

THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS MET IN COMMITTEE ROOM 2, PARLIAMENT HOUSE, HOBART, ON MONDAY 25 MAY 2009.

REDEVELOPMENT OF DIVISIONAL HEADQUARTERS, BELLERIVE POLICE STATION.

Mr SCOTT ANTHONY TILYARD, ACTING DEPUTY COMMISSIONER, TASMANIA POLICE; **Mr THOMAS ALEXANDER TULLY**, COMMANDER EASTERN DISTRICT, TASMANIA POLICE; **Mr SCOTT ANTHONY WILSON-HAFFENDEN**, DIRECTOR CORPORATE SERVICES; **Mr IAN STEPHEN LATHAM**, MANAGER ASSET MANAGEMENT SERVICES; **Mr PETER GAGGIN**, DIRECTOR, PHILP LIGHTON ARCHITECTS; AND **Mr PETER THOMPSON**, PROJECT MANAGER WERE CALLED, MADE THE STATUTORY DECLARATION AND WERE EXAMINED.

CHAIR (Mr Harriss) - Thank you for your attendance, gentlemen, and welcome to the formal part of proceedings. Thank you also for the site meeting earlier in the day.

Mr LATHAM - Planning for the redevelopment of the Bellerive Police Station was initiated as a result of a statewide review of divisional police headquarters completed in October 2007. The purpose of that review was to assess the suitability of existing accommodation of divisional headquarters throughout the State, determine whether the floor space would be more effectively utilised, assess the structural integrity of each site and potential for future redevelopment, and identify any external issues that may impact on the future accommodation strategies of the department. The report formed the basis of a number of CIP submissions to government. Government approved a four-year funding program of \$18.88 million, commencing in 2008-09 for the redevelopment of divisional headquarters at Bellerive, Devonport and Glenorchy. Bellerive Police Station is the first of the projects to be commenced.

The Bellerive Police Station was constructed in 1972 to service the rapidly-growing areas of the Clarence municipality. At that stage the police presence consisted predominantly of the uniform branch and CIB. The site was selected as headquarters for the Eastern Police District in 1999. At this time policing activities conducted at the station expanded to their current activities and, due to the increased significance of the station as a district headquarters, we now have a district administration section. We run traffic and MAIB operations, including accident investigation services. We have crime management units, the uniform presence, the public order response teams - which incorporate early intervention, community policing, licensing and the victim safety response teams - that are all run from the Bellerive Police Station now. With the upgrading of the station, there has been a significant increase in the numbers of police and the activities that operate from the station.

At the time the station was upgraded, we undertook a \$400 000 refurbishment. This basically provided a conference room, a training facility and the improved customer service area. There was a general makeover of the building. The refurbishment,

however, did not address the spatial requirements for staff or the number of functions required to be performed out of the station. It basically resulted in a shrinking of the areas for the personnel serving in the station. With the exception of that refurbishment, only minimal maintenance has ever been undertaken at the station from its points of final construction.

In 2005, due to staffing issues, we installed two demountable structures in the car park on what we thought would be a temporary basis, but they have remained a little longer than the six months we had planned for. They are still in service and our public order response teams work out of these two units.

Page 4 of our submission has a profile of the district. I do not believe it is necessary to go through that profile. Page 8 of our submission details the issues that were identified concerning our divisional headquarters and the station. Basically it is a lack of gross floor space and the poor conditions of the stations for contemporary policing services. If members wish, I can go through each of the issues.

CHAIR - We've had this submission for a while, Ian, and we have read about the constraints you're experiencing and the need for the proposal. If there are important issues you want to draw out, by all means do so.

Mr LATHAM - As I said, the major issue is the lack of floor space available for the number of people who serve in that station now.

One of the other major issues is the charge and custody area, which you saw this morning. It is totally unsuitable for the charging of offenders coming through the room. It is a security and safety issue for our officers and offenders. There is a lack of storage space throughout the building with the additional activities, especially for traffic police and public order response teams. Both those units have significant amounts of equipment and there is insufficient storage space for those units to house their equipment.

