



**PROPOSED FIT-OUT OF NEW LEASED AFP
PREMISES
AT
45 COMMERCIAL ROAD
NEWSTEAD QUEENSLAND**

**STATEMENT OF EVIDENCE
TO THE
PARLIAMETARY STANDING COMMITTEE
ON PUBLIC WORKS**



AFP
AUSTRALIAN FEDERAL POLICE

AUSTRALIAN FEDERAL POLICE
CANBERRA, ACT
MARCH 2016

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NEED FOR WORKS

Introduction

1. The Australian Federal Police (AFP) enforces Commonwealth Criminal Law, contributes to combating organised crime and protects Commonwealth and National interests from criminal activity in Australia and overseas. The AFP is Australia's international law enforcement and policing representative and the Australian Government's chief source of advice on policing issues. Amongst the Australian Government's key strategic priorities and expectations is a commitment to "ensuring the AFP is adequately positioned and appropriately resourced to deal with a complex and shifting law enforcement environment."

2. The AFP's operational environment is fluid with the AFP called upon regularly to lead and contribute to whole-of-government initiatives relating to law enforcement and national security issues. Current key strategic priorities for the AFP include leading or contributing to efforts that:

- a) Counter the threat of terrorism and violent extremism;
- b) Prevent, deter, disrupt and investigate serious and organised crime;
- c) Recover proceeds of crime and disrupt money-laundering activities;
- d) Contribute to Australian international law enforcement interests through cooperation with key international partners and respond to emergencies, law and order capacity-building missions and internationally mandated peace operations;
- e) Counter the threat of cybercrime;
- f) Protect specified individuals, establishments and events at risk of security threats;
- g) Disrupt the operation of criminal gangs, reduce proliferation of child exploitation material and reduce harm caused by illicit drugs;
- h) Prevent, deter and disrupt people smuggling; and
- i) Ensure and maintain aviation security.

3. The AFP undertakes a diverse range of activities within a complex, fast-changing environment and strives to be responsive to the needs and expectations of the Commonwealth Government, Australian law enforcement partners, the Australian community and international partners. The way the AFP operates continuously evolves to meet the challenges and opportunities imposed by an often-unpredictable and changing environment.

4. The AFP's national property portfolio is a key enabler to the AFP's capabilities, enhancing the AFP's readiness, capacity and ability to carry out organisational responsibilities for law enforcement, investigations and national security. The objective of the AFP's Property Plan is to provide quality and cost sustainable buildings and accommodation. Within the AFP's property portfolio, the AFP maintains a State Office in each state to lead and coordinate the AFP's functions within areas of their responsibility. State Offices are required to accommodate AFP resources and capabilities to perform the full range of the AFP's diverse and evolving responsibilities and therefore must be carefully considered.

5. The AFP Queensland State Office has been located in a leased premises at 203 Wharf Street, Spring Hill in Brisbane since 2006. The lease associated with this premises expires on 31 March 2017.

6. The AFP has leased a new facility at 45 Commercial Road, Newstead to facilitate relocation of the AFP Queensland State Office, and in doing so support the continuation of AFP operations in Queensland post the expiration of the Wharf Street lease. This proposal seeks approval for the fit-out of 4,112m² of net lettable area of the new premises.

7. The AFP has established, on the basis of the current conceptual design, an indicative budget of \$25 million (excluding GST) for the proposed fit-out. This budget includes provision for contingencies, cost escalation and associated professional fees.

Background

8. The AFP has leased its current facilities at 203 Wharf Street since 2006 with a net lettable area of 4,695m². The existing fit-out is at the end of its useful life having not been refurbished since occupation, and has over time become increasingly less efficient and fit for purpose. Whilst the AFP has optimised the current facilities and the existing fit-out, this has been at the expense of adjacencies and has resulted in less efficient work procedures and practices in support of AFP operations.

9. The need to identify future accommodation for the AFP Queensland State Office was initiated in response to the impending expiry of the Wharf Street lease. In May 2013 the AFP commenced a competitive two-stage open market procurement process to identify accommodation options available within the Brisbane area for its future state office accommodation requirements. To inform this process, a spatial analysis audit of all AFP Brisbane-based accommodation was undertaken to confirm:

- a) The current spatial and organisational characteristics of personnel and specialised areas in Brisbane;
- b) Options for dispersion of some occupants in 203 Wharf Street to vacant space at other AFP facilities in Brisbane as an efficiency measure;
- c) The area required for an AFP state office in Queensland based on the Australian Government Productivity Data Collection (PRODAC) requirements; and
- d) Recommendation for efficiency gains and/or area reductions of 203 Wharf Street that could inform the size and characteristics of a new facility.

