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PROPOSED FITOUT OF NEW LEASED AFP PREMISES

AT

**140 LONSDALE STREET MELBOURNE
VICTORIA**

**PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

SUBMISSION 1.0



AUSTRALIAN FEDERAL POLICE

**CANBERRA, ACT
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PURPOSE OF WORKS

1. The AFP Melbourne State Office (MSO) is located at 383 La Trobe Street, Melbourne. The current lease expires on 15 December 2022 and the building owner has advised they will not extend the lease beyond this date. Consequently, the AFP has undertaken a rigorous analysis of accommodation options for the MSO and now proposes to relocate to 140 Lonsdale Street, Melbourne. This proposal seeks Parliamentary approval for the expenditure of up to \$98.43M (excluding GST) for required upgrades to the building and fitout of the new tenancy at 140 Lonsdale Street, Melbourne; \$63.43M in landlord incentives and \$35.00M from the Commonwealth.

NEED FOR WORKS

Introduction

2. The Australian Federal Police (AFP) enforces Commonwealth Criminal Law, contributes to combating organised crime, and protects Commonwealth and National interests from criminal activity in Australia and overseas. The AFP is Australia's international law enforcement and policing representative and the Australian Government's chief source of advice on policing issues. Included as an Australian Government's key strategic priority is a commitment to "ensuring the AFP is adequately positioned and appropriately resourced to deal with a complex and shifting law enforcement environment".

3. The AFP's operational environment is fluid with the AFP regularly called upon to lead and contribute to whole-of-government initiatives relating to law enforcement and national security issues. Current key strategic priorities for the AFP are leading or contributing to efforts that:

- a. counter the threat of terrorism and violent extremism;
- b. prevent, deter, disrupt and investigate serious and organised crime;
- c. recover proceeds of crime and disrupt money-laundering activities;
- d. contribute to Australian international law enforcement interests through cooperation with key international partners and respond to emergencies, law and order capacity-building missions and internationally mandated peace operations;
- e. counter the threat of cybercrime;
- f. protect specified individuals, establishments and events at risk of security threats;

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- g. disrupt the operation of criminal gangs, reduce proliferation of child exploitation material and reduce harm caused by illicit drugs;
 - h. prevent, deter and disrupt people smuggling; and
 - i. ensure and maintain aviation security.

4. The AFP undertakes a range of activities within a complex, fast-changing environment and strives to be responsive to the needs and expectations of the Commonwealth Government, Australian law enforcement partners and the Australian community. The AFP strives to continuously evolve to meet the challenges and opportunities imposed by an often unpredictable and changing environment.

AFP operations in Victoria

5. The AFP works closely with a range of other law enforcement and government agencies at state, territory, Commonwealth and international levels to enhance security and provide secure regional and global environments.

6. AFP policing business areas sited in Victoria are:

a. **Operations.**

- i. Crime Operations;
- ii. Organised Crime and Cyber;
- iii. Counter Terrorism; and
- iv. Protection Operations.

b. **Capability.**

- i. Support Capability; and
- ii. Specialist Operations.

c. **Capacity.**

- i. Workforce and Development; and

ii. Criminal Assets and Litigation.

7. As part of these business areas, operations, capability and capacity sections work closely together sharing of information working collaboratively to achieve law enforcement outcomes.

8. In addition, the AFP works closely with Victoria Police (VicPol) and other law enforcement agencies and portfolios within the Department of Home Affairs. This work includes joint operations and task forces involving personnel from partner agencies working alongside one another, often in complex, collaborative, time critical and fast changing environments.

9. The AFP operates 24 hours a day, 365 days per year and are an integral function of maintaining a safe Australian community environment. AFP operations must be able to continue undisrupted through adverse weather events, civil unrest, services outages (power and communications), and other events including acts of terrorism. Ensuring operational capability, integrity and redundancy is of paramount importance to the AFP's capability to maintain a safe Australian environment.

10. Due to the increasing frequency of threats and attacks on Police in recent years, security of AFP members in conducting law enforcement is paramount and drives the need for enhanced security.

AFP National Property Portfolio

11. The AFP's national property portfolio is key to enabling and enhancing AFP capabilities, maintaining readiness, capacity and ability to carry out organisational responsibilities for law enforcement, investigations and national security. The objective of the AFP Property Plan is to deliver quality and cost sustainable buildings and accommodation. Within the AFP's property portfolio, State Offices are maintained to lead and coordinate the functions within their jurisdictions. State Offices are required to be fit-for-purpose and accommodate the AFP resources allocated to prosecute operations and therefore must be carefully considered.

Need for new accommodation solution for the Melbourne State Office

13. The AFP MSO is located at 383 La Trobe Street, Melbourne. The current lease expires on 15 December 2022 and the building owner has advised it will not provide a new long-term lease beyond this date. Consequently, the AFP has a need to identify, lease, fitout and relocate into alternative accommodation for the MSO by December 2022.

