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Australian Government
Department of Human Services
Child Support Agency
Medicare Australia



**PROPOSED FITOUT OF NEW LEASED PREMISES
FOR THE HUMAN SERVICES PORTFOLIO
AT GREENWAY ACT**

STATEMENT OF EVIDENCE

**TO THE
PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

**HUMAN SERVICES PORTFOLIO
GREENWAY ACT
MAY 2011**

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GLOSSARY

Abbreviation	Definition
ACT	Australian Capital Territory
ACTPLA	ACT Planning & Land Authority
ADCL	Agreement to Design, Construct and Lease
AS	Australian Standard
AS/NZS	Australian/New Zealand Standard
BCA	Building Code of Australia
BCII	<i>Building and Construction Industry Improvement [Act 2005]</i>
CBA	Cost Benefit Analysis
CCTV	Closed Circuit Television
CO ₂	Carbon Dioxide
DA	Development Application
DoFD	Department of Finance & Deregulation
ESD	Ecologically Sustainable Development
FRB	Functional Requirements Brief
FSA	Facilities Services Agreement
GDC	GDC (ACT) Pty Ltd
GST	Goods and Services Tax
ICT	Information and Communications Technology
NABERS	National Australian Built Environment Rating System
NLA	Net Lettable Area
PWC	Parliamentary Standing Committee on Public Works
REOI	Request for Expression of Interest
RFP	Request for Proposal
SES	Senior Executive Service

1 SUMMARY

- 1.1.1 This submission is provided as evidence to assist consideration by the Parliamentary Standing Committee on Public Works(PWC) of a proposal by Centrelink, on behalf of the Human Services portfolio (the portfolio), to expend \$38.55million on the fitout of a 26,000 square metre net lettable area (NLA) new office building being planned for construction and lease on a vacant site in Cowlshaw Street, Greenway, ACT.
- 1.1.2 On 23 February 2011 the portfolio executed a conditional Agreement to Design, Construct and Lease (ADCL) for a further 26,000 m² NLA office building in Greenway, due for completion in June 2013. This project is informally named the Clancy Project.
- 1.1.3 The Agreement is with the Greenway Development Corporation ACT Pty Ltd (GDC), a company owned by Amalgamated Property Group, a Canberra based developer with extensive experience in the development of both commercial and residential property in the ACT and Queensland.
- 1.1.4 The new Cowlshaw Street building was originally intended to accommodate Centrelink's National Support Office staff and facilities. In accordance with the Government's Service Delivery Reform program, which the then Minister for Human Services announced on 16 December 2009, the building is now intended to accommodate staff from across the portfolio.
- 1.1.5 The proposed new Cowlshaw Street building will enable about 90% of the portfolio's national office staff to co-locate into sites in the Tuggeranong Town Centre precinct. This will enable the portfolio to relinquish a number of smaller (and in some cases sub-standard) leases in Tuggeranong, Symonston, Belconnen, Woden and Griffith.
- 1.1.6 The building will be purpose designed and built, and will be fitted out with 1,747 workpoints to accommodate staff at a density of no more than 16 m² per occupied workpoint in accordance with the target set by the Department of Finance & Deregulation (DoFD). It will meet the Commonwealth's Energy Efficiency policy of 4.5 star National Australian Built Environment Rating System (NABERS).

2 IDENTIFICATION OF NEED

2.1 The Human Services Portfolio

- 2.1.1 The Department of Human Services was established on 26 October 2004 to improve the development and delivery of government social and health-related services to the Australian people. The portfolio brings together four service delivery agencies – the Department of Human Services, Centrelink, Medicare Australia and Australian Hearing.

2.1.2 **The Department of Human Services** consists of the central department, the Child Support Program and CRS Australia (formerly the Commonwealth Rehabilitation Service).

- The central department directs, coordinates and brokers improvements to service delivery, provides policy advice on service delivery matters to government, and ensures efficient implementation of government service delivery.
- The Child Support Program gives separated parents the financial and emotional support necessary for their children's wellbeing.
- CRS Australia helps people with a disability, injury or health condition to get and keep a job, by providing individual rehabilitation programs and helping employers to keep their workplaces safe.

2.1.3 **Centrelink** delivers a range of government payments and services to Australians, including retirees, families, carers, parents, people with a disability, Indigenous people, and people from diverse cultural and linguistic backgrounds. Centrelink also provides services at times of major change and emergency.

2.1.4 **Medicare Australia** looks after the health of Australians through efficient services and payments, such as Medicare, the Pharmaceutical Benefits Scheme, the Australian Childhood Immunisation Register and the Australian Organ Donor Register.

2.1.5 **Australian Hearing** is a statutory authority that provides a full range of hearing services for children and young people up to the age of 21, eligible adults and age pensioners, and most war veterans.

2.2 **Service Delivery Reform**

2.2.1 On 16 December 2009 the then Minister for Human Services announced the start of the reform to government service delivery to develop a modern, flexible, whole-of-government service delivery system. This will enable the Australian Government to better meet the needs and expectations of the Australian people, and to achieve policy outcomes, while delivering services more efficiently.

2.2.2 Service Delivery Reform represents a fundamental transformation of government services delivered through the Human Services portfolio. The portfolio has a combined customer base almost equal to the entire Australian population and a workforce which comprises nearly a quarter of the Australian Public Service.

- 2.2.3 Service delivery reform is focused on several areas of service delivery improvement that will:
- provide more convenient services through the co-location of offices and the integration of portfolio websites and phone numbers to bring services together;
 - deliver more coordinated services through improved assistance and intensive case coordination support for those who suffer from multiple disadvantages;
 - utilise technological advances to provide modern services such as online forms and letters, single online accounts and the automation of customer transactions to reduce the time people have to interact with government;
 - provide tailored services that are targeted to the needs of people and their particular circumstances; and
 - improve mobile and visiting services for people living in remote areas or who are socially isolated.
- 2.2.4 Services will be transitioned from fragmented and separated program and process-based approaches to service offers that are coordinated, tailored and put people first. Services will be simplified and automated giving people the option to self-manage their own interactions with government.
- 2.2.5 Moving away from this fragmented approach will progressively enable front-line staff to provide more managed services and improved case coordination for those in need of more intensive support. This will help to prevent people falling through the cracks and provide better policy outcomes for government.
- 2.2.6 As part of Service Delivery Reform, the Government has introduced legislation to reconstitute the Department of Human Services, Centrelink and Medicare Australia as a single department with effect from 1 July 2011. In the meantime, Centrelink is conducting the procurement of the subject office building on behalf of the Human Services portfolio.
- 2.2.7 The Government has given a specific commitment to integrate enabling support services, including ICT, ministerial and parliamentary, legal services, people services, communications, corporate support, audit and assurance functions, finance, property management, procurement and human resources.
- 2.2.8 While the initial integration of most of those functions has occurred, many remain physically dispersed. The new building provides the medium-term cornerstone to finalise delivery of the Government's specific commitment to integrate enabling support services as detailed at paragraph 2.2.7 above

and forms the backbone of the Corporate Office Accommodation Strategy currently being implemented by the portfolio.

2.3 Project Objectives

2.3.1 There are four key imperatives for the portfolio's lease and fitout of the new building. They are to:

- secure a further major lease in Tuggeranong to accommodate the portfolio's medium to long term operational requirements;
- mitigate the operational inefficiencies of operating from dispersed sites, and thereby facilitate delivery of the Government's specific commitment to integrate the portfolio's enabling support services under the Service Delivery Reform program;
- contribute to the portfolio's overall environmental performance, and to enable a number of expiring leases that would not meet minimum Commonwealth environmental performance and disability access standards to be vacated; and
- meet DoFD's specified office building occupancy density of no more than 16 m² per occupied workpoint.

2.4 Human Services Accommodation Requirements

2.4.1 The national offices of the portfolio's agencies are currently dispersed throughout Canberra. The workforce of approximately 6,700 employees is now accommodated in around 106,000 square metres of leased accommodation in 26 leases in Tuggeranong, Symonston, Belconnen, Woden and Griffith. Appendix A provides the location, NLA's and expiry dates of these leases.

2.4.2 The portfolio's Corporate Office Accommodation Strategy is to consolidate into eight core leases totalling approximately 104,000 square metres by the end of 2013. The existing Caroline Chisholm Centre (40,239 square metres) and the proposed new Cowlshaw St building (26,000 square metres) are the cornerstones to this strategy.

2.4.3 Investigations are currently underway for a further new site of up to 10,000 square metres which is to be available by the end of 2012. The fitout of this proposed new lease is expected to be notified to the PWC as medium works.

2.4.4 The other five sites will be selected based on compliance of the building with the Commonwealth's energy efficiency requirements, location, quality of the building and fitout, floor plate efficiency and commercial terms. Flexibility will be a primary consideration to meet growth or reductions in the portfolio's long term staff numbers. The strategy has identified a number of combinations for

these five sites in order to maximise the portfolio's negotiation position on new leases.

