

Proposed Fit-out of New Leased Premises

for the Attorney-General's Department
at 4 National Circuit, Barton ACT

Statement of Evidence and Supporting Drawings
to the
Parliamentary Standing Committee on Public Works

October, 2010

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1 Summary

- 1.1.1 The purpose of this submission is to seek the Public Works Committee's approval to the expenditure of \$18m for the fitout of approximately 8,000 square metres of new office accommodation to be constructed at 4 National Circuit, Barton, ACT.
- 1.1.2 The Department's new National Office building at 3-5 National Circuit, Barton, was occupied in October 2009. Whilst occupancy of the new building allowed termination of three leases, the Department is still spread across five leased properties.
- 1.1.3 Industry Superannuation Property Trust Pty Ltd (ISPT) is the owner of 3-5 National Circuit and the former Robert Garran Office which is located at 2-4 National Circuit, directly across the road to 3-5 National Circuit. ISPT is proceeding with the development of a new 29,800 square metre office complex on the southern part of the site which will be completed in July, 2012 and which will be known as 4 National Circuit. Negotiations have been completed for the lease of approximately 8,000 sq metres in the proposed new West Building which will allow termination of three of the five leases as well as provide for a degree of expansion.

2 Identification of the Need

2.1 Project Objectives

- 2.1.1 The Attorney-General's Department (AGD) serves the people of Australia by providing expert support to the Government in the maintenance and improvement of Australia's system of law and justice
- 2.1.2 The Department is the central policy and coordinating element of the Attorney-General's portfolio for which the Attorney-General and Minister for Home Affairs are responsible.
- 2.1.3 It is recognised in both the private and public sectors that the splitting of an entity over a number of different accommodation locations leads to a wide variety of organisational difficulties as well as inefficiencies in time and physical resource management. These issues are exacerbated if the distance between locations necessitates the use of public or private transport to commute between locations.
- 2.1.4 The Department's new National Office at 3-5 National Circuit, Barton, was completed and occupied in October 2009. However, the Department is still spread across five leased properties.
- 2.1.5 The redevelopment of the former Robert Garran Offices site at 4 National Circuit provides the Department the opportunity to consolidate all of its Canberra administrative accommodation in two buildings located opposite to each other on National Circuit, Barton.

- 2.1.6 Co-located office accommodation for the Department will encourage practices enabling people to better collaborate and more effectively work together.
- 2.1.7 By consolidating within two new buildings in close proximity, the Department will realise a number of operational and administrative efficiencies, including:
- reduced energy costs resulting from compliance with the Commonwealth's energy efficiency requirements;
 - a cost effective, value for money property solution by reducing the total office footprint;
 - advantages from technological improvements in information technology and communication services by installation of the latest category of data cabling;
 - greater efficiency in the utilisation of common facilities such as meeting and training rooms, library and staff amenities;
 - reduced risk of non-compliance with current codes and standards, in particular the revised Building Code of Australia's accessibility requirements;
 - greater efficiency in allocation and utilisation of work space in accordance with Department of Finance and Deregulation's required space allocation of 16 square metres per occupied workpoint.

2.2 Existing Lease Details

- 2.2.1 The Department's administrative staff are currently accommodated in five locations in Canberra. The leases and their expiry dates are listed in the following Table 1.

Table 1: AGD Canberra Office Portfolio

Property name and address	Area (m2)	Lease Expiry
3-5 National Circuit, Barton	20,000	30/4/2029
Arts House, 40 Macquarie St, Barton	3,657	31/5/2012
Computer Associates House, 10 National Circuit, Barton	4,051	30/6/2012
63 Denison St, Deakin	1,776	30/6/2012
University of Canberra Innovation Centre (UCIC), 23 University Drive South, Bruce	1,785	14/5/11
Total Area	31,239	

- 2.2.2 The above table excludes the National Operations Centre at Symonston and the Security Training Centre at 71 State Circle, Forrest which are operational rather than administrative accommodation.

- 2.2.3 The University of Canberra Innovation Centre (UCIC) at 23 University Drive South, Bruce was formerly known as Emergency Management Australia (EMA). The relocation of the EMA function to the Edmund Barton Building in Barton has resulted in its conversion to administrative accommodation. In the long term, it is proposed to retain approximately 780 square metres in the building comprising 400 square metres for a back-up computer facility and 380 square metres for special project groups. All administrative staff will be relocated to Barton.
- 2.2.4 The new building at 3-5 National Circuit houses a child care centre of 500 square metres, reducing the usable office space to 19,500 square metres.
- 2.2.5 The lease expiry profile of Arts House, Computer Associates House and Deakin meets the requirement for occupancy of the new building in July, 2012. A short extension of the three leases may be required but is not expected to provide any difficulties due to current market conditions favouring tenants.
- 2.2.6 The Arts House, Computer Associates House and Deakin buildings are all in excess of twenty years old and all require significant refurbishment to meet current BCA standards and the Commonwealth's mandatory 4.5 star National Australian Built Environment Rating System (NABERS) energy efficiency rating.

2.3 The need for the work

- 2.3.1 There are three principal drivers for the requirement for a second new office building in close proximity to the recently completed new headquarters at 3-5 National Circuit. The first of these is the improved operational efficiencies and organisational flexibility provided by co-location in buildings with similar facilities and of similar standards.
- 2.3.2 The second is the Commonwealth's mandatory requirement for 4.5 star NABERS. Three of the existing buildings cannot meet this requirement without major refurbishment of the air conditioning plant. Such a refurbishment would preclude occupancy during the works.
- 2.3.3 The third is the need to meet the Department of Finance and Deregulation's requirement for 16 square metres per occupied workpoint. This density could not be achieved without major fitout rearrangements in the older buildings. As the buildings do not meet the Commonwealth's energy efficiency requirements and current BCA standards for disability access, the cost of fitout rearrangements is not considered economic.
- 2.3.4 The proposed new building at 4 National Circuit is being developed and will be owned by ISPT Pty Ltd who also own the Department's new building at 3-5 National Circuit and the Department of the Prime Minister and Cabinet's new building at One National Circuit.
- 2.3.5 The 4 National Circuit building will be of the same quality and standard as these two new developments and will meet all of the current BCA and Australian Standards. It will,

however, target 5 star NABERS rather than the 4.5 star rating achieved in One and 3-5 National Circuit.