OPTIONS

Evaluation of options

12. The AFP conducted a competitive procurement process commencing in July 2014 which lasted until 2015. The AFP invited expressions of interest (EOI) and leasing proposals based on its business requirements and selection criteria covering quality, size and location of the premises and economic considerations including best value for money. The property search was performed satisfying the policy and requirements of the Commonwealth Property Management Framework concerning the standard of accommodation, building energy rating, and occupational density metrics.

13. The EOI for Commercial Office Accommodation was issued on 15 November 2014 via The Age and the Australian Financial Review. The AFP received 12 proposals in response to its EOI. The AFP assessed the suitability of the options in accordance with its evaluation criteria and identified a short list of six properties to graduate in the procurement process for further consideration. Commercial terms on the shortlisted properties were requested in February 2015, however the first procurement process did not result in any suitable properties being identified and no negotiations were progressed. The first procurement process was eventually terminated.

14. Following the dismissal of options from the 2014/2015 search, a sublease within VicPol's new tenancy at 311 Spencer Street was presented to the AFP (undertaken during 2015/2016) and extensive due diligence was conducted which led to the execution of a Memorandum of Understanding. The shared VicPol tenancy which was considered at 311 Spencer Street was to result in 20,547m² of space comprising 12,647m² of direct AFP space and access to 7,900m² of AFP/VicPol shared operational and technical areas including media centres, gym, conference facilities, end of trip facilities, and training rooms. The increased quantum of space as compared to the 2014 search was the result of significant expansions in the AFP's lead agency roles and responsibilities allocated with the establishment of the Department of Home Affairs. However, in early 2018, the further evaluation of documents and the design development process identified risks and capability deficiencies relating to space limitations, compromised functionality, lack of visibility into key lease terms, and an inability to influence the tender and design processes led to its removal from further consideration. As a result, the AFP's requirements as a whole could not have been achieved at 311 Spencer Street.

15. Due to the impending lease expiry and inability to secure an extension of tenure, a third procurement process commenced in 2018. A market scan was conducted to search for potential buildings which met the AFP's updated criteria. Four options were evaluated in detail with consideration for both financial and non-financial outcomes to determine an overall suitability and ranking. Financial outcomes were evaluated by calculating the net present value (NPV) on the whole-of-life cost using a discounted cash flow (DCF) analysis. Non-financial outcomes were primarily the operational suitability of the site and how it satisfied the AFP's operational requirements. A fifth unsolicited proposal was received however it was deemed by the AFP to be unsuitable for further assessment.

16. One single option met the majority of the AFP's evaluation criteria, adhering to its functional and performance specifications, location, and sustainability, whilst mitigating risks of operational disruption. Further, the financial metrics relating to this option were considered favourable against the other shortlisted options, and in line with market parameters.

Preferred option

17. The preferred option is for the AFP MSO to relocate to new accommodation at 140 Lonsdale Street, Melbourne.

SCOPE OF WORKS

Lease arrangements

18. The AFP intends to lease a purpose-built tenancy within a newly developed precinct. The AFP is proposing to lease 21,500 m² of dedicated tenancy space and 135 car parking spaces for a term of 30 years. The lease includes two additional, five year options. It is anticipated that the Agreement for Lease for the tenancy will be executed subject to the receipt of an approval from PWC prior to the end of the second quarter of 2019.

Scope summary

19. The AFP proposes to undertake base building enhancements and fitout the entire building at 140 Lonsdale Street, Melbourne. Relocation will occur over a staged process in line with handover of parts of the building to ensure full operational readiness and capability of the AFP is maintained during the relocation. The building upgrades and fitout will be integrated meaning the contractor (Lendlease) delivering the base building will also undertake upgrades and all fitout works in the building. The AFP

will set the requirements for both the upgrades and the fitout. The works for the AFP building are anticipated to commence in early 2019.

20. The fitout is expected to accommodate 561 members at lease commencement across the 7,639m² of usable office space delivering an occupational density of 13.62m² per occupied work point.

Budget Summary

21. The AFP has established a budget of \$98.43M (excluding GST) for the proposed integrated fitout and building upgrade works; \$63.43M in landlord incentives and \$35.00M from the Commonwealth. This budget includes provision for construction contingencies and cost escalation. This submission requests the approval of the estimated capital cost of \$98.43M, of which \$92.67M will be owned and depreciated by the landlord.

