areas, which can lead to a stuffy unpleasant atmosphere in the offices.

16. Both offices suffer from insufficient space and there is no surplus area to accommodate their growth. The combined space requirements of the two offices exceeds 3000m².

17. As a result of the relatively poor standard of accommodation provided in the present offices and the high public demand for the welfare services provided by the agencies, the project is the top priority of APG for construction of office accommodation Australia-wide.

18. Other Commonwealth agencies have indicated a desire to locate in Logan City. The Department of Community Services and Health requires a hearing centre and medical suites (150m²) and the Attorney-General's Department wishes to establish a Family Court Registry (350m²).

Committee's Conclusion

19. The present Commonwealth Employment Service and Department of Social Security offices at Woodridge provide a poor standard of accommodation and are inadequate to meet the needs of the agencies. The Committee accepts the need for improved and larger accommodation for these agencies.

THE PROPOSAL

The Proposed Commonwealth Offices

20. It is proposed to construct a three-storey office building of 6990m² gross floor area, with 5600m² usable office space at Woodridge, Logan City to accommodate Commonwealth regional office requirements in the area. The building is estimated to cost \$9.6m at April 1989 prices with an anticipated total cost on completion of \$12.38m.

21. As noted above it will provide accommodation for the local offices of the CES, DSS, the Department of Community Services and Health and a Family Court Registry.

22. The building will have the following features:

- a basement with secure undercover parking for approximately 120 vehicles, storage areas and plantrooms
- a ground floor providing 'shop-front' office accommodation and public toilets
- two upper floors providing general office space and associated staff amenities including (toilets, restrooms, showers)
- surplus office space of 1400m² within the building
- provision for approximately 800m² of additional space on the third floor to cater for future expansion
- an access ramp at the Ewing Road entrance for disabled persons. Lifts will have control buttons at the appropriate height for wheelchair users.

23. The proposal recognises the need to cater for the future expansion requirements of intended occupants and makes provision for prospective client departments likely to establish a presence in Logan City. To this end DAS has planned for an excess of accommodation space in the building of 1400m² which is 25% of the total office space. DAS advised the Committee that its experience has been that if buildings are designed to meet existing needs, invariably these increase and buildings becomes too small for the Commonwealth's requirements. DAS also advised that the surplus space would be available for other Commonwealth, State or private tenants.

THE NEED FOR COMMONWEALTH OWNED PREMISES

Government Objectives

24. The proposal provides for the collocation of several Commonwealth agencies in the one Commonwealth owned building at Woodridge. This proposal is consistent with Commonwealth Government objectives of increasing the proportion of owned-office accommodation, reducing overall rental costs and providing suitable accommodation for departments to enhance their efficiency of operation and delivery of services to the public.

Rental Costs

25. At present the Commonwealth's annual rental bill for leased office accommodation at Woodridge, Logan City is \$304 900. It is estimated by DAS that this proposal will provide a saving to the Commonwealth for equivalent leased space over a 15 year period, of \$14.53m at current prices.

Advantages of Collocation

26. Collocation will enable the public to have access to a range of Commonwealth services in one convenient location. The building will also be clearly identifiable as the focus of Commonwealth activity in the Logan City region.

27. Collocation of agencies will also produce economies of scale in the provision of common use facilities and services. The Committee was advised that leased office accommodation often required costly modifications to air-conditioning systems, lighting, electrical capacity and layouts in order to meet modern office needs. The proposed building has been designed to have the capacity and flexibility to economically adapt to changing needs.

THE SITE

28. During the 1987-88 financial year the Commonwealth agreed to the provision of funds for the purchase of a site at Logan City for Commonwealth offices. The Commonwealth purchased a site in Woodridge in April 1988 at a cost of \$547 000.
29. DAS initially identified eleven sites in the Logan City district for the proposed building. Subsequently five properties were short-listed for examination.
30. The preferred site of DAS is a property opposite the chosen site constituting the entire block bounded by Station and Ewing Roads and Carmody Street (see Figure 2 in Attachment C). There were difficulties in obtaining vacant possession of this site as low grade commercial buildings with existing tenancies are on the property. Additionally, one of the vendors was asking a price considerably in excess of the Commonwealth's valuation.
31. The site purchased by the Commonwealth consists of three lots combined to form one. It is of irregular shape comprising an area of some 5169m². It has frontages to Carmody Street and Ewing and Blackwood Roads. The site is presently vacant land and located at the periphery of the Woodridge shopping centre in a district zoned for central business district functions. It is close to the railway station and accessible from bus routes and in close proximity to commercial, retail and banking facilities.

