



Submission No. 1.2 *sc 22/9/08*
(Fit-out of AFP Edmund Barton Building)

OFFICE OF THE CHIEF FINANCE OFFICER

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18 September 2008

Mr James Catchpole
Committee Secretary
Parliamentary Standing Committee on Public Works
House of Representatives
PO Box 6021
Parliament House
CANBERRA ACT 2600

Dear Mr Catchpole,

PROPOSED FITOUT OF THE EDMUND BARTON BUILDING

Thank you for referring a copy of a letter from the Department of the Environment, Water, Heritage and the Arts (DEWHA) dated 20 August 2008 commenting on the proposed fit-out of the Edmund Barton Building (EBB) for the Australian Federal Police (AFP).

As noted in the submission of DEWHA, the building owner Stockland has prepared a Heritage Management Plan in accordance with the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) which is now a legislated instrument.

The Heritage Management Plan of Stockland caters for the ability for the tenant, the AFP, to fit-out the EBB.

The AFP is aware of its obligations under the EPBC Act and fully appreciates the significant heritage value of the EBB.

Subject to the approval of the Parliamentary Standing Committee on Public Works with regards to the fit-out, the AFP will commence design development of the EBB and work closely with Stockland and DEWHA to ensure compliance with the Heritage Management Plan and the EPBC Act.

The AFP appreciates the advice provided by DEWHA in support of the proposal to fit-out the EBB.

Yours sincerely

Jon Brocklehurst
Chief Finance Officer



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Dear Mr Catchpole,

PROPOSED FITOUT OF THE EDMUND BARTON BUILDING

Thank you for referring a copy of the email dated 29 August 2008 from Harry Seidler and Associates (HS&A) relating to the fitout of the Edmund Barton Building (EBB) for the Australian Federal Police (AFP).

Stockland, as building owner of the EBB, has been managing communication and the relationship with HS&A up until now. The AFP understands that Stockland initially contacted Ms Penelope Seidler and Mr Peter Hirst of HS&A in 2005 to propose the redevelopment of the EBB, and that discussions have been held since this time between the parties in relation to the Heritage Management Plan and design of the base building upgrade.

The AFP entered into negotiations with Stockland in August 2007 with respect to the EBB, under conditions of non-disclosure in order to observe the requirements to carry out a business case in conjunction with the Department of Finance and Deregulation, obtain approvals from the Government to pursue this option as its new National Headquarters, and finalise the lease contracts.

The AFP in its dealings with Stockland has recognised the integral role performed by HS&A in the refurbishment of the EBB, and to agree any modifications to the physical security of the site once the AFP's fit-out is authorised to proceed and by taking into account the interests of all parties concerned.

As part of its risk assessment, the AFP has previously raised with Stockland the prospect of installing perimeter glazing to the undercroft of the EBB. Whilst noting the preliminary nature of these concepts, the AFP has gained assurances through Stockland that there were no major objections to these ideas. This feedback appears to be consistent with the email of HS&A on 29 August 2008.

The AFP has been advised by Stockland that HS&A had expressed an understanding for the need of a potential new tenant to consider the physical security of the site, and seek possible enhancements.

The AFP fully intends to work closely with HS&A to ensure its requirements to maintain the original design integrity of the building are not compromised. We

are confident that the necessary security measures for the ground floor of the EBB can be implemented and complement the appearance of the building. The AFP also intends to share ideas with HS&A to integrate vehicle barriers into the landscaping so that they are not obvious but still meet our security needs.

The AFP has procured and identified a design company from its panel of preferred suppliers to design the fit-out of the EBB. Subject to the approval of the Parliamentary Standing Committee on Public Works with regards to the fit-out, the AFP will commence the services of its designer and engage with HS&A to further the matters detailed in this letter.

The AFP appreciates the input of HS&A and acknowledges the need for a continuing program of strong consultation on the project.

We welcome the ongoing involvement and support of those parties with an interest in the heritage aspects of the EBB.

Yours sincerely



Jon Brocklehurst
Chief Finance Officer



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Dear Mr Catchpole,

PROPOSED FITOUT OF THE EDMUND BARTON BUILDING

We are in receipt of a copy of a letter from the Australian Federal Police Association (AFPA) dated 4 September 2008 commenting on the proposed fitout of the Edmund Barton Building (EBB) by the Australian Federal Police (AFP).

The AFP appreciates the support the AFPA expressed in its submission for the new National Headquarters proposal at the EBB.

The AFP makes the following observations with respect to the points raised in the submission of the AFPA:

- The AFP will give careful consideration to the security design of the EBB to ensure threats are treated appropriately and staff protected in accordance with assessed risks.
- The fitout design will incorporate functional and efficient workpoints designed to meet operational needs. The workpoints will also give staff the opportunity to adjust their individual work place to meet their particular needs and to suit the tasks being undertaken. Staff input into the design of the workpoints will be sought through the consultation process. The building layout provides excellent access to natural light and the opportunity to incorporate a modern, safe and environmentally friendly fitout.
- Staff amenities will include a child care centre, gymnasium, break-out areas, kitchen facilities for self-catered meals and a cafeteria.
- Smaller and larger meeting rooms will be provided throughout the building to cater for various size groups. The conference centre will provide facilities for larger gatherings.
- The basement parking is being increased by 100 car spaces. The AFP will be implementing a number of strategies to promote a reduction of vehicle usage at the EBB. These strategies include a review of AFP pool vehicles, the promotion of car pooling and the use of public transport facilities which are in close proximity, and options for cycling and walking. The AFP will also

consider approaching the ACT Government to further increase the number of bus routes and the provision of public car spaces specifically for car pooling.