Project objectives

22. The principal objectives for this project are to:

- a. deliver an operationally efficient, value-for-money, fit-for-purpose fitout to support the continuation of AFP operations in Victoria;
- b. provide operational policing accommodation to the required security standards;
- c. provide a MSO that delivers the capability to collocate with partner agencies to promote collaboration and efficiency in policing operations in a secure environment;
- d. provide quality accommodation to facilitate productivity and output to the satisfaction of AFP members;
- e. provide accommodation which is an asset to the AFP brand and the community;
- f. comply with Commonwealth Property Guidelines;
- g. provide tangible operational policing and commercial benefits to AFP Melbourne members and the AFP as a whole;
- h. deliver value for money; and

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- i. ensure the tenancy is energy efficient and environmentally friendly.

Location

23. 140 Lonsdale Street is located on the border of the Melbourne CBD, one kilometre from the Commonwealth, Melbourne Magistrate and County Courts, and walking distance (600m) to Melbourne Central and Parliament Train Stations. The building will be located within the Wesley Precinct, a development that will become a collection of office, retail and community-use buildings (Annexure A).

Zoning and approvals

24. The building has been granted a Planning Permit under the Planning and Environment Regulations by the City of Melbourne. The Planning Permit will be amended by the developer (Charter Hall) to accommodate the AFP's design requirements. Approvals for the amendments are expected by December 2018.

Planning and design concepts

25. The AFP undertook a process with internal stakeholders to prepare a User Requirements Brief (URB) to refine and clarify their internal stakeholder needs when designing a new office. The URB was submitted to Charter Hall on 13 July 2018 to define the AFP base requirement for the new purpose-built building and tenancy, including the size, standard of services, upgrades, and finishes. This will be the subject of ongoing refinement, and the AFP has negotiated to retain full control over the design development, tendering, and cost components.

26. The planning and design concepts which have informed the design of the fitout included:

- a. delivering a fitout that aligns with Commonwealth standards.
- b. Providing an office fitout that is consistent with current physical and electronic security requirements, including flexible security technology backbone to support future requirements and adapt to the posture of the project.
- c. Providing an office fitout that utilises energy efficient, environmentally friendly and sustainable materials, goods and services. The fitout design intends to achieve an overall tenancy rating of NABERS Energy 5.0 rating.

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- d. Designing to maximise the occupational density of the fitout (the current fitout design achieves an occupational density of 13.62m² per occupied work point, within the PRODAC requirement of 14m²).
 - e. Providing a design philosophy that supports organisational change and flexibility of functions and mobility through the provision of shared amenity and flexible workspaces.
 - f. Creating an environment that provides increased opportunities for improved operational collaboration internally.
 - g. Creating an environment that provides increased opportunities for improved operational collaboration with other Commonwealth and State law enforcement agencies.
 - h. Optimising adjacencies between key capabilities to maximise operational efficiencies and address business needs that cannot be satisfied in current accommodation.
 - i. Maximising efficiencies through the incorporation/diversification of functions, taskforces and groups.
 - j. Sharing similar rooms/spaces between capabilities to optimise interaction and efficiencies.

Specific requirement

27. The AFP requires fit-for-purpose operational policing accommodation in capital cities in order to meet the Australian Government's key strategic priority to ensure the AFP is adequately postured and appropriately resourced to deal with a complex and shifting law enforcement environment. The current MSO space has a number of fitout deficiencies, however, the proposed new tenancy located at 140 Lonsdale Street offers the following benefits:

- a. **Security measures.**
 - (1) Compliance with ASIO's and AFP's respective policies and frameworks.
 - (2) Adoption of a consistent Operational Security Management Plan across the building premises to ensure currency of the security measures at the site.
 - (3) Further details on the security of the facility can be found in submission 1.1, which is classified at PROTECTED level,

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- b. **Occupational density.** Delivers a capability within the occupational density target identified by the Australian Government Property Data Collection (PRODAC) of 14m² per occupied work point set.
 - c. **Efficient internal design.**
 - (1) Delivers a more efficient internal design.
 - (2) Delivers greater flexibility to adapt to new and changing operational requirements through an activity-based workspace that delivers an open plan work environment offering the ability to rapidly respond to changing demands of business area configurations and technological innovations.
 - (3) Establishes shared facilities to reduce the Net Lettable Area (NLA).
 - d. **Energy efficiency.** Alignment with the Commonwealth's policy objective to achieve a minimum requirement for leased accommodation (base building and fitout) of a 5.0 star NABERS Energy rating in accordance with the Energy Efficiency in Government Operations Policy.

Security priorities

28. Specific details of the vulnerabilities cannot be provided in this public submission for security reasons, however, the assessment of the priorities was based on:

- a. **Improved Explosive Device (IED) protection.** Strengthening of facilities to increase protection against IED attack.
- b. **Intruder resistance protection.** Strengthening intruder resistance (both pedestrian and vehicle) at points of entrance at the facilities.
- c. **System response capability.** Systems that provide the capability to respond rapidly and effectively to an event.

