

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REPORT

relating to the

CONSTRUCTION OF COMMONWEALTH LAW COURTS,
BRISBANE

(Fifth Report of 1990)

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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

(Twenty-ninth Committee)

Mr Colin Hollis MP (Chairman)
Mr Percival Clarence Millar MP (Vice-Chairman)

Senate

Senator Bryant Robert Burns
Senator John Robert Devereux
Senator Dr Glenister Sheil

House of Representatives

Mr George Gear MP
Mr Robert George Halverson OBE MP
Mr John Graham Mountford MP
Mr William Leonard Taylor MP *

* Appointed on 29.9.88 following resignation of
Mr Maxwell Arthur Burr MP

Inquiry Staff: Mr Peter Roberts (Secretary)
Mrs Denise Denahy (Assistant Secretary)
Ms Helen Hutchins (Secretarial Support)

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

(Thirtieth Committee)

Mr Colin Hollis MP (Chairman)

Mr William Leonard Taylor MP (Vice-Chairman)

Senate

Senator Bryant Robert Burns
Senator John Robert Devereux
Senator Dr Glenister Sheil

House of Representatives

Mr Ewen Colin Cameron MP
Mr Lloyd Reginald O'Neil MP
Mr Russell Neville Gorman MP
Mr Bruce Craig Scott MP

Mr Peter Roberts (Secretary)

EXTRACT FROM THE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES

NO. 158 DATED FRIDAY, 22 DECEMBER 1989

- 13 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - COMMONWEALTH
LAW COURTS, BRISBANE - CONSTRUCTION: Mr West (Minister
for Administrative Services), pursuant to notice, moved
- That, in accordance with the provisions of the Public
Works Committee Act 1969, the following proposed work be
referred to the Parliamentary Standing Committee on
Public Works for consideration and report: Construction
of Commonwealth Law Courts, Brisbane.

Mr West presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

EXTRACT FROM THE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES

NO. 4 DATED MONDAY, 14 MAY 1990

- 12 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - Mr Beddall (Minister representing the Minister for Administrative Services), pursuant to notice, moved - That, in accordance with the provisions of the Public Works Committee Act 1969, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Construction of Commonwealth Law Courts, Brisbane.

Mr Beddall presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF COMMONWEALTH LAW COURTS, BRISBANE

By resolution on 22 December 1989 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the construction of Commonwealth Law Courts, Brisbane. However, with the dissolution of the House of Representatives on the 19 February 1990, the reference lapsed and the previous Committee was unable to present its report, although it had completed its investigation.

Following the re-appointment of the Parliamentary Standing Committee on Public Works by the 36th Parliament, the project was again referred to it by the House of Representatives on 14 May 1990. The present Committee empowered by Section 24 of the *Public Works Committee Act 1969* agreed to consider the evidence placed before the previous Committee. The report which follows is based on an investigation conducted by the previous Committee and the evidence considered by it. The report has been endorsed by the present Committee.

THE REFERENCE

1. The proposal is for the construction of a Commonwealth Law Courts building in Brisbane to provide appropriate accommodation for the Federal Court of Australia, the Family Court of Australia and the Administrative Appeals Tribunal.
2. The proposed building will have a gross floor area of approximately 31 000m² and comprise a ground floor and ten floors above a basement level. It will have a net floor area of 16 800m².

3. The maximum construction cost offered by the preferred proponent is \$95.91M. The limit of cost estimate, as traditionally defined, would be in the order of \$70m at November 1989 prices (for details of the cost estimate, see paragraphs 76 and 77).

THE PREVIOUS COMMITTEE'S INVESTIGATION

4. The Committee received written submissions from the Attorney-General's Department (A-G's) and the Department of Administrative Services (DAS) and took evidence from representatives of both organisations at a public hearing in Brisbane on 13 February 1990. The Committee also received submissions and took evidence from the Bar Association of Queensland and the Queensland Law Society.

5. Written submissions were also received from the Australian Heritage Commission (AHC) and the Australian Government Lawyers Association and these are incorporated in the Minutes of Evidence.

6. Prior to the public hearing the Committee inspected existing court accommodation in Brisbane and the site of the proposed court complex. The Committee also inspected the Herschell Street site which had previously been proposed for a court complex in Brisbane. In addition, the Committee inspected a number of other sites offered to the Commonwealth for the construction of the current proposal.

7. A list of witnesses who appeared at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

THE NEED

Background

8. The Attorney-General's Department is responsible for the provision of courts accommodation for Commonwealth Law Courts and Tribunals, including the Federal Court of Australia, the Family Court of Australia and the Administrative Appeals Tribunal.

9. The Commonwealth Government has decided to provide clearly identifiable and purpose-designed Commonwealth Law Courts buildings in each capital city to accommodate the Courts and associated staff and facilities.

