



Australian Government

Department of Defence

**PROPOSED FIT-OUT AND
RELOCATION OF THE AUSTRALIAN
CYBER SECURITY CENTRE**

Canberra, ACT

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

Canberra, Australian Capital Territory

October 2016

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NEED FOR WORKS

Introduction

1. The Australian Cyber Security Centre (ACSC) is an important Australian Government initiative to ensure that Australian networks are amongst the hardest in the world to compromise.
2. The ACSC brings together existing cyber security capabilities across the Department of Defence (Defence), the Attorney-General's Department, Australian Security Intelligence Organisation (ASIO), Australian Federal Police (AFP) and the Australian Criminal Intelligence Commission (ACIC) in a single location, which is currently located in the Ben Chifley Building in Canberra. Australian Signals Directorate (ASD) within Defence is the major contributor of personnel to the ACSC and is considered the lead agency within Defence.
3. The ACSC is a hub for greater collaboration and information sharing with the private sector, state and territory governments, academia and international partners to combat the full range of cyber threats.
4. In February 2016, Defence determined the ACSC would need to be relocated to support the expansion of operations. As such, Defence proposed that the ACSC be relocated from its current location to existing / leased facilities at BP14-16 within the Brindabella Business Park in Canberra, which would also require a fit-out of the leased facilities to be undertaken in order to provide fit for purpose working accommodation.
5. In April 2016 the Prime Minister released *Australia's Cyber Security Strategy: Enabling innovation, growth and prosperity*. The strategy recommended significant increases in personnel for Computer Emergency Response Team (CERT) Australia, the AFP and the ACIC which will result in the ACSC outgrowing its current premises in the Ben Chifley Building. The strategy also confirmed the requirement to relocate the ACSC from its current highly classified space to a location which would facilitate a more integrated partnership with government stakeholders, industry and the research and academic community.

6. Relocation of the ACSC to an environment that supports working at multiple levels of classification will also facilitate greater levels of collaboration between ASD and its ACSC partners, particularly CERT Australia, the AFP and the ACIC, most of whose personnel currently do not hold the appropriate clearances required to work in the Ben Chifley Building.

7. Historically, ASD's information security mission has been focussed on the protection of highly classified information and networks, much of which required ASD staff to work in an appropriately secured environment. Over the last decade ASD's cyber security mission has increasingly been directed towards the protection and defence of government networks that are connected to the internet. The nature of the work has evolved to the point where operating solely in a highly classified environment is a hindrance to ASD's delivery of their cyber security mission.

8. This project has been classified as a high priority by the Office of the Prime Minister and is a critical deliverable under *Australia's Cyber Security Strategy*.

Background

9. The ACSC was established in the Ben Chifley Building in November 2014. It currently houses around 260 personnel from five Australian Government agencies, as well as a number of integrated and embedded personnel from other partner organisations. While most of the current space is operating at close to full occupancy, some areas are underutilised due to the difficulties associated with obtaining the appropriate clearances. This has resulted in some inefficiencies arising from areas unable to be fully collocated due to the nature of the fit-out and the allocation of workspaces.

10. The *Australian Cyber Security Strategy* released in April 2016 identified significant staff growth for four of the ACSC partners: ASD, CERT Australia, the AFP and the ACIC. Achieving this growth will greatly exceed the current capacity of the space allocated to the ACSC in the Ben Chifley Building, and there is no scope to obtain additional workspace elsewhere in the building.

11. There is also an increasing business imperative to be able to conduct work at different level of classifications. The Ben Chifley Building is classified, which requires all staff working in the building to hold or obtain the appropriate security clearance. A number of the

ACSC partner organisations do not have the appropriate security clearances which has inhibited the growth of collaborative partnerships between ACSC agencies to the extent that was originally envisaged.

12. Furthermore, the *Cyber Security Strategy* explicitly identified the need for a national cyber partnership involving government – and the ACSC in particular – business and the research community working together to advance Australia’s cyber security. The need for private industry partners to obtain security clearances – and even the overheads associated with organising visitor entry for short term visits – currently make achievement of the government’s intent considerably more difficult.

13. This would be less of an issue if the work performed by ASD in the ACSC were all, or even mostly, of a highly classified nature. But increasingly, many of the activities undertaken by ASD to support the evolving cyber security mission do not involve highly classified information, or sensitive tools and techniques, and the fact that they are currently performed in a high security environment is more of a legacy than a current business requirement. The UK National Cyber Security Centre, which will perform a very similar role to the ACSC, is currently being established in London as a predominantly unclassified facility. Moving a substantial part of ASD’s cyber security mission to a lower security domain will improve the efficiency of many activities and make it easier to share more widely with other government stakeholders, industry and the research and academic community.

14. Finally, by re-engineering ASD’s business processes to operate in a multi-classification environment, ASD will be able to recruit staff more easily. Cyber security skills are in short supply and high demand, and the need for ACSC staff to obtain a high level security clearance (which can often take two years or more) means that very few people with the requisite skills will be prepared to wait for a role with ASD – particularly when private industry is able to offer very attractive remuneration. This is important not just to meet future growth targets, but to replenish the relatively high level of turnover as experienced cyber security staff are tempted to join the private sector.

The Need

15. The relocation and proposed fit-out will address three major requirements:
- a) **Expansion of the ACSC.** BP14-16 will support up to 650 workstation location allowing for the expansion of the ACSC;
 - b) **Multiple Security Levels.** The proposed fit-out will support multiple physical security zones which is not possible in the Ben Chifley Building; and
 - c) **Partnerships.** The proposed fit-out will provide accommodation for industry, academia and innovation initiatives which is not possible in the Ben Chifley Building.

