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Parliamentary Standing Committee on Public Works

REPORT

relating to the

OFFICE CONSTRUCTION AT THE CORNER OF ADELAIDE AND CREEK STREETS, BRISBANE

(Eighth Report of 1992)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
1992

The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works



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Office Construction at the
corner of Adelaide and
Creek Streets, Brisbane

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**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

(Thirtieth Committee)

Mr Colin Hollis MP (Chairman)
Mr William Leonard Taylor MP (Vice-Chairman)

Senate

Senator Bryant Robert Burns
Senator Paul Henry Calvert*
Senator John Robert Devereux

House of Representatives

Mr Ewen Colin Cameron MP
Mr Lloyd Reginald O'Neil MP
Mr Russell Neville Gorman MP
Mr Bruce Craig Scott MP

*Appointed on 24.8.90 following the retirement of Senator
Dr Glenister Sheil

Committee Secretary: Peter Roberts

Secretarial Support: Sue Whalan
Sandra Butler

EXTRACT FROM THE
VOTES AND PROCEEDINGS
OF THE HOUSE OF REPRESENTATIVES

No. 136 dated Thursday, 25 June 1992

- 31 PUBLIC WORKS - PARLIAMENTARY STANDING
COMMITTEE - REFERENCE OF WORK - OFFICE
CONSTRUCTION, CORNER OF ADELAIDE AND CREEK
STREETS, BRISBANE: Mr Bilney (Minister for Defence
Science and Personnel), for Mr Beddall (Minister representing
the 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: Office construction at the
corner of Adelaide and Creek Streets, Brisbane, for Australian
Estate Management to be leased by the Australian Taxation
Office and other Commonwealth Government agencies.
Mr Bilney presented plans in connection with the proposed work.
Debate ensued.
Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
OFFICE CONSTRUCTION AT THE CORNER OF ADELAIDE AND
CREEK STREETS, BRISBANE

By resolution on 25 June 1992 the House of Representatives referred to the Parliamentary Standing Committee on Public Works the proposal for an office construction at the corner of Adelaide and Creek Streets, Brisbane.

THE REFERENCE

1. The proposed building which will be known as 'Terrica Place' will provide about 25 000 m² net of office space, 2300 m² net of retail or public contact space, 1000 m² of basement storage space and 210 car parking bays in three basement levels. The Australian Taxation Office will occupy at least 16 000 m² of office space while other Commonwealth agencies will occupy the remainder.
2. The building will be constructed on a site forming part of a Commonwealth-owned parcel of land in Brisbane's central business district and is bounded by Anzac Square, Creek, Adelaide and Ann Streets. Part of the site is currently used as a car park and the balance of the site, following the demolition of Terrica House in 1990, is vacant and is now used as an open car park.
3. The estimated out-turn cost of the project is \$82m.

THE COMMITTEE'S INVESTIGATION

4. The Committee received written submissions from Australian Estate Management (AEM) and Australian Construction Services (ACS) of the Department of Administrative Services and also the Australian Taxation Office (ATO). Evidence was taken from representatives of these organisations at a public hearing in Brisbane on 13 August 1992. Prior to the public hearing the Committee inspected the proposed site, the adjacent Anzac Square precinct and existing accommodation occupied by ATO at 320 Adelaide Street, Brisbane. Written submissions were also received and evidence taken from the following organisations at the public hearing:

Brisbane City Council (BCC)

- . Public Sector Union (PSU)
- . Australian Council for the Rehabilitation of the Disabled (ACROD).

5. Written submissions were also received from a number of other organisations and are incorporated in the Minutes of Evidence. A list of the witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be published as *Minutes of Evidence*.

THE NEED

Role of Australian Estate Management

6. AEM is a budget-funded operation of the Department of Administrative Services which has overall responsibility to the Government for the management and development of the Commonwealth office estate. This estate presently comprises 180 buildings with a lettable area of 864 000 m² and is valued at \$1.5 billion.

7. In 1989 the Commonwealth's office estate was commercialised and departments were charged for the first time for the use of accommodation. In 1991, as part of the public sector reform process the Government decided to allow all departments to negotiate office leasing deals. This effectively means that AEM is now in direct competition with the private sector in providing office accommodation to departments. The exception is the ACT where departments are still tied to the Commonwealth for approval for changes in office accommodation. Departments have no authority to enter into 'ownership' arrangements involving office accommodation anywhere in Australia.

Accommodation Requirement

8. This project arises out of the requirement to further ATO's modernisation program, which is to provide long term, exacting quality, technologically flexible office accommodation. ATO's present accommodation in Brisbane is spread over nine locations. After its new branch offices at Chermside and Upper Mount Gravatt opened in mid-1992, ATO plan to contract central business district activity back to a single location in the medium to long term. None of the existing premises is able to meet ATO's present functional, technological and/or size requirements.

9. The bulk of ATO's present accommodation is contained in other Commonwealth-owned property at 320 Adelaide Street and 345 Ann Street, Brisbane with a combined lettable area of 18 215 m². These buildings are 30 and 17 years old respectively.

10. The refurbishment of the building at 320 Adelaide Street was the subject of a report by the Committee in 1986 (6th report of 1986). The project was completed in December 1989 at a cost of \$11.6m. However, ATO advised the Committee that the building still has a number of functional deficiencies including intrusion of columns into work areas, inadequate parking, insufficient storage space and low ceiling heights. Work is also required to upgrade the fire escapes and sprinkler systems. The building also has very limited interview facilities. The Committee is surprised that these defects were not rectified in the refurbishment project.

11. More than half the 150 000 m² of vacant office space currently available for lease in Brisbane is contained in a handful of 'prime' buildings which command high rental levels which are unacceptable to the Commonwealth. Of the balance, none can provide large parcels of space in a single building on continuous floors. ATO's requirements therefore can only be satisfied by the construction of a new building. In response to this requirement, AEM sought and obtained Cabinet approval to proceed with the project. In addition, to meet ATO's requirement that this accommodation be available by the end of October 1994, approval was also sought and obtained for urgent reference to the Committee.

12. ATO supports the project subject to its accommodation standards and other requirements being met and has agreed to a lease term of 10 years plus two 5-year options at market rental rates.

13. Commonwealth departments presently occupy approximately 176 000 m² of office space in the Brisbane central business district. Of this only about 47 000 m² or 27% is in Commonwealth owned properties with the balance in privately-owned leased space. The completion of Terrica Place would increase this amount to about 42%.

14. Brisbane's office vacancy rate, already one of the lowest of all Australian capitals, is projected to be less than half its current level by mid-1995. This is largely because there is virtually no speculative office construction presently under way or soon to commence. As a result, this

project will shield the Commonwealth from strong rent increases because of a potential shortage of space when commissioning of the Terrica Place proposal is due to occur.

Viability

15. AEM advised the Committee that the proposal represents a cost effective means of satisfying the office accommodation requirements of the Commonwealth *within the timetable established by ATO.*

16. Financial analysis undertaken by AEM indicates that the proposal will be a sound investment and will provide a return on investment to the Commonwealth over the period of ownership of the building. AEM considers Brisbane to be a good market to invest in as projections indicate that the vacancy rates by 1995-96 will be down to between 5% or 6%. Details of the analysis were provided to the Committee on a commercial-in-confidence basis.

17. The proposed development will sympathetically complete the Commonwealth Government Centre in Brisbane and successfully integrate the historic Block B.

18. Full development of the site, integrating this proposal with existing office buildings, offers the Commonwealth a unique opportunity to develop the site to a greater extent than would be possible if the site were to be separately developed under private ownership.

Advantages of Collocation

19. The provision of consolidated accommodation for the ATO and other Commonwealth agencies in Brisbane will greatly enhance administrative efficiency, reduce inter-building transfers of staff and information and can be designed to provide a level of security not readily available in fragmented, leased premises.