- 2.4.5 Appendix B provides a table of the eight leases in six buildings targeted for vacation on completion of the Cowlshaw Street development. Appendix C is a location plan of these buildings. Vacation of these leases has been identified as a priority due to their locations.
- 2.4.6 Based on current staffing numbers, the 104,000 square metres over the eight core sites will target an occupancy density of marginally less than the 16 square metres per occupied workpoint required by DoFD. This target will include an allowance for a 7% workpoint vacancy rate which is sufficient to manage internal occupational churn and minor fluctuations in staff numbers.
- 2.4.7 Contingency planning is also under way if commercial negotiations do not proceed as expected. Two smaller sites have been identified as having the potential to accommodate staff as a surge capability past 2013 should Government priorities require.

2.5 Description of Proposal

- 2.5.1 Centrelink commenced its procurement of this proposed new building with the release of an open Request for Expression of Interest (REOI). The specification for the building was based on the Caroline Chisholm Centre brief but with increased specifications for a data centre and TV studio. These facilities are currently located in the Tuggeranong Office Park. Two respondents with sites in Greenway large enough to fit a building which would achieve Centrelink's co-location objectives were short-listed.
- 2.5.2 Centrelink released a subsequent Request for Proposal (RFP) to the two short-listed respondents to the REOI. This process did not identify a value for money solution and was concluded in May 2010.
- 2.5.3 A review of the portfolio's accommodation strategy in 2010 confirmed that the optimum accommodation solution would be provided by a second development in Tuggeranong with completion by mid-2013 to align with the expiry of current leases. The specification for this new building, however, could be reduced by not including the data centre and TV studio. Centrelink obtained probity advice which allowed it to conduct a direct source procurement process with the two short-listed proponents. Subsequent negotiations culminated in an ADCL being executed with GDC on 23 February 2011 for a new building at Section 16 Block 10 Greenway on Cowlshaw Street.
- 2.5.4 The Functional Requirements Brief (FRB) for the new Cowlshaw Street building has substantially mirrored the Base Building Development Brief for the Caroline Chisholm Centre. The Caroline Chisholm Centre has proved to be a highly beneficial lease acquisition for Centrelink and provides a valuable

model for the delivery of such accommodation. Many of the functional, environmental and access features that have been successfully incorporated in the Caroline Chisholm Centre and proved so beneficial to occupants are also to be provided by GDC under its ADCL for the new building.

- 2.5.5 The Cowlshaw Street development will comprise two parallel buildings generally of four storeys with a central enclosed atrium connecting both buildings, and a separate four level structured carpark. The NLA of 26,000 square metres is the largest building which can be accommodated on the site. Indicative plans, renders and elevations of the complex are provided at Appendices E to J.
- 2.5.6 The atrium has predominantly glazed ends extending to the roof, which also has elements of glazing. The central atrium accommodates circulation balconies, open access stairs and lift-banks, and creates a focus for staff movement within a climate controlled light and airy space. The cafe and conference rooms are accessed directly from the ground level of the atrium.
- 2.5.7 The adjoining four level structured carpark will provide parking for 721 cars, 28 motorcycles and 117 bicycles, and includes provision for disabled parking. The carpark will be serviced by a lift providing staff with access to the ground floor staff entrance to the building. The structure will be naturally ventilated and surrounded by a landscape of screening trees and bushes.
- 2.5.8 The base building will feature:
- sound environmental and energy-efficient design, and ongoing management practices including a 4.5 star National Australian Built Environment Rating System (NABERS) rating;
 - large office floor plates on the above-ground floors, at an average size of approximately 5,220m², facilitating a variety of fitout options, including open space workstation planning and enclosed office planning;
 - central shared facilities zones to encourage staff interaction;
 - fittings and finishes, at a minimum, equivalent to that of the Caroline Chisholm Centre;
 - staff showers, lockers, bicycle and motorcycle parking;
 - provision for a café;
 - a high level of amenity to provide equitable access for persons with disabilities; and
 - flexible building services capable of being readily configured to meet the portfolio's changing fitout requirements.

- 2.5.9 The fitout will complement the base building design and will create a contemporary workplace which is innovative, flexible and economical, and will be capable of being quickly, economically and sustainably adapted to meet the portfolio's changing operational requirements.
- 2.5.10 Fitout planning and design parameters for the new building are detailed at section 3.8 below, and are based on the model already proven at the Caroline Chisholm Centre. These include:
- provision of a range of working styles, including hotelling points for short term visiting staff;
 - adaptable workstations and demountable partitioning systems to facilitate office reconfigurations; and
 - design to achieve a 4.5 star NABERS rating.

2.6 Other Accommodation Options Considered

- 2.6.1 Before embarking on the procurement of the new building, Centrelink considered options of remaining in its existing leases. Those options were severely constrained by the relatively poor standard of many of those buildings, and the limitation on their capacity to be refurbished to meet the minimum energy ratings required for lease by Commonwealth agencies.
- 2.6.2 Furthermore, longer term commitment to the dispersed leases prevented the portfolio from achieving its 16m² occupational density standard, and eliminated opportunities for operational and financial benefits through the co-location of the majority of the portfolio in one business precinct.
- 2.6.3 The Cost Benefit Analysis (CBA) also confirmed the financial benefits of another new building in Tuggeranong over the option of remaining in existing accommodation.

2.7 Fitout Delivery

- 2.7.1 Under the ADCL, Centrelink preserves its rights to have the fitout designed and constructed under a range of delivery mechanisms intended to optimise market competition and competitive pricing.
- 2.7.2 Those delivery options also permit the portfolio to make key fitout decisions as late as possible in the fitout process to enable it to incorporate emerging business needs and minimise costly variations, while still capturing opportunities for base building and fitout integration.
- 2.7.3 The delivery options available to the portfolio include:
- requiring the developer to design the entire fitout, tender the trade packages and, following portfolio approval, construct the fitout under a

fixed price contract, with a pre-agreed fee structure prescribed under the ADCL. Should the trade package tender process not produce a value for money outcome, then the portfolio could terminate the fitout arrangement and undertake the fitout construction following completion of the base building;

- requiring the developer under the terms of the ADCL to design and construct 'pre-fitout' or 'integration' works for those fitout elements most efficiently and economically undertaken concurrently with the base building design and construction. Such works would typically include in-ceiling data and voice reticulation, electrical cabling and supplementary air-conditioning to service meeting rooms and other specialist facilities; or
- undertaking the balance of the fitout (excluding pre-fitout) following completion of the base building. Under this arrangement the portfolio is likely to have its architects and engineers complete the fitout design, and tender for a head fitout contractor to construct the fitout, possibly under a fixed-price contract.

2.7.4 Under each of the options the portfolio retains the ability to directly contract for the supply of those fitout elements such as workstations, furniture and security systems which are more efficiently procured directly by the portfolio. The installation component can then be novated to the developer for coordination.

2.7.5 The key consideration in assessing options for design of the fitout has been the need for fitout infrastructure and management systems to facilitate rapid, economical and sustainable refit to meet changing operational needs.

2.7.6 The portfolio's preference is to have the developer design and construct the fitout concurrently with the base building design and construction, as this is generally the most efficient and cost effective delivery mechanism, and avoids double payment of rental during the fitout period.

2.8 Reasons for Adopting Proposed Course of Action

2.8.1 The portfolio adopted its ADCL contract arrangements for the fitout in order to:

- capture the benefits of integrating pre-fitout works with base building design and construction;
- structuring its milestone dates for design as late as possible to provide flexibility should its rapidly changing business operations mean substantial changes to fitout requirements;

- permit the separate tendering of various fitout elements such as workstations and furniture which require ongoing supply and servicing; and
- ensuring all trade packages are tendered in accordance with Commonwealth Procurement Guidelines.

2.9 Project Budget and Funding

- 2.9.1 A budget of \$38.55 million (excluding GST) has been established for the tenant fitout based on cost estimates by the portfolio's consulting quantity surveyors and cost planners, WT Partnership. This cost estimate includes contingency, projectmanagement, design, trade packages, documentation and escalation to 2013. The estimate assumes that the developer will undertake pre-fitout works integrated with the base building design and construction.
- 2.9.2 The portfolio has confidence that the fitout can be delivered within budget. The fitout inclusions and standards will be similar to that of the Caroline Chisholm Centre which, in2007/08, proved to be readily buildable, economical andfit-for-purpose.Furthermore, WT Partnership have maintained a 10% contingency on trade package costs and fees, and allowed 3.0% annual escalation to the time of construction (rounded to 5% compound to mid2013).
- 2.9.3 Funding for the project will come from within the existing portfolio capital budget.

2.10 Project Program

- 2.10.1 The indicative program for key phases of the overall base building and fitout procurement and construction are as follows.