10. The buildings for Commonwealth/State Law Courts in Sydney, the High Court in Canberra, the ACT Supreme Court, the Canberra Family and Juvenile Court and the Hobart Law Courts building accord with this policy. In the remaining capital cities, Commonwealth Law Courts are accommodated in leased office premises which have been adapted for court purposes.

11. Attorney-General's argued that the accommodation of important public institutions such as courts in leased premises is undesirable unless those premises have been specifically designed for court use, long term tenure is assured and a clear identity can be established.

12. Security for the judiciary and tribunal members, staff, litigants, the legal profession and the public, is an issue of increasing importance in all law courts facilities and is extremely difficult to provide in conventional leased premises. Other unsatisfactory aspects of leased accommodation relate to the lack of speech privacy in courts, chambers, interviewing and counselling facilities, as well as inadequate ceiling heights which lead to design problems.

13. Court facilities in leased premises face rapidly escalating rental costs, particularly in the central business districts of major cities, where the majority of court facilities are located to ensure convenient access for those persons using the courts. Total rent for leased accommodation in Brisbane for the Federal Court, the Family Court and the Administrative Appeals Tribunal is approximately \$2.04m per annum.

14. For these reasons the Commonwealth Courts Construction Program for the construction of purpose-designed courts buildings in all capital cities has received approval in principle to proceed.

15. The Courts Building which is the subject of this reference will provide another purpose-designed facility, the need for which is also underlined by the Commonwealth's intention to permanently vacate the major portion of its existing leased courts accommodation in Brisbane in 1993.

Existing Court Accommodation in Brisbane

16. The three units to occupy the proposed building currently occupy space at five separate city locations, with a total net lettable area of 10 303m². The scattered, non-secure, ad hoc nature of these facilities is described in the following paragraphs.

17. The Federal Court currently occupies premises in the MLC Centre, 239 George Street and MLC Court at 23 Adelaide Street. Although these buildings are adjacent to each other, fragmentation of the court facilities on three different floors in two buildings does not enhance court administration. Court accommodation also suffers from problems typically inherent in leased premises. Courtrooms are small with low ceiling heights. There are acoustic, sound attenuation and air-conditioning problems; inadequate security and fire prevention; and

overcrowding in courtrooms and waiting areas. The Federal Court has four courtrooms/hearing rooms and six chambers (including chambers for visiting judges). The current leases expire on 30 June 1990 and 31 July 1990. Extension of the existing leases are being re-negotiated by DAS's.

18. The Family Court is located in 40 Tank Street in the office tower of a multi-storey car-park together with some 'shop-front' accommodation on the ground floor. In addition to air-conditioning and security problems, there is no scope for growth to accommodate the demands upon the Court arising from the Child Support Scheme. The Family Court presently has ten courtrooms and ten chambers. The current lease expires on 31 October 1995.

19. The Administrative Appeals Tribunal is located at 294 Adelaide Street and occupies four floors of a high rise office block similar to the Federal Court. The accommodation has problems in respect to insufficient courtroom spaces, acoustics, sound attenuation, air-conditioning, security and overcrowding of public areas. Accommodation is also fragmented and presently consists of three hearing rooms and eight sets of chambers and rooms for the President, Deputy Presidents and Senior Members. The current lease expires on 30 April 1993.

Summary

20. The present court accommodation in Brisbane is fragmented over four different leased buildings (which are not in close proximity to each other) creating inefficient administration, file movement and control problems, communication problems between staff and confusion and inconvenience for clients. The Attorney-General's Department also believe that the premises lack the sense of dignity and permanence considered essential to the courts' operations and presence.

Commonwealth Reporting Service

21. The design of the building when referred to the Committee in December 1989 included provision for the Commonwealth Reporting Service (CRS) which currently occupies two floors of the office tower at 294 Adelaide Street and also space at MLC Court to more readily service the Federal Court. The Committee was advised that normal administrative tasks are complicated by the approximately one kilometre separating the two locations. Acoustic, sound attenuation, air-conditioning and security problems exist. The current leases expire on 31 July 1990 and 30 April 1993.

22. However at the public hearing the Committee was advised by Attorney-General's that the CRS would no longer be accommodated in the proposed building so as to make space for the additional requirements of the Family Court.

23. In evidence to the Committee both the Bar Association of Queensland and the Queensland Law Society were critical of this decision and stressed the need for the CRS to be located in the courts building.

24. Subsequent to the public hearing the Committee was advised by Attorney-General's that following further design development the CRS could be accommodated in the building in the initial years by making adjustments to areas proposed for the Federal and Family Courts. The Courts have agreed to this approach on the understanding the space will be vacated by the CRS and fitted out for courtroom usage when required in the future.

25. While the Committee is pleased that the CRS will now be accommodated in the building, albeit on a temporary basis, it agrees with the views of the Bar Association of Queensland and the Queensland Law Society that the CRS should be located permanently within the courts building.