20. *Service to the public will also be improved as an increased number of government functions and services will be available within a recognised Commonwealth complex.*

Suitability of Accommodation

21. Leased office accommodation often requires costly modifications to existing services such as air-conditioning, lighting, electrical capacity or hydraulics in order to meet Commonwealth standards and specialised technological requirements. This is particularly so with the increased use of screen-based equipment in Commonwealth offices and the requirements of current occupational health and safety legislation.

22. The building has been planned to cater for current Commonwealth requirements and has been planned to adapt easily and economically to future changes.

Government Objectives

23. This proposal is in line with government objectives of:

- . increasing the proportion of owned office accommodation
- . providing cost effective office space for government departments to enhance operational efficiency and the delivery of government services to the public
- . meeting the ATO modernisation program.

Committee's Conclusions

24. There is a need to provide 25 000 m² of office accommodation in the Brisbane central business district to meet the needs of the Australian Taxation Office and other Commonwealth agencies.

25. The Committee is satisfied that the construction option is the most cost effective means of meeting the Commonwealth's accommodation requirements in the Brisbane central business district.

THE PROPOSAL

Project Description

26. This proposal is to erect an office building on Commonwealth owned land in the Brisbane central business district to provide approximately 25 000 m² of lettable office space, 2000 m² of lettable retail/public contact space, 1000 m² of basement storage area and 210 car parking bays in three additional basements.

27. The building which will be known as Terrica Place, named after the 1920s building it replaces, will primarily accommodate the ATO which has committed to a minimum of 16 000 m² of the building as well as the basement store and 60 car parks. The balance of office space of 9000 m² will be leased to a number of other agencies and the ground level retail areas will be let as shops. AEM advised the Committee that it envisaged little difficulty in finding tenants for the office space as there are approximately 30 000 m² of public sector leases expiring in the next three years. In line with the fully commercialised nature of the office estate, all tenants will pay market based rents and will be required to enter into long term leases with AEM. The ATO has agreed to a 10-year lease term with two 5-year options.

28. The construction of this building will complete the development of the major Commonwealth Government site in Brisbane and consolidate the Commonwealth presence in the government precinct. The Committee was advised at the public hearing that consideration had been given to a building of 35 000 m² at an estimated cost of \$160m. However, it was determined that a building of 25 000 m² was more realistic in the current market.

29. The proposal includes:

- . demolition of existing structural car park
- . construction of a 25-storey office building with four basements
- . associated engineering works including plaza paving and landscaping

- modifications to lower levels of Block A to integrate this development and create retail space at the plaza level off Creek Street
 - remedial works in the historic Block B building.
30. It does not include an allowance of \$4.4m for fitout works required by ATO which will be separately funded by ATO as part of its modernisation program.
31. The building will have a pedestrian address to both Adelaide and Creek Streets and, with the completion of a common plaza level, create a focus for the address of the Commonwealth complex off Creek Street.
32. The building will provide three levels of basement car parking, separate docking facilities for ATO and other tenants, ATO store, mixed retail tenancies off Adelaide and Creek Streets, ATO public contact space on a mezzanine level above the Creek Street plaza, approximately 13 levels of dedicated ATO office space and eight levels of general office space. Major items of engineering plant will be located in the basement and on the roof.
33. Access to the building will be by separate lift banks which will operate across high and low rise levels. Separate lobbies and lifts will ensure security between the ATO and other tenancies.
34. Vehicular access will be via a ramp off Adelaide Street. This ramp will split along its length to serve the existing dock in Block A and the new Terrica Place basement.
35. Typical office levels will have a central core containing air-conditioning and electrical plant, lifts, toilets, tea room, fire escape stairs and service risers. Each floor will provide about 1200 m² of net lettable office space depending on its location in the building.
36. Design features of Block B have been adopted to create a sympathetic neighbour to this historic building particularly to the lower levels of the facades at Adelaide Street and at the corner of Creek Street, where a sandstone facing over a granite plinth will extend the baseline of Block B with the new development.

37. This construction is consistent with precedents established around Anzac Square, and the window shape and size to the lower floors relate directly to those of Block B as shown at Appendix B.

The Site

38. The site is located in the Brisbane CBD and forms part of a Commonwealth-owned parcel of land bounded by Anzac Square, Adelaide, Creek and Ann Streets. (A locality plan is at Appendix B)

39. Part of the site is currently used as a structural car park for 128 vehicles. The structural car park was erected in 1970 as part of the Block A Commonwealth Centre. The balance of the site toward the Adelaide Street elevation is vacant and is used for service vehicle access. This area of land was acquired under compulsory powers by the Commonwealth in 1946 for £33,537. At that time a four-level building known as Terrica House stood on the site and remained there largely unaltered until its demolition in 1990. It was used over much of this period by various Commonwealth agencies for office accommodation however, by the mid-1980s, because of the extensive amounts of timber used in its construction, had become termite infested and thereby represented a health and safety risk. Additionally, it had no sprinkler system and was considered a fire hazard. An evaluation in 1989 concluded that it was uneconomic to refurbish and it was subsequently demolished. Since that time the site has been used for occasional car parking. The perimeter is screened by decorative hoarding.

40. Under this proposal the existing structural car park will be demolished and that part of the site when amalgamated with the old Terrica House site will provide a total development site of approximately 2210 m².

41. The total area of the Commonwealth holding in this parcel is 5470 m² (including the Terrica House site). Other buildings on this land are the 17-storey Block A facing Ann Street and the 7-storey Block B facing Adelaide Street and the adjoining Anzac Square.

42. Block A was completed in 1972 and comprises a net lettable area of 20 183 m². It is presently fully occupied almost solely by Commonwealth agencies. This building is presently the subject of a separate submission to Government for a major refurbishment at a cost of approximately \$13m.

43. Block B was constructed by the Commonwealth in 1934 for use as general office accommodation. It was designed in harmony with the State Government offices on the other side of Anzac Square, the war memorial on the Square and the Central Railway Station adjacent. In 1980 the Anzac Square precinct was listed by the Australian Heritage Commission on the Register of the National Estate. Included in this precinct along with the Square itself and the war memorial was Block B. As a result of this listing, any development on the Terrica House site, must be considered in terms of its impact on the precinct under the Australian Heritage Commission Act.

Committee's Conclusion

44. The proposed building will complete the development of the major Commonwealth Government site in Brisbane and consolidate the Commonwealth presence in the government precinct.

Standards

45. The design will satisfy the AEM brief, the ATO Accommodation Standards Manual, the Building Code of Australia, relevant Australian Standards and Codes of Practice.

Brisbane City Council

46. In its submission the BCC indicated its general support for the proposal and acknowledged that the design team had given consideration to the significance of the adjacent Commonwealth buildings and also the historic Anzac Square precinct. However, there are a number of detailed design issues which the BCC felt would benefit from further consideration with AEM and ACS. Specific issues included:

- . modification to the design to provide more distinction between the proposed building and the adjacent Block B building
- . setting the tower back further from the streetscape screen
- . movement of the glass line at ground level in Adelaide Street to allow for three metres clear behind the columns

- provision of appropriate landscaping
- provision of a wind tunnel test
- the need for consideration of the BCC's policy in relation to Adelaide Street which aims to preserve future options for throughtraffic and minimising potential conflict points between pedestrians and cars.

47. In its response ACS indicated that many of the issues raised by the BCC would be the subject of ongoing discussions during the design development phase and the BCC will be kept informed during the evolution of the building design. Many of the issues will either be incorporated as constraints in the detailed design or included as conditions to be observed during construction. However, ACS made the point that questions of design involve questions of interpretation and individual views. In addition, the suggestion to set back the tower on the site involves issues of judgment and compromise relating to both project viability and immediate visual impact.

Accommodation

Basement and Car Park

48. Separate loading docks for the ATO and other tenants, plant rooms and parking for 210 cars will be provided in four basement levels. The last 60 car parks will be for the exclusive use of the ATO within a secure perimeter.