Phase	Dates
Execution of ADCL	23 February 2011
Development approval	3 May 2011
Right to terminate if funding appropriation not obtained	30 June 2011
Developer commences base building construction	Mid-May 2011
Developer commences fitout design	Early September 2011
Base building commissioning and capacity testing	March/April 2013
Building ready for occupation	End June 2013

2.11 Risk Management

- 2.11.1 The extensive risk assessment and management processes applied throughout the procurement and development phases of the Caroline Chisholm Centre project proved to be realistic and contributed to delivery of that building ahead of schedule and with no variation to the contracted lease rent. The building fitout was finalised at less than 2% over the original budget amid significant organisational changes and consequential fitout redesign prior to fitout construction.
- 2.11.2 The portfolio has applied the same rigour to its risk assessment and planning for the new building, and has drawn heavily on its earlier Caroline Chisholm Centre experience to inform those processes.
- 2.11.3 Specialist external probity and legal advice has helped to inform the risk assessment processes, and will continue to be drawn upon to support extensive risk mitigation measures that are to be applied throughout the project.
- 2.11.4 Risk management plans have been developed covering:
- implementation of the accommodation strategy;
 - ADCL procurement;
 - ADCL administration, with specific emphasis on contractual, business and operational risks; and
 - another ADCL administration risk management plan addressing risks associated with delivery of the technical building proposal offered by GDC.
- 2.11.5 The overall level of risk associated with the portfolio co-location and the associated acquisition of the new building lease is considered to be low in terms of both its potential impact on portfolio operations and financial outcomes. The portfolio has already demonstrated with the Caroline Chisholm Centre development its ability to successfully undertake projects of this scale. While the scale of the new building development and its fitout is relatively large, the nature of this transaction is similar to that for other pre-commitment lease agreements which the portfolio routinely executes in managing its accommodation requirements across the country.
- 2.11.6 The key factors contributing to the minimisation of the overall risk are:
- there are adequate remedies available to the portfolio if the developer defaults under the ADCL, e.g. performance guarantee, bank undertakings;

- the portfolio will not spend money on the building itself, and will not acquire an interest in the building asset; and
- the portfolio will make only minimal financial commitments for fitout design and project management during the first year of the ADCL, and will not face any significant risk exposure until the second year when it may have executed fitout contracts and committed to vacate existing leases.

2.12 Environmental Impact Assessments

- 2.12.1 The portfolio is committed to using its position in the office leasing market to influence the sustainable design and management of buildings, and to demonstrate to the community its sound environmental stewardship and social responsibility.
- 2.12.2 The new building provides a further opportunity to demonstrate that commitment, and the portfolio intends to take a leading role in working with the developer to ensure that the building design will be based on sound environmental and energy-efficient design and ongoing management principles and practices.
- 2.12.3 The ADCL requires the developer to enter a Green Star Certification Agreement with the Green Building Council of Australia, and obtain 4 Star Green Star ratings for both office 'design' and 'as built'. The developer will also be required to obtain the same ratings for the tenant fitout, should those works be awarded to the developer.
- 2.12.4 Those ADCL requirements have in part contributed to many of the Ecologically Sustainable Development (ESD) related features of the development including:
- extensive staff and visitor bicycle racks;
 - showers and lockers for runners, walkers and cyclists and for everyday staff use;
 - close proximity to the Tuggeranong bus interchange, enabling staff to commute conveniently by public transport;
 - ability to install solar power panels on the building at a later date, as part of the co-generation strategy;
 - energy metering systems with very high accuracy to verify utility metering;

- stormwater and greywater capture, treatment and recycling, along with split path reticulation for landscape irrigation and for building flushing and cleaning systems;
- high level CO₂ monitoring in the building to better control the use of outside air. This reduces energy use, as it lowers the requirement for tempering unnecessary fresh air volumes;
- enhanced lighting control;
- a four person meeting room air conditioning design strategy which minimises energy use and costs by reducing the need for fan coil units; and
- hot water systems with solar reheats. Solar reheat typically applies to 25% of the hot water whilst this development will apply to 50% of the hot water.

2.12.5 The building will be designed, constructed and operated to meet NABERS requirements at 4.5 Star level at the completion of 12 months of operation, for both the base building and the tenancy fitout. The building owner is required to execute a Commitment Agreement with the NABERS Administrator in respect of the base building, and the portfolio will execute a Commitment Agreement for the fitout.

2.12.6 It is proposed that the fitout will meet and often exceed current Commonwealth policy obligations. The key performance indicators adopted for the fitout works include:

- energy effective design and construction, with the aim of achieving a 4.5 Star NABERS tenancy rating;
- water efficiency targets that aim to reduce overall potable water consumption;
- ESD principles in the selection of materials associated with fitout construction and management; and
- effective facilities management and maintenance to minimise energy consumption and eliminate construction waste to landfill associated with minor refits of the tenancy.

2.13 Heritage Considerations

2.13.1 The site has not been developed previously, and there are no known heritage issues which are required to be addressed by this submission.

2.13.2 The ACT Planning & Land Authority (ACTPLA) will also consider these matters during its Development Application (DA) assessment.

2.14 Compliance with Commonwealth Policies

2.14.1 The developer must comply with relevant Commonwealth policies including:

- Fair Work Principles as set out in the Fair Work Principles User Guide;
- National Code of Practice for the Construction Industry (the Code) and the Australian Government Implementation Guidelines for the Code;
- its obligations under the *Equal Employment Opportunity for Women in the Workplace Act 1999* (Commonwealth); and
- the *Building and Construction Industry Improvement Act 2005* and the Australian Government Building and Construction OHS Accreditation Scheme established by the BCII Act and administered by the Office of the Federal Safety Commissioner.

2.15 Consultation Carried Out among Relevant Stakeholders

2.15.1 The portfolio has worked closely with its agencies in the development of this proposal, and leveraged off earlier consultation processes conducted for the Caroline Chisholm Centre development.

2.15.2 A staff Communication and Consultation Plan is being developed to ensure that staff are informed of progress with the development and have opportunities to provide their views. Briefings for Canberra-based portfolio staff are anticipated throughout the second half of 2011.

2.15.3 Formal consultations have been conducted with a range of Commonwealth Agencies including:

- Department of Finance and Deregulation;
- Department of Climate Change & Energy Efficiency;
- PWC Secretariat;
- Office of the Federal Safety Commissioner;
- Department of Education, Employment & Workplace Relations; and
- ASIO Protective Security Section (T4).

2.15.4 The developer, in support of its DA, has consulted with ACT authorities including:

- ACTPLA;
- Department of Territory & Municipal Services; and
- ACT Fire Brigade.

Public consultation on the DA for the new building closed on 8 February 2011, and ACTPLA is expected to make a determination on the DA by about 3 May 2011.

2.15.5 The portfolio's consultant team includes:

- Sparke Helmore Lawyers (Probity Adviser);
- Minter Ellison Lawyers (Legal Adviser);
- Integrated Space Pty Ltd (Architect);
- Barmco Mana Partnership (Engineer);
- Norman Disney & Young (Engineer);
- Herron Todd White (Valuer);
- WT Partnership (Quantity Surveyor and Cost Planner);
- Inscope Property Solutions Pty Ltd (Project Adviser); and
- Xact Project Consultants Pty Ltd (Negotiation Adviser).

2.16 Revenue to be Derived from the Project

2.16.1 The new building café operation will be tendered out under a licensing arrangement which will ensure the recovery of the Commonwealth's costs in providing these facilities. In order to protect its new building services warranties, the portfolio will fit out these facilities rather than require the operator to fit them out. This should attract more competitive tenders, better financial returns, and better standards of service. It is considered that such facilities form a vital part of the informal workspace.

3 TECHNICAL INFORMATION

3.1 Project Location

- 3.1.1 The new building is being constructed at Block 16 Section 10 Greenway, in the northern part of the Tuggeranong Town Centre precinct.
- 3.1.2 The location of the new building is shown at Appendix E.

3.2 Site Description

- 3.2.1 Block 16 Section 10 Greenway is a 2.142 hectare undeveloped piece of land. The block is a triangular site and has an existing street frontage on three sides; to the northwest and northeast on Eileen Good Street, and to the south on Cowlshaw Street, a main street connecting Athllon Drive and Anketell Street. Appendix F provides a site plan showing the layout of the building and carpark on the site.
- 3.2.2 The site falls in level from the southwest corner to the northeast corner by over five metres in an even gradient with a steeper depression in the southeast corner. This slope has been capitalised upon in the planning of the basement areas and service access to the southeast of the site, minimising the amount of cut and the production of spoil.

3.3 Zoning, Site Planning and Approvals

- 3.3.1 Planning and development responsibility for the site rests with the ACTPLA. The Planning Control Plan prepared in 2006 to accompany the ACT Government's auction of the land provides for a mixed use development, and establishes development criteria including boundaries, access points, primary building address and frontage, verge improvement zones and setbacks.
- 3.3.2 The developer is responsible for ensuring that the development complies with the ACT Government's master planning and site planning requirements. ACTPLA is currently considering the developer's DA.
- 3.3.3 No future development is planned for the site.

3.4 Land Acquisition

- 3.4.1 A 99 year lease term commenced on the land on 30 October 2006. GDC was registered as the sole proprietor of the site on 14 December 2010 and holds the whole lease.