Key Legislation

16. 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;
 - d) Safety, Rehabilitation and Compensation Act, 1988;
 - e) Work Health and Safety Act 2011 (Cwlth);
 - f) Work Health and Safety Act 2011 (ACT);
 - g) Financial Management and Accountability Act 1997; and
 - h) Fair Work Act 2009 (Cwlth).
17. Relevant Australian Standards and the National Construction Code (including Building Code of Australia (BCA) 2016) are applicable to all design, fabrication and installation works.

PURPOSE OF THE WORKS

The Proposal

18. The Office of the Prime Minister has endorsed the high priority for the relocation and proposed fit-out works to accommodate the ACSC as a result of *Australia's Cyber Security Strategy*, which requires fit for purpose working accommodation to be provided in a suitable building following the ACSC relocation from the Ben Chifley Building.

19. Defence has leased approximately 11,000m² of net lettable area at BP14-16, Brindabella Business Park Canberra for the ACSC following approval by the Prime Minister and in consultation with the Department of Finance. This lease was awarded under a whole of government tender process in conjunction with the Australian Bureau of Statistics and the Department of Immigration and Border Protection. The lease will be funded by Defence separately to this project.

20. The Project proposes to fit-out leased space within BP14-16 to provide working accommodation and ancillary facilities to accommodate 650 new personnel.

21. The proposed works are likely to include, subject to user requirements validation and detailed design activities, the following:

- a) public, unclassified and classified office areas, meeting rooms, breakout areas and amenities;
- b) appropriate physical security including security alarm and access control;
- c) office furniture including lockers and storage;
- d) dedicated information and communication technologies, including multiple classifications for the multiple agencies; and
- e) upgrades to the existing capacity / supply of engineering services (where required).

Objectives

22. The principal objectives for this project are:

- a) Provide office accommodation and ancillary facilities to accommodate up to 700 personnel (to support the currently identified work force of 650 personnel plus a 7% growth factor).
- b) Provide appropriate security zoning to accommodate staff working at various security clearances; and
- c) Provide an environment to support partnerships with industry, academia and innovation initiatives.

Location

23. It is proposed to relocate the ACSC to BP14–16, Brindabella Circuit within the Brindabella Business Park, Canberra, ACT, as shown in the Location Map at Attachment 1.

Site Description

24. Brindabella Business Park is located within the Canberra International Airport precinct.

Zoning and Approvals

25. The Canberra International Airport precinct is in Pialligo within the ACT and has been constructed in accordance with the Canberra Airport Master Plan 2014 which aligns with the Airports Act. All planning and development applications must be endorsed by the Building Owner.

Planning and Design Concepts

26. The planning and design concepts which have informed the design of the fit-out included:

- a) Undertaking works that aligns with Commonwealth standards and current best practice for office accommodation, including the Property Council of Australia (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 5 rating;
- c) Designing to achieve the occupational density targets and design principles set out in the Commonwealth Property Management Framework;
- 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; and
- h) Sharing similar rooms/spaces between capabilities wherever practical to optimise interaction and efficiencies.

Scope of Works

27. 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;
 - 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.
- 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) Conference, meeting and briefing facilities;
 - iii) Laboratories and Workshops;
 - iv) Breakout and collaborative meeting spaces;
 - v) Communications/Server room;
 - vi) Conference and training facilities;
 - vii) Dedicated First Aid and Carers room;
 - viii) Amenities areas;
 - ix) Kitchens; and
 - x) Showers and lockers.

- d) **Security.** Design and installation of security controls including security alarm systems, electronic access control and security camera system.

28. Floor Plans are provided at Attachments 2 to 6.

Codes and Standards

29. The fit-out will comply with all relevant requirements of the National Construction Code - Building Code of Australia (BCA) 2016 including Disability Access, and relevant Australian Standards. It will also comply with the Protective Security Policy Framework and agency security requirements.

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

31. Construction contractors will be compliant with the Building Code 2013 and Federal Safety Accreditation scheme.

Materials and Finishes

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

33. 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.

Mechanical Services

34. Mechanical services will consist of the following works:

- a) Reuse of existing heating, ventilation and air conditioning (HVAC) services as much as practical;
- b) Specialist ventilation and air-conditioning systems where required;
- c) Specialist cooling equipment to the communication room, including redundancy;
- d) General exhaust systems; and
- e) Building Management and Control System.

Hydraulic Services

35. 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; and
- c) Integration of the existing stormwater system.

Electrical Services

36. 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) Surge protection;
- d) General lighting and lighting controls;
- e) Emergency and exit lighting; and
- f) Specialist lighting to identified areas.

Fire Protection

37. 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

38. 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 Building Distribution Room (in each building) to provide various business services both local to the building and throughout the state as required;
- 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; and
- e) Satisfying security requirements in all aspects of the cabling distribution system in accordance with the Australian Government Information Security Manual.

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

Fixed and Loose Furniture and Equipment

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

41. The fit-out will seek to maximise re-use of the exiting loose furniture currently remaining in BP14-16.

Environmental Sustainability

42. Defence 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 and the new Government Energy Productivity policy. This will include designing to meet the energy intensity targets for office areas, and an equivalent energy intensity to meet a 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.