Committee's Conclusion

32. The Committee is satisfied that the site for the proposed Commonwealth building at Woodridge is suitable, noting that it is in close proximity to existing commercial and retail facilities and is well served by public and private transport routes.

DESIGN OF THE BUILDING

Exterior

33. The building will be of an irregular shape to meet the unusual shape of the site and will cover most of the 5200m² site area. It will be three storeys in height and so keeping in scale with the surrounding urban environment. The exterior facade of the building curves alongside the three roads that the block faces onto. The facade will be in brick with glazed windows along the ground floor and at both public entrances. The design is intended to complement the area. Nearby commercial buildings are predominantly single or double storey with residential buildings along Ewing Street and Blackwood Road.

34. At the front of the building the two public entrances from Carmody Street and Ewing Street lead to the separate offices of the two Commonwealth agencies. Also along the front will be a public concourse with landscaped waiting areas to cater for client families. The glazed window shop-front will be set back to provide shelter for the waiting areas. External shading will also be provided at the northwest and southwest elevations of the building.

35. At the rear of the building there is proposed a landscaped courtyard area which will constitute a buffer zone to the public housing units behind the site. This area will serve as a marshalling area as the fire stairs lead onto the courtyard. It will also provide staff with a pleasant outdoor area for lunch and recreation; as there is a dearth of public parkland in the surrounding district.

Interior

36. The proposed Commonwealth building will consist of three storeys of which two and a half storeys will be for office accommodation.

37. The basement will cover the entire site area of approximately 5200m² providing undercover parking for 120 vehicles, bicycle parking spaces, storage and waste collection areas.

38. The ground floor area will provide 2000m² of usable office space constituting most of the 'shop-front' office accommodation. This floor is designed to provide pleasant public access and waiting areas. The two public entrances provide separate entries to the CES office and the DSS office. Provision has been made for an access ramp from Ewing Street for disabled persons. Several public toilets will be located in the public area. Staff toilets will also be provided which are not accessible to the public.

39. The upper floors provide general office accommodation (with restricted or no public access) of some 2600m² of usable office space. Staff facilities to be provided include recreation and tea rooms, showers and toilets. However only half of the second floor will be completed to provide office space. The remaining section of the floor will provide approximately 800m² of additional space for future expansion.

CONCERNS ABOUT THE PROPOSED BUILDING

The Building

40. DAS maintain that the proposed building notwithstanding its irregular and unusual shape has an overall efficiency of 80%. This is particularly the case with regard to the ground floor

where the division of the floor into two separate areas for the DSS and CES meets the size requirements of the agencies and is enhanced by the provision of two separate public entrances that lead directly to the two separate offices.

The Provision of Facilities for Clients

41. The Committee was informed that as well as the poor working conditions experienced by staff at the two existing Commonwealth offices at Woodridge, clients have to endure standing in long queues, a lack of privacy in answering questions at public counters and inadequate toilet facilities.

42. These latter problems concur to a great degree with criticisms of the physical layout of regional Social Security offices identified in the recent report (May 1989) of the House of Representatives Committee on Community Affairs; "Fairness, Courtesy and Efficiency? A report on the Quality of Service provided by the Department of Social Security". The report notes that criticisms of these offices include claims that people stand in long queues, there are no toilet or child-care facilities and there is no privacy for the clients as questions are asked at a public counter. The Community Affairs Committee recommended, amongst other things, that regional DSS offices provide the following facilities for clients; a play area and toys for children, toilet facilities and a television/video cassette recorder in the waiting area.

43. During its inspection of the DSS office at Woodridge the Committee observed that there is a small play area for children, a television/video cassette recorder in the waiting area and public toilets are also provided. The Committee is advised that these facilities will be available in the proposed building.

Provision of Public Toilets

44. The Committee at the public hearing expressed some concern about the number of public toilets to be provided on the ground floor of the building. DAS originally proposed to have two male toilets, two female toilets, one male and one female disabled persons toilet in the public area for clients. Fourteen staff male/female toilets were proposed for the ground floor which will not be accessible to the public.

45. The Committee notes that at present the average number of daily visits to the existing DSS office at Woodridge is 1000 and to the CES office 800 plus, with approximately 1500 people per week visiting the two offices in the one trip. With such a large number of people likely to visit the various agencies in the building the Committee suggested during the public hearing that the number of public toilets on the ground floor be increased.

