

Parliamentary Standing Committee on Public Works

REPORT

relating to the proposed

**YORK PARK NORTH OFFICE
CONSTRUCTION, BARTON, ACT**

**REDEVELOPMENT OF HINKLER
SITE, BARTON, ACT**

**REDEVELOPMENT OF WOOLSHED
SITE, BARTON, ACT**

(Twenty-ninth Report of 1995)

Report relating

to the proposed

York Park North office construction,
Barton, ACT

Redevelopment of Hinkler site,
Barton, ACT

Redevelopment of Woolshed site,
Barton, ACT

(Twenty-ninth Report of 1995)

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		Committee Secretary:	Peter
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			Hele

EXTRACT FROM THE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES

No. 167 dated Wednesday, 27 September 1995

2 PUBLIC WORKS — PARLIAMENTARY STANDING
COMMITTEE — REFERENCE OF WORK - YORK PARK
NORTH OFFICE CONSTRUCTION, BARTON, ACT

Mr Walker (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: York Park North office construction, Barton, ACT.

3 PUBLIC WORKS — PARLIAMENTARY STANDING
COMMITTEE — REFERENCE OF WORK - REDEVELOPMENT
OF HINKLER BUILDING SITE, BARTON, ACT

Mr Walker (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: Redevelopment of Hinkler building site, Barton, ACT.

No. 168 dated Thursday, 28 September 1995

3 PUBLIC WORKS — PARLIAMENTARY STANDING
COMMITTEE — REFERENCE OF WORK - REDEVELOPMENT
OF WOOLSHED SITE, BARTON, ACT

Mr Walker (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: Redevelopment of Woolshed site, Barton, ACT.

Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC
WORKS

YORK PARK OFFICE CONSTRUCTION, BARTON ACT
REDEVELOPMENT OF HINKLER BUILDING SITE, BARTON
ACT

REDEVELOPMENT OF WOOLSHED SITE, BARTON, ACT

On 27 September 1995 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report to Parliament the proposed:

- York Park North office construction, Barton, ACT
- Redevelopment of Hinkler Building site, Barton, ACT

On 28 September 1995 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report to Parliament the proposed:

- Redevelopment of Woolshed site, Barton, ACT

THE REFERENCES

York Park North

1. This project proposed the construction for the Department of the Environment, Sport and Territories (DEST) of a four-storey building with a nett lettable area of 14 000m² with 150 basement car spaces, 30 surface car spaces and associated engineering and landscape works. The estimated outturn cost of the project was \$40.129 million.

Hinkler Building site

2. The work proposed the construction of a six-storey building of 14,000m² of nett lettable area, to provide office accommodation for the Australian Federal Police (AFP), basement and roof plant rooms,

public facilities and staff amenities, including a museum, cafeteria and auditorium.

3. Associated engineering site services and landscape works and surface and basement carparking were included in the proposal.

4. The estimated outturn cost of the project was \$39.158m.

Woolshed site

5. The development of the proposed site, Blocks 12/13, Section 9, Barton, proposed the construction of a four-storey office building for the Department of Industrial Relations (DIR) with 12 800m² of nett lettable area, basement and roof plant rooms. Included in the proposal was a three-level structured car park to accommodate 305 vehicles and 350m² of retail space, including food services.

6. Associated engineering and landscape works to include 197 surface car parking spaces and a plaza, with paving adjacent to the retail area were also proposed.

7. The estimated outturn cost of the project was \$38.822 million.

THE COMMITTEE'S INVESTIGATIONS

8. The references sponsored by Australian Estate Management (AEM), involve the construction of office accommodation. The proposed sites for the buildings are all in the Barton area. For these reasons the Committee's investigation, involving inspections and public hearings, encompassed the three projects.

9. The Committee received a written submission for each proposal from AEM and Sectional Committees took evidence from representatives of AEM at public hearings held at Parliament House, Canberra, on 10 and 17 November 1995. At the public hearings representatives of the following organisations gave evidence:

- Mr M. Moore MLA - Chair - Standing Committee on Planning and Environment
- National Capital Planning Authority (NCPA)

- ACT Government
- Mr Brendan Smyth MP (Federal Member for Canberra)
- Canberra Business Council and the Building Owners and Managers' Association (BOMA)
- Master Builders Association
- Royal Australian Planning Institute
- Community and Public Sector Union
- ACT Chamber of Commerce and Industry Ltd
- Ms Annette Ellis
- Kippax Development Pty Ltd
- BECTON Corporation Pty Ltd
- Queensland Investment Corporation
- Robert Boden & Associates
- Richard Ellis (ACT) Pty Ltd
- Construction Forestry Mining and Energy Union

10. Prior to the public hearings a Sectional Committee inspected existing facilities of DIR, DEST and the AFP, the sites in Barton for the proposed developments and also viewed areas of Civic.

11. Written submissions regarding the project were also received and are incorporated in the Committee's proceedings.

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

YORK PARK DEVELOPMENT

THE NEED

Background

13. DEST is responsible for the development of policies and the implementation of programs and administers legislation relating to the protection and conservation of the environment at national and international levels. The department also administers Australia's activities in Antarctic regions, and provides policy advice on national sport and recreation matters. DEST also deals with Australia's internal territories and Australian territories in the Indian Ocean.

Current accommodation

14. DEST is currently accommodated in four leased premises - three in Civic and one in Barton:

- Tobruk House (5 868m²) - originally fitted out in 1987 - leased until December 1997
- Tourism House (3 685m²) - in Barton - originally fitted out for the Environment Protection Agency in December 1991 - leased until December 1997
- Matrix Building (718m²) in Civic - originally fitted out in 1989 - leased until December 1997
- NCC Building (2 004m²) in Civic - originally fitted out in 1991 - leased until October 1997.

15. DEST advised the Committee that collocation of Canberra based elements has been a corporate objective for some time. There are corporate inefficiencies related to elements of the department being located in four separate buildings.

16. DEST engaged the Australian Property Group in December 1994 to undertake a study of the Department's long term accommodation options. A recommendation arising from this study was that collocation in Barton was a viable option, with significant savings over a 10-year

lease and savings in rental costs in the first year alone. DEST believes that due to its policy role it should be located in Barton close to other key policy departments.