2.4 Description of the Proposal

- 2.4.1 The proposal is to fitout approximately 8,000 square metres in the new West Building to be constructed on Block 1, Section 3, Barton known as 4 National Circuit. It is the Department's preference for the fitout to be integrated with construction of the base building to provide simultaneous practical completion of both base building and fitout in June, 2012.
- 2.4.2 The original site is bounded by Kings Avenue to the North, Macquarie Street to the East and National Circuit to the West and was formerly known as the Robert Garran Offices which accommodated the Attorney-General's Department up until 2009. The former Patents Office building is located on the northern portion of the site, the façade of which is listed on the Heritage Register. This building, now known as 2 National Circuit, is being refurbished and will accommodate the Office of National Assessment.
- 2.4.3 The proposed development will comprise two buildings known as the East and West Buildings, each building being six storeys high and comprising a total net lettable area of 29,800 square metres. The typical floor plates are approximately 2,100 square metres for the East Building and 3,200 square metres for the West Building. The ground level will comprise approximately 2,800 square metres of commercial space and 500 square metres of retail.
- 2.4.4 A common car park will serve the two buildings and will provide approximately 708 vehicle parking spaces and 202 bicycles spaces over four basement levels. The Department will take a licence over the whole of Basement Level 1 providing approximately 170 car spaces.
- 2.4.5 This site, together with the properties known as One and 3-5 National Circuit, was purchased by Industry Superannuation Pty Limited (ISPT) from the Commonwealth in 2004. The three properties were sold as part of the Commonwealth's divestment program.
- 2.4.6 ISPT subsequently redeveloped One National Circuit for the Department of the Prime Minister and Cabinet, and 3-5 National Circuit for Attorney-General's Department. Both of these developments provide a high standard of commercial office space.
- 2.4.7 Responsibility for planning and development of the site rests with the National Capital Authority. Development Approval and Building Approval have been obtained. Demolition of the old building commenced in May, 2010. Excavation and construction of the new buildings commenced in August, 2010.

- 2.4.8 The space requirement of approximately 8,000 square metres is based on the Department's projected staff numbers in Canberra. It will accommodate approximately 500 work points. Combined with the 19,500 square metres of office space in 3-5 National Circuit which accommodates 1,006 work points, the Department's total space will be 27,500 square metres accommodating in excess of 1,506 work points.
- 2.4.9 The strategic location of 4 National Circuit made open market testing for this requirement impractical. However, the Department carried out extensive market investigations into recent pre-commitment lease arrangements entered into by other Departments such as Department of Agriculture, Fisheries and Forestry, Australian Federal Police, Department of Education, Employment and Workplace Relations, Australian Competition and Consumer Commission, Department of Health and Ageing and Ausaid. It also investigated leases of similar size entered into in existing buildings. These investigations supported ISPT's proposal to offer the lease of the additional 8,000 square metres on the same terms and conditions, including rental, as the Department's existing lease in 3-5 National Circuit.
- 2.4.10 The buildings at 4 National Circuit will be A Grade (Property Council of Australia) and offer the latest technology in building services. Key features of the buildings are:
- large efficient floor plates;
 - energy efficiency rating of 5 star NABERS and Green Building Council of Australia (GBCA) 5 Green Star rating;
 - basement showers, lockers and bicycle parking;
 - on-site café leased to the operator by the owner ;
 - child care facility;
 - public conference and meeting facilities available for hire;
 - stormwater collection and grey water treatment and reuse;
- 2.4.11 The fitout works to be undertaken include:
- integration of services into the base building works including electrical, air-conditioning, ventilation, lighting control, voice and data communications, security, fire and hydraulic services;
 - office accommodation including partitioning for individual offices, meeting and conference rooms, reception areas, utility and store rooms, training rooms, break-out and staff amenities and communication equipment rooms;
 - workstations including desks and personal storage units. Power and data cables will be reticulated in the screens between the workstations; and

- loose furniture.

2.5 Project Delivery

- 2.5.1 The Agreement for Lease provides the Department with two project delivery options. The preferred option is to engage the developer to carry out the fitout works during construction of the building, integrating the building services to suit the fitout. The principle advantage of this method is simultaneous completion of the building and fitout which avoids the necessity of paying rent during the fitout construction. The second option is to carry out the fitout works post practical completion of the building. The second option would be used if the Department is unable to obtain the Public Works Committee's approval in time to make the necessary financial commitments required for an integrated fitout and is the more expensive option.
- 2.5.2 At this stage, the developer has been instructed to design the fitout works and the integration works. The integration works are those that are required to install the building services (air conditioning, electrical, hydraulics and fire) to suit the fitout requirements. On completion of documentation, the fitout works, which include the workstations and white goods, will be tendered by the developer in accordance with the Commonwealth Procurement Guidelines. If the Department is satisfied that the tender prices provide value for money and are in accordance with its budget, and subject to PWC approval, it will instruct the developer to proceed with construction of the integrated fitout. Cost control will be managed by the Department's Quantity Surveyor and subject to review by the Department's Steering Committee.
- 2.5.3 The tendering of the loose furniture package will be carried out by the Department direct in accordance with the Commonwealth Procurement Guidelines.
- 2.5.4 If the Department does not elect to integrate the fitout, the works will be carried out after practical completion of the building in 2012. This would delay occupancy by approximately 4 months and will require negotiation of an extension of some lease terms.

2.6 Program

- 2.6.1 The key milestones if the Department elects to proceed with an integrated fitout are:
- AGD concept design approval 4th November, 2010
 - Acceptance of integration works costs 1st February, 2011
 - Developer to tender fitout trade packages 19th April, 2011
 - Fitout commencement 16th February, 2012
 - Practical completion of fitout and base building 30th June, 2012

2.6.2 The developer's program assuming an integrated fitout is included as Annexure G. The key milestones of this program are:

- Site works commence 16 June, 2010
- Excavation complete 29 November, 2010
- Commence typical floor structure 18 May, 2011
- Commence Stage 1 tenant works 26 July, 2011
- West Building completion 8 May, 2012

2.6.3 Subject to Parliamentary approval and to satisfactory pricing of the tendered trade packages, integration of the fitout is the Department's preferred option. Under this arrangement the fitout will be undertaken concurrently with the base building construction which will commence in October, 2010 and is scheduled for practical completion in May, 2012. Occupancy is expected to occur in July, 2012. Current leases have been structured to expire no earlier than mid 2012 to avoid the risk of penalties associated with short term "holding leases"

2.7 Project Budget

2.7.1.1 The budget for the fitout is \$18 m (excluding GST) and includes contingency, project management, design and documentation and escalation to 2012. The estimate assumes that the Department selects the integrated fitout option and has been prepared by WT Partnership, Quantity Surveyors, based on the Department's tenancy brief for the new building. The estimate takes into account the additional costs attributable to the high level of security required for the built environment and data and communications networks.

2.7.1.2 The project budget is also benchmarked against the rate achieved for the fitout of 3-5 National Circuit with appropriate escalation and contingency.