10. The AFP received fourteen lease proposals in response to its request for expressions of interest. Of the fourteen proposals received, six were assessed as providing potentially viable property options and were shortlisted for further consideration. Shortlisted respondents were then invited to respond to a formal Request for Quotation. An assessment of the six formal quotations identified 45 Commercial Road as representing the greatest value for money. A Cost Benefit Analysis was then undertaken by the AFP, which accompanied a proposal to the Department of Finance for approval to lease 45 Commercial Road. The Department of Finance approved the lease and the AFP subsequently executed a 15 year Commonwealth National Lease, with two options of 5 years as the sole tenant of the building.

11. The leased facility at 45 Commercial Road is located within 1km of Brisbane's central business district (CBD). It provides a net lettable area of 4,112m² across three levels and includes 75 secure underground car parks over three basement levels. The facility includes an existing Property Council of Australia (PCA) 'A Grade' quality open plan fit-out completed in 2012.

The Need

12. The AFP requires suitable accommodation post the expiry of the Wharf Street lease on 31 March 2017. Further, there are a number of deficiencies with the current accommodation and fit-out which need to be addressed as follows:

- a) **Occupational density.** The Wharf Street fit-out accommodates 225 work points which translates to an occupational density of approximately 16.2m² per occupied work point. This does not align with the occupational density target of 14m² per occupied work point set by the Department of Finance.
- b) **Inefficient internal design.** The Wharf Street fit-out (internal design, furniture types and layout/configuration) does not provide flexibility to adapt to new and changing operational requirements. The current fit-out is compartmentalised and segregated contributing to inefficient work practices and procedures, including work, health and safety issues generated by the unsuitable internal design and layout. This has also resulted in the duplication of otherwise shared facilities within the building. The AFP's Property Plan seeks to provide efficient, cost effective and flexible accommodation to a PCA A-grade quality standard that is based on an open plan office, which the current fit-out does not achieve.
- c) **Energy Efficiency.** Wharf Street is not compliant with the published policy objective of the Commonwealth regarding the minimum requirement for leased accommodation (base building and fit-out) to achieve a 4.5 star National Built Environment Rating System (NABERS) rating in accordance with the Energy Efficiency in Government Operations Policy.

Key Legislation

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

- a) Environmental Protection and Biodiversity Conservation Act 1999;
- b) Building and Construction Industry Improvement Act 2005;
- c) Federal Disability Discrimination Act 1992;

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- d) Work Health and Safety Act 2011 (Cwlth);
 - e) Work Health and Safety Act 2011 (QLD);
 - f) Financial Management and Accountability Act 1997; and
 - g) Fair Work Act 2009 (Cwlth).

14. Relevant Australian Standards and the National Construction Code are applicable to all design, fabrication and installation works.

PURPOSE OF THE WORKS

The Proposal

15. The AFP proposes to fit-out and relocate to its new leased facility at 45 Commercial Road in Newstead, prior to the expiry of the Wharf Street lease, to support the continuation of AFP operations in the Brisbane region. This proposal is consistent with the AFP's Property Plan to provide quality and cost sustainable buildings and accommodation as a fundamental enabler to the AFP's capabilities, enhancing the AFP's readiness, and capacity to carry out organisational responsibilities for law enforcement, investigations and national security.

Objectives

16. The principal objectives for this project are to:
- a) Deliver a cost effective and efficient fit-for-purpose fit-out to support the continuation of AFP operations in the Brisbane region;
 - b) Provide secure accommodation to the required Commonwealth and AFP standards;
 - c) Provide quality accommodation to facilitate productivity and output to the satisfaction of staff;
 - d) Provide accommodation which is an asset to the AFP brand and the community;
 - e) Demonstrate value for money;
 - f) Comply with Commonwealth Property Guidelines; and

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- g) Ensure the facility is energy efficient and environmentally friendly.

Location

17. The location of 45 Commercial Road is shown in the location map at Attachment 1.

Site Description

18. 45 Commercial Road is located in close proximity to the Brisbane CBD and provides a net lettable area of 4,112m² across three levels including 75 secure underground car parks over three basement levels. A site plan is located at Attachment 2.

Zoning and Approvals

19. The facility is located in zone designated MU1 for mixed use suitable for its leased purposes. All planning and development applications must be endorsed by the Building Owner and approved by the Brisbane City Council in accordance with the Brisbane City Plan 2014.