Ground Floor-Adelaide Street

49. Retail space of approximately 350 m² of net lettable area together with 1000 m² of secure ATO storage will be provided.

Ground Floor-Creek Street

50. Retail space of approximately 630 m² net lettable area will be provided in the proposed building together with about 1000 m² net lettable of retail space in Block A, all accessible off the plaza and within an enclosed atrium space.

ATO Public Contact Level

51. 'Shop Front' office accommodation of 1000 m² net lettable area will be provided including reception, inquiry and interview areas accessed from the plaza level via escalators and stairs. The PSU raised the need for one-way glass which would enable staff to monitor the public inquiry area.

ATO Office Levels

52. General office accommodation will be provided including staff amenities and supporting building plant providing a minimum of 15 000 m² of net lettable, column-free office space.

Other Tenants Office Levels

53. General office accommodation will be provided with a maximum of approximately 10 000 m² of net lettable office space over eight levels.

Special Features

Access and Facilities for Disabled Persons

54. These will be incorporated in the building in accordance with the ATO Accommodation Standards Manual and the relevant Australian Codes. It is proposed to utilise the existing lifts in Block B, which have been modified to cater for wheelchair users, to carry disabled persons and infants prams and strollers from the Adelaide Street level to both plaza level and the ATO public level.

55. In its submission ACROD raised a number of issues relating to the provision of access for the disabled. ACROD believed that the scale and details of the available design drawings did not permit detailed comment on many access issues. It indicated that it would welcome the opportunity of detailed consultations during the design development phase. Issues which ACROD saw as needing resolution included:

- . external access
- . type of external doors to be provided
- . vehicular access including parking

- facilities for the disabled.

56. Following discussions between ACROD and ACS prior to the public hearing, the Committee was informed that a number of issues had been resolved. These included:

- improved access from Adelaide and Creek Streets to the plaza level
- set down areas will be negotiated in detail with the BCC
- electrically operated swing doors will be incorporated to the Creek Street entrance at the top of the ramp adjacent to the main entry
- access from Anzac Square has been improved by the provision of two automatic sliding doors
- a toilet for the disabled will be provided at the plant level while a unisex toilet accessible to disabled persons has been included adjacent to the entry to Block B.

57. At the public hearing the Committee requested ACROD to have further discussions with AEM and ACS regarding access issues and to provide additional comments to the Committee prior to the tabling of the report. ACROD has now advised the Committee that the discussions are proceeding in a satisfactory manner and a good working relationship has been established. However, ACROD stressed the need for the discussions to continue during design development.

Public Amenities

58. Toilet facilities and a parents room will be provided at or near the ground floor for use by visitors to the complex. The facility will conform to Australian Standards.

Staff Amenities

59. Staff amenities will be provided in accordance with the ATO Accommodation Standards Manual and the Building Code of Australia. In its submission the PSU stressed the importance of the incorporation of a child care centre in the proposal. ATO indicated that it has no objection to the provision of child care facilities and is currently surveying its staff in Brisbane to assess the likely demand.

Plaza and Atrium

60. The Creek Street plaza will be paved and landscaped to create an attractive and comfortable environment. Extensive seating will be provided in association with the food outlets proposed to be located in this area. An atrium will provide for a controlled environment in this area as well as being an architectural feature.

Committee's Recommendation

61. The Committee recommends that Australian Estate Management continue discussions with the Brisbane City Council, ACROD and the Public Sector Union during the design development phase to resolve outstanding issues. The Committee further recommends that Australian Estate Management report to it on the progress of discussions with the Brisbane City Council, ACROD and the Public Sector Union during the design development phase.

CONSTRUCTION DETAILS

Materials and Finishes

External

62. The building envelope will consist of precast concrete panels fixed to floor slab edges and to columns. The external window wall will span from floor level to the underside of the structure with a combination of clear and opaque spandrel glass framed in aluminium.

63. Passive sun control has been achieved by projecting the slabs and aligning the glass with the backs of the columns.

64. The set back of the glass is expressed on the Anzac Square and Adelaide Street elevations as recesses in a solid wall, and on the Creek Street and Block A elevations as a screen in front of a continuous glazed wall because of the greater solar exposure.

65. Roof structure will be reinforced concrete with trafficable waterproof membranes to external areas.

66. Stone paving to the public spaces will provide a non-slip durable finish.

Internal

67. Internal walls will be painted plasterboard or hard plaster over the reinforced concrete frame and central service core. Non load-bearing walls will be finished in painted plasterboard over concrete block or steel stud framing.

Floors

68. General office floors and lobbies will be carpeted, with 80/20 wool/synthetic carpet, and non-slip ceramic tiles used in the wet areas such as toilets and tea rooms.

Ceilings

69. Ceilings to the general office areas will be modular acoustic tiles and painted plasterboard elsewhere.

Engineering Services

General

70. Engineering services will be designed for flexibility and future growth to cater for changing tenant fitout requirements. In addition, a computer-based information, operating and control system will be provided to assist the building management function.

Energy Management

71. Energy management and efficiency is a prime consideration. The design therefore incorporates measures which will minimise energy consumption and can be achieved with the application of sound architectural and engineering principles:

- . building fabric
 - features include external shading to all elevations, generous overhangs to ground floor glass curtain walls and double glazed windows throughout.
- . energy targets
 - to ensure efficient design is achieved, energy targets have been set for the building.
- . air-conditioning system
 - each floor will have a separate air handling system incorporating an economiser cycle, using all outside air when suitable for free cooling. This will be further zoned throughout the floor. Control will include variable air volume and electronic temperature monitoring feeding into the computerised building management system.
- . lighting
 - efficient fluorescent luminaries with low loss ballasts will be used. An automatic lighting control system will be installed to minimise energy usage.
- . monitoring of energy targets
 - this will be carried out during the detailed design stage to assess the performance of the design against the energy targets and also during the life of the building.

- separate electrical energy metering will be provided for tenancy areas, communal areas, lifts and air-conditioning plants to allow monitoring of energy usage.

Structure

72. Demolition of approximately 70% of the existing car park is proposed with underpinning to Blocks A and B, using rock anchors.
73. The building structure will consist of high level pad footings, reinforced concrete columns and floors with reinforced concrete retaining walls at basement level, designed to meet local wind loading requirements.
74. Floors will be designed for normal office loading of 5 kPa, with selected areas adjacent to the core designed for compactus loads.

Mechanical

75. Air-conditioning will supply all office areas, using separate air handling plant for each floor and a central air-conditioning chiller and associated plant located in the rooftop plantroom. A separate 24-hour air-conditioning system will be provided for dedicated computer rooms as required. Ground level retail areas will be served by independent self-contained air-conditioning units.
76. The systems will be designed to meet the standards in AS 3666-1989: Air Handling and Water Systems of Buildings-Microbial Control, and the ACS technical instruction Measures to Control Legionnaire's Disease Hazards in Buildings. Major items of plant will be located on a roof level plantroom.
77. Electric storage units will supply hot water to all toilets, tea rooms and cleaners rooms. Ventilation systems will serve the basement car parking levels, tea rooms, toilets, lift motor rooms and plantrooms. Pressurisation fans will be provided to stairwells.
78. Refrigerated drinking water units will be provided to all office floors.

Lifts

79. Vertical transportation will include lifts and escalators. Two banks of passenger lifts will provide a high rise and low rise service from independent main entrance lobbies. A single goods lift will serve the building.

80. Lifts will service the lower car park levels from the main entrance lobby at plaza level. The ATO lifts, lobby and car park will be separate and distinct from those allocated to other tenants to facilitate security requirements. A set of escalators will connect the main two entrance levels and another set will connect the Adelaide Street level with the plaza level. A goods hoist will provide access for ATO document storage at the Adelaide Street level from a loading dock at basement level.