2.7.1.3 Funding for the project will come from within existing Departmental appropriations.

2.8 Other Options considered

2.8.1 The Department has undertaken a thorough investigation of the Canberra commercial market to ensure that the lease terms offered by ISPT are in accordance with current market conditions. These investigations included comparisons of the rentals and incentives achieved in the pre-commitment lease agreements for Department of Agriculture, Fisheries and Forestry, Australian Federal Police, Australian Competition and

Consumer Commission, Department of Health and Ageing, Ausaid and Department of Education, Employment and Workplace Relations.

- 2.8.2 ISPT Pty Ltd has offered the new lease in 4 National Circuit on the same commercial terms as the Department's existing lease in 3-5 National Circuit. These terms compare favourably with terms agreed on other recent pre-commitment leases in Canberra.
- 2.8.3 The Department has considered the option of retaining the three existing leases in Barton. All three require refurbishment of the base building services to meet the Government's energy requirements.
- 2.8.4 Legal and Probity advice was obtained in relation to the risks associated with proceeding with negotiations with a single respondent. Single source negotiations are not uncommon and have recently been used by agencies such as Centrelink and the Department of Agriculture, Fisheries and Forestry's to secure long term office accommodation.

2.9 Amount of revenue derived from the project

- 2.9.1 There will be no revenue derived from this project.

3 Technical Information

3.1 Project Brief

- 3.1.1 Annexure H is the Project Brief prepared by ISPT to brief the builder, Bovis Lend Lease, on the requirements of the development. It provides comprehensive details of the design, finishes and services of the new building together with the environmental targets for both energy efficiency and sustainability of materials used in the construction.

3.2 Project location

- 3.2.1 The AGD office fitout is part of the 4 National Circuit development. Annexures A to F provide a site location plan, site plan, building elevation and indicative floor plans.
- 3.2.2 The new building is to be constructed on the former Robert Garran Office site being Block 1 Section 3, Barton and known as 4 National Circuit. The site is bounded by Macquarie Street, Kings Avenue and National Circuit.
- 3.2.3 The development will comprise two 6 storey buildings joined by a common ground floor and atrium providing a total net lettable area of 29,800 square metres. The East Building fronts Macquarie Street and the West Building fronts National Circuit. The approximate 8,000 square metres leased by the Department is located in the West Building over the whole of levels five, four and half of level three.

3.2.4 Four levels of basement parking for approximately 708 vehicles will service the two buildings. The Department will take a licence over the whole of Basement Level 1 providing approximately 170 vehicle parking spaces.

3.3 Project scope

3.3.1 The design of the fitout, including office and workstation size and configuration, will be based on the new fitout constructed in 3-5 National Circuit.

3.3.2 The proposed fitout will include:

- allocated office space for Senior Executive Service (SES) and Executive Level 2 officers;
- open plan office accommodation for Executive Level 1 and APS Level officers;
- flexible, modular office design utilising workstations and demountable partitions;
- breakout areas and kitchens;
- meeting rooms;
- utility areas for office machines and storage;
- separately air conditioned communications equipment rooms;
- carers' and first aid rooms;
- showers, lockers and bicycle storage;
- standard workstations and personal storage units; and
- white goods and loose furniture.

3.3.3 The fitout will be designed to provide a flexible and generic layout capable of accommodating most groups with minimal changes.

3.3.4 Offices and meeting rooms will be located away from the perimeter to enable maximum efficiency with an open office layout and equitable access to natural light.

3.3.5 'Breakout' spaces will be provided on each floor for informal gatherings away from work areas.

3.3.6 As the building will be multi-tenanted, the Department will not have ground floor security and reception. The issue of visitor security passes will be managed by the security desk on the ground floor of 3-5 National Circuit.

3.4 Details of the site selection

- 3.4.1 The site was selected due to its close proximity to the Department's new headquarters building located across the road at 3-5 National Circuit.
- 3.4.2 The close proximity of the building to 3-5 National Circuits will avoid duplication of certain facilities such as large public meeting areas and a child care centre and will facilitate extension of the communications network.
- 3.4.3 As the Department's existing Landlord at 3-5 National Circuit, ISPT has a proven track record in its ability to deliver a high quality development within the specified timeframes.

3.5 Site description

- 3.5.1 The site is Block 1, Section 3, Barton and is known as 4 National Circuit. The original site is bounded by Kings Avenue to the North, Macquarie Street to the East and National Circuit to the West and was formerly known as the Robert Garran Offices which accommodated the Attorney-General's Department up until 2009. The former Patents Office building is located on the northern portion of the site, the façade of which is listed on the Heritage Register. This building, now known as 2 National Circuit, has been refurbished and now accommodates the Office of National Assessment.
- 3.5.2 An older style two storey commercial building known as the Annex was located on the southern portion of the site. The Annex had no heritage significance and has been demolished to make way for the new development known as 4 National Circuit.

3.6 Information on zoning and approvals

- 3.6.1 Responsibility for planning and development of the site rests with the National Capital Authority. Development Approval and Building Approval have been obtained. Demolition of the old building commenced in May, 2010. Excavation and construction of the new buildings commenced in August, 2010.
- 3.6.2 All works are to be carried out in accordance with the *Environment Protection Act 1997* and the developer is required to provide a written statement detailing all chemicals and onsite processes that can potentially produce adverse environmental impacts.
- 3.6.3 Approval from other relevant authorities for works approval will be sought as required, including the ACT Planning and Land Authority.

3.7 Details of land acquisition

- 3.7.1 This site, together with the properties known as One and 3-5 National Circuit, were purchased by ISPT from the Commonwealth in around 2004. The three properties were sold as part of the Commonwealth's divestment program.

- 3.7.2 ISPT subsequently redeveloped One National Circuit for the Department of the Prime Minister and Cabinet, and 3-5 National Circuit for the Attorney-General's Department. Both of these developments provide a high standard of commercial office space.

3.8 Details of applicable codes and standards

- 3.8.1 The fitout will comply with all statutory requirements including the Building Code of Australia, ACT Planning and Land Authority and Australian Standards. The Department will ensure that all relevant codes and standards are included in the design and building briefs.

3.9 Planning and design concepts, including structure, materials and finishes, mechanical services, hydraulic services, electrical services, landscaping and civil works

3.9.1 Planning & Design Concepts

- 3.9.1.1 The quality of building finishes and services are to "A" Grade standard in accordance with the Property Council of Australia Office Quality Grade Matrix. The existing buildings at One and 3-5 National Circuit will act as benchmarks for quality of finishes and services.
- 3.9.1.2 As described in the Project Brief, the design concept is for campus style buildings with well positioned contiguous atriums to enhance the work place environment and provide visual connectivity across the floor plates.

