

*The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works*

REPORT

relating to the

STAGE 2 DEVELOPMENT COMMONWEALTH GOVERNMENT CENTRE HOBART

(Eighteenth Report of 1989)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

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STAGE 2 DEVELOPMENT,
COMMONWEALTH GOVERNMENT CENTRE HOBART



(Eighteenth Report of 1989)

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TABLE OF CONTENTS

	Page
Members of the Parliamentary Standing Committee on Public Works	iii
Extract from the Votes and Proceedings of the House of Representatives	iv
	Paragraph
The Reference	1
The Committee's Investigation	4
Background	8
. The Site	8
The Need	11
. Current Commonwealth Accommodation	11
. Commonwealth Requirements	14
. Committee's Conclusion	15
The Proposal	16
. The State Two Development	16
The Need for Commonwealth Owned Premises	24
. Government Objectives	24
. Rental Savings	25
. Advantages of Collocation	26
. Proposed Accommodation of Departments	29
Design of the Building	31
. Committee's Conclusion	39

Attitude of the City of Hobart	40
. Benefits to the City	40
. Provision of Car-parking Spaces	41
. Committee's Recommendation	47
. Other Matters Concerning Local Building Requirements	48
Childcare Facilities	49
General Matters of Concern	56
. Babycare Room	56
. Committee's Recommendation	62
. Access for Disabled Persons	63
Consultations	69
Environment and Heritage	71
Construction Program	73
Limit of Cost	74
. Committee's Recommendation	75
Conclusions and Recommendations	76
	Page
Appendices	
. Appendix A - List of Witnesses	A1
. Appendix B - Construction Details	B1-4
. Appendix C - Project Drawings	C1-7

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

(Twenty-ninth Committee)

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

Senate

House of Representatives

Senator Bryant Robert Burns	Mr George Gear MP
Senator John Robert Devereux	Mr Robert George Halverson OBE MP
Senator Dr Glenister Sheil	Mr John Graham Mountford MP
	Mr William Leonard Taylor MP *

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

Secretary: Peter Roberts

Inquiry Staff: David Crawford (Research Officer)
Helen Hutchins (Secretarial Support)

EXTRACT FROM VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES

NO. 128 DATED THURSDAY 15 JUNE 1989

- 21 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - COMMONWEALTH GOVERNMENT CENTRE, HOBART - STAGE 2 DEVELOPMENT: Mr West (Minister for Administrative Services), pursuant to notice, moved - That, in accordance with the provisions of the Public Works Committee Act 1969, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Stage 2 development, Commonwealth Government Centre, Hobart.

Mr West presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

iv

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

STAGE TWO DEVELOPMENT
COMMONWEALTH GOVERNMENT CENTRE HOBART

On 15 June 1989 the House of Representatives by resolution referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the stage two development Commonwealth Government Centre, Hobart.

THE REFERENCE

1. The proposal provides for the construction of an additional 9200m² of office space on the Commonwealth site in Hobart adjacent to and integrated with the existing Commonwealth Government Centre building.
2. Provision will be made for 1 815m² of shopfront space at street and plaza level for Commonwealth agencies with a high degree of public interaction; the remaining 7 385m² of office space will be in the form of low rise accommodation.
3. The limit of cost estimate for the project is \$19.9M at May 1989 prices.

THE COMMITTEE'S INVESTIGATION

4. The Committee received written submissions from the Department of Administrative Services (DAS), the Corporation of the City of Hobart, the State Fire Commission of Tasmania, the Public Sector Union (Tasmania), the Australian Council for the Rehabilitation of the Disabled (ACROD) Tasmania, Nursing Mothers Association of Australia and took evidence from representatives

of these organisations at a public hearing in Hobart on 9 August 1989. The Federal Member for Denison, Mr Duncan Kerr, MP also made a submission to the Committee and appeared at the public hearing.

5. Documentation was provided by the Australian Public Service Association (Tasmanian Branch) and is incorporated in the Minutes of Evidence.

6. Prior to the public hearing the Committee was briefed on the proposal by representatives of the Department and inspected the site for the proposed stage two development. This was followed by a visit to Kirksway House to inspect existing Commonwealth leased accommodation in Hobart.

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

BACKGROUND

The Site

8. In 1969 the Commonwealth purchased land on the fringe of the Hobart central business district for \$564 000 as the site for the Commonwealth Government Centre. The site comprises an area of approximately 7 152m² is irregular in shape with frontages onto Macquarie, Harrington and Collins Street. It was envisaged to develop the site in two stages.

9. The first stage of the development, the existing fourteen storey Commonwealth Centre office building was completed in 1974. The building however occupies less than one-third of the entire site, the remaining area consists of a large open and windswept courtyard, a sunken garden and a small car-park.

10. The proposed stage two development will complete occupation of the site and maximise its development potential.

THE NEED

Current Commonwealth Accommodation

11. The Commonwealth currently occupies 48 380m² of office accommodation in Hobart. The Commonwealth leases 63% of its total office space (some 30 650m²) and owns the remaining 37%. Some 4 500m² (approximately 14%) of this leased space is of low standard.

