

Submission No. 01

(Quarantine Facility)

Date: 05/02/13



**Australian Government**

**Department of Agriculture,  
Fisheries and Forestry**



**Australian Government**

**Department of Finance and Deregulation**

**A Joint Submission for a  
Post Entry Quarantine Facility**

at

MICKLEHAM, VICTORIA

**Statement of Evidence**

to the

**Parliamentary Standing Committee**

**on Public Works**

Melbourne, Victoria

31 January 2013

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## SUMMARY

### Current Situation

1. The Department of Agriculture, Fisheries and Forestry (DAFF) currently leases and operates five post entry quarantine (PEQ) facilities for the management of imported animals and plants under the *Quarantine Act 1908*. Existing leases on all sites are due to expire between 2015 and 2018 with no opportunity for lease extensions in the medium term. New PEQ facilities and infrastructure are required that satisfy contemporary quarantine standards and meet future demands, in particular for high risk species. A single, consolidated facility was determined to be the best option to respond to this need.
2. The future PEQ Facilities Project (the Project) will be delivered by the Department of Finance and Deregulation (Finance). Finance is the owner of the Project site and will own the facility once built. DAFF will operate and manage the PEQ facility.

### Project Need

3. The existing PEQ infrastructure at each of the five current DAFF operated sites is over 25 years old and is near the end of its useful life. Meeting higher, modern standards of animal husbandry and building and management systems requires new infrastructure in the plant diagnostic laboratories and animal compounds. Further, as the existing Commonwealth leases cannot be renewed at existing sites beyond the short term, an alternate site is required.
4. After an extensive property assessment, Finance procured the site at Donnybrook Road, Mickleham in June 2012. In determining the most suitable location for centralising the PEQ facilities, DAFF and Finance considered potential locations for:
  - proximity to an international airport,
  - suitability for vehicle access,
  - the likely effects of local climate on animal and plant species,
  - the capacity to manage any biosecurity issue within the site;
  - neighbouring land use and likely future land uses in the area;
  - the availability of support facilities for the skilled work force; and
  - the potential impact of a PEQ facility on local residents.

5. This Project will construct new co-located facilities that will provide operational efficiencies to the post entry quarantine functions of DAFF. The PEQ facility will be constructed with a staged delivery methodology and will include:

- a. administration facilities,
- b. car parking,
- c. cat and dog compounds,
- d. plant compound,
- e. avian compound with facilities for imports of both live birds and fertile eggs,
- f. bee compound,
- g. ruminant compound<sup>1</sup>, and
- h. two horse compounds.

### **Value for Money Assessment**

6. The Project has presently progressed to 30% design with cost estimates developed to a confidence level of 90%. A Managing Contractor will be appointed to manage the remaining design process and pending the Project's consideration by the Parliamentary Standing Committee on Public Works and Parliamentary approval, will manage construction.

### **Request for Endorsement**

7. The Commonwealth must refer this proposal to the Parliamentary Standing Committee on Public Works in accordance with the requirements of the *Public Works Committee Act 1969*. This Act requires Finance and DAFF to provide written submissions to seek Parliamentary approval for the Project to proceed as the projected cost is over \$15 million (GST inclusive). Finance and DAFF jointly seek the Committee's endorsement of this project.

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<sup>1</sup> While a wide range of ruminant species can be accommodated in post entry quarantine the most frequent imports are of alpaca.

## NEED FOR THE WORKS

### Identified need

8. DAFF is responsible for the administration of Australia's quarantine laws in accordance with the *Quarantine Act 1908*. Australia's biosecurity strategy is based upon principles of risk management, and includes off-shore verification of the pest and disease status of goods entering Australia, extensive inspection and surveillance activities at the point of entry into Australia, and post entry procedures for those goods where the quarantine risk extends beyond those border controls. For imports of live animals and plants, periods of detention in post entry quarantine (PEQ) facilities are important to protect the animal and plant health status of Australia.
9. Biosecurity measures have been developed by DAFF to manage the quarantine risks associated with the importation of these live animals and plants. These biosecurity measures protect Australia's \$42 billion<sup>2</sup> agricultural industries, its unique environment, native flora and fauna, tourism industries and lifestyle.
10. DAFF currently leases and operates five PEQ facilities in Australia for imported live animals and plants. These leases are due to expire between 2015 and 2018 and are not able to be renewed for the medium to long term. The expiry of the current leases means that DAFF must develop an alternative facility for the future PEQ services. The present leases include:
- a. **Eastern Creek.** The Eastern Creek site in Sydney is Australia's largest Commonwealth operated post entry quarantine station and manages the importation of dogs, cats, bees, horses, ruminants and plant material.
  - b. **Knoxfield.** The Knoxfield site, located to the east of Melbourne, manages imported plant material.
  - c. **Spotswood.** The Spotswood site, located in inner Melbourne, manages the importation of dogs, cats, ruminants and live birds.
  - d. **Torrens Island.** The Torrens Island station, situated near Adelaide, caters for the importation of fertile avian eggs.

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<sup>2</sup> Gross value of farm production 2008-09, ABARES Agricultural commodity statistics 2011, DAFF, page 14

- e. **Byford.** The station at Byford, situated to the south-west of Perth, is used for the post entry quarantine requirements of cat and dog imports.

11. The dispersed nature of current operations across the country is an historical legacy of the development of sites delivering these functions over a long period of time. This is also reflected in the fact that sites are generally specialised to the delivery of single, or a limited number of, import species.

12. The existing facilities at each of the five sites are over 25 years old and have reached the end of their useful life. A Medium Works submission for maintenance works to the existing Australian Government operated PEQ facilities at a value of \$11.1 million (GST exclusive) was submitted to the Parliamentary Standing Committee on Public Works (the Committee) on 8 August 2011 and subsequently approved on 18 August 2012. This refurbishment work was an interim measure to maintain the existing facilities to ensure they meet required biosecurity, quarantine, OH&S and animal welfare standards while new facilities are constructed. These works are largely complete, and a report on the outcomes of the works will be provided to the Committee separately by DAFF later in 2013.

13. Post entry quarantine services are provided with an approach that balances private and public provision of services. Quarantine Approved Premises are usually developed with industry where there are mutual benefits for industry and the Commonwealth. Registration and auditing of these premises is overseen by DAFF. The private and public balance has evolved with Commonwealth facilities responding to import risk factors and lack of market availability. Privately operated post entry quarantine facilities, and those managed by State Governments, will not be impacted by this project.

14. The objectives of this development are to:

- a. improve Australia's productivity and enhance the performance of existing genetic stock through supporting industry's continued access to safe importation of genetic material;
- b. establish future post entry quarantine arrangements that allow delivery of these services in accordance with government biosecurity requirements, and continue to protect and maintain Australia's favourable pest and disease status;
- c. ensure all facilities comply with the *Quarantine Act 1908*;



- d. meet the business needs of the Australian Government for the future delivery of DAFF post entry quarantine functions; and
- e. deliver the best value to the Australian Government for its investment over the whole of the life of the assets and buildings.

### **Options considered for meeting the identified need**

15. A single, consolidated facility was determined to be the best option to respond to ageing buildings and expiring leases on the existing five PEQ sites. This option represented the best value for money.
16. The design of the facility will include multiple system redundancies to better manage the risk of breakdowns or failure of mechanical plant or utilities, appropriate buffer zones and redundant capacity to allow the facilities to maintain biosecurity integrity. In addition, this option allows coalescence of the workforce providing for multi skilling and opportunities to derive whole of life cost savings through reduced overheads.
17. The key criteria that guided site selection for the centralised PEQ facility to maximise the facility's ability to reduce biosecurity risks for Australia included that the land:
- a. be located in appropriate climatic locations;
  - b. be located in areas that are free of specific endemic diseases and which are also free from the presence of vectors of disease and biosecurity risks;
  - c. be located within one hour's drive of an international airport to reduce impacts to animal welfare;
  - d. be a greenfield site of approximately 120Ha including appropriate buffer zones between relevant facilities on the site; and
  - e. represent a value for money outcome for the Commonwealth.
18. The co-location of all PEQ capabilities will include facilities for:
- a. administration facilities;
  - b. car parking for staff and visitors;
  - c. cat and dog compounds suitable for 240 cats and 400 dogs;

- d. plant compound of some 2,000m<sup>2</sup> of greenhouse capacity distributed over multiple separate greenhouses, a further four shade houses totalling some 1,200 square metres, and a plant diagnostic laboratory;
- e. avian compound with separate facilities for live bird and fertile egg imports. The two live bird facilities will hold some 150 live pigeons each, while the fertile egg facilities will be capable of holding up to 11,500 fertile chicken eggs;
- f. bee compound including six flight rooms;
- g. ruminant compound including open paddocks for animals such as alpacas; and
- h. two horse compounds including stables for 80 horses.

19. Commencing in late 2011, environmental consultants undertook a detailed study of four shortlisted sites for the collocated facilities as identified by the Commonwealth. These studies confirmed the property at 135 Donnybrook Road, Mickleham has no substantial environmental limitations or impediments to being used for the intended purposes as a post entry quarantine facility.

20. The proposed PEQ facilities will be constructed under a two stage development process to match existing property leasing and the appropriation structure. This will allow post entry quarantine operations for plants, half of the cat capacity, half of the dog capacity, horses, and bees to commence at the new facility by the end of 2015. The remaining cat and dog capability, the ruminant capacity and the avian facilities will be available by late 2018.

### **Historical background**

21. Funding was provided in September 2009 to progress the preparation of a business case for new facilities. Government approved the First Stage Business Case in March 2010 and agreed to the development of the Second Stage Business Case.

22. In the 2012-13 Budget, announced on 8 May 2012, the Government has made a commitment of \$379.9 million over seven years to fund construction of a new Government-owned and operated post entry quarantine facility in Victoria, consolidating all existing DAFF PEQ functions to a single integrated site.

23. This builds on the government's announcement made in the 2011-12 Budget when a commitment to fund further development of future post entry arrangements (including detailed

design work and land acquisition) was made, along with funds for the maintenance and refurbishment of existing DAFF PEQ facilities.

### **Heritage impact**

24. No cultural or heritage items as defined by the *Aboriginal Heritage Act 2006*, *Aboriginal Heritage Regulations 2007* or *Victorian Heritage Act 1995* have been identified on the site. It is not anticipated that heritage items will be located on the proposed development site, however a strategy has been developed and endorsed with the Registered Aboriginal Party should artifacts be discovered during construction works.

### **Environmental Impact Assessment**

25. An Environmental Impact Assessment prepared for the proposed development indicates that the siting of the proposed works will overlay existing heavily grazed areas and have no flora or fauna impacts. The environmental consultants employed consider that the site does not support critical habitat for any other nationally or state (*Victorian Rare or Threatened Species & Flora and Flora Guaranteed Act 1989*) listed species. While the Project has been referred under the *Environment Protection and Biodiversity Conservation Act 1999*, (EPBC) it is not expected to be a controlled action.