Planning and Design Concepts

20. The planning and design concepts which have informed the design of the fit-out included:
- a) Delivering a fit-out that aligns with Commonwealth standards and current best practice for office accommodation, whilst re-using the existing PCA A-grade fit-out to the maximum extent possible.
 - b) Providing an office fit-out that utilises energy efficient, environmentally friendly and sustainable materials, goods and services. The fit-out design intends to achieve an overall tenancy rating of NABERS 4.5 rating.
 - c) Designing to maximise the occupational density of the fit-out. The fit-out design achieves an occupational density of 14.7m² per occupied work point. Whilst this exceeds the PRODAC target of 14m² per occupied work point, this has been influenced by the extent of re-use of the existing fit-out (predominantly workstations) on the basis that it is more cost effective to re-use than replace. The AFP will seek to increase the occupational density in the future with a review of the workstation strategy (transition to linear

workstations) being considered for future refresh and refurbishment works. These costs have been included in the Whole of Life cost forecasts.

- d) Creating an environment which provides increased opportunities for improved operational collaboration.
- e) Providing increased opportunity to support organisational change and flexibility of functions and mobility through the provision of shared amenity and flexible work spaces for non-technical functions.
- f) Optimising adjacencies between key capabilities to maximise operational efficiencies and address business needs that cannot be met in current accommodation.
- g) Maximising efficiencies through the incorporation/diversification of functions and groups in satellite facilities.
- h) Sharing similar rooms/spaces between capabilities wherever practical to optimise interaction and efficiencies.
- i) Establishing a consistent approach to the planning and design of State Offices consistent with the AFP's Property Plan.

Scope of Works

21. The scope of the proposed fit-out works includes:

- a) **Base building works.** Design and construction of base building works to address:
 - i) Physical and operational security requirements including hardening upgrades to the façade to provide adequate protection to the AFP and its people;
 - ii) Structural loading reinforcement of the base building to support required loads, including additional mechanical, electrical and communications plant; and
 - iii) Specialist services reticulation and redundancies.

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- b) **Base building integration of services.** Design and construction of services to be integrated with the base building works including electrical, mechanical, communications, security, fire and hydraulic services;
- c) **Office fit-out.** Design and fit-out including:
- i) Functional workspaces comprising workstations which are generally open plan with functional areas appropriately located, segregated and controlled to support operational requirements;
 - ii) Operational rooms and briefing facilities;
 - iii) Forensic Laboratories and Workshops;
 - iv) Exhibit Store and associated secure storage;
 - v) Interview Rooms;
 - vi) Store/loading dock facility;
 - vii) Breakout and muster spaces;
 - viii) Meeting rooms;
 - ix) Communications/Server room;
 - x) Conference and training facilities;
 - xi) Dedicated First Aid and Carers room;
 - xii) Amenities areas;
 - xiii) Kitchens;
 - xiv) Gymnasium; and
 - xv) Showers and lockers.
- d) **Security.** Design and installation of security controls including a security alarm system, an electronic control system, door hardware and electronic access control at the main

entrances, other entrances, exits, vehicle access point and internal areas with higher than normal security needs.

22. Floor plans are provided at Attachments 3 – 8.

Codes and Standards

23. The fit-out will comply with all relevant requirements of the National Construction Code - Building Code of Australia (BCA) 2015 including Disability Access, Brisbane City Council and relevant Australian Standards. It will also comply with the Protective Security Policy Framework and agency security requirements.

24. An accredited Building Certifier will be engaged to certify compliance of the building works.

25. Construction contractors will be compliant with the Building Code 2013.

Materials and Finishes

26. Materials and finishes will be selected from those readily available locally for their functionality, durability, low maintenance and for their ecologically sustainable design properties.

27. Plasterboard, prefinished board and glass partitioning will be used to form individual offices, meeting rooms, reception areas, utility and store rooms, training rooms, communications equipment rooms and staff facilities.

28. Firearms stores and unloading bays will be constructed to meet AFP standards and comply with AS 2343:1997 Bullet Resistant Panels and Elements. Materials will generally be of reinforced concrete, core filled concrete block and plated Hebel construction depending on the specific room function.

29. Best efforts will be made to utilise the existing A-grade fit-out. Any new materials and finishes will be designed to maintain the intent and style of the existing fit-out.

Mechanical Services

30. Mechanical services will consist of the following works:

- a) Reused existing HVAC services as much as practical;

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- b) Specialist ventilation and air-conditioning systems for the Laboratories and Technical Spaces;
 - c) New tenant cooling plant to service laboratory and technical spaces air-conditioning equipment;
 - d) Cooling equipment to the Communication/Server Room including redundancy;
 - e) General Exhaust and Ventilation Systems; and
 - f) Building Management and Control System.

Hydraulic Services

31. Hydraulic services will include the following works:

- a) Installation of a new water meter at the property boundary for site potable water usage;
- b) Upsizing the existing hot water service;
- c) Provision of reverse osmosis treated water to provide for the laboratories and associated areas;
- d) Augmentation of the sanitary drainage reticulation;
- e) Integration of the existing stormwater and rainwater harvesting system;
- f) Upsizing the existing gas meter and reticulation through facility; and
- g) New laboratory waste treatment system prior to discharge to sewers.

