Australian Government
Department of Health

The Department of Health - Proposed fitout of new leased premises at Fairbairn Business Park, Canberra Airport

Statement of evidence and supporting drawings to the Parliamentary Standing Committee on Public Works

Submission 1.0

August 2020

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Project title

1. The Department of Health - Proposed fitout of new leased premises at Fairbairn Business Park, Canberra Airport.

Executive summary

2. The purpose of the works is to fitout new office accommodation and laboratory space for the Department of Health (the Department). This will address the Department's key objectives of providing modern, improved workspaces and laboratories for Departmental staff.

3. The laboratory space will meet the modern requirements of the Therapeutic Goods Administration (TGA), a part of the Department. This will provide a new laboratory with contemporary specialist equipment to support the TGA to fulfil their important role regulating therapeutic goods.

4. The office accommodation will be utilised by the Department more broadly. This will enhance the Department's ability to achieve their outcomes, through the provision of a modern fitout that supports more modern ways of working.

5. The scope of works will include the fitout of the office and integration works to ensure that the base building and office fitout designs maximise efficient use of the building. The developer will be responsible for delivery of the office base building, including all services.

6. The scope of works for the laboratory fitout is more extensive, as it includes all services to the laboratory. This is due to the uniqueness of laboratory design, and the need to ensure that services which would typically be defined as base building are fully integrated with the laboratory fitout. The developer will deliver the laboratory building as a "cold shell" (i.e. without carpet, ceiling tiles, etc).

7. The Department currently occupies two campuses in the ACT. The Woden headquarters campus consists of the Sirius Building (46,940 square metres Net Lettable Area - NLA) and Scarborough House (16,499 square metres NLA). These together currently accommodate approximately 3,900 staff. A second campus, located

in Symonston, consists of approximately 18,500 square metres NLA and accommodates approximately 650 staff who perform the TGA's functions.

8. The TGA is responsible for regulating therapeutic goods, including over-the-counter medication, prescription medications, vaccines, sunscreens, vitamins and minerals, medical devices, blood and blood products. This requires special purpose accommodation for some functions.

9. The existing Symonston facility is around 30 years old. It does not meet modern standards, is expensive to run, and does not meet the employee amenity expectations of modern Australia.

10. The type of work undertaken by the TGA in the laboratories does not allow for accommodation in CBD areas, due to land use permissions associated with the Crown Lease. Based on the TGA's activities, it must be located in an industrial zoned area. In the ACT, these areas include Hume, Symonston, Fyshwick, and Majura (including the airport).

11. In 2019-20, the Department undertook a two-stage Approach to Market (ATM) to identify the best value for money solution to meet the Department's needs, from the expiry of the existing Symonston lease (30 June 2022).

12. The ATM attracted nine competitive lease offers, which were ultimately shortlisted to three proposals for new buildings. These proposals progressed to the second stage of the procurement. It also considered an unsolicited offer by the existing landlord (Cromwell Group) to refurbish the current building.

13. The ultimately shortlisted proposals were a location at Fairbairn Business Park from the Canberra Airport Group (CAG), a new development at Dairy Flat Road, Fyshwick from the Molonglo Group, and for a new building on the site of the existing accommodation from Cromwell Group (Cromwell).

14. At the conclusion of the second procurement stage, the Department selected the CAG proposal as preferred. The proposal provides for two buildings, an office building and a laboratory, connected by a covered walkway. The buildings will be subject to separate leases but represent a combined proposal.

15. The office building has 8,500 square metres NLA, and the laboratory facility 5,200 square metres NLA. The proposed leases have a commencement date of 1 July 2022 for a period of fifteen-years, with two options for five-year extensions at the Department's discretion.

16. The new proposed leases combined represent a reduction in NLA of around 4,800 square metres (or 26%) compared with the current Symonston facility. The whole-of-life costs associated with the leases is $365 million (excluding GST),

representing a $101 million saving on a whole-of-life basis, or $3.8 million a year (escalating annually), against the current building.

17. As well as providing a new facility for the specialist TGA workforce, the proposed facility will serve as the Department's second ACT campus. This provides the Department's broader workforce with flexibility of preferred work location and additional amenity, and the Department itself with a business continuity solution away from the main Woden Headquarters campus.

18. The Department will not occupy the current expiring Symonston premises upon lease expiry in June 2022. Staff occupying this building will relocate to new premises in early 2022 (expected to be May 2022 at this stage).

19. The estimated cost of the proposed works is $60.7 million, comprising $18.6 million for the office building and up to $42.1 million for the laboratory facility. The cost per square metre of the fitout for the office building is $2,185, whilst the cost for the specialist laboratory is $8,096 per square metre. The office fitout is funded through a lease incentive and the laboratory building fitout is funded by the developer and leased by the Department over the initial lease term.

20. The office building will be purpose designed and built. The office fitout will be designed in accordance with the principles of the Department's New Ways of Working initiative, COVID Safe practices, and experience with remote working, with a ratio of 7 workstations for every 10 employees. This will allow 730 staff to be accommodated (650 from Symonston and 80 from Woden) at a density of 11.64 square metres per occupied work point in accordance with the Government target of 14 square metres.

21. While the new office accommodation can support an allocated seating environment, the design is based on concepts being piloted with staff in the Sirius Building over the next 12 months. It will be flexible and able to be adjusted based on lessons learned and user requirements.

22. The office building will meet the Commonwealth's Energy Efficiency policy of 5 Star National Australian Built Environment Rating System (NABERS).

Key objectives

23. The key objectives with relocation to a new building are the realisation of a number of operational and administrative benefits, including:

- cost-effective, value for money and fit for purpose property solutions.
- the provision of modern facilities, improved integration of specialist and non-technical areas, and facilitation of efficient movement between areas.
- improvements in laboratory design and layout to enable more effective testing and regulation of therapeutic goods.
- improvements in infrastructure such as staff amenities, conference/meeting and modern, flexible collaboration facilities.

- achieving efficiencies through an average work point density of 11.64 square metres per person, whilst retaining a COVID Safe workforce posture.
- meeting Commonwealth energy and waste management targets.

The need for the works

Role of the Department and the TGA

24. The Department's vision is better health and wellbeing for all Australians, now and for future generations. The Department aims to achieve this vision through evidence-based policy, well-targeted programs, and best practice regulation.

25. The Department has three strategic priorities:
- Better health and ageing outcomes for all Australians.
- An affordable, quality health and aged care system.
- Better sport outcomes.

26. The Department has a regulatory oversight for medicines and medical products, vaccines, the health workforce, health services, and the quality and safety of health care. This includes the work undertaken by the specialist TGA workforce.

TGA's accommodation and facilities requirements

27. The office NLA of 8,500 square metres is appropriate to meet the TGA's requirements for around 650 office and laboratory-based staff. The office building will also serve as the department's second ACT campus, with a capacity for around 730 employees in total, representing 11.64 square metres per occupied work point. This represents a significant improvement from the current TGA campus which has a density of around 16 square metres per work point.

28. The laboratory NLA of 5,200 square metres was determined by a specialist laboratory engineering consultant. This was informed by, and developed through, extensive engagement with TGA stakeholders on their immediate and long-term requirements. The laboratory building will include around 85 general office work points to support documentation of laboratory functions.

29. The laboratories design must be consistent with the requirement to support certification under section 90 of the Gene Technology Act 2000 and to the standards of the Gene Technology Regulator, as Physical Containment level 2 (PC2).

Existing lease detail

30. The TGA special purpose accommodation requirements are currently serviced through a leased facility at 136 Narrabundah Lane, Symonston ACT. While the TGA has occupied the accommodation since 1992, originally as owned estate, the current lease commenced on 1 July 2012 and following a negotiated 5-year extension, now expires on 30 June 2022. The site is approximately 18,500 square metres NLA and consists of office space (10,517 square metres), laboratories (7,092 square metres),

storage (721 square metres) and 371 car parking spaces. The leased space includes approximately 750 work points across both office and laboratory accommodation, representing 100 surplus work points.

31. Under the existing (status quo) triple net lease arrangement, the TGA is responsible for all repairs and maintenance costs. The current annual lease costs are approximately $11.7m[1]. This is comprised by rental costs of $6.5 million per annum and associated outgoings of approximately $5.2 million per annum.

32. The TGA's existing fitout is highly specialised. These facilities were purpose-built by the Commonwealth in 1992. The premises are currently fitted with work points, laboratory rooms, meeting rooms, utility rooms, a café, storage areas and a loading dock. Given that office fitouts are generally refreshed between 12 and 15 years from the lease commencement, there would generally need to be some level of expenditure now, with assets requiring replacement. There has been no holistic refurbishment during the TGA's occupation (almost 30 years).

33. The TGA's requirements have changed over time. This has resulted in the TGA requiring less laboratory space than previously. Further, to meet Commonwealth Whole-of-Australian-Government (WoAG) density targets, better office space utilisation is required, compared with building design from the early 1990's. The existing facility would require significant investment to meet these changing needs.