3.5 The Development Agreement

- 3.5.1 The development agreement for the new building has been based on that used to deliver the Caroline Chisholm Centre and comprises:

- an ADCL and Lease governing the obligations of the parties during the design and construction process and specifying the form, functionality and quality of the building to be provided by the developer. Once the building is independently certified as complying with the ADCL requirements, the Lease will then be executed;
- a draft Lease covering the commercial terms and conditions under which the portfolio will occupy the premises and the obligations of the landlord to operate, repair and maintain the building over the term of the Lease;
- a Facilities Services Agreement (FSA) that forms part of the Lease and amplifies, supplements and in some instances adds to the obligations of the landlord under the Lease. The FSA details the minimum standards for the provision by the landlord of certain activities of particular importance to the tenant's occupation, including maintenance planning, indoor environmental conditions to which the building is to be operated, and further obligations for the landlord to provide Additional Facilities Services to the Tenant;
- both the Lease and FSA impose obligations on the owner to achieve and maintain the NABERS rating.

3.6 Project Scope

3.6.1 The fitout of the new building will be based on the Human Services Accommodation Guidelines 2011.

3.6.2 The fitout will include:

- enclosed offices for Senior Executive Service (SES) officers;
- open plan workstations for Executive Level 1 and 2 and APS level employees;
- flexible modular office design utilising workstations and demountable partitions;
- standard workstations and personal storage units;
- one major entry reception/security control point;
- hotelling work points;
- compactus, shared storage, resource and photocopier/printer rooms;
- meeting, break out and carers rooms, first aid rooms and a prayer room;

- carers and first aid rooms;
- building facilities help desk;
- a café;
- lockers and bicycle racks;
- white goods and loose furniture; and
- data and voice cabling and additional packaged air conditioning to support information and communication technology.

3.7 Applicable Codes and Standards

- 3.7.1 The fitout will be designed and constructed in accordance with the Building Code of Australia (BCA), its referenced Australian Standards and ACTPLA requirements.
- 3.7.2 Particular emphasis will be placed on meeting the performance objectives of the new Premises Standards, referenced in the BCA, to optimise access for people with disabilities.

3.8 Fitout Planning and Design Objectives

- 3.8.1 The vision for the portfolio co-location has led to a number of key design objectives for the fitout, including the following:
- it will be 'leading edge', creating a contemporary workplace;
 - it will be innovative and offer a variety of spaces and work styles;
 - it will be readily adaptable to meet changing business needs;
 - it will encourage staff interaction and foster internal engagement and communication;
 - it will provide a high level of amenity for staff; and
 - it will contribute to the portfolio's attainment of no more than 16m² per occupied workpoint; the space standard established by DoFD for Commonwealth office accommodation.

3.9 Fitout Design Principles and Provisions

- 3.9.1 Design principles and provisions for selected elements of the fitout are outlined below, and generally reflect the provision in the Accommodation Guidelines.

3.9.2 General Office Areas:

- will be designed with a flexible generic layout capable of being readily, economically and sustainably adapted to meet the changing business need of the portfolio tenants;
- will utilise modular and moveable workstation furniture that provides functional support, storage and visual privacy;
- will preserve natural light and views, with the majority of staff to be within 12.5 metres of a window (being an external window or a window onto the shared zone. No offices will be located along the window line in general office areas;
- will have the capacity for visual variation;
- will give a feel of vibrancy and energy (through the use of colour and natural light);
- will utilise lighting and window treatments to reduce glare and provide appropriate lighting levels for the tasks being performed; and
- will have any permanent element located in shared zones immediately upon entry into the general office space. These will include:
 - small meeting rooms;
 - resource, compactus, storage and photocopy rooms;
 - hotelling points; and
 - tea points and break out areas for informal meetings and breaks.

3.9.3 An indicative general office area floor plan is enclosed at Appendix I.

3.9.4 SES Offices:

- will be partitioned and provided to all SES officers unless they elect to be accommodated within the open plan general office areas; and
- will be universal or modular rooms and will be provided in the general office space.

3.9.5 Hotelling Points:

- will be provided in the workplace to allow for seamless accommodation of contract and other staff on project teams, in a flexible manner;

- will be more compact work points for transitory visitors and users of the building;
- will be located in immediate proximity to tea points, utilities (e.g. photocopier, fax), meeting rooms, focus rooms and toilets; as visitors will be unfamiliar with the building;
- will be fitted with docking facilities for laptops, telephones and secure personal and project storage; and
- will be fitted at approximately 50 locations at entrances to the general office floors.

3.9.6 Meeting Rooms:

- will generally be located in the building's central shared facilities zone, maximising shared amenity. This location should prevent the erosion of amenity due to fitout churn (e.g. the temptation to convert meeting rooms to enlarged team workstation spaces);
- will be provided in a mix of sizes, with an emphasis on smaller rooms to allow for spontaneous small meetings;
- the cafe, break out areas, offices, and meeting rooms within the general office space will provide additional places to meet; and
- meeting rooms will also be located outside secure areas to allow staff to conduct meetings in a public area of the building without having to sign in visitors.

3.9.7 Building Facilities Help Desk:

- will be constructed on the ground floor atrium area to enhance service to staff and to minimise staff requirement to access the secure basement; and
- will service staff and visitors with:
 - facilities management enquiries (e.g. air conditioning, lighting);
 - retrieval and archiving of files;
 - conference centre management;
 - mail enquiries;
 - meeting room and catering bookings; and
 - general information.

3.9.8 Café:

- will be located adjacent to the main entrance to the building and will have seating and servery facilities accessible from the secure and non-secure areas of the atrium ground floor with additional seating on a non-secure external terrace;
- will have full commercial kitchen provisions and direct lift access to the basement loading dock;
- will seat 150 people; the size of the commercial kitchen base building services have been set accordingly;
- is likely to be outsourced under licence to a private operator who will also be responsible for catering services to meeting rooms; and
- will be the subject of a detailed fitout brief.

3.9.9 Basement and Loading Dock:

- detailed fitout design briefs will be developed for goods handling, wastemanagement and ancillary services to be located at basement level, and will complement the facilities incorporated into the FRB, including:
 - basement level internal and external loading dock areas, discrete from other building entries and with adjacent stores;
 - building services contractor facilities with tea point, break out area, showers, toilets and hotelling points;
 - distributed lifts accessible via the basement for goods, mail and waste reticulation; and
 - a mail room will be located in the loading dock; this will be a sealed room with its own toilet and isolated air conditioning to facilitate Fire Brigade decontamination procedures if required (e.g.for a powder agent incident).

3.10 Acoustics

3.10.1 Spatial acoustics and noise isolation has been detailed in the FRB, and a design solution prepared by the builder's acoustic engineer has been provided to the portfolio.

3.10.2 The FRB requires that noise generated will achieve (as a maximum) the levels in accordance with the requirements of AS/NZS 2107: 2000: Acoustics – recommended design sound levels and reverberation times for building interiors.

3.10.3 A brief for acoustic speech privacy related to the fitout will be provided in the fitout room data sheets, and further detailed input by the portfolio's consulting acoustic engineer will be provided during fitout design.

3.11 Energy Conservation Measures

3.11.1 The base building and fitout will be designed and constructed to ensure that it will be energy efficient in its operation.

3.11.2 The base building and fitout design will be guided by the Commonwealth Government Policy Measures for Improving Energy Efficiency in Commonwealth Operations, and will be certified to achieve not less than a 4.5 star NABERS rating for both the base building and tenant fitout.

3.11.3 The fitout will use and/or extend various base building services systems to facilitate their efficient operation and to provide the level of monitoring and control required for energy efficient management of those systems. The complementary fitout works will include:

- extension of current electricity, natural gas and diesel generator metering and monitoring to provide real-time utility consumption against modelled outcomes, thereby permitting earlier intervention on actual or potential energy inefficient operations;
- extension and modification of the lighting control system to cover fitout specific areas, including daylight harvesting and occupancy sensing so as not to over-light tenancy areas;
- occupancy and CO₂ sensing to meeting room areas for timely and effective use of meeting room air conditioning; and
- controlled use of after-hours air conditioning and lighting provisions to match portfolio functional areas.

3.11.4 The Lease for the new building also encourages the developer to install energy efficient plant and equipment, and the future landlord to operate the building in an energy efficient manner. The Lease permits the tenant to reduce its rental payments for a failure by the landlord to meet key NABERS energy performance standards, including:

- abatement of a small percentage of rent should the landlord only achieve a 4 Star annual NABERS energy rating and not the required 4.5 Star;
- abatement of a larger percentage rent reduction if the NABERS energy rating is less than 4 Star.

3.11.5 In addition to meeting ESD specifications of the ADCL, the developer will be required to meet ACTPLA energy efficiency and air quality rating standards specified under the Green Star office design environmental rating methodology.

3.12 Other Ecologically Sustainable Development Measures

3.12.1 The portfolio has sought to incorporate a range of measures to enhance the overall ESD performance of the new building and its fitout.

