



Australian Government
Department of Foreign Affairs and Trade

PROPOSED FIT-OUT OF NEW LEASED PREMISES AT 19 NATIONAL CIRCUIT, BARTON ACT



STATEMENT OF EVIDENCE AND SUPPORTING DRAWINGS TO THE
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

Submission 1.0

6 September 2024

We acknowledge the Traditional Owners and Custodians of Country throughout Australia and their continuing connection to land, waters, and community. We pay our respects to them, their cultures, and Elders past and present.

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1. EXECUTIVE SUMMARY

1.1 Executive Summary

- 1.1.1 The Department of Foreign Affairs and Trade (DFAT) currently lease four properties to provide office accommodation in Canberra. Three of these property leases will expire in 2026 and 2027, this does not include the RG Casey building. The three leases that are expiring provide approximately 20,000 square meters (sqm) of Net Lettable Area (NLA) in Barton and the Canberra central business district (CBD). Consistent with the Commonwealth Leasing Strategy, DFAT approached the market to explore the possibility of consolidating the workforces currently accommodated in these three buildings to a single site in Barton. A building located in Barton in proximity to the RG Casey Building and future National Security Office Precinct (NSOP) of which DFAT is an anchor tenant, were key considerations for the department during the evaluation of the approach to market responses.
- 1.1.2 None of the buildings occupied by DFAT currently meet the increasing security requirements under the Protective Security Policy Framework (PSPF) or the Government Net-Zero targets. DFAT will have to tolerate an increasing level of risk operating within these buildings or undertake significant and expensive physical security upgrades to meet changes to information use and storage prompted by recent amendments to the PSPF requirements. Undertaking ad-hoc security upgrades could offer temporary solutions. However, these works are costly, disruptive, and often are of limited effectiveness.
- 1.1.3 DFAT have identified a preferred site and are proposing to occupy a new A-grade building, capable of providing a fit-for-purpose office space. The building design provides a significant increase in the number of secure work points, as well as providing bespoke work areas for specialist functions relocating from the expiring leases. The test fit meets the occupational density target of less than 14 sqm per occupied work point excluding the specialist areas which will provide additional amenities such as conferencing areas and interview rooms. The estimated work points, staffing numbers and cost per square meter is detailed in **Submission 1.1** (confidential).
- 1.1.4 For the Development Phase of the project, \$1.28 million has been committed and the fit-out budget forecast based on a concept design is \$85.45 million. A lease incentive payable to DFAT has been offered by the developer which will be used to partially fund the fit-out, with any remaining costs being funded through the departmental budget. Some operational savings are expected through reduction in administration for three buildings, removed requirement for the shuttle bus contract between the City and Barton, and reduction in individual building security desks staffing. A breakdown of the project cost estimate is detailed in **Submission 1.1** (confidential).
- 1.1.5 DFAT have liaised with the Department of Finance and the Strategic Property Advisor (SPA) in preparing a Cost-Benefit-Analysis (CBA) for entering a 15-year lease with a developer of the preferred location. This was endorsed by the Minister for Finance on 05 September 2024.

2. IDENTIFICATION OF THE NEED

2.1 Project Objectives

- 2.1.1 DFAT through the Overseas Property Office (OPO) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the fit-out of a new leased premises at 19 National Circuit, Barton ACT.
- 2.1.2 The proposed fit-out will provide a maximum of 19,828 square metres (sqm) Net Lettable Area (NLA) of office space to accommodate approximately 1,500 staff allowing for the relinquishing of the expiring DFAT office leases in Canberra. This will provide for a more connected workforce, in a consolidated Barton precinct, and provide the security uplift requirements necessary under the Protective Security Policy Framework (PSPF) for DFAT’s physical and information security.
- 2.1.3 The works will follow DFAT entering into an Agreement for Lease (the Lease) with Cromwell (the developer) for a 15-year lease with 1 x 5-year option at 19 National Circuit, which was endorsed by the Minister for Finance on 05 September 2024. The proposed new build and fit-out works are due for completion in September 2026 to enable lease commencement in October 2026.

2.2 Background

- 2.2.1 DFAT employs approximately 6,900¹ staff worldwide with the Canberra property portfolio accommodating a workforce of ~3,700 (includes contractors) across four buildings in Barton and Civic (City). The Canberra staffing cohort represent 70% of DFAT’s total domestic workforce and over 50% of DFAT’s total workforce worldwide. Refer **Annexure 6.1** for current DFAT Canberra office locations.
- 2.2.2 In 2022, after DFAT was named in a Budget Measure, as an anchor tenant in the National Security Office Precinct (NSOP), the DFAT Executive Board agreed to a Barton Campus approach to its Canberra offices to ensure proximity to staff located at the RG Casey Building and the NSOP.
- 2.2.3 This project will therefore be the first to be delivered in a series of milestones that will address the DFAT ACT requirement for future decades. Delivery of this capability by 2027 will be followed by completion of the NSOP for occupation by several DFAT divisions in 2029.
- 2.2.4 In June 2023, DFAT approached the market via a two-stage tender process to lease an NLA of 25,000 +/- 5,000 sqm of office space in Barton to facilitate the consolidation of DFAT’s three expiring office leases into a single secure, A-grade building in Barton.

¹ DFAT: Inclusion, Equity and Diversity Strategy 2024-2027

- 2.2.5 The preferred option for the consolidation site is 19 National Circuit which will provide 19,828 sqm NLA of office space from 1 October 2026. The new building will achieve an occupational density of 14m² or less per occupied work point, in line with the Governments occupational density target, set out in the Commonwealth Property Management Framework (Resource Management Guide 500).