34. The fitout is not consistent with a modern workplace for ICT, amenity, design, or collaborative and flexible workspaces. A full fitout refresh would likely be required.

35. Along with the new fitout, some significant structural remediation works to the aging building would likely be required. The specialist plant and equipment servicing the laboratories will be close to thirty years old by the end of the current lease. Advice received from engineering experts indicates that several of the building services require replacement or upgrading to meet modern standards, should TGA remain in the building beyond the existing lease expiry.

36. There are no public transport links, no childcare centres, and extremely limited staff amenity in the area. Given Symonston's remote location and limited bus services, staff have little option other than to drive.

37. The existing lease details are summarised in the following table:

Address	Net Lettable Area M²	No of Parking Spaces	Annual Gross Rental & Outgoings	Lease Expiry	Option Period Years
136 Narrabundah Lane, Symonston, ACT	18,523	371	$11.7m per annum	30 June 2022	Nil

[1] Figure based on 2018/19 outgoings. Outgoings will fluctuate based on consumption and reactive maintenance requirements.

Process of identifying new facilities and lease details

38. Under the *Public Governance, Performance and Accountability Act 2013* (PGPA Act), the Commonwealth Procurement Rules and the Commonwealth Property Management Framework, the Department must demonstrate value for money in determining the lease solution that best meets their needs.

39. To assess value for money, the Department considered the following options:

- Lease of an alternative non-Commonwealth owned existing facility.
- Renewal of lease for the existing premises.
- Alternative funding arrangements – Partnership with the Australian National University or the University of Canberra to develop a new building.
- Existing Commonwealth leases or owned properties – including utilising suitable surplus or redundant space leased or owned by the Commonwealth.
- Build, own, and operate – which would rely on the Department funding a new construction project.
- Buy - which would rely on the Department purchasing a suitable facility;
- Relocation out of Canberra.
- Pre-commitment leases – for which an ATM process elicited proposals from six different development groups.

40. The selection of the preferred leased accommodation solution was made through a public expression of interest process. The Cost Benefit Analysis (CBA) that supported a decision on a preferred solution examined all available options and demonstrated the CAG proposal is the lowest cost option and provides the greatest operational and economic benefits, as well as substantially improved staff amenity.

41. The ATM has led to negotiations for two Agreements for Lease (AFL) for the new facilities (one per building). These buildings consist of a purpose-built laboratory building of 5,200 square metres, and a connected 8,500 square metre office building located at Fairbairn Business Park, Canberra Airport. The proposed terms are a significant improvement on the existing lease, achieving a financial saving for the Department of $101 million on a whole of life basis, compared with extending the current lease.

42. The leases of both buildings will be for a term of fifteen years with two further options to extend the lease by five years. The two leases can be actioned separately, based on the Department's future needs.

43. Subject to PWC, finalising commercial terms, and the passing of an Expediency Motion, the leases will commence on 1 July 2022, to coincide with the Symonston lease expiry. Practical completion is planned for early May 2022, including fitout of both buildings, which is to be fully integrated with base building construction.

44. Staff relocation is expected to occur in May 2022, with timing based on consultation with the TGA workforce, to minimise disruption. Consultation will occur through the project governance groups and other departmental fora, which have significant TGA representation.

45. The new facilities provide a total of 13,700 square metres, accommodating 730 staff in the office, at 11.64 square metres per occupied work point. The laboratory space is specialist, and not subject to the Government's occupational density target.

Building	NLA (m²)	Work Points (WP)	Density (m²/WP)	Capacity (Staff)	Capacity Density (m²/staff)
Office	8,500	580	14.66	730	11.64
Laboratory	5,200	85	61.18	N/A	N/A

46. Fitout density will be managed in accordance with physical distancing advice in relation to current and future pandemic responses. It will do this whilst also providing a flexible and efficient workspace that meets Government density targets and facilitating an uplift in workplace capacity. For example, average densities do not incorporate consideration of enhanced remote working arrangements and modern ICT-enabled collaboration tools.

47. The location also provides the Departmental staff with amenities expected in a modern work environment, as reflected in the following table:

Requirement	
Modern office fitout	✓
Access to car parking	✓
Onsite childcare	✓
Public Transport availability	**
On site amenities (shopping / cafes / banks, PO boxes etc)	✓
Proximity to the Department (Woden)	~16km (19 mins)
On site wellbeing facilities (Gym and end of trip facilities)	✓
Suitability as the Department's second hub	✓
Close to other Commonwealth Departments.	✓

**Subject to the ACT Government provision of bus services. The site has a number of bus stops nearby. Buses to regularly run to the nearby Majura Park precinct.

Options considered

Lease of an alternative non-Commonwealth owned existing facility

48. The Department engaged a market expert to undertake a feasibility assessment in 2018. This included a market review to determine whether any other existing properties or facilities would meet the Department's needs. Due to the specialist nature of the facility, no sites were identified.

Renewal of lease for the existing premises

49. The Department entered into discussions with the current Symonston landlord in 2018. These discussions have continued over the course of around 18 months.

50. A proposal to upgrade the existing facility was considered as part of the second procurement stage (in addition to the landlord's response to the ATM for a new purpose-built facility for lease on the same site).

51. Although considered, the proposals for the existing facility were not financially competitive with alternative proposals received through the ATM process.

Alternative funding arrangements

52. Alternative funding arrangements were considered through consultation with two Canberra based universities, the Australian National University (ANU) and the University of Canberra (UC), during the ATM process.

53. Consultation with the ANU was centred around the potential development of a new building on the ANU Canberra campus, aligned with the John Curtin School of Medicine. Consultation with the UC centred around the potential development of a new building on the UC's Bruce campus, designed to align with the UC's growing school of medicine.

54. Whilst there was strong interest from both Universities during the first stage of the approach to market process, this interest did not result in formal submissions.

Existing Commonwealth leases or owned properties

55. Due to the facility's special purpose nature, the property is not covered by the WoAG lease strategy. Nonetheless, the Department considered whether there were solutions available through entering into an alternative long-term accommodation solution (i.e. relocation from the Symonston facility to a tenancy or tenancies already leased but currently vacant).

56. Surplus laboratories at the Commonwealth Scientific and Industrial Research Organisation (CSIRO Black Mountain Campus, known as the Christian Laboratories, were investigated. The building is located away from the main CSIRO centre, including the onsite café. There is dedicated parking for the laboratory, though this is insufficient to cater for the TGA's needs. The building itself is mothballed. Its age (several decades) means the design does not align with the modern laboratory requirements.

CSIRO were not able to provide assurances that the site could be made suitable for modern requirements and standards at a reasonable cost. Due to these reasons, the facilities were determined not to be suitable.

57. In addition to the CSIRO option, a search was undertaken of other Commonwealth surplus leased space. No laboratory space was available on the Department of Finance's WoAG surplus lease register. The only identified surplus lease space related to small office spaces.

58. Given the TGA's specialised zoning requirements, which require them to be located in an industrial zoned precinct (due to PC2 certification), fit out requirements and size requirements, the spaces were considered unsuitable.

Build own operate / buy

59. The economic feasibility of the Commonwealth building and occupying commercial property in Canberra depends on a number of factors, including the cost of capital. A major consideration is whether the Commonwealth would own and operate the building for the long term, or whether it would seek to recover its capital investment through the sale of the property when the market is favourable.

60. A new development would require the Commonwealth to identify and acquire an appropriate site. This would add significant risk to achieving a new development prior to the expiry of the existing lease.

61. Capital funding to support such an initiative is not readily available within the Department's existing annual allocations. Approval of a submission for capital funding of this magnitude through the Budget process would not be certain. This lack of certainty risks the project either not commencing at all, or suffering an extended delay. This would likely require the Department to remain in a costly arrangement in an ageing facility.

62. Further, the budget process requires offsets for any New Policy Proposal, including major capital projects. This would require any request for upfront funding to be accompanied by savings within the forward estimates period (i.e. four years). Financial analysis of this option was not undertaken.

Relocation out of Canberra

63. The Department considered the feasibility of relocating to a regional centre. However, this option was deemed unviable based on:

- Maintaining TGA's specialist staff would be placed at risk with a relocation.
- Proximity to the Australian National University as a key stakeholder.
- The commercial and delivery risk of a development in a regional centre, considering the facility's specialist nature and the planning requirements.
- Proximity to the Department's headquarters to support connectivity between TGA and the broader Departmental workforce.

64. The economic cost of a development and relocation to a regional centre was assessed to be equal or higher than a development in Canberra.

Pre-commitment lease – preferred option

65. The preferred option, pre-commitment leases with the CAG, was identified through a public approach to market. It presents the lowest cost on a whole-of-life basis and provides the greatest amenity for the Department's workforce.

66. The works that are the subject of this submission are required to fitout the new buildings identified through pre-commitment leases with the CAG.