3.12.2 One measure of the developer's success with its broader sustainable design will be provided through the mandatory ADCL requirement for the base building to be designed to achieve not less than 4 Star Green Star rating under Office Version 3.

3.12.3 The ADCL and Lease also impose water efficiency targets on the future landlord, with low-level rental reductions where the landlord fails to achieve those targets. Such arrangements drive infrastructure enhancement during base building design that will reduce overall water consumption, and more importantly reduce demands on the potable town water system. Such infrastructure enhancements include:

- grey water treatment and re-use equipment and stormwater capture to provide water for sanitary flushing systems, cleaning and irrigation; and
- the use of water efficient tapware and fixtures.

3.12.4 A key element of the portfolio's energy and water conservation strategy hinges on the installation and maintenance of comprehensive sub-metering systems to provide real-time monitoring of consumption and the control tools to manage risks to excessive consumption and to promptly capture opportunities for consumption reductions.

3.12.5 The base building and fitout designers will also be required to demonstrate their achievement of performance targets and objectives for a range of other sustainability criteria, including refrigerant and water use, stormwater runoff and pollution, sewage outfall volumes, landscape diversity, transport, toxic materials, waste, and indoor air quality.

3.12.6 The portfolio's ESD-related fitout initiatives include the use of re-useable demountable fitout partitioning and adaptable building service systems to eliminate refit construction waste to landfill.

3.12.7 The portfolio understands that effective operation and maintenance is essential to the ongoing achievement of ESD targets set through design, construction and commissioning. A comprehensive FSA has been appended to the Lease, and establishes key standards and deliverables for the

landlord's operation and maintenance of the building that are closely aligned with the portfolio's approach to environmental performance.

3.13 Provisions for People with Disabilities

3.13.1 The portfolio is committed to providing equitable access and amenity for staff and visitors to its premises.

3.13.2 Both the basebuilding and fitout designs will emphasise the performance objectives of the BCA with respect to disability access, and will accord with the new Premises Standards soon to be adopted by the states and territories under the anticipated National Construction Code.

3.13.3 Interior workspaces, resource areas, meeting areas, cafe and circulation spaces will feature:

- adequate circulation for wheelchairs;
- accessible toilets throughout the building;
- where possible, provision of automatic or operable doors;
- appropriate size and weight doors;
- delay action door closers;
- adjustable workstations, tables and desks at a height for wheelchairs to fit underneath;
- lever door handles will be preferred to knobs (mounted at 900-1100 mm above floor level);
- stairs and walkways with handrails, tactile indicators, non-slip and contrasting edges;
- provision of seating at strategic points (rest stops);
- accessible tea points and other equipment;
- non-slip floors and short level carpet pile (no underlay) to minimise rolling resistance for wheelchairs;
- adequate lighting and low brightness diffuser light fittings to minimise glare; and
- essential steps only, with convenient ramp alternatives.

3.14 Child Care Provisions

- 3.14.1 It is not proposed to provide any child care facilities in the new development.
- 3.14.2 There are currently nine child care facilities within the Tuggeranong Town Centre and immediate surrounding suburbs.
- 3.14.3 Initial consultations with child care providers in the Tuggeranong Town Centre indicate that there are child care places available at these centres. The largest provider, Communities at Work, is also the closest facility to the new building, with two centres located at either end of Cowlshaw Street on which the new building will be located.

3.15 Fire Protection Measures

- 3.15.1 The fire safety systems for the building will comply with the Building Code of Australia and all relevant Australian Standards and ACT Authority requirements, including those of the ACT Fire Brigade and ACT Energy & Water Authority.
- 3.15.2 In response to the portfolio's FRB, the developer has committed to the following fire safety provisions in the building, and the fitout design will complement those provisions.
- The office areas of the building will be provided with BCA "deemed to comply" provision for escape.
 - Construction of exits and access for people with disabilities will be subject to compliance with the ADCL and FRB.
 - The design and construction of access and egress will ensure that tenant fitout flexibility is achieved by ensuring that office floors are designed to achieve a "deemed to comply" BCA access and egress compliance (without exemptions), and that no point on any office floor will be more than 40m (travelling square to grid) from at least one perimeter (not atrium) fire exit.
 - Egress provisions will be designed to take account of the special requirements of people with disabilities, and in particular each perimeter fire stair will be provided with a refuge to accommodate a wheelchair on each floor, except those providing exits directly to a road or open space. The refuges will be in accordance with AS1428.1.
 - Egress will be designed such that the portfolio's emergency control team can effectively manage egress for disabled people, concurrently with the management of egress for all personnel in the building.

- Sprinkler heads will be mounted on flexible braided hose extensions, permitting the heads to be relocated to all adjoining ceiling tiles without disconnection from the fire supply pipe work.
- The sprinkler system will contain valves that allow it to be isolated to separate floor areas, on separate levels, around each core, and drainable at the core within each area and on each level.
- The final fire design and sprinkler solution will ensure that the following tenant requirements can be met without the addition by the tenant of fire sprinklers or other fire protection additional to that provided by the developer in the base building design and construction:
 - workstations, fitout, furniture, equipment, office supplies and consumables and staff can be located at any part of the floor except immediately in front of fire exits; and
 - office partitioning can be attached to the glazed wall to the atrium.

3.16 Security Measures

- 3.16.1 Threat assessments for the Caroline Chisholm Centre development deemed Centrelink to have a low threat risk from a national security perspective. Those assessments will be updated in consultation with the national security agencies to reflect the current security situation and the nature of wider portfolio operations (i.e. beyond Centrelink).
- 3.16.2 The portfolio intends to extend the access control system and CCTV system installed in the Caroline Chisholm Centre and other portfolio Canberra premises to the new building as part of its fitout. Personnel and information protection risk assessments will be progressively reviewed and will underpin the design for the extension of the access control and CCTV systems.
- 3.16.3 It is planned to have the building perimeter secured with three entry points:
- public and staff entry off Cowlishaw Street;
 - staff entry off the main car park; and
 - contractor entry, mail/goods and waste handling on the basement level on the southeast side of the building off Eileen Good Street.
- 3.16.4 A number of meeting rooms, café and reception counters will be publicly accessible. Security turnstiles/speed gates at two locations will prevent unauthorised access beyond the public areas without security passes or sign-in. General office spaces will be fitted with electronic access door controllers at each entry. Plant rooms, wiring rooms and the loading

dock/basement entry and circulation will be restricted to authorised personnel.

3.17 Occupational Health and Safety Measures

- 3.17.1 The principles of good ergonomic design will be adhered to, with features such as workstation adjustability, size and shape, the use of flat screen computer monitors and task chair adjustability. The workstation solution will be flexible to cater for both team-based and individual work.
- 3.17.2 Fitout materials have not yet been selected, however it is intended where appropriate to make use of construction material selections that will minimise the emission of volatile organic compounds; in particular formaldehyde. Monitoring for such emissions, and “fresh air flushing” will be conducted prior to portfolio staff occupying the new building.

3.18 Landscaping

- 3.18.1 The developer will be responsible for ensuring that the development complies with ACTPLA master planning and site planning requirements as regards external landscaping.
- 3.18.2 The developer included a comprehensive Tree Management Plan as part of its DA.
- 3.18.3 Details of internal landscaping will be considered during fitout design.

3.19 Impact on Local Community

- 3.19.1 Apart from Centrelink’s Caroline Chisholm Centre, the new building will be the largest development in Tuggeranong in the past decade. The developer has advised the portfolio that up to 300 base building construction jobs are expected to be created. The impact of the fitout contracts on local community employment cannot be assessed until the contracts are let, however anecdotal evidence from the earlier Caroline Chisholm Centre development suggest that there will be very positive economic benefits to the local economy during construction and once the building is fully occupied.
- 3.19.2 The Tuggeranong local economy is expected to continue to benefit from the portfolio’s co-location in the Tuggeranong Town Centre precinct. The portfolio will engage with the Tuggeranong Community Council and other interested community groups once work commences on the site and prior to fitout finalisation.
- 3.19.3 The developer’s consulting traffic services analyst has conducted a study that indicates that traffic conditions around the site and within the car park itself will operate well, with:

- adequate spare capacity in all of the intersections to accommodate the proposed development without adversely impacting on the intersection performance;
- adequate provision for parking and access and amenity for cyclists;
- enhanced verges around the site to provide high quality pedestrian access; and
- increased traffic volumes in the area not expected to have any substantial adverse impact on accidents due to current intersection capacities and the overall design being compliant with relevant standards.

3.19.4 The site has provision for 708 car parks in accordance with ACTPLA requirements. Covered secure parking spaces will be provided for 24motorcycles and 117bicycles.

3.20 Project Costs

3.20.1 The estimated fitout costs, based on advice from WT Partnership, the portfolio's consulting quantity surveyor and cost planner, will be\$38.55million.

3.20.2 The portfolio has a high level of confidence in this cost estimate, as it is based on a cost benefit analysis developed in close association with WT Partnership.