2.3 Need

- 2.3.1 Canberra accommodates a workforce of ~3,700 with an additional ~400 staff spread in other cities nationally, totalling a domestic workforce of ~4,100 staff. DFAT also employs staff fulfilling numerous international postings to support DFAT's network of 116 posts, 91 countries and 183 cities across five continents. DFAT recognises the importance of maintaining a strong presence in Canberra, providing continuity for the current workforce which serves as the headquarters for the rest of the world.
- 2.3.2 DFAT's purpose is to make Australia stronger, safer, and more prosperous, to provide timely and responsive consular and passport services, and to ensure a secure Australian Government presence overseas. To support DFAT operations and services, and to attract a high quality and appropriately skilled workforce in the future in a highly competitive employment market, DFAT requires fit-for-purpose, secure office accommodation supported by appropriate Information and Communications Technology (ICT) capability.
- 2.3.3 Within the three expiring leases, DFAT has undertaken minor refurbishments over time to better suit the changing needs of the department and partially refresh the fit outs. Limited Zone 4 spaces have been retrofitted within existing buildings, the delivery of which has highlighted the difficulty in achieving National Construction Code (NCC) and security compliance of upgrades in these buildings.
- 2.3.4 The impending lease expiries for these properties provides an opportunity to consolidate leases and consider DFAT's Canberra property needs in the future and how these could be structured to support evolving business needs and meet increased security requirements and sustainability targets.
- 2.3.5 DFAT discussed current and future property considerations with the Department of Finance. The recommendation from the Department of Finance, reflected in the Commonwealth Leasing Strategy, was to approach the market on expiry to consolidate the three leases. If relocation was not feasible, DFAT was to renegotiate the leases within the existing tenancies.
- 2.3.6 In June 2023, in accordance with the Commonwealth Procurement Rules (CPR), DFAT issued an open Expression of Interest (EOI) on AusTender to lease a new, Property Council of Australia (PCA) – A grade, office space in the Parliamentary Zone. DFAT received responses to the EOI which were proposals for a mix of existing and new buildings to be constructed under a pre-commitment lease agreement, located in Barton and surrounding areas.
- 2.3.7 In November 2023, the shortlisted respondents were notified and invited to progress to the second stage of the procurement process, the Request for Tender (RFT). In December 2023, DFAT evaluated the proposals and identified the preferred option as 19 National Circuit, Barton.

Locality

- 2.3.8 DFAT’s current primary location is within the RG Casey Building in Barton. The two CBD leases physically disconnect approximately a third of DFAT’s Canberra staff from the remaining DFAT workforce which is operationally inefficient.

The current geographic spread of DFAT’s Canberra office spaces results in operational and administrative inefficiencies with each building requiring their own guard post and DFAT providing a shuttle bus service to support DFAT operations, costing ~\$300,000 a year.

Security

- 2.3.9 The Department of Home Affairs has issued clarifications and updates to the PSPF which dictate how the Australian Government’s departments and agencies are required to manage their secure environments and information.
- 2.3.10 The DFAT Canberra offices were constructed to meet previous standards and are no longer suitable to meet the increasing need for secure accommodation and infrastructure under the contemporary PSPF standards. DFAT will have to continue to operate with an increasing level of risk in these buildings or undertake significant physical security upgrades and uplift to meet PSPF requirements.

2.4 Current Leasing Arrangement

- 2.4.1 Current locations and lease details are listed in **Table 1** below:

Table 1: DFAT Canberra Property Portfolio

Location	NLA (m ²)	No. Parking Spaces	Lease Expiry	Option Period
44 Sydney Avenue	7,336	158	May 2026	Nil
51 Allara Street	3,536	6	June 2026	Nil
255 London Circuit	9,620	133	September 2027	5 years
	20,492	297		

- 2.4.2 Refer **Annexure 6.1** for current DFAT Canberra office locations.

2.5 Proposed Leasing Arrangements

2.5.1 Proposed location and lease details are listed in **Table 2** below:

Table 2: DFAT Canberra Property Portfolio

Location	NLA (sqm)	No. Parking Spaces	Lease Expiry	Option Period
19 National Circuit	19,828	249	October 2041	1 x 5 years

2.5.2 Refer **Annexure 6.2** for proposed future DFAT Canberra office locations.

2.5.3 The proposed lease will include 249 secure car spaces and exclusive use of a contemporary end of trip (EOT) facility.

2.5.4 The developer has offered a lease incentive based on a 15-year lease which can be taken as rent abatement or as a contribution toward the cost of the tenant fit out (refer to **Submission 1.1**).

2.6 Additional Space Request

2.6.1 No additional space is requested in relation to this proposal.

2.6.2 DFAT is reducing the NLA which will provide an occupational density of less than 14 sqm per occupied work point in the new proposed fit-out.

2.7 Description of Proposal

2.7.1 DFAT propose to consolidate three Canberra office space leases into one fit-for-purpose PCA A-Grade building in Barton. The new building and fit-out will provide a total office NLA of approximately 19,828 sqm to support approximately 1,500 DFAT staff, a portion of whom currently operate within the three buildings nearing lease expiry.

2.7.2 The proposed fit-out targets a fit-out density of 12 sqm of usable office area per work point. This will allow DFAT to meet the Government’s occupational density target of 14 sqm per occupied work point, set out in the Commonwealth Property Management Framework (Resource Management Guide 500).

2.7.3 Formal staff consultation on the proposed fit-out design has commenced. Consultation will ensure the provision of a proposed fit-out that meets the operational needs of affected staff, information sessions for staff whose functions will relocate, what the proposal means for them, and the opportunity for staff to provide input and feedback into the proposed design, before finalising the fit-out inclusions.

2.7.4 No significant heritage, environmental or local impact is anticipated to result from the proposed fit-out.

2.8 Options Considered

Option 1: Do Nothing

- 2.8.1 Due to DFAT’s responsibilities as an Australian Government Department – the significant reduction in available work points in Canberra due to the expiry of the three leases in 2026/27 cannot be considered as a viable option if DFAT is to continue to deliver against its corporate requirements and goals.

Option 2: Renew Leases at Each Existing Site

- 2.8.2 As a Commonwealth Non-Corporate Entity, DFAT must adhere to the Commonwealth Property Management Framework (Resource Management Guide 500) and CPRs. The Department of Finance provided a recommendation in the Commonwealth Leasing Strategy for DFAT to approach the market with a view of consolidating the three expiring leases. Renewing leases at each existing site was to be explored only if consolidation was not feasible. The market testing has revealed consolidation is feasible.