12. Despite action by DAS over the last three years to rationalise departmental accommodation, Commonwealth departments are spread across some twenty-seven buildings in the Hobart area.

13. The Commonwealth is faced with the problem that currently in the central business district of Hobart the rental market has a vacancy factor of less than one and a half percent with this limited to small areas. There has been a reluctance by developers in recent times to undertake speculative office development. Over the past three years precommitment leases have been the only available mechanism to obtain suitable office accommodation of appropriate size.

Commonwealth Requirements

14. DAS has identified that there is a need to collocate the Department of Social Security in one building and to provide it with additional accommodation, to upgrade accommodation for a number of departments who currently are located in poor quality leased premises and to collocate DAS itself.

Committee's Conclusion

15. The Committee accepts the need for the second stage development of the Commonwealth Government Centre to meet the Commonwealth's requirements to improve and consolidate office accommodation in Hobart.

THE PROPOSAL

The Stage Two Development

16. The proposal provides for the construction of 9 200m² of office accommodation. The proposed building is designed in a form which "wraps around" the existing tower building and plaza, varying in height above street level from three to four storeys fronting Harrington Street to four to six storeys fronting Collins Street.

17. The proposed building structure consists of two integrated but distinct office blocks (Block 1 and 2), with Block 1 linking with the existing building at level one.

18. Block 1 will provide between two and four levels of office accommodation fronting onto Harrington and Collins Streets, incorporating tower Block 2 providing five levels of office accommodation and two levels of basement car-parking.

19. The existing entrances to the building from Collins and Harrington Streets will be retained and enhanced. Undercover access will be provided from each entrance to the foyers of each block and to the foyer of the existing building. Each block will have a separate foyer and adjacent core containing lifts, stairs, toilets, tea rooms and service ducts.

20. A feature of the proposal is it provides approximately 1 800m² of shopfront accommodation for Commonwealth agencies requiring a high level of public access. Foyers and entrances have been specifically located to maximise this feature.

21. The proposal will provide a complex clearly identifiable as the focus of Commonwealth functions in Hobart.

22. The property is well situated on the fringe of the Hobart central business district close to major retail, business and service outlets. It is also close to public transport and is readily accessible by clients, the general public and staff.

23. Construction details are outlined at Appendix B.

THE NEED FOR COMMONWEALTH OWNED PREMISES

Government Objectives

24. The proposal for the second stage development of the Commonwealth Government Centre in Hobart is consistent with Government objectives of increasing the proportion of owned-office accommodation, reducing overall rental costs and providing suitable accommodation for departments to enhance efficiency of operation and delivery of services to the public.

Rental Savings

25. Between 1984 and 1988 the total rent bill in Hobart approximately doubled with rents increasing at between 8-10% per annum. Rents are expected to continue to increase at about the same rates in the future. The annual rental saving for equivalent leased accommodation is estimated to be approximately \$2.3M at the time of occupation in 1991.

Advantages of Collocation

26. The proposed occupants of the offices are all Commonwealth service organisations/agencies and collocation in the enlarged Commonwealth Government Centre will provide ready access for clients to a complex clearly identifiable as the focus of Commonwealth activity in Hobart.

27. Collocation of departments will produce economies of scale in the provision of common use facilities and services to those departments. The accommodation will be purpose built and be designed to have the capacity and flexibility to adapt to changes in departmental requirements.

28. The proposal provides the opportunity to collocate several departments, increase the Commonwealth's level of owned accommodation and maximise the full commercial development potential of the site.

Proposed Accommodation of Departments

29. The construction of the second stage development is the fruition of DAS's Office Accommodation Strategy for Hobart. This strategy has involved the rationalisation and refurbishment of accommodation in the existing building. To this end the Australian Taxation Office will be vacating the existing building to special purpose leased accommodation constructed to meet its particular requirements and the Department of Social Security will take up much of the vacated space.

30. With respect to the proposed building the following departments will vacate existing leased premises to take up tenancy;

- . Department of Veterans' Affairs (2 000m²)
- . Department of Immigration, Local Government and Ethnic Affairs (600m²)
- . Department of Administrative Services - Australian Construction Services (1 200m²)
- . Department of Social Security (1 600m² plus)
- . Department of Foreign Affairs and Trade
- . Attorney-General's Department
- . Trade Practices Commission
- . Australian Electoral Commission

DESIGN OF THE BUILDING

31. The proposed building is an attractive design. It is a low rise structure in harmony with the surrounding streetscape. The external finish of sandstone cladding also contributes to the attractive appeal of the building and complements the historical character of Hobart.

32. The proposed building is located in a prominent corner position immediately adjacent to the Hobart central business district. Surrounding buildings are predominantly two or three storeys although two adjacent buildings in Macquarie Street exceed five storeys.