26. Specific surveys for the native Growling Grass Frog and the EPBC Act listed Golden Sun Moth were conducted on the potential properties prior to procurement. The surveys did not identify any presence of the frog or moth and concluded that due to the lack of suitable habitat and the isolation from sites where Growling Grass Frogs and Golden Sun Moths are known to occur it was considered highly unlikely that the site would support the species.

27. Acoustic separation distances have been considered for the location of the dog compound which represents the highest noise source once the new PEQ facilities are operational. A survey of the site was conducted to confirm the best possible position of these facilities to minimise any noise impacts, both on external stakeholders and on staff and users of the PEQ facility.

28. Two small areas of grassland, approximately 2.37Ha, in close proximity to each other will be protected, and will be fenced and maintained as part of the development.

### **Key legislation**

29. The following key legislation is relevant to this project:

- a. *Quarantine Act 1908*;

- b. *Environment Protection and Biodiversity Conservation Act 1999*;
- c. *Work Health and Safety Act 2011*; and
- d. *Fair Work (Building Industry) Act 2012*.

### **Impacts on local communities**

30. The Project will employ skilled construction workers in the Hume City Council area over the construction period. It is expected that approximately an average of 350 people will be employed during the construction phase with up to 140 DAFF and industry staff and contractors employed at the site during peak operational periods. This will provide a positive economic impact to small and medium businesses in the region.

31. The land was previously used for farming purposes and was designated for future light industrial development. As the property is now owned by the Commonwealth, the provisions of the Hume City Council planning schedule no longer apply. However, Finance and DAFF continue to consult with the Hume City Council and other authorities under good neighbour principles to maintain the integrity of the approved Development Plan and to ensure opportunities to develop adjacent land are retained.

### **Consultation with stakeholders**

32. Consultation has occurred on an ongoing basis since the project commenced with the list of stakeholders at Attachment 1.

33. The Commonwealth has consulted with the Hume City Council in relation to the planning requirements for the PEQ facility. VicRoads (arterial roads), Melbourne Water (stormwater), SP Ausnet (power and gas), Jemena (power), Yarra Valley Water (water and sewerage) and adjacent landholders have been consulted to ensure integration of engineering systems into existing and planned services for the area.

34. To date, no concerns have been raised in regards to the planning of the new facilities.

## **PURPOSE OF WORKS**

### **Project location**

35. The 144Ha site is presently open farm land located immediately to the south of Donnybrook Road, Mickleham within the Hume City municipality as shown at Attachment 2. The site is

approximately 31km north of the Melbourne central business district and 16km from the Melbourne International Airport. The site is within 700m of the Hume Highway.

36. Land adjacent to the site is zoned for light industrial and warehousing development with residential development planned for further to the west. The Hume City Council region is one of the fastest and largest residential growth municipalities in Melbourne.

### **Project objectives**

37. The key objectives of the Project are to:

- a. support industry's continued access to imported genetic material to improve Australia's productivity and enhance the performance of existing genetic stock;
- b. replace the current aging Australian Government operated PEQ facilities with contemporary Australian Government owned and operated facilities;
- c. accommodate the PEQ needs for high risk species for the next 50 years with particular emphasis on flexibility and adaptability of the infrastructure at the new site;
- d. provide a PEQ facility that is efficient and maintains biosecurity effectiveness at both low and high utilisation levels;
- e. avoid affecting the wide range of arrangements in place for PEQ facilities for medium and low risk material that are not operated by the Australian Government, including facilities which are Quarantine Approved Premises, and facilities which operate under existing Compliance Agreements under the *Quarantine Act 1908* and those operated by other levels of Government;
- f. embrace ecologically sustainable development principles including whole of life decision making in design and construction compliance with specific Commonwealth energy and water conservation policies; and
- g. ensure compliance with all relevant authority approvals, planning codes and legislation, regulations, standards, licences and certifications.

38. The facilities will provide:

- a. the required level of biosecurity specified by the Australian Government;
- b. a safe environment for visitors and staff; and

- c. a safe environment for animals in post entry quarantine that responds to all the applicable animal welfare principles and accommodates plants in appropriate conditions.

### **Project description and scope of works**

39. The works are planned to be delivered in two stages that address current DAFF leasing arrangements and the funding profile for the project. This includes:

- a. Stage 1: Commence operation of the quarantine facilities for plants, horses and bees together with the administrative and general facilities and approximately 50% of cat (120 cats) and dog (200 dogs) quarantine facilities by October 2015.
- b. Stage 2: Commence operation of the remaining cat (total 240 cats) and dog (total 400 dogs) facilities, ruminants and the avian facilities by October 2018.

40. Administrative and logistics facilities will be constructed to support the operation of the PEQ facility to match the earliest commencement of quarantine operations.

41. The design for both stages will be completed concurrently by the design team.

### **Details and reasons for site selection**

42. A total of 28 sites were identified nationally, and assessed against agreed criteria with most sites having some constraints and found not suitable. Following an extensive due diligence process a shortlist was prepared of potentially suitable sites in the outer Melbourne metropolitan area. A number were located within the Growth Areas Authority's Urban Growth Boundary and presented a range of project options. The Project site was chosen as it has minimal site constraints, acceptable buffers to adjacent landholders and proximity to available support services including main transport corridors, and presented best value for money for the Commonwealth.

### **Public transport**

43. The project site is not directly serviced by public transport but current development plans for the area indicate that development in the Donnybrook Road area will facilitate the availability of public transport services by the commencement of operations in late 2015.

### **Local road and traffic concerns**

44. The Development Plan for the area indicated a proposed east-west connector road, crossing the lower third of the site. This proposed road essentially follows the alignment of the overland flow path and would connect the Hume Highway with a proposed road on the other side of the property.

(refer to Attachment 2 - Location Plan and Attachment 3 - Site Plan). The proposed location of the east-west connector road is inconsistent with the functionality, biosecurity and general security requirements for the PEQ facility as it dissects the site.

45. The traffic demand for this road has diminished given the future traffic requirements for the PEQ site. Consultation is ongoing with VicRoads and Hume City Council for the relocation or removal of this future road. No issues have been raised to date in relation to current design. The proposed site entry off the future Polaris Road will access off the adjacent main roads for vehicles waiting to enter the site and parking for visitors.

### **Zoning, local approvals and land acquisition**

46. The Commonwealth procured the site at 135 Donnybrook Road on 15 June 2012. The site was previously designated within the Business 3 Zone and, from the date of purchase, is designated as a Commonwealth owned asset. The Victorian State Government Growth Areas Authority designated the area for industrial purposes, hence the Project is consistent with State and local government planning requirements.

### **Planning and design concepts**

47. The site has been master planned to separate each of the types of animals, birds and plants into compounds. This compound approach ensures compliance with biosecurity requirements, allows for business continuity for individual compounds in isolation of others and is consistent with site topography and adjacent land uses. Each zone has allowances for future expansion and flexibility of use.

48. The proposed design provides a safe, efficient and pleasant workplace while achieving functional requirements and offering economies in relation to floor area, construction techniques, buildability, and finishes. The proposed design has considered the impact of the materials, construction techniques, finishes, equipment and building systems on the life cycle cost of the facilities.

49. Capital costs will be balanced against forecast operational and maintenance costs in the selection of building services and equipment. Particular consideration has been given to energy efficient solutions employing passive solar and water conservation initiatives. Buildings have been sited and designed to ensure that future expansion is possible. The new mechanical plant is modular to ensure long-term flexibility.

50. Floor plans of the facilities are included in Attachments 4 to 18.

### **Structural design**

51. The structural framing provides large open areas that allow internal flexibility and future amendments. The superstructure for all buildings generally comprise of portalised I-beam steel frames, with columns located at the building's perimeter.

52. Except for the avian building, buildings are single storey and generally designed to be concrete slab-on-ground with fully braced steel frame and roof structure. Due to the extent of supporting mechanical plant, the avian building is a three-level concrete-framed structure including one level of basement with the roof being a steel framed structure.

### **Materials and furnishings**

53. The materials and furnishings will be easy to clean and address biosecurity considerations.

### **Site security**

54. All access to the site will be managed through dedicated control points. The site will be separated into access zones in which increasing levels of security are implemented to control visitor access and contractor access. Systems may include measures such as an occupied security front office, access card systems, biometric devices and CCTV cameras as required. Higher levels of security will be employed in particular to the:

- a. avian facilities,
- b. plant laboratory,
- c. centralised utilities building; and
- d. horse compounds.

### **Mechanical services**

55. The mechanical services for each building have been designed according to the function and needs of each building. The purpose of the mechanical service systems is to provide mandatory ventilation, thermal comfort and air quality facilities in accordance with specific user needs and the requirements of the Building Code of Australia, applicable codes and standards.

56. The central plant will service most buildings and will reside in a central utilities building. Centralised services include:



- a. water-cooled chillers,
- b. evaporative cooling towers,
- c. possible thermal energy storage,
- d. gas fired heating hot water boilers,
- e. screw type air compressors to deliver oil-free air,
- f. Central Building Management System, and
- g. other discipline equipment.

57. Steam boilers will be installed within the avian building and serve the avian facility only.

58. Redundancy of site wide infrastructure services will allow continuity for site operation.

#### **Hydraulic services**

59. New hydraulic, fire, non-potable and sewer networks will be provided. Potable water will be connected to the existing supply, with roof water collected and stored for toilet flush and other non-potable uses. The sewer will utilise the existing sewer network external to the site while a future network extension will cross the site to provide sewer access for future properties to the west.

60. Preliminary investigations of trunk services for all proposed design options were conducted during the Concept Design development.

#### **Electrical services and fire protection**

61. All electrical systems will demonstrate proven reliability and performance, ease of maintenance and replacement, energy efficiency and cost effectiveness, and will comply with current technology and standards. Lighting, power and lightning protection will be provided in accordance with Australian Standards.

62. Electrical infrastructure and switchboards will have spare capacity to allow for future growth. Sub-metering will be included. The meters will be monitored through a Building Management System, which will support an active energy management program on the site. An emergency standby generator will be located in the central utilities building.

63. Fire protection and detection measures will be provided in accordance with Australian Standards. Fire detection systems, indicator panels, emergency and exit lighting will be provided to

the facilities. All construction and fire protection will comply with the Building Code of Australia and all other applicable Codes and Australian Standards.

### **Acoustics**

64. The new facilities will comply with the Building Code of Australia and Australian Standards for noise and acoustics with acoustic treatment to be applied to all administration buildings on the site. Acoustic separation distances have been considered for the location of the dog compound which represents the highest noise source. A survey of the site was conducted to confirm the best possible position of facilities to minimise any impacts to external stakeholders. The dog compound has been located within the block to provide an optimal location relative to potential neighbouring residential developments and the existing residential locations in the area. Building designs also have incorporated noise attenuating materials to further reduce potential noise impacts, both within and outside of the site.