Electrical

81. An indoor substation will be provided on the upper car park level for the supply of power to the building. The main switchboard will be located adjacent to the substation and rising submains will supply a distribution switchboard on each upper level.

82. Standby power generation will be provided to supply automatically the following electrical loads in the event of failure of the mains supply:

- . all fire/evacuation services
- . 50% of lifts
- . 50% of lighting in all areas
- . 50% of power
- . all ventilation systems excluding heating and cooling.

83. Lighting will be designed in accordance with AS 1680 Interior Lighting Part 1 and Part 2. Lighting design will utilise efficient fittings and automatic control systems to minimise energy usage.

84. The following power and communication systems will be provided:

- . general and special purpose power outlets
- . communications cabling for telephone and data systems.

85. Battery backed emergency evacuation lighting will be provided. An emergency warning and intercommunication system will be provided in accordance with AS 2220. Sufficient spare capacity and facilities on the system will be provided to install additional speakers and visual warnings during fitout.

86. A fire indicator panel will be provided to interface with thermal and smoke detectors, air-conditioning smoke control, and sprinkler systems. Lightning protection will be provided using the building reinforcement as down conductors in accordance with AS 1768 Lightning Protection.

Fire Services

87. The building will incorporate a hydrant/hose reel system designed in accordance with the requirements of the Fire Safety Act, the Building Act and the Building Code of Australia. An automatic wet pipe sprinkler system will be provided in accordance with AS 2118. Portable fire extinguishers will also be provided at required locations.

88. The air-conditioning air handling plant will incorporate a zone smoke control system and stairwell pressurisation in accordance with the Building Code of Australia and AS 1668.1.

Hydraulics

89. The hydraulic services will comprise the following:

- . water supply for domestic and fire services requirements
- . sanitary plumbing and drainage system
- . stormwater drainage system complying with the relevant authorities codes and regulations.

Security

90. Static and electronic perimeter security will be provided. Internal security details will be determined by client department requirements.

THE PROGRAM

91. Subject to parliamentary approval, practical completion of the building including ATO fitout, is scheduled for 1 November 1994.

ESTIMATED COSTS

92. The Government has approved funding of \$82m for the project. The funding includes the out-turn cost of the base building, the costs of integration with the existing Commonwealth Government office Blocks A and B, and an indicative estimate for the fitout of non-ATO office areas. ATO will meet its fitout costs of \$4.4m from funds already approved under the ATO modernisation program.

93. AEM advised the Committee that in the current extremely competitive tendering market it will be seeking a tender price below \$82m.

Committee's Recommendation

94. The Committee recommends the construction of the work proposed in this reference at an estimated total cost of \$82m.

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

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1. There is a need to provide 25 000 m ² of office accommodation in the Brisbane central business district to meet the needs of the Australian Taxation Office and other Commonwealth agencies.	5
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6. The Committee recommends the construction of the work proposed in this reference at an estimated total cost of \$82m.

19



Colin Hollis
Chairman
8 October 1992

APPENDIX A

WITNESSES

CONWAY, Mr Terrence Roy, Special Projects and Heritage
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4000

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PO Box 5651, 28 Horon Street, West End, Queensland, 4101

LINDSAY, Mr William John, Manager, Terrica Place Project,
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NORTON, Mr Bruce Robert, National Manager, Investment and
Estate Performance, Australian Estate Management,
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O'CONNELL, Mr Ross John, Chief, Decentralisation and
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RUNDLE, Mr Mark Sterling, Development Manager, South Queensland, Australian Estate Management, Department of Administrative Services, Level 6, 313 Adelaide Street, Brisbane, Queensland, 4000

VALLANCE, Mr William Michael, Acting State Manager, Australian Construction Services, Department of Administrative Services, Sirius Building, Phillip, Canberra, Australian Capital Territory, 2606

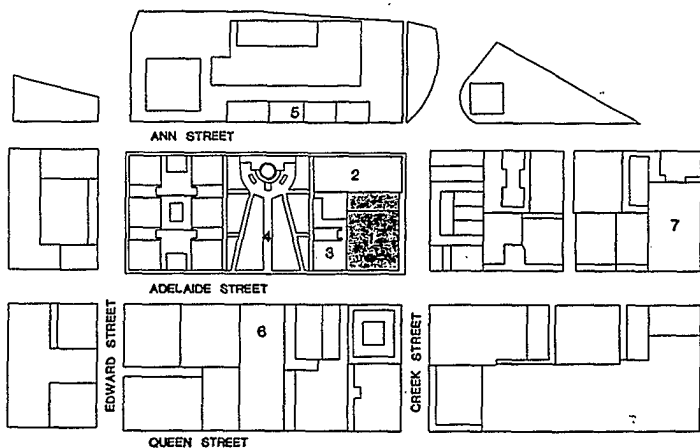
WILLIAMS, Mr Richard John, General Manager, Australian Estate Management, Department of Administrative Services, GPO Box 1920, Canberra, Australian Capital Territory, 2601

ZISCHKE, Mr Lloyd Robert, Executive Member, Tax Division, and Queensland Branch Conference Delegate, Public Sector Union, Brisbane, Queensland, 4000

APPENDIX B

PROJECT PLANS AND DRAWINGS

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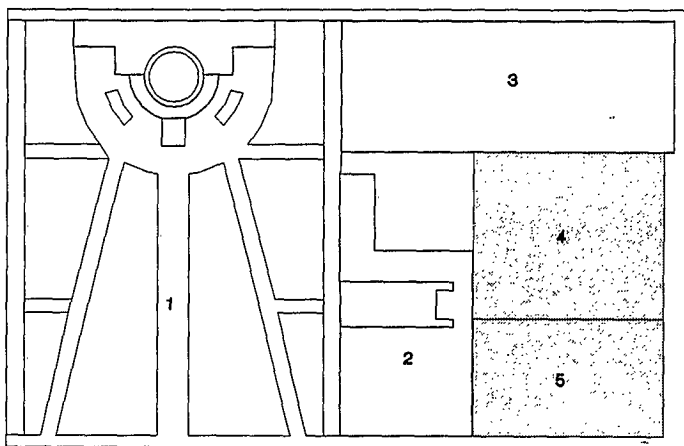
EGEND
 PROPOSED TERRICA PLACE
 BLOCK A
 BLOCK B
 ANZAC SQUARE
 CENTRAL RAILWAY STATION
 POST OFFICE SQUARE
 EXISTING ATO OFFICE