46. DAS reviewed the provision of toilets on the ground floor. The Departments' revised proposal provides for one unisex public disabled persons toilet, two male and two female toilets and a public unisex babycare facility with a water closet in the public area.

47. The Committee welcomes the provision of a unisex babycare facility in the ground floor public area but is of the strong opinion that additional toilets for the public should be provided.

Committee's Recommendation

48. The Committee recommends that additional public toilets be provided on the ground floor of the proposed building.

SECURITY

49. ACOA in its evidence to the Committee mentioned that it had discussed security matters with DAS during consultations about the project. ACOA said that Social Security staff at Woodridge had requested that, in the proposed building, clients not have access to work areas or staff toilet facilities (as presently happens).

50. Accordingly DAS took this into account and as observed earlier staff toilets on all floors in the proposed building are not accessible to the public. DAS told the Committee that it is intended that the public will not have access to staff working areas without permission or without being accompanied. DAS assured the Committee that it will have detailed discussions about security matters with the CES and DAS during the fitout phase.

Committee's Recommendation

51. The Committee recommends that measures be introduced to ensure the security of Commonwealth staff and records at the proposed office building.

CONCERNS OF LOGAN CITY COUNCIL

52. Logan City Council supports the proposal but has several concerns relating to the number of on-site car-parking spaces proposed and also traffic delays.

Traffic

53. Council is concerned that existing delays to traffic exiting Carmody Street into Ewing Road will increase (see Figure 2 in Attachment C). A traffic study prepared for ACS indicates that a flow of 1600 vehicles per hour on Ewing Road is

able to accept some 230 vehicles per hour turning right from Carmody Street into Ewing Road at normally accepted design standards. However the Council believes that the existing peak hour flow leaving Carmody Street is higher than the 230 mentioned in the traffic study. The traffic study expects the development to add 60 vehicles per hour to this right turning movement. The Council believes this will lead to extended traffic queues in Carmody Street.

54. Council is also concerned about the proposed right turn entry from Carmody Street into the development. At peak hours the east bound queue at Carmody Street turning right into Ewing Road could block the right turn entry and queues of vehicles waiting to turn into the proposed office could occur.

55. DAS state that the movement of traffic around the Woodridge commercial and central district is the responsibility of the local authority, in consultation with, where necessary, the Queensland Main Roads Department. DAS point out that the vehicular access/egress point to the development from Carmody Street is a direct result of consultation and negotiation with the Council; DAS would have preferred access from Blackwood Road. DAS has agreed to bear the cost of broaching the existing median strip and associated road markings to permit right turn access from Carmody Street. It has also agreed with Council that vehicles exiting the site will not be able to turn right into Carmody Street.

The Provision of Car-parking Spaces

56. The Logan City Council's primary concern is that an inadequate number of on-site car-parking spaces are proposed for the building. The development proposes 120 car spaces, (50 spaces are designated for official use) while expected demands, as indicated in the traffic study prepared for ACS, will be 105 spaces for staff and a peak client demand of 95 spaces.

This leaves, the Council argues, a net result of 99 vehicles which has to be transferred on to the street system. The Council emphasised that if a private developer were proposing a similar office complex, the developer would be required to provide on-site parking spaces in accordance with Council's town planning scheme. The number of spaces required would be 265 for the current central business zone and 247 if the land were to be rezoned to commercial.

57. DAS advise that current Commonwealth policy on this issue prescribes that parking facilities be provided for official vehicles only (staff parking is not provided). In this case 50 spaces adequately caters for official needs. However DAS said the Commonwealth is concerned to ensure that in planning developments of this nature it acts in a spirit of co-operation with State and local government authorities. Against this background and after discussions with Council it was decided to provide 120 car-parking spaces in the development proposal. This represents, DAS states, 70 spaces in excess of the Commonwealth's needs and will result in a significant increase in the overall level of parking currently available in the Logan City central business district.

58. In a written document forwarded to the Committee, dated 10 May 1989, commenting on the submission by Logan City Council, DAS acknowledge Council's concern about the discrepancy in the requirement for the provision of car-parking spaces between a Commonwealth project and that of a private developer. However Logan City Council, the Department argues, fails to recognise the significant contribution the Commonwealth makes to local facilities of this kind in other ways. Local government receives general purpose financial assistance grants from the Commonwealth and is exempted from a number of Commonwealth taxes, such as income tax on municipal revenues and sales tax on goods used by local authorities. When these considerations are taken into

account DAS maintains it is inappropriate to draw direct comparisons between the level of direct contribution required of a private developer and that which should be provided by the Commonwealth.