The public interface, despite a makeover in 1999, is ordinary. There are no suitable interview rooms near the front of the station; no suitable rooms for the Commander to conduct press conferences or hold any type of meetings with members of the public. The public has to be brought in through the station, which is unsatisfactory from our point of view. We don't have any type of disability access to the station; there is no lift in the station. Access is to the front reception counter and basically that is as far as a person with a disability can come, especially if they are in a wheelchair.

Our other major issue is the lack of information technology infrastructure in the building. There needs to be a complete upgrade of the infrastructure for the IT and communications to meet today's standards and also to move us forward into the future.

Once the Government approved the redevelopments for the three stations we decided to contact Treasury to discuss how we could best go through a tender process for the engagement of professional services. After some discussions with Treasury, we decided that the best process was to invite Tasmanian-based organisations that had the appropriate skills and pre-qualified, as per the government guidelines, to tender. Ten Tasmanian companies fitted the profile. We issued a letter to each of those organisations

requesting expressions of interest. All 10 companies came back to us and we then formalised our formal tender and called for the tenders from those companies. We received nine tenders, one being a joint tender from two of the companies concerned, so all 10 organisations in Tasmania that were eligible to tender ended up tendering for the position.

The evaluation process consisted of two stages. The first stage was an assessment of the companies' skills, their experience, previous performance on projects. We looked at all the attributes of each of the companies. The second stage was a value-for-money exercise. We used the weighted criteria model to merge their experience et cetera and value for money. At the end of the process Philp Lighton's single proposal for all three sites was successful. I probably should go back a step. When we issued the tender, we gave the tenderers the option of tendering for a single site, a multiple site, or a single submission for all three sites. It was the single submission for all three sites from Philp Lighton we decided provided us the best value for money across the three projects. That was the basis of appointing the consultant for the project.

We had some issues with the budget process in that the cash flows that had been provided to us by government did not allow us an efficient or effective way of managing the projects. There were breaks in the cash flows for each of the projects and that meant that we would have to stage the projects to meet the cash flows over the period of years that they had been allowed.

We wrote to Treasury - and I think there is a copy of the letter in the back of the submission - requesting changes to the cash flow to allow us to start a project from design and work through to construction in one go without having to break the project into one or two stages, depending on the cash flows. We received advice from Treasury on Friday that our amended cash flows have been approved, so we are now in a position with Bellerive to have a continuous cash flow through the next two financial years to enable us to do the design and construct the project. For the design stage of the projects we have allowed up to six months and we are working through that process now. This is another box that we need to tick in the process. We are hoping to go out to tender in July of this year, and we anticipate a 15- to 18-month build process for the project.

Mrs NAPIER - So you won't complete it in 2011-12.

Mr LATHAM - No. Peter Gaggin will now outline the proposal.

Mr GAGGIN - If you turn to page 12 of the report to the committee I will go through how we ended up where we are. We met fortnightly with senior police at the station and ran it in parallel with Glenorchy. We are trying to integrate the two stations, so what happens at Bellerive also happens at Glenorchy. Bellerive has a few additional issues in that it is a district headquarters. We set up small groups to look at weapons handling, as in issuing and receipt of weapons and safe loading and unloading procedures, all of which happens inside the building, as well as forensic storage of items that could turn up at 2 a.m. after an operation by police, and that needs to be stored for court appearances, those sorts of things. You may have seen that at the moment the cells are used for this purpose, so part of this process will obviously be reorganising that.

You saw the custody suite in operation this morning and that if you get more than one person in there some issues inevitably arise. There is a whole range of issues associated with the handling of offenders, witnesses and others who are brought in after the event. A subgroup was set up to deal with that, and the other subgroup dealt with the closed circuit TV, public relations, public reception, those sorts of things, and zoning the building.

Mr LATHAM - We involved our internal investigations people to provide advice on which areas of the station they considered were essential to be covered by CCTV coverage.

Mr GAGGIN - As they stand at the moment the plans are the same as the ones in your report and the ones that Clarence City Council have, but are different from the ones pinned up on the board at council chambers that members of the public can peruse purely for security operational reasons. In terms of process, the drawings were signed off by the district commander, and then we met the executive manager who then signed them off at a corporate level. Basically, they have been signed off at operational and corporate level. The plans have been submitted to Clarence City Council for town planning.