33. The building has been designed to reinforce the business focus for the Commonwealth in Hobart whilst at the same time enhancing the streetscape and surrounding urban environment by:

- . the manner in which it addresses both Collins and Harrington Street frontages and re-establishes and reinforces the street corner
- . use of setbacks, details and finishes which are sympathetic to the character, scale and diversity of the adjacent townscape

- . reducing the visual dominance of the existing building on the adjacent townscape
- . developing the existing plaza area with planting, paving and seating to provide a pleasant space both for tenants and the public
- . retaining one of the existing sunken courtyards and developing it in a form more suitable for use by tenants and the general public
- . providing interesting views both into and out of the plaza.

34. The existing stone wall on the south-western boundary of the site has been classified by the National Trust of Australia (Tasmania) and will be integrated into the landscape development.

35. The building design was the subject of much favourable comment during the public hearing.

36. The State Fire Commission (SFC) in its submission notes that the design of the building complies with the Tasmanian Building Regulations and the Building Code of Australia 1988. The SFC however strongly recommended a fire protection sprinkler system be installed in the proposed building and in the existing building because of available fire-fighting resources in Hobart.

37. The SFC is disappointed that preliminary discussions were first held with DAS about the proposed building quite late in the design phase. The SFC stressed it should be consulted at an early stage in the building design phase.

38. In its reply DAS acknowledged the criticism and indicated its intention to continue consultations with the SFC. It commented that the proposed building complies with Tasmanian Building Regulations concerning thermal detection. For instance, with the connection of the existing and proposed buildings fire rated walls will be provided on the first and second floors for fire separation. DAS consider that compliance with the building regulations is an economical and satisfactory method of fire protection for office accommodation. DAS considers that the additional risk of fire damage to the property is acceptable given the additional cost of providing sprinklers which it estimated to be \$2M for both buildings. However, the Committee notes that the SFC estimated the cost to be approximately \$900 000.

Committee's Conclusion

39. The Committee is satisfied that the proposed building complies with the relevant building regulations and accepts the advice of the Department of Administrative Services that the design incorporates appropriate fire protection measures. The Committee commends the design of the proposed building which complements the surrounding streetscape and will reinforce the Commonwealth Government Centre as the focus of Commonwealth activity in Hobart.

ATTITUDE OF THE CITY OF HOBART

Benefits to the City

40. The Corporation of the City of Hobart regards the project as an exciting and worthwhile development for the city. It believes that the building will be a significant architectural focus for this part of the city because of its high quality and visual appeal. The proposed clock tower which will be four storeys in height at the corner of Harrington and Collins Streets

will provide an architectural focal point in a space which has been empty for some twenty years. The project will enhance the environmental and amenity qualities of the area by providing pedestrian shelter from the hostile wind conditions often experienced in this exposed area. The Council also notes the project will provide employment and utilise services from the private sector; and will enhance Hobart's capital city status by consolidating Commonwealth activities at one major centre.

Provision of Car-parking Spaces

41. The Corporation however was unable to grant planning approval for the project because it does not conform with the local planning scheme in respect of car-parking. The proposal provides for 94 on-site car spaces, whereas under the planning provisions there is a requirement for 216 car spaces, leaving a deficit of 122 places. The Corporation said it found itself in a dilemma on this matter because it wants the project to proceed, but it will not give approval because it believes developers would take exception to such a decision, and would see it as a precedent for not having to meet the Corporation's planning provisions in respect of car-parking.

42. DAS advise that the project does not require the approval of the City of Hobart because the Commonwealth is not bound by State or local government legislation. DAS emphasizes that it is the Departments' practice to proceed in a spirit of cooperation and to comply with local planning requirements so far as possible. However current Government policy on car-parking prescribes that parking facilities be provided only for official vehicles; staff parking is not provided.

43. DAS mention that initial planning provided for 57 spaces for official vehicles. Following representations from Hobart City Council it was agreed to provide an additional basement level with space for 37 vehicles, at an extra cost of \$1.1M.

DAS said it could not meet the Corporation's total car space requirements.

44. The Department pointed out it had also approached the Corporation about payment in lieu of the additional car spaces. However the Corporation was not interested in such an approach. The City also rejected DAS's proposal to purchase land adjoining the Government Centre owned by the Corporation to provide an additional 41 car spaces.

45. DAS however agreed to the suggestion of the Corporation, in its submission to the Committee, that 25 of the on-site car spaces be for short term public use, including two spaces for disabled persons. DAS also intends to continue to lease 46 car spaces at 177 Collins Street until the end of the lease in late 1993, when a review will be undertaken.

46. In its recent report on the Commonwealth Office project at Logan City, Queensland (thirteenth report of 1989), the Committee noted that DAS intended to review the existing car-parking policy at Commonwealth offices following similar disputes about the provision of car spaces between the Commonwealth and local councils at several projects recently examined by the Committee. The Committee has been advised that the review has commenced. In light of the concerns of the Corporation of the City of Hobart, the Committee believes the review should be conducted as quickly as possible.

Committee's Recommendation

47. The Committee believes that the review by the Department of Administrative Services, of the Commonwealth's existing policy concerning the provision of car spaces at Commonwealth offices, should be completed as soon as possible.

