

SENATE LEGAL AND CONSTITUTIONAL LEGISLATION COMMITTEE
ATTORNEY-GENERAL'S DEPARTMENT

Output 1.1

Question No. 7

Senator Ludwig asked the following question at the hearing on 24 May 2004:

What was the range of options canvassed in the report by the consultancy firm CMR?

The answer to the honourable senator's question is as follows:

There were six options canvassed in the report by the consultancy firm CMR. They are listed below:

1. Option A – a full refurbishment of the building and the Commonwealth's occupancies to increase the efficiencies of the layout and to meet the future growth requirements. It includes the following scope of works:
 - façade repair works
 - high level of amenity for the Commonwealth courts, chambers and public spaces
 - increased Commonwealth Ceremonial Court gallery capacity from 150 people to 190 people
 - reconfiguration of levels 16-23, grouping functions together creating space efficiencies, improved circulation and flexibility
 - reduced public circulation by grouping the courts together on levels 20, 21, 22 and 23, reducing the number of levels to be accessed by the public
 - locating the courts together, providing greater flexibility with associated spaces such as interview and monitoring rooms
 - providing greater amenity to all areas, particularly access to natural light and views for the majority of court rooms and chambers, offices and staff areas
 - a proposed judges' lift (levels 17 to 20) connecting all chambers with courts on level 20
 - replanning and relocating the mediation area, creating a more efficient and operational area close to the Federal Court of Australia Registry
 - State levels 4 – 14 undergo demolition and asbestos removal, new ceilings and carpet and generally minimum refurbishment works.
2. Option B – in addition to the reconfiguration in Option A, this option provides:
 - façade refurbishment works

- increased level of amenity beyond Option A for the Commonwealth courts, chambers, and public spaces, equal to the other recently completed Commonwealth Law Courts around Australia
 - significant additional floor area on level 14 by relocating the Café to the entry lobby, level 3
 - additional tenancy area adjacent to the perimeter by relocating and consolidating the plant room area into the existing low rise lift shaft from levels 16-23
 - improved communication and access between Judges' chambers with the new stairs from levels 17 to 19
 - additional 28 car spaces (approximately) in basement.
3. Option C – a major building refurbishment and Commonwealth occupancy refit of the existing layout, but leaving floor layouts largely unchanged on all levels of the building. There are some space efficiencies that could be gained by undertaking a thorough briefing and planning process to consolidate uses and improve useability of shared facilities and meeting room/conference/mediation areas. The level of finishes is generally as per Option A.
 4. Base Case – the Commonwealth will generally use the existing floor layouts and carry out the following minimum works:
 - remove all remaining asbestos bearing material from the building for health and safety reasons
 - as a result of removing the asbestos material, ceilings and light fittings will need to be replaced or refurbished, carpets will need to be replaced, wall surfaces will need to be replaced, etc (all to be minimum upgrade work)
 - building services upgraded to achieve Building Code of Australia (BCA) compliance
 - access to and within the building to be upgraded to achieve disability code compliance
 - all occupational health and safety & rehabilitation aspects not covered by BCA compliance works or disability code compliance works.
 5. Greenfield option – a new law courts facility which would be located in the Sydney CBD on a Greenfield site to be determined. It is assumed that the State will not relocate as part of the development. The new complex will require 15,500 sqm Net Lettable Area (NLA) and 45 car spaces. The Commonwealth would move into its new facility in one move on completion of the new facility. The current space in the Law Courts Building will be made good, to a commercial office standard on vacation.

6. The preferred option is a combination of Options A and B. In determining the configuration of the preferred option, consideration has been given to those elements of Option B which will provide the greatest impact to the overall perceived “worth” of the building. It is considered that the items which provide this benefit are generally those which the public encounter in their use of the building:
- facade works - refurbishment of the façade rather than repair
 - ground floor entry lobby similar to Option B but with reduced scope for mechanical services, wall finishes and fittings
 - a higher quality of finishes to public lift lobbies and corridors to all Commonwealth levels as per Option B
 - a higher quality of finishes to court rooms to all Commonwealth levels as per Option B.