Option 3: Consolidate Three Expiring Leases

- 2.8.3 Following consideration and commercial market advice from the Strategic Property Advisor (SPA), DFAT approached the market for a property solution that satisfies the requirements currently provided by 44 Sydney Avenue, 255 London Circuit and 51 Allara Street. The building required for consolidation will accommodate approximately 1,500 staff.
- 2.8.4 The proposed new build at 19 National Circuit, Barton is located within 200 metres (m) of the RG Casey Building and 500m of the future NSOP (York Park, Barton).
- 2.8.5 The proposed site has partially completed the necessary early works for the development and the program provides for scheduled completion by September 2026.
- 2.8.6 The current leases at 44 Sydney Avenue and 51 Allara Street expire in May 2026 and June 2026, respectively. Preliminary discussions have occurred with each landlord to holdover the leases until occupation of the new Barton site.
- 2.8.7 DFAT will minimise any periods of double rent however note that retaining optionality at the 44 Sydney Avenue premises provides DFAT with a convenient staging ground and risk mitigation against delay for this and other projects in Barton. Its proximity to RG Casey and the future NSOP site, as well as being fitted with DFAT networks and services makes it an ideal candidate to provide holdover or back-up accommodation as required.
- 2.8.8 To conclude the market approach process, in accordance with the Commonwealth Property Management Framework (Resource Management Guide 500), DFAT submitted a lease proposal to the Department of Finance. Lease endorsement was received from the Minister for Finance on 05 September 2024, for the new lease at 19 National Circuit, Barton.

2.9 Reasons for Adopting Proposed Course of Action: New Lease in Barton

- 2.9.1 Option 3 provides the best value-for-money and operational efficiencies by consolidating three expiring leases. Monetary savings are found through reduced NLA and parking, elimination of current shuttle bus service and undertaking one fit-out in a new build compared to three mid-lease refreshes within occupied buildings in the future.
- 2.9.2 Option 3 also provides a fit-for-purpose environment, compliant with current PSPF requirements and will provide the appropriate security zone areas to support DFAT operations. Retaining the existing properties would require DFAT to undertake expensive, intrusive and ad-hoc security upgrades to increase the amount of Zone 4 spaces and address PSPF non-compliances. Ad-hoc works may offer temporary solutions; however, these are costly, disruptive to the workforce and are of limited effectiveness.
- 2.9.3 Consolidating the DFAT office locations to one (Barton) precinct will provide operational efficiency.

2.10 Environmental Impact Assessment

- 2.10.1 The 19 National Circuit site was previously developed as an office building. Demolition of the previous office building was completed by the developer in 2022, and the site has been excavated in preparation for development of the new building. There are no known environmental considerations in relation to this site.

2.11 Heritage, Geographical and Moral Rights Considerations

- 2.11.1 There are no known heritage, geographical or moral rights considerations in relation to this site.

2.12 Details of Organisations Consulted

- 2.12.1 During development of the proposal, consultation has occurred with:
- Senator the Hon Penny Wong (Minister for Foreign Affairs)
 - Senator the Hon Katy Gallagher (Minister for Finance)
 - Representatives of DFAT’s affected employees (inclusive of Union representation) and other key DFAT stakeholders will remain ongoing.
 - End-user and enabling service consultation.
 - Department of Finance and the Strategic Property Advisor.
 - National Capital Authority (NCA).
 - ACT Fire and Rescue.

- 2.12.2 No issues of concern have been raised in relation to this project, however, DFAT will continue to consult and work closely with all relevant stakeholders, addressing concerns as required.
- 2.12.3 During the Public Consultation DFAT will consult more broadly as required with relevant Federal Members, State Ministers and residents and organisations in the Barton region.

3. TECHNICAL INFORMATION

3.1 Location

- 3.1.1 The site is located at 19 National Circuit, east of Capital Hill, in Barton. Developments surrounding the site include three hotels, the National Press Club and Commonwealth or commercial office buildings. Refer **Annexure 6.3** for the 19 National Circuit site plan.
- 3.1.2 The site is within 200m of DFAT's primary location, the RG Casey Building, at 10 John McEwen Crescent, Barton and 500m of the future NSOP to be located at York Park, Barton in 2029.
- 3.1.3 The site is accessible by public transport with bus stops within the immediate vicinity of the site which support routes throughout Canberra's north and south. There are pedestrian and cycle pathways nearby connecting to Lake Burley Griffin and surrounds, supporting staff who access alternate modes of transport and outdoor recreational activities.

3.2 Scope of Work

- 3.2.1 The scope of work includes the design and integrated construction of a fit-out within a new build in Barton. The developer will be responsible for the base building and integrated fit-out construction. Both construction activities are scheduled to be completed concurrently.
- 3.2.2 DFAT is progressing a fit-out concept which will be issued to the developer at the 30% developed stage along with a detailed functional design requirements brief. The developer will integrate the fit-out design concept into the base building works. This approach minimises waste and costs by incorporating the fit-out requirements immediately, rather than replacing base building elements at a later stage which aligns with the Commonwealth's Environmentally Sustainable Procurement (ESP) Policy. Following receipt of the DFAT 30% fit-out design, the developer will be responsible for managing the design development from 30% to 100% in consultation with DFAT.
- 3.2.3 This integrated fit-out approach mitigates risks with design coordination issues as the developer will be fully responsible for the development and coordination of the 30% fit-out design concept with the base building. This approach also reduces project time frames as the fit-out and base building design is developed and delivered concurrently.

3.3 Zoning and Approvals

- 3.3.1 19 National Circuit, Barton (Block 5, Section 22), is within the Parliamentary Triangle and classified as ‘Designated’ land under the National Capital Plan. The Barton Precinct Code that applies under the National Capital Plan identifies the site as being within a National Capital Use area, allowing the site to be used as a Commonwealth office requiring a central location.
- 3.3.2 The developer obtained NCA Works Approval for a commercial office development at Block 5, Section 22 on 11 June 2021 under application WA102039.

3.4 Land Acquisition

- 3.4.1 The site was purchased by the developer in 2008. This project does not involve any land acquisition by the Commonwealth.

3.5 Codes and Standards

- 3.5.1 The project will comply with all relevant Australian building codes and standards. The project works will be delivered in accordance with the National Construction Code (NCC) and the Australian Disability Discrimination Act 1992 (DDA). Particular attention will be given to equality in access to premises and amenities in the facility.

3.6 Architecture

- 3.6.1 The new building will be designed to meet PCA A-Grade standards and is positioned to achieve an all-electric base building minimum of 6-star NABERS Energy rating and Green Star 5 Star. DFAT will be the sole tenant of the building. Refer **Annexure 6.4** for perspective renders by the developer.
- 3.6.2 The new building will include two basement level carparks, a ground floor plus 5 levels of office space, with floor plates of between 3,100 and 3,900 sqm. The typical floor plate is configured to maximise the visual exposure from the two-street corner location and to minimise exposure to the two buildings behind.
- 3.6.3 To the west, the building is articulated with large slab overhangs with screens to provide solar protection. The northern façade features pivoted articulated slabs with vertical sun-shading devices. To the east, vertical sun shading devices protect the building from early morning sun.
- 3.6.4 The main core (lifts, amenities, building services) will be located at the rear of the building to the western façade which helps to reduce the solar impact of the sun in this direction. The core is split into two sides allowing the lift lobby to have external windows.
- 3.6.5 In addition to the lifts in the main core, intertenancy stairs located in the central area of the building, will provide access from Level 2 to Level 5.