Other Matters Concerning Local Building Requirements

48. The Corporation in its submission requested that if the Committee approves the project that DAS be required to meet several conditions relating to local building design and construction regulations and requirements. DAS indicated in a letter forwarded to the Committee prior to the hearing dated 7 August 1989 its willingness to meet these conditions and discuss them where necessary with Council.

CHILDCARE FACILITIES

49. The Public Sector Union (PSU) in its submission requested that childcare facilities be provided in the new building. The union has made similar submissions to the Committee at several recent hearings on various Commonwealth office building projects.

50. The PSU specifically asked that space be allocated in the proposed extension for a childcare centre and for a guaranteed rental charge at a rate below that charged to other tenants, to enable the centre to operate in a break-even manner.

51. Following a request from the Committee at the public hearing for more details about the union's proposal, the PSU forwarded a supplementary submission providing background information and an outline of its proposal. In the submission the Union states that it conducted a survey of childcare needs of its members in June 1989. The results of the survey show that 64 union members would use a long day childcare centre if one were available close to work, especially if it were located in the Commonwealth Government Centre building. There is sufficient demand amongst union members to fill a 28 place creche. The union notes that the six day long childcare centre in the Hobart area are at present full and vacancies are difficult to obtain.

52. It is also indicated that figures from the Australian Bureau of Statistics Monthly Labour Force series for September 1988 show there were 3000 women in Tasmania who wish to work but were not actively seeking work due to an inability to find suitable childcare. PSU argue that based on these figures there may be some 1500 women in the Hobart area who would work if childcare facilities were more readily available.

53. The PSU propose to establish and operate the childcare centre to serve the needs of its members. It would be a non-profit service with funding being provided on the same basis as other community organisations; that is from parents fees and a subsidy from the Commonwealth Department of Community Services and Health. It would provide both long day care and occasional care for children, and be available for short term care for children of clients visiting the various agencies in the Government Centre. The Union estimated that the centre would have an annual running cost (salaries, rent, equipment) of approximately \$162 000 and similar income with a staff of five people.

54. As a consequence of this issue repeatedly surfacing at proposed Commonwealth office projects, the Committee in its report on Logan City Commonwealth Offices recommended that the Commonwealth review its policy on the provision of childcare facilities for government employees. The Committee has been advised that its view has been brought to the attention of the Minister for Community Services and Health and the Minister for Industrial Relations for consideration as a condition of employment issue.

55. The Committee observes that this is a matter of increasing importance to the union movement and indeed Commonwealth employees which the Committee wishes to bring to the attention of the Commonwealth Government.

GENERAL MATTERS OF CONCERN

Babycare Room

56. The Nursing Mothers Association of Australia (NMAA) requested at the public hearing that a babycare room be provided in the proposed extension in addition to a childcare centre. The Association states that its minimum requirements are a clean, safe enclosed room with a changing bench, a private feeding cubicle with chairs and access to a toilet, washing facilities and waste disposal.

57. The Association particularly desires a babycare room in the Government Centre complex because of the presence of several Commonwealth departments with a high degree of public interaction, particularly the Department of Social Security.

58. The NMAA also mention that babycare rooms are available in several shopping centres in Hobart, at several department stores and at Hobart airport.

59. DAS replied to this suggestion at the public hearing by indicating that it would have to consider the matter, but the proposal would be considered in a positive light. DAS also said that the existing guidelines for the provision of amenities for Commonwealth employees in Commonwealth buildings should be flexible enough to accommodate such a facility.

60. The Committee is favourably disposed to the provision of a babycare room in the stage two extension, particularly as the proposed building will house several Commonwealth agencies who have a high degree of contact with the general public.

61. The Committee wishes to point out that DAS provided a babycare room at the Commonwealth office project in Logan City, Queensland examined by the Committee earlier this year.

Committee's Recommendation

62. The Committee recommends that a babycare room should be provided.

Access for Disabled Persons

63. ACROD was generally complimentary about the new development but was critical that whilst the development focusses its address on Collins Street, there appears to be no attempt to accommodate access of disabled persons to the complex from this direction.

64. At the hearing the representative of ACROD stated that a number of disabled person toilets and showers in the stage two complex appear on the drawings to be too small. Also, it is unclear whether the doors to those facilities can open outwards as well as inwards, as required by the building standard AS1428. ACROD mention that disabled person car-park spaces require sufficient overhead room to enable automatic chair holders on the car roof to pivot to release the wheelchair. ACROD requested that one of the lifts in the proposed building have a talking lift control.

65. DAS comment that consideration was given in the design of the building to the needs of the disabled, and to this end the building complies with AS1428. DAS maintain that while Collins Street is the main frontage for the development, site contours dictate that pedestrian disabled access be from Harrington Street which provides level street access to all buildings on the site. There is also a vehicle drop off/pick up point in Harrington Street which will facilitate the dropping off and picking up of disabled staff and visitors to the buildings.