Committee's Conclusion

26. Existing Commonwealth Law Courts in Brisbane are accommodated in fragmented and unsuitable leased accommodation. There is a need for the construction of Commonwealth Law Courts in Brisbane to provide appropriate accommodation for the Federal Court of Australia, the Family Court of Australia and the Administrative Appeals Tribunal.

Committee's Recommendation

27. The Attorney-General's Department should undertake a thorough review of space allocation within the proposed Commonwealth Law Courts building with the objective of providing permanently for the needs of the Commonwealth Reporting Service.

THE PROPOSAL

28. It is proposed to construct a Commonwealth Courts Building in Brisbane on a site bounded by North Quay, Turbot Street and Tank Street, to provide appropriate accommodation for the Federal Court of Australia, the Family Court of Australia, and the Administrative Appeals Tribunal (see Appendix B for construction details).

29. The accommodation will be provided as follows:

FEDERAL COURT

- . seven courts, including main courtroom, five non-jury courtrooms and one courtroom with jury facilities.
- . three hearing rooms.
- . nine chambers for judges including two chambers for visiting judges.
- . district registrar and five deputy district registrars.

- . registry and general office accommodation.
- . interview rooms.
- . conference facilities.
- . accommodation for the legal profession.

FAMILY COURT

- . fourteen courtrooms, including main court.
- . twelve chambers for judges.
- . two chambers for judicial registrars.
- . registrar and ten deputy registrars.
- . twenty offices for director of court counselling, two assistant directors and seventeen counsellors.
- . counselling assessment area with rooms for child minding and parents' room.
- . registry and general office accommodation.
- . interview rooms.
- . conference facilities.
- . accommodation for the legal profession.

ADMINISTRATIVE APPEALS TRIBUNAL (AAT)

- . six hearing rooms.
- . eleven chambers for president, five deputy presidents and five senior members, together with chambers for a visiting judge and visiting member.
- . registrar, assistant registrar, district registrar and three deputy registrars.
- . principal registry.
- . district registry.
- . central tribunal library.
- . conference facilities.
- . interview rooms.

LIBRARY

- . library for judiciary, court staff and members of the legal profession.

Circulation Routes

30. Separate circulation routes for judges and tribunal members, staff and members of the public will be provided. Circulation spaces within the building have been designed to maximise security.

Amenities

31. Staff amenities, common rooms and tea rooms will be provided throughout the building.

Childcare

32. The Committee was advised that in line with current policy childcare facilities for staff are not provided in the building although the Committee understands that the policy is currently being reviewed. However it is proposed to provide a child play area for the use of people attending the Family Court.

Car-parking

33. Secure parking for up to forty-eight vehicles is to be provided in the basement.

Secure Holding Facilities

34. Police rooms and two holding cells will be provided for the custody of prisoners brought before the courts. Additionally, holding rooms are provided within the courtroom areas of the Federal and Family Courts for short term holding of prisoners prior to appearance in court.

Court Workload

35. Projections for court workloads and usage have been based partly on population projections for the period 1986 to 2016 as well as other factors specific to the respective courts/AAT operations.

36. Past, actual and projected sitting days are set out in the table below:

	Federal Court (1)	Administrative Appeals Tribunal (3)	Registrar in Bankruptcy (1)	Family Court (2)
1984	247	200	108	1203
1985	290	300	123	1320
1986	304	400	128	1293
1987	374	500	199	1300
1988	470	750	246	1420
1989	421	750	211	1662
1990	550	650	250	1800
1993	600	750	290	1893
1995	750	850	310	2400
2000	950	950	400	2400
2010	1150	1050	470	2600
2015	1300	1150	540	2600

(1) Projected sitting days provided by Registrar, Federal Court.

(2) The number of sitting days is based on population projections and takes the divorce rate into account.

(3) Figures include preliminary conferences conducted by members.

37. The figures shown in the table above have given rise to the need for the following numbers of courts and hearing rooms as set out below:

	Federal Court	Administrative Appeals Tribunal	Registrar in Bankruptcy	Family Court
1988	3	4	1	10
1989	3	4	2	10
1990	4	4	2	11
1993	5	5	3	14
1995	6	5	3	15
2000	7	6	3	15
2010	7	6	3	16
2015	7	6	3	16

SITE SELECTION

Background

38. The construction of a Commonwealth Law Courts building in Brisbane was initiated in 1975 with the purchase of a block of land in Herschell Street. However, because of higher priorities for courts elsewhere in Australia at that time, the project did not proceed. By 1988 with the growth in workload and staffing of the Federal and Family Courts, the expanded jurisdiction of the Administrative Appeals Tribunal, and the increased population of Brisbane and Queensland, it became apparent that a larger, better located site would be required.