3.20.3 Provision is being made to fund the \$38.55 million for fitout costs in 2011-12 and 2012-13 from the portfolio's capital plan.The portfolio is not seeking additional funding from Government for this purpose.

3.21 Project Delivery System

3.21.1 The fitout component of the new building project will be managed by the portfolio's established in-house new building project team, with advice from its probity, legal, architectural, engineering andquantity surveying consultants.

3.22 Project Schedule

3.22.1 Key phases of the overall new building project are outlined at Paragraph 2.10.1 above.

3.22.2 The design and construction program, including fitout, is included at Appendix D.

3.23 Plans and Drawings

- 3.23.1 A location plan and a site plan are included at Appendices E and F.
- 3.23.2 A ground floor layout is included at Appendix H.
- 3.23.3 An indicative general office area floor plan is enclosed at Appendix I.
- 3.23.4 Renders showing various elevations of the proposed buildings are enclosed at Appendix G.

Table of Portfolio Leases in Canberra
APPENDIX A

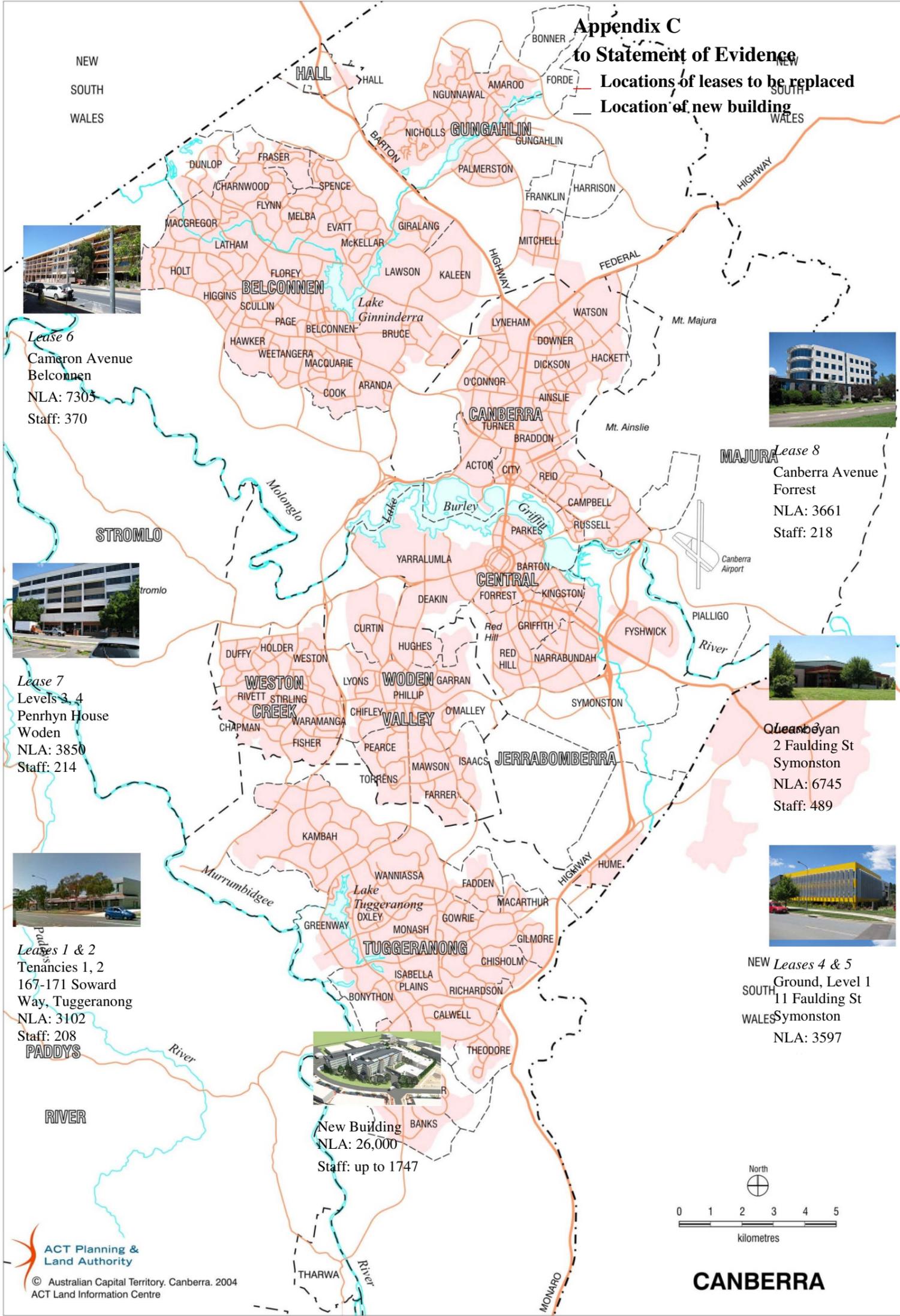
Lease number	Property Name	Location	Net Lettable Area (m2)	Lease Expiry Date
1	Caroline Chisholm Centre	Tuggeranong	40,239	4 July 2025
2	167 Soward Way	Tuggeranong	1,122	31 August 2012
3	171 Soward Way	Tuggeranong	1,980	31 October 2012
4	44 Cowlshaw St	Tuggeranong	3,105	23 August 2012
5	Hyperdome	Tuggeranong	1,227	28 February 2013
6	134 Reed St (Main Building)	Tuggeranong	7,717	28 February 2023
7	134 Reed St (Millar Building)	Tuggeranong	4,068	28 February 2023
8	134 Reed St (Computer Building)	Tuggeranong	1,743	28 February 2013
9	274 Reed St	Tuggeranong	2,051	30 November 2014
10	Flax House	Tuggeranong	1,544	June 2012
11	Four Seasons (Ground floor)	Tuggeranong	374	February 2011
12	Four Seasons (Level 1)	Tuggeranong	1,300	20 December 2011
13	Lake View	Tuggeranong	546	January 2012
14	Action House	Tuggeranong	1,515	31 March 2011
15	186 Reed St Manning Clarke	Tuggeranong	5,400	28 February 2013
16	Homeworld	Tuggeranong	3,835	1 February 2021
17	Forum	Tuggeranong	2,783	31 July 2014
18	Tuggeranong Office Park (Block A)	Tuggeranong	2,242	4 December 2014
19	Fernwood	Tuggeranong	760	31 December 2013
20	Penryhn House (Level 2)	Woden	1,819	November 2013
21	Aviation House	Woden	2,657	13 November 2016
22	2 Faulding St	Symonston	6,745	30 June 2013
23	11 Faulding St (Ground floor)	Symonston	1,632	30 June 2013
24	11 Faulding St (First floor)	Symonston	1,632	30 June 2013
25	65 Canberra Avenue	Manuka	3,661	30 June 2013
26	40 Cameron Avenue	Belconnen	7,305	28 February 2012
			109,002	

APPENDIX B**DETAILS OF PORTFOLIO LEASES
TO BE REPLACED BY THE NEW BUILDING**

	Lease	Location	Area (m² NLA)	Expiry
1	171 Soward Way	Tuggeranong	1,980	31/10/2012
2	167 Soward Way	Tuggeranong	1,122	31/8/2012
3	AOFR Building, 2 Faulding Street	Symonston	6,745	30/6/2013
4	L1, 11-13 Faulding Street	Symonston	1,632	30/6/2013
5	Ground, 11-13 Faulding Street	Symonston	1,965	30/6/2013
6	Chandler Building, 40 Cameron Avenue	Belconnen	7,305	28/2/2012
7	L3-4, Penrhyn House 4-6 Bowes Place	Woden	3,850	1/12/2013
8	65 Canberra Avenue	Forrest	3,661	30/6/2013
			28,260	

Appendix C to Statement of Evidence

— Locations of leases to be replaced
— Location of new building



Lease 6
Cameron Avenue
Belconnen
NLA: 7305
Staff: 370



Lease 8
Canberra Avenue
Forrest
NLA: 3661
Staff: 218



Lease 7
Levels 3, 4
Penrhyn House
Woden
NLA: 3850
Staff: 214



Queanbeyan
2 Faulding St
Symonston
NLA: 6745
Staff: 489



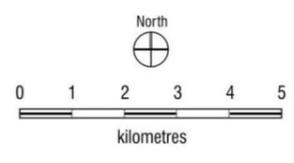
Leases 1 & 2
Tenancies 1, 2
167-171 Soward
Way, Tuggeranong
NLA: 3102
Staff: 208
PADDYS