TERRICA PLACE

LOCALITY PLAN



ANN STREET



ADELAIDE STREET

CREEK STREET

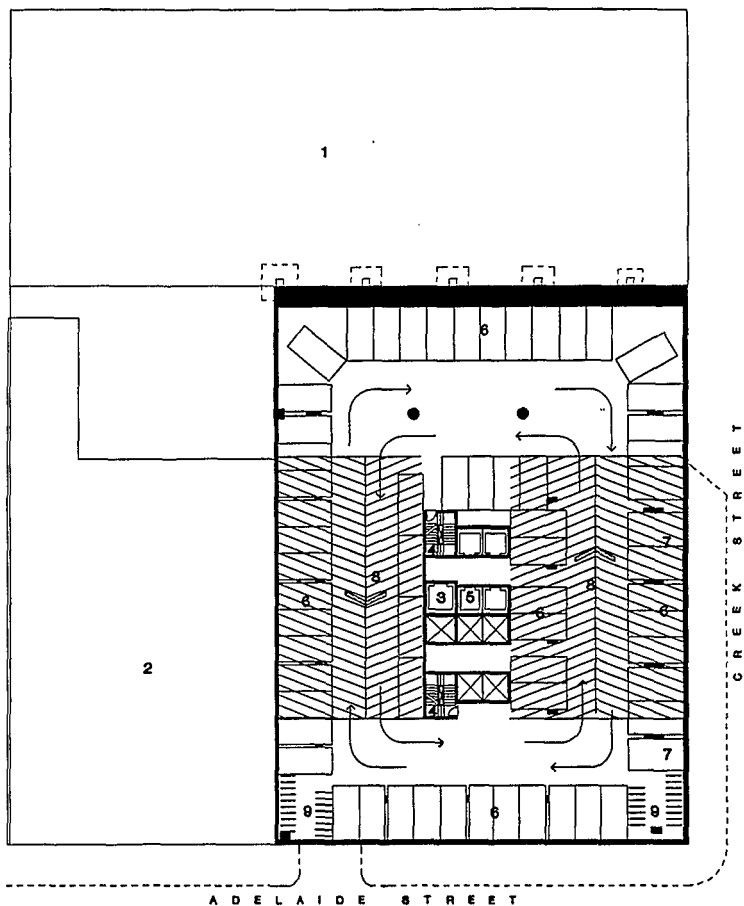
LEGEND

- 1 ANZAC SQUARE
- 2 BLOCK B
- 3 BLOCK A
- 4 EXISTING PLAZA
- 5 OLD TERRICA HOUSE SITE

TERRICA PLACE

SITE PLAN





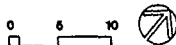
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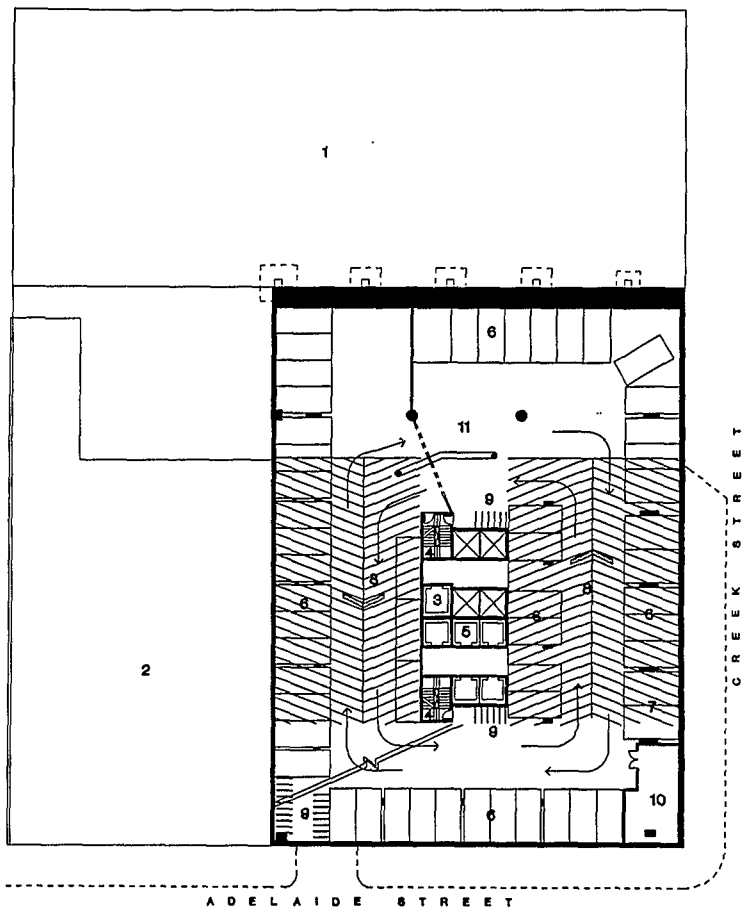
- 1 BLOCK A
- 2 BLOCK B
- 3 GOODS LIFT
- 4 FIRE STAIRS
- 5 LIFTS
- 6 PARKING
- 7 DISABLED PARKING
- 8 RAMP UP TO PARKING
- 9 BIKE PARKING

TERRICA PLACE

TYPICAL CARPARK LEVEL

B-3





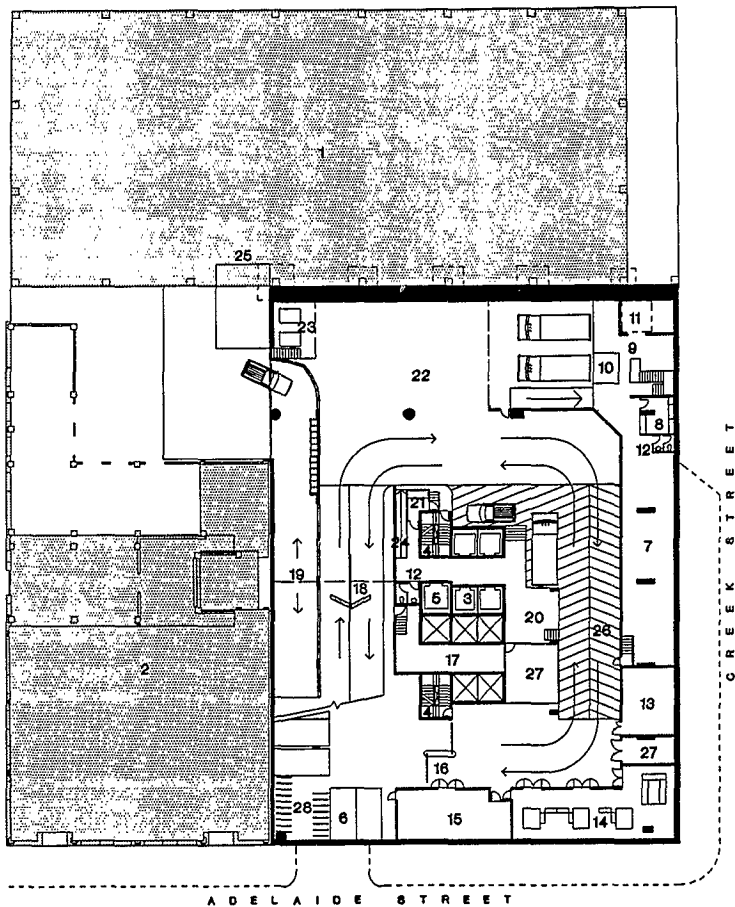
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- 1 BLOCK A
- 2 BLOCK B
- 3 GOODS LIFT
- 4 FIRE STAIRS
- 6 LIFTS
- 8 PARKING
- 8 DISABLED PARKING
- 8 RAMP UP TO PARKING
- 9 BIKE PARKING
- 10 ATO CLEANERS STORE
- 11 ATO SECURE CARPARK