The AFP acknowledges the need for a continuing program of strong staff consultation on the project as the design develops and welcomes the ongoing involvement and support of the AFPA and its members as part of that process.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Jon Brocklehurst', written over a faint circular stamp or watermark.

Jon Brocklehurst
Chief Finance Officer



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Dear Mr Catchpole,

PROPOSED FITOUT OF THE EDMUND BARTON BUILDING

Thank you for referring a copy of the email dated 21 August 2008 from Landmark Owners Corporation relating to the fitout of the Edmund Barton Building (EBB) for the Australian Federal Police (AFP).

The AFP acknowledges the support for the project of the Landmark Owners Corporation Executive Committee, noting concerns relating to traffic and pedestrian movement in the area, public car parking and the size and timing of the proposed Section 9 development nearby.

Stockland, the building owner of the EBB, has been in consultation with various authorities including the National Capital Authority (NCA), Australian Capital Territory Planning & Land Authority (ACTPLA), Territory and Municipal Services (TAMS), and the Department of the Environment Water Heritage and the Arts (DEWHA) since 2005 in planning for the refurbishment of EBB.

Stockland, in collaboration with the relevant authorities and the AFP, are currently reviewing the building entry locations and pedestrian access to the EBB with the view that any changes made will provide improvements in safety and convenience for all parties in the vicinity.

The refurbishment of the EBB by Stockland will cater for 311 car parks, which is an increase of 100 spaces over the current capacity of the site.

In turn, the AFP as the proposed new occupant of the EBB is likely to have staff numbers which resemble the former tenant, the Department of Agriculture, Fisheries and Forestry (DAFF). It is therefore expected that the AFP's relocation to the EBB will ease demand and not create additional car parking issues to those experienced when DAFF operated out of the EBB.

Under current planning, the AFP expects to allocate the car spaces of the EBB to include SES vehicles, official vehicles, visitors, disabled parking, OH&S special needs and spaces for staff utilising car pooling.

The AFP will also be seeking to implement a number of strategies to promote a reduction of vehicle usage at the EBB. These strategies include a review of AFP pool vehicles, the promotion of car pooling and the use of public transport facilities which are in close proximity, and options for cycling and walking. The AFP will also consider approaching the ACT Government to further increase the number of bus routes and the provision of public car spaces specifically for car pooling.

As it relates to the concerns of Landmark Owners Corporation about parking and traffic during the construction period, it is important to recognise that Stockland and its base building contractor, together with the relevant authorities, have completed a Pedestrian and Traffic Management Plan. This plan addresses working hours, site access, vehicle movement, parking, heavy vehicles and pedestrian traffic. The proposed controls are designed to minimise issues for local traffic and we also acknowledge that construction traffic must not pass through the property of Landmark Owners Corporation.

The EBB refurbishment does not increase the height of the building. Any proposals to change the building height limits in Barton, as mentioned in the submission of Landmark Owners Corporation, do not apply to the EBB proposal.

The AFP is aware of the proposed development of car parking facilities in Section 9, and will be interested in the future planning for this initiative.

The AFP will participate and consult with the broader community of Barton and take into consideration any concerns that may arise wherever possible during the planning, construction and occupation of the EBB.

Yours sincerely,



Jon Brocklehurst
Chief Finance Officer



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Dear Mr Catchpole,

PROPOSED FITOUT OF THE EDMUND BARTON BUILDING

Thank you for referring a copy of the letter dated 25 August 2008 from the Director of the Government Energy Efficiency Team in the Department of the Environment, Water, Heritage and the Arts (DEWHA) relating to the fit-out of the Edmund Barton Building (EBB) for the Australian Federal Police (AFP).

The AFP has met with the Government Energy Efficiency Team of DEWHA to explain the proposed energy performance and efficiency features of the EBB and associated terms and conditions specified in the lease contracts between the AFP and the building owner Stockland.

The AFP noted from these discussions that the Government Energy Efficiency Team of DEWHA was satisfied with our focus and intent with respect to compliance with the Energy Efficiency in Government Operations policy, which is consistent with the submission of 25 August 2008.

In its letter, the Government Energy Efficiency Team of DEWHA indicated that the specification of the specific power factor estimated at maximum load should be considered by the AFP.

The AFP has subsequently engaged with Stockland and been advised that the power factor for the EBB has been corrected to achieve a figure of 0.98 at maximum load, which is very close to the optimum power factor of 1.00 that can be achieved.

The AFP appreciates the input provided by the Government Energy Efficiency Team of DEWHA and will invite further consultation on the matters raised in its submission.

Yours sincerely

Jon Brocklehurst
Chief Finance Officer