43. 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) Recovery of waste heat from exhaust air to temper outdoor supply air; and
- f) 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.

44. A Green Lease Schedule is included in the lease which aligns with the EEGO requirements.

Compliance with Local, State and Commonwealth Water and Energy Policies

45. 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 2016; and
- b) The Energy Efficiency in Government Operations policy and new Government Energy Productivity policy.

Security

46. The security design has been developed based on the Defence'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 Security Manual (ISM).

47. The ACSC is intended as a specialised ICT facility and location for Defence, industry, academia and the public to meet and work collaboratively. Design development of the facility must be correctly managed to meet the needs of both these objectives.

48. The buildings will contain multiple security classification zones. Each zone within the building will require an appropriate fit out that fully complies with physical and ICT security requirements for that zone.

Provision for People with Disabilities

49. 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

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

51. A first aid/carers room will be provided, located within close proximity to lifts and amenities.

Work Health and Safety

52. The fit-out will comply with the requirements of the Work Health and Safety Act 2011 (Commonwealth) and Work Health and Safety Act 2011 (ACT).

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

Environmental Considerations

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

Heritage Considerations

55. The works are contained within the footprint of the existing BP14-16 buildings. There are no known heritage issues that are required to be addressed in relation to this proposal.

COST EFFECTIVENESS AND PUBLIC VALUE

Project Budget

56. The project has an approved budget of \$38.8 million (excluding GST) for the proposed fit-out of the leased premises (and relocation) 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 ASD.

Details of Project Delivery System

57. A Client Side Project Manager / Contract Administrator has been appointed to manage the proposed works and administration of the contracts for construction.

58. Defence intends to engage the successful Developer to prepare the detailed design documentation and construct the fit-out concurrently. The Lease agreement for BP14-16 is conditional upon receiving Parliamentary Approval for the fit-out project.

Governance Structure

59. Defence's AOA Team will be responsible for the delivery of the works in accordance with the scope of works proposed within this submission.

60. Defence's internal governance structure lead by the AOA team 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.

61. A Project Control Group convenes monthly to control and coordinate the project deliverables.

Construction Program

62. Subject to Parliamentary approval, construction is expected to commence in March 2017 and be completed by December 2017, with completion of an Initial Operating Capability anticipated by June 2017.

Impact on local communities

63. The proposal will have a positive economic impact on the local Canberra community. The project will generate increased employment opportunities for local businesses and lead to the anticipated continual employment from April 2017 to December 2017 in the following sectors:

- a) Professionals/Consultants: Approximately two to four 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 50 personnel on site (and off site including manufacturers and suppliers) during the project delivery. This will assist in keeping staff and contractors gainfully employed; and
- c) Other businesses within the Canberra region including hospitality and other services industries will also benefit from the construction works and eventual full occupation of the accommodation.

64. 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 relevant authorities.

Consultation with Relevant Authorities and Stakeholders

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

- a) Australian Capital Territory Department of Territory and Municipal Services;
- b) Australian Capital Territory Planning and Land Authority;
- c) Australian Capital Territory Fire Brigade;
- d) Canberra Airport Building Controller;
- e) Department of Finance; and
- f) National Capital Authority.

Staff Consultation

66. Defence has established internal consultation and decision making mechanisms which will be employed throughout the project. This will include consultation with the multiple agencies that will be accommodated at this facility. 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 Project representatives.

Public Value

67. Public value associated with this proposal is realised through the ability of the ACSC to adequately continue to deliver its mandate as Australia's lead cyber security agency.

Revenue

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

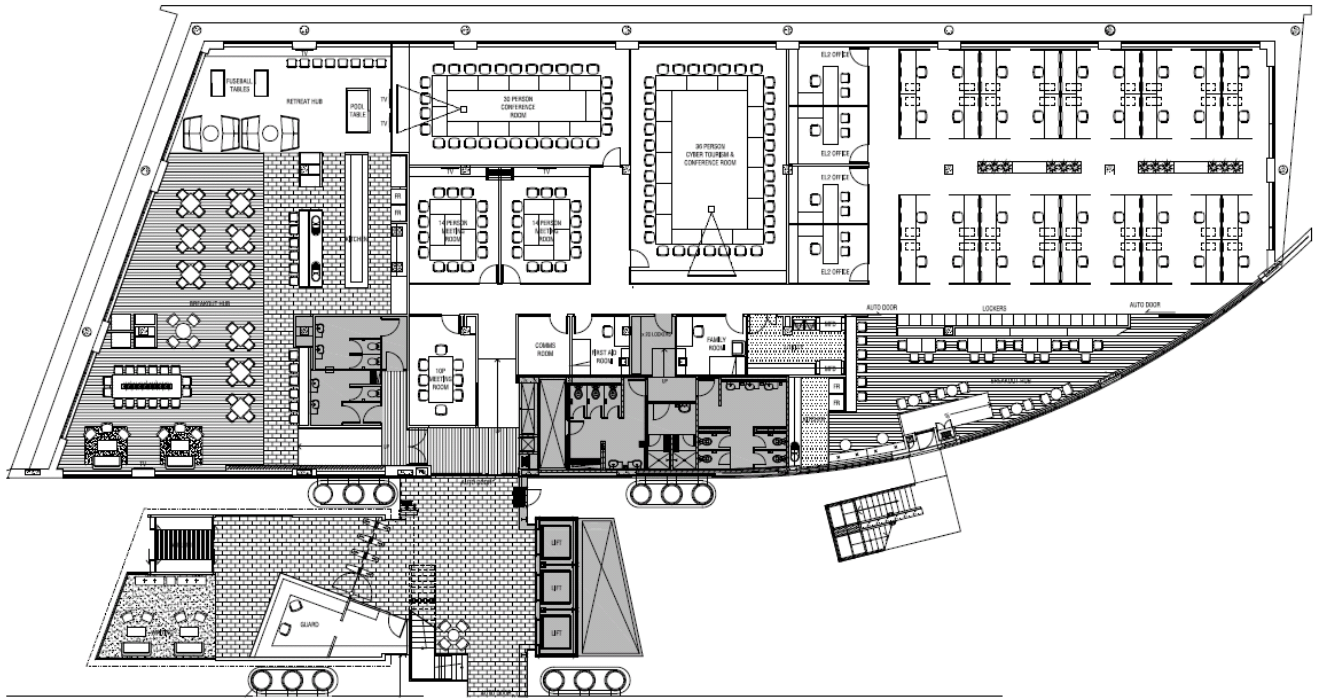
ATTACHMENT 1
PROPOSED FIT-OUT AND RELOCATION OF THE AUSTRALIAN CYBER SECURITY CENTRE
Statement of Evidence