TERRICA PLACE

**UPPER TAX PARKING
LEVEL**



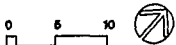


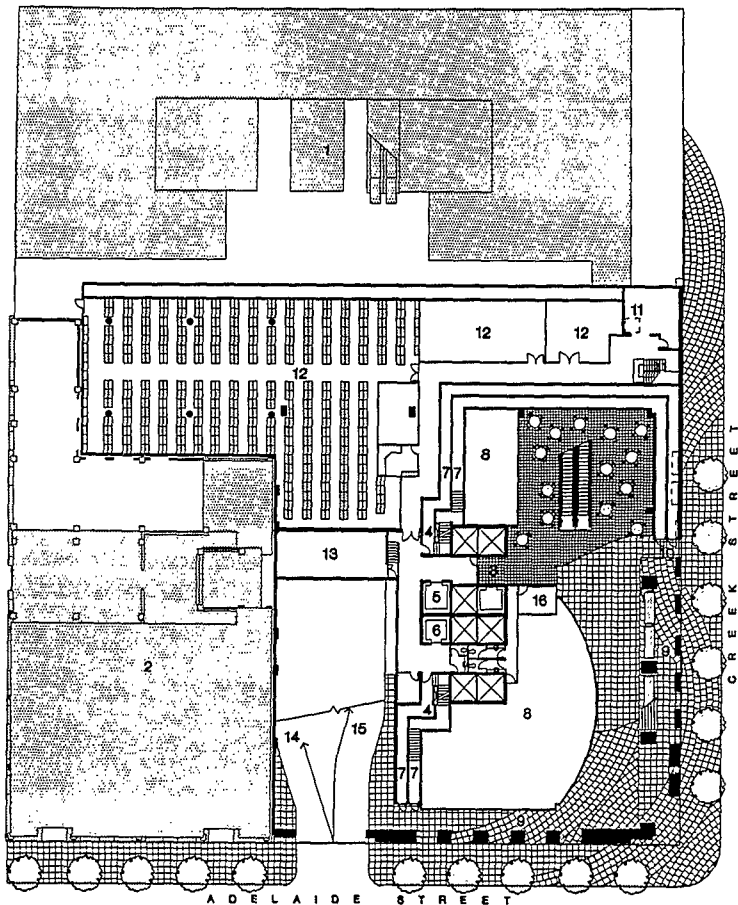
LEGEND

- 1 BLOCK A
- 2 BLOCK B
- 3 LIFTS
- 4 FIRE STAIRS
- 5 GOODS LIFT
- 6 PARKING
- 7 ATO STORE
- 8 GOODS RECEIVING OFFICER
- 9 ATO LOADING DOCK
- 10 DOCK LEVELLER
- 11 ATO HOST
- 12 TOILET
- 13 MOP
- 14 SUBSTATION
- 15 SWITCH ROOM
- 16 CARPARK CONTROL
- 17 VALVE/SPRINKLER ROOM
- 18 RAMP UP TO ADELAIDE ST
- 19 ACCESS TO BLOCKS A & B
- 20 LOADING DOCK
- 21 SECURITY OFFICE
- 22 TRUCK TURNING AREA
- 23 RUBBER BIN LOCATION
- 24 RAMP TO LOADING DOCK
- 25 LOADING DOCK - BLOCK A
- 26 RAMP UP
- 27 STORE
- 28 B&C PARKING

TERRICA PLACE

BASEMENT LEVEL





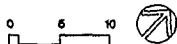
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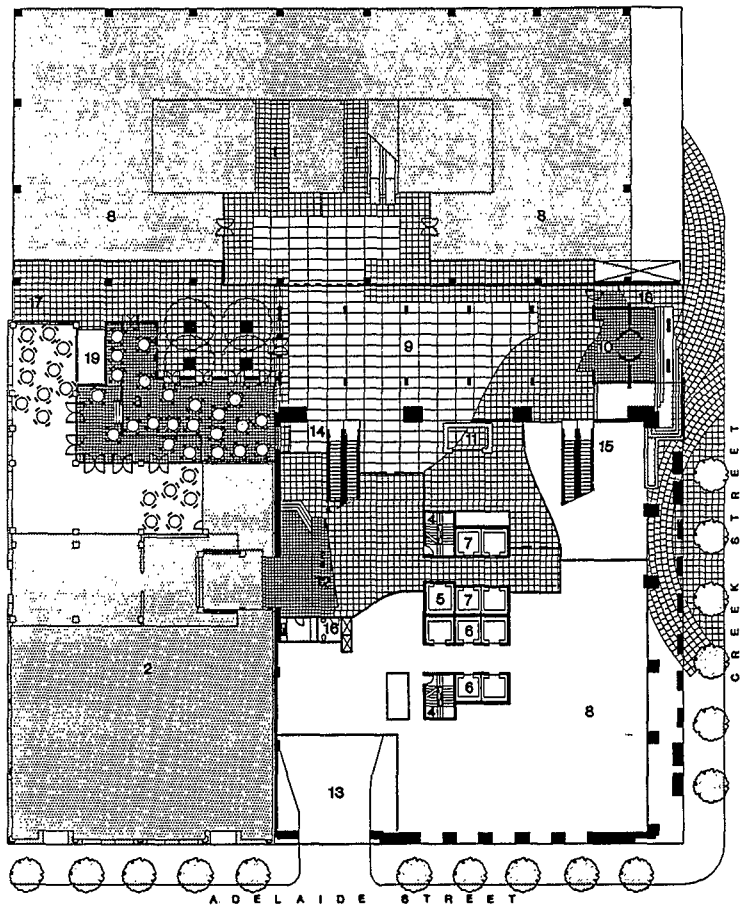
- 1 BLOCK A
- 2 BLOCK B
- 3 DISABLE ACCESS TO PLAZA LEVEL
- 4 FIRE STAIRS
- 5 GOODS LIFT
- 6 ATO LIFT
- 7 ESCAPE CORRIDOR
- 8 LETTABLE AREA
- 9 COLONNADE
- 10 ESCALATOR TO CREEK ST.
- 11 HOST
- 12 ATO STORAGE
- 13 MECHANICAL PLANT
- 14 SERVICE ACCESS - BLOCKS A & B
- 15 ACCESS TO LOADING DOCKS, CARPARKING

16 FIRE CONTROL ROOM

TERRICA PLACE
ADELAIDE STREET LEVEL

B-6





LEGEND

- | | | | |
|----|---|----|----------------------|
| 1 | BLOCK A LIFT LOBBY | 16 | PUBLIC AMENITIES |
| 2 | BLOCK B | 17 | ACCESS OFF |
| 3 | FOOD COURT | 18 | PEDESTRIAN BRIDGE |
| 4 | FIRE STAIRS | 18 | DISABLED ACCESS |
| 5 | GOODS LIFT | 19 | TO PLAZA |
| 6 | HIGHRISE LIFTS | 19 | EXISTING FIRE STAIRS |
| 7 | LOWRISE LIFTS | | |
| 8 | LETTABLE AREA | | |
| 9 | ENCLOSED PLAZA | | |
| 10 | ENTRY TO PLAZA | | |
| 11 | RECEPTION | | |
| 12 | DISABLED ACCESS TO ATO PUBLIC LEVEL AND BLOCK B | | |
| 13 | VOID OVER CARPARK ENTRY | | |
| 14 | ESCALATORS TO ATO PUBLIC LEVEL | | |
| 15 | ESCALATORS TO ADELAIDE ST. | | |