### **Landscaping**

65. This proposal will not cause any substantial change in the essential landscape character of the site. Landscaping works will restore areas disturbed during construction and provide general improvement to the built environment. Precautions will be taken to avoid compromising environment sensitivities by adopting landscaping practices in accord with local environmental conditions.

### **Ecological Sustainable Development (ESD)**

66. The ESD Strategy for the PEQ facility is to implement best practice sustainable design within the constraints of biocontainment requirements, whilst ensuring that whole of life value is a key consideration in every sustainable design decision.

67. The ESD Strategy at a whole of site level involves an integrated design approach which includes passive bioclimatic design and centralised distributed energy.

68. At a building level, administration areas will aim to achieve a five star standard, equivalent to 'Australian Excellence'. In quarantine areas where biocontainment needs dictate higher energy uses, a 'Best Practice' approach will be taken to minimise energy usage where possible.

### **Water and energy conservation measures**

69. All buildings are designed and will be constructed, operated and maintained to ensure that they use energy efficiently. To achieve this, buildings will comply with:

- a. Part 1.2 of Section J of Volume One of the Building Code of Australia;
- b. Part 3.12 of Volume Two of the Building Code of Australia; and
- c. The Energy Efficiency in Government Operations policy.

70. In addition to the above, all new offices will comply with the minimum energy performance standards in the Energy Efficiency in Government Operations policy.

71. Measures implemented in the design to reduce water and energy consumption, in particular for the administrative buildings, include the following design initiatives:

- a. rain water harvesting from the roof of the facility will be collected in tanks for toilet flushing;
- b. wash down and fire test water will be collected and reused;
- c. water efficient (WEL rated) fixtures and fittings will be selected;
- d. passive thermal design using building fabric and façade to respond to the climate, reducing solar heat gains whilst maximising the advantages of daylight;
- e. high efficiency central plant combined with efficient building systems and controls throughout;
- f. awnings on office facilities will reduce solar load and decrease the need for air conditioning; and
- g. double glazing, thermally broken frames and high thermal mass to minimise heating and cooling loads and improve thermal comfort in the administrative buildings.

72. The Administration Building will aim to achieve a 5 star equivalent Green Star standard, corresponding to 'Australian Excellence'.

73. The administration facilities will achieve a significant reduction in water use against similar, contemporary buildings.

#### **Demolition and disposal of existing structures**

74. The parcel of land is vacant with no existing structures being present.

#### **Zone planning**

75. The zone planning used in developing the compounds will assist in maximizing biosecurity control measures and aid in implementing staged security zones.

### **Provisions for people with disabilities**

76. Access and facilities for the disabled will be provided where necessary in accordance with the Building Code of Australia, Australian Standard AS1428 to comply with all obligations under the *Commonwealth Disability Discrimination Act 1992*.

77. Dispensations will be sought where operational requirements are inconsistent with Building Code of Australia requirements. The complex nature of some facilities and supporting infrastructure occupied by quarantine personnel may preclude disabled access such as in the avian building.

### **Occupational health and safety measures**

78. The facilities to be provided under this Project will comply with the *Work Health and Safety Act 2011*, *Model Work Health and Safety Regulations 2012*, the *Quarantine Act 1908* and Department of Agriculture, Fisheries and Forestry Occupational Health and Safety policy.

79. In accordance with Section 35(4) of the *Fair Work (Building Industry) Act 2012*, contractors will hold full occupational health and safety accreditation from the Office of the Federal Safety Commissioner under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme. All construction sites will be appropriately secured to prevent public access during the construction period. No special or unusual public safety risks have been identified.

## **COST EFFECTIVENESS AND PUBLIC VALUE**

### **Outline of project costs**

80. The estimated capital cost of this project is \$293.1 million, excluding Goods and Services Tax, which includes all costs for management and design fees, construction costs, furniture, fittings and specialist equipment and an allowance for escalation. Additional funding including supplementation for some operational and transition costs for seven years have also been approved by the Government in the 2012-13 Budget.

81. The application of the Special Purpose Property framework by Finance will require a return on the capital value of the asset equivalent to the long term bond rate. To contribute to the total cost of operating the new facility DAFF will review and may increase its user charges under existing cost recovery policies. Full cost recovery may be unachievable for many importers and may encourage them to operate outside legal pathways for importation of material. As a result, the

significant costs of ensuring that this special purpose property remains fit for purpose will result in an ongoing appropriation to Finance to meet the cost of the economic rent<sup>3</sup> required to maintain the asset throughout its life.

### **Details of project delivery system**

82. A Project Manager / Contract Administrator has been appointed by the Commonwealth to manage the proposed works and administration of the contracts for construction. A Design Services Consultant (DSC) has been appointed to fully design and document the works and the DSC will be novated to a Managing Contractor at the 50% design milestone. The Managing Contractor will be appointed using the Commonwealth's form of Managing Contractor Contract to manage the remaining design and to construct the proposed works.

### **Construction schedule**

83. Subject to Parliamentary clearance of the proposed development, construction is expected to commence in late 2013 and be complete by late 2018. The proposed works will be phased in two stages with:

- a. Stage 1 to commence in late 2013 and be completed by October 2015; and
- b. Stage 2 to commence construction in July 2016 and be completed by October 2018.

### **Public value**

84. The proposed PEQ facility development contributes significantly to the nation in that it will provide biosecure post entry quarantine facilities. These facilities will play a key role in managing the risks of exotic pest and disease to our \$42 billion agriculture industries, our unique environment, native flora and fauna, tourism industries and lifestyle. At the same time, continuing PEQ arrangements will allow Australians to continue to access new and improved genetics where these can be imported in a quarantine compliant manner.

### **REVENUE**

85. The operation of the PEQ facility will be funded from users of the facilities and Government appropriation funding.

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<sup>3</sup> Economic rent is used when no market based comparator is available to determine the market rent. Economic rent is calculated on a whole of life return on the asset and costs for ongoing and lifecycle repairs and maintenance.

**Attachments**

1. List of Stakeholders Consulted
2. Location Plan
3. Site Plan
4. Administration Building - Floor Plan
5. Cat Compound – Floor Plan
6. Cat and Dog Receivals Building – Floor Plan
7. Dispatch and Services Building - Floor Plan
8. Plant Compound – Floor Plan
9. Central Utilities Building – Floor Plan
10. Avian Compound – Basement Floor Plan
11. Avian Compound – Ground Floor Plan
12. Avian Compound – First Floor Plan
13. Ruminants Compound Plan
14. Bees Compound – Floor Plan
15. Dog Compound – Partial Floor Plan
16. Horse Compound – Stables Building – Floor Plan
17. Horse Compound – Amenities Building – Floor Plan
18. Horse Compound – Vehicle Wash Facility – Floor Plan

## **Attachment 1**

### **Stakeholder Consultation**

Key external stakeholders for the PEQ facility are individuals and industry groups representing individual businesses that use quarantine as part of their business operation. These stakeholders have been consulted by DAFF during the development of the Project's brief. Many of these stakeholders use the five existing DAFF operated post entry quarantine facilities on a user-pays basis and have a high level of interest in the new PEQ facility, its performance and costs. DAFF stakeholders include:

- plant and seed importers and growers;
- horse importers (bloodstock and racing);
- live avian and hatching egg importers (including large-scale commercial operators, fancy breed importers and live avian importers);
- importers of ruminants;
- the bee industry;
- importers of cats and dogs (including breeders and individuals importing domestic pets);
- animal transport companies and couriers;
- universities and researchers;
- other research groups e.g. CSIRO; and
- public interest groups e.g. RSPCA.

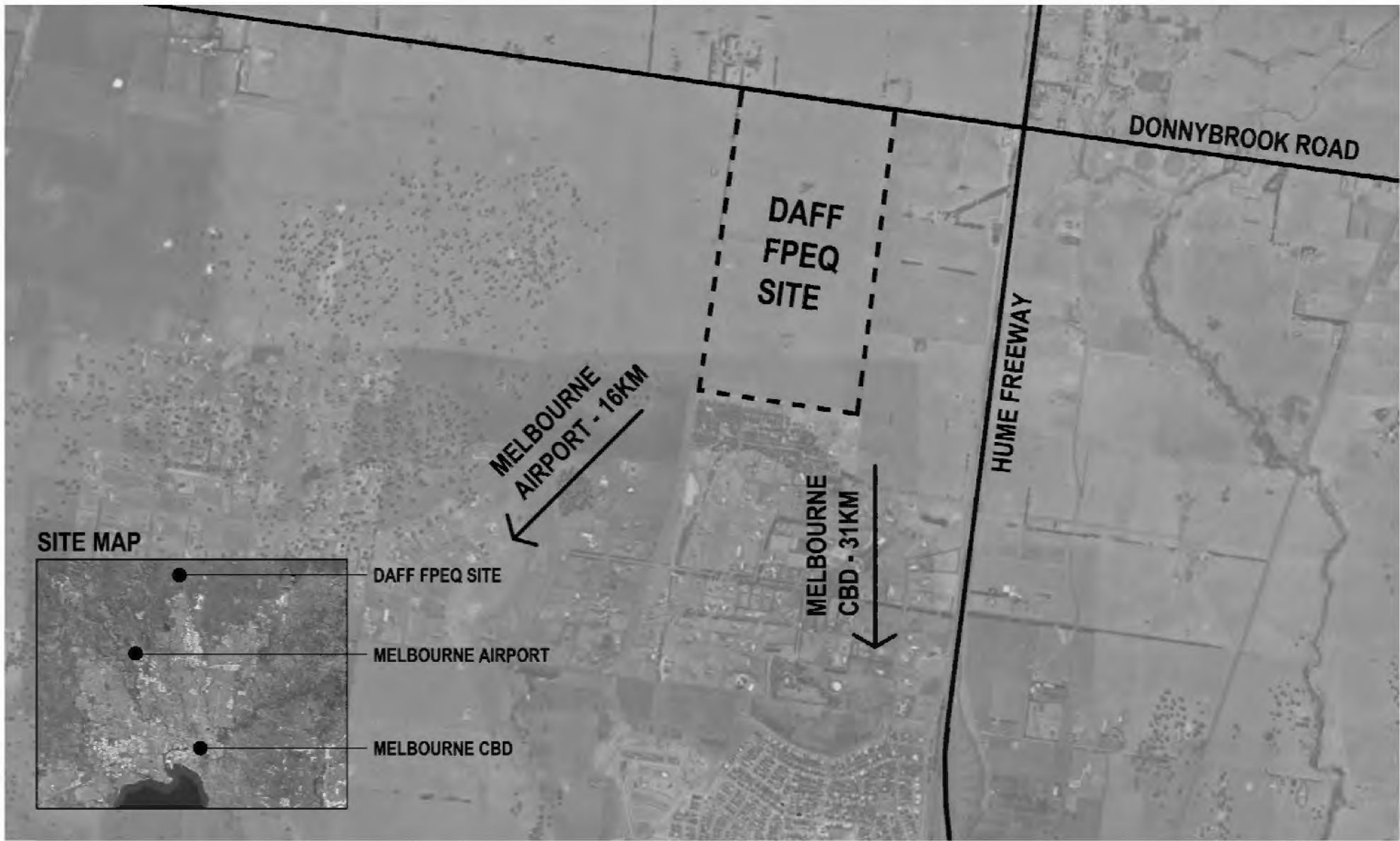
During the planning phase and design process, the following local planning and statutory authorities were consulted:

- Hume City Council (local development and roads);
- VicRoads (state roads);
- Melbourne Water (stormwater);
- Yarra Valley Water (water and sewer);
- Country Fire Authority (fire fighting);
- Telstra (voice and data);
- SP AusNet (electricity and gas); and
- Jemena (electricity).