66. DAS also point out that disabled persons will have direct street access to the shop front space in Collins Street. Undercover car-parking for disabled persons will be available adjacent to the lifts in the basement car-park in block 2 which is accessed from Collins Street.

67. DAS mentioned at the hearing that it intends to provide braille lift buttons in the new building.

68. ACROD was rather critical of the nature of the consultation between DAS and itself. DAS accepted this criticism and stressed that it will consult with ACROD to ensure that outstanding matters are resolved and to meet, where possible, the requirements of the disabled.

CONSULTATIONS

69. As already noted in this report, DAS was criticised at the public hearing for not contacting some organisations at an earlier stage in the development. DAS acknowledged this criticism and indicated it would continue consultation with the appropriate agencies about the project if it is approved by the Committee.

70. The following organisations and individuals were consulted about the project by DAS:

Commonwealth Government

- . Federal Member for Denison, Mr D Kerr, MP
- . Department of Social Security
- . Department of Employment, Education and Training
- . Department of Community Services and Health
- . Attorney-General's Department
- . Department of Industry, Technology and Commerce
- . Australian Customs Service

- . Department of Prime Minister and Cabinet
- . Department of Administrative Services
- . Department of the Arts, Sport, the Environment, Tourism and Territories
- . Department of Foreign Affairs and Trade
- . Department of Immigration, Local Government and Ethnic Affairs
- . Department of Finance
- . Department of Aboriginal Affairs
- . Department of Transport and Communications
- . Department of Veteran's Affairs
- . Department of the Treasury - Australian Taxation Office
- . Australian Bureau of Statistics
- . Department of Defence
- . Australian Heritage Commission

Local and State Government

- . Corporation of the City of Hobart
- . Town and Country Planning Commission

Staff Associations

- . Administrative and Clerical Officers Association
- . Australian Public Service Association
- . Professional Officers Association
- . Federated Clerks Union (Taxation)

Other Organisations

- . Hydro Electric Commission
- . Telecom Australia
- . Tasmanian Fire Service
- . Australia Post
- . Australian Council for Rehabilitation of the Disabled
- . National Trust of Australia (Tasmania).

ENVIRONMENT AND HERITAGE

71. The development proposal complies with the provisions of the Environment Protection (Impact of Proposals) Act 1974 and the Department of Arts, Sport, the Environment, Tourism and Territories has indicated that an Environmental Impact Statement is not required.

72. The Australian Heritage Commission (AHC) has given its support to the proposal and has commended several aspects of the proposed design. DAS has agreed to the suggestion of the AHC to conduct a documentary study to determine the need for on-site archaeological work. The National Trust of Australia (Tasmania) also supports the proposal.

CONSTRUCTION PROGRAM

73. It is anticipated that construction of the stage two extension will commence in March 1990, and the building will be ready for occupation in December 1991.

LIMIT OF COST

74. The limit of cost estimated for the proposed stage two extension of the Commonwealth Government Centre is \$19.9M at May 1989 prices.

Committee's Recommendation

75. The Committee recommends construction of the stage two development of the Commonwealth Government Centre in Hobart to provide an addition 9 200m² of office accommodation for Commonwealth agencies at an estimated cost of \$19.9M at May 1989 prices.

CONCLUSIONS AND RECOMMENDATIONS

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

Paragraph

1. The Committee accepts the need for the second stage development of the Commonwealth Government Centre to meet the Commonwealth's requirements to improve and consolidate office accommodation in Hobart. 15
2. The Committee is satisfied that the proposed building complies with the relevant building regulations and accepts the advice of the Department of Administrative Services that the design incorporates appropriate fire protection measures. 39
3. The Committee commends the design of the proposed building which complements the surrounding streetscape and will reinforce the Commonwealth Government Centre as the focus of Commonwealth activity in Hobart. 39
3. The Committee believes that the review by the Department of Administrative Services, of the Commonwealth's existing policy concerning the provision of car spaces at Commonwealth offices, should be completed as soon as possible. 47

4. The Committee recommends that a baby care room should be provided.
5. The Committee recommends construction of the stage two development of the Commonwealth Government Centre in Hobart to provide an additional 9 200m² of office accommodation for Commonwealth agencies at an estimated cost of \$19.9M at May 1989 prices.

62

75


Colin Hollis
Chairman

2 November 1989.

APPENDIX A

LIST OF WITNESSES

BRIGGS, Mr Graham Wayne, Deputy Chief Fire Safety Officer, Tasmania Fire Service, 79 Melville Street, Hobart, TAS

ELLIFFE, Ms Margaret Dianne, Convenor, Child Care Subcommittee, Public Sector Union, 38 Montpelier Retreat, Hobart, TAS

GILBY, Mr Paul, Vice-Chairman, ACROD Tasmania, Hampden Community House, Hampden Road, Hobart, TAS

HURBURGH, Mr Andrew David, Alderman and Chairman, City Planning Committee, Hobart City Council, G P O Box 503E, Hobart, TAS