59. In addition DAS state that Council has drawn attention to that part of the traffic study prepared by Eppell Consulting which lends support to its case. While the report indeed suggests a level of car-parking significantly in excess of that proposed, DAS believes that taking into account the Commonwealth's special relationship with local government, official car-parking requirements and relevant site constraints it is unable to provide any more than the 120 car-parking spaces now proposed for the development.

60. DAS mention that it had considered a financial payment to Logan City Council in lieu of additional car-parking spaces. However this suggestion was rejected by the Department of Finance (DOF).

61. DOF wrote to DAS about the matter of payment to Logan City Council in lieu of additional car-parking spaces at the proposed building on 2 May 1989.

62. DOF advised that there has been a longstanding policy that the Commonwealth does not meet certain state or local government fees or claims of this type. The position is based on section 114 of the Australian Constitution which provides that a State shall not impose any tax on property belonging to the Commonwealth without the consent of the Commonwealth Parliament. The provision extends to general rates imposed by local authorities established under State law. However the Commonwealth is not exempt from paying for services provided by local authorities such as water and sewerage rates.

63. DOF maintain that any proposal for the Commonwealth to make a payment to the Logan City Council, by way of an act of grace payment, would have to be considered in the context of overall financial relations between the two levels of government.

64. DOF comment that local government is exempted from several Commonwealth taxes and it also receives general purpose financial assistance grants from the Commonwealth. It is open to Logan City Council to claim the construction of the Commonwealth office represents a new financial disadvantage which could then be drawn to the attention of the Queensland Local Government Grants Commission. The Commission assesses the differing fiscal capacities of local councils when determining the distribution of Commonwealth grants.

65. DOF conclude that no financial payment to the Council as part of the works proposal should be granted. Payment is a matter for Council to pursue in the context of existing Commonwealth/State arrangements.

Commonwealth Car-parking Policy

66. As noted earlier current Commonwealth policy requires car-parking be provided only to meet official vehicle requirements, staff parking is not provided.

67. In several recent projects examined by the Committee there have been disputes between the Commonwealth and local government authorities concerning the provision of car-parking spaces at proposed Commonwealth offices, local councils argue that the Commonwealth is not providing sufficient car spaces.

68. The Australian Constitution provides for the immunity of the Commonwealth from state and local government laws. Accordingly, Commonwealth buildings are not subject to local government regulations. This leads to the situation where a

private building project will be required to provide the number of car spaces prescribed by town planning provisions whereas the Commonwealth is not so obliged.

69. The Committee was advised by DAS at a recent public hearing on proposed Commonwealth office accommodation in Townsville that the existing policy concerning car-parking is to be reviewed.

Committee's Conclusion

70. The Committee notes that the existing policy concerning the provision of car-parking spaces at proposed Commonwealth office projects is to be reviewed by the Department of Administrative Services. Consideration should be given in the review as to whether the Commonwealth should as a matter of course adopt local government requirements concerning the provision of car-parking spaces, and how the Commonwealth may meet the reasonable needs of local authorities.

CHILDCARE

71. The Queensland Branch of the ACOA in its submission requested the Committee to endorse the provision of a childcare centre in the proposed building.

72. ACOA informed the Committee that during consultations with DAS it had similarly requested that space for a childcare centre be included in the design. The suggestion was not accepted.

73. ACOA states that it is seeking a childcare facility in the building for several reasons including: the lack of childcare facilities in Brisbane and surrounding areas; the provision of childcare facilities in workplaces is consistent with ALP and ACTU policies; work-based childcare is essential for the

Commonwealth to fulfil its obligations as an equal opportunity employer and lack of childcare has forced many women in Commonwealth employment to resign.

74. The Committee is familiar with these arguments as the matter of provision of childcare facilities in Commonwealth buildings has been raised at several hearings in recent times. The Committee is also aware that the Australian Broadcasting Corporation is providing childcare facilities at both its Radio and Orchestra projects at Ultimo, Sydney and Southbank, Melbourne. (see PWC reports six of 1988 and ten of 1989 respectively).

75. The Committee questioned the DAS representatives at the hearing why provision has not been made for childcare facilities. DAS state that the Commonwealth has not made a decision to provide childcare facilities in Commonwealth offices as a condition of employment.