The following local adjacent property owners have been consulted:

- MAB (north of the site);
- Shell (east of the site);
- AMP Folkestone (west of the site);
- SP Ausnet (east of the site); and
- residential landowners (south of the site).

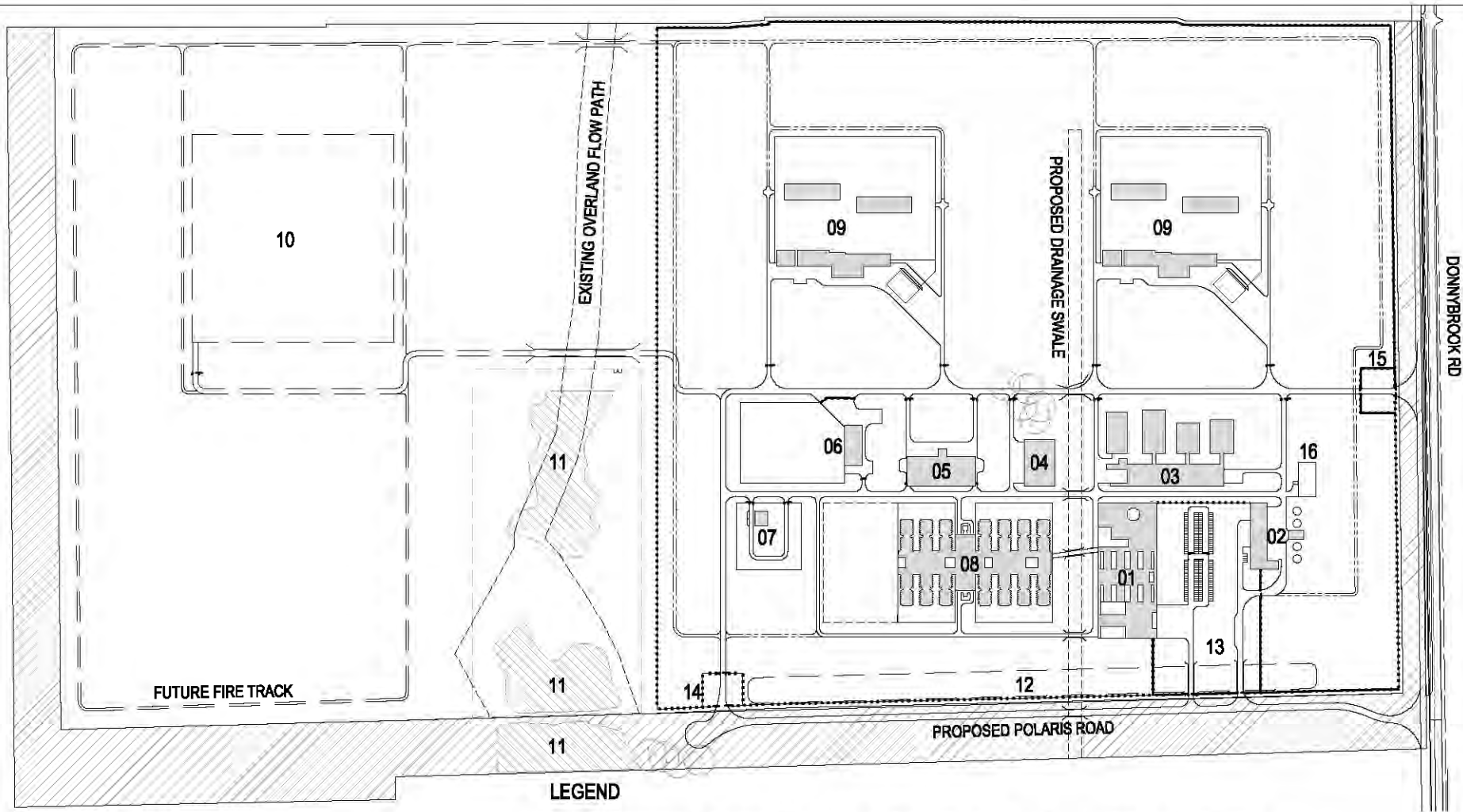




**LOCATION PLAN**  
**FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA**



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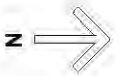


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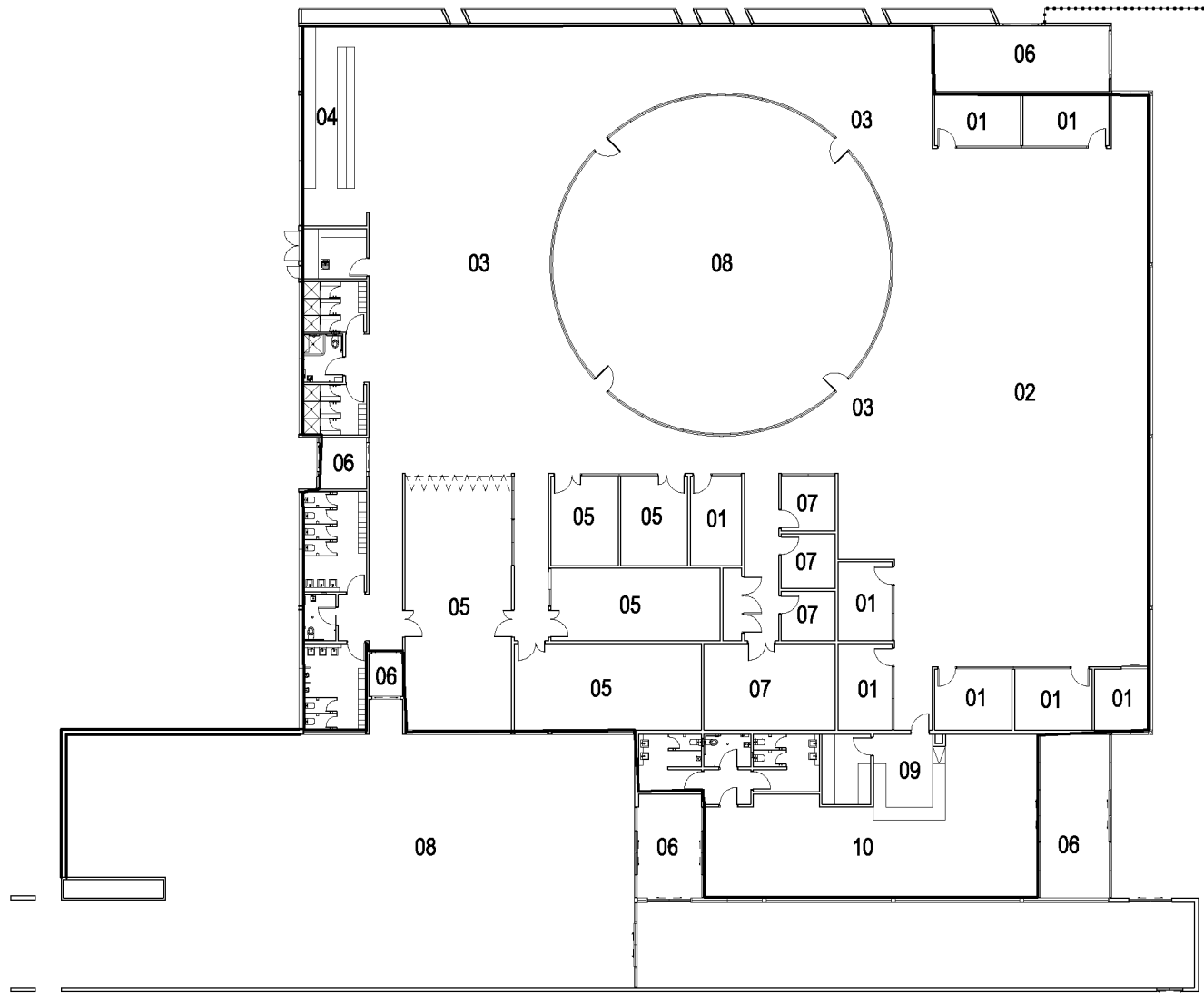
- |    |   |    |                                |
|----|---|----|--------------------------------|
| 01 | COMBINED ADMINISTRATION , CAT COMPOUND AND CAT & DOG RECEIVALS BUILDING | 09 | HORSE COMPOUND                 |
| 02 | DISPATCH SERVICES & ANNEX   | 10 | FUTURE HORSE COMPOUND          |
| 03 | PLANT COMPOUND  | 11 | NATIVE GRASSLAND               |
| 04 | CENTRAL UTILITIES BUILDING  | 12 | DRY STORMWATER RETENTION BASIN |
| 05 | AVIAN COMPOUND  | 13 | PUBLIC ENTRY ZONE              |
| 06 | RUMINANT COMPOUND   | 14 | HORSE & BEE ENTRY              |
| 07 | BEE COMPOUND  | 15 | EMERGENCY HORSE EXIT           |
| 08 | DOG COMPOUND  | 16 | MOTHER BLOCK                   |