Building location and description

67. The Department's new facility will be located at Fairbairn Business Park. It will consist of two connected buildings intended for the sole occupancy of the Department. The two buildings have different street addresses to allow for separation of functions. The Office will be located at 27 Scherger Drive. The Laboratory will be located at 1 Tindal Lane. A site location plan is provided at Annexure A.

68. The site is located at the entrance to Fairbairn Business Park, directly opposite an office building leased by the Department of Defence. The site is bounded by Scherger Drive to the west and Tindal Lane to the south-east, with commercial buildings located next to the site to the north. The east of the site is native bushland across the site boundary.

69. The surrounds of the new facility will be landscaped gardens including planting of new trees, planter beds, outdoor seating, grasses and ground covering plants.

70. The main entrance to the facility will be through the office building at 27 Scherger Drive. Staff will be able to access the building through this main entrance or through the alternative entrance located at the rear of the building.

71. The laboratory building, east of the office building, will be able to be accessed by a covered walkway between the buildings. This will connect the buildings through landscaped gardens. The laboratory building will also have its own discreet entrance, on Tindal lane. Further, the special purpose nature of the laboratory facility requires a loading bay. This will be located on the eastern edge of the building with access through Tindal Lane.

72. Dedicated covered car parking for Department executives and visitors will be close by to both buildings.

73. For transport links, there is a bus stop close to the main office entrance, and over 2,000 car parks nearby. The developer is in discussions with the ACT Government about providing bus services. Visual inspections of the car parks reveal there is significant capacity to accommodate increased patronage by the Department. Staff parking is available at discounted rates from around $900 per annum.

74. In terms of broader amenity, there are multiple coffee shops and several sport/wellness facilities located within 500 metres of the site.

75. In the broader Airport Precinct, all accessible to the Department's workforce, there are over 50 dining and retail stores as well as banking facilities, childcare facilities, and medical services. A Canberra Airport precinct site plan is at Annexure B.

76. The developer has engaged Canberra-based firms to support the facility's design. Subject to approvals, construction is expected to commence in late 2020.

77. A lease incentive has been offered by the landlord, and will be used to offset the outlays associated with the office fitout, and consultant costs.

78. Due to the specialist nature of the laboratory fitout, and the need to be integrated with the base building services, the fitout will be owned by the landlord and leased by the Department. The Department will pay rent for the laboratory fitout over the initial fifteen-year lease term.

79. The office building will be in accordance with A Grade (Property Council of Australia) standard, with the following key features:

- Large 2,828 square metre floor plates made up of two wings of 1,414 square metres with a central core to allow for ease of access between wings.
- Minimum National Australian Building Greenhouse Rating System (NABERS) of 5 Star energy.
- Modern end of trip facilities located on site including showers, lockers, and nearby bicycle parking.
- Secure main entry access on Schreger Drive, including a guard station.
- Landscaped grounds including outdoor areas suitable for lunch and team activities.
- A covered walkway for access between office and laboratory buildings.

80. The laboratory building will be built in accordance with section 90 of the Gene Technology Act 2000 and to the standards of the Gene Technology Regulator, as Physical Containment level 2 (PC2), with the following key features:

- Large and regular floor plates ranging between 1,300 and 1,900 square metres with services and plant located to the side of the main tenancy areas to facilitate efficient and flexible laboratory design.
- Secure access through the either the covered walkway from the office building or via Tindall Lane, including access control.

Scope of works

Office fitout

81. The fitout works for the office will encompass:

- Integration of services into the base building works including electrical, air-conditioning, ventilation, lighting control, voice and data communications, audio visual equipment, security, fire, and hydraulic services.
- Office accommodation including partitioning for individual office, meeting and conference rooms, reception areas, utility and storerooms, secure rooms, training rooms, break-out and staff amenities and communication and equipment rooms.
- Workstations including desks, team storage units and personal lockers. Power cables will be reticulated in the workstation screens while data will be predominantly wireless.
- Loose furniture.

82. The large floor plates in the office building will be connected through a central core that will include the base building lift, bathroom facilities and stairs allowing vertical connectivity between floors. The central core enables the work areas to benefit from natural light, as well as from a clear floor plate allowing for efficient fitout design.

83. The office fitout will be designed to align with our progress on the Department's New Ways of Working initiative, which seeks to provide maximum flexibility for staff through a variety of work settings to support different work styles, preferences and activities. It will incorporate COVID Safe practices, and be informed by the Department's experience with remote working. Detailed design will be finalised in close consultation with users, based on specific requirements.

84. The new office is designed to support a range of key changes from a traditional working environment, including:

- Increased workplace mobility and flexibility.
- Sharing of spaces.
- Increased variety and choice.
- Better support for collaboration.
- Reduced paper storage.
- Personal touches to encourage a sense of belonging.
- Shared employee etiquette.
- Strategic use of offices.

85. The design will be COVID Safe, and will provide staff with a modern, flexible and healthy working environment that empowers individuals and teams to do their best work where they work best. Additionally, it supports greater remote working and collaboration, both formal and informal.

86. While the new office accommodation could support an allocated seating environment, the design is COVID Safe, more flexible and collaborative work spaces, and greater support for remote working.

87. The current approach includes a ratio of premium ergonomic workstations of seven workstations for every 10 employees. In addition, staff will also have access to 3-4 informal collaborative settings, 3-4 formal collaboration settings (meeting and project rooms) and 2-3 networking/social settings.

88. These ratios reflect expressed preferences for a mix of office and remote working (which also supports COVID safe physical distancing) as well as supporting workspace collaboration when beneficial.

89. Staff feedback has indicated a strong preference for continued remote working, with staff preferring to undertake individual/focused activities remotely. As such, the design focuses the workplace towards collaborative and team activities, while still providing work settings for focused work when required.

90. Staff consultation in relation to the New Ways of Working initiative has been extensive and is ongoing. Flexibility will be built into the design process, aligned with our progress on that initiative. This will be explored over the coming months as the Department continues with remote working, and undertakes precise detailed design consultation with users on specific detailed requirements. The precise settings can then be adjusted in the final design.

91. The proposed office fitout will include a mix of:

- SES offices for Bands 1 and 2 that will be flexibly designed to be effective 4-person meeting rooms with conference call facilities.
- Individual rooms suitable for staff undertaking sensitive focus work.
- Individual focus and semi enclosed ergonomic work points that are unassigned and used as desired for deep focus work in an office setting.
- Individual and semi-enclosed ergonomic work points suitable for interruptible individual and small team-based work.
- Small meeting rooms and dialogue settings that are semi-private and equipped with technology to enable remote team members to join meetings.
- Large meeting rooms that are enclosed and bookable to support team meetings or formal collaborative work.
- Unenclosed non-bookable team areas for informal meetings.
- Integrated learning and development, training and large-scale team or client meeting spaces, designed so these areas can be connected with operable walls to allow for increased flexibility.
- Break-out and social connection spaces to allow for meals, coffee and tea breaks as well as more informal collaboration.
- Open plan office accommodation for APS and Executive Level workforce.
- Personal storage lockers to store personal items/equipment.
- Shared team storage based on 0.5 linear metres per person.

- Utility spaces for copying equipment and office supplies alongside a workspace for collating and assembling of documents, and for distributing and collecting mail.
- Parent, carers and first aid room and reflection rooms
- Loose furniture which includes task and meeting room chairs, meeting room tables, breakout tables, chairs, stools and other casual seating.
- Fixed joinery to be minimised providing greater flexibility for rearrangements.

92. A concept plan of a typical floor for the office is provided at Annexure C.

93. The design has been developed to proceed in alignment with the Department's Workplace Strategy and principles – which maximises practical flexibility into the workspace design to ensure the fitout is suitable for diverse use. The facility will be designed as a second Department of Health campus, available as an alternative option to the Woden Headquarters.

94. Offices and meeting rooms will be located away from the perimeter where possible to enable maximum efficiency and natural light through an open layout.

95. Building services including air-conditioning, lighting, electrical distribution, fire protection and plumbing to kitchen facilities will be integrated with the construction of the base building, resulting in cost savings.

96. The use of wireless data connectivity (for example Wi-Fi) will be implemented as practical to minimise the installation of cabling.

97. Audio visual equipment such as TV screens will be selected and installed as necessary to reflect current trends in presentation and teleconferencing technology.

98. The electronic access control system allows for full control by the tenant along with a single security and reception facility in the ground floor lobby with speed stiles restricting access to the lift lobby. The secondary access point will be controlled by the access control system.

Laboratory fitout

99. The fitout for the laboratory will encompass:

- Delivery of services including electrical, air-conditioning, ventilation, lighting control, voice and data communications, audio visual equipment, security, fire and hydraulic services.
- Laboratory accommodation including three main work zones being: office and workstations, main laboratories, and support laboratories.
- The laboratory accommodation will be of a standard to support certification under section 90 of the Gene Technology Act 2000 and to the standards of the Gene Technology Regulator, as Physical Containment level 2 (PC2).
- The support laboratory space will consist of general wet and dry laboratories, instrument, equipment and other support rooms.