HINKLER REDEVELOPMENT

THE NEED

Background

17. The AFP has vital national and international roles as well as a community policing function in the ACT. It is the prime instrument of federal law enforcement. Its mission is to fight crime, especially organised crime, forging strategic alliances with other bodies, such as the National Crime Authority, and working closely with the Attorney-General's Department and the Director of Public Prosecutions. It has a key role in the investigation of fraud against the Commonwealth, the enforcement of laws against the importation of illegal drugs, anti-corruption investigations, the protection of high public office holders and witnesses, and meeting Australia's United Nations and peacekeeping commitments.

Existing facilities

18. The AFP headquarters are in Canberra, with regional commands in each state and territory. It has 15 overseas liaison posts and AFP officers are also attached to Interpol and a number of United Nations bodies or contingents.

19. AFP headquarters in Canberra are the hub of AFP policy formulation and administration. The headquarters house the national investigation, coordination and intelligence. At present, the headquarters is located in leased premises in Canberra City, but a number of headquarters functions are scattered in another four locations around Canberra. AFP advised the Committee that this arrangement separates closely-related sections of the force and is inefficient and inconvenient.

20. The lease of the headquarters building is due to expire in August 1998 and this presented an opportunity to reassess AFP's accommodation requirements. A number of accommodation options

have been examined over the past decade aimed at the consolidation of all headquarters elements in the one location. More recently, the AFP examined an option involving a private firm including the AFP in the development of land owned by the Anglican Church at the northern end of Kings Avenue, Barton. Another option examined involved the development of a combined Headquarters and training college on the AFP-owned land at Majura. The two options were rejected on town planning and cost grounds.

21. Another option involving the Administration Building in Parkes, was examined. This building has been assigned to other Commonwealth tenants.

Quality of accommodation

22. The AFP advised the Committee that whilst the leased building in Civic is reasonably functional, it has limitations in terms of ceiling heights and is unable to provide a fitout to suit specific requirements. The AFP believe it would cost as much to refurbish the building as it would to fitout a new building; there would be no advantage to the AFP in the building being refurbished.

Most suitable location

23. The AFP advised the Committee that in recent years it has become apparent that the force's effectiveness is influenced by its proximity to the justice elements with which it deals on a daily basis. Location of a new headquarters building in Barton would complement the creation of a law enforcement or criminal justice precinct in the Barton area. Other agencies already located there are Attorney-General's Department, Australian Government Solicitor, National Crime Authority, Commonwealth Law Enforcement Board and the Office of Strategic Crime Assessment. Collocation with other agencies involved in law enforcement would be consistent with the Government's consideration of the recommendations of the Commonwealth Law Enforcement Review. This called for greater coordination between agencies. A location in Barton would also be close to the AFP training college.

Details of proposed works

24. Details of the proposed new AFP headquarters building are at Appendix B.

WOOLSHED REDEVELOPMENT

THE NEED

Background

25. The main functions of DIR are to promote sound industrial relation policies and practices and manage public service pay and conditions. The aim of DIR is to achieve cooperative workplace reform and industrial relations arrangements for an internationally competitive and fairer Australia.

26. The aims of DIR are achieved by pursuing the following objectives:

- ☐ improve the industrial relations system
- ☐ develop more nationally consistent industrial relations arrangements
- ☐ accelerate the pace of workplace reform
- ☐ promote social justice in the workplace
- ☐ lead by example.

Existing accommodation

27. DIR is presently accommodated leased premises at the following three locations in Canberra City:

- ☐ Jolimont Centre - 8 140m² - which was originally fitted out for the Department of Minerals and Energy in 1983
- ☐ Tasman House - 2 000m² - built in the 1960s - inherited as an excess Commonwealth lease from the Australian

National Audit Office following relocation to another building.

- Optus House - (1 295m²) - leased since 1982.

Duration of leases

28. The leases on the Jolimont and Optus tenancies have expired but DIR is presently on a monthly holdover rental. The Tasman House lease expires in August 1999.

29. In August 1993 DIR was faced with the issue of locating suitable long term accommodation, and sought direction on accommodation options from AEM. DIR believes that due to its policy role it should be located in Barton close to other key policy departments.

Quality of existing accommodation

30. The Committee was advised that the current accommodation is unsatisfactory for the following reasons:

- the three leased buildings are in need of major refurbishment and any long term lease would cause extensive disruption during refurbishment
- the accommodation does not provide the flexibility in fitout, essential in a modern office environment
- dysfunctionalities caused by accommodation in three buildings.

Committee's Conclusions

31. The three agencies are housed in multiple tenancies with fragmentation of staff and duplicated facilities. Most of the accommodation does not meet modern office standards. Corporate efficiency would be improved by collocating each agency in its own building.

REACTIONS TO THE PROPOSALS

32. These inquiries raised many common issues, the main ones being:

- the need for the works
- the cost of the works
- wider planning issues
- impact on infrastructure at Barton
- impact on Civic
- need for an amendment to the National Capital Plan in relation to the Woolshed site
- deferral or staging of the projects.

33. Some ACT Federal Members of Parliament expressed concern about the impact of the three proposals on Civic and the proposed relocation to Barton.

COMMITTEE'S CONSIDERATION

34. Having carefully considered all the evidence placed before it, the Committee makes the following comments regarding the three AEM proposals.

35. The Committee is satisfied that a need has been demonstrated for each of the agencies to be collocated in office buildings which comply with current standards of accommodation.

36. The Committee is also satisfied that the estimated cost of each proposal, developed by AEM, is soundly based and represents value for money for the Commonwealth. The Committee also recognises that it is the aim of the Government to increase the proportion of owned office accommodation.

37. The Committee recognises the concerns expressed during the inquiry regarding planning policies in the ACT, including the perceived

bias against development at town centres such as Gungahlin and Tuggeranong.

38. The Committee notes that the Commonwealth and the ACT Governments have announced a joint review of urban planning, development and management strategies for the National Capital. The Committee believes that this inquiry is the appropriate body to consider the wider planning issues raised during the inquiries into the AEM proposals. Any further developments at Barton, whether they be from the public or private sector should be treated with caution and subjected to rigorous examination.

39. The Committee was surprised at the evident lack of coordination between the NCPA and the ACT Planning Authority which was displayed in these projects. This was particularly so in the delay in obtaining approval for the amendment to the National Capital Plan to allow the DIR proposal to proceed.

40. The Committee was not convinced by arguments that the infrastructure in the Barton area was inadequate to support the AEM proposals. However, this is an issue which for the longer term should be considered by the joint review referred to above.