**SITE PLAN**

**FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA**

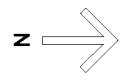


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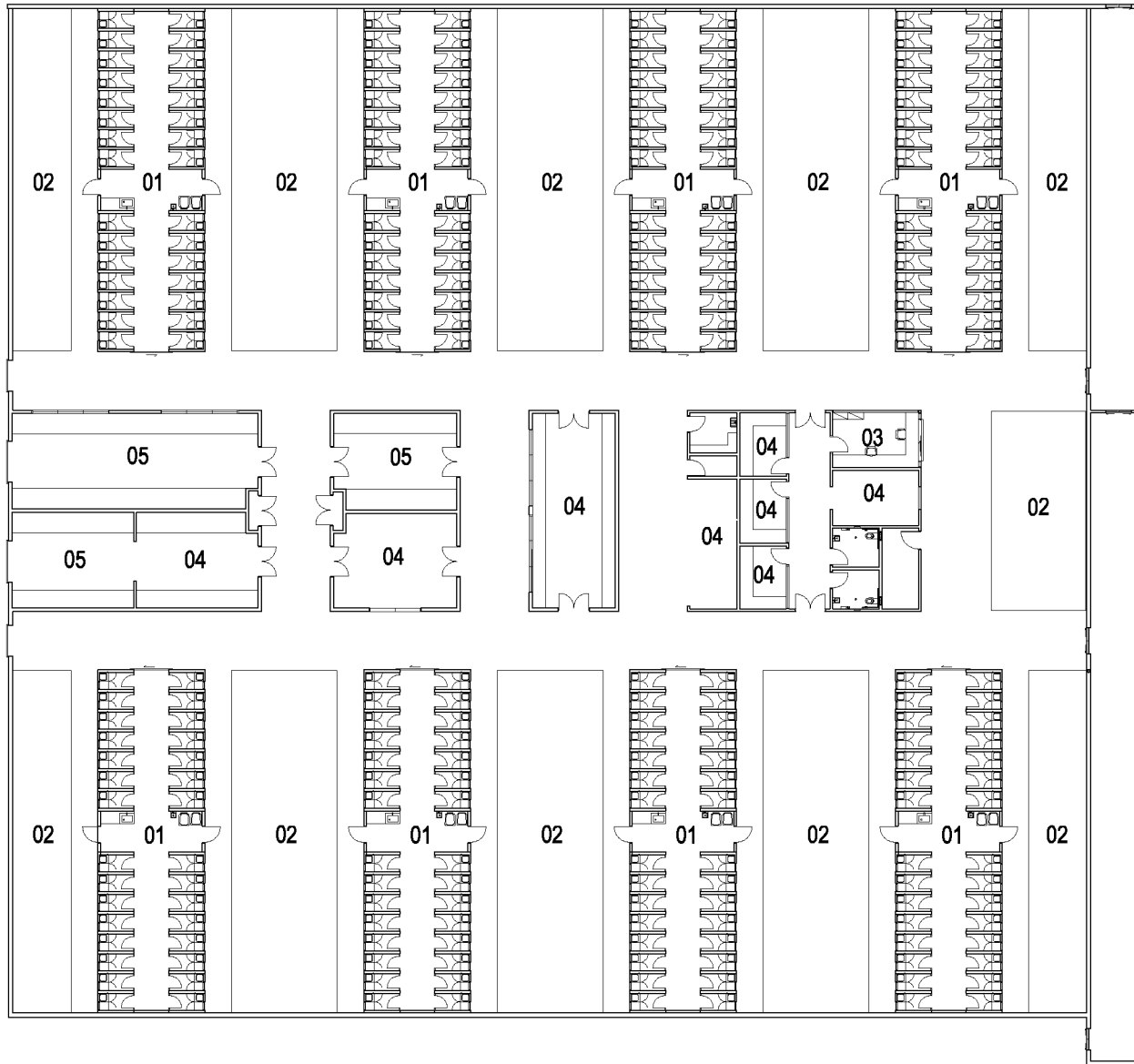


- LEGEND**
- 01 OFFICE
  - 02 WORKSTATIONS
  - 03 BREAKOUT SPACE
  - 04 KITCHEN
  - 05 MEETING ROOM
  - 06 ENTRY
  - 07 UTILITIES
  - 08 EXTERNAL COURTYARD
  - 09 RECEPTION
  - 10 WAITING ROOM

**ADMINISTRATION BUILDING - FLOOR PLAN**  
**FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA**



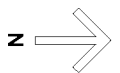
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LEGEND

- 01 CAT PENS
- 02 EXTERNAL COURTYARD
- 03 OFFICE
- 04 UTILITIES
- 05 STORE

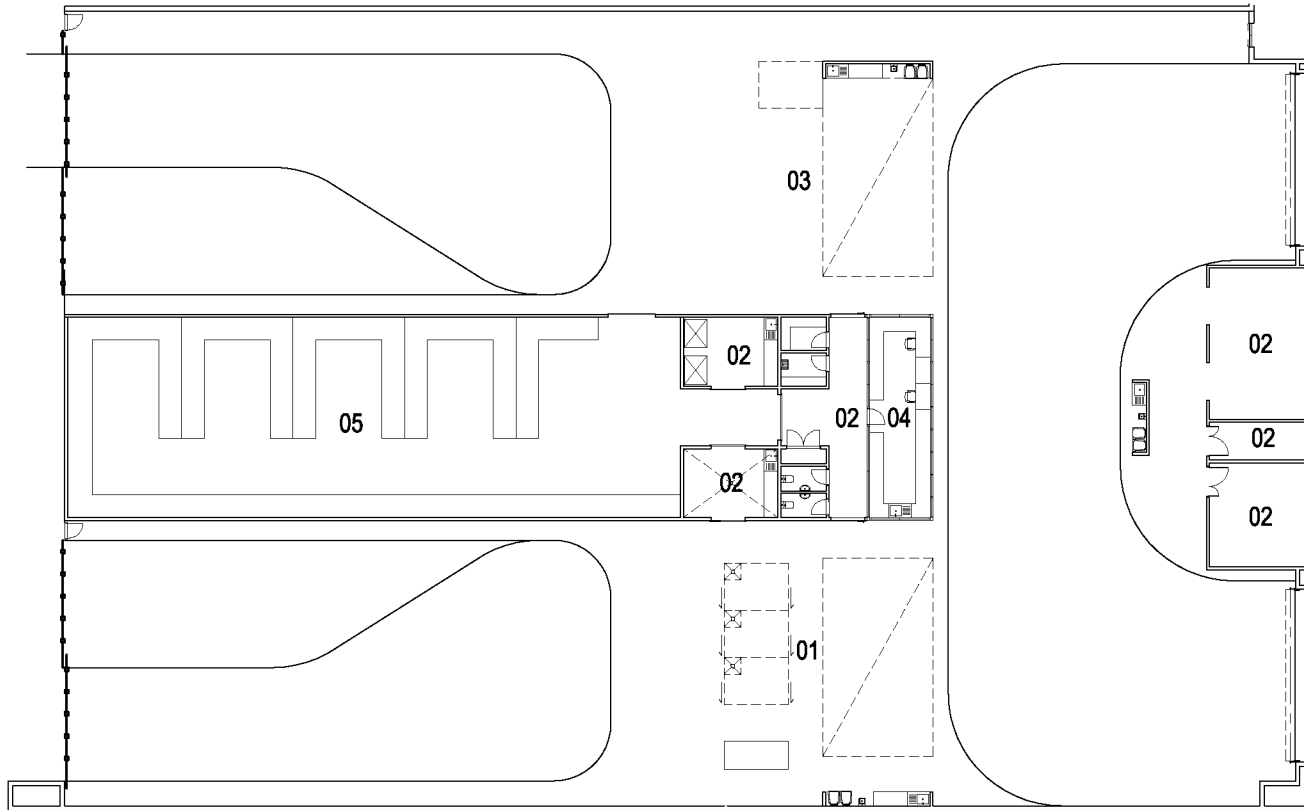
CAT COMPOUND - FLOOR PLAN  
 FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA



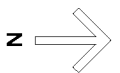
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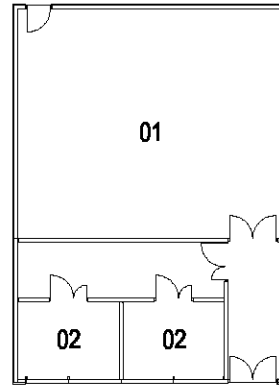
- 01 INCOMING ANIMALS DROP OFF
- 02 UTILITIES
- 03 OUTGOING ANIMALS PICK UP
- 04 OFFICE
- 05 STORE



CAT & DOG RECEIVALS BUILDING - FLOOR PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA



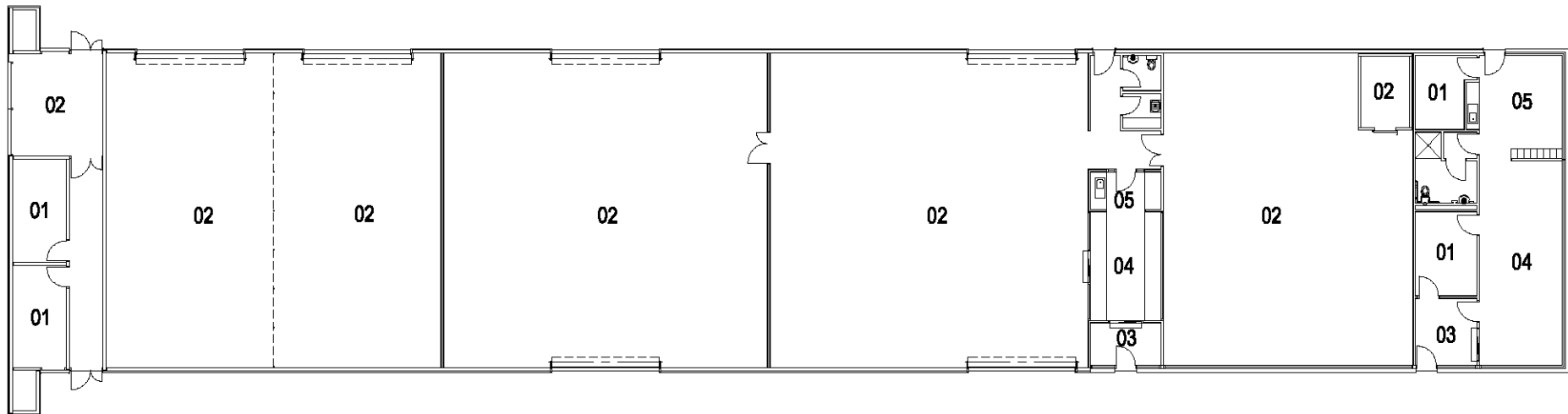
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ANNEX

LEGEND

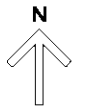
- 01 PLANT
- 02 STORE
- 03 RECEPTION
- 04 OFFICE
- 05 STAFF AMENITY