76. The Committee is aware that the Commonwealth has attempted to encourage private sector employers to provide childcare facilities by way of deductions under the Income Tax Assessment Act. Further, in 1988 the Commonwealth introduced an initiative to provide incentives to encourage industry to invest in the provision of childcare facilities as part of the National Childcare Strategy.

77. Under this initiative employers are required to provide the capital facilities including equipment and to contribute funds towards the operation of childcare centres which are available for the exclusive use of their employees. The Commonwealth's contribution takes the form of a fee relief subsidy for low income earners using the workplace centre. The cost of operating centres is shared between users, the Commonwealth, and employers.

Provision was made in the 1988 Commonwealth Budget for 30 000 new childcare places to be provided from 1988 to 1992, of these 1000 places have been set aside specifically for childcare centres established by private sector employers.

78. Whereas the Commonwealth is encouraging private sector employers to provide childcare facilities, it has not made a similar decision regarding Commonwealth offices.

79. However, the Committee believes that attention should be given by the Commonwealth to the provision of childcare facilities in Commonwealth offices.

Committee's Recommendation

80. The existing Commonwealth policy concerning the provision of childcare facilities in Commonwealth offices needs to be reviewed.

CONSULTATIONS

81. DAS have consulted extensively with respect to the proposed office building. The following persons and organisations were approached by the Department:

Commonwealth Government

- Federal Member for Forde, Ms M. Crawford, MP
- Federal Member for Rankin, Mr D. Beddall, MP
- Department of Social Security
- Department of Employment, Education and Training
- Department of Community Services and Health
- Attorney-General's Department
- Department of the Arts, Sport, the Environment, Tourism and Territories
- Australian Survey and Land Information Group

Local Government

- Council of the City of Logan

Staff Associations

- Administrative and Clerical Officers Association
- Australian Public Service Association
- Professional Officers Association
- Commonwealth Medical Officers Association

Other Organisations

- Australian Council for Rehabilitation of the Disabled (ACROD Limited)
- South East Queensland Electricity Board
- Telecom Australia
- Metropolitan Fire Brigades Board

82. All of the above organisations support the proposed office development. Reference, however, has been made to the reservations of the Logan City Council.

ENVIRONMENT

83. DAS advise that the proposal complies with the provisions of the Environmental Protection (Impact of Proposals) Act 1974.

CONSTRUCTION PROGRAM

84. The expected completion date of the building is January 1991 and it is anticipated to commence construction in November 1989.

85. After the public hearing the DAS wrote to the Committee informing it that, in order to meet the program, the Department proposed to seek the approval of the Ministers for Finance and Administrative Services for ACS proceeding with design documentation concurrently with the parliamentary and budgetary process. If documentation was delayed until after the formal approval process, DAS advised an additional cost of \$0.75m is likely to be incurred. However, it first sought the Committees' agreement before approaching the Ministers.

86. The Committee advised DAS that it had no objection to concurrent documentation but it pointed out at the time that this should not be taken as approval of the project.

LIMIT OF COST ESTIMATE

87. The limit of cost estimate is \$9.6m at April 1989 prices with an anticipated total cost on completion of \$12.38m; the difference consists of escalation, construction contingency allowance and professional fees and charges.

Committee's Recommendation

88. The Committee recommends that construction of an office building to accommodate several Commonwealth agencies at Logan City, Queensland at an estimated cost of \$9.6m at April 1989 prices.

CONCLUSIONS AND RECOMMENDATIONS

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

- | | Paragraph |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. The present Commonwealth Employment Service and Department of Social Security offices at Woodridge provide a poor standard of accommodation and are inadequate to meet the needs of the agencies. The Committee accepts the need for improved and larger accommodation for these agencies. | 19 |
| 2. The Committee is satisfied that the site for the proposed Commonwealth building at Woodridge is suitable, noting that it is in close proximity to existing commercial and retail facilities and is well served by public and private transport routes. | 32 |
| 3. The Committee recommends that additional public toilets be provided on the ground floor of the proposed building. | 48 |
| 4. The Committee recommends that measures be introduced to ensure the security of Commonwealth staff and records at the proposed office building. | 51 |

5. The Committee notes that the existing policy concerning the provision of car-parking spaces at proposed Commonwealth office projects is to be reviewed by the Department of Administrative Services. Consideration should be given in the review as to whether the Commonwealth should as a matter of course adopt local government requirements concerning the provision of car-parking spaces, and how the Commonwealth may meet the reasonable needs of local authorities. 70
6. The existing Commonwealth policy concerning the provision of childcare facilities in Commonwealth offices needs to be reviewed. 80
7. The Committee recommends that construction of an office building to accommodate several Commonwealth agencies at Logan City, Queensland at an estimated cost of \$9.6m at April 1989 prices. 88