Base building works

29. Design and construction of base building services will include the following works:

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- a. blast and ballistic security including the hardening of the façade to provide adequate protection to AFP members;
 - b. structural loading of the base building to support identified loads including additional mechanical, electrical and communications plant; and
 - c. reticulation and redundancies of multiple and diverse specialist tenancy services.

Base building integration of services

30. Design and construction of services integrated with the base building works including electrical, mechanical, communications, security, fire and hydraulic services.

AFP office fitout

31. Design and fitout deliverables include:

- a. activity based workspace with shared facilities;
- b. functional workspaces allowing for 561 occupants to utilise workstations installed in a generally open plan arrangement with functional areas located, segregated and controlled to support operational policing requirements;
- c. operational rooms and briefing facilities;
- d. specialist laboratories and workshops;
- e. secure storage;
- f. interview rooms;
- g. firing range;
- h. operational lockers;
- i. specialist capability and functional operational policing training areas;
- j. breakout and muster spaces;
- k. meeting rooms and muster area;

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- l. communications/server rooms;
 - m. shared facilities including conference and training rooms, gymnasium and media centre;
 - n. end-of-trip facility; and
 - o. amenities areas.

Building and floor plans

- 32. The building elevation plan is provided at Annexure B.
- 33. Indicative floor plans for podium and tower levels are detailed at Annexures C and D.

Mechanical services

- 34. Mechanical services will consist of the following works:
 - a. heating and air conditioning services for office spaces;
 - b. specialist ventilation and air-conditioning systems for the laboratories and technical spaces;
 - c. tenant cooling plant to service the air-conditioning equipment in laboratory and technical spaces;
 - d. cooling equipment to the communication/server room, including redundancy;
 - e. general exhaust and ventilation systems; and
 - f. building management and control system.

Hydraulic services

- 35. Hydraulic services will include the following works:
 - a. upsized hot water service;
 - b. provision of reverse osmosis water purification capability for laboratories that removes ions, molecules and particles from potable water;
 - c. installation of a sanitary drainage reticulation;

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- d. integration of a storm water and rainwater harvesting system;
 - e. gas metering and reticulation throughout the facility; and
 - f. installation of a laboratory waste treatment system.

Electrical services

36. Electrical services will include the following works:

- a. dual power feeds from onsite substation;
- b. a minimum of 24hr redundancy to operational policing capabilities within the tenancy;
- c. main switchboards and consolidated risers, including electrical distribution and reticulation;
- d. installation of a standby generator to support identified areas;
- e. installation of a redundant uninterruptible power systems (UPS);
- f. laboratory power distribution capability installed, including static grounding points;
- g. surge protection;
- h. general lighting and controls;
- i. emergency and exit lighting; and
- j. specialist lighting to technical business areas.

Fire protection

37. Fire protection services will include the following works:

- a. integration of a fire protection and detection system including the capability to deliver smoke hazard management in accordance with the National Construction Code;
- b. integration of an emergency warning and intercommunication system;
- c. installation of a deluge system associated within the firing range;

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- d. siting of portable fire products, including extinguishers and blankets;
 - e. integration of an external and internal hydrant system; and
 - f. installation of a Very Early Smoke Detection Apparatus (VESDA) system to the primary communications/server room.

Information and communications technology (ICT) services

38. The ICT services for the fitout works include:

- a. installation of dual cable pathways (conduits and pits) associated with telecommunications carrier lead-in services;
- b. installation of a main communications distribution room to provide dedicated services to the AFP tenancy;
- c. installation of horizontal cabling infrastructure to support the provision of telecommunications services in the new building;
- d. integration of functionality to all meeting room AV and video conference capabilities;
- e. satisfying security requirements of the cabling distribution system in accordance with the Australian Government Information Security Manual;
- f. minimising the risk to business production and reducing the risk of service downtime;
- g. establishment of a roof structure to house multiple antennae and communications aerials for the AFP; and
- h. provision of a distributed antenna system (DAS) to support mobile services coverage and capacity within the tenancy.

39. The design of ICT systems, including active equipment, is required to support business continuity requirements of the AFP during relocation from 383 La Trobe Street. This requirement introduces duplication of selected ICT systems delivering critical functions to maintain services in times of crisis.

Codes and standards

40. The fitout will comply with all relevant requirements of the National Construction Code including Disability Access of the Building Code of Australia, the City of Melbourne planning requirements, and Australian Standards. It will also comply with the Government of Australia Protective Security Policy Framework.

41. An accredited Building Certifier will be engaged by the Developer to certify compliance of the integrated fitout works. Specialist areas such as the forensics laboratory business area will be built to an agreed upon standard.

Materials and finishes

42. Materials and finishes will be selected from those readily available locally for their functionality, durability, low maintenance and ecologically sustainable design properties.

43. Plasterboard, prefinished board and glass partitioning will form individual offices, meeting rooms, reception areas, utility and store rooms, training rooms, communications equipment rooms and member's facilities.