39. Expressions of interest were therefore called in November 1988 for parties to register their interest in submitting a proposal for the Commonwealth to either purchase a suitable development site, enter into a pre-commitment lease or acquire a building to be constructed on land suitable for the establishment of Commonwealth Law Courts. The advertised locational parameters defined what is considered to be the "legal precinct" having regard to the locations of the Supreme Court/District Court complex, the Magistrates Court, barristers' chambers and to some lesser consideration due to their wider locational spread, the location of solicitors' offices.

40. A number of offers were received although no offers of land only were received. The offers were not financially specific but indicated clearly the available sites and the groups controlling these sites. In July 1989, the Attorney-General's Department decided that there was a need to proceed with the Commonwealth Law Courts in Brisbane on a priority basis. Specific Government funding was also obtained to progress a proposal to an appropriate stage to seek Public Works Committee consideration in 1989/90.

41. The site offered by the preferred developer is the riverside portion of the city block bounded by George, Tank and Turbot Streets and North Quay. The site is 5 153m² in area and is within the Brisbane legal precinct of State courts and legal chambers.

42. Public transport is close at hand as the site is in walking distance of the Brisbane Transit Centre which provides rail and bus services. Ample commercial car-parking is available for the public in the vicinity of the site.

43. Electricity, telephone, water, natural gas, stormwater and sewerage services are available at the site.

44. The Committee does not object to the site chosen for this project, however it is not convinced that the Commonwealth should necessarily seek to establish its courts in established "legal precincts" if by doing so it is obliged to purchase land in high priced CBD locations.

Committee's Conclusion & Recommendation

45. The site chosen for the proposed Commonwealth Law Courts in Brisbane is suitable. However the Committee recommends that the Attorney-General's Department should review the need for courts to be established in "legal precincts" with particular emphasis on the costs involved and also the convenience of the public, staff, the judiciary and the legal profession.

ENVIRONMENTAL & HERITAGE CONSIDERATIONS

46. The site is within the Brisbane central business district with frontage to three major streets and views directly to the South Bank Cultural precinct on the opposite bank of the Brisbane River. The Committee was informed by ACS that the proposed building is compatible in height and theme when viewed within the cityscape from the river frontage. ACS assessed the environmental impact of the proposal in accordance with the provisions of the *Environment Protection (Impact of Proposals) Act 1974* and decided that neither a notice of intent nor an Environmental Impact Statement were required.

47. In a written submission the Australian Heritage Commission raised the following potential heritage issues in relation to the proposal:

- . the proposed building site is adjacent to the McDonnell and East Ltd building which has been nominated for the Register of the National Estate

- . there is a possibility that the building site itself has historically significant archaeological deposits.

48. The AHC is concerned that the proposed law courts building which it believes will be somewhat large and bulky in its form will result in some overshadowing of the McDonnell and East building. However the AHC believes that the impact may be lessened through further design work and indicated that it would seek further discussions with Australian Construction Services (ACS) on this issue.

49. In relation to the archaeological potential of the site, which is close to the area of early European settlement in Brisbane, the AHC has been advised by the Queensland Department of Environment and Heritage that much of the site has been excavated and therefore the likelihood of historically significant deposits is reduced. However there are some parts of the site which have apparently not been disturbed by modern construction activities and on those parts of the site the archaeological potential would remain.

50. AHC indicated to the Committee that it would be advising ACS of the need for further research to establish the archaeological potential of the site or at least archaeological monitoring of the excavation work for the new building.

51. ACS has advised the Commission that it will address the issue of the "scale and apparent monumentability" of the proposed building in comparison with the McDonnell and East building during the detailed design phase. It also advised that it was undertaking research to establish the archaeological potential of the site as the first step in determining the probability of historically significant deposits on the site. ACS indicated that it would keep the Commission advised of progress and would consult with it before any critical actions are taken.

DELIVERY SYSTEM

52. The chosen delivery system involves a two stage process where a preferred proponent is selected at the conclusion of stage one to proceed into more detailed negotiations at stage two based on the site, maximum construction cost and other specific details submitted by the proponent as part of the stage one proposal.

53. Stage one proposals were invited by Australian Property Group on 13 November 1989 and closed on 27 November 1989. A document of invitation to submit a proposal was made available to seven selected parties. Four of these parties submitted proposals. A preferred proponent, Consolidated Properties Limited, was selected in December 1989.