- 3.6.6 Areas of the ground floor are flexible enough to accommodate meeting areas on both secure and non-secure sides of the floor separated by the main entry and security control point. A secondary entrance is provided directly through the EOT facilities and bicycle parking, which are located at the at the back of the ground floor.
- 3.6.7 The new building will contain and benefit from the following amenities:
- Activated entrance and point of arrival.
 - Opportunity for unsecured meeting rooms on the ground floor, outside of the Commonwealth Zoned Security line.
 - Contemporary EOT facilities with storage lockers, female and male shower facilities
 - Female, male and separate DDA and gender-neutral compliant bathrooms.
 - Secure basement car parking with 249 dedicated tenant spaces and 5 motorbike parking spaces.
 - Separate secure 147 space bike storage area, with bike tools and lockers.

3.7 Master Planning and Site Planning

- 3.7.1 **Site layout:** The building is located at the corner of National Circuit and Darling Street in Barton. The main entrance will be located along the National Circuit frontage (east facing) with a singular large rotating entrance door into the lobby.
- 3.7.2 **Perimeter security:** The building will provide a 24/7 secure physical perimeter. This will include the DFAT tenancy and exclusive use areas including carparks, basements, waste disposal areas, loading docks, lifts, toilets, emergency stairwells, corridors and exits.
- 3.7.3 **Pedestrian connection:** Public footpaths on National Circuit and Darling Street connect to the building’s external spaces which lead to the main building entrance.
- 3.7.4 **Vehicle access:** Vehicle access is primarily from Darling Street to access the underground basement carpark and ground-floor loading dock area. The underground basement carpark entrance will have a high-speed roller shutter door controlled by DFAT Entry Access Control System (EACS). A designated vehicle drop-off and pickup zone is located within view of the main building entrance, with vehicle access from National Circuit. This designated zone includes anti-vehicle crash bollards and plant beds to obstruct vehicle entry, deliberate or accidental, to the building.
- 3.7.5 **Public access:** Public access to the building will be limited to the main entrance on National Circuit.
- 3.7.6 **Staff access:** Staff will be able to access the building through the main entrance, end-of-trip facilities, and basement carpark. DFAT controlled secure lobbies are located on both basement carpark levels to access the lifts which travel to all floors of the building within the DFAT secure perimeter. Lifts are accessible on the ground floor beyond the DFAT entry control security gates. Refer **Annexure 6.5** for building access points.

- 3.7.7 **Internal circulation:** Staff will be able to utilise the lifts to access all floors of the office space as well as the two basement carpark levels. The building will also provide intertenancy stairs that extend from Level 2 to Level 5.
- 3.7.8 **Floor plate / grid:** Floor plates are typically between 3,100 and 3,900 sqm with floors to be connected by stairs. The typical floor plate is currently configured to maximise the visual exposure from the two-street corner and to minimise exposure to the two buildings behind.
- 3.7.9 **Core / vertical movement:** The main core (lifts, amenities, building services) will be located at the rear of the building to the western façade which will help to reduce the solar impact of the sun in this direction. The core is split into two sides allowing the lift lobby to have external windows. Lifts service all floors of the tenancy including the two basement carpark levels.
- 3.7.10 **Parking:** The building will provide a total of 249 secure basement car parking spaces and motorbike parking spaces. This includes three dedicated accessible car spaces, six basement parks equipped with electric vehicle chargers for fleet requirements and two ‘pay as you go’ electric vehicle chargers located externally on the ground floor adjacent to the loading dock for public and staff use. In addition:
- DFAT will assign a portion of the basement car parking spaces to Human Resources for allocation as required to address additional accessibility requirements beyond the compliant number of spaces provided by the base building.
 - Public/visitor car spaces are located on Darling Street. There are also six Wilson car parks within 250m of the proposed site.
- 3.7.11 **Loading Dock:** The loading dock is located at the rear of the building with vehicle access from Darling Street. The external loading dock area will provide large trucks with adequate turning circle space. The loading bay has direct internal access to the goods lift. The loading dock entry points, including the roller shutter, will comply with DFAT security specifications.
- 3.7.12 **Services and waste:** The building will provide DFAT dedicated storage for the collection of all non-secured waste streams. The waste storage area will be adjacent to and have direct access to the loading dock to provide easy access and pick-up by the waste contractor.

3.8 Materials and Finishes

- 3.8.1 Materials and finishes used in the base building and fit-out will be selected for appearance, durability, functionality and ease of maintenance and cleaning while providing a pleasant environment for staff to work. Refer **Annexure 6.6** for proposed building materials by the developer.
- 3.8.2 Typical materials and finishes will include glass for office and meeting room partitions, plasterboard painted with washable acrylic paint, fabric panels on workstation screens, timber veneer or laminate finishes to workstations and meeting tables, feature colours on selected painted walls and plasterboard and feature ceilings in key areas. Where possible, the design team will implement the use of recycled materials in the fit-out.

3.9 Fit-out

- 3.9.1 The fit-out will include work points for up to 1,500 staff, meeting rooms, quiet rooms, and offices. The design will take into consideration zoning of settings, movement pathways, use and control of lighting, acoustic treatment, finishes and material selection to support neurodiverse and evolving work styles.
- 3.9.2 Refer **Annexure 6.7** for an indicative fit-out layout.

3.10 Structure

- 3.10.1 The structure will incorporate in-situ concrete columns, slab projections and soffits together with precast concrete walls. The façade is proposed to be a tinted glass curtain wall system.
- 3.10.2 The building has structural grids of 8.4m x 10.8m to limit the number of columns within the tenancy space providing maximum flexibility for the fit-out design.
- 3.10.3 The building will achieve at least a minimum standard in accordance with:
- DIN 4150-3 – Vibration in buildings: effects on structures.
 - BS 6472 – Evaluation of human exposure to vibration in buildings.