Firearms store

44. Firearms stores and unloading bays will be constructed to meet AFP standards and comply with AS 2343:1997 Bullet Resistant Panels and Elements. Materials will generally be reinforced concrete, core filled concrete block and plated Hebel construction, depending on the specific room function.

Fixed and loose furniture and equipment

45. Fixed furniture and joinery will be new throughout the fitout, including fixed shelving, pigeon holes, utility room cupboards and benching, meeting room consoles, benching, kitchen facilities, interaction benching and kitchenettes, shelving, sink units, storage cupboards and workshop benching.

46. The fitout will seek to maximise re-use of the existing specialist equipment and unsecured assets.

47. Reusing loose furniture has been determined to be uneconomical due to the existing condition of the furniture, the limited warranties remaining on the furniture, and the cost of relocation.

48. The bulk procurement of furniture will gain efficiencies and economies of scale for AFP. Loose furniture is typically modular allowing for flexibility of workspaces to adjust to operational and

functional requirements. Warranties and associated environmental ratings will be applicable to the loose furniture. All workstations provided will be height adjustable.

49. Specific proprietary loose items, including pallet racking, compactus, open metal shelving, lockers, cabinets, acid and solvent cabinets, will be procured for the tenancy.

Environmental sustainability

50. The AFP is committed to Ecologically Sustainable Development (ESD) and the reduction of greenhouse gas emissions. The design objective is to deliver best practice in sustainable design in accordance with the Environmental Efficiency in Government Operations (EEGO) policy designing to meet the EEGO energy intensity targets for office areas, and equivalent energy intensity to meet NABERS and Green Star initiatives.

51. The building is briefed to achieve 5 Star NABERS Energy and 4.5 Star NABERS Water benchmark. The NABERS rating system benchmarks the energy performance of Australian buildings against other similar building types. Non-office areas will be designed in accordance with industry best practice energy performance within the functional and operational constraints of the building. High NABERS performance ratings will benefit the AFP's ongoing costs.

52. The base building is briefed to achieve a 5 Star Green Star Design and As Built rating. The AFP tenancy is briefed to achieve a 5 star Green Star Design and As Built rating. As the base building is targeting a 5 star rating, the fitout will ultimately need to also achieve a 5 star Green Star accreditation. Green Star assesses the sustainable design, construction and operation of buildings and fit outs.

53. The generic features that help achieve sustainability for the design include:

- a. detailed building tuning and commissioning to ensure efficient building operation;
- b. use of paints, flooring, carpets, adhesives and sealants with low volatile organic compound (VOC) emissions;
- c. selection of environmentally certified fitout products;
- d. use of water efficient fixtures, toilets and appliances;
- e. supply all sanitary fixtures with reticulated services to enable reuse of rainwater for flushing;

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- f. recovery of waste heat from exhaust air to temper outdoor supply air; and
 - g. lighting controls with time clocks, motion sensors and daylight sensors to minimise wasted energy, and energy efficient lighting design, including consideration of LED lighting options.

Compliance with local, state and Commonwealth water and energy policies

54. The proposed fitout works will be designed, constructed, operated and maintained in order to use energy and water as efficiently as possible and comply with the following statutory requirements:

- a. Parts J1 – J8 of Section J of the National Construction Code – National Construction Code; and
- b. Energy Efficiency in Government Operations Policy 2006.

Provision for people with disabilities

55. Access and facilities for people with disabilities will be provided in accordance with:

- a. Disability Discrimination Act (DDA);
- b. National Construction Code – Building Code of Australia, Access to Premises Standard (2010); and
- c. associated Australian Standards.

Child care provisions/first aid provision

56. Due to the operational nature of the building, no childcare provisions are being provided within the project. A number of privately run facilities are within walking distance of the site and there is a new facility planned for within the developed precinct.

57. The first aid, faith and carers rooms will be shared facilities within the building and located in close proximity to lifts and amenities.

Work health and safety

58. The proposed fitout will comply with:

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- a. *Work Health and Safety Act 2011 (Commonwealth)*;
 - b. *Occupational Health and Safety Act 2004 (Vic)*; and
 - c. National Guideline to AFP Health Safety Management Arrangements 2007 – 2012.

59. The AFP is committed to improving occupational health and safety outcomes. In accordance with the Building and Construction Industry (Improving Productivity) Act 2016 (Commonwealth), contractors will be required to hold full occupational health and safety accreditation from the Office of the Federal Safety Commissioner under the Australian Government Building Construction Occupational Health and Safety Accreditation Scheme.

60. Safety in design workshops have been undertaken during the design of the project. Safety aspects of the proposed works have been advised during the design development process and have been documented in a Safety in Design Register. An OHS plan will be required to be developed by the Developer prior to the commencement of any fitout construction activities.