Colin Hollis
Chairman

31 August 1989

APPENDIX A

LIST OF WITNESSES

**DORE, Mr Paul, State Manager, Australian Property Group,
GPO Box 2474, Brisbane, Qld 4001**

**LESTER, Mr Gregory Francis, Development Engineer, Logan City
Council, PO Box 226, Woodridge, Qld 4114**

**PEEL, Mr William, Assistant General Manager, Australian Property
Group, Canberra, ACT 2600**

**RICHARDS, Mr Rod, Deputy State Manager, Projects, Australian
Construction Services, 313 Adelaide Street, Brisbane,
Qld 4000**

**STATHAM, Mr Phillip William, Assistant Branch Secretary,
Administrative and Clerical Officers Association,
26 Wharf Street, Brisbane, Qld 4000**

**VALLANCE, Mr William Michael, Project Manager, Australian
Construction Services, GPO Box 1381, Brisbane, Qld 4000**

APPENDIX B

CONSTRUCTION DETAILS

ENGINEERING SERVICES

General

All services will be designed to provide for flexibility and growth to cater for tenant fitout requirements.

Structure

The building will consist of reinforced concrete column and floors with reinforced concrete retaining walls at basement level.

Floors will be designed for normal office loading of 5kPa, with selected areas capable of supporting compactus loads.

Mechanical

Air-conditioning will be provided to all office areas. A separate 24 hour air-conditioning system will be provided for computer rooms and PABX.

Hot water will be supplied to all toilets, tea rooms and cleaners' rooms. Exhaust systems will ventilate the basement carpark, toilets and lift motor room.

Refrigerated drinking water units will be provided to all floors.

Lifts

Vertical transportation will include the provision of two lifts each with a carrying capacity of 16 persons and will service all levels.

MATERIALS AND FINISHES

External

The building envelope will generally consist of cavity brick walls with aluminium framed windows and insulated metal deck roof. Glazed curtain walls will be used for the ground floor shop front and at both public entrances.

Internal

- Internal walls will be painted hard plaster over brickwork and the reinforced concrete central core. Non load-bearing walls will be painted plasterboard over steel stud framing.

Floor

Floors will be carpeted in the office areas. Non-slip ceramic tiles will be used in wet areas, and durable non-slip paving will be provided to foyers and external waiting areas.

Ceiling

Ceilings will comprise suspended acoustic tiles to office areas and painted plasterboard elsewhere.

Electrical

Power will be supplied from a SEQEB substation in the basement of the building.

The main switchboard will be located at basement level with distribution switchboards on each floor.

Lighting throughout the building will be designed in accordance with AS1680 "Interior Lighting and Visual Environment".

The following power and communication systems will be provided:

- General purpose power outlets
- Special purpose power facilities
- Telephone block cabling
- Computer cable ducting
- Master antennae TV system.

The following emergency services will also be provided:

- Emergency evacuation lighting
- Emergency warning and intercommunication system
- Fire detection and alarm system.

Fire Services

The building will incorporate a hydrant/hose reel system designed in accordance with the requirements of the Fire Safety Act and the Building Act.

An automatic wet pipe sprinkler system will be provided in accordance with AS2118. Portable fire extinguishers will also be provided.

Hydraulics

The hydraulic services will comprise the following:

- Water supply for domestic and fire services requirements
- Sanitary plumbing and drainage system
- Stormwater drainage system will comply with the relevant authorities' codes and regulations.

Security

Static and electronic perimeter security will be provided. Internal security details will be determined by Client department requirements. Floor design and lift control options will allow for discrete security of individual tenancies.

Energy

The building has been designed to minimise energy consumption with the use of external shading to western elevations, generous overhangs to glass curtain wall, double glazing and zonal air-conditioning systems.