NEW Leases 4 & 5
Ground, Level 1
11 Faulding St
Symonston
NLA: 3597

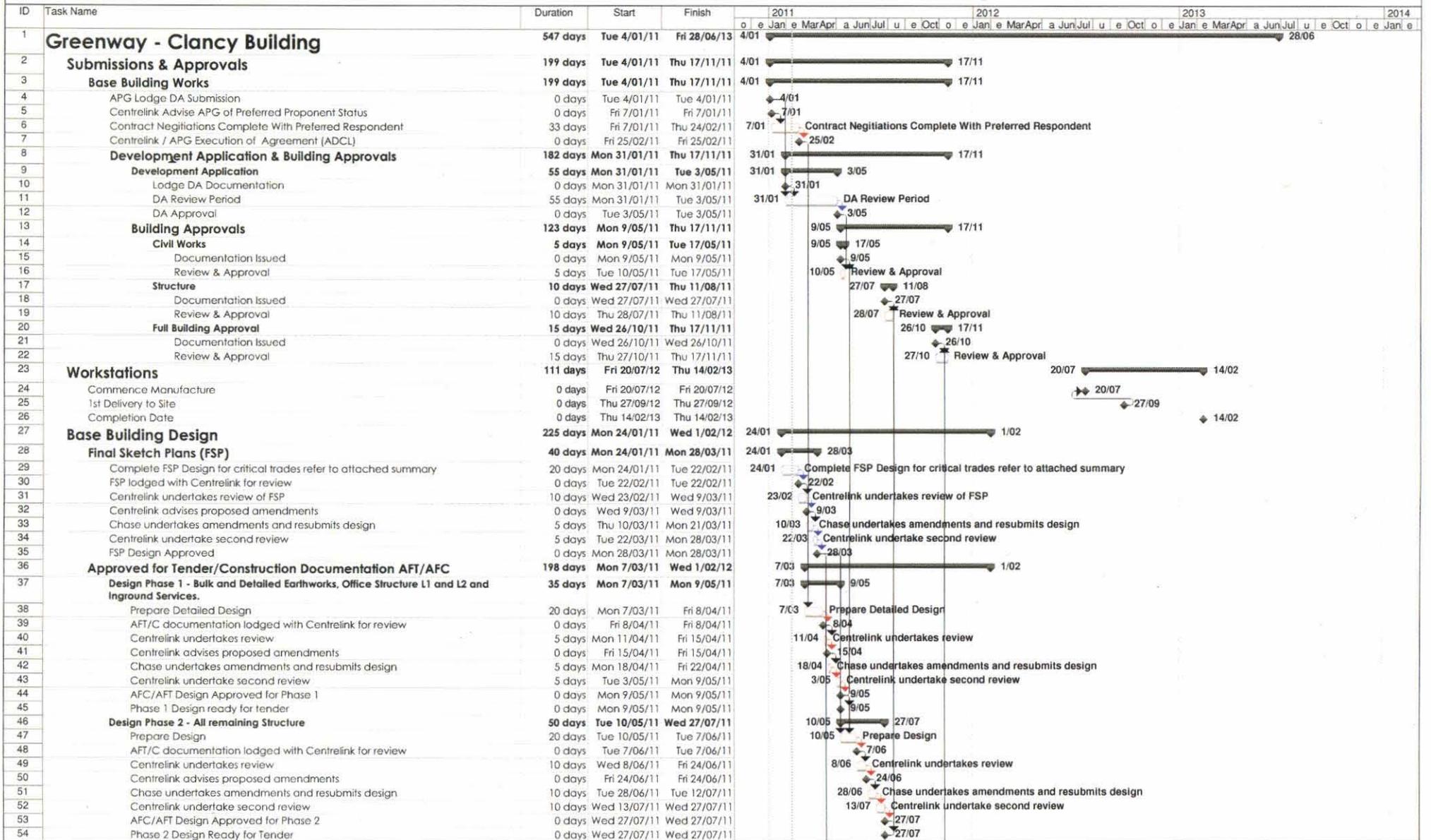


New Building
NLA: 26,000
Staff: up to 1747



CANBERRA

Greenway Commercial - Design & Construction Programme

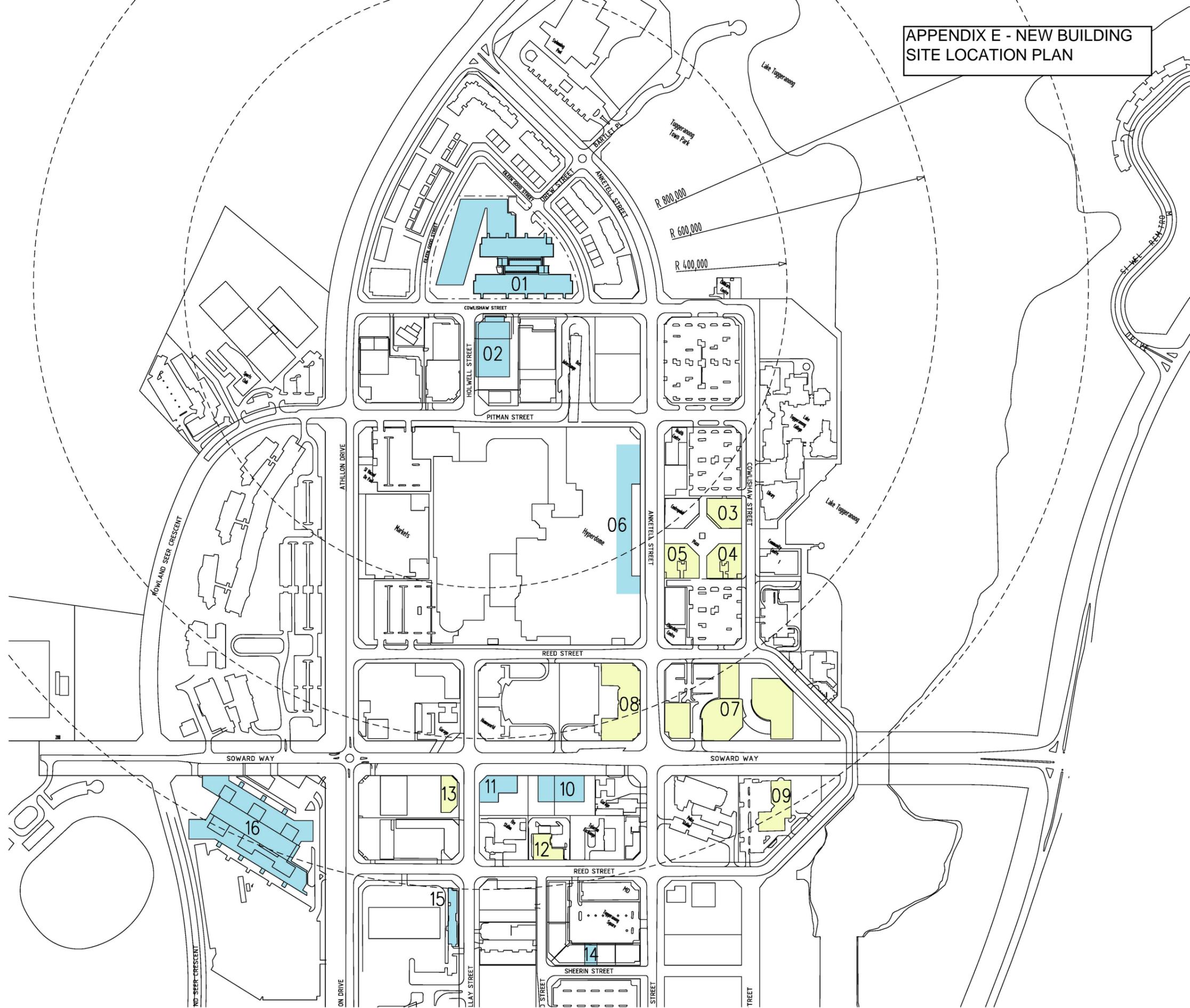


Task		Milestone		Rolled Up Critical Task		Split		Group By Summary	
Critical Task		Summary		Rolled Up Milestone		External Tasks		Deadline	
Progress		Rolled Up Task		Rolled Up Progress		Project Summary			