41. It was put to the Committee that the AEM proposals will have an adverse impact on Civic. The staff involved in these three projects number some 1450, or 4% of the Civic workforce. A number of witnesses stated that it would be difficult for this amount of space to be filled by either the public or private sectors. It became clear to the Committee that there is a general misconception that there is a ban on replacing Commonwealth staff moving from Civic. The Committee was assured by the NCPA that no such ban exists.

42. However, the Committee is concerned at the combined impact of these three projects on Civic while not sharing the rather alarmist views expressed by some witnesses.

43. Arguments were put to the Committee that the proposals should be staged so as not to place undue strain on the ACT building industry. However, other witnesses indicated that the projects should proceed as scheduled by AEM. The Committee does not believe that there is sufficient evidence to recommend deferral or staging of the projects.

44. However, the Committee believes that AEM should consult widely with stakeholders in the construction industry in the ACT regarding the impact of these proposals. The Committee also shares the concern expressed by the Master Builders Association (MBA) that the delivery method proposed by AEM will disadvantage the ACT construction industry.

Committee's Recommendation

45. The Committee recommends that Australian Estate Management should continue discussions with the Master Builders Association regarding alternative delivery methods.

FINDINGS

46. Having considered all the evidence the Committee has reached a number of conclusions regarding the AEM proposals.

Woolshed

47. The Committee does not believe that it is appropriate for the DIR project as proposed to be located on the Woolshed site in Barton. The Committee is not convinced that the development proposed for the Woolshed site is in keeping with the national significance of the Barton area, particularly the appropriateness of the provision of a structured carpark on the Woolshed site.

48. The Committee believes that the impact of traffic and carparking in Barton which would have resulted from these and other proposals in the Barton area will be more significant than suggested by AEM and the NCPA.

49. A range of options providing collocated accommodation for DIR should be considered. The Committee is not convinced that DIR needs to be located in Barton and believes that it could operate effectively from a location such as Civic.

Committee's Recommendations

50. The Committee recommends that the issue of carparking and traffic flow in Barton, and the whole of Canberra, should be considered by the joint Commonwealth/ACT review of planning in the National Capital.

51. The Committee recommends that alternative options for the location of the Department of Industrial Relations, including Civic, be examined. The Committee further recommends that details of this examination should be provided to the Committee for further consideration.

Hinkler

52. The Committee considers that the AFP has put up the most persuasive case for a Barton location. The Committee therefore believes that the AFP proposal should proceed as planned on the Hinkler site. However, in coming to this conclusion the Committee regards it as regrettable that it will be necessary to demolish the George Knowles building which was refurbished in 1992 at a cost of some \$2 million.

Committee's Recommendation

53. The Committee recommends that the proposed redevelopment of the Hinkler building site, Barton, ACT proceed at an estimated cost of \$39.158 million.

York Park North

54. In relation to the DEST proposal the Committee has not been convinced that a case has been made that a Barton location is necessary for the efficient operation of the department. The Committee believes that this proposal provides an ideal opportunity for an impetus to be given to the development of town centres in Canberra. The Committee has therefore concluded that the DEST proposal should be located at either the Tuggeranong or Gungahlin town centres.

Committee's Recommendation

55. The Committee recommends that an office complex for the Department of the Environment, Sport and Territories be developed at either the Tuggeranong or Gungahlin town centres. The Committee further recommends that details of the preferred site and proposed design be provided to the Committee for further consideration.

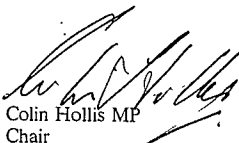
CONCLUSIONS AND RECOMMENDATIONS

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

Paragraph

- | | | |
|----|--|----|
| 1. | The three agencies are housed in multiple tenancies with fragmentation of staff and duplicated facilities. Most of the accommodation does not meet modern office standards. Corporate efficiency would be improved by collocating each agency in its own building. | 31 |
| 2. | The Committee recommends that Australian Estate Management should continue discussions with the Master Builders Association regarding alternative delivery methods. | 45 |
| 3. | The Committee recommends that the issue of carparking and traffic flow in Barton, and the whole of Canberra, should be considered by the joint Commonwealth/ACT review of planning in the National Capital. | 50 |

4. The Committee recommends that alternative options for the location of the Department of Industrial Relations, including Civic, be examined. The Committee further recommends that details of this examination should be provided to the Committee for further consideration. 51
5. The Committee recommends that the proposed redevelopment of the Hinkler building site, Barton, ACT proceed at an estimated cost of \$39.158 million. 53
6. The Committee recommends that an office complex for the Department of the Environment, Sport and Territories be developed at either the Tuggeranong or Gungahlin town centres. The Committee further recommends that details of the preferred site and proposed design be provided to the Committee for further consideration. 55



Colin Hollis MP
Chair

29 November 1995

DISSENT BY SENATOR PAUL CALVERT, NEIL ANDREW MP,
RAY BRAITHWAITE MP, BOB HALVERSON OBE MP

These proposals should be deferred for the following reasons:

- ☐ Because of the undue haste that these proposals were presented to the Committee by AEM
- ☐ Because of the absence of any long term planning for the future use of the Parliamentary Triangle and Barton
- ☐ In view of the pending elections which may alter priorities of the Government of the 38th Parliament
- ☐ In view of the fact that two of these proposals will require referral back to the Public Works Committee of the 38th Parliament.



Senator Paul Calvert



Neil Andrew MP



Ray Braithwaite MP



Bob Halverson OBE MP

29 November 1995

WITNESSES

ADAMSON, Mr Greg, Assistant Secretary, ACT Branch, Community and Public Sector Union, 28 Lonsdale Street, Braddon, Australian Capital Territory 2601

ALLEN, Mr James Douglas, Deputy Commissioner, Australian Federal Police, 68 Northbourne Avenue, Canberra City, Australian Capital Territory 2601

ANDERSON, Mr David, First Assistant Secretary, Department of Environment, Sport and Territories, 15 Moore Street, Canberra City, Australian Capital Territory 2601

ARGALL, Ms Catherine Ann, General Manager, Australian Estate Management, 111 Alinga Street, Canberra City, Australian Capital Territory 2601

AULICH, Mr Terrence Gordon, Consultant, Kippax Development, Suite 9, 4th Floor, 9 Jardine Street, Kingston, Australian Capital Territory 2604

BODEN, Dr Robert William, Robert Boden and Associates, Environmental Consultants, 20 Barnett Close, Swinger Hill, Australian Capital Territory 2606