3.11 Mechanical Services

- 3.11.1 The building will be designed in accordance with the relevant Australian Standards and design codes, with reference to DFAT design requirements where appropriate.
- 3.11.2 The mechanical services system will be designed, installed, commissioned, and balanced to an open plan layout. The developer is responsible for all mechanical services apart from supplementary air conditioning systems required as part of the fit-out. Zoning of the mechanical system is in accordance with PCA Grade A requirements to allow variation in occupancy during conferences, meetings, as well as building skin loads due to solar effects.
- 3.11.3 Plant and equipment for the building will be located within a rooftop plant room.
- 3.11.4 Exhaust ventilation systems will be provided for the amenities, utility areas and kitchen areas.
- 3.11.5 The developer will provide DFAT access to the Building Management Control System (BMCS), for the following functions:
- Control, monitoring and trending (history recording) all functions 24 hours per day, 7 days per week.
 - Control, monitoring and audible alarm functions associated with all mechanical services.
 - Alarm printing and acknowledgement.

- Control and monitoring of supplementary condenser water system.
- Control of after-hours air conditioning to the zone sizes by way of man machine interface within each zone. The man machine interface will log all users of after-hours air conditioning with logs being stored on storage media within the hardware and be available at the head end printer.
- Connection of ancillary alarm functions associated with the fire protection and detection systems.
- Connection of ancillary alarm functions associated with the vertical transportation systems.
- Monitoring of all outputs from the digital power analysers associated with the base building and tenant main switchboards.
- Audible alarm function with any sub system or component that will prevent operation of stand-by power systems.
- Monitoring, trending, and totalisation of portable water consumption
- Interfacing with the lobby and lift visual displays.
- Automatic control of start and stop for all plant by time switch with 366-day programming capacity. BMCS to control plant and on floor control.

3.12 Hydraulic Services

- 3.12.1 The building will be designed in accordance with the relevant Australian Standards and design codes, with reference to DFAT design requirements where appropriate.
- 3.12.2 The developer has designed the base building hydraulic stacks to maximise fit-out flexibility in locating wet areas such as tea preparation facilities. Hydraulic services will not pass through DFAT security equipment rooms.
- 3.12.3 All fixtures, fittings and tapware will be to AS 3500 approval and shall carry MP-52 or Water Mark approval. DFAT will review samples provided by the developer for approval. The rating for all water fixtures and fittings will be a minimum 5 Star Water Efficiency Labelling Scheme (WELS) or equivalent.
- 3.12.4 All fixtures and tap ware for accessible or less able body persons will conform to the requirements of AS 1428. All applicable accessible ablutionary fixtures will be provided with domestic hot water temperature meeting the relevant Australian Standard.
- 3.12.5 A large rainwater tank will be in the basement to feed toilets, mechanical systems, and irrigation. This is expected to show a 75% reduction in potable water demand compared to a standard building.
- 3.12.6 Water meters will be installed on the main water supply and tenant services. All water meters will be capable of interfacing back to the BMCS or smart metering system.

3.13 Electrical Services

- 3.13.1 The building will be designed in accordance with the relevant Australian standards and codes, with reference to DFAT design requirements where appropriate.
- 3.13.2 Separate direct external access will be provided to any electricity sub-station or switch rooms located within the building perimeter.
- 3.13.3 Tenant distribution boards will be located on each floor with 50% spare pole capacity. The tenant distribution boards on each floor will be split into three separate chassis (lighting services, general power services and mechanical services) with separate digital energy meters connected to the BMCS or smart metering system.
- 3.13.4 An uninterrupted power supply will provide short term back up power to the DFAT comms room to allow systems to be shut down safely, when required.
- 3.13.5 The typical floorplate has excellent lighting conditions with all areas accessed by natural light. The building will have energy efficient internal lighting, utilising an intelligent lighting control system to incorporate ambient light level detection devices for daylight sensing and motion detectors for after-hours lighting control. The internal lighting system will have dimmable capability and motion sensors to communal areas.
- 3.13.6 The building will have energy efficient external lighting. All perimeter lights will be vandal resistant photoelectric (PE) cell controlled and will have dimmable ballasts to allow for dimming of perimeter lights during the day and provide sufficient coverage to the entire perimeter of the building at night.

3.14 Telecommunications

- 3.14.1 The base building will provide:
- Dual cable pathways from roadside communication pits into the building for the installation of Intra-government Communications Network (ICON) fibre and telecommunications provider services. There will be two access points from different supply routes into the building. Category 6A data cabling will be utilised throughout the building.
 - Mobile telephone service with DFAT's primary carrier for 100% of the tenant or publicly accessible areas of the building, including lifts and carparks, where security zoning allows. There will be provisions for a second alternative carrier. The developer will provide a Digital Antenna System (DAS) to achieve the required level of in-building coverage.
 - A Master Antennae Television System (MATV) or equivalent. A system which will distribute a full range of audio and digital broadcast televisions signals, FM radio and cable signals which will be available across the local network.

3.15 Lightning Protection

- 3.15.1 The base building will provide a lightning protection system compliant with AS 1768.

3.16 Public Address System

- 3.16.1 A Public Address (PA) system has been provided as part of the Emergency Warning and Intercommunication System (EWIS). The system will provide adequate sound penetration to all areas and be able to broadcast recorded messages throughout the DFAT tenancy. The system will be able to be separately zoned within the tenancy floor plates.
- 3.16.2 Each floor will have a dedicated phone located 2-4m from the fire stair exit which links to the main fire panel as part of the EWIS system.

3.17 Fire Protection

- 3.17.1 The fire protection services will be designed in accordance with the relevant Australian Standards and design codes, with reference to DFAT design requirements where appropriate. Base building fire protection services will also be designed and installed to suit the DFAT fit-out design. Fire protection services will be linked to the main Fire Indicator Panel (FIP) located on the ground floor lobby. The FIP will be monitored remotely by ACT Fire and Rescue.
- 3.17.2 Visual indicators (strobe light or similar) will be installed on each floor as well as within the disabled toilets of each floor for use as a fire alarm alert for persons with hearing impairments.
- 3.17.3 Fire services sprinkler testing systems shall be equipped with water storage and reuse systems to minimise or eliminate potable water use for sprinkler testing purposes.

3.18 Security

- 3.18.1 DFAT security specifications will be incorporated into the design to ensure the building achieves compliance with the Australian Government PSPF and DFAT protective security standards.
- 3.18.2 DFAT will nominate an electronic security contractor to supply and install all tenant electronic security systems (security alarm system, EACS, duress alarms, security intercoms and Closed-Circuit Television (CCTV)). The DFAT electronic security system will be separate to any electronic security installed as part of the base building. All security equipment installed in the DFAT tenancy will be under the control of DFAT.
- 3.18.3 Only Security Construction and Equipment Committee (SCEC) endorsed products such as Class 5 and Type 1 security alarm systems and components, locking devices and door hardware will be used for the DFAT tenancy and tenancy perimeters.