Environmental considerations

61. A referral under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) is not required for this proposal, noting the Planning Permit No: PA1600197 issued by the State.

Heritage considerations

62. The Developer has advised there are no known heritage issues that are required to be addressed in relation to this proposal.

COST EFFECTIVENESS AND PUBLIC VALUE

Project budget

63. The AFP has established a project budget of \$98.43M (excluding GST) for the proposed fitout of its operational accommodation on the basis of the current schematic design.

64. The value of \$63.43M (excluding GST) will be paid for via a landlord incentive, whereas the balance of \$35.00M (excluding GST) will be paid for by AFP appropriation.

65. The building, associated upgrades, and fitout, although paid for in part by the AFP, will be owned by the landlord and depreciated accordingly.

Details of project delivery system

66. The AFP will have overall responsibility for delivering the fitout project.
67. The project will be delivered under an Agreement for Lease (AFL) between Charter Hall and the AFP.
68. AFP has established a formal Project Office inclusive of a Project Officer supported by contracted construction services providers to inform and oversee the developer's work and carry out the administration of the AFL.

Governance structure

69. The AFP's Infrastructure Project Office is responsible for the delivery of the works consistent with the scope of works proposed within this submission.
70. The AFP's internal governance structure is overseen by the overall Relocation Project Board which is responsible for setting the broad project direction, reviewing project cost and time parameters, project scope, status and issues, and resolving high-level program issues.
71. The overall governance will be referenced in the AFL.

Impact on local communities

72. The Developer is assessing the access and egress of vehicle traffic into the building's car park and the impact of physical security measures required to meet the AFP's risk requirements.
73. There will be isolated disruption to local community activities during and post construction.

Community value

74. The proposal will have a positive economic impact on the Victorian community. Engagement with the surrounding new development of food and beverage facilities will add use and benefit to the community. Successful completion of the project will also reduce the risk of security breaches and incidents. These security measures will deliver the following positive costs:
- a. **Direct.** An AFP presence will reduce the risks for more common occurrences of security breaches that have occurred in its current location such as strangers attempting to breach the

foyer and cars accessing the footpath in front of the office. These breaches can potentially result in:

- (1) damage and associated costs to the exterior of the office; and
 - (2) loss of life.
- b. **Indirect.** A significant event could impact the GDP and stability of the economy; and a perceived risk of future security breach or incident could result in the loss of confidence in the economy.

Productivity

75. The new office accommodation will be purpose-built, allowing for efficiencies in operations and responsive readiness. By providing extensive learning and development facilities within its tenancy, the AFP will realise resource savings relating to travel from the MSO to undertake specialised training.

Professionals/consultants to the AFP

76. Eight separate companies involving 22 professionals have been engaged to provide consultancy services during the project. This project has the potential to continue to employ these service providers to ensure timeframes and deliverables are achieved.

Contractors

77. There is likely to be a need for a large number of personnel on site (and off site including manufacturers and suppliers) during the project delivery contributing to the employment and training of construction workers within Victoria.

Post construction

78. The Developer will provide a traffic impact report to determine the capacity in the surrounding road network to accommodate the development post construction.

79. The utilisation of the surrounding food and beverage area will benefit the surrounding area with AFP members able to use and facilitate the local precinct.

Consultation with relevant authorities and stakeholders

80. During the development of the project, consultation has occurred with AFP members and stakeholders, including Department of Finance and partner intelligence and law enforcement agencies.

81. The Developer has undertaken consultation with the following key external stakeholders:

- a. Office of Victorian Government Architect;
- b. Department of Environment, Land, Water and Planning;
- c. City of Melbourne;
- d. VicRoads; and
- e. Public Transport Victoria.

82. Further consultations with interested parties will be conducted following the referral of this project to the Parliamentary Standing Committee on Public Works. These parties include:

a. **Federal Members.**

- (1) **Member for Melbourne** – Hon Adam Bandt, MP.
- (2) **Attorney General** – Hon Christian Porter MP.
- (3) **Minister for Home Affairs** – Hon Peter Dutton MP.
- (4) **Minister for Finance** – Senator the Hon Mathias Cormann.

b. **Victorian State.**

- (1) **Minister for Planning** – Hon Richard Wynne MP.
- (2) **Minister for Police** – Hon Lisa Neville MP.
- (3) **Melbourne District Member** – Hon Ellen Sandell MP.

c. **Local Future Melbourne Committee.**

- (1) **Lord Mayor** - Sally Capp.
- (2) **Deputy Lord Mayor** - Arron Wood.

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- (3) **Councillor Nicolas** - Frances Gilley.
 - (4) **Councillor** - Philip Le Liu.
 - (5) **Councillor** - Rohan Leppert.
 - (6) **Councillor** - Kevin Louey.
 - (7) **Councillor** - Cathy Oke.
 - (8) **Councillor** – Beverley Pinder.
 - (9) **Councillor** - Nicholas Reece.
 - (10) **Councillor** - Susan Riley.
 - (11) **Councillor** - Jackie Watts.