BROWN, Mr William Francis, Building and Accommodation Manager, Australian Federal Police, 68 Northbourne Avenue, Canberra City, Australian Capital Territory 2601

BRYANT, Mr Bernie, Executive Director, Master Builders Association (ACT), 241 Northbourne Avenue, Lyneham, Australian Capital Territory 2602

BURROWS, Mr Donald William, Director, Accommodation Project Group, Department of the Environment, Sport and Territories, 15 Moore Street, Canberra City, Australian Capital Territory 2601

DOWSE, Mr John William, Development Manager, Australian Estate Management, Level 1, Sirius Building, Furzer Street, Phillip, Australian Capital Territory 2606

DRIVER, Mr Rodney James, President, Canberra Branch, Construction Forestry Mining and Energy Union, 2 Badham Street, Dickson, Australian Capital Territory 2602

DRUMMOND, Mr Richard James, Senior Adviser, Becton Corporation Pty Ltd,
470 St Kilda Road, Melbourne, Victoria 3004

DUGAN, Mr John William, Development Manager, Australian Estate Management,
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2606

ELLIS, Ms Annette, ALP candidate for federal seat of Namadgi and a
representatives of the Tuggeranong community, 14 Amherst Street, Kambah,
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FORD, Ms Moiya Roberta, Director, ACT Land, ACT Department of Urban
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Australian Capital Territory 2601

FRANCIS, Mr Warwick John, Principal Architect, Australian Construction
Services, Sirius Building, Furzer Street, Phillip, Australian Capital Territory
2606

GIBSON, Mr Roger Rothsay, Development Manager, Australian Estate
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Australian Capital Territory 2606

GOODWIN, Mr Len, Director, Kippax Development, c/- Goodwin and Kenyon Pty
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HEDLEY, Mr Anthony Robert, Immediate Past President, ACT Division, Building
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Capital Territory 2601

HINDMARSH, Mr John Kinloch, Executive Member, Canberra Business Council,
c/- Ernst and Young, 54 Marcus Clarke Street, Canberra City, Australian
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HOITINK, Mr Arnold, Director, Resources and Services, Australian Federal
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2601

HUNT, Mr Peter, Consultant, ACT Chamber of Commerce and Industry,
59 Hawker Street, Torrens, Australian Capital Territory 2607

KAZS, Mr George, Assistant Secretary, Finance and Information Services Branch,
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KENYON, Mr David, Director, Kippax Development, c/- Elrlington Boardman
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LANDSOWNE, Mr Richard Mark, Assistant General Manager, Australian Estate
Management, 111 Alinga Street, Canberra City, Australian Capital Territory
2601

LOCKE, Mr Jeff, Spokesperson, Master Builders Association (ACT),
241 Northbourne Avenue, Lyneham, Australian Capital Territory 2602

MOORE, Mr Michael John, MLA, - Chair, Standing Committee on Planning and
Environment, ACT Legislative Assembly, London Circuit, Civic, Australian
Capital Territory 2601

MORISON, Mr Ian Warren, Fellow, Royal Australian Planning Institute, ACT
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RANGER, Mr Gavin Wayne Franklin, Manager, Woods Bagot, 20 Allara Street,
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RATCLIFFE, Mr Michael, Chief Executive, National Capital Planning Authority,
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SCOTT, Mr Gordon Alexander, Managing Director, Richard Ellis (ACT) Pty Ltd, National Mutual Building, 15 London Circuit, Canberra City, Australian Capital Territory 2601

SERVICE, Mr James Glen, President, ACT Division, Building Owners and Managers Association, 14 Napier Close, Deakin, Australian Capital Territory 2600

SMITH, Mr Malcolm Phillip, Committee Member, Royal Australian Planning Institute, ACT Division, 23 Apperly Close, Kambah, Australian Capital Territory 2902

SMYTH, Mr Brendan Michael, Federal Member for Canberra, 205 Anketell Street, Tuggeranong, Australian Capital Territory 2900

SUCHOVSKY, Mr Jan, Director, Norman Disney and Young, Endeavour House, Franklin Street, Manuka, Australian Capital Territory 2603

SUMNER, Mr Peter, Senior Architect, Australian Construction Services, Furzer Street, Phillip, Australian Capital Territory 2606

TACY, Ms Lynne, Deputy Secretary, Department of Industrial Relations, Jolimont Building, Northbourne Avenue, Canberra City, Australian Capital Territory 2601

TOMLINS, Mr George, Chief Planner, ACT Planning Authority, 6th Floor, John Overall Offices, 220 Northbourne Avenue, Braddon, Australian Capital Territory 2601

TURNER, Mr John Albert, Chief Executive, ACT Department of Urban Services, Macarthur House, Wattle Street, Lyneham, Australian Capital Territory 2602

WENSING, Mr Edward George, National Policy Director, Royal Australian Planning Institute, GPO Box 1479, Canberra City, Australian Capital Territory 2601

WRIGHT, Mr David Terrence, Director, Statutory Planning, National Capital Planning Authority, 10-12 Brisbane Avenue, Barton, Australian Capital Territory 2600

**Details of the proposed new
Australian Federal Police Headquarters Building**



**Redevelopment of
Hinkler building site,
Barton, ACT.**

**Statement of Evidence and
Supporting Drawings for
Presentation to the Parliamentary
Standing Committee on Public Works**

DEPARTMENT OF ADMINISTRATIVE SERVICES

September 1995

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1. INTRODUCTION

1.1 Proposal and Sponsorship

1.1.1 This proposal is to construct an office building, including basement car parking, on Commonwealth owned land in Barton, ACT. The building will provide approximately 14,000 square metres of net lettable floor space including 12,600 square metres of office space, 1,400 square metres of public facilities and staff amenities, 154 basement car parking spaces for operational vehicles and 21 surface car parks for visitors.

1.1.2 The office building will provide the National Headquarters for the Australian Federal Police.

1.1.3 The proposal is sponsored by, and will be managed by the Department of Administrative Services - Australian Estate Management.

1.2 Government Objectives

1.2.1 This proposal is in line with Government objectives of:

- increasing the proportion of owned office accommodation
- providing cost effective office space for Commonwealth Departments to enhance operational efficiency and the delivery of Government services to the public.
- ensuring that the Australian Federal Police is provided with appropriate facilities to discharge its mission of fighting crime and performing other essential national policing services

1.3 History

1.3.1 Cabinet approval was obtained in the 1995-96 Budget for construction, to be funded through an Instalment Purchase arrangement, of an office building in Barton on Block 6, Section 2. This development proposal was submitted to satisfy the accommodation requirements of the AFP. The original scope of the works was for the provision of 14,000 square metres of net lettable space together with car parking for 175 vehicles on the Commonwealth owned site.