KERR, Mr Duncan James Colquhoun, MP, Parliament House, Canberra, ACT

LACEY, Mr Peter William, Associate Director, Tasmania Division, Department of Administrative Services, Australian Construction Services, Continental Building, 4th Floor, 162 Macquarie Street, Hobart, TAS

PEEL, Mr William, Assistant General Manager, Estate Services, Department of Administrative Services, Australian Property Group, 3rd Floor, 111 Alinga Street, Canberra, ACT

SAVAGE, Mr Ian Richard, Project Manager, Department of Administrative Services, Australian Construction Services, Continental Building, 4th Floor, 162 Macquarie Street, Hobart, TAS

SPARKES, Mr Brian, Manager, Planning and Review, Tasmania, Department of Administrative Services, Australian Property Group, Commonwealth Government Centre, 12th Floor, 188 Collins Street, Hobart, TAS

SULLIVAN, Mr David Anthony, State Manager, Tasmania, Department of Administrative Services, Australian Property Group, Commonwealth Government Centre, 12th Floor, 188 Collins Street, Hobart, TAS

WILKINSON, Mrs Joan Yvonne, Breastfeeding Counsellor, Nursing Mothers Association of Australia, 164 Karoola Road, Lindisfarne, TAS

A1

APPENDIX B

CONSTRUCTION DETAILS

STRUCTURE

The proposed building structure will be reinforced concrete construction generally founded on rock. The roof will be steel framed.

Floors will be designed for normal office loading of 5 kPa with selected areas capable of supporting compactus loads.

Internal columns will be supported on separate pad footings. Foundations for external columns will be integrated with retaining walls will be supported on separate pad footings dependent on location.

MATERIALS AND FINISHES

External Walls

The external walls will generally consist of a combination of in situ concrete and pre-cast panels with an applied finish. Windows will have pre-finished aluminium frames.

Roof

The roof will be pre-finished insulated metal decking.

Internal Walls

To cores and stairs, internal walls will be paint finished hard plaster over concrete or masonry. Other internal walls will be painted plasterboard on metal studs or glazed partitions as appropriate to the tenancy requirements.

Ceilings

Ceilings will be acoustic tiles in a suspension system to all office areas and plasterboard on a suspension system to foyers and core areas.

Floors

Floors will be carpeted in the office areas. Non-slip ceramic tiles will be used in wet areas and durable non-slip paving will be provided to foyers and external paved areas, including the existing plaza.

ENGINEERING SERVICES

General

Services will be designed to meet tenant requirements and to provide flexibility and capacity for future needs.

Mechanical

Air-conditioning will be provided to all office areas throughout the building. Air-conditioning to Block 1 will be provided from a small plant room located at Level Two. Air-conditioning to Block 2 plant will be equipped with economy cycle controls located at Level 5. Air-conditioning plant will be equipped with economy cycle controls.

Hot water will be supplied to all toilets, tea rooms and cleaners' rooms.

Refrigerated drinking water units will be provided to all floors.

Exhaust systems will be provided to ventilate the basement carparks, toilets, cleaners' rooms, tea rooms, lift motor rooms and transformer room.

Electrical

Power will be provided from a substation which is being constructed in the Lower Ground Floor of the existing building as part of an upgrading of electrical services in that building.

A main switchboard will be located adjacent to that substation with distribution boards on each level of the new building.

Lighting throughout the building will be designed in accordance with AS 1680 "Interior Lighting and Visual Environment".

The following power and communication systems will be provided:

- . general purpose power outlets
- . special purpose power facilities
- . telephone block cabling
- . computer cabling
- . master antennae TV system.

The following emergency services will be provided:

- . emergency evacuation lighting
- . emergency warning and intercommunication system
- . thermal fire detection and alarm system.

Lifts

Vertical transportation services will comprise the following:

- . Block 1: one electro-hydraulic lift with a carrying capacity of 16 persons, servicing three levels
- . Block 2: two variable voltage electric lifts each with a carrying capacity of 16 persons, servicing all levels.

Fire Services

The building will incorporate a hydrant/hosereel system designed in accordance with the requirements of the Tasmania Building Regulations and the Tasmania Fire Service.

An automatic wet pipe sprinkler system will be provided to the basement car-parking levels in accordance with AS 2118.

Portable fire extinguishers will be provided throughout the building.

Hydraulics

The hydraulic services will comprise the following:

- . water supply for domestic and fire service requirements
- . sanitary plumbing and drainage system
- . stormwater drainage system complying with the relevant codes and regulations.

Civil Works and Landscaping

Access and egress for vehicles will be designed in consultation with the Hobart City Council.

The sunken forecourt to the cafeteria in the existing building will be retained and integrated with the new building.

Security

Static and electronic perimeter security will be provided. Internal security details will be determined by client department requirements.

Floor design and lift control options will allow for discrete security of individual tenancies where required.

Security monitoring will be linked with that provided to the existing building in order to provide a master control system for the whole site.

Energy Management

Efficient energy management will be a prime aspect of design both for the building and tenancy fit out, e.g. form of envelope, material selection, air-conditioning system, lighting controls, etc.