Electrical Services

32. Electrical services will include the following works:

- a) Power upgrade requirements associated with the existing Substation;
- b) Modifications to existing electrical distribution and reticulation;
- c) New standby generator to support identified areas;

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- d) New redundant uninterruptible power systems to identified areas;
 - e) New Laboratory power distribution including static grounding points;
 - f) Surge protection;
 - g) General lighting and lighting controls;
 - h) Emergency and exit lighting; and
 - i) Specialist lighting to identified areas.

Fire Protection

33. Fire protection services will include the following works:
- a) Integration of the existing fire protection and detection systems including smoke hazard management in accordance with the National Construction Code;
 - b) Integration of the existing emergency warning and intercommunication system;
 - c) Portable fire products, including extinguishers and blankets;
 - d) Integration of the existing external and internal hydrant system; and
 - e) Very Early Smoke Detection Apparatus (VESDA) system or equal to the primary communications/server room only.

Information and Communications Technology (ICT) Services

34. The ICT services provided in the base building will be integrated with the fit-out works and include:
- a) Installation of cable pathways (conduits and pits) associated with Telecommunications Carrier Lead-in services;
 - b) Installation of a Main Communications Distribution Room to provide various business services both local to the building and throughout the state as required;

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- c) Re-use, maintain and expand on the current horizontal cabling infrastructure to support the provision of telecommunications services in the new building;
 - d) Integration of the functionality of all existing meeting room AV and video conference capabilities;
 - e) Satisfying security requirements in all aspects of the cabling distribution system in accordance with the Australian Government Information Security Manual;
 - f) Minimising the risk to business production and reducing the risk of service downtime; and
 - g) Provision of a Distributed Antenna System to support mobile services coverage and capacity within the facility.

35. The design of ICT systems including active equipment is required to support business continuity requirements of the AFP during the relocation. This requirement introduces some duplication of ICT systems associated with critical functions.

Fixed and Loose Furniture and Equipment

36. Fixed furniture and joinery within the existing fit-out will be re-used where possible including fixed shelving, pigeon holes, utility room cupboards and benching, meeting room consoles, benching, kitchen facilities, interaction benching and kitchenettes, shelving, sink units, storage cupboards and workshop benching.

37. The fit-out will seek to maximise re-use of the exiting loose furniture from the existing fit-out as well as loose furniture items to be relocated with Wharf Street. Loose furniture is typically modular allowing for flexibility of workspaces to adjust to operational and functional requirements. Approximately 70% of the existing workstations will be retained.

38. Specialist forensic equipment will be relocated from the existing Wharf Street facility. The specific spatial requirements, service connections and optimal operating environmental conditions have been included in the design to facilitate the efficient and safe use of the instruments in the analysis of evidence.

39. Specific proprietary loose items, including pallet racking, compactus, open metal shelving, lockers, cabinets and acid and solvent cabinets, will be re-used and relocated.

Environmental Sustainability

40. The AFP is committed to Ecologically Sustainable Development (ESD) and the reduction of greenhouse gas emissions. The building's objective is to achieve best practice in sustainable design in accordance with the Environmental Efficiency in Government Operations (EEGO) policy. This will include designing to meet the EEGO energy intensity targets for office areas, and an equivalent energy intensity to meet a 4.5 Star NABERS Energy benchmark in office areas. The NABERS rating system benchmarks the energy performance of Australian buildings against other similar building types. Non-office areas will be designed in accordance with industry best practice energy performance within the functional and operational constraints of the mixed use building form.

41. The generic features that help achieve sustainability for the design are:

- a) Detailed building tuning and commissioning to ensure efficient building operation;
- b) Use of paints, flooring, carpets, adhesives and sealants with low Volatile Organic Compound emissions;
- c) Selection of environmentally certified fit-out products;
- d) Use of water efficient fixtures, toilets and appliances;
- e) Supply of all toilets and urinals with rainwater for flushing;
- f) Recovery of waste heat from exhaust air to temper outdoor supply air; and
- g) Lighting controls with time clocks, motion sensors and daylight sensors to minimise wasted energy, and energy efficient lighting design including consideration of LED lighting options.

42. A Green Lease Schedule is included in the lease.

Compliance with Local, State and Commonwealth Water and Energy Policies

43. The proposed fit-out works will be designed, constructed, operated and maintained in order to use energy and water as efficiently as possible and comply with the following statutory requirements:

- a) Parts J1 – J8 of Section J of the National Construction Code – Building Code of Australia 2014; and
- b) The Energy Efficiency in Government Operations policy.