APPENDIX C

PROJECT DRAWINGS

- Figure 1 - Locality plan
- Figure 2 - Site plan
- Figure 3 - Basement plan
- Figure 4 - Ground floor plan
- Figure 5 - First floor plan
- Figure 6 - Second floor plan

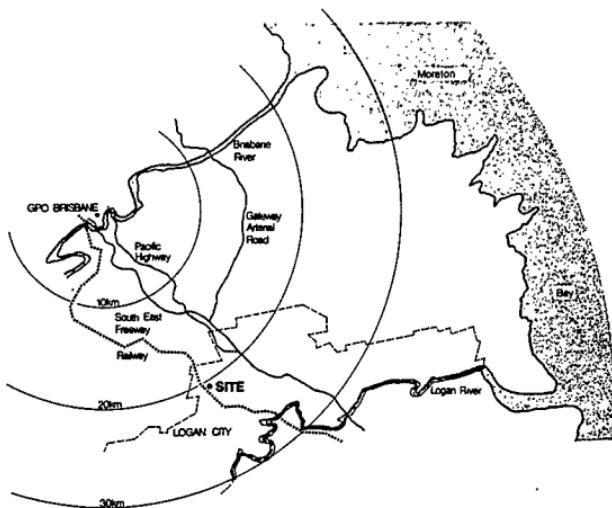


Figure 1 - LOCALITY PLAN

1

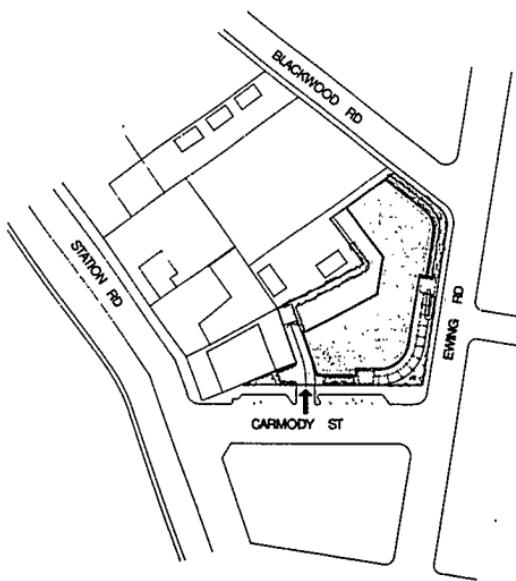
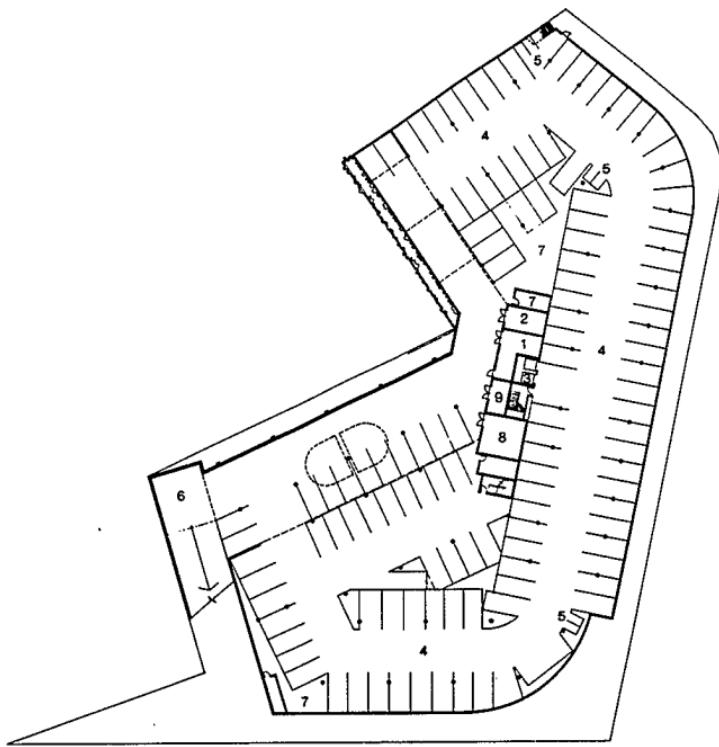


Figure 2 - SITE PLAN

C3

2



LEGEND

- 1 Main Switch Room
- 2 Substation
- 3 Lift
- 4 Car Parking
- 5 Bicycles
- 6 Waste Collection
- 7 Store
- 8 Generator
- 9 Batteries