SITE LOCATION

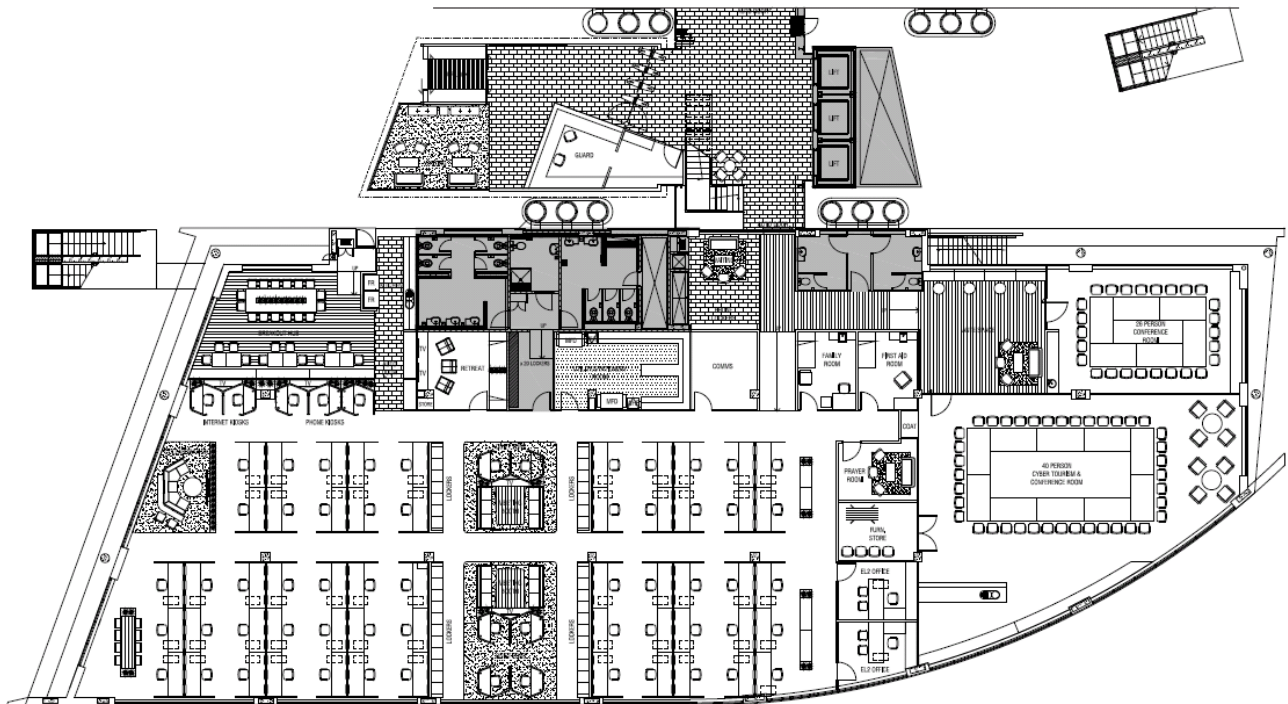


ATTACHMENT 2
PROPOSED FIT-OUT AND RELOCATION OF THE AUSTRALIAN CYBER SECURITY CENTRE
Statement of Evidence

GROUND FLOOR



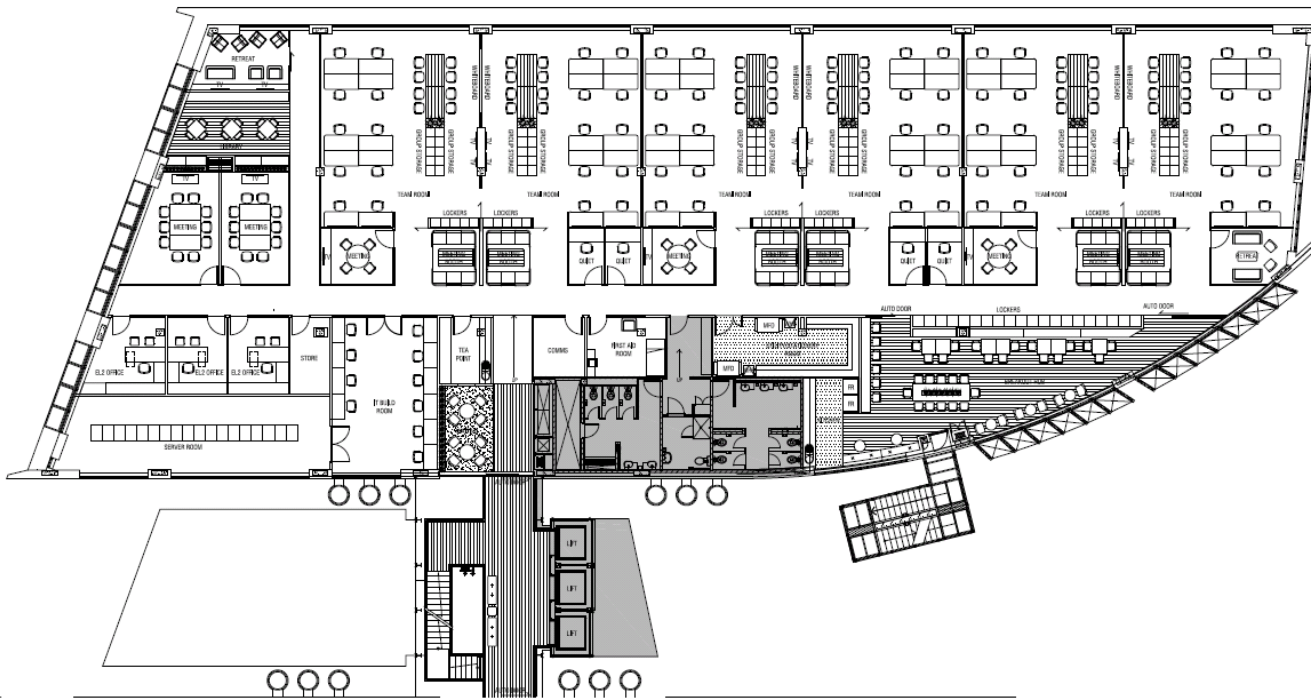
GROUND FLOOR - 14 BRINDABELLA