Stage One

54. The first proposal stage involved the submission of competitive offers by each of the invited proponents for:

- . the transfer of ownership of a suitable site to the Commonwealth for a sum nominated by the proponent
- . the preparation of working drawings from a developed concept design prepared by Australian Construction Services and the construction of a Commonwealth Law Courts building on that site for a maximum construction cost nominated by the proponent. The maximum construction cost was required to allow for all on-costs, profit, contingencies, inflationary effects and the proponent's own consultants' fees for documentation and supervision of the works
- . the preparation of all necessary working drawings and the construction of the building within a maximum

construction time and in accordance with a time program nominated by the proponent. The offered maximum construction time had to be within the time specified by the Commonwealth

- . the engagement of consultants nominated by the proponent to undertake the preparation of the working drawings and supervision of the construction of the building
- . the engagement of a registered building contractor and sub-contractors nominated by the proponent to undertake the construction of the building
- . the purchase of the Commonwealth-owned land in Herschell Street, if the Commonwealth so elected, for a sum to be nominated by the proponent.

Stage Two

55. The stage two process then provides for ACS to prepare a developed design for the preferred site in accordance with the user brief. The developed design will include such architectural and engineering sketch plans, schedules of finishes, materials and equipment, and such details and specifications as are necessary to define the planning and design intent of the building. The developed design will be prepared in consultation with the preferred proponent's own consultants.

56. Towards the end of stage two and after parliamentary approval, the preferred proponent is required to nominate in the stage two proposal a fixed construction price for the preparation of the working drawings and for the construction of the building together with an elemental summary of costs. The preferred proponent must also confirm or reduce the maximum construction time nominated in the stage one proposal and provide a detailed program for the works.

57. The fixed construction price may not exceed the maximum construction cost nor may the preferred proponent increase the maximum construction time. The fixed construction price includes all on-costs, profit, contingencies, inflationary allowances and the preferred proponent's consultants' fees for documentation and supervision of the construction of the building.

THE DOCUMENT AND CONSTRUCTION AGREEMENT

58. Subject to review and acceptance of the stage two proposal, the process provides that the Commonwealth may then enter into an agreement with the chosen proponent to transfer the site to the Commonwealth and to construct Commonwealth Law Courts thereon and, if the Commonwealth elects, purchase the Commonwealth land in Herschell Street. All detailed design, documentation and construction supervision would be undertaken by the Proponent's consultants. All construction work would be undertaken by the building contractor and the sub-contractors nominated by the proponent in the stage one proposal.

59. The agreement requires the proponent to ensure that the Commonwealth pays no more than the fixed construction price subject only to adjustment in the unlikely event of change of scope introduced by the Commonwealth. Any other cost over-runs are the responsibility of the proponent.

60. Grounds for granting extensions of time under the agreement would be limited. The traditional grounds for extensions such as adverse weather conditions, industrial disputes and the like will not be recognised. This is consistent with the overall concept that the proponent is responsible for the detailed design, documentation and construction aspects of the completed building. Administration of the works may be oversighted by a Works Steering Group but Australian Construction Services, as superintendent, will administer the works on behalf of the Commonwealth.

PLANNING AND DESIGN

61. At the time of the public hearing in February 1990, comparatively little time had been available for design studies specific to the preferred site. However the Committee was informed by ACS that the design will continue to be developed in conjunction with the preferred proponent's consultants during the design period.

Functional Requirements

62. The user brief requires separate areas for exclusive use of the:

- . Federal Court of Australia
- . Family Court of Australia
- . Administrative Appeals Tribunal

63. At the same time the building is required to provide a unified, dignified and cohesive design. Separate access and circulation is required within the building for:

- . members of the public
- . judges, and others requiring secure circulation
- . staff
- . prisoners and their escorts.

Design Concept

64. The external appearance of the building will reflect its civic significance. It is intended to present a strong architectural expression of the building's internal organisation and at the same time reflect the traditional image of court order, discipline and dignity.

65. The use of different cladding materials is intended to reflect the changes of scale and building functions up the building from street level to the more tightly planned court floors and introspective chambers floors. This is emphasised by stone detailing to the podium levels and public area with its large windows and expansive views. The use of precast concrete and smaller windows on upper floors, which are seen above the level of the large fig trees on North Quay will provide a visual link with the nearby Queensland Supreme Court.

66. The interiors are planned to allow convenient access to the various functional areas. Outlook is provided from the public areas on the court floors via the atrium which also provides natural light. The main facade to North Quay contains a ceremonial entry. The higher ground floor public entry foyer provides a point of arrival within the building from Tank Street. The design provides appropriate acoustic treatment to ensure that functional areas possess the degree of quietness and privacy appropriate to their function.

Circulation

67. Separate entrances, lifts and stairs will provide physical separation and security between the public and judiciary. Fire escape stairs will satisfy safety regulations without compromising security.

68. Circulation details are:

- judges and secure court staff. One secure lift serves all levels used by judges and court staff who require secure access. Those arriving by car will enter from Tank Street through the secure car-park and lobby in the basement. The secure lift provides direct access to the chambers, courtrooms and other areas accessed by judges.