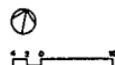
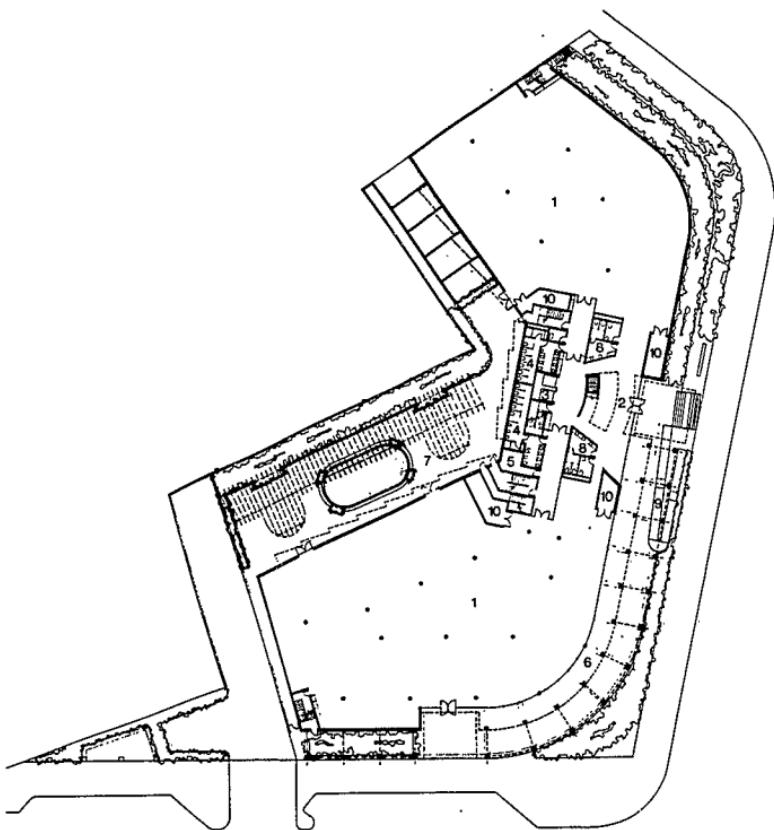


Figure 3 - BASEMENT PLAN

3



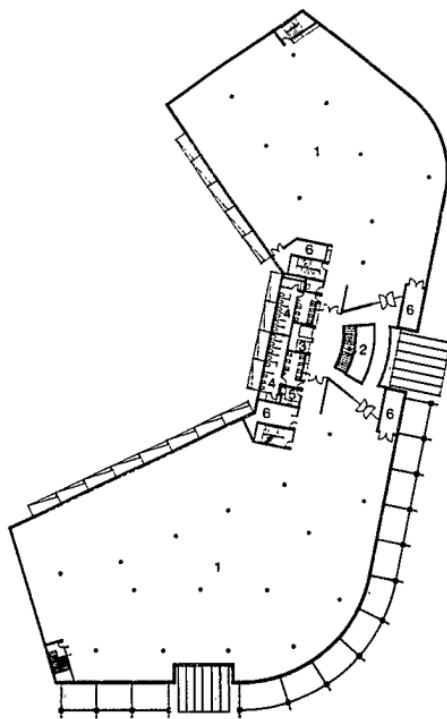
LEGEND

- 1 Office Space
- 2 Entrance Foyer
- 3 Lift
- 4 Toilet
- 5 Tea Room
- 6 Public Concourse
- 7 Landscaped Court
- 8 Public Toilet
- 9 Ramp
- 10 Plant



Figure 4 - GROUND FLOOR PLAN

4



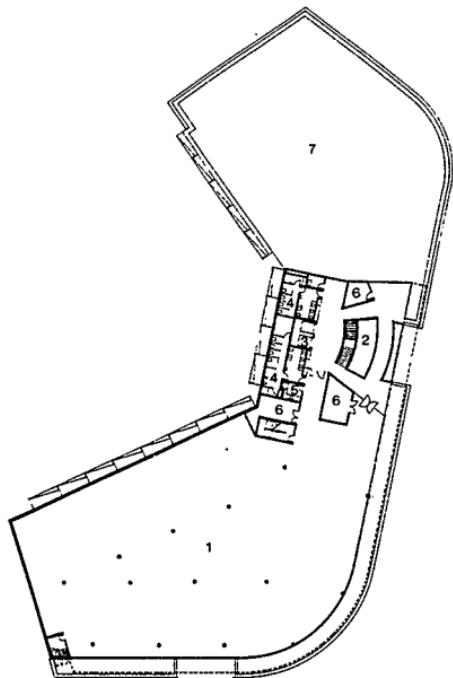
LEGEND

- 1 Office Space
- 2 Void
- 3 Lift
- 4 Toilet
- 5 Tea Room
- 6 Plant



Figure 5 - FIRST FLOOR PLAN

5



LEGEND
1 Office Space
2 Void
3 Lift
4 Toilet
5 Tea Room
6 Plant
7 Roof

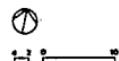


Figure 6 - SECOND FLOOR PLAN

6