History (cont.)

- 1.3.2 Prior to obtaining Cabinet approval for the construction of a new office building a feasibility assessment was carried out to determine the most cost effective means for the provision of the required accommodation on the site. This assessment concluded that retention of either of the existing buildings on site was not financially viable and that both should be demolished to allow the construction of a new building.
- 1.3.3 Site development studies were carried out for Australian Estate Management by Australian Construction Services, in consultation with the National Capital Planning Authority (NCPA). Development options which satisfied Australian Estate Management's commercial requirements and also the NCPA urban design guidelines for the site were discussed with the AFP. After budget approval, these options were used as the basis for the conceptual design prepared by Australian Construction Services and embodied in this submission.

2. GENERAL

2.1 Site

- 2.1.1 The site is located at Block 6, Section 2, Barton, in the ACT, adjacent to the Parliamentary Triangle. The locality plan, included at Attachment 1, shows the site bounded by King's Avenue on the north, National Circuit on the east and Windsor Walk on the west. Total site area is 9,281 square metres.

- 2.1.2 The site is presently contains two buildings:

- The George Knowles Building - a three storey building of 2,100 square metres, constructed in 1969 and refurbished in 1992.
- the Hinkler Building - a two storey building of 1,800 square metres constructed in 1962, with a one storey annex added in 1968. The present occupant, the Commonwealth Director of Public Prosecutions, intends to relocate in December 1995.

An area on the southern edge of the site provides surface parking for 47 cars on bitumen pavement.

- 2.1.3 The site has been extensively modified by previous construction works and there are no natural features or original vegetation remaining.
- 2.1.4 Both buildings are required to be demolished as part of this development proposal to achieve the full development potential of the site.
- Due to its central location on the site any significant development would require the removal of the Hinkler Building. This building is a small, inefficient structure at the end of its economic life. It does not comply with Building Code of Australia requirements.
 - It is not possible to retain the George Knowles Building and achieve the required level and quality of development. Retention provides no reduction in the capital cost of the project, results in a less functional building, severely limits design options and provides a lower rental return to Australian Estate Management due to its lower quality accommodation.
 - NCPA are supportive of the demolition of both buildings. The new development will provide a more appropriate built form and urban design qualities on this prominent and important site.
 - There are no restrictions to the demolition of either building.

2.2 Town and Site Planning Considerations

- 2.2.1 The National Capital Planning Authority (NCPA) has total control over the site for town planning purposes and it has established a specific set of mandatory planning guidelines which are an extension of requirements in the National Capital Plan. The proposed development complies with these guidelines and final designs will be submitted to the NCPA for their approval prior to the commencement of construction.

2.3 Heritage Issues

- 2.3.1 The site has no special architectural or heritage values. The following sites, listed on the Register of the National Estate, are nearby:
- The Robert Garran Offices - which are on the immediately opposite corner of National Circuit on the same side of King's Avenue;
 - King's Avenue - which forms one boundary of the vista from Parliament House forecourt. (The vista is a listed element.)

Neither of these will be adversely affected by the proposed development.

2.4 Consultation and Liaison

- 2.4.1 During the development of this proposal the following authorities and organisations have been or will be consulted:

- National Capital Planning Authority
- Department of Finance
- Commonwealth Environment Protection Agency
- Australian Council for Rehabilitation of the Disabled (ACROD)
- Australian Heritage Commission
- Australia Nature Conservation Agency
- The Commonwealth Fire Board
- ACT Fire Brigade
- ACT Electricity and Water
- ACT Government Department of Urban Services Traffic Branch
- Environment and Land Bureau, ACT Government Department of Urban Services
- Telstra Australia
- Natural Gas Company
- AFP Staff and Unions
- adjacent tenants
- Attorney General's Department (current tenant of George Knowles Building)

- 2.4.2 As appropriate, consultations will continue with the above organisations during the detailed design and documentation phase.

3. PROJECT JUSTIFICATION

3.1 Viability

- 3.1.1 The proposal represents a cost effective means of satisfying the requirements of AFP and providing the Commonwealth with a sound financial investment. Details of the financial analysis will be provided to the Committee on a commercial-in-confidence basis.
- 3.1.2 At present the site is a net cost to the Commonwealth. The planned development will maximise the value of the land.

3.2 AFP Requirements

- 3.2.1 The AFP is unique in Australian law enforcement as it has vital national and international roles, as well as a community policing function in the ACT. It is a prime instrument of federal law enforcement and its mission is to fight crime, especially organised crime, forging strategic alliances with other bodies such as the NCA and working closely with the Attorney-General's Department and the Director of Public Prosecutions. It has a key role in the investigation of fraud against the Commonwealth, the enforcement of laws against the importation of illegal drugs, and anti corruption investigations, the protection of high public office holders and witnesses, and meeting Australia's United Nations and peacekeeping commitments. Especially for these latter purposes, it maintains appropriate liaison with the Department of Foreign Affairs and Trade.
- 3.2.2 The AFP's headquarters is located in Canberra, and there are regional commands in every Australian State and Territory, including a community policing structure which serves the ACT under an arrangement with the ACT Government. It has fifteen overseas liaison posts, and AFP officers are also attached to Interpol in France and a number of United Nations bodies or contingents.
- 3.2.3 AFP Headquarters in Canberra is the hub of AFP policy formulation and administration, and houses AFP national investigation coordination and intelligence. At present the AFP Headquarters building is in Canberra City, but a number of headquarters functions are scattered in another four locations around Canberra. This arrangement separates closely-related sections of the AFP, is inefficient and inconvenient, and detracts from the AFP's role as the primary law enforcement agency of the Commonwealth. The lease on the current Headquarters Building is due to expire in August 1998, and this natural break has forced the AFP to reassess its Headquarters accommodation arrangements.

