

## The Proposed Works

### Need

- 2.1 In its main submission to the Committee, the Bureau of Meteorology argued that it needs new premises in order to effectively fulfil its role as Australia's national meteorological monitoring, research and information service, and to meet its international obligations as one of only three World Meteorological Centres. Specifically, the move to new premises had been necessitated by:
- the imminent expiry (on 31 March 2004) of the lease at the Bureau's current premises at 150 Lonsdale Street; and the
  - inability of current premises to meet operational requirements beyond 2003<sup>1</sup>.
- 2.2 Issues with the current premises included:
- difficulties in accommodating the Central Computing Facility – a supercomputer essential to the Bureau's operations;
  - the level and quality of building services and accommodation, which would require costly and disruptive refurbishment to achieve Commonwealth Government standards for staff accommodation and energy efficiency; and

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1 Appendix C, Submission No. 1, paragraph 14

- the high operating costs of the current premises, arising from the age and design of the building, which is not energy-efficient.
- 2.3 The Bureau adds that even if it were possible to address the building's structural deficiencies, this would "entail significant disruption to Bureau operations"<sup>2</sup>.

## Purpose and Suitability

- 2.4 The proposed fit-out of 700 Collins Street would be tailored to meet the specific operational requirements of the Bureau of Meteorology's 847 staff, meteorological trainees, visiting research scientists, venture partners and specialist consultants. Specific provision will be made for the many unique functions of the Bureau of Meteorology, which include:
- the Central Computing Facility;
  - facilities relating to the Bureau's obligations under the Convention of the World Meteorological Organization;
  - meteorological and hydrological operational facilities;
  - standards laboratory and workshops;
  - the National Meteorological Library;
  - national and international training facilities; and
  - the Bureau of Meteorology Research Centre<sup>3</sup>.

## Scope

- 2.5 Works undertaken as part of the proposed fit-out will include:
- fit-out of the Central Computing Facility including independent air-conditioning, fire protection and high-availability power supply;
  - general office fit-out, including fixed partitioning and screens for workstations;

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2 Appendix C, Submission No. 1, paragraphs 15-17

3 op cit, paragraphs 72-84

- construction and equipping of special-purpose and shared-use facilities such as foyer/reception areas, meeting rooms, equipment standards workshops, the National Meteorological Library, training facilities, the Bureau of Meteorology research Centre, conference facility and staff amenities;
- storage facilities;
- fittings and equipment including white goods, built-in items for tea points and audio-visual equipment for training rooms;
- supplementary electrical, mechanics, hydraulics and fire services to extend base building provisions to the preferred layout;
- security provisions, both physical and electronic;
- IT fit-out to Bureau requirements, including cabling and communications infrastructure; and
- where required, new loose furnishings such as desks, shelves and cabinets, although existing items will be used as far as possible.

2.6 Where possible, fit-out will be integrated with base-building construction in order to minimise costs and construction time.

## Cost

2.7 The cost of the proposed project is estimated at \$22.8 million, which is slightly higher than the \$19.22 million estimated at the time of referral. This figure includes all fit-out costs (including general office accommodation, the Central Computing Facility and IT fit-out); consultancies and management fees; costs relating to the removal from and remediation of 150 Lonsdale Street; and a %5 contingency allowance.

## Present and Prospective Public Value

2.8 The Bureau of Meteorology's new premises at 700 Collins Street is located in the Docklands Precinct currently under development at the western edge of Melbourne's central business district. The redevelopment of the former industrial waterfront is anticipated to

take some 15 years and will comprise a mixture of residential and office accommodation, entertainment venues and recreational areas.

- 2.9 The State Government of Victoria expects that the Docklands redevelopment will have a significant and positive impact on Melbourne's economic and social growth. It is estimated that, when completed, the area will attract some 20 million visitors each year and will accommodate 15,000 residents and 20,000 workers<sup>4</sup>.
- 2.10 It is projected that the Docklands project will create approximately 3,000 jobs each year during the course of development, including both temporary construction jobs and permanent positions located within the new development.
- 2.11 The construction and fit-out of 700 Collins Street will provide employment for between 100 and 300 workers during the 20-month construction period. The Bureau believes that, as the first major development on the Collins Street extension, the new premises will provide the impetus for further redevelopment in the immediate area<sup>5</sup>.

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4 Appendix C, Submission No. 1, paragraph 36

5 op cit, paragraph 42