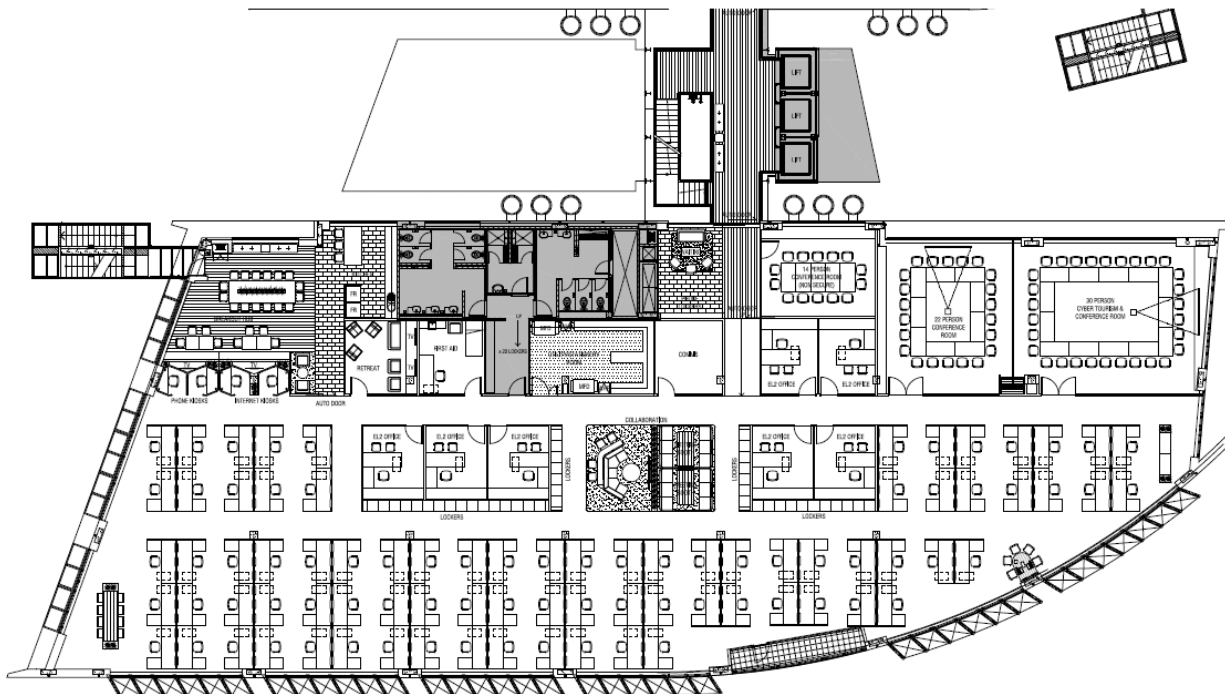
GROUND FLOOR - 16 BRINDABELLA

ATTACHMENT 3
PROPOSED FIT-OUT AND RELOCATION OF THE AUSTRALIAN CYBER SECURITY CENTRE
Statement of Evidence

LEVEL 1 FLOOR PLAN



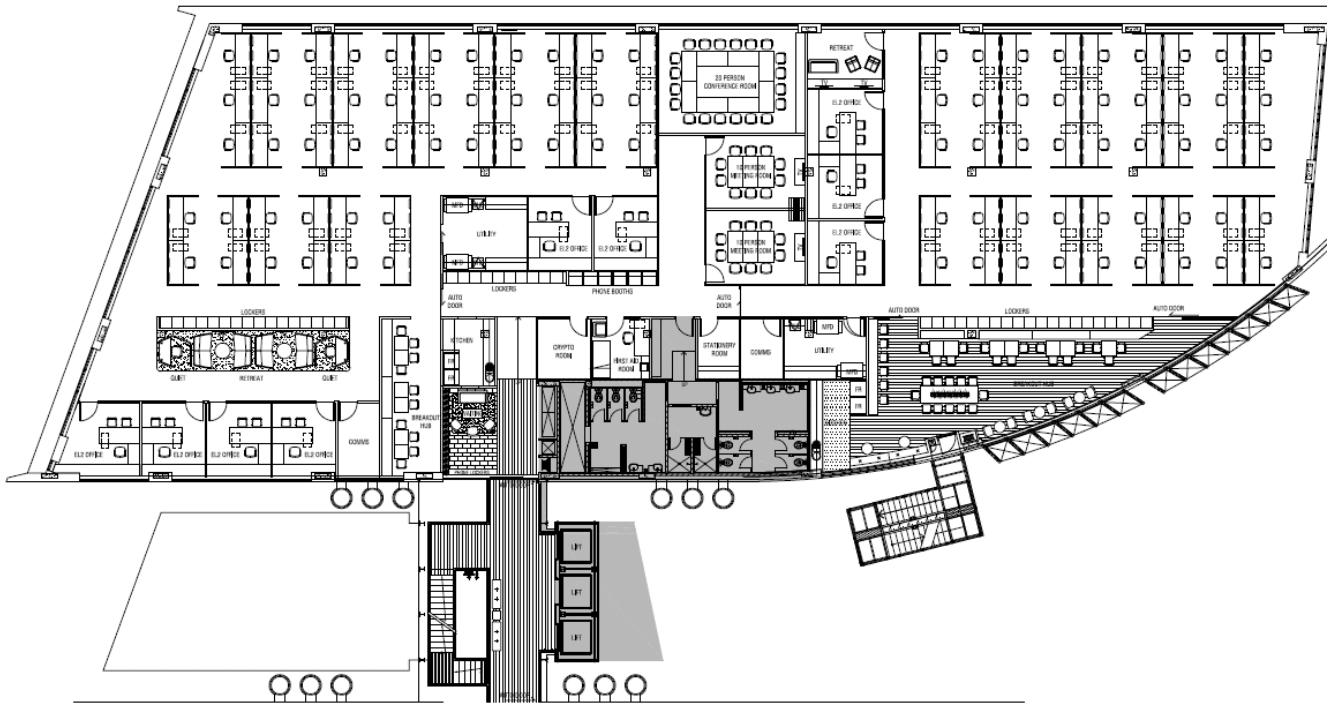