3.9.2 Materials and Finishes

- 3.9.2.1 Materials and finishes used in the fitout will be selected for appearance, durability, functionality and ease of maintenance and cleaning while providing a pleasant environment for staff to work.
- 3.9.2.2 Typical materials and finishes will include plasterboard painted with washable acrylic paint, fabric panels on workstation screens, feature colours on selected painted walls and plasterboard feature ceilings.

3.9.3 Mechanical Services

- 3.9.3.1 Air conditioning for both buildings is provided through a central traditional plant consisting of roof mounted cooling towers, chillers, boilers and air handling plant. This modern plant takes advantage of technological improvements to operate efficiently and reduce energy usage.
- 3.9.3.2 Chilled water will be provided by three high efficiency, twin circuit, frictionless magnetic bearing, variable speed centrifugal compressor chillers.

- 3.9.3.3 Gas fired co-generation plant will be provided to minimise greenhouse gas emissions and for heat recovery.
- 3.9.3.4 Heat rejection from the chillers and supplementary air conditioning equipment will be provided by three cooling towers with variable speed drive fans. Microbial control of the water in the cooling towers will be in accordance with the ACT Department of Health and Community Care and AS/NZS 3666.1 standards.
- 3.9.3.5 Two supplementary cooling water loops will allow for twenty four hour cooling of specialised communications areas.

3.9.4 Lifts

- 3.9.4.1 Each of the two buildings has its own lift core. The West Building will be serviced by four, 17 passenger, electric gearless traction passenger lifts which includes a shared goods lift.
- 3.9.4.2 Two 13 passenger carpark shuttle lifts provide service between ground and basement carpark levels.
- 3.9.4.3 All lifts cars will be accessible and comply with AS1735.12.

3.9.5 Fire Services

- 3.9.5.1 The entire building will be provided with sprinkler protection including concealed ceiling space detectors. The system will comply with the Building Code of Australia (BCA) and Australian Standard 2118.1.
- 3.9.5.2 A smoke detection system will be installed to activate the occupant warning system and smoke hazard management system as required by the BCA.
- 3.9.5.3 The Emergency Warning and Intercommunications System (EWIS) will be activated into alert mode when any of the following are activated:
 - sprinkler head
 - manual call point
 - smoke/thermal detector

3.9.6 Hydraulic Services

- 3.9.6.1 Wet stacks and relief vents are provided to enable tenant kitchen facilities to be located where required.
- 3.9.6.2 Male and female showers and lockers will be located in the basement.

- 3.9.6.3 Water saving initiatives will include waterless urinals, treated grey water dual flush pans and automatically controlled 'timer taps'.

3.9.7 Electrical Services

- 3.9.7.1 The electrical installation includes electrical supply, metering, distribution, lighting and special purpose power in compliance with Statute and Regulations.
- 3.9.7.2 The building will employ tenancy sub-metering, the highly efficient Digital Addressable Lighting Interface (DALI) lighting system.
- 3.9.7.3 The base building will provide a back-up generator for essential base building services. Consideration is being given to expansion of the capacity of the generator to provide back-up power to the Department's communications infrastructure.
- 3.9.7.4 Category 6a data cabling will be utilised throughout the building.
- 3.9.7.5 Vertical power and data distribution is provided through riser ducts.
- 3.9.7.6 Provision of Master Antenna TV services and an ICON connection have been included in the base building design.

3.9.8 Landscaping

- 3.9.8.1 Landscaping surrounding the works will meet the National Capital Authority's standards for aesthetics and crime prevention, including vandal resistant lighting and finishes.
- 3.9.8.2 Landscape areas, which include the building forecourt, perimeter landscape, gardens, courtyards and central space will be designed to provide a strong landscape identity and campus quality tying into ISPT's two other buildings on National Circuit.

3.10 Acoustics

- 3.10.1 The building design incorporates measures to reduce noise in the work environment including double glazed external windows, acoustic ceiling tiles and carpeted floors. Attention will also be paid to air-conditioning to reduce noise from air movement and mechanical plant.
- 3.10.2 Acoustic performance criteria has been incorporated into the fitout brief to ensure adequate noise insulation between offices, meeting rooms, conference rooms, training rooms and other work spaces.
- 3.10.3 Design criteria and building performance for ambient noise ratings shall be in accordance with the requirements of Australian Standard AS1055 Acoustics.

3.11 Water and Energy conservation measures including energy targets

3.11.1 The proposed building will comply with the Commonwealth energy guidelines relating to energy efficient buildings and meet a 5 star NABERS and a Green Building Council of Australia (GBCA) 5 Green Star rating (Australian excellence).

3.11.2 The 5 star NABERS rating relates specifically to energy consumption in accordance with current Commonwealth requirements and will be achieved by implementing and installing the following:

- cogeneration plant
- T5 low energy lighting
- state-of-the-art Building Management System which will control the plant
- DALI lighting control systems throughout the tenancy and base building ensuring common area lights are switched off when not in use
- double glazed, thermally efficient glazing allowing a high level of natural light while reducing the solar heat load
- minimised feature base building lighting
- purchasing of energy efficient white goods and office machines
- ensuring personal computers are switched off when not in use.

3.11.3 A consultant has been engaged by the developer to provide advice and audit functions to ensure achievement of GBCA 5 Green Star rating of the both base building and fitout. Integration of the fitout with base building construction provides significant additional Green Star points.

3.11.4 The Project Brief details specific environmental management requirements including:

- selection of high performance, energy efficient HVAC systems and controls;
- selection of low energy lighting systems and controls;
- use of integrated Building Management Systems that enhance the operation of the HVAC and lighting systems;
- alternative energy sources including the use of renewable energy and onsite power generation to reduce greenhouse gas emissions, energy consumption and resource consumption;
- efficient hydraulic services that reduce water consumption and water flow to waste;

- efficient appliance selection to reduce energy consumption including computer equipment, fridges, microwaves, potable hot water heaters etc;
- water harvesting and recycling; and
- waste water treatment including grey water and black water.

3.11.5 Water efficiency and recycling

3.11.5.1 It is anticipated that water consumption will be reduced significantly by the following initiatives:

- water minimisation and re-use – the buildings have been designed to minimise the consumption of water using fittings that are 4 and 5 Star rated, dual flush toilets with 4.5 litre flush and utilising rain water
- waterless urinals
- automatic timer hand basin taps
- efficient landscape irrigation utilising recycled water
- water efficient cooling tower strategies, in part utilising recycled water will be incorporated where practicable
- rainwater harvesting system will be utilised for toilet flushing, irrigation and operational wash-down activities where practicable
- recover and re-use, for non-potable purpose, the water consumed in regular fire services tests.