Security

44. The security design has been developed based on the AFP's security risk assessment of the operational functions and satisfies the requirements of the Australian Government Protective Security Policy Framework (PSPF), the Australian Security Intelligence Authority (ASIO) physical security and audio security technical Notes, and the Australian Government Information and Communications Technology Security Manual (ISM). The AFP's security requirements will be implemented across the building and proposed fit-out and include an access control system, speed gates, security cameras, intruder alarm and intercom system.

45. In addition, physical security treatments to the building perimeter and façade are required including the replacement of the ground level façade, reinforcing the upper floor facades, installation of external bollards and treatments to the structure.

Provision for People with Disabilities

46. Access and facilities for people with disabilities will be provided where required in accordance with the Disability Discrimination Act (DDA), the relevant technical requirements of the National Construction Code - Building Code of Australia, Access to Premises Standard (2010) and associated Australian Standards.

Child Care Provisions

47. No childcare provisions are being provided under this project.

48. A first aid/carers room will be provided on level 3 located within close proximity to lifts and amenities.

Work Health and Safety

49. The proposed fit-out will comply with the requirements of the Work Health and Safety Act 2011 (Commonwealth), Work Health and Safety Act 2011 (QLD) and the National Guideline to AFP Health Safety Management Arrangements 2007 - 2012.

50. The AFP is committed to improving occupational health and safety outcomes in the building and construction industry. In accordance with Section 35(4) of the Building and Construction Industry Improvement Act 2005 (Commonwealth), contractors will be required to hold full occupational health and safety accreditation from the Office of the Federal Safety Commissioner under the Australian Government Building Construction Occupational Health and Safety Accreditation Scheme.

51. Safety in design workshops will be undertaken during the design phases of the project.

Environmental Considerations

52. A Referral under the Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act) is not required for this proposal.

Heritage Considerations

53. There are no known heritage issues that are required to be addressed in relation to this proposal.

COST EFFECTIVENESS AND PUBLIC VALUE

Project Budget

54. The AFP has established an indicative budget of \$25 million (excluding GST) for the proposed fit-out of its office accommodation on the basis of the current conceptual design. This budget includes provision for contingencies, cost escalation and associated professional fees. Funding for this initiative is through funds appropriated to the AFP.

Details of Project Delivery System

55. A Client Side Project Manager has been appointed to manage the proposed works and administration of the contracts for construction. A head contractor delivery methodology will be adopted utilising the AFP's panel of service providers for Construction Management Services for capital works.

Governance Structure

56. The AFP's infrastructure, finance and commercial team will be responsible for the delivery of the works in accordance with the scope of works proposed within this submission.

57. The AFP's internal governance structure is lead by the Executive Management Group which is responsible for setting the broad project direction, reviewing project cost and time parameters, communicating with the Minister on the project scope, status and issues, and resolving high level program issues.

58. A Project Control Group convenes monthly to control and coordinate the project deliverables. This group reports directly to the Executive Management Group.

Construction Program

59. Subject to Parliamentary approval, construction is expected to commence in July 2016 and be completed by February 2017.

Impact on local communities

60. The proposal will have a positive economic impact on the local Brisbane community. The project will generate increased employment opportunities for local businesses and lead to the anticipated continual employment from July 2016 to February 2017 in the following sectors:

- a) Professionals/Consultants: Approximately six to eight separate companies will be engaged to provide consultancy services during the project delivery. This has the potential to involve 10 to 15 employees in order to ensure that the timeframes and deliverables are achieved.
- b) Contractors: There is likely to be a need for up to approximately 10 trade companies and 100 personnel on site (and off site including manufacturers and suppliers) during the project delivery. This will assist in keeping staff and contractors gainfully employed.
- c) Other businesses within the Brisbane region including hospitality and other services industries will also benefit from the construction works and eventual full occupation of the accommodation.

61. There will be minimal disruption to local community activities either during or post construction. Construction traffic will have minimal impact on local traffic networks with project activities to be coordinated with the Brisbane City Council.

Consultation with Relevant Authorities and Stakeholders

62. During the development of the project, consultation has occurred with AFP employees and other AFP stakeholders. In addition, consultation has occurred or will occur, with the following key external stakeholders:

- a) Department of Finance;
- b) Department of the Environment;
- c) Brisbane City Council;
- d) Queensland Fire Brigade;
- e) Brisbane Water; and

f) Energex.

Staff Consultation

63. The AFP has established internal consultation and decision making mechanisms which will be employed throughout the project. The project team will engage with stakeholders to ensure the project is informed and shaped to deliver the most cost effective, functional and quality outcome within budget and program constraints, including the Work Health and Safety committee, Equity and Diversity representatives, Information Management and Technology Group, the Workplace Consultative Forum and the Executive Management Group.