- . prisoners will enter the building by prison van from Tank Street into the prisoner holding area in the basement. They will then be escorted in the goods/passenger lift to the appropriate court room level.
- . most public and staff, other than judges or nominated staff members, will enter the building from Tank Street.
- . service vehicles will enter the loading dock from Tank Street.

Earthquake Protection

69. The Committee was informed that the building will not be susceptible to earthquake damage for several reasons:

- . the building is symmetrical about the plan axis which avoids torsional stresses
- . the height to width ratio of the building is less than one
- . the structural form of the building is uniform and load bearing members will be continuous from roof to foundation making the structure monolithic.

70. ACS advised that if there are alterations to Australian standards before the construction of the building begins the documentation would require those alterations to Australian standards to be incorporated into the design of the building. ACS believes that based on expert advise it would be very unlikely that the design of the building would be changed as a result of the Newcastle earthquake.

Disabled Access

71. The building will provide full access for disabled persons in accordance with Australian Standard AS 1428. Separate toilets for use by disabled persons will be provided on each floor and will be available to both the public and staff.

Security

72. In addition to the basic planning arrangements which separate public and secure areas, a range of security measures and equipment to Australian Security Intelligence Organisation requirements will be incorporated in the building.

CONSULTATION

73. During the development of the proposal, presentations and consultations were conducted with the following organisations:

- . Federal Court of Australia
- . Family Court of Australia
- . Administrative Appeals Tribunal
- . Commonwealth Reporting Service
- . Australian Heritage Commission
- . Australian Security Intelligence Organisation
- . Australian Government Lawyers Association
- . Professional Officers Association
- . Australian Journalists Association
- . Public Sector Union
- . Federated Clerks Union
- . Association of Drafting Supervisory & Technical Employees
- . Law Council of Australia
- . Law Society of Queensland
- . Bar Council
- . Australian Council for Rehabilitation of the Disabled (ACROD).

74. At the time of the public hearing in February 1990 the level of consultation had been of a preliminary nature only as little detailed design work had been done. However the Committee believes that during the detailed design phase it is extremely important that comprehensive consultation take place.

Committee's Recommendation

75. The Committee recommends that during the detailed design stage that comprehensive consultation be undertaken with the judiciary, staff and staff associations, the legal profession and interested Commonwealth, State and local government bodies.

COST ESTIMATE

76. The maximum construction cost offered by the preferred proponent is \$95.91m (\$93.27m excluding Herschell Street purchase) expressed in 'out-turn' prices. The maximum construction cost is exclusive of funds totalling \$30.92m required to acquire the site and further funds totalling \$3.5m for professional fees for Australian Construction Services and Australian Property Group and a further \$10m for furniture equipment and PABX requirements. For comparative purposes, the limit of cost estimate for the building as traditionally defined would be in the order of \$70m at November 1989 prices.

77. The cost estimate is summarised below:

	\$m
maximum construction cost (out-turn)	95.91
land acquisition	<u>30.92</u>
	126.83
sale of Herschell Street (optional)	<u>6.50</u>
	120.33

* Note: the developer has indicated that if the sale of Herschell Street is not included in the package, the maximum construction cost would be reduced to \$93.27m.

CONSTRUCTION PROGRAM

78. The time proposed for construction of the building is 29 months from the anticipated commencement in July 1990. This program includes demolition of existing structures on the site and documentation prior to commencement of building construction.

Committee's Recommendation

79. The Committee recommends construction of Commonwealth Law Courts, Brisbane at a maximum construction cost of \$95.91m.

CONCLUSIONS AND RECOMMENDATIONS

80. The conclusions and recommendations of the Committee are set out below with the paragraph in the report to which each refers:

Paragraph

1. Existing Commonwealth Law Courts in Brisbane are accommodated in fragmented and unsuitable leased accommodation. There is a need for the construction of Commonwealth Law Courts in Brisbane to provide appropriate accommodation for the Federal Court of Australia, the Family Court of Australia and the Administrative Appeals Tribunal.

26

2. The Attorney-General's Department should undertake a thorough review of space allocation within the proposed Commonwealth Law Courts building with the objective of providing permanently for the needs of the Commonwealth Reporting Service. 27
3. The site chosen for the proposed Commonwealth Law Courts in Brisbane is suitable. However the Committee recommends that the Attorney-General's Department should review the need for courts to be established in "legal precincts" with particular emphasis on the costs involved and also the convenience of the public, staff, the judiciary and the legal profession. 45
4. The Committee recommends that during the detailed design stage that comprehensive consultation be undertaken with the judiciary, staff and staff associations, the legal profession and interested Commonwealth, State and local government bodies. 75
5. The Committee recommends construction of Commonwealth Law Courts, Brisbane at a maximum construction cost of \$95.91m. 79