Staff consultation

83. The MSO Project Office has established internal consultation and decision-making mechanisms which are being employed throughout the project. This team is engaging with stakeholders to deliver the most cost effective, functional and quality outcome within budget and program constraints, including the Work Health and Safety Committee, Equity and Diversity representatives, Information Management and Technology Group, the Workplace Consultative Forum and the Executive Management Group.

Public value

84. The AFP requires suitable operational accommodation to ensure it is positioned and appropriately resourced to deal with a complex and shifting law enforcement environment. Public value associated with this proposal is realised through the ability of the AFP to enforce Commonwealth Criminal Law, contribute to combating organised crime, and protect Commonwealth and National interests from criminal activity in Australia and overseas.

85. The AFP MSO will facilitate local learning and development within this purpose built facility, catering for the other agencies with the Department of Home Affairs portfolio.

Revenue

86. There will be no direct revenue derived from the project.

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Annexure A – Wesley Precinct

PRECINCT OVERVIEW PLAN

WESLEY PLACE

- 1 **130 Lonsdale**
Office & Retail
- 2 **Manse**
2 levels with 240sqm NLA
- 3 **Town Square**
Approx 1,200sqm
- 4 **Caretaker's Cottage**
Retail & F&B
- 5 **School House**
2 levels with 520sqm NLA
- 6 **Nicholas Hall**
Retail & F&B
- 7 **150 Lonsdale**
Office & Retail
- 8 **140 Lonsdale**
Office & Retail
- 9 **Wesley Church**



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Annexure B – Building Elevation

Current Base Build Scheme

- 3 Level Corkscrew Basement
- 20 Levels Office

Office NLA 21,500m²
Carparks 135

Tower

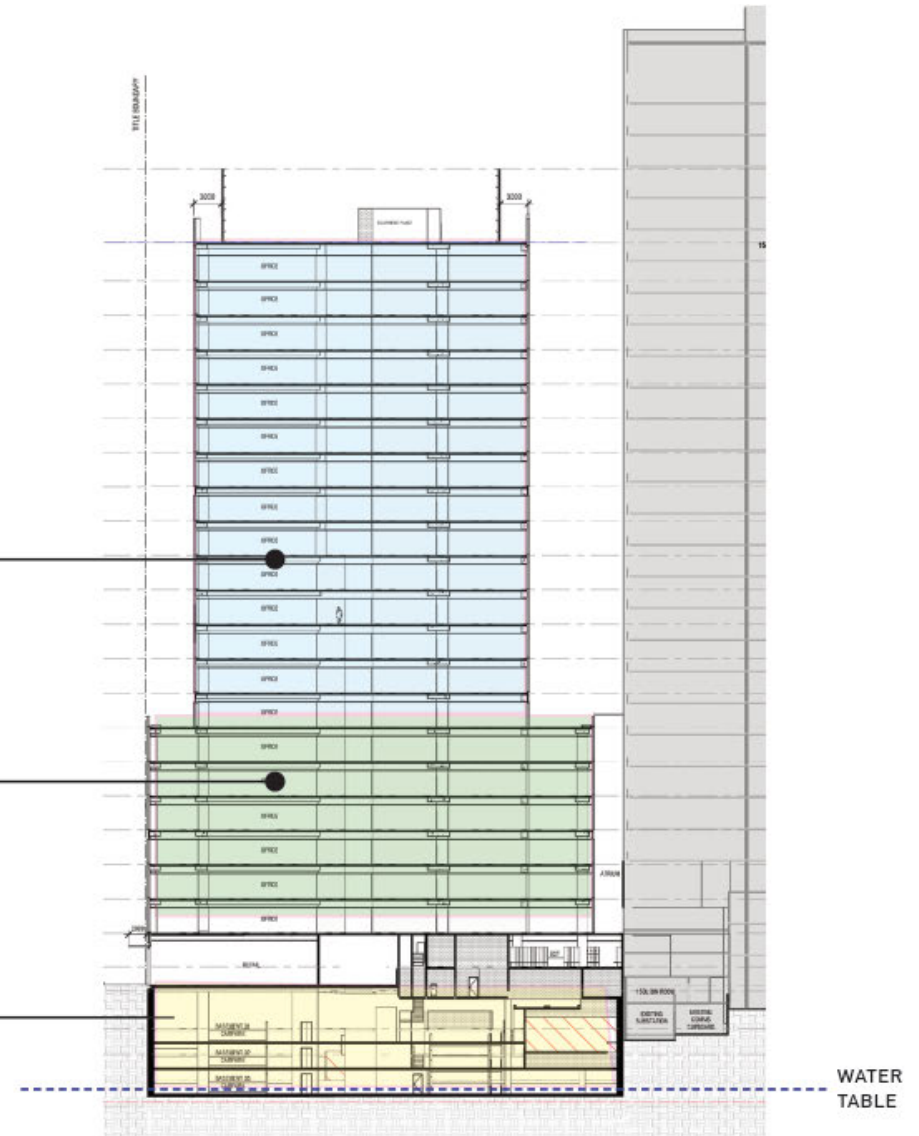
- Workplace
- Approx 13 Levels
- Approx 13-14,000m² NLA