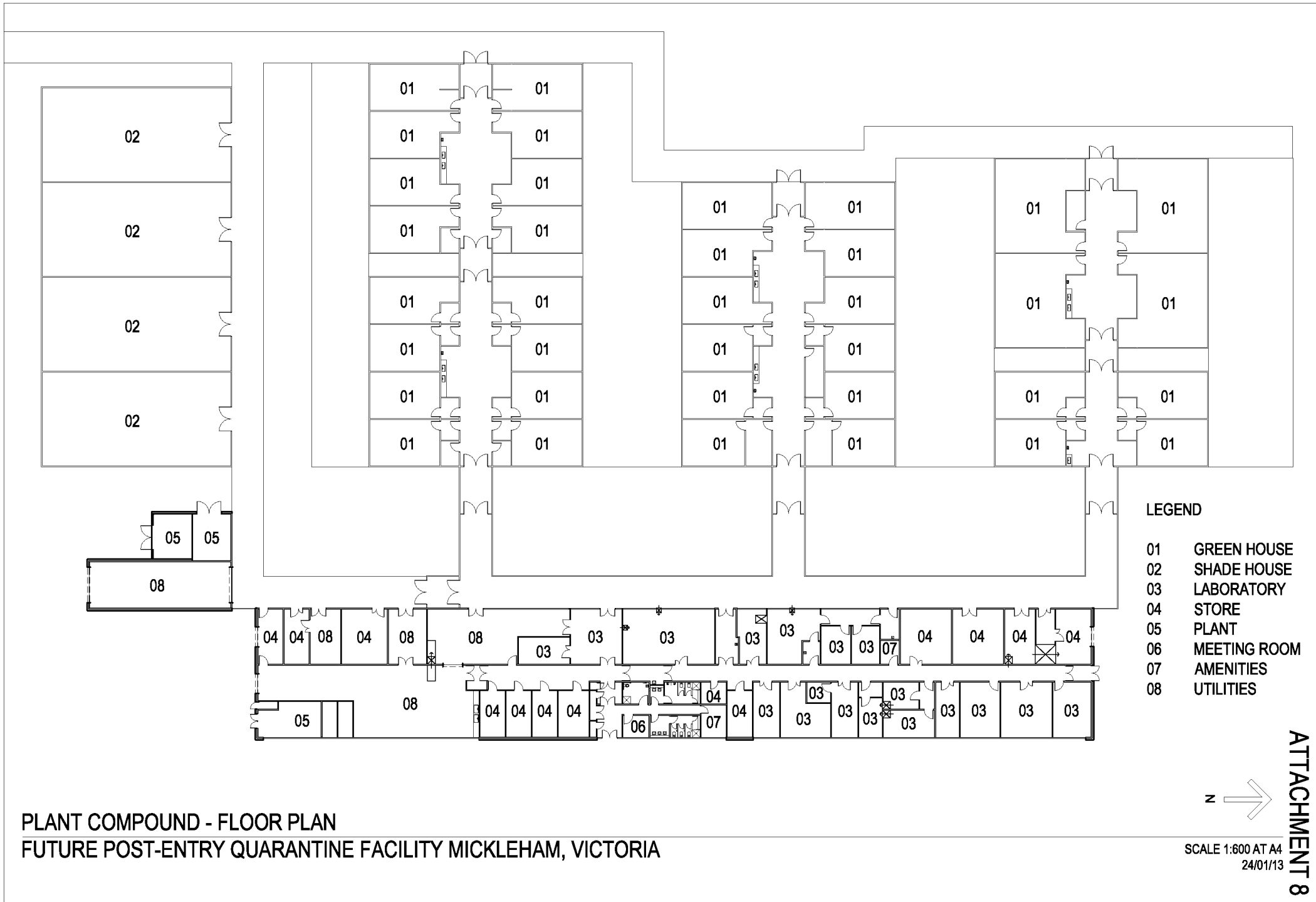


DISPATCH & SERVICES BUILDING

DISPATCH & SERVICES BUILDING AND ANNEX - FLOOR PLAN  
 FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA

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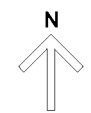




**LEGEND**

- 01 CHILLERS
- 02 COOLING TOWERS
- 03 PLANT
- 04 STANDBY GENERATORS
- 05 SWITCHROOM
- 06 SUBSTATION
- 07 BOILERS

**CENTRAL UTILITIES BUILDING - FLOOR PLAN**  
**FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA**

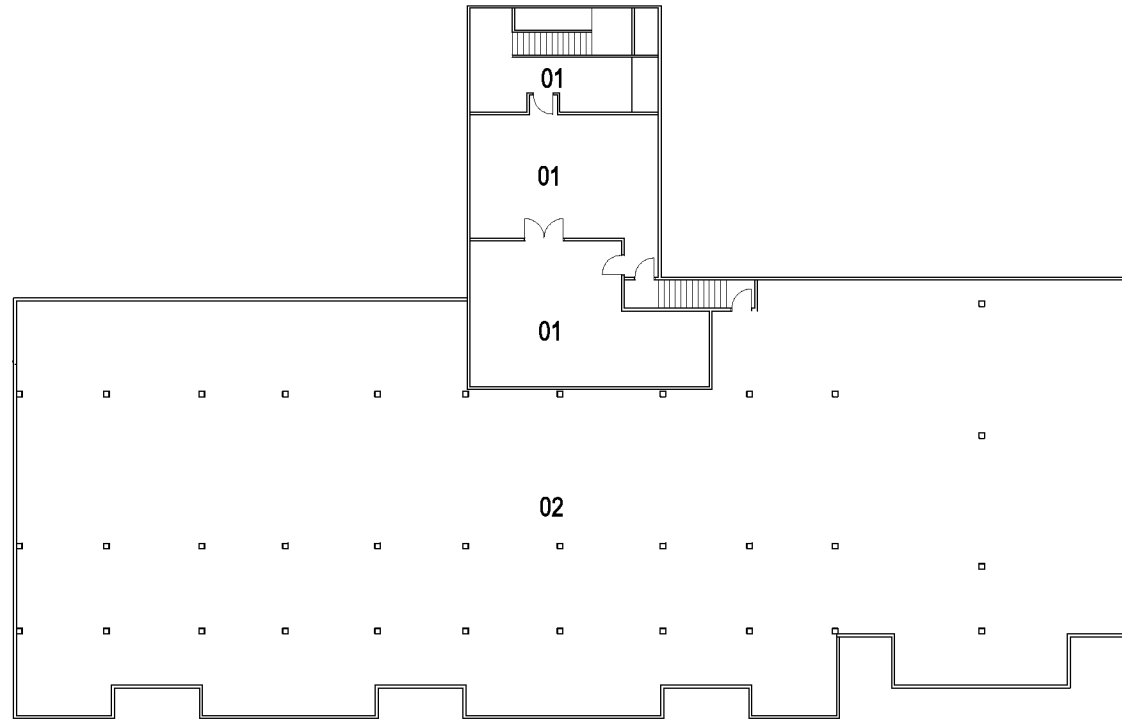


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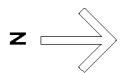


LEGEND

- 01 PLANT
- 02 BASEMENT HYDRAULIC INSPECTION



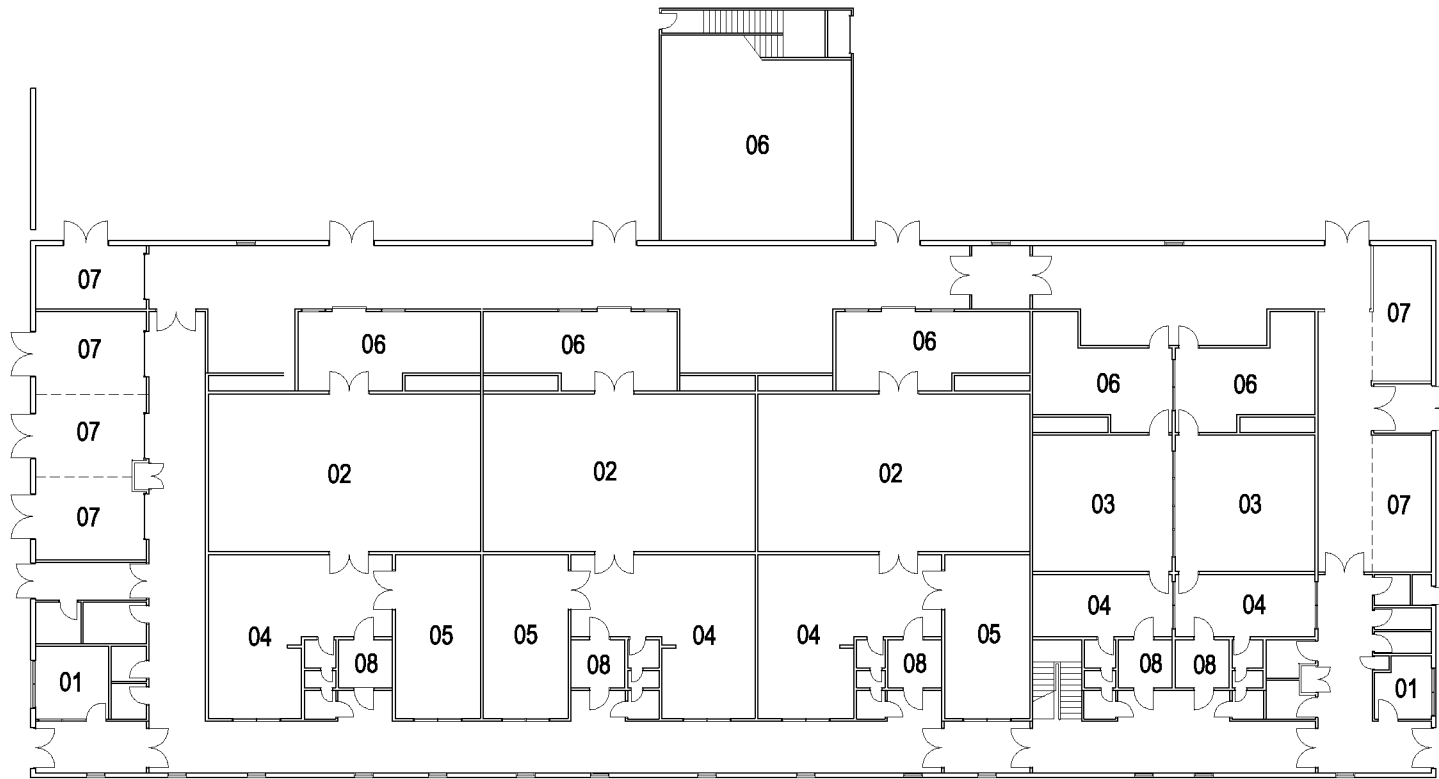
AVIAN BUILDING - BASEMENT FLOOR PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA



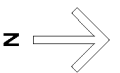
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LEGEND

- 01 STAFF AMENITIES
- 02 BIRD REARING
- 03 LIVE BIRDS
- 04 LABORATORY
- 05 INCUBATOR
- 06 PLANT
- 07 STORES
- 08 DECONTAMINATION