Colin Hollis

Chairman

14 May 1990.

LIST OF WITNESSES

- ARGALL, Ms Catherine, State Manager, Australian Property Group,
Department of Administrative Services, GPO Box 2474,
Brisbane, QLD 4000
- DUFFY, Mr Graham Peter, Assistant Director, Client Services,
Australian Property Group, Department of Administrative
Services, GPO Box 2474, Brisbane, QLD 4000
- GALLAGHER, Mr Terrence Leo, Senior Assistant Secretary, Financial
Management and General Services Branch, Attorney-General's
Department, Robert Garran Offices, National Circuit,
Barton, ACT 2600
- GLARE, Mr Leonard George, Acting Chief Executive Officer, Family
Court of Australia, Childers Street, Canberra, ACT 2600
- GREALY, Mr John, Senior Architect, Australian Construction
Services, 10th Floor, 313 Adelaide Street, Brisbane, QLD
4000
- HOWARD, Mr James Thomas, Registrar, Federal Court of Australia,
Law Courts Building, Queens Square, Sydney, NSW 2000
- KRIEWALDT, Mr Martin Douglas, Solicitor and Chairman, Court
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- LEVER, Mr Ian George, Senior Engineer, Australian Construction
Services, 10th Floor, 313 Adelaide Street, Brisbane, QLD
4000
- MARTIN, Mr Glenn Charles, Committee member, Bar Association of
Queensland and Chairman, Court Buildings Sub-committee,
Level 5, Inns of Court, 107 North Quay, Brisbane, QLD 4000
- McMANUS, Mr Peter Francis, Registrar, Family Court of Australia,
40 Tank Street, Brisbane, QLD 4000
- REABURN, Mr Norman Stephen, Deputy Secretary, Attorney-General's
Department, Robert Garran Offices, National Circuit,
Barton, ACT 2600
- VALLANCE, Mr William Michael, Project Manager, Australian
Construction Services, 10th Floor, 313 Adelaide Street,
Brisbane, QLD 4000

CONSTRUCTION DETAILS

Materials and Finishes

Materials are being selected for their durability and appropriateness to the character of Law Courts and to respond to significant surrounding buildings.

Exterior

The exterior walls will be faced with stone and precast concrete, with significant glazing to the public waiting areas.

Windows and doors will be framed with pre-finished aluminium. Windows will be double glazed with tinted glass and internal venetian blinds.

Due allowance has been made in the design for the intrinsic security requirements of a building of this type.

The terrace areas will have a waterproof membrane and trafficable exposed aggregate paving blocks designed to ensure weather tightness.

Interior

Internal finishes will be selected to provide a calm, reassuring and dignified atmosphere.

Appropriate acoustic conditions will be provided in all occupied spaces with special attention given to acoustic privacy in courtrooms, chambers, interview rooms and counselling offices.

Administrative areas will have carpeted floors, acoustic tile ceilings and non-structural partitions.

Toilets will have plaster ceilings. Floors and walls will be finished with ceramic tiles.

Coats of Arms and Works of Art

Coats of arms and works of art will be provided in appropriate locations.

Engineering Services

Structure

The soils on the site consist of clays overlaying Brisbane

schists, varying from extremely weathered to hard. The concrete footings for the structure will be founded on rock.

Framing for the structure will be of reinforced concrete. Columns will be located on an irregular rectangular grid based on an 8.4 m module. Larger spans up to 9.6 m will occur in some areas. Framing for the structure over the roof plant area will be in steel.

The floor system will be designed for a live load of 5 kPa with selected areas on each floor capable of supporting heavier storage or equipment loads as required.

Energy Management

Energy management is a prime consideration. The building is being designed to minimise energy consumption through the use of double glazing and appropriate elevational treatment, together with energy efficient and energy managed mechanical and electrical systems which will allow the shutting down of air-conditioning in areas of the building not in use.

The atrium will allow the utilisation of natural lighting to many of the public spaces when conditions permit.

Mechanical

Mechanical engineering services will comprise air-conditioning, mechanical ventilation and ancillary services.

To ensure privacy, the mechanical systems will be designed to prevent cross transmission of noise between adjacent rooms through air-conditioning ductwork.

The air-conditioning plant will be designed for economy and flexibility of operation, utilising multiple air handling systems based on life cycle cost principles. It will provide for a full outside air cycle. Cooling will be by chilled water from a central chilled water plant.

The use of solar energy for water heating will be examined during the design phase.

Electrical

Mains power will be supplied at high voltage by the South East Queensland Electricity Board and reticulated from a main intake sub-station.

Lighting will be designed in accordance with the relevant Australian Standards to meet functional and aesthetic requirements of each specific area. Security lighting and emergency evacuation lighting will be provided.

Provision for the installation of a court reporting and recording system will be made. Telephone block cabling, master clock system, master antenna television system, data cabling and a building management system will be provided.