- Workstations including desks, team storage units and personal lockers. Power cables will be reticulated in the workstation screens while data will be predominantly wireless.
- Loose furniture.

100. The laboratory base building has been designed to meet the specific needs of the TGA. The floor plates are rectangular in shape and clear of plant or service areas, allowing for efficiency and flexibility in laboratory design, fitout, and operation.

101. The bathroom facilities, building lifts and internal access stairs are located to the side of the main floor area allowing vertical connectivity. The plant that services the laboratories is located to the side of the tenancy, in dedicated areas on the ground and second floors, to maximise laboratory space.

102. The proposed laboratory fitout will include:

- General laboratory work areas.
- Sterility suites and preparatory areas.
- Cool rooms and sampling rooms.
- Bulk media, cool and cabinet rooms.
- Incubator areas.
- Scanning Electron Microscopy room.
- Metrology and calibration laboratory
- Cell culture suites and central laundry.
- Animal rooms.
- Secure store and evidence rooms.
- Viral vaccine laboratory.
- Cell culture laboratory.
- Elisa Laboratory and robotics room.
- Mass spectrometry room.
- Mechanical testing laboratory.
- Welding fabrication workshop.
- Write up areas and associated office and meeting rooms.

103. A concept plan of a typical floor for the laboratory is provided at Annexure D.

104. The main user of the laboratory building will be the TGA.

105. The design has been developed to be consistent with the certification requirements under section 90 of the Gene Technology Act 2000 and to the standards of the Gene Technology Regulator, as Physical Containment level 2 (PC2). The design was undertaken by a specialist laboratory engineering expert, informed by extensive consultation with the prospective users in TGA.

106. The services including air-conditioning, lighting, electrical distribution, fire protection and plumbing to kitchen facilities will be the responsibility of the Department and will be integrated with the construction of the base building.

107. The electronic access control system will be aligned with the system for the office building and all access points will be controlled by the access control system.

Materials and finishes

108. Materials and finishes used in the fitout will be selected for appearance, durability, functionality and ease of maintenance and cleaning while providing a pleasant environment for staff to work.

109. Typical materials and finishes will include glass for office and meeting room partitions, plasterboard painted with washable acrylic paint, fabric panels on workstation screens, timber veneer or laminate finishes to workstations and meeting room tables, feature colours on selected painted walls and plasterboard and feature ceilings in key areas. Where possible, the design team will implement the use of recycled materials in the fitout.

110. Typical materials for the laboratory will be consistent with the look and feel of the office. This will include glass, painted plasterboard, laminate finishes and, where required, specific laboratory finishes including stainless steel and vinyl.

Details of applicable codes and standards

111. The fitout will comply with all statutory requirements including the National Construction Code (NCC), and Australian Standards. The laboratory accommodation will be of a standard to support certification under section 90 of the Gene Technology Act 2000 and to the standards of the Gene Technology Regulator, as Physical Containment level 2 (PC2). The Department will ensure that all relevant codes and standards are included in the design and building briefs.

Base building details

Zoning and approvals

112. CAG holds a ground lease granted by the Commonwealth of Australia. Accordingly, the Airport precinct is on Commonwealth land, and not subject to the ACT planning and Crown Lease regime. Instead, it is subject to the *Airports Act 1996* and its regulations for planning and development approvals.

113. Specifically, the development is not required to conform with the National Capital Plan, nor the Territory Plan. Rather, the developer is required to comply with the Canberra Airport Master Plan. This Master Plan was approved in February 2020 by the Hon Michael McCormack MP, Minister for Infrastructure, Transport and Regional Development. The development is consistent with this Master Plan.

114. The site is located in the airport precinct, which has a land use policy allowing office, laboratory (industrial) and retail facilities.

115. Preparation of the 2020 Master Plan incorporated all aspects of site development. These included building design principles, pedestrian and vehicle access, public transport, sustainability, and water sensitive design. The Master Plan was subject to a 60-day public consultation period.

116. All works are to be carried out in accordance with the *Airports (Environmental Protection) Regulations 1997* and the developer is required to provide a written statement detailing all chemicals and onsite processes that can potentially produce adverse environmental impacts.

Details of land acquisition

117. The site was purchased by the developer on 28th May 1998. This project does not involve any land acquisition by the Commonwealth.

Planning and design concepts

118. The quality of office building finishes and services are to A Grade standard in accordance with the Property Council of Australia Office Quality Grade Matrix 2019.

119. The quality of the lab building finishes will also meet or exceed these standards where needed to meet compliance levels to support certification under section 90 of the Gene Technology Act 2000.

Lifts

120. The office building will be serviced by two passenger lifts, one being a goods lift, servicing all three levels. The laboratory building will be serviced by a single passenger lift and a dedicated goods lifts servicing all three levels. Both buildings will also have internal staircases.

121. The lifts have been modelled on a population density of 1 person per 10 square metres of NLA. The lifts are compliant with the 2019 Property Council of Australia Grade A building guidelines.

Fire services

122. The system will comply with the National Construction Code (NCC), Australian Standard and the ACT Fire Brigade requirements. The buildings will also make use of materials with fire resistance in accordance with Type A construction as per the NCC.

123. A smoke detection system will be installed to activate the early warning intercommunication system (EWIS) and smoke hazard management system as required by the NCC.

124. Compliant sound systems for emergency purposes will be installed. This includes an Emergency Warning and Intercommunications System (EWIS) for emergency communication with building occupants. These systems will be activated into alert mode when any of the following are activated:

- Manual call point.
- Smoke / thermal detector.

125. Each building will have a dedicated fire booster valve which is fed off a ring main. The ring main is pressurised and supported by multiple precinct pumps which are located on airport grounds.

126. A fire indication panel (FIP) has been allocated in each building. The Fire Brigade will provide a clear path to the Booster Valve and the FIP. Prior to Practical Completion the Fire Brigade will undertake an onsite inspection to ensure compliance.

Security services

127. The fitout works will be designed in accordance with the Protective Security Manual to achieve the required Zone 2 perimeter security rating.

128. The two base buildings will be fitted with a base building (proximity card based) access control system. This will likely include speed gates at the main entry and monitored by a guard station.

Building certification

129. An accredited independent Building Certifier, known as the Airport Building Controller, which is appointed by the Commonwealth, will be engaged to certify compliance of all works. Certification will also be required under section 90 of the Gene Technology Act 2000.

Hydraulic services

130. The site services will include:

- Sewer connections.
- Water connections.
- Storm water connections.
- Natural gas connections as required by the laboratory building.

131. Connections have been designed to meet the building's maximum demands (10 square metres per person).

132. Other services, such as gases required for the laboratory for the TGA to undertake its work will be supplied through separate independent service points.

133. A minimum of four provisional sewer stacks and vent lines will be provided to enable tenant kitchen facilities to be located where required. The base building toilets will have their own dedicated sewer stacks and vent lines.

134. Trade waste facilities will be provided for the laboratory building.

135. Male and female showers will be in the dedicated end of trip facilities on the ground floor of the office. Accessible toilets will be provided on each floor and an accessible shower on the ground floor.

136. A cold-water connection will be provided on each floor for the tenant's fitout requirements in the office while the laboratory building will have a single cold-water connection to the building. The base building toilets will have their own dedicated cold and hot water supplies. The office building will include a submeters connected to the Building Management Control System.

137. Tenant hot water will be provided through electric hot water systems (either heat pumps of instantaneous electric systems).

138. A single natural gas connection will be provided to the laboratory building only as the office building is proposed to be serviced by 100% electric plant.

139. A compliant fire hydrant will be installed in the building.

140. Both buildings will be equipped with roof drainage tied to the site's storm water connection point.

Electrical and communications services

141. The electrical installation includes electrical supply, metering, distribution, lighting and special purpose power in compliance with Statutory and Regulations.

142. Each building will be serviced by a single pad mount substation. The main switch board will be split into house and tenant power factor correction and auto-transfer switching to the emergency power supplies. The house and tenant services will have separate utility metering. Both buildings will have compliant earthing and lighting protections.

143. Power will be provided to tenancy distribution boards, house services on each floor and general cleaner's outlet. This tenant power will be provided in accordance with the 2019 Property Council A Grade requirement. Emergency power will be provided to the lift services.

144. Compliant base building lighting will be present. This will consist of Light Emitting Diode (LED) light fittings and a lighting control system. Compliant emergency and exit lighting will be included in the base building and integration works.

145. Category 6A data cabling will be utilised throughout the building. Incoming carrier rooms and risers will be provided for incoming and internal communication services.

146. Both buildings will have capacity to take up to four incoming communication services providers as well as Intra-Government Communications Network (ICON) services.