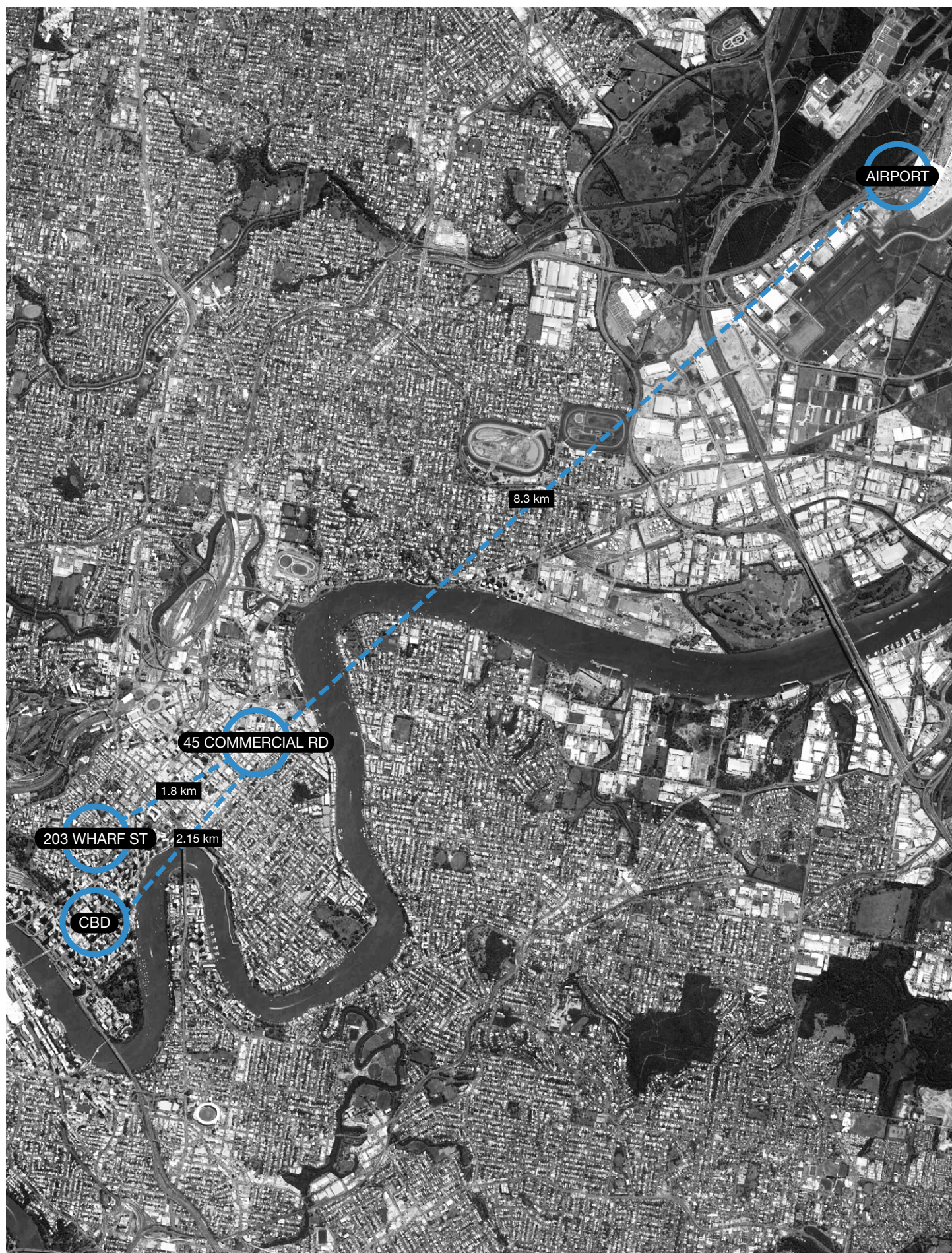
Public Value

64. The AFP requires suitable office accommodation to ensuring the AFP is adequately positioned and appropriately resourced to deal with a complex and shifting law enforcement environment. Public value associated with this proposal is realised through the ability of the AFP to enforce Commonwealth Criminal Law, contribute to combating organised crime and protect Commonwealth and National interests from criminal activity in Australia and overseas.