Facilities for Disabled Persons

The design will incorporate facilities for disabled persons in accordance with relevant standards.

Access for the disabled will also be provided in accordance with the relevant standards.

Amenities

Amenities will be provided in accordance with the Code of Practice for the Provision of Amenities in Commonwealth Government Employment. Male and female showers will be provided.

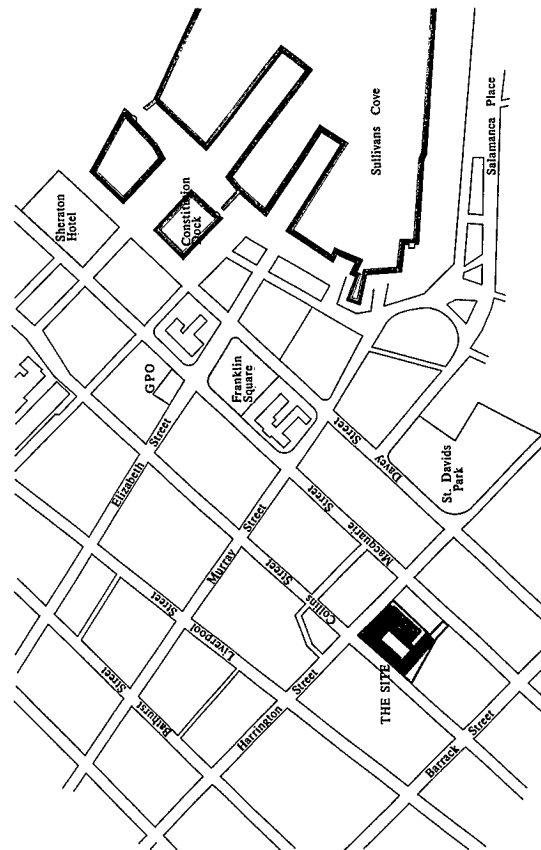
PROJECT DRAWINGS

Figure 1 - Locality Plan
 Figure 2 - Block Plan
 Figure 3 - South West Elevation
 Figure 4 - North East Elevation
 Figure 5 - North West Elevation
 Figure 6 - Perspective View from corner of Harrington
 and Collins Streets.