Acoustics

147. The office building designs currently incorporate noise reduction measures in the work environment. These include double glazed external windows, acoustic ceiling tiles and carpeted floors. Attention will be paid to the air-conditioning to reduce noise from air movement and mechanical plant.

148. Acoustic performance criteria have been incorporated into the fitout brief to ensure adequate noise insulation between rooms such as offices and meeting rooms and other workspaces.

149. Design criteria and building performance for ambient noise ratings shall be in accordance with the requirements of Australian Standard AS2107.

Environmental sustainability

150. The base building and fitout 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:

- Section J of Volume 1 of the NCC.
- Energy Efficiency in Government Operations (EEGO) policy.

151. Environmentally Sustainable Design principles have been adopted in the Base Building Design and the fitout works as follows:

- Recycling construction waste.

- Detailed building tuning and commissioning to ensure efficient operation.
- Building orientation to maximise energy efficiency while allowing maximum daylight penetration.
- Use of paints, flooring, carpet, adhesives and sealants with low Volatile Organic Compound emissions.
- Inclusion of engineered timber products with low or zero formaldehyde emissions.
- Selection of environmentally certified fitout products.
- Use of thermal insulation and refrigerant products with zero Ozone Depletion Potential.
- Use of water efficient fixtures, toilets and appliances.
- Use of economy cycle when outdoor ambient temperatures are suitable to minimise energy consumption.
- Recovery of waste heat from exhaust air to temper outdoor supply air
- 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.
- Provision of metering and sub metering to capture the energy and water consumption of each building area.
- Achieving Commonwealth minimum energy efficiency of 5-NABERS rating.
- Provide a high-performance building structure through sustainable design principles, to ensure a high energy rating throughout the building's life cycle.
- An efficient, effective, environmentally sustainable air-conditioning system.
- A fitout density that will assist the Department to reduce its carbon footprint.
- Maximise the use of environmentally sustainable and recyclable materials, wherever practical.

Water and energy conservation measures including energy targets

152. The proposed buildings will comply with the Commonwealth energy guidelines relating to energy efficiency buildings and meet a 5-star National Australian Built Environment Rating System Rating (NABERS).

153. The 5-star NABERS rating relates specifically to energy and water consumption in accordance with Commonwealth requirements. It will be achieved by implementing the following:

- Mechanical systems incorporating high efficiency water cooled chillers.
- LED lighting.
- State of the art Building Management System which will control the plant.
- Lighting control systems throughout the tenancy and base building ensuring non-tenancy areas are switched off when not in use.
- Double glazed, thermally efficient glazing allowing a high level of natural light while reducing the solar heat load.
- Minimised feature base building lighting.
- Purchasing of energy efficiency white goods and office machines.

Water efficiency and recycling

154. To reduce water consumption, the building design includes provision for waterless urinals and infra-red sensor taps.

Electrical services

155. The proposed buildings will employ a highly efficient lighting system. The ultra-modern system utilises long life, low energy LED fittings. Lamps located along the perimeter windows will have integral photoelectric cells for auto diming with day lighting. Lamps in enclosed rooms will employ motion detectors to ensure that they are operational only when required. The system will be programmed to automatically switch off all non-emergency lighting at a specified time each evening.

156. Floor to ceiling windows and open floor layouts with the services contained in the central core will maximise access to natural light further reducing lighting usage.

Mechanical services

157. The plant will consist of three heat-recovery air cooled chillers in roof top plantroom providing cooling and heating to base building but also to fitout with energy metering for monitoring purposes for building analytics purposes. The distribution of cooling and heating will be via primary and secondary pumps.

158. The on-floor air conditioning will be via central air handling system. The system will be zoned to dedicated perimeter zones: North, East 1, West 1, East 2, West 2, South and centre zones Centre 1 to 4.

159. The energy from relief and toilet exhaust air from base building will be recovered via high efficiency air to air heat exchangers to ensure energy efficiency of the base building is maximised.

160. Air distribution on occupied floors will be via low temperature variable air volume boxes (VAV) and use of high air mixing swirl diffusers in centre and perimeter zones.

161. General size of the base building air conditioning zones on floor will comply with PCA Grade A where perimeter zones will be <85sqm and centre zones <120sqm.

162. The End of Trip facilities on ground floor will be ventilated and tempered via heat-recovery air to air heat exchangers and post conditioning of the outside air (heating only).

163. The tenant provision of outside air, general exhaust and tenant toilet exhaust will be provided as per PCA Grade A.

164. The tenant provision of heat rejection via chilled water will be provided beyond requirements of the PCA Grade A and supported by base building generator.

165. Full BMS automatic control, monitoring and alarming system, energy metering and monitoring for Power, HVAC energy and Water consumption will be provided.

Mechanical services energy saving measures

166. Individual, after hours air-conditioning zones will be operated by push on/off buttons. This allows the system to provide only as much heating or cooling as required outside of standard operating hours.

Provisions for people with disabilities

167. The base building details a number of requirements for people with disabilities including:

- The building to be designed to comply with the latest edition of AS1428.2 and as a minimum, it must comply with mandatory parts of the code under the NCC.
- A separate disabled toilet on each floor and disabled shower facilities available with the end of trip facilities.
- Suitable access to the building.
- All lifts will be accessible and provide facilities with the latest edition of the Australian Standards (AS1735.12 and AS1428).
- Lifts, access ways, doorways and accessible toilets and showers will be sized and designed to conform to Australian Standards and the Building Code of Australia.

Childcare provision

168. No on-site childcare facilities are proposed. There are childcare facilities in the broader airport precinct providing approximately 300 places, with current vacancies to support TGA staff requirements.

Work Health and Safety

169. In accordance with the requirements of the *Work Health and Safety Act 2011*, the design phase for the fitout works will include Safety in Design Workshops. These will review the design to identify any safety risks during both the construction phase and the operational phase.

170. The proposed Agreements for Lease will require that the developer ensures that all contractors and subcontractors comply with Work Health and Safety legislation appropriate to the building site.

171. The Department’s client-side project manager has an obligation to monitor the developer’s construction contractor’s compliance with WHS requirements.

Heritage issues

172. There are no known heritage issues in relation to the site.

Impact on the local community

173. The project is expected to have positive effects on the local community through:
- Job creation during the construction phase and fitout works (consultants, construction workers, suppliers and related services).
- Use of locally sourced materials during construction.
- Ongoing support for local trades and services through future maintenance and supply requirements.
- Support of local retail businesses which will be frequented by Departmental staff and visitors to the new building.
- Provide an alternative employment hub for Departmental workers to support proximity to home, childcare, schooling and local social networks.

Consultation

174. Through proposal's development and in developing the proposed New Ways of Working initiative, consultation of varying levels has occurred with:

- The Department's Senior Executive, including TGA Executives.
- Health Department officials, with a particular emphasis on TGA staff.
- The Department's employee representative groups.
- The Department of Finance.
- The Whole-of-Australian Government Strategic Property Advisor.
- Other specialist accommodation users including the CSIRO and Geoscience Australia.
- The Australian National University and the University of Canberra.
- Office of the Federal Safety Commissioner in relation the Australian Building and Construction WHS Accreditation Scheme.
- ACT Fire Brigade on building design.

175. Staff consultation has included or will include the following activities:
- Awareness building: leadership meetings, workshops, workforce wide town halls, team meetings / stand-ups, sharing of research, FAQs, newsletters, posters and other communications products.
- Desire building: site tours, pilots, panel or roundtable discussions, roadshows, meetings and validation exercises.
- Knowledge: ICT training, onboarding guides, toolkits, workplace champions and committees.
- Ability: establishment of workplace etiquette, storage audits, move readiness and decluttering activities, leadership coaching and detailed induction plans.

- Reinforcement: move-in celebrations, reflection roundtables, team debriefs, transition plans, review of workplace policies, feedback mechanisms, and 1:1 coaching.

176. Consultation with the TGA staff informed the functional design requirements for the ATM. This included meetings between each TGA business area (staff and Senior Executives) and engineering consultants to provide detail on their work, their interactions with other parts of the Department, and the technical requirements for their specific work area.

177. Senior Executives were consulted on the preferred outcome, including the preferred accommodation solution and its alignment with their individual and workforce requirements. Consultation has also informed the fitout design to date and will continue throughout design development and finalisation, subject to PWC approval.

178. Staff are key stakeholders, and will continue be engaged via regular user group meetings, from project commencement through to construction and relocation. Post occupancy surveys will inform the Department on the success of staff consultation.

179. The Department will be actively consulting with the Community and Public Sector Union (CPSU) on this project and the broader New Ways of Working initiative. The CPSU will be invited to attend design workshops and project meetings as a key stakeholder representing a significant proportion of the Department's workforce.

Related works

180. In June 2020, the Department submitted a medium works notification for the Sirius Pilot Floor Office Fitout – Sirius Building, 23 Furzer Street, Woden, ACT (Health/OUT/2020/141714).

181. The Workplace Strategy outlined within the medium works notification is applicable across the broader Departmental accommodation, including this site.