LEVEL 1 - 14 BRINDABELLA



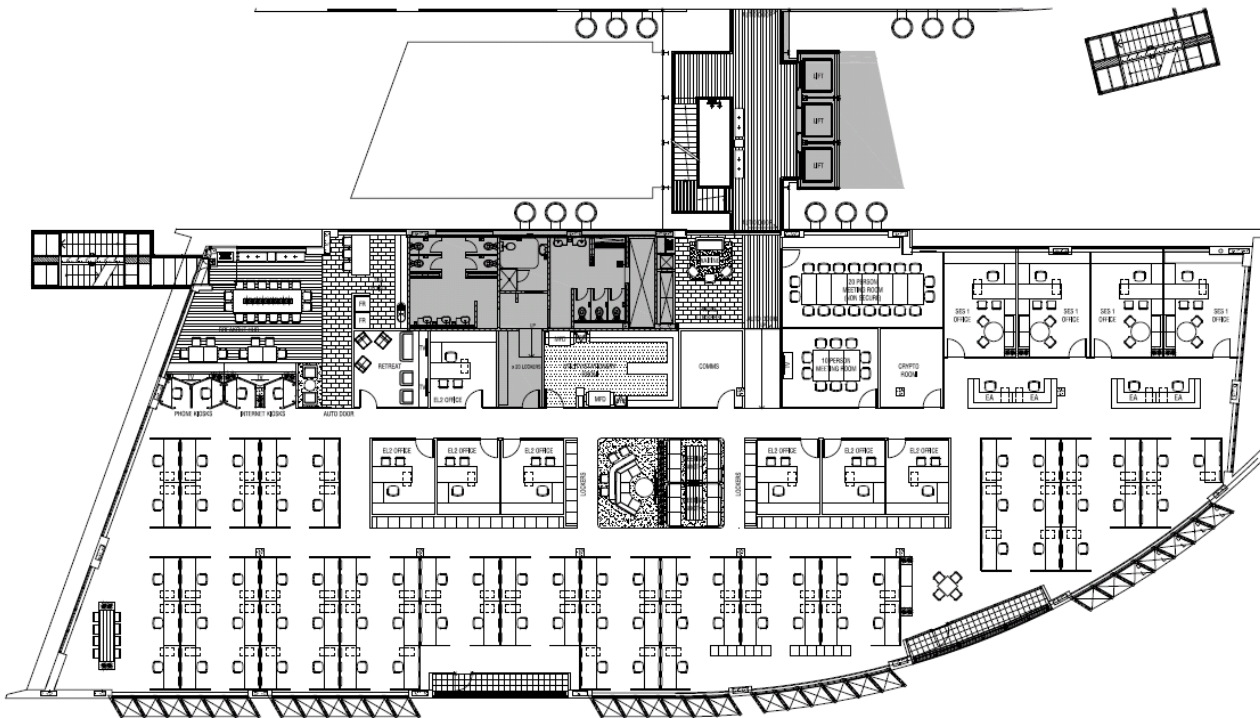
LEVEL 1 - 16 BRINDABELLA

ATTACHMENT 4
PROPOSED FIT-OUT AND RELOCATION OF THE AUSTRALIAN CYBER SECURITY CENTRE
Statement of Evidence

LEVEL 2 FLOOR PLAN



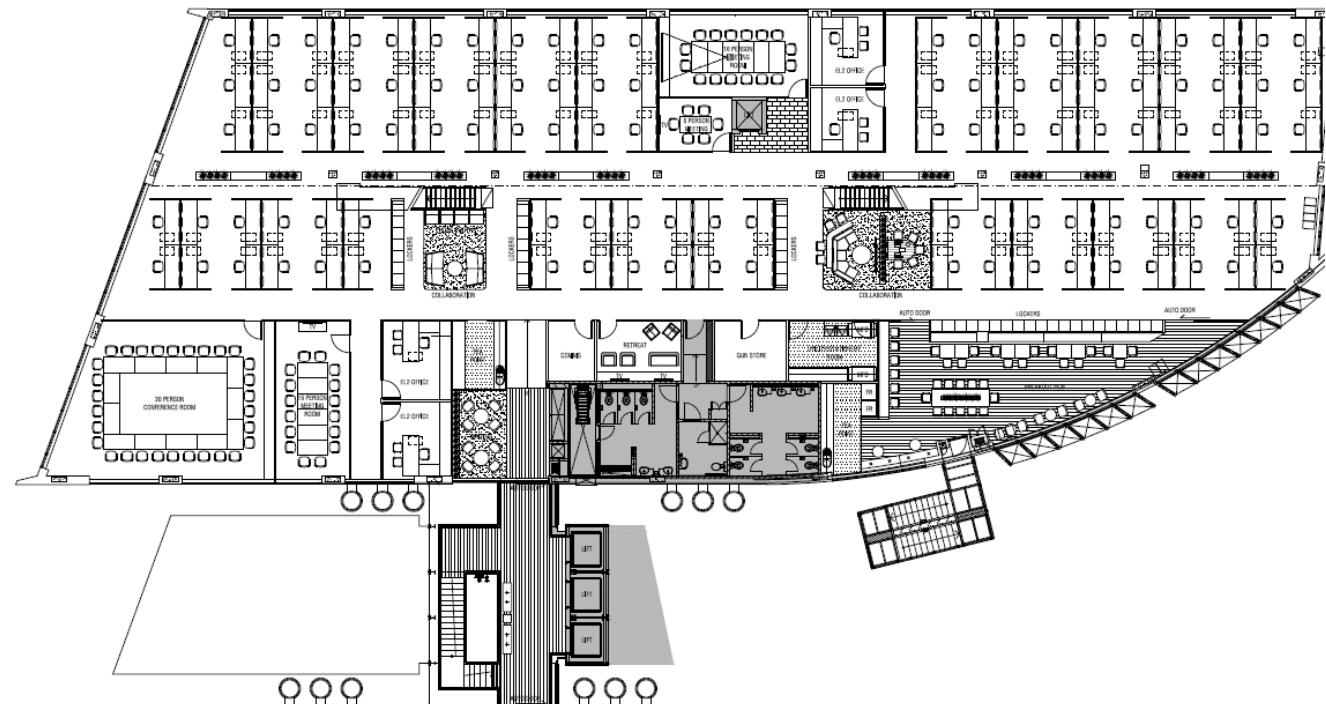