APPENDIX C

- C2
 - C3
 - C4
 - C5
 - C6
 - C7

C1



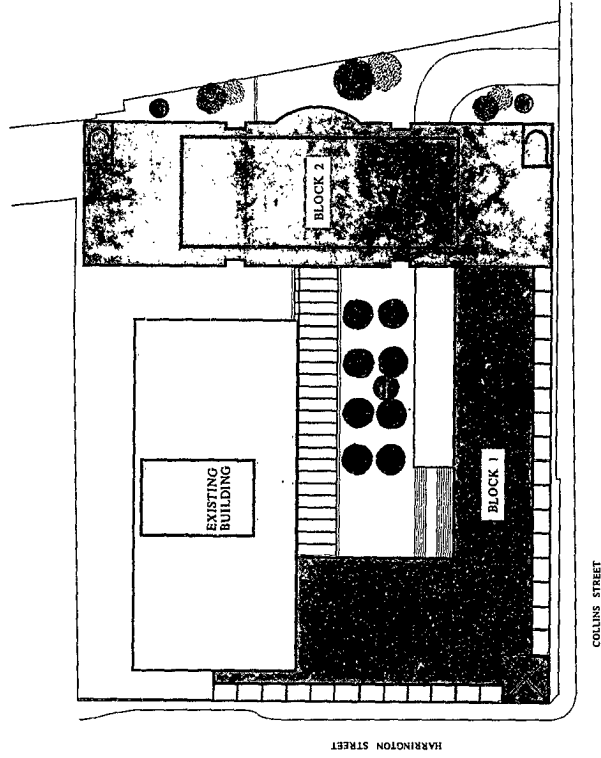
C2

FIGURE 1

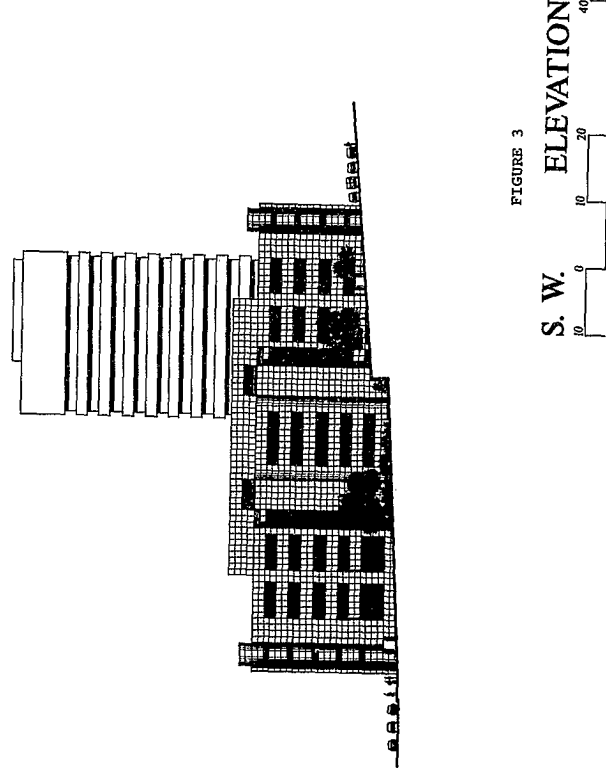
LOCALITY PLAN



C3



C4



C5

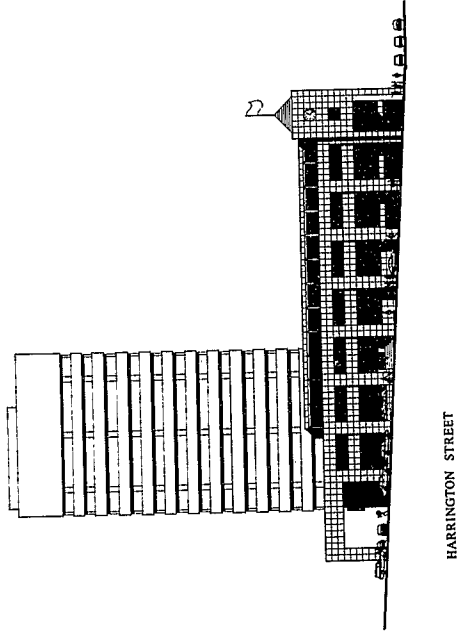
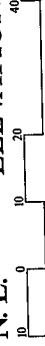


FIGURE 4
N. E.
ELEVATION



C6

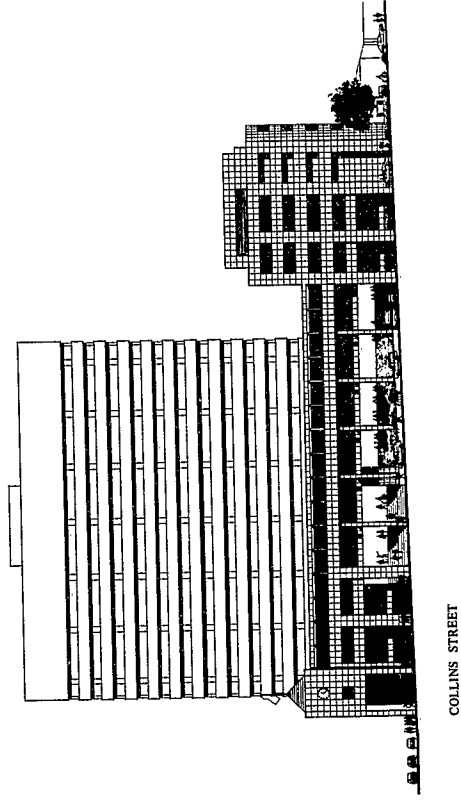
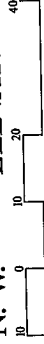


FIGURE 5
N. W.
ELEVATION



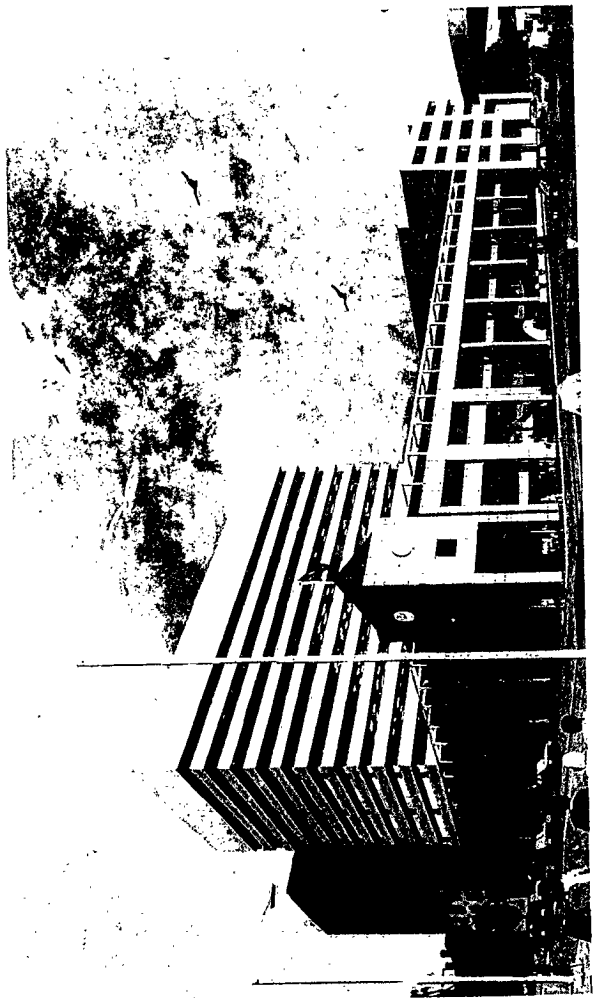


FIGURE 6 - Perspective view from corner of Harrington and Collins Streets