- 3.2.4 In recent years it has become apparent that the AFP's effectiveness is influenced by its proximity to the justice elements with whom it does daily business. Location of AFP Headquarters in Barton would dovetail neatly with the creation of a law enforcement or criminal justice 'precinct' in the Barton area, embracing Attorney General's (AG's), Australian Government Solicitor (AGS), Australian Federal Police (AFP), National Crime Authority (NCA), Commonwealth Law Enforcement Board (CLEB) and the Office of Strategic Crime Assessment (OSCA). This approach is consistent with the Government's consideration of the recommendations of the Commonwealth Law Enforcement Review, which called for greater coordination between agencies. The new Headquarters will also be in close proximity to the AFP's training college, also located in Barton, ACT. This will be a major focus of AFP activities following the Government's decision on the House of Representatives Standing Committee on Banking, Finance and Public Administration report on its inquiry into fraud on the Commonwealth (Elliott Report) which requires an enhanced training and fraud liaison role for the AFP.

- 3.2.5 The AFP has examined a number of accommodation options over the last decade that would enable its organisational and office space needs in Canberra to be met with particular emphasis on the consolidation of all Headquarters elements in the one location rather than the current position which has the Headquarters functions located in five separate locations throughout Canberra. However, none of these has displayed the cost effectiveness, location and practicability benefits associated with the current proposal.

- 3.2.6 In more recent times, other options examined include a proposal by a private firm to include the AFP in the development of land owned by the Anglican Church of Australia at the northern end of King's Avenue in Barton and development of a combined Headquarters and training college on AFP owned land at Majura, ACT, at a cost of \$160m in 1990 prices. The National Capital Planning Authority refused to approve the development of the former and the latter was impracticable on the basis of cost, attainability and the Parliament's approval of the refurbishment of the existing Barton College in 1994. The AFP has continued to investigate other options such as the Administration Building in Parkes, ACT, which is now assigned to other Commonwealth tenants. In October 1994, Australian Estate Management informed the AFP of the probable availability of the Hinkler Building site at the south end of King's Avenue in Barton, close to Parliament House, the AFP Training College and other Commonwealth agencies with responsibilities for the administration of justice.

3.2.7 Since the AFP accepted the offer in January 1995, Australian Estate Management has engaged architectural consultants to develop a concept design that would meet the AFP's requirements. This arrangement was formally ratified in August 1995.

3.2.8 The Australian Estate Management offer is cost effective, satisfies AFP's long term accommodation needs in Canberra and generates liaison, administration and communication synergies associated with proximity to other agencies with which it does daily business on justice matters, and location close to the AFP's training college, also in Barton.

4. PROJECT DESCRIPTION

4.1.1 This proposal is for the construction of a new office development on a major Commonwealth Government owned site in Barton and includes:

- demolition of the Hinkler and George Knowles Buildings
- demolition of the freestanding substation kiosk and boiler enclosure.
- construction of a predominantly five storey office building with basement and roof plant rooms to accommodate the national headquarters function of the Australian Federal Police. (On its National Circuit frontage the building provides six storeys of office accommodation.)
- construction of public facilities and staff amenities, including museum, multi-purpose area, cafeteria and auditorium.
- associated building services, site and landscape works
- surface carparking for 21 cars and basement parking for 154 operational vehicles.

5. PROJECT DELIVERY

5.1 Project Delivery System

- 5.1.1 The project will be delivered via an Instalment Purchase arrangement using a fixed price, fixed time contract for all the works, in accordance with approved Government purchasing arrangements.

5.2 Program

- 5.2.1 Subject to Parliamentary approval of the project, AFP will be seeking occupation of the building by August 1998.

6. COST

- 6.1.1 The out-turn cost for the project is \$50,338,000 inclusive of siteworks, building, fitout, fees, construction contingencies and escalation. This sum covers all costs to accommodate AFP to their specific fitout requirements.
- 6.1.2 A detailed break up of the limit of cost estimate will be provided to the Committee in a separate confidential statement of evidence. The cost break-up will separately identify the various components of the project including fitout.
- 6.1.3 Financial analysis undertaken by Australian Estate Management indicates that the proposal will be a sound financial investment for the Government. Details of this analysis are contained in the confidential submission to the Department of Finance.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1.1 A Notice of Intention has been submitted to the Commonwealth Environment Protection Agency to allow the environmental implications of the proposal to be assessed. It is considered likely that the project will be determined to be not a "matter affecting the environment to a significant extent" under Section 5(1) of the Environment Protection (Impact of Proposals) ACT 1974.

8. BUILDING DESIGN

8.1 Standards

- 8.1.1 The proposed buildings have been designed, and will be constructed in accordance with the following standards and guidelines:
- Building Code of Australia
 - Relevant Australian Standards
 - Australian Estate Management's Owner's brief and AFP's Users' brief.
- 8.1.2 As part of the quality assurance system implemented on this project both designers and constructors will be required to certify compliance with the relevant standards and guidelines.

8.2 Concept Design

- 8.2.1 The building is designed to project an open and friendly character for the AFP. Its layout provides necessary separation of secure operational spaces from areas open to the public while presenting a friendly face to passers by and visitors to the building. The placement and treatment of facilities on Windsor Walk is designed to encourage public use of appropriate areas of the building, while maintaining the high standard of security required for a national policing and operational headquarters.
- 8.2.2 A basement will provide secure car parking, storage, access for waste disposal and a loading dock.
- 8.2.3 Cores have been located to minimise staff travel distances to lifts and amenities and to provide flexibility for later modifications to operational layouts.

8.3 Access and Amenities for Disabled Persons

- 8.3.1 Consultation on the provision of facilities for the disabled has been initiated with ACROD and access and amenities for disabled persons have been provided in the form of:
- lifts generally
 - ramps and doors to front entry

- basement parking space with horizontal access to lifts
- suitable designated parking spaces in the basement carparking with appropriate access provisions
- disabled toilet provision on all floors
- disabled shower

9. MATERIALS AND FINISHES

9.1 General

- 9.1.1 Building materials and finishes will be selected on a life cycle cost basis to minimise whole of life costs. Externally, light colours in white or light neutral tints will be used to conform to the urban design requirements of the National Capital Planning Authority (NCPA).

9.2 External Finishes

- 9.2.1 The external wall cladding will vary within a limited range to suit the urban setting of each face of the building. On the major thoroughfares, a high quality precast masonry cladding will be used, comparable in quality and detail to the nearby Robert Garran offices. Within the site and on Windsor Walk a lightweight insulated metal faced panel system will provide compatible appearance at a lower cost. Metal louvres will provide air intake to plant rooms and ventilated service spaces with louvred surfaces generally located away from the street faces.
- 9.2.2 Reinforced concrete elements of the framed structure of the office building will be clad by appropriate components of the precast or panel cladding systems and incorporated in to the building facades. Projecting mullions and transoms in window frames will assist in sunshading of glazed areas.
- 9.2.3 Significant parts of walls near street level and details of the facade will incorporate polished precast masonry elements and architectural metal work.
- 9.2.4 The roof plant room will be clad in a lightweight insulated metal faced panel system lined internally for acoustic insulation. Natural lighting of the rooftop plant room will be provided by use of skylights.
- 9.2.5 Public facilities on Windsor Walk will be extensively glazed to provide a welcoming internal environment and to make best use of the intimate views available to the park landscape.