3.18.4 Electronic and physical security measures include:

- CCTV and EACS
- Passive Infrared (PIR) motion detection
- Duress alarms
- Locks
- Security intercoms
- Vandal resistant security lighting
- Blast, ballistic and intruder resistance measures appropriate to the threat environment.

3.19 Lift Services

3.19.1 The building will provide six passenger lifts within the DFAT tenancy to service all above ground levels. Two of the passenger lifts and an additional shuttle lift will service the two basement levels. Passenger lifts will be located behind the DFAT entry control security gates on the ground floor and basement levels. One passenger lift will be shared as a goods lift with a dedicated call button. Finishes will be hardwearing, resilient and vandal resistant.

3.19.2 The building will provide one shuttle lift from the two basement levels to the ground floor lobby. The shuttle lift will be outside the DFAT entry control security gates allowing access to the public side of the ground floor lobby from the basement. Finishes will be hardwearing, resilient and vandal resistant. All lifts will be controllable from the DFAT guard post via a master recall key switch with the option to recall individual lifts or all lifts simultaneously.

3.20 Civil Works

3.20.1 The developer is responsible for all civil, enabling and infrastructure works. Civil works have been partially completed as part of earlier site preparation activities.

3.21 Landscape Design

3.21.1 The developer will provide a landscape design which will define external spaces and paths of approach and arrival. The building will have cantilevered green canopies which will define the building's main entry point and multiply the landscape presence by layering garden upon garden vertically.

3.21.2 To the left of the main entry (southern end) there will be a terrace separated from the public footpaths by plant beds averaging 6.5m wide. The terrace will include outdoor tables and seating as well as benches incorporated into the wall of the plant beds. The plant beds will contain diverse species of low-level planting and high canopy trees. Landscape features will be low enough to avoid concealment within the landscaped areas.

- 3.21.3 To the right of the main entry (northern end) there will be controlled vehicle access for the occasional drop off zone and a pedestrian path from the external visitor car spaces on Darling Street.

3.22 Operations, Maintenance and Warranties

- 3.22.1 As built documentation and operation and maintenance manuals will be provided by the developer. The manuals will contain equipment data, supplier identification and contacts, specifications, recommended maintenance procedures and manufacturers manuals.
- 3.22.2 Warranties and guarantees will be provided in the name of the Commonwealth of Australia.

3.23 Acoustics

- 3.23.1 Building fabrics and services will be designed to achieve at least a minimum standard in accordance with:
- AS 2021 – Aircraft Noise
 - AS 2107 – Internal and External Ambient Noise including:
 - All noise generated by the base building system (i.e. mechanical, hydraulics, lifts, electrical etc)
 - Road Noise
 - Rail Noise
 - Reverberation Times
 - Local Authorities: Noise emissions from base building plant.

3.24 Ecologically Sustainable Design (ESD)

- 3.24.1 The APS Net Zero in Government Operations (NZGO) Strategy describes the Government’s approach to achieve net zero government operations by 2030. The building and proposed fit-out will be designed, constructed, operated, and maintained to meet or exceed the current targets within the NZGO Strategy.
- 3.24.2 Various environmental initiatives have been incorporated into the building design by the developer to reduce operational costs and environmental impact, including:
- Incorporating low impact concretes, certified materials, locally procured finishes, and reduced impact refrigerants to minimise embodied emissions.
 - Optimising energy efficiency by incorporating highly efficient facades, lighting, and reverse cycle chillers.
 - Optimising water efficiency by incorporating a large rainwater tank in the basement to feed toilets, mechanical systems, and irrigation.
 - Provision of a rooftop solar array, estimated to generate around 96MWh per annum.

- Use of a window wall system that is modular and can repurposed easily. Alterations can be made to change the use of the building with minimal additional carbon investment.
- Solar passive principles.
- Smart building technology.

3.24.3 The proposed fit-out will be designed to comply with the ESP Policy, maximising climate, environmental and circularity outcomes, by including, where possible:

- Low emission materials.
- Design options that use less materials and minimise the creation of waste.
- Furniture and finishes that are durable, repairable, reusable and/or recyclable.
- Existing and/or refurbished furniture and fittings used in this building or others in the portfolio where serviceable and feasible to relocate and recommission.
- Materials and furnishings that contain recycled content and can be recycled at the end of useful life.

3.25 Provisions for People with Disabilities

3.25.1 The proposed base building and fit-out design will meet all applicable codes and standards, including:

- Federal Disability Discrimination Act 1992.
- Disability (Access to Premises – Buildings) Standards 2010 (Premise Standards).
- National Construction Code (NCC).

3.25.2 The base building design has considered wheelchair access to the building, office areas, door widths and heights, lift arrangements, parking, and staff amenities, including provision of:

- Separate accessible entry point is adjacent to the main entry door.
- Two accessible showers and four DDA compliant toilets in the EOT facility
- Female and male DDA compliant bathrooms on each floor.
- Three accessible car spaces in the secure basement

3.25.3 The needs of persons with disabilities will be considered in the fit-out design, including mobility access, design layout, location of equipment and provision of wheelchair access in break-out spaces and kitchen facilities.

3.26 Heritage Issues

3.26.1 There are no known heritage considerations or issues in relation to this site.

3.27 Child-Care Provisions

- 3.27.1 There are six registered child-care facilities within a 1km radius of the proposed Barton site at the time of this submission, including a facility at DFAT's head office in Barton (RG Casey building).

3.28 Work Health and Safety

- 3.28.1 In accordance with the requirements of the Work Health and Safety (WHS) Act 2011, the design phase for the fit-out works will include safety in design workshops which will review the design to identify any risks associated with safety during the construction phase and safety during the operational phase.
- 3.28.2 The Lease requires the developer to ensure all contractors and subcontractors comply with WHS legislation appropriate to the building site.
- 3.28.3 The DFAT appointed client-side project manager has an obligation to monitor the developer's construction contractor's compliance with WHS requirements.

3.29 Authorities and Local Industry Consultation

- 3.29.1 All local, state, and federal legislation governing, or related to, the project will be complied with.
- 3.29.2 Throughout the project delivery, DFAT will comply with all relevant building codes, standards, and regulations.
- 3.29.3 During development of the proposal, consultation has occurred with:
- National Capital Authority (NCA).
 - ACT Fire and Rescue.
- 3.29.4 No issues of concern have been raised in relation to this project, however, DFAT and the developer will continue to consult and work closely with all relevant stakeholders, addressing concerns as required.