Revenue

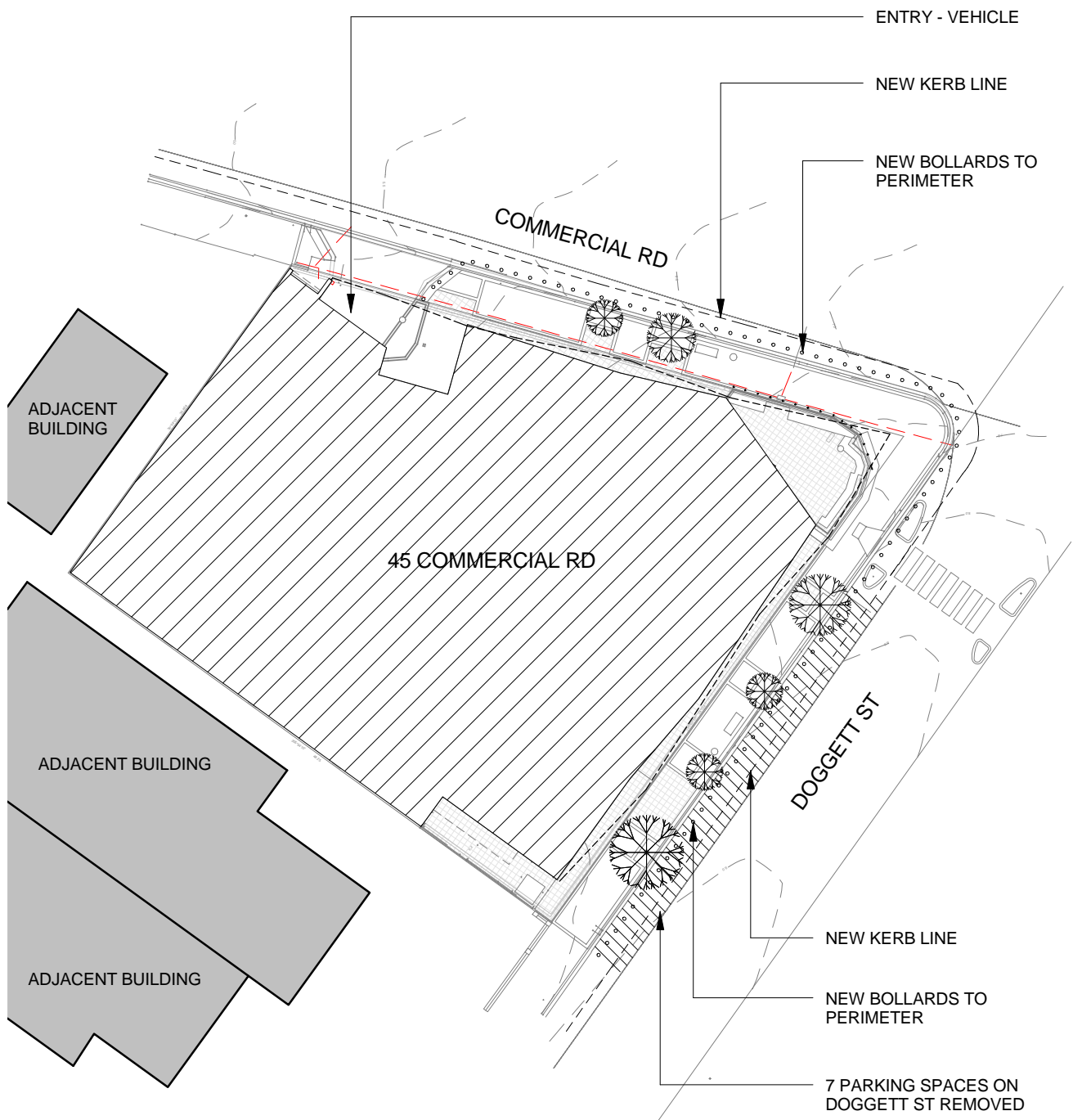
65. There will be no revenue derived from the project.

ATTACHMENT 1 SITE LOCATION
PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD QLD