Podium

- Approx 5-6 Levels
- Approx 7-8,000m² NLA

Basement Carpark

- Carpark (3 Levels)

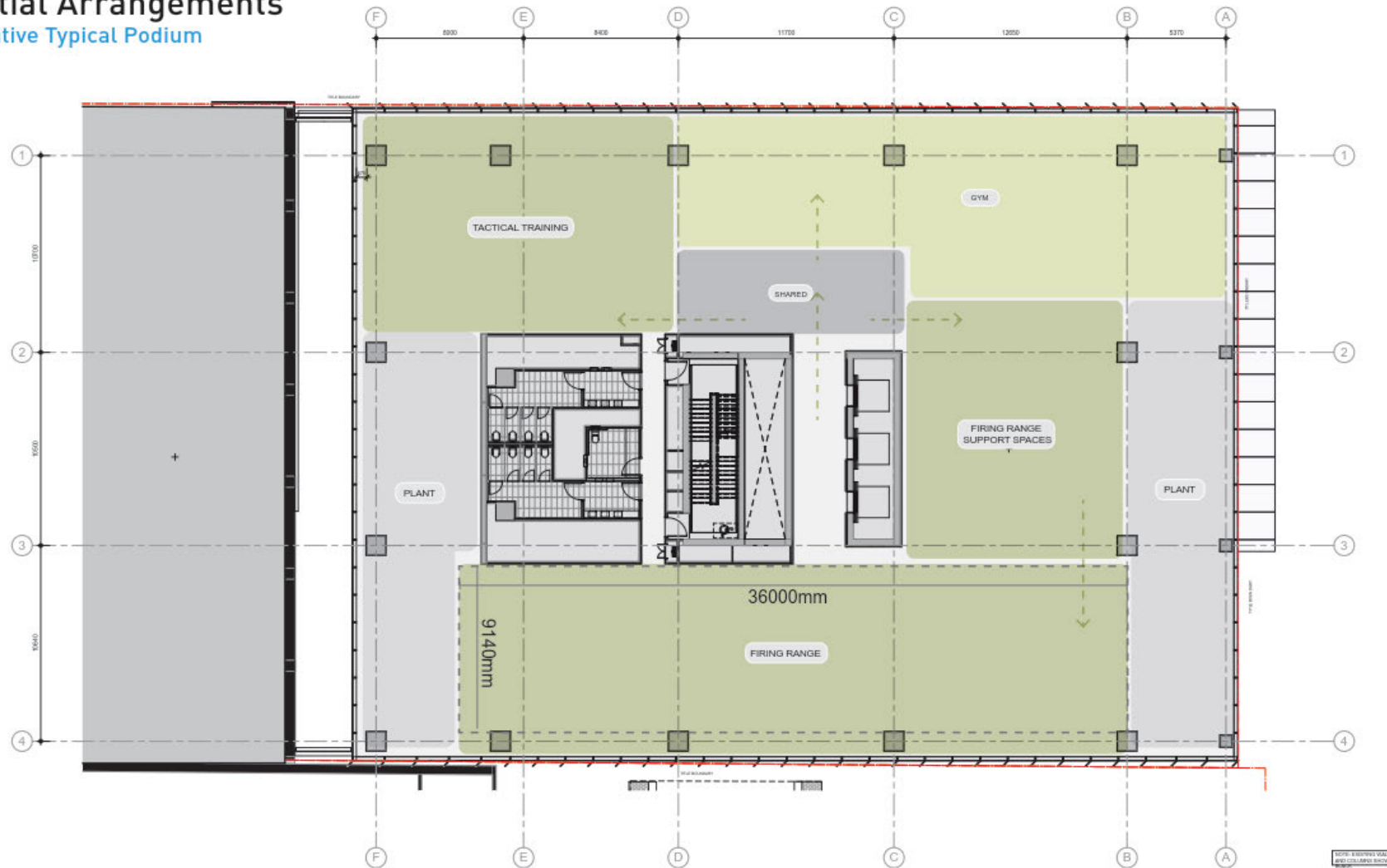


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Annexure C – Typical Podium Floor Plan

Spatial Arrangements

Indicative Typical Podium



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Annexure D – Typical Tower Floor Plan

Spatial Arrangements

Indicative Typical Tower