9.3 Internal Finishes

- 9.3.1 In office areas walls will be painted plasterboard or, for core walls, plaster on masonry. Walls to plant and storage areas will be painted blockwork. Ceramic tiling will be provided to appropriate parts of wet area walls.
- 9.3.2 Ceilings to office areas, foyers and public facilities will be a combination of suspended acoustic tiles and painted plasterboard margins, with details appropriate to each area. Ceilings to core rooms such as toilets, tea rooms, rest rooms and the like will be flush surfaced and painted plasterboard.
- 9.3.3 Finishes to soffits of stairs will generally be painted off-form concrete except where specific acoustic treatment is required to suit the use of stairs as day-to-day communication links within the building. Walls and slab soffits of basement carparking areas will be off-form concrete.
- 9.3.4 Floor surfaces to public facilities, such as the cafeteria and the auditorium, and to office areas and upper level lift lobbies will be carpeted. The main entry foyer and lift lobby will be finished with selected paving. Museum display areas will be hardwood parquetry or other suitable material. Wet area flooring will be ceramic tiles. A non-slip concrete finish will be provided to plant room floors and basement carparking areas.

10. STRUCTURE

- 10.1.1 The office building will employ a cast in-situ concrete framed structure. Flat slabs with drop panels around columns will maximise the space available above ceilings for building services pipes and ductwork. Column footings are expected to be pad footings founded in weathered rock. Framing for the metal deck roof will be in structural steel.
- 10.1.2 The public facilities at the Windsor Walk end of the site will be constructed with reinforced concrete columns and floor slabs, loadbearing concrete walls where appropriate and structural steel roof framing.

11. ENGINEERING SERVICES

11.1 Mechanical

- 11.1.1 Airconditioning will be provided to office areas from the main air handling plant located within the roof plantroom. Gas fired boilers will also be located at roof level with central chilled water plant at ground level.
- 11.1.2 The air conditioning will provide an indoor air quality in accordance with relevant Australian Standards.
- 11.1.3 Other mechanical services include toilet ventilation, car park exhaust, smoke detection systems, domestic hot water, chilled drinking water units, and plant room ventilation.

11.2 Energy Management

- 11.2.1 Energy management and efficiency is a prime consideration. The design therefore incorporates measures that will minimise energy consumption and includes the following:
 - Building Fabric - Features to be provided include double glazing to all windows and appropriate sun control for North, East and West facades;
 - Energy Targets - An energy consumption target has been set for the building in accordance with the requirements for Commonwealth agencies. All design decisions will be evaluated in relation to the impact on energy efficiency to ensure that the building energy usage is minimised;
 - Air conditioning system - An energy management strategy will be implemented. The strategy will involve economy cycle operation (use of 100% outside air when this involves free cooling), variable air volume system, variable speed operation, comprehensive control systems and the installation of a computerised Building Management System;
 - Water Heating - An energy efficient method of water heating to toilets and tea rooms will be incorporated on the basis of a full life cycle cost analysis of all available options. Solar water heating will be considered;

- Lighting - High efficiency fluorescent luminaries with low loss ballasts will be used throughout the development. An automatic electronic lighting control system will maximise conservation of lighting energy taking account of daylight and building occupancy patterns;
- Energy Monitoring - Separate energy metering of public areas, tenancy areas, communal areas, lifts and air conditioning plant to allow monitoring of the total building energy usage.

11.3 Electrical

- 11.3.1 Mains power will be supplied from the ACT Electricity and Water high voltage reticulation system via an indoor substation located on the site.
- 11.3.2 Power will be reticulated from the main switchroom located in the basement via distribution switchboards located on each floor.
- 11.3.3 Lighting will be provided in accordance with the relevant Australian Standards and energy conservation measures will be incorporated.
- 11.3.4 Lightning protection systems will be provided in accordance with Australian Standards.
- 11.3.5 Electrical system design will minimise electro-magnetic field strengths and prevent interference with screen based equipment. Electro-magnetic shielding will be provided as required.

11.4 Lifts

- 11.4.1 Two passenger lifts and two combined passenger/goods lifts will be provided to service office and carpark levels.
- 11.4.2 Horizontal stretcher access will be provided in the passenger/goods lifts.
- 11.4.3 Access to lifts and lift car controls will comply with Australian Standards for use by disabled persons.

11.5 Communications

11.5.1 Communication facilities will be provided in accordance with Australian Standards for integrated voice/data cabling systems which meet AFP's requirements. The facilities include:

- Main communications room at ground level for access to carrier networks.
- Two dedicated communications risers servicing each office level.
- Vertical backbone cabling.

11.6 Security and Access Control

11.6.1 Static and electronic perimeter security will be provided. Access control systems provide after hours access to carpark, main entry points and lifts.

11.7 Fire Protection

11.7.1 The building fire protection measures will be in accordance with the Building Code of Australia, Australian Standards and the ACT Fire Brigade requirements and will include:

- automatic sprinkler system
- fire hydrant and hose reel system
- Emergency Warning and Intercommunication System (EWIS)
- smoke detector systems.

11.8 Hydraulics

11.8.1 Hydraulic services will comply with the National Plumbing and Drainage Code and will meet the requirements of ACT Electricity and Water, the ACT Department of Urban Services and the ACT Fire Brigade.

11.8.2 Stormwater will be collected and drained in accordance with the relevant authorities' codes and regulations.

20. EXTERNAL WORKS AND LANDSCAPING

12.1.1 The buildings will be set in a simple open landscape of varying formality depending on the aspect of each part of the building. All existing street trees on King's Avenue and National Circuit will be retained as essential parts of the building's landscape setting.

12.1.2 The urban quality of the King's Avenue frontage will be enhanced by a formal treatment combining areas of lawn with geometrical paving to pathways, building verges and entry forecourt.

12.1.3 The landscape on National Circuit will be similar in character to King's Avenue while being less formal and using onsite plantings to reinforce the presence of the vehicular entry from National Circuit.