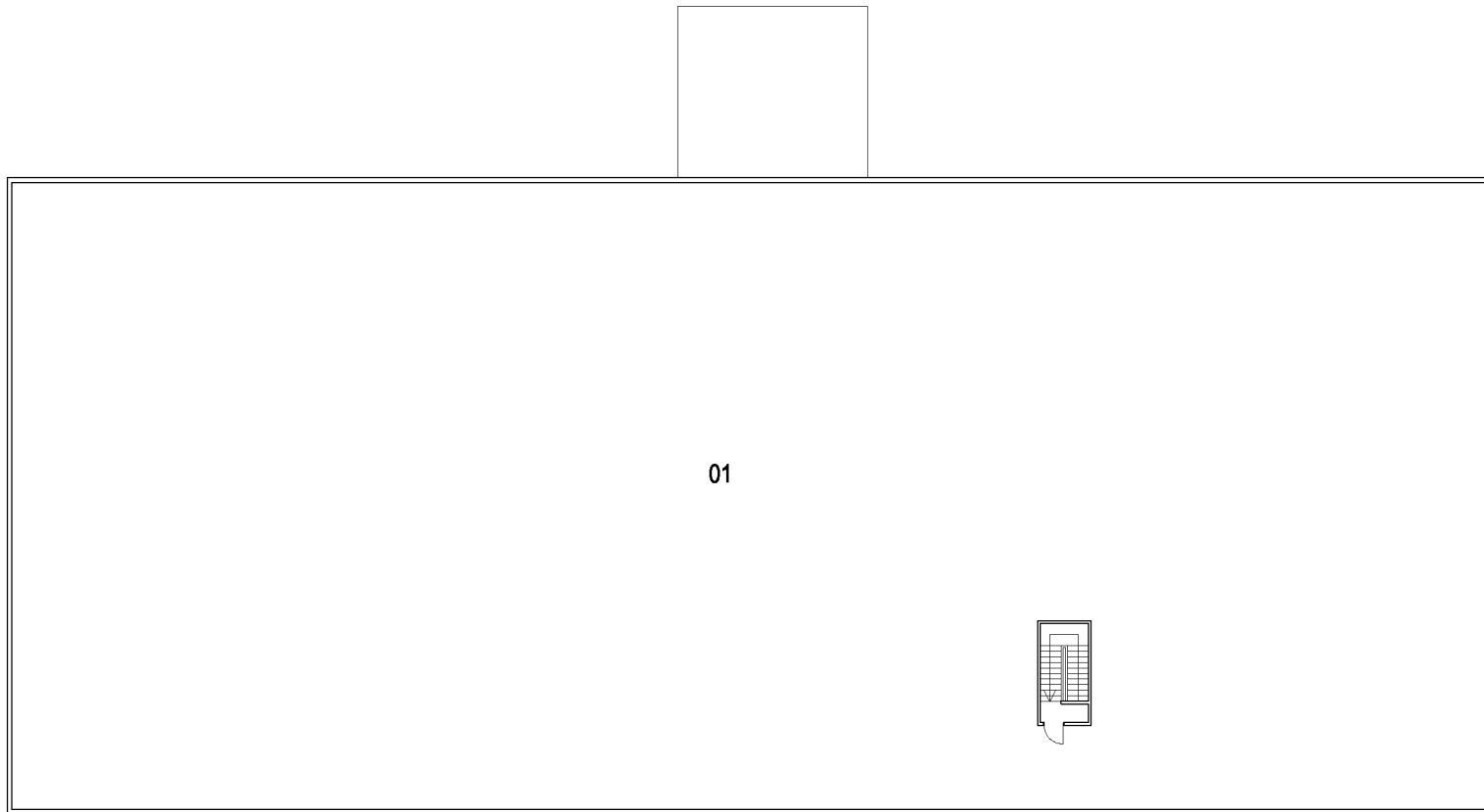
AVIAN BUILDING - GROUND FLOOR PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA



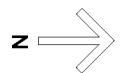
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LEGEND

01 PLANT



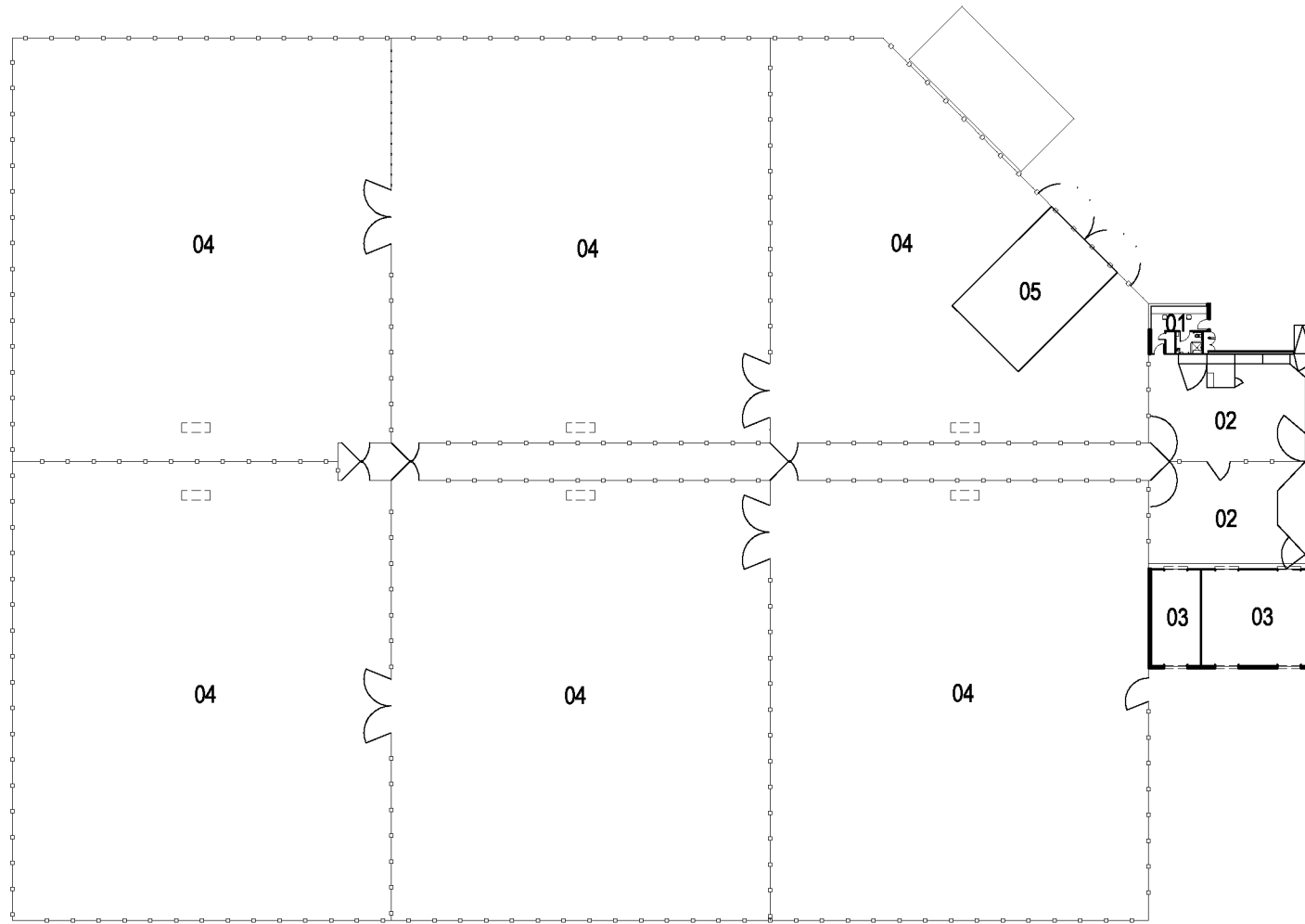
AVIAN BUILDING - FIRST FLOOR PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA



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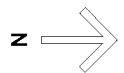
LEGEND

- 01 OFFICE
- 02 ANIMAL SHED
- 03 STORE
- 04 PADDOCK
- 05 PALLET SET DOWN



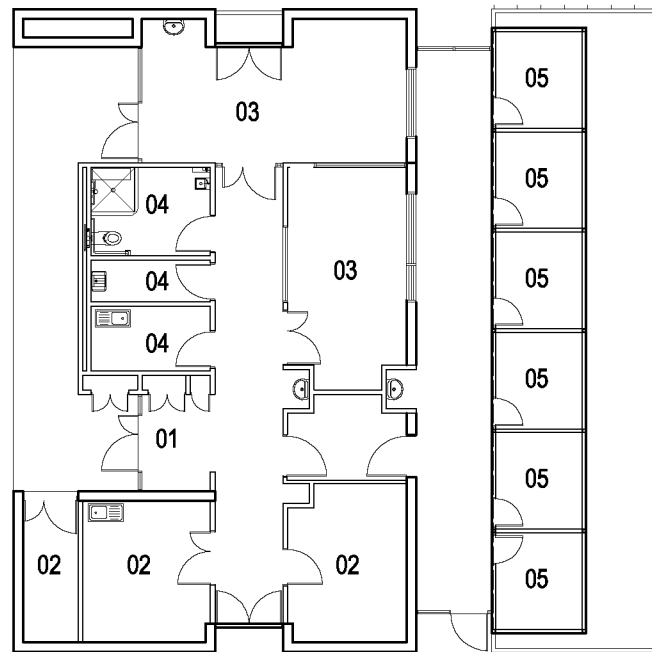
RUMINANTS COMPOUND PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA

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LEGEND

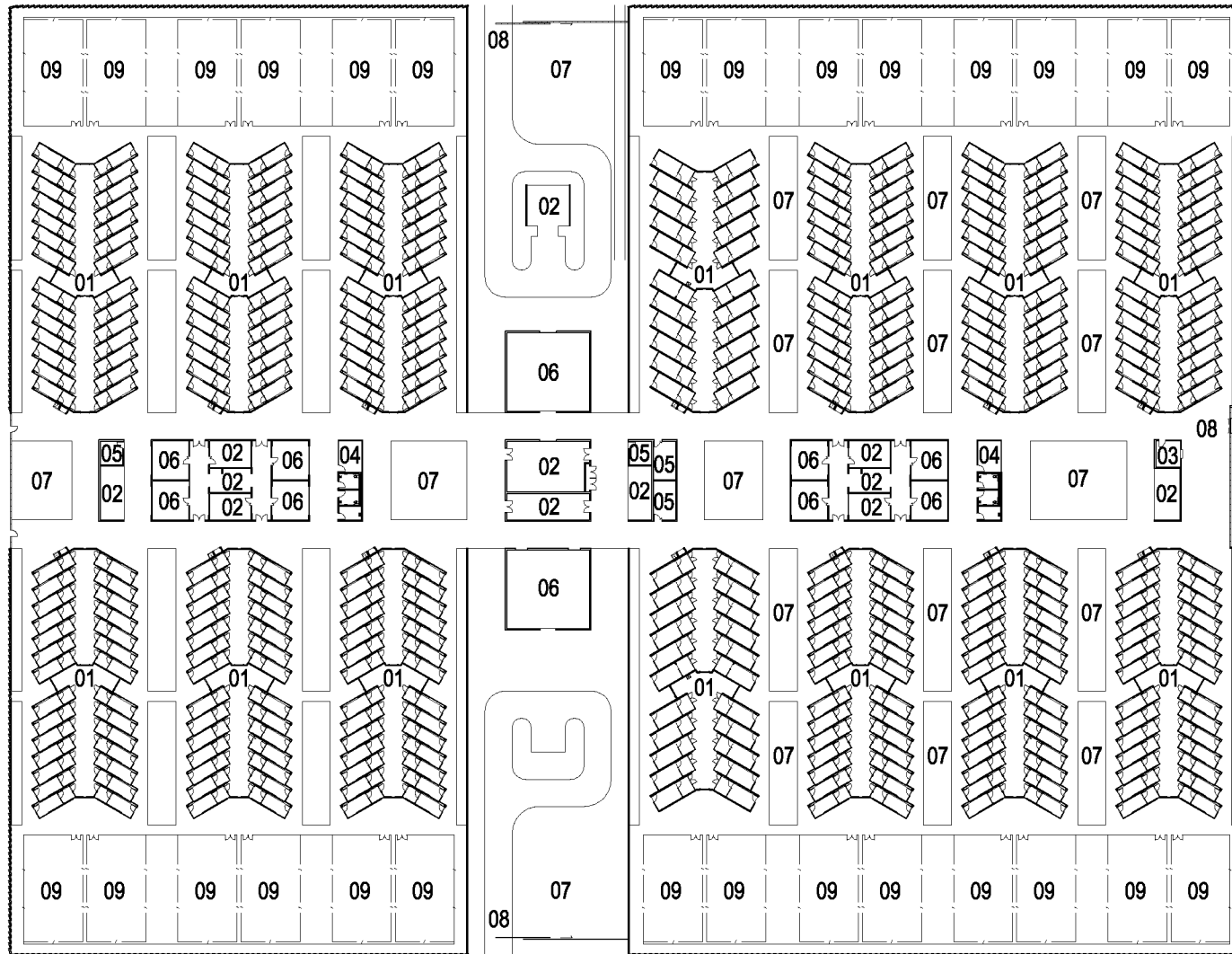
- 01 ENTRY
- 02 STORE
- 03 PROCEDURE ROOM
- 04 AMENITIES
- 05 FLIGHT ROOM



BEES BUILDING - FLOOR PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA



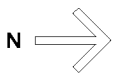
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**LEGEND**

- 01 KENNEL CLUSTER
- 02 STORE
- 03 RECEPTION
- 04 OFFICE
- 05 PLANT
- 06 UTILITIES
- 07 COURTYARD
- 08 ENTRY
- 09 EXERCISE YARD

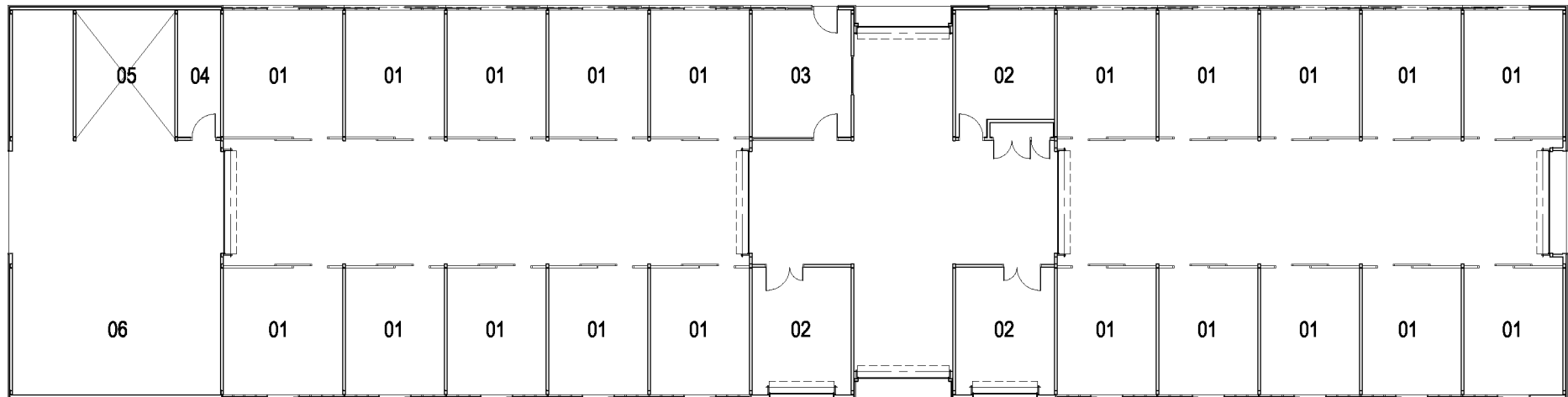
**DOG COMPOUND - FLOOR PLAN**  
**FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA**



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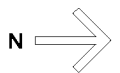
LEGEND

- 01 STALL
- 02 STORE
- 03 OFFICE
- 04 PLANT
- 05 WASH BAY
- 06 UTILITY



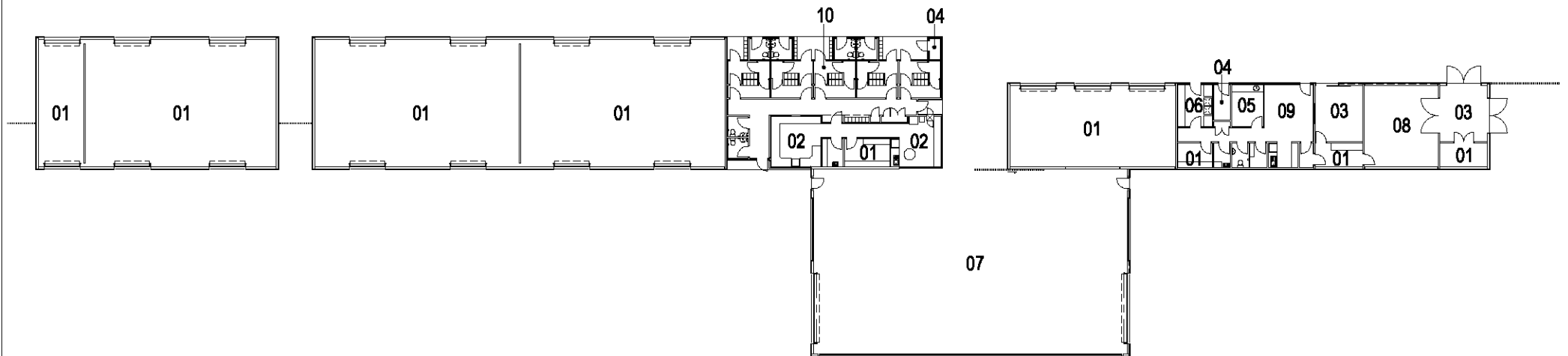
HORSE COMPOUND - STABLES BUILDING - FLOOR PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA

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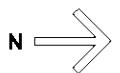


LEGEND

- 01 STORE
- 02 OFFICE
- 03 STALL
- 04 PLANT
- 05 FIRST AID
- 06 LAUNDRY
- 07 LOADING AREA
- 08 VET SURGERY
- 09 STAFF ROOM
- 10 CHANGE FACILITIES

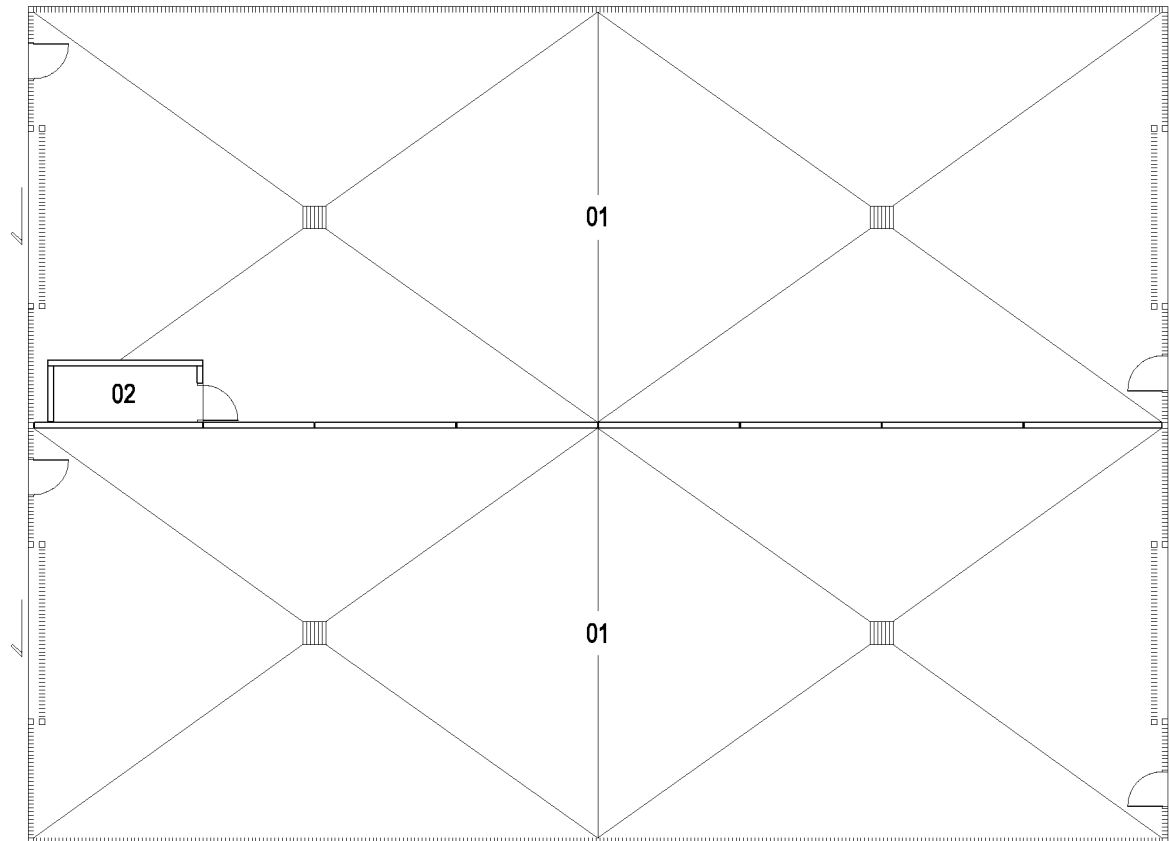


HORSE COMPOUND - AMENITIES BUILDING - FLOOR PLAN  
FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA



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**LEGEND**

- 01 WASH BAY
- 02 PLANT

**HORSE COMPOUND - VEHICLE WASH FACILITY - FLOOR PLAN**  
**FUTURE POST-ENTRY QUARANTINE FACILITY MICKLEHAM, VICTORIA**

SCALE 1:200 AT A4  
24/01/13