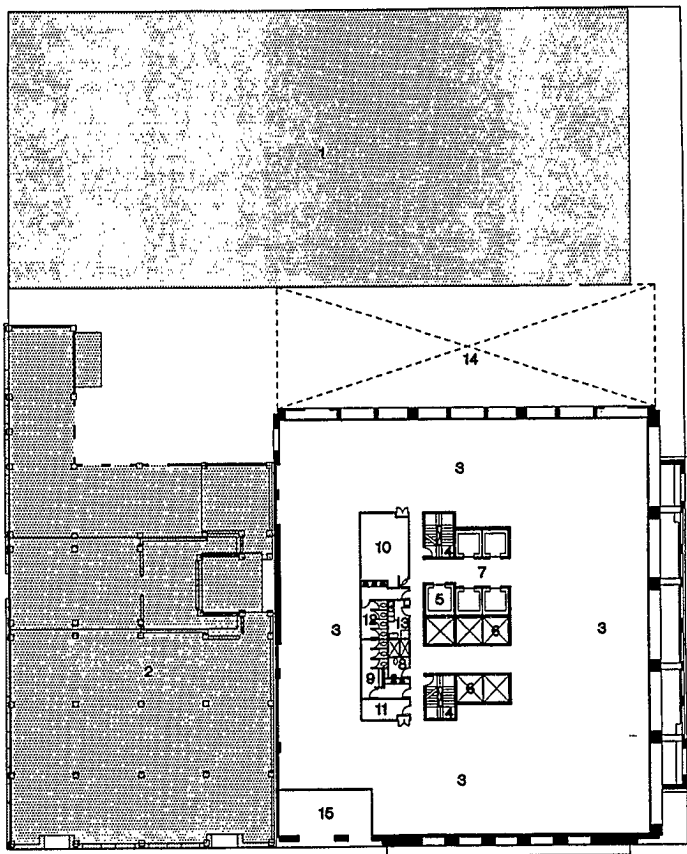
TERRICA PLACE

CREEK STREET LEVEL

B-7

0 5 10





A D E L A I D E S T R E E T

C R E E K S T R E E T

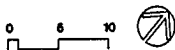
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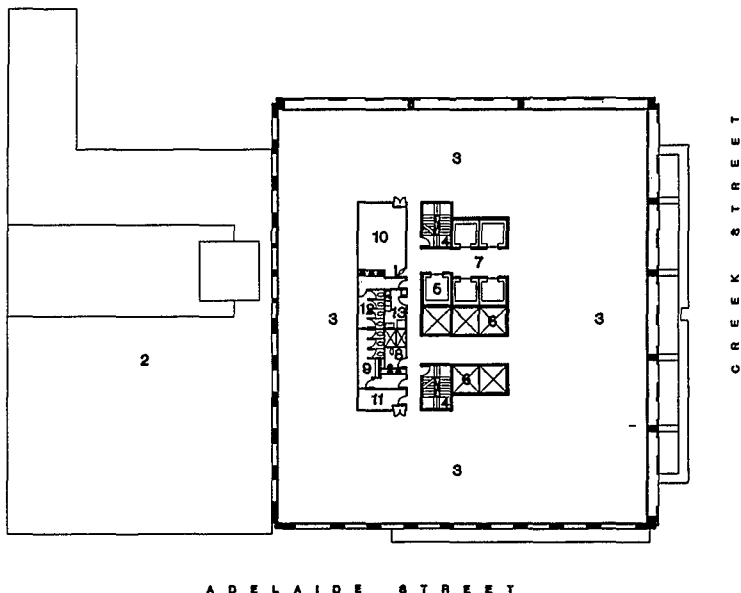
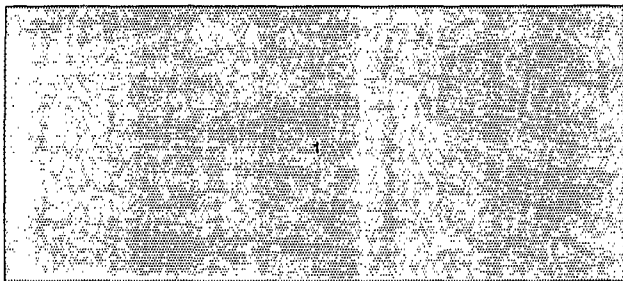
- 1 BLOCK A
- 2 BLOCK B
- 3 LETTABLE AREA
- 4 FIRE STAIRS
- 5 GOODS LIFT
- 6 HIGHRISE LIFT SHAFTS
- 7 LOWRISE LIFT LOBBY
- 8 DISABLED PERSONS TOILET
- 9 MALE TOILETS
- 10 MECHANICAL PLANT
- 11 ELECTRICAL
- 12 FEMALE TOILETS 5
- 13 TEA ROOM
- 14 PLAZA ROOF OVER
- 15 VOID

TERRICA PLACE

TYPICAL PODIUM LEVEL

B-8





LEGEND

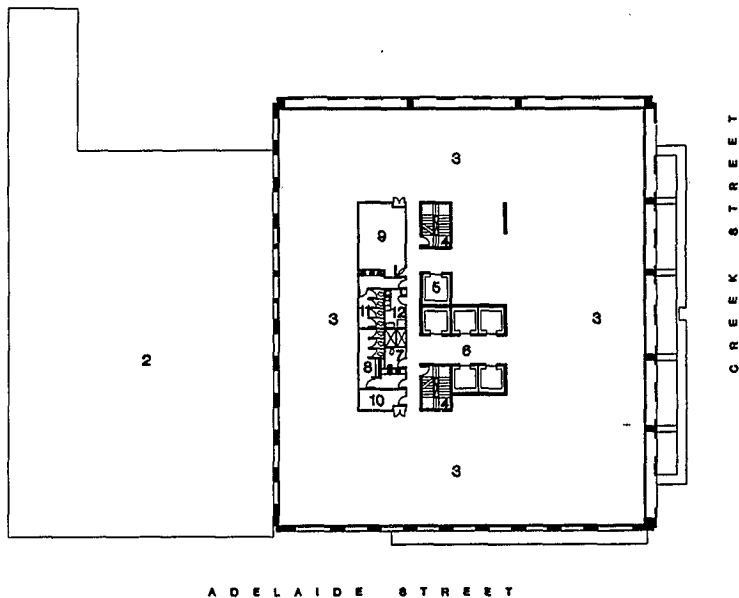
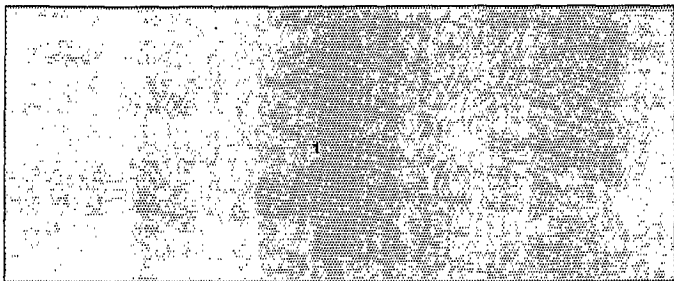
- 1 BLOCK A
- 2 BLOCK B
- 3 LETTABLE AREA
- 4 FIRE STAIRS
- 5 GOODS LIFT
- 6 HIGHRISE LIFT SHAFTS
- 7 LOWRISE LIFT LOBBY
- 8 DISABLED PERSONS TOILET
- 9 MALE TOILETS
- 10 MECHANICAL PLANT
- 11 ELECTRICAL
- 12 FEMALE TOILETS
- 13 TEA ROOM

TERRICA PLACE

TYPICAL LOW-RISE LEVEL

B-9





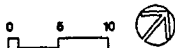
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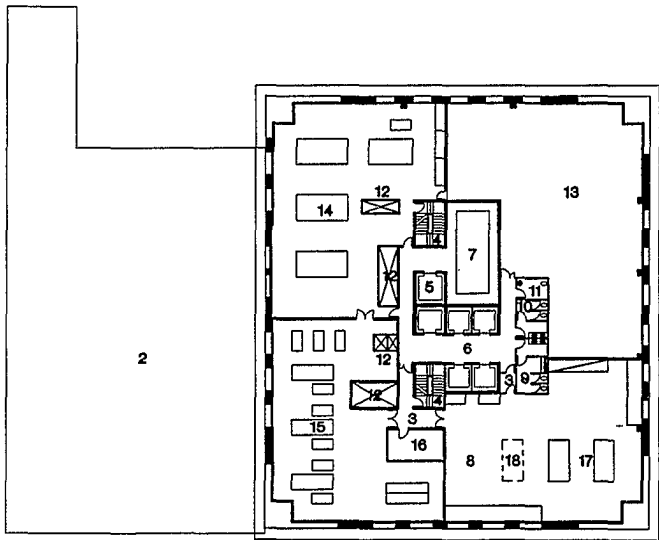
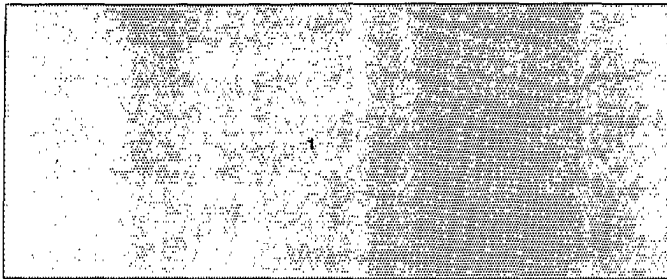
- 1 BLOCK A
- 2 BLOCK B
- 3 LETTABLE AREA
- 4 FIRE STAIRS
- 5 GOODS LIFT
- 6 HIGH-RISE LIFT LOBBY
- 7 DISABLED PERSONS TOILET
- 8 MALE TOILETS
- 9 MECHANICAL PLANT
- 10 ELECTRICAL
- 11 FEMALE TOILETS
- 12 TEA ROOM