4. COST EFFECTIVENESS AND PUBLIC VALUE

4.1 Project Delivery Strategy

- 4.1.1 The Lease provides for the developer to construct the base building and deliver the integrated fit-out works.
- 4.1.2 The developer will be responsible for procuring all trade packages in accordance with the Commonwealth Procurement Rules (CPRs). The Lease provides a process whereby DFAT is involved in the trade package tender process including the final acceptance of the developer's trade package tender recommendations prior to contracting.
- 4.1.3 DFAT has engaged an architect, who has an office in Canberra, to design the 30% fit-out design. The consultant has designed several major office fit outs for Commonwealth departments in Canberra, and fit outs in Sydney and Melbourne. The consultant was engaged for a two-stage process, the first stage being due diligence on the architectural design of the proposed development. The second stage of design and documentation of the 30% fit-out works commenced on selection of the preferred site.
- 4.1.4 DFAT has also engaged a multi-disciplined engineering services consultant, who has an office in Canberra, to prepare the concept design for the building services. They have also been engaged for a two-stage process, the first stage being due diligence on the building services design of the proposed development. The second stage of concept design commenced on selection of the preferred site. As the Lease provides for the base building services engineers to design and document the integrated works, DFAT's consultant engineer team will continue as peer reviewers during the services design, documentation, and construction phases of the project.
- 4.1.5 DFAT has engaged a quantity surveyor to prepare the fit-out cost estimate based on the concept design. DFAT has also engaged a client-side project manager to coordinate the design and construction of the fit-out and to administer DFAT's obligations under the Lease including achievement of the milestones.
- 4.1.6 The Lease provides for the joint appointment of an Independent Certifier to act as an independent expert on a wide range of issues. This procurement is to be finalised, and a local Canberra based firm is expected to be appointed to this role.
- 4.1.7 The Lease also provides for termination of the contract if the project does not achieve the passing of the PWC Expediency Motion.

4.2 Project Cost Estimates

- 4.2.1 DFAT has established a total fit-out budget forecast of \$85.45m (GST exclusive) based on the concept design and advice from its Quantity Surveyor. DFAT also undertook a comprehensive scope and value management process to ensure the project cost achieved the best value for money outcome. Cost management will continue throughout the project should cost pressures increase at any stage. The project is currently in the development phase which includes preliminary planning and design activities. Development phase costs committed to date are \$1.28m and have been funded internally by DFAT and is exclusive to the fit-out budget.
- 4.2.2 A lease incentive payable to DFAT has been offered by the developer which will be used to fund the fit-out. DFAT will fund the remaining fit-out costs within existing department funds.
- 4.2.3 This budget forecast includes all consultancies (project management, design, cost planning, legal and documentation), escalation and an appropriate amount of contingency to mitigate current and anticipated market pressures through to 2026.
- 4.2.4 DFAT confirms the scope of work is within the project budget and meets operational requirements.
- 4.2.5 A breakdown of the project cost estimate is detailed in **Submission 1.1 - Annexure 5.2** (Confidential).

4.3 Public Value and Local Impact

- 4.3.1 The public value associated with the project includes:
- The improvement in operational efficiencies derived from co-location of three office locations into one building within immediate vicinity of the two other DFAT sites, the RG Casey Building and the future NSOP.
 - Efficient use of space and accommodating existing staff over a reduced footprint through the consolidation of multiple office sites.
 - Value for money associated with improved leasing costs in the new building.
 - Improved environmental and sustainability outcomes associated with modern and efficient building design and engineering systems.
 - Providing a long-term commitment to the DFAT Canberra based workforce.
 - Providing enhanced opportunities for engagement with partner nations and organisations supported by secure infrastructure.
- 4.3.2 DFAT do not foresee any negative impacts on the local community (including local business, traffic flow, transport, and community resources) because of the proposed fit-out of the Barton site.
- 4.3.3 The developer is obliged to ensure that an effective traffic management and site management plans are applied and all WHS requirements on the work site and surrounds are carried out and maintained in accordance with local and federal laws and regulations.

- 4.3.4 The project is expected to have a positive effect on the local economy through:
- Creation of jobs during construction and fit-out works including, but not limited to, consultants, construction workers and suppliers.
 - Use of locally sourced materials during construction.
 - Ongoing support for local trades and services through future maintenance and supply requirements.
 - Support of local retail businesses which will be frequented by DFAT workers and visitors to the new building.
- 4.3.5 The Commonwealth Property Management Framework notes the Department of Finance will determine if a potential move may adversely affect a local economy, transport and logistics infrastructure or give rise to adverse social and community effects. The Department of Finance have determined that a Local Impact Assessment is not required for this proposal.

5. PROGRAM

5.1 Construction Program

- 5.1.1 The key milestones for the project are:

Table 3: DFAT Canberra Property Portfolio

Activity	Indicative Date
Commence base building construction	February 2025
DFAT endorse integrated fit-out design	June 2025
Commence integrated fit-out construction	October 2025
Complete construction	September 2026
DFAT direct works	September 2026
Lease commencement	1 October 2026
Post implementation report submitted to PWC	January 2027
Defects Liability Period (DLP) ends	September 2027
Occupation	Early 2027

- 5.1.2 The program is subject to the passing of an Expediency Motion in 2024, the fit-out will be completed concurrently with the base building construction for completion in September 2026.