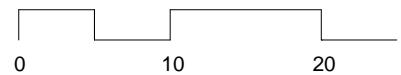


ATTACHMENT 2 - SITE PLAN

PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD, QLD



LEGEND
[Hatched Box] STREET PARKING ZONE TO BE REMOVED



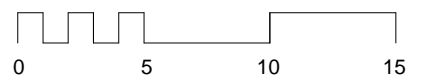
ATTACHMENT 3 - B3 PLAN

PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD, QLD



SPACE SCHEDULE

- AMENITIES
- PARKING
- PRIMARY CIRCULATION
- SERVICE
- STORAGE



ATTACHMENT 4 - B2 PLAN

PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD, QLD



SPACE SCHEDULE

- AMENITIES
- LABORATORY / TECHNICAL
- PARKING
- PRIMARY CIRCULATION
- STORAGE



ATTACHMENT 5 - B1/ G PLAN

PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD, QLD



SPACE SCHEDULE

- AMENITIES
- PARKING
- PRIMARY CIRCULATION
- SERVICE
- STORAGE
- WORKSPACE



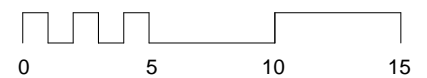
ATTACHMENT 6 - LEVEL 1 PLAN

PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD, QLD



SPACE SCHEDULE

- AMENITIES
- LABORATORY / TECHNICAL
- PRIMARY CIRCULATION
- SERVICE
- STORAGE
- SUPPORT
- WORKSPACE



ATTACHMENT 7 - LEVEL 2 PLAN

PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD, QLD



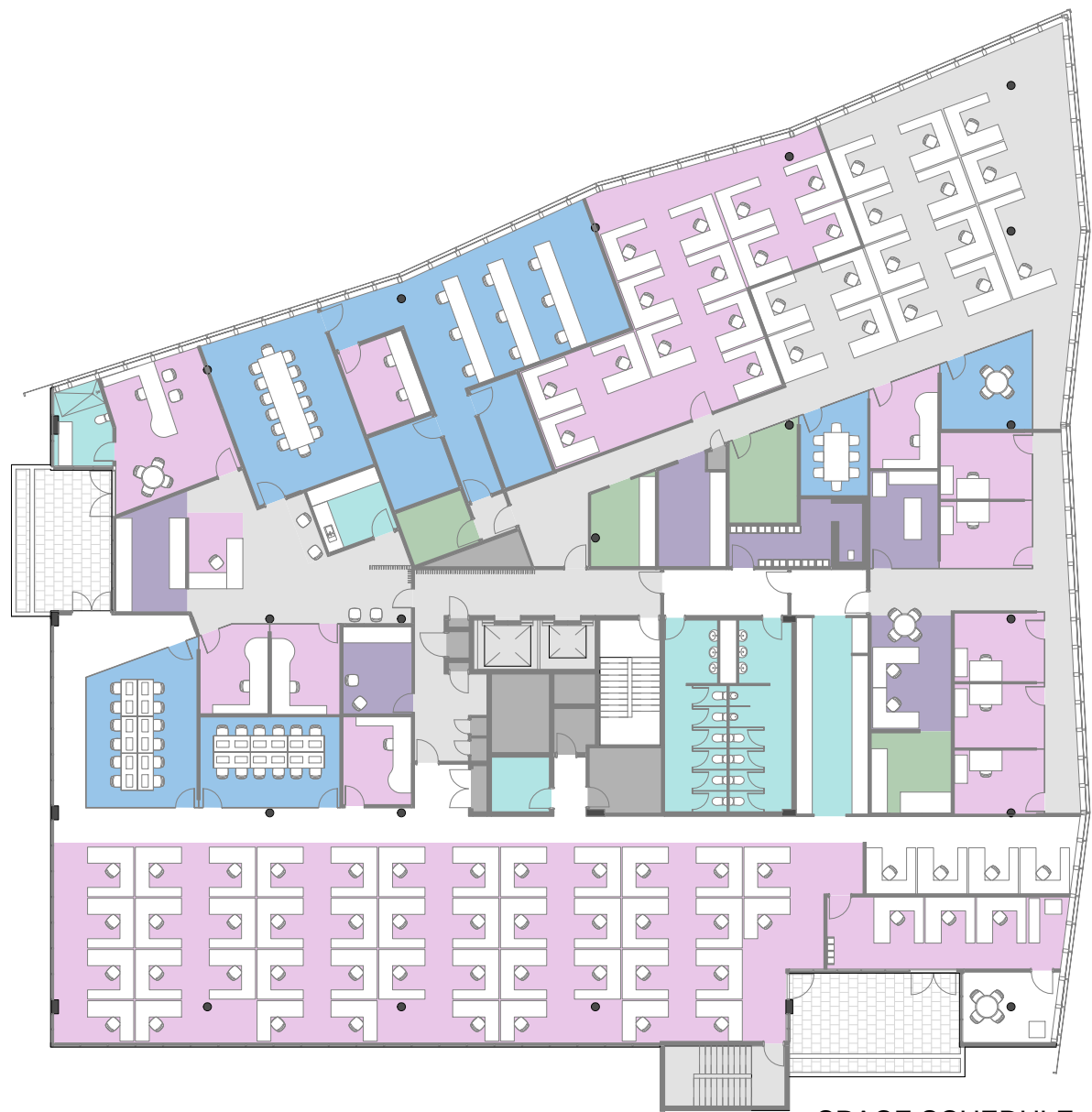
SPACE SCHEDULE

- AMENITIES
- MEETING
- PRIMARY CIRCULATION
- SERVICE
- STORAGE
- SUPPORT
- WORKSPACE



ATTACHMENT 8 - LEVEL 3 PLAN

PROPOSED FIT-OUT OF NEW LEASED AFP PREMISES AT NEWSTEAD, QLD



SPACE SCHEDULE

- AMENITIES
- MEETING
- PRIMARY CIRCULATION
- SERVICE
- STORAGE
- SUPPORT
- WORKSPACE