TERRICA PLACE

TYPICAL HIGH-RISE LEVEL

B-10





C R E E K S T R E E T

A D E L A I D E S T R E E T

LEGEND

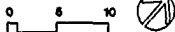
- 1 BLOCK A
- 2 BLOCK B
- 3 ACOUSTIC AIRLOCK
- 4 FIRE STAIRS
- 5 GOODS LIFT
- 6 HIGHRISE LIFT LOBBY
- 7 WATER/SPRINKLER STORAGE
- 8 100000
- 9 MAINTENANCE AREA
- 10 MALE TOILETS
- 11 FEMALE TOILETS
- 12 DISABLED TOILET
- 13 QUIET ZONE
- 14 LETTABLE AREA
- 15 COOLING TOWERS

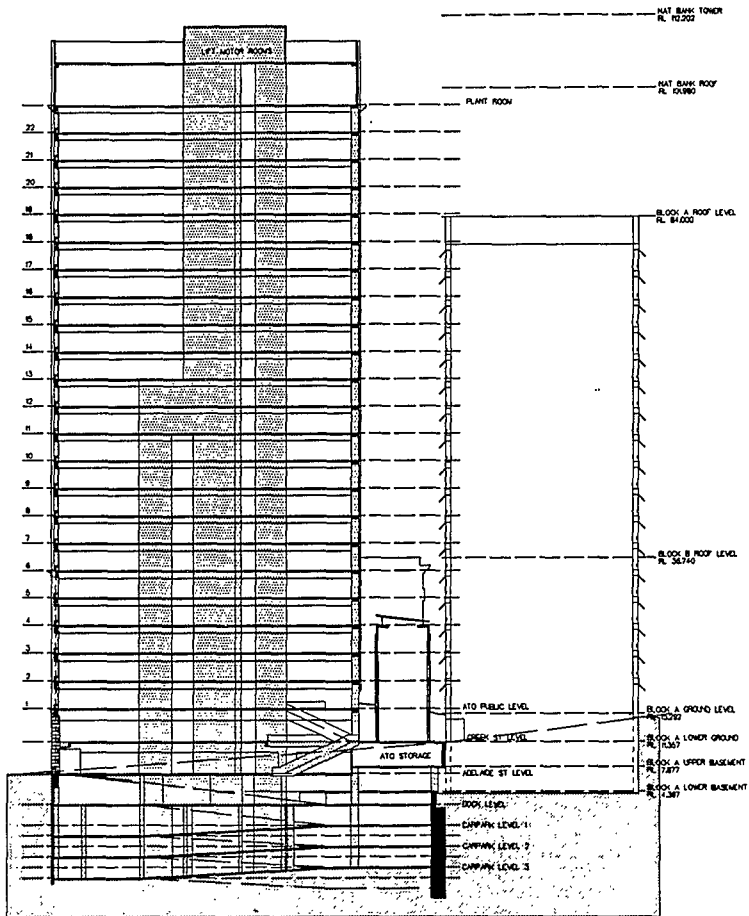
- 16 CHILLERS
- 17 CONTROL ROOM
- 18 GENERATOR
- 19 FUTURE PLANT

TERRICA PLACE

PLANT LEVEL

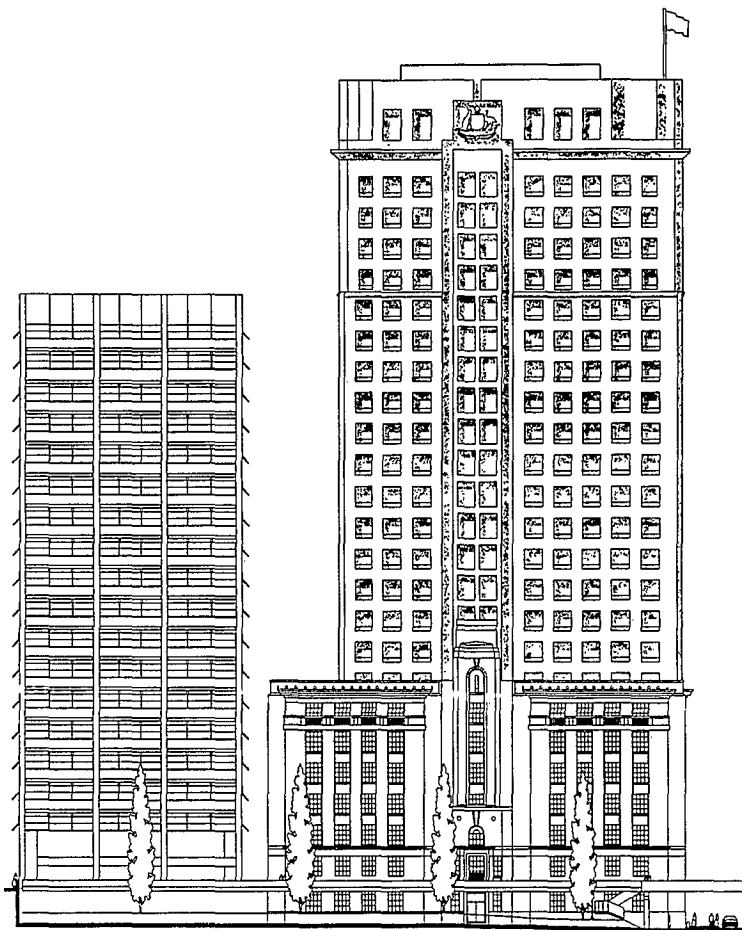
B-11





TERRICA PLACE

SECTION

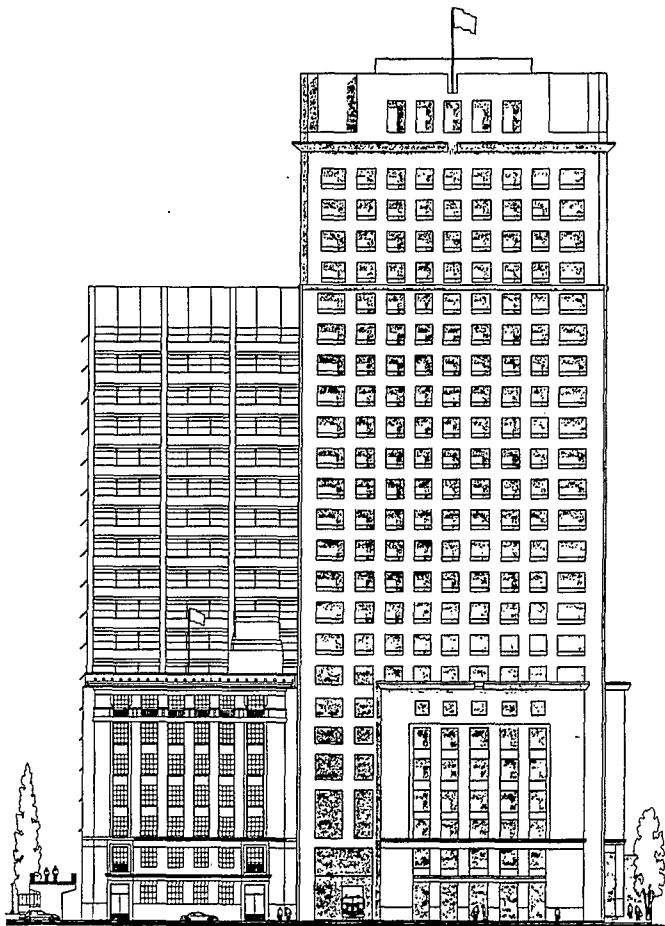


TERRICA PLACE

ANZAC SQUARE
ELEVATION

B-13





TERRICA PLACE

ADELAIDE STREET
ELEVATION

B-14