6. ANNEXURES

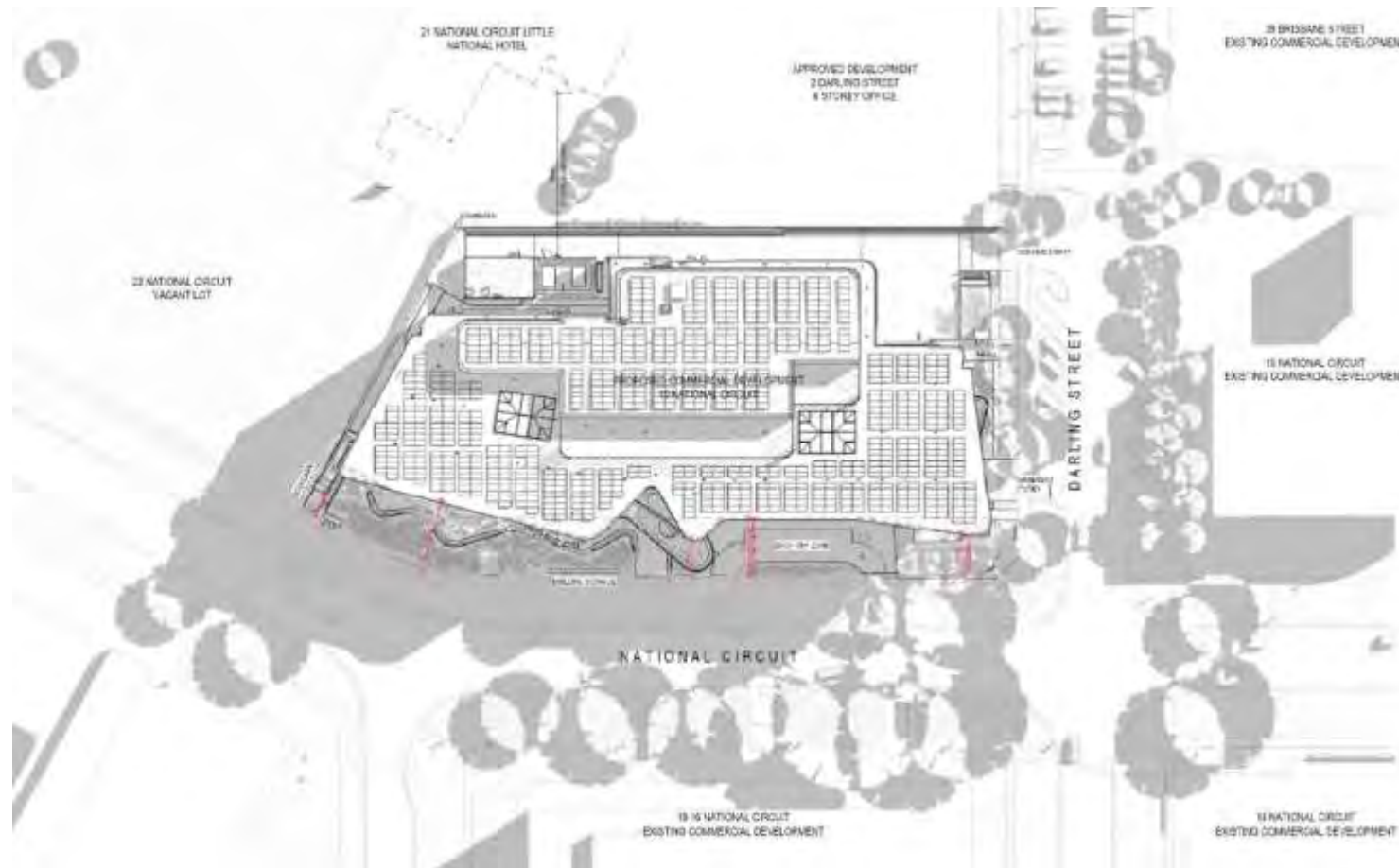
6.1 Current DFAT Canberra Office Locations



6.2 Proposed DFAT Canberra Office Locations



6.3 19 National Circuit Site Plan



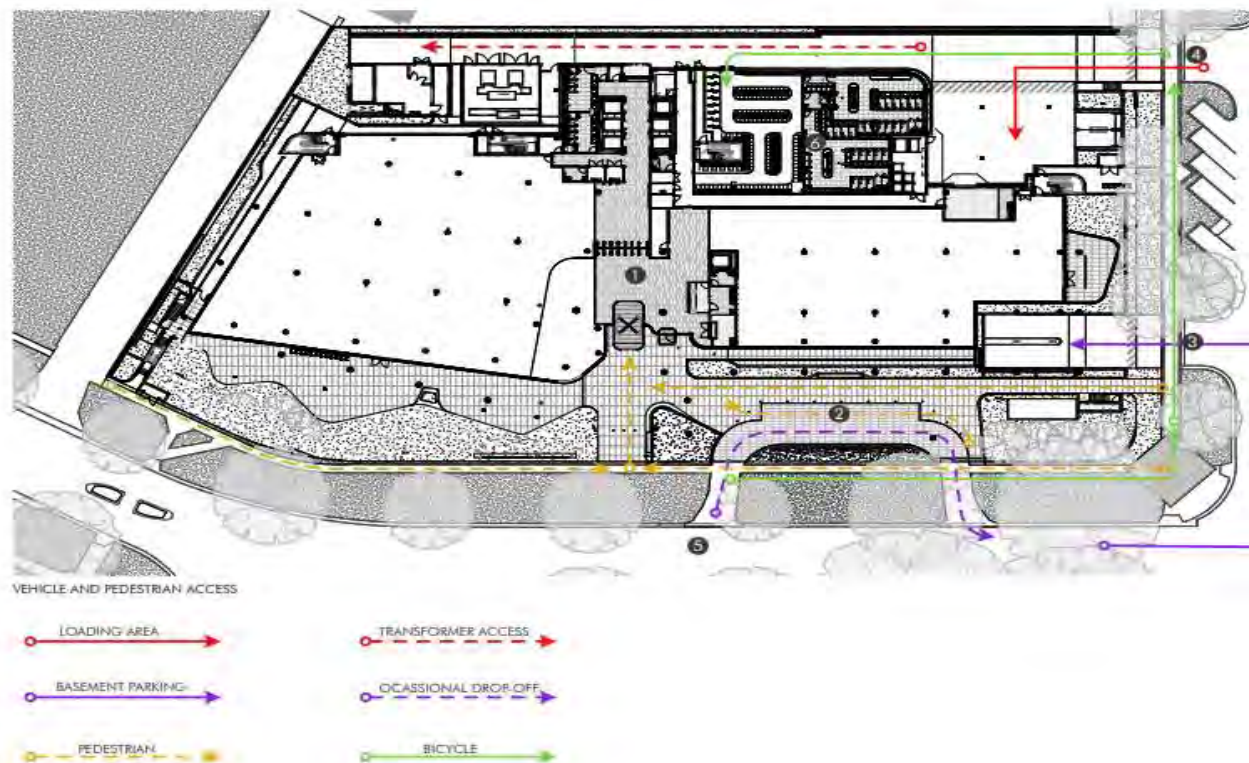
6.4 Perspective Renders





6.5 Building Access

BUILDING ACCESS



6.6 Building Materials



6.7 Indicative Fit-Out Layout