3.11.6 Fire Services

3.11.6.1 Fire Services will be designed to comply with the latest requirements of the following authorities, standards and codes:

- Canberra Fire Brigade
- Canberra Water Authority
- AS 1670 Fire Detection and Alarm Systems
- AS 1668 – Part 1 Smoke Management
- AS 1851 Maintenance of Fire Protection Equipment
- AS 2118 Automatic Fire Sprinklers
- AS 2419 Fire Hydrant Installations
- AS 2441 Fire Hose Reel Installations
- AS 3000 Wiring Rules
- Building Code of Australia
- all other Codes and Standards required by the above
- Performance Based Fire Engineering Solutions which modify current Statutory Authority requirements

3.12 Provisions for people with disabilities

3.12.1 The Project Brief details a number of requirements for people with disabilities including:

- the building shall be designed to comply with the latest edition of AS1428.2 and as a minimum, it must comply with the mandatory parts of the code under the Building Code of Australia;
- provision of accessible parking for staff;
- a separate accessible toilet on each floor and accessible shower facility to be provided on the ground floor;
- suitable access to the building;
- all lifts to be accessible and provide facilities in accordance with the latest edition of the Australian Standards (AS1735.12 and AS 1428)
- lifts, access ways, doorways and accessible toilets and showers will be sized and designed to conform to Australian Standards and the Building Code of Australia.

3.13 Heritage issues

3.13.1 There are no known heritage issues in relation to the 4 National Circuit site.

3.13.2 The 2 National Circuit site accommodates the former Patents Office building. The façade of this building is listed on the National Heritage Register. ISPT is undertaking a major refurbishment of the building which will be occupied by the Office of National Assessment. The refurbishment complies with the requirements of the National Capital Authority and the Australian Heritage Commission.

3.13.3 The demolition of the annex building which adjoined the Patent Office building was approved by the Department of Environment, Water, Heritage and the Arts on the basis that it was not a “controlled action” as this newer building had no heritage significance.

3.14 Child-care provisions

3.14.1 As 3-5 National Circuit has a child care centre for use by Departmental staff, no additional facility is proposed for this fitout project.

3.14.2 The site will, however, provide a child care centre for Australian Federal Police staff who occupy the recently refurbished Edmund Barton Building, located opposite the East Building on Macquarie Street. Departmental staff may have access to this facility.

3.15 Occupational health and safety measures

3.15.1 The agreement for lease requires that the developer ensures that all contractors and sub-contractors comply with Occupational Health and Safety (OH&S) legislation appropriate to the building site.

3.15.2 The Department will engage specialist OH&S consultants to assist in the selection of internal furniture and fittings including adjustable desks, work tables and compactus units to ensure they are suitable for a wide range of staff to use safely.

3.15.3 The proposed work place will have characteristics that:

- use modular work points that provide functional support, storage and a level of privacy;
- preserve natural light and views;
- have the capacity for visual variation; and
- give a feel of vibrancy and energy (through the use of colour and natural light).

3.15.4 Lighting and window treatments are specified to reduce glare and provide appropriate lighting levels for the tasks being performed.

3.16 Consultation with relevant authorities

3.16.1 A formal consultative approach has been adopted to provide expert advice in relation to various aspects of the project. The following agencies have been consulted to date:

- Department of Finance and Deregulation;
- Department of Climate Change; and
- Office of the Federal Safety Commissioner in relation to the Australian Government Building and Construction OH&S Accreditation Scheme.

3.16.2 Both AGD and the developer have, and will continue to, consult and work closely with all relevant ACT Government authorities including the National Capital Authority, ACT Planning and Land Authority (ACTPLA), Territory and Municipal Services (TAMS), Chief Minister's Department and the Fire Brigade.

3.16.3 The AGD consultant team includes:

- Australian Government Solicitor (Legal);
- WT Partnership (Quantity Surveyors);
- TBA (Architects);
- Cathy Bailey of AGD (Project Manager); and

- Norman Disney and Young (Engineering and Security Consultants)

3.17 Impact on the local community (eg employment, traffic flow, community resources)

3.17.1 Parsons Brinckerhoff conducted a Traffic Micro-Simulation and concluded that there will be no noticeable decrease in the level of service at any of the surrounding intersections as a result of the proposed development.

3.17.2 Development of the site will:

- have no significant impact on the natural or human environment;
- encourage improved utilisation of existing public facilities and transport infrastructure;
- make use of, and improve existing engineering services including water, sewerage and storm water in the area; and
- have a positive effect on the local economy via creation of jobs during the construction and fitout.

3.18 Project costs

3.18.1 Budget

3.18.1.1 The budget for fitout is \$18 m (excluding GST) and includes contingency, project management, design and documentation and escalation to 2012. The estimate assumes that AGD selects the integrated fitout option and has been prepared by WT Partnership, Quantity Surveyors, based on the Department's tenancy brief for the new building. The estimate takes into account the additional costs attributable to the high level of security required for the built environment and data and communications networks.

3.18.1.2 The project budget is also benchmarked against the rate achieved for the fitout of 3-5 National Circuit with appropriate escalation and contingency.