LEVEL 2 - 14 BRINDABELLA



LEVEL 2 - 16 BRINDABELLA

ATTACHMENT 5
PROPOSED FIT-OUT AND RELOCATION OF THE AUSTRALIAN CYBER SECURITY CENTRE
Statement of Evidence

LEVEL 3 FLOOR PLAN



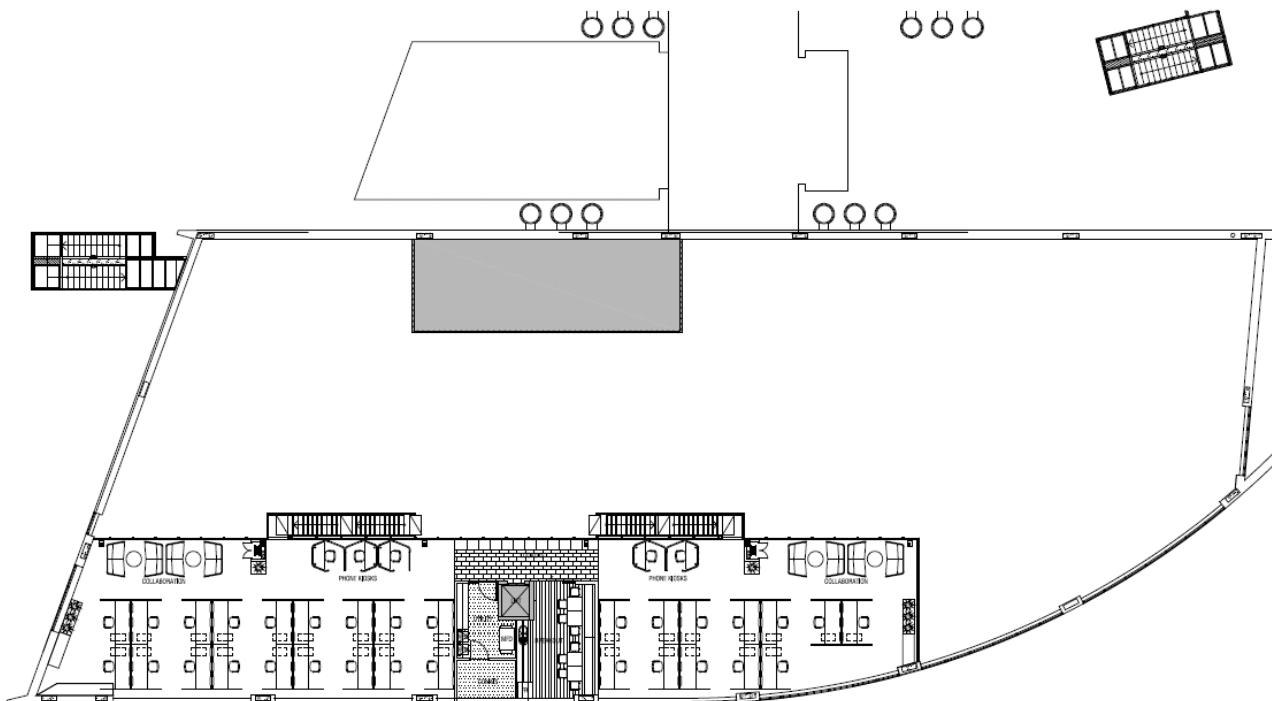