Cost effectiveness and public value

Project budget

Outline

182. The total estimated fitout cost is $60.7 million (excluding GST) and includes contingency (10%), project management, design and documentation, and consideration of escalation to 2022. This cost estimate is based on an integrated fitout of both office and laboratory. It has been prepared by a quantity surveyor, based on the Department's engineering subject matter expert's design brief. The developer will undertake the fitout works.

183. The estimated cost is broken into two major components. These components are the office building ($18.6m) and the laboratory ($42.1m). The office component is $2,185 per square metre. This is modest compared with other Commonwealth fitouts being delivered around the same time. This is because of the high level of integration between fitout and the base building, generating cost efficiencies. Further, the Department's New Ways of Working Principles facilitates greater design flexibility through minimising-built areas, which translates to lower costs.

184. The laboratory cost is based on an estimate from a specialist laboratory designer and refined by the project's quantity surveyor. It reflects the TGA's needs, and the compliance requirements to support certification under section 90 of the *Gene Technology Act 2000* and to the standards of the Gene Technology Regulator, as a Physical Containment level 2 (PC2) facility.

185. The Department has defined a scope of works that is within the budget which meets these operational requirements. The Department will seek to refine these budgets, should there be savings identified in the detailed design phase.

186. Office fitout funding is through a lease incentive, provided by the landlord on commercial terms. The Department will seek to manage the delivery to within the incentive value ($13.6m). This represents a budget of $1,600 per square metre.

187. Although the currently estimated cost is higher than incentives, the Department will seek to manage the project to a $55.2 million cap. This would eliminate the requirement to access $5.0 million in departmental appropriations to fund the difference (through avoidance of contingency expenditure totalling $5.5 million).

188. The laboratory fitout will be funded and owned by the developer, and then leased by the Department for the initial lease term. The lease costs will be derived based on the actual fit-out cost and are anticipated to be around $68 million over the initial lease term. More detailed costs of the lease are included in the Confidential Cost Estimate submission.

Value for money

189. In assessing the options available, the Department undertook a two-stage Approach to Market, as well as an analysis of an existing building refurbishment. It undertook a Cost-Benefit Assessment including whole-of-life cost analysis, and a risk assessment on the proposals.

190. It determined that the proposed developed provides the best value for money accommodation solution. The CBA provided to the Department of Finance and the Strategic Property Advisor examined the economic feasibility of the CAG proposal and confirmed that it provides the best value for money solution. The CBA is included with the Confidential Cost Estimate submission.

Project delivery

191. The proposed AFLs provide for the developer to construct the base building, the integration works as well as the fitout works. This delivery method provides both time and costs efficiencies. It is particularly important for a special purpose property such as the laboratory, where base building and fitout designs must work in unison to deliver an appropriate environment for the TGA.

192. Under the preferred option, the developer will be responsible for procuring all the integrated works and fitout trade packages. The trade packages will include workstations and loose furniture. The proposed AFLs provides a process whereby the Department is involved in the trade package procurement process, including the final acceptance of the developer's trade package recommendations prior to contracting.

193. The Department engaged a specialist laboratory designer to undertake the base building and fitout design briefs for the laboratory building. This designer has been retained by the developer as part of the delivery project team, to ensure that the TGA's specialist requirements are met.

194. The developer has procured an architect to undertake the design of the base building and fitout for the office space. The architect is Canberra based. The architect has significant experience in commercial office development, having worked with the developer previously. The design will be consistent with the Department's accommodation standard, the principles of its New Ways of Working initiative and consideration of COVID Safe work practices, security specification and ICT requirements. Whilst the architects are contracted to the developer, the Department has control of the design process and ultimate acceptance of the fitout design, with this process documented in the proposed AFLs.

195. The developer has also engaged a multidisciplinary team of engineering, fire, services and cost consultants, to progress the design to documentation, costing and for construction.

196. The Department has appointed a client-side project manager, based in Canberra, to administer the Department's obligations under the AFL including achievement of milestones.

197. The proposed AFL would become binding, should the project achieve a passing of an Expediency Motion.

Program

198. The key milestones for the project are as follows:

• Fitout design 50%	October 2020
• Expediency motion	Nov/Dec 2020
• Commencement of Base Building Construction	November 2020
• Fitout design 90%	February 2021
• Fitout commencement	March/April 2021
• Practical completion of fitout and base building	May 2022

199. Subject to the passing of an Expediency Motion, the fitout will commence between March and April 2021, concurrent with the base building construction, with both base building and fitout completed in May 2022.

200. Occupancy is expected to occur in early May 2022. This will ensure relocation from the existing laboratory space in Symonston ahead of the lease expiry 30 June 2022, whilst still allowing for continued laboratory operation. This has been scheduled with a view to retaining National Association of Testing Authorities certification.

Revenue

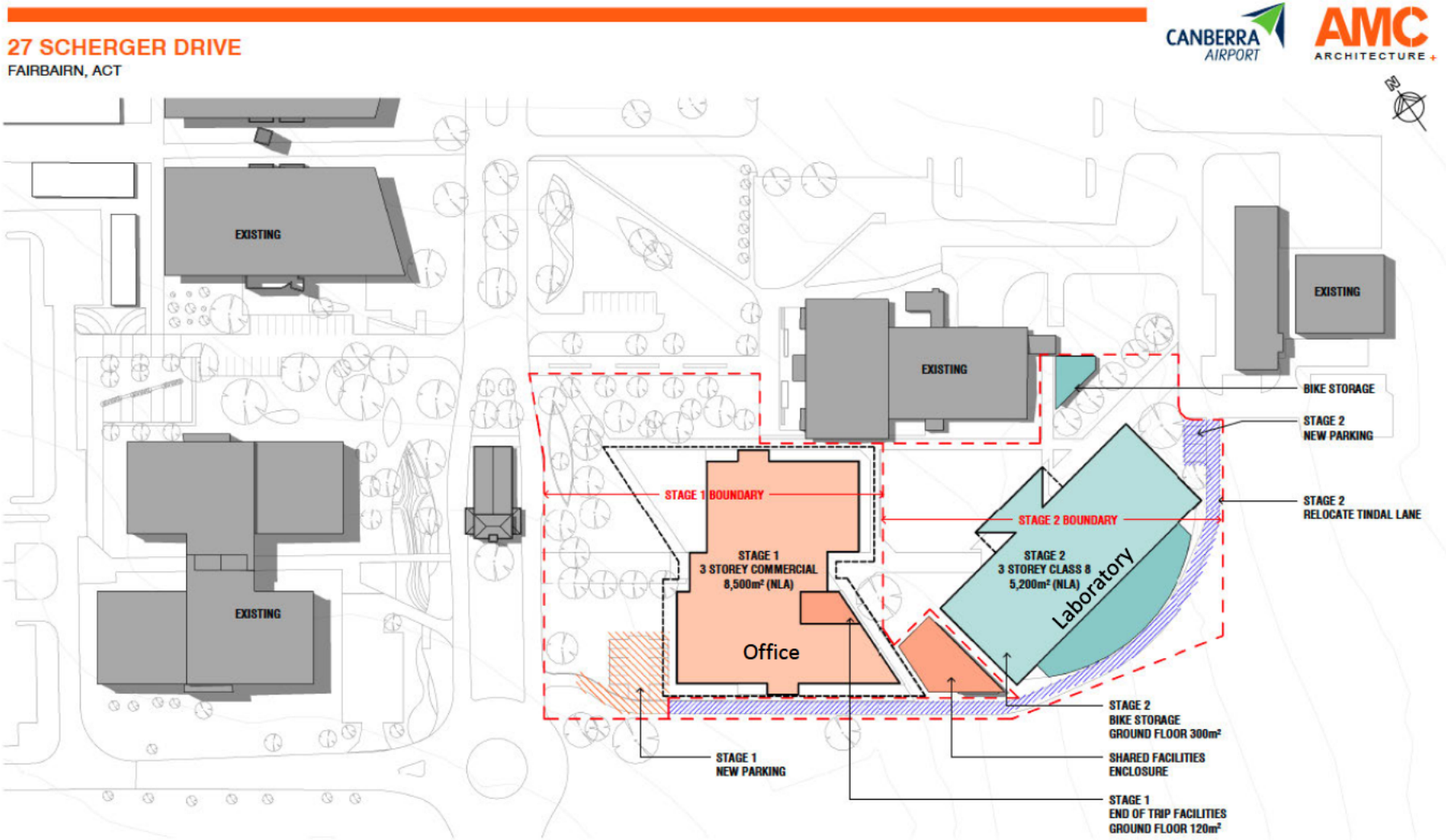
201. There is no expected revenue from the project.