3.18.1.3 Funding for the project will come from within existing Departmental appropriations.

3.18.2 Value for Money

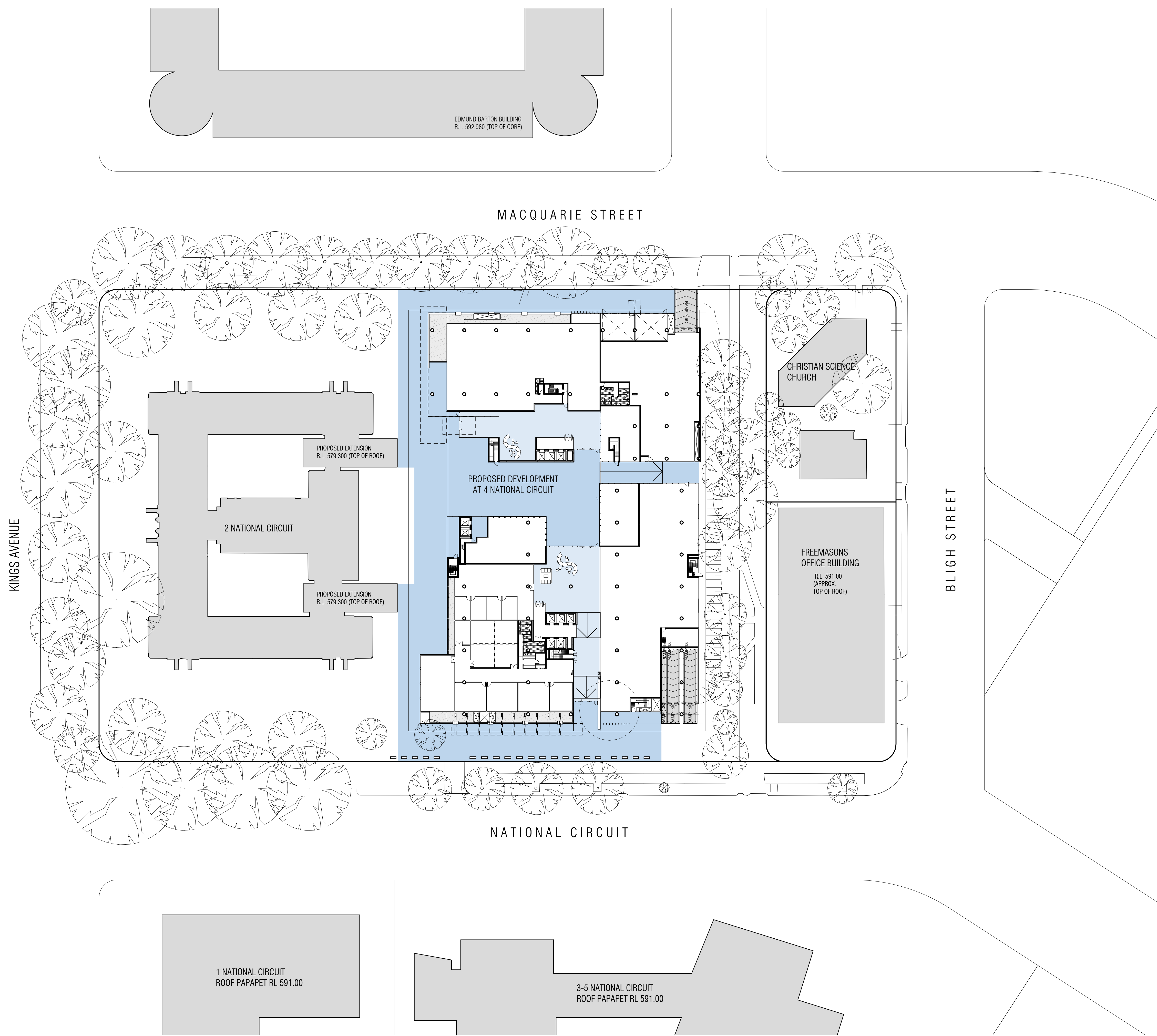
3.18.2.1 In assessing the alternative options available, the Department undertook a whole-of-life assessment and determined that the proposed development provides a value for money property solution. The business case for Reg 10 approval from the Department of Finance and Deregulation examined the economic feasibility of the proposal.

3.19 Annexures

- Annexure A Site Plan
- Annexure B Site Location Plan
- Annexure C Plan of Basement Level 1
- Annexure D Ground Floor Plan
- Annexure E Indicative Fitout Plan
- Annexure F – Northern Elevation Plan
- Annexure G Construction Program
- Annexure H Project Brief

Annexure A – Site Plan

Annexure A - Site Plan



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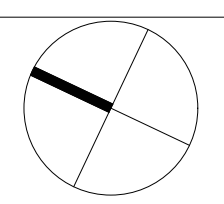
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DRAWING TITLE
 LOCALITY PLAN- PROPOSED

PROJECT
 ISPT- 4 NATIONAL CIRCUIT
 BLOCK 1, SECTION 3
 BARTON ACT 2600

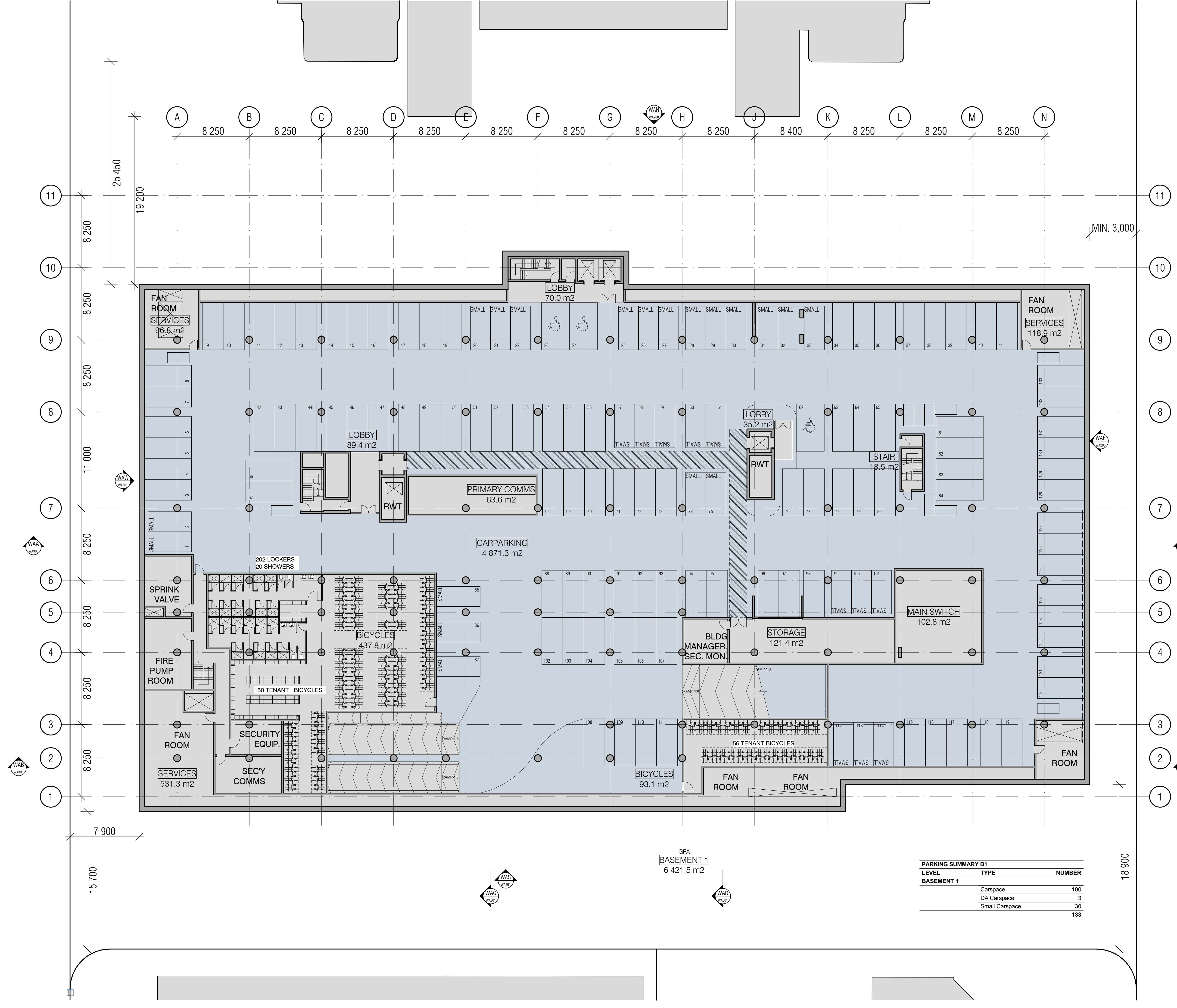
FENDER KATSALIDIS Architects
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Annexure B – Site Location Plan