A diesel generator will provide emergency power for essential services together with an uninterrupted power supply to nominated computer areas.

Lifts

Five 20 person passenger lifts will be provided for public and staff, servicing basement to level 9 with a dispatch interval of approximately 30 seconds in peak times.

A secure lift will be provided for judges and a separate lift for the movement of goods and prisoners under escort.

A pair of escalators will be provided between the ground floor and level 1.

Fire Protection

An automatic sprinkler system will be provided throughout the building with a pump and valve room at basement level. Hydrants and hoses will be located throughout the building and portable fire extinguishers provided as required. An emergency warning and intercommunications system will be provided.

Lightning Protection

Lightning protection will be integrated with the building structure.

Civil

Stormwater and sub-soil water will be discharged to existing Brisbane City Council stormwater drains. Sewerage will be connected to an existing line along North Quay.

Sanitary facilities and plumbing requirements will be in accordance with the relevant health requirements. Water supply for domestic and fire fighting requirements is available from a variety of street frontage locations.

APPENDIX C

PROJECT DRAWINGS

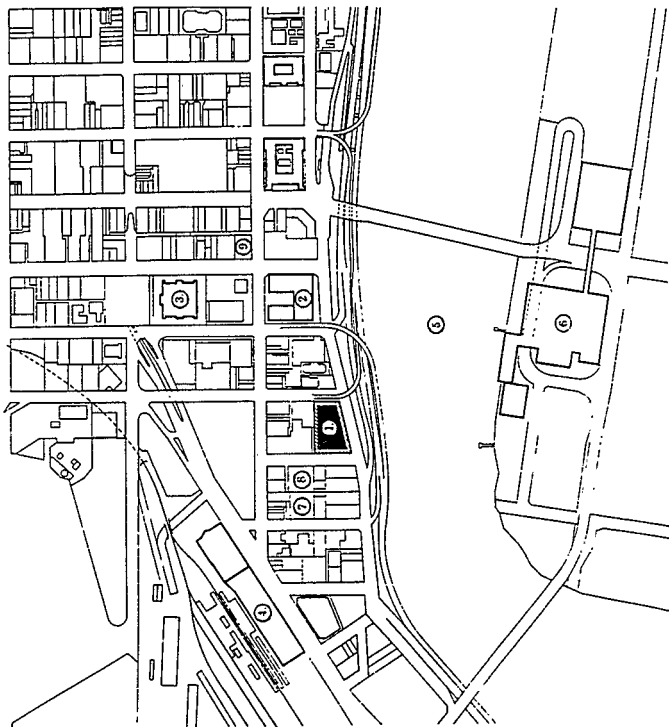
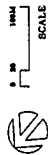
Locality Plan
Site Plan
Elevation view from North Quay

C-2
C-3
C-4

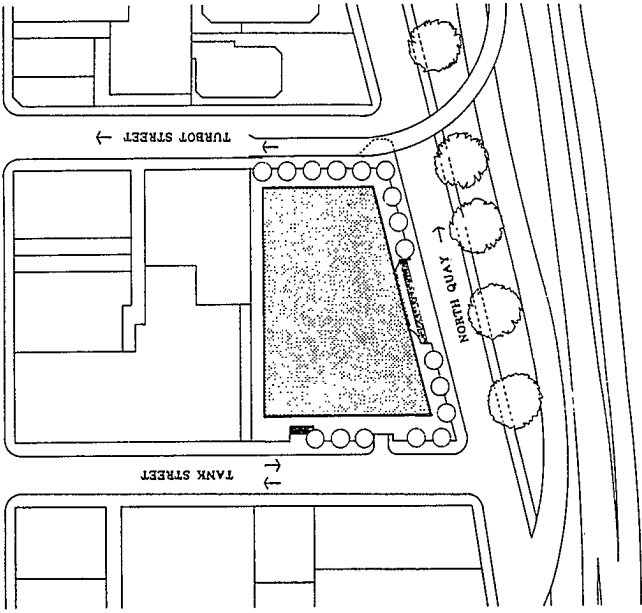
- LEGEND**
- 1. LAW COURTS SITE
 - 2. STATE COURTS
 - 3. CITY HALL
 - 4. BANKS QUAYS
 - 5. BRISBANE RIVER
 - 6. CULTURAL CENTRE
 - 7. HERSCHEL STREET
 - 8. EXISTING FAMILY COURTS
 - 9. EXISTING FEDERAL COURTS
 - COMMONWEALTH REPORTING SERVICE

**COMMONWEALTH
LAW COURTS
BRISBANE**

**LOCALITY
PLAN**

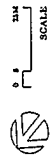


← GEORGE STREET



COMMONWEALTH
LAW COURTS
BRISBANE

SITE
PLAN



COMMONWEALTH
LAW COURTS
BRISBANE

ELEVATION
VIEW FROM NORTH QUAY