Public value

202. The public value associated with this project includes:

- Continuity of the TGA's regulation of the safety and efficacy of medicines and therapeutic goods, aids and appliances for the Australian community
- The improvement in operational efficiency from utilising contemporary laboratory and office design
- Value for money associated with significantly reduced leasing costs in a new building
- Improved ESD outcomes associated with a modern and efficient building design and engineering systems
- Efficiencies associated with higher density of operations and a reduction in Department's leased space in Canberra.

Annexure A – Site Location Plan



Annexure B - Site plan of the Canberra Airport precinct

AMENITIES AND FACILITIES FOR EMPLOYEES

OVERVIEW

The Canberra Airport precinct is designed to create a sense of community and achieve that all-important balance between work, health and lifestyle.

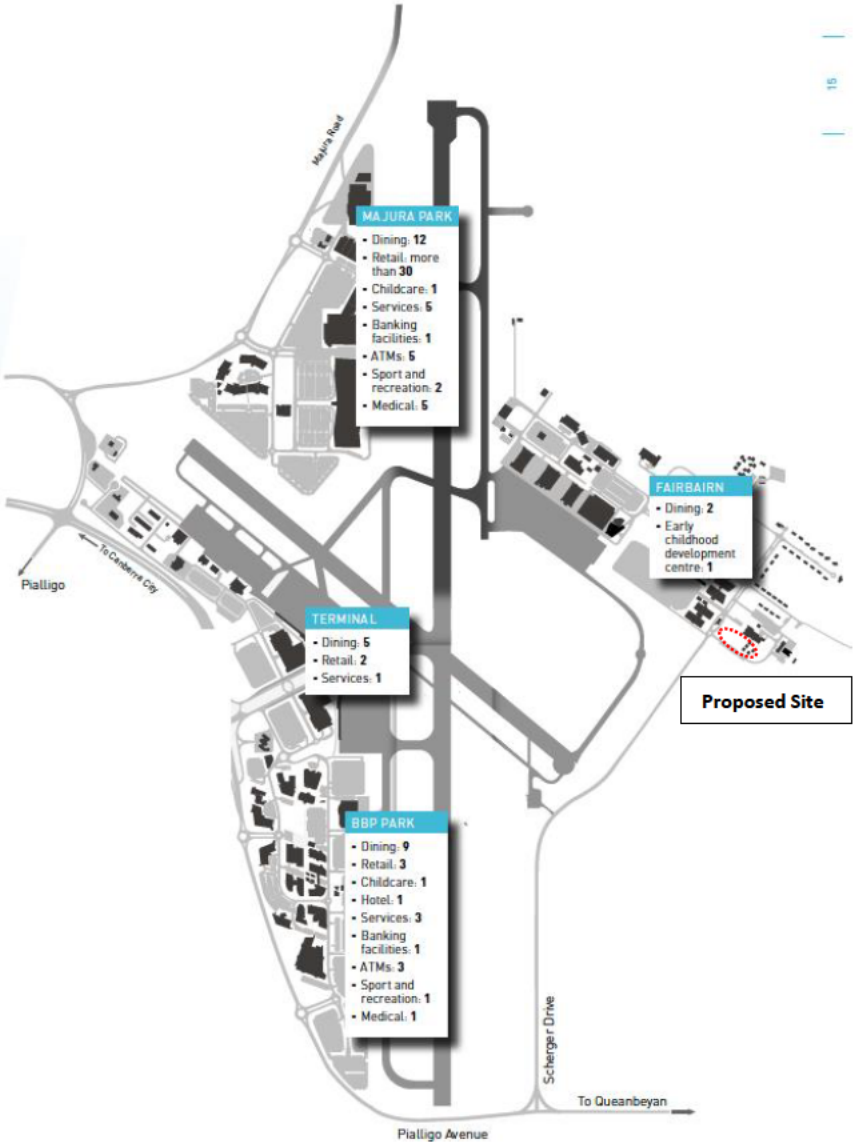
The amenities and facilities located across the precincts include:

- Ten conference rooms and two audio visual theatres (145 and 97 seat capacity) with more facilities planned;
- Two childcare centres;
- More than 28 cafes/eateries;
- Medical facilities including a full-service medical centre and two dental surgeries;
- Banking facilities including a full service Defence Bank branch in Brindabella Business Park and Westpac branch at Majura Park shopping centre. Both branches offer home loan services, car financing and personal wealth advice. There are also multiple ATMs located across the precincts;
- Four hair salons within the precincts;
- Barbecue facilities with well-shaded seating areas located throughout the airport precincts;
- Gymnasium, indoor swimming pool, soccer field, basketball courts and other sporting facilities;
- Automotive care including Woolworths Caltex service station, Costco fuel and NRMA Motorserve at Majura Park as well as Caltex service station, mechanic and car wash at Brindabella Business Park;
- Shopping centre with one of Australia's largest Woolworths, Big W, ALDI and more than 30 speciality stores;
- Costco, bulky goods and other significant retailers;
- The Vibe Hotel Canberra Airport has 191 rooms and suites and 300sqm of flexible function space.

28 CAFÉS
AND DINING OPTIONS AROUND CANBERRA AIRPORT

98 OUTLETS
RETAIL AND SERVICES AROUND CANBERRA AIRPORT

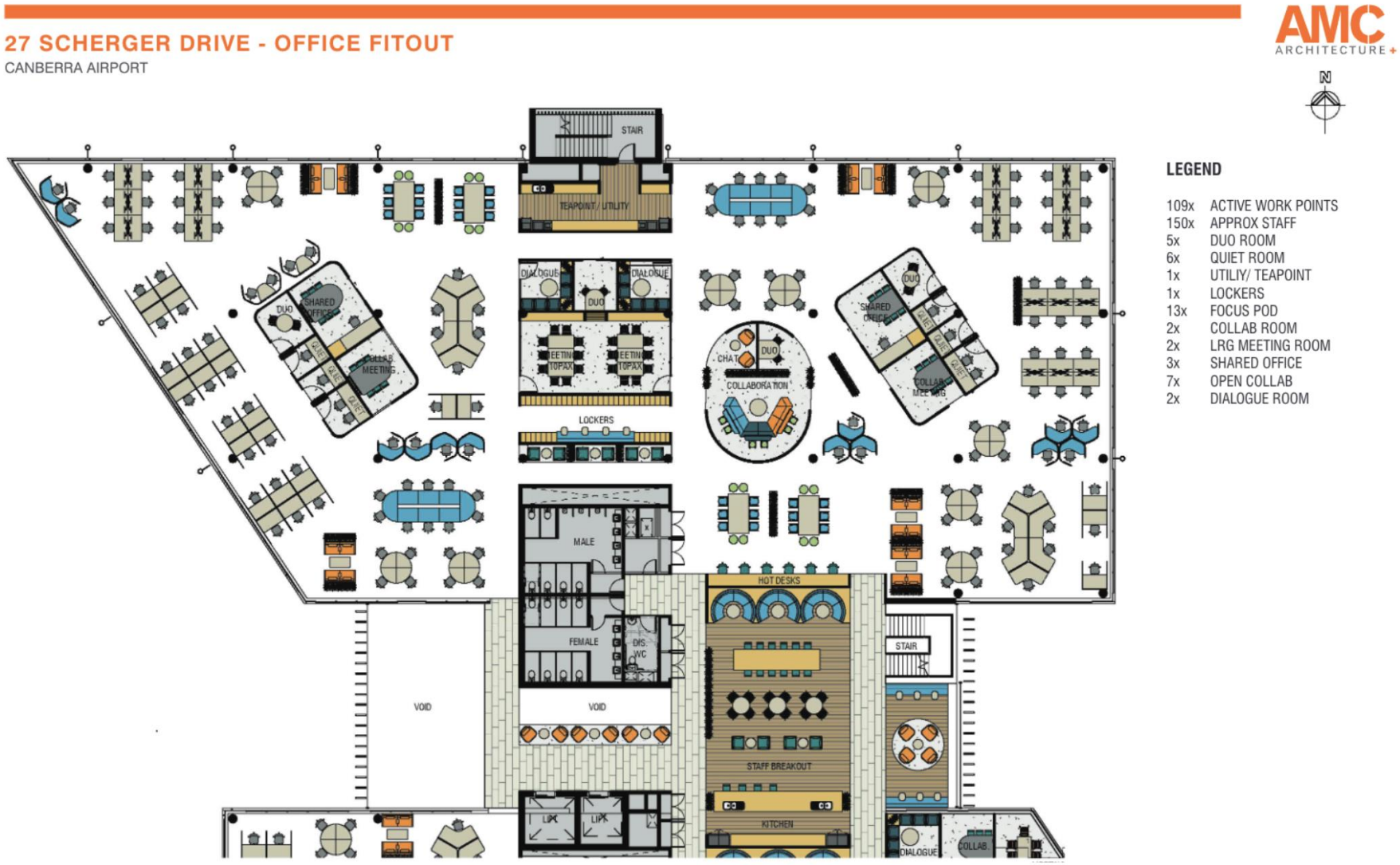
284 SPACES
CHILD CARE PLACES ACROSS TWO CENTRES