APPENDIX E - NEW BUILDING
SITE LOCATION PLAN

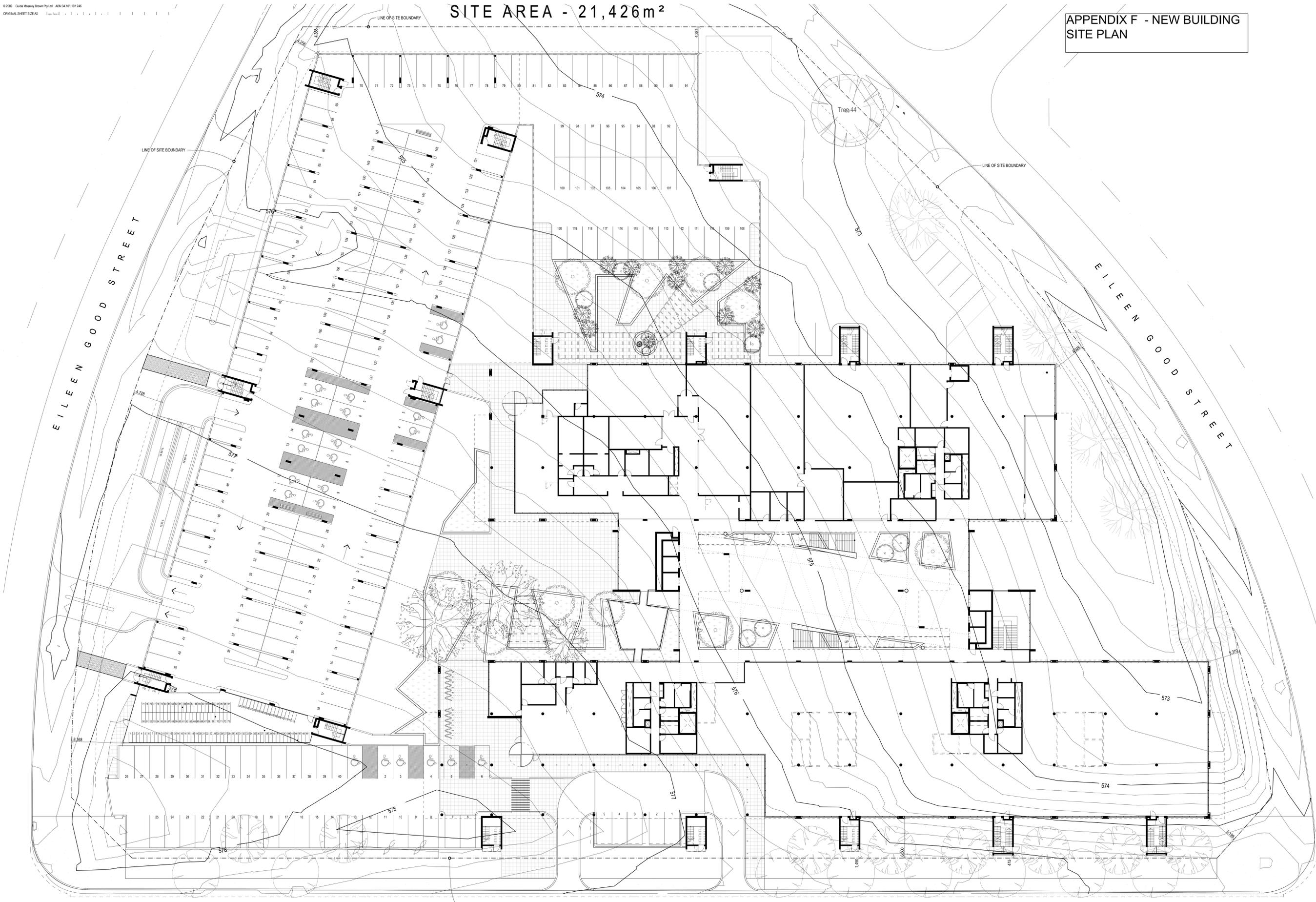
- CENTRELINK
- MEDICARE

01. CLANCY
02. 44 COWLISHAW STREET
03. FLAX HOUSE
04. LAKE VIEW HOUSE
05. FOUR SEASONS HOUSE
06. HYPERDOME (1st Floor)
07. 134 REED STREET (Main & Miller Bld)
08. HOMEWORLD
09. 186 REED STREET (Manning Clarke)
10. 171 SOWARD WAY
11. Cnr SOWARD WAY & SCOLLAY STREET (Forum)
12. 274 REED STREET
13. 174 SCOLLAY STREET (Fernwood)
14. CONCEPT LAB (next to C'link CSC)
15. 200 SCOLLAY STREET (Action House)
16. CAROLINE CHISOLM CENTRE



SITE AREA - 21,426m²

APPENDIX F - NEW BUILDING
SITE PLAN



1 Site 200
Scale - 1:200

HARRIS HOBBS LANDSCAPES
Landscape Architecture
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fss

NF NATIONAL FIRE SOLUTIONS

NORTHROP

AWT

THCS

sedlick consultants

CERTIS building certification

COWLISHAW STREET
GREENWAY - COMMERCIAL
BLOCK 10 SECTION 16 GREENWAY

SITE-200700068-A006 Site Plan-01
14/05/2009

CHASE

gmb

Guida Moseley Brown Architects

AMALGAMATED PROPERTY GROUP



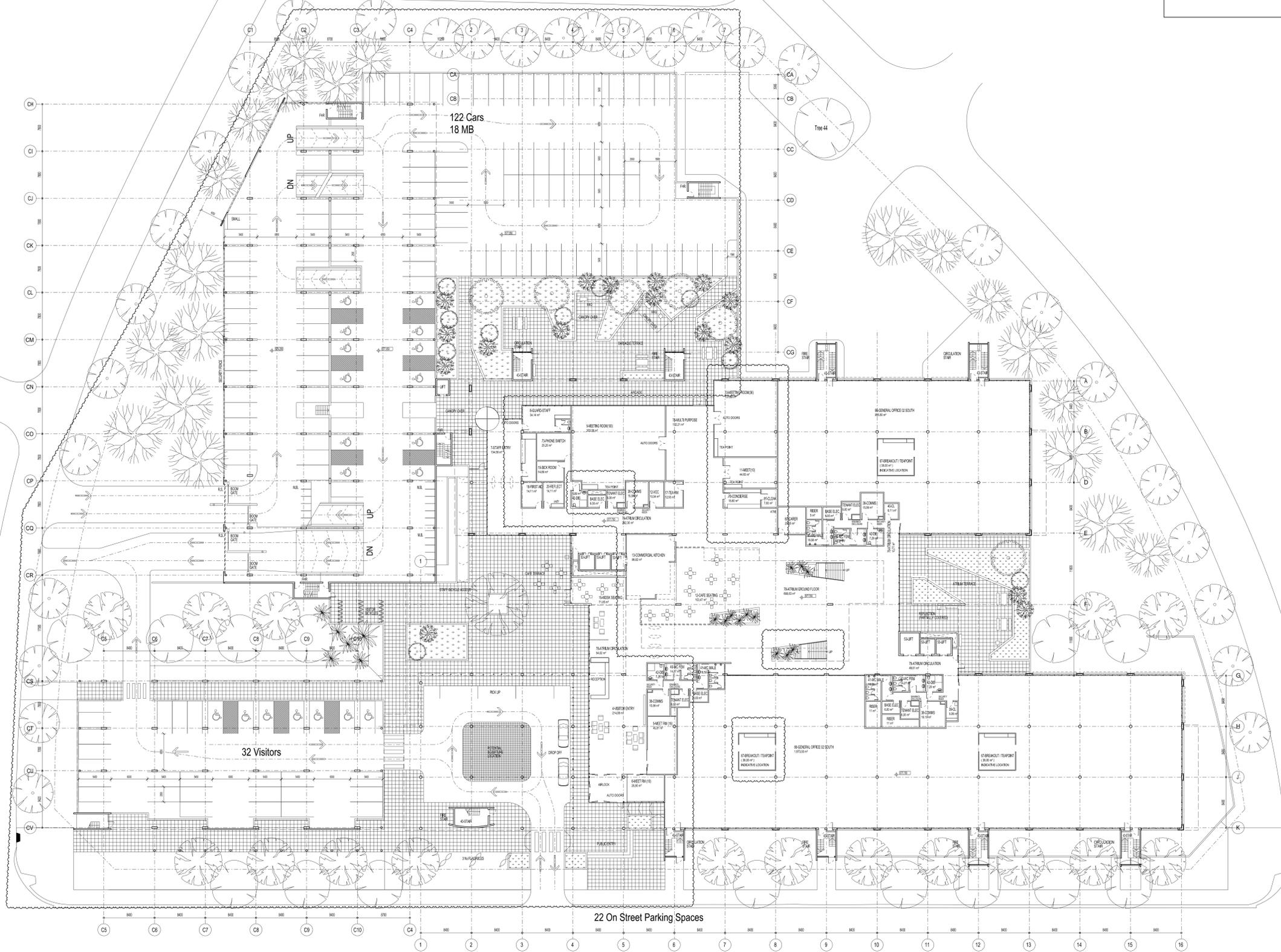




APPENDIX G4



APPENDIX G2 -
GROUND FLOOR
LAYOUT



APPENDIX I - TYPICAL FLOOR LAYOUT



ORIGINAL SHEET SIZE A1

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK

ISSUE	DATE	AMENDMENT DESCRIPTION	BY	ISSUE	DATE	AMENDMENT DESCRIPTION	BY
A	25-02-11	FOR INFORMATION	JS				

LEGEND	
	MEETING ROOM
	BREAKOUT / TEA POINT
	OFFICE
	FOCUS ROOM
	HOTDESK & UTILITIES
	SERVICES CORE
	FIRE EGRESS AREA

Australian Government
 Department of Human Services
 Child Support Agency
 Medicare Australia

PROJECT
 HUMAN SERVICES PORTFOLIO
 BLOCK 10 SECTION 16 GREENWAY
 TITLE
 FITOUT CONCEPT DESIGN

SCALE	1:200	CAD FILE	.indirect.rvt
DATE	25-02-2011	DRAWN	JS
CHECKED		APPROVED	
PROJECT CODE		SHEET NO.	ISSUE
MBP AP-CCC-L3 ID		A	
FOR INFORMATION ONLY			