Annexure C – Plan of Basement Level 1

PRELIMINARY ISSUE	CB	29.01.2010
1 ISSUED WITH AMENDMENTS	CB	05.02.2010
2 DRAFT WA APPLICATION	CB	08.02.2010
3 DRAFT WA APPLICATION	CB	17.02.2010

Annexure C - Basement Level 1 Plan



MIN. 3,000

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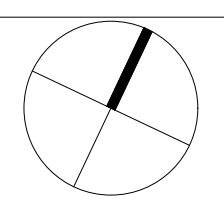
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DRAWING TITLE
FLOOR PLAN
BASEMENT 01

PROJECT
ISPT - 4 NATIONAL CIRCUIT
BLOCK 1, SECTION 3
BARTON ACT 2600

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PARKING SUMMARY B1		
LEVEL	TYPE	NUMBER
BASEMENT 1	Carspace	100
	DA Carspace	3
	Small Carspace	30
	TOTAL	133

GFA
BASEMENT 1
6 421.5 m²

WA103

Annexure D – Ground Floor Plan

PRELIMINARY ISSUE	CB	29.01.2010
1 ISSUED WITH AMENDMENTS	CB	05.02.2010
2 DRAFT WA APPLICATION	CB	08.02.2010
3 DRAFT WA APPLICATION	CB	17.02.2010

Annexure D - Ground Floor Plan



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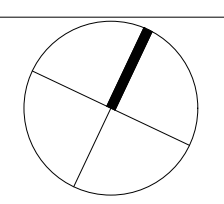
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DRAWING TITLE
 FLOOR PLAN
 GROUND LEVEL

PROJECT
 ISPT - 4 NATIONAL CIRCUIT
 BLOCK 1, SECTION 3
 BARTON ACT 2600

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 3 DRAFT WA APPLICATION



Annexure E – Indicative Fitout Plan

3342 - 4 National Circuit

Typical Floor Plan
 peckvonhartel
 20-10-2010



Plan Legend

-  Building Core
-  Plasterboard Partition
-  Glass Partition
-  General Workspace Flooring
-  Pavilion & Meeting Room Flooring
-  Central Breakout Flooring
-  Utility Room Flooring
-  Joinery Feature Storage
-  Joinery Banquette Seating
-  Joinery Cabinetry
-  Mobile Pedestal Furniture