The Department of Health - Proposed fitout of new leased premises at Fairbairn Business Park, Canberra Airport

Submission 1.0

Annexure C – Concept Plans - Office



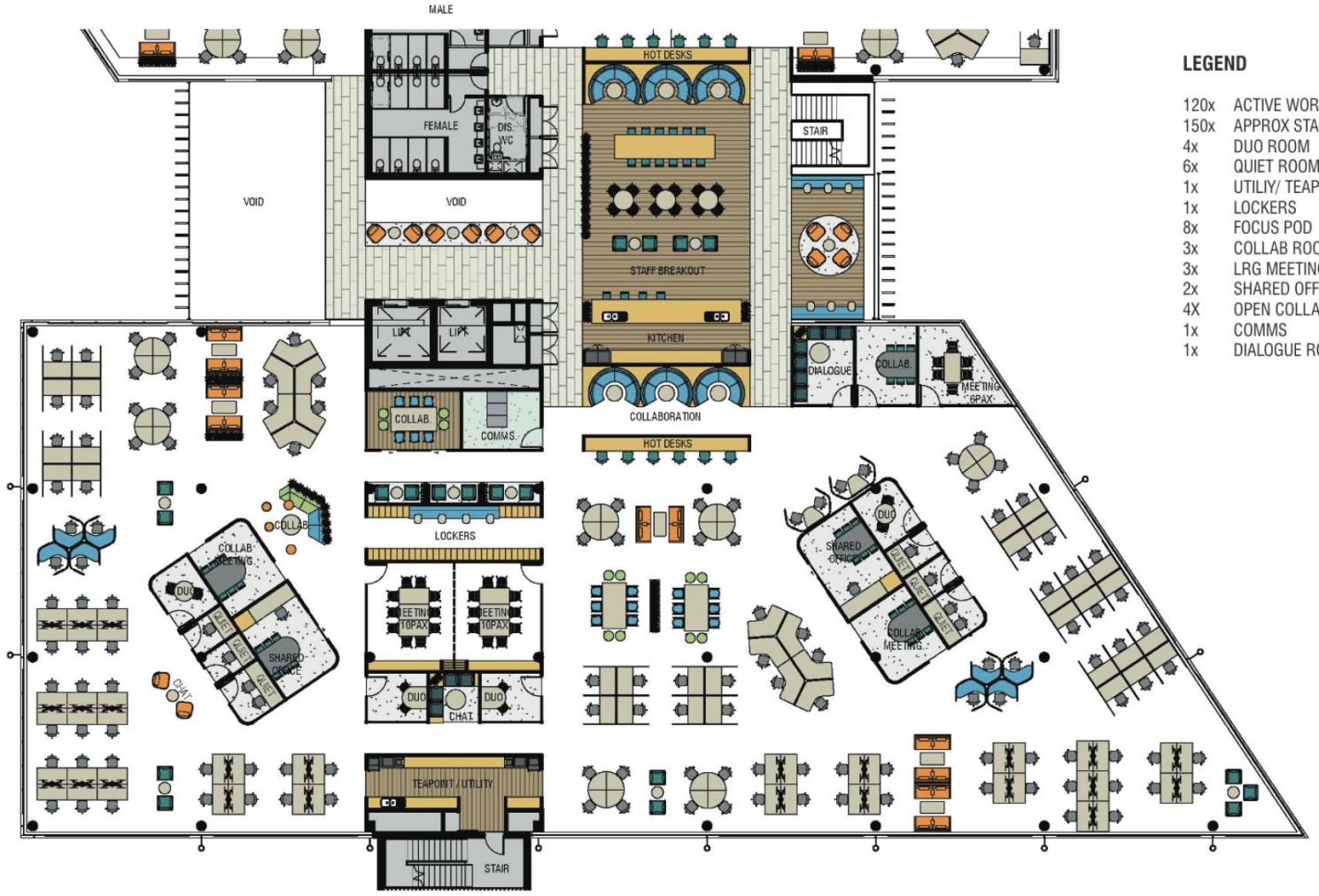
The Department of Health - Proposed fitout of new leased premises at Fairbairn Business Park, Canberra Airport

Submission 1.0

Annexure C – Concept Plans – Office - Continued

27 SCHERGER DRIVE - OFFICE FITOUT
CANBERRA AIRPORT

AMC ARCHITECTURE+



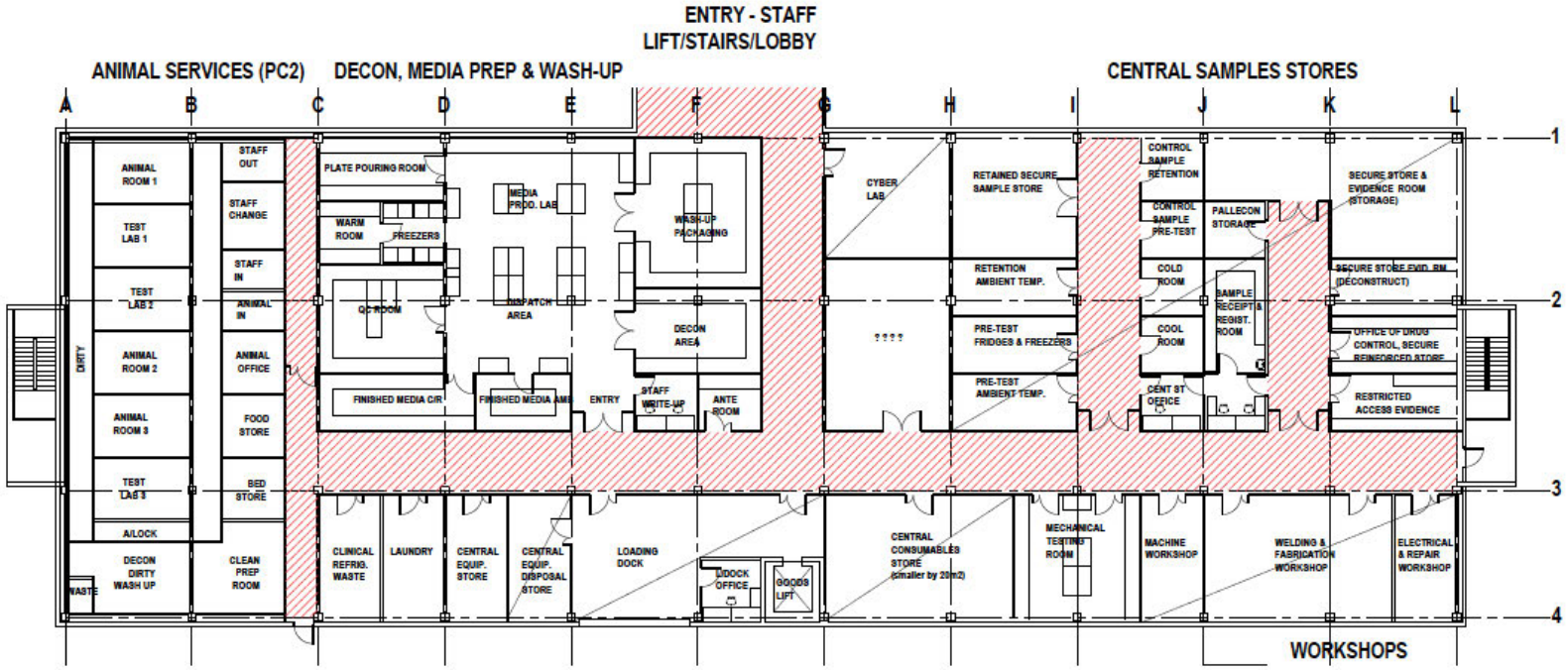
LEGEND

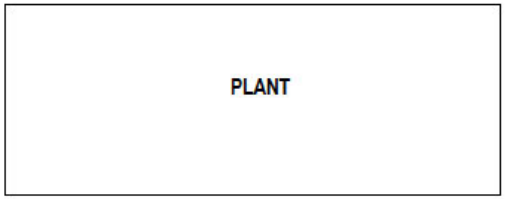
120x	ACTIVE WORK POINTS
150x	APPROX STAFF
4x	DUO ROOM
6x	QUIET ROOM
1x	UTILIY/ TEAPOINT
1x	LOCKERS
8x	FOCUS POD
3x	COLLAB ROOM
3x	LRG MEETING ROOM
2x	SHARED OFFICE
4X	OPEN COLLAB
1x	COMMS
1x	DIALOGUE ROOM

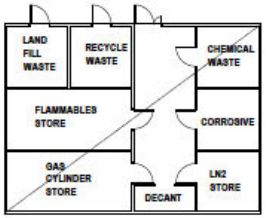
The Department of Health - Proposed fitout of new leased premises at Fairbairn Business Park, Canberra Airport

Submission 1.0

Annexure D – Concept Plans - Laboratory







LIQUID, GAS & WASTE STORES

LN2 BULK STORAGE TANK