12.1.4 Windsor Walk landscaping will be developed in cooperation with emerging NCPA proposals for the development of that environment as a linear park. The landscape will emphasise the human scale of the public facilities located on Windsor Walk and be structured to complement the outlook from those spaces.

12.1.5 Open areas on site around the visitor carpark to the south of the building will have less formal landscaping with both tree and shrub plantings and some lawn to extend elements of the Windsor Walk landscape into the body of the site.

12.1.6 The completed surface levels of the site will restore the natural contours lost by the benching formation for the existing Hinkler and George Knowles buildings. The landscaped embankment on the northern side of the Prime Minister and Cabinet building site will be modified to suit the new levels.

12.1.7 Civil and hydraulic works will be provided to comply with current stormwater design practice.

13. FITOUT

13.1 Scope of Fitout

- 13.1.1 The fitout is to incorporate all the requirements identified by AFP to provide modern, efficient and operationally effective and flexible accommodation.
- 13.1.2 The project delivery method will ensure full integration of the fitout works and the base building in order to maximise cost savings and to minimise construction time.
- 13.1.3 The fitout work will consist of the following:
- stud framed partitions for offices, meeting rooms, training rooms, voice and data communication rooms and the like;
 - fabric covered screens and integrated furniture for individual workpoints in open office areas;
 - appropriate higher standard finishes to executive areas and major public spaces;
 - provision of secure vaults, compactus units, storage areas and shelving to floors designated to have greater floor loading capacities;
 - provision of special purpose areas including security checkpoints;
 - provision of staff amenities such as toilets, showers, etc., in accordance with the document "Provision of Amenities in Commonwealth Government Employment";
 - provision of data cabling;
 - provision of security related modifications to the building fabric;
 - blast curtains to windows at or immediately above street level.

13.2 Fitout Standards

- 13.2.1 The design of the fitout will comply with the Building Code of Australia, all relevant Australian Standards, local authority requirements and AFP's accommodation requirements.

13.3 Energy Management

- 13.3.1 Building systems will be designed to achieve the energy targets, identified to be met by Commonwealth agencies, over the next five to ten years.

13.4 Consultations with Staff and Unions

- 13.4.1 An appropriate consultation process has been designed by establishing a lateral management structure which incorporates staff representatives, union representatives and management at all appropriate levels of project delivery. Committees meet on a regular and as-needed basis. Further on-going consultation will occur during future phases of the project.

13.5 Staff Amenities

- 13.5.1 Staff amenities, such as toilets, showers and the like, will be provided in accordance with the document "Provision of Amenities in Commonwealth Government Employment". Space will be set aside for multi-purpose areas for uses such as a gymnasium and or recreation areas.

13.6 Child Care

- 13.6.1 AFP is receptive to the problems encountered by its employees in balancing work and family responsibilities. AFP's position recognises and gives effect to the International Labour Organisation (ILO) Convention No. 156.
- 13.6.2 The AFP has agreed with the Australian Federal Police Association to jointly investigate the options for provision of appropriate childcare facilities, including long day childcare, before and after school care, vacation care and short term emergency care for staff in both new and existing buildings. Consideration could be given to possible shared arrangements using existing childcare facilities in the area and other options.
- 13.6.3 Although overall consideration of options will be on-going, survey results and other investigations suggest that inclusion of childcare facilities in the new building would be difficult to justify outside of significantly shared or joint arrangements.
- 13.6.4 AFP is committed to keeping this matter under review and reacting positively to the work of various groups and committees responsible for examining our employees' needs in this important area.

14. CONSTRUCTION INDUSTRY REFORM

14.1 Partnering

14.1.1 Partnering between Australian Estate Management, AFP and the design team was introduced from the outset of the project. This process, which is to be formalised through a Memorandum of Understanding, enjoys high level commitment between the parties and has achieved demonstrable benefits in the quality of communications and cooperation.

14.1.2 The design team has fully participated in the partnering process. As the project proceeds through the design development, documentation and construction phases, other parties such as the contractor and subcontractors will become involved.

14.2 Value Management

14.2.1 Value Management techniques have been used during the design process so far to ensure that innovative but cost effective design solutions are achieved. Further review is proposed before and after the PWC hearing.

14.3 Life Cycle Costing

14.3.1 Throughout design, and design development, life cycle costing techniques will be employed to ensure that appropriate attention is given to whole of life costs ahead of capital costs.

15. CONCLUSIONS

15.1.1 The proposal to construct a new headquarters building for AFP in Barton, ACT, provides an opportunity to enhance the Commonwealth's investment in office accommodation. The proposal is financially sound and represents an excellent investment for the Commonwealth. It will help reduce the Commonwealth's property costs by increasing the proportion of Commonwealth owned to leased office accommodation.

15.1.2 The Australian Federal Police (AFP) fully supports the proposal to construct a new National Headquarters at Barton, ACT. This will meet AFP's long term accommodation needs in Canberra when its current lease with the private sector terminates in August 1998. The proposal will be funded from within appropriations provided to AFP under the aegis of a Property Resource Agreement with the Department of Finance, and has the advantages of:

- locating the AFP in a "justice precinct" near other agencies and organisations with responsibilities for the administration of justice and with which it constantly does business;
- being in close proximity to the AFP's Training College, also located in Barton, ACT, which will be a major focus of AFP activities, consistent with the enhanced training role and responsibilities for the AFP flowing from the Government's consideration of the Elliott and Commonwealth Law Enforcement Review reports;
- rationalising, in one building, functions and activities geographically dispersed throughout five separate locations in Canberra.

15.1.3 The Commonwealth already owns the site and this proposal achieves the potential maximum development of the site.

15.1.4 The design of proposed works conforms with National Capital Planning Authority planning requirements and will be developed in accordance with all relevant codes and standards. Support has been sought through consultations with staff associations and other authorities and organisations.

15.1.5 This proposal to construct new Commonwealth offices at Barton, ACT for the Australian Federal Police National Headquarters is recommended to the Committee.

16. Attachment 1 - ILLUSTRATIONS

The project is illustrated by the following drawings:

TITLE

PERSPECTIVE

LOCALITY

BASEMENT

LEVEL 1 - NATIONAL CIRCUIT

LEVEL 2 - KINGS AVENUE

LEVEL 3

LEVEL 4

LEVEL 5

LEVEL 6

PLANT LEVEL

ROOF PLAN

ELEVATIONS

ELEVATIONS

SECTIONS