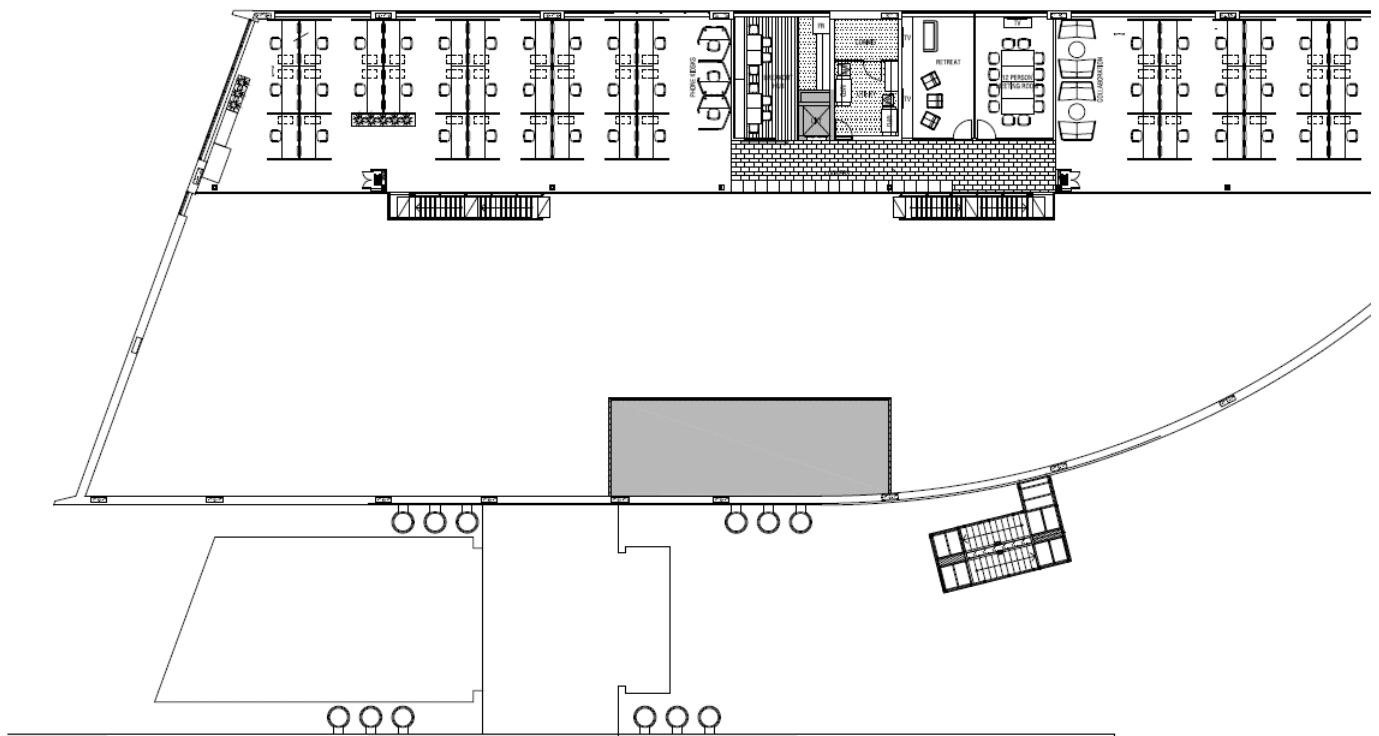
LEVEL 3 - 14 BRINDABELLA



LEVEL 3 - 16 BRINDABELLA

ATTACHMENT 6
PROPOSED FIT-OUT AND RELOCATION OF THE AUSTRALIAN CYBER SECURITY CENTRE
Statement of Evidence

MEZZANNINE FLOOR PLAN



MEZZANINE - 16 BRINDABELLA