Scale



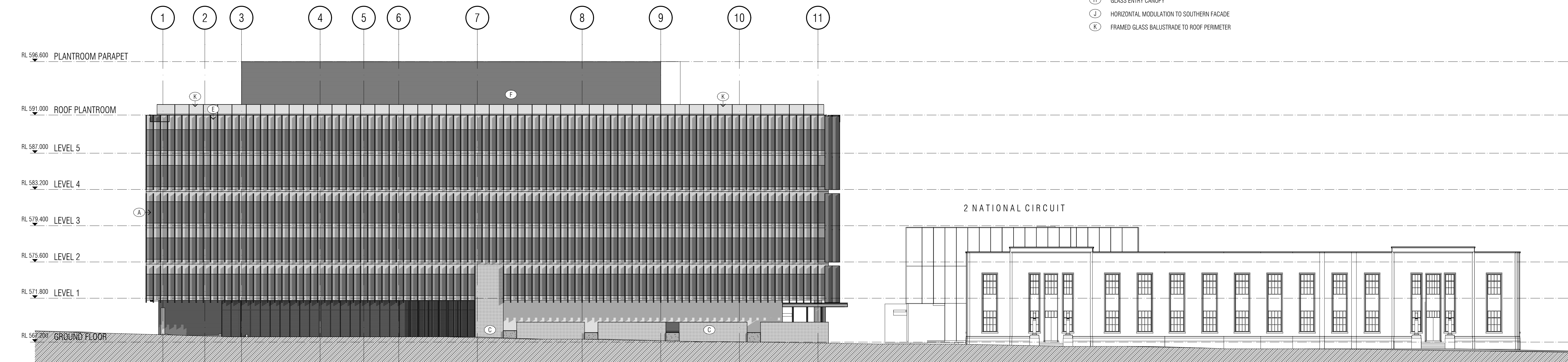
Annexure F – Northern Elevation Plan

FACADE FINISHES LEGEND

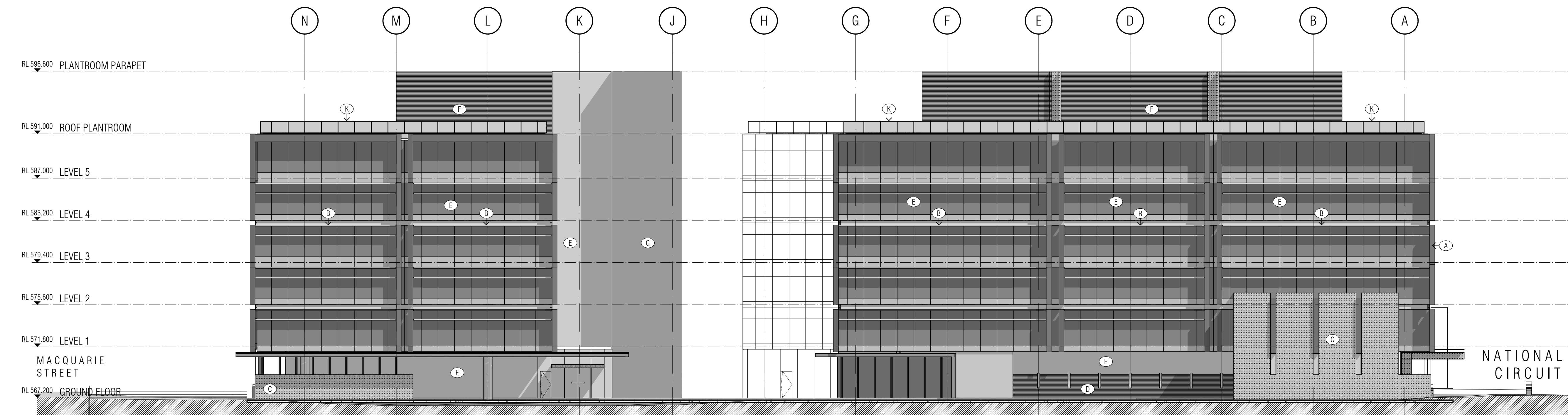
- (A) VERTICAL SHADING ELEMENTS TO WEST AND EAST STREETSCAPE FACADES. MATERIALITY TO BE OF A WARM, WEATHERING NATURE THAT PROVIDES A SENSE OF HUMAN SCALE AND FACILITY.
- (B) HORIZONTAL SHADING ELEMENTS TO NORTH FACADES
- (C) CLADDING MATERIAL TO 2 STOREY ELEMENT TO NATIONAL CIRCUIT FACADE. THIS ELEMENT IS DESIGNED AS A SCALING ELEMENT SIMILAR IN HEIGHT AND PROPORTION TO THE WINGS OF THE HERITAGE BUILDING. INTENDED TO MEDIATE BETWEEN THE SCALE OF THE HERITAGE BUILDING AND THE PROPOSAL. THE MATERIALITY OF THIS ELEMENT WILL REFLECT THE WARMTH AND TEXTURE/GRAIN OF THE HERITAGE BUILDING
- (D) COURTYARD FENCES TO GROUND FLOOR. THESE FENCES ARE INTENDED TO BE A TACTILE, NON-METALLIC FINISH
- (E) GLAZED FACADE
- (F) PLANTROOM CLADDING TO ROOF PLANT, IN A MATERIAL THAT IS INTEGRATED WITHIN THE OVERALL BUILDING DESIGN
- (G) CLADDING MATERIAL THAT READS AS A CONTINUATION OF THE LANDSCAPE PAVING DESIGN
- (H) GLASS ENTRY CANOPY
- (J) HORIZONTAL MODULATION TO SOUTHERN FACADE
- (K) FRAMED GLASS BALUSTRADE TO ROOF PERIMETER

1	ISSUED WITH AMENDMENTS	CB	05.02.2010
2	DRAFT WA APPLICATION	CB	08.02.2010
3	DRAFT WA APPLICATION	CB	17.02.2010

Annexure F- North Elevation



WAE EAST ELEVATION
SCALE 1:200@A1



WAN NORTH ELEVATION
SCALE 1:200@A1

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DRAWING TITLE
NORTH ELEVATION

PROJECT
ISPT-4 NATIONAL CIRCUIT
BLOCK 1, SECTION 3
BARTON ACT 2600

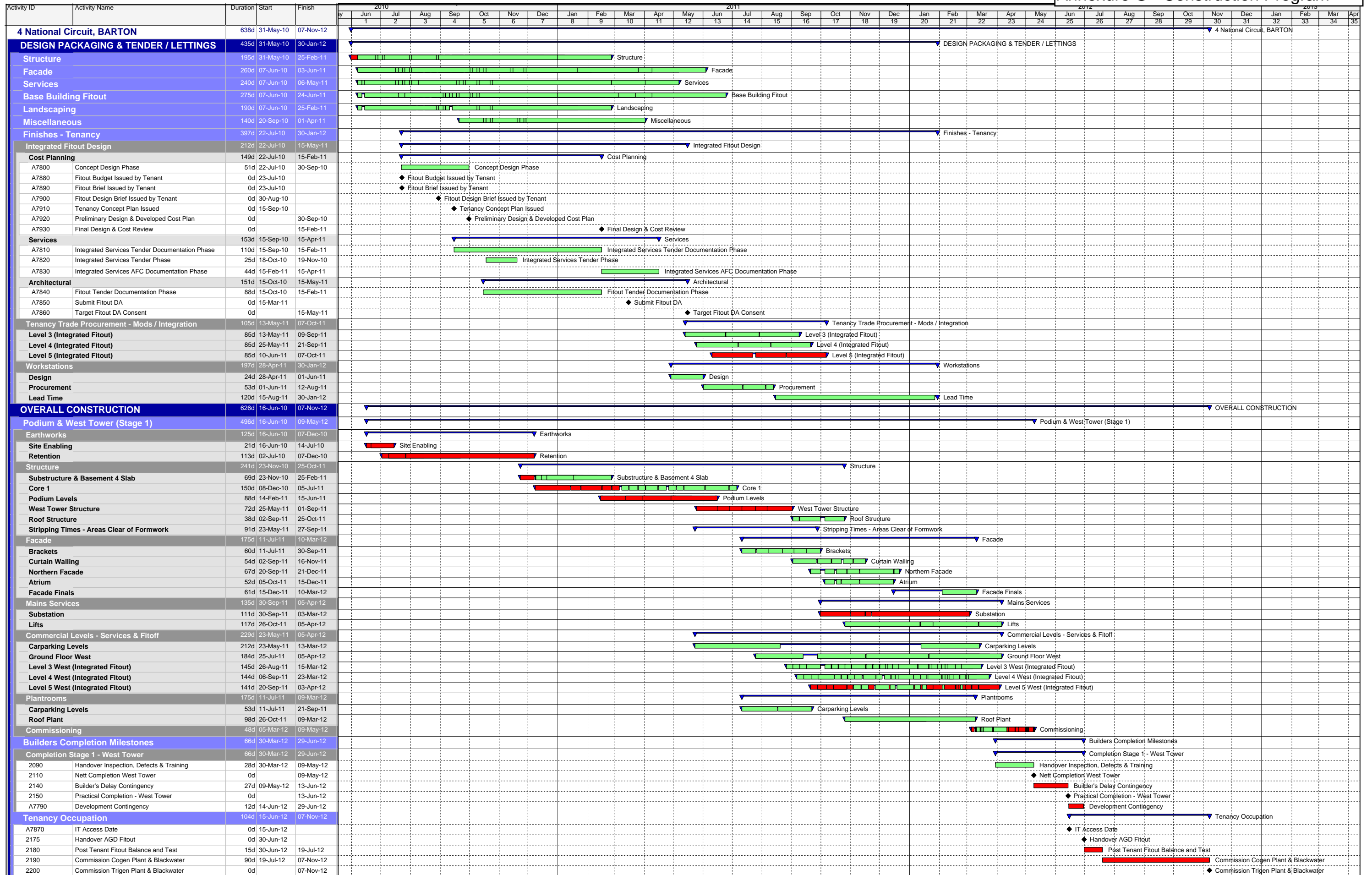
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Annexure G – Construction Program



Date	Revision	Checked	Approved
20-Jul-10	DRAFT DEVELOPMENT PROGRAM	RF	RM

4 National Circuit, BARTON
 DRAFT DEVELOPMENT PROGRAM FOR AGD INTEGRATED FITOUT

Annexure H – Project Brief