Basically the front door stays where it is, but the public area is greatly expanded, so members of the public will be able to come in, deal with reception and then get either directed to a waiting area or into a meeting room where the station officers can meet with the person. The building is split into two wings, much the same as now. The current wing containing the cells and an upstairs deck off the dining room will be demolished. On the ground floor will be the uniform muster room, basically a large area for the constables to sit, do reports, and meet as a group and the process will work with all the various departments of the operation because the various departments are grouped in one area so there is good interface between the operational troops and the management.

We have pulled out what was a central corridor and gutted the buildings. There will be a wide central corridor, more than 2 metres wide so two wheelchairs can easily pass or two fully-armed public order response guys can walk side-by-side and there is direct access. You can see that access will be greatly improved as opposed to the rabbit warren we looked at this morning. On the ground floor uniform branch will have direct access to the custody suite. Vehicles will bring offenders into a secure area, secured by large automatic gates and they will be processed. There are interview rooms with various doors and combinations of doors so if that two blokes having a fight are brought in, they can be processed in separate areas.

Directly above the uniform floor is the other major area of the works, the CIB, which is accessed through the stairs. Once again, these guys have fairly direct access both to uniform and to the custody suite via the stairs. There will also be a lift. We are demolishing some parts of the existing building but we have done a structural analysis so we know what parts we need to keep so the building does not fall down. Upstairs is similar to the ground floor with a large muster room. It also houses the public order response team, the victim safety response team and youth justice. Those people at the moment are in the tin sheds in the car park. There will be change rooms near the entry for the officers so they can get changed. We will also erect a fence along Bligh Street to secure police officers' cars in the car park as there is always a risk of damage to the cars.

Mrs NAPIER - I noticed you have a disability toilet and I presume that is a shower area next to it, is it?

Mr GAGGIN - That is the cleaners' room.

Mrs NAPIER - There are sometimes issues with victims and/or offenders who are in wheelchairs needing to get to a shower of some kind.

Mr GAGGIN - The custody suite does have its own toilet and shower but it may need to be made a bit larger for disabled people.

Mrs NAPIER - It might be worth building a showerhead or something into that area.

Mr GAGGIN - Yes, similar to a nursing home unit.

Mrs NAPIER - The rest of your showers are up on the far right, near the offices.

Mr GAGGIN - Yes, they are mainly for the police. There is a shower in the custody suite for offenders and generally tidying people up who are a bit messy. This was seen more as a being equidistant to everywhere, near the lift and the public area et cetera.

Mrs NAPIER - You said you had 100 people working there. What is the likelihood of having a wheelchair-based officer operating there?

Mr GAGGIN - The people who work here are public servants so it is more likely the people at the front counter might be disabled.

Mrs NAPIER - That is all right, one is better than none.

Mr GAGGIN - There are building code requirements for all of that and it should be that anyone can go into the police station and be dealt with or deal with whatever they need to do.

Mr LATHAM - I think from our staffing perspective, employing a disabled civilian member would be a possibility.

Mrs NAPIER - Or an officer who has been injured.

Mr LATHAM - Possibly an officer on rehabilitation may be the other option.

Mrs NAPIER - Could you talk us through the storage space because it looked fairly inadequate for what you currently have?

Mr GAGGIN - The big block garage in the back corner of the building is full of mini-bikes and other seized items such as that. A lot of them have been there forever. Part of this job is to get a broom and sweep it all clean, so whatever is not required will go. That will be used as storage, as will some other areas plus the internal stores. Once again, stores were a result of the subgroup set up by the operational police that met to discuss dealing with forensic stores, seized items and those sorts of things - how they are processed and bagged and tagged. A lot of what we see in here was, I think, a result of a

'throw-it-in-the-corner' attitude. We had a meeting last Thursday where this was raised as an issue. Part of this process will be the archiving of redundant stores, because a lot of that stuff doesn't need to be there. They talked about a store in New Norfolk, somewhere off-site, with a three-year and a seven-year turnaround - after three years it goes to the seven-year place and after seven years it goes to New Norfolk. There is quite a lot of archival storage to do.

Mr LATHAM - The internal storage also is basically a temporary area for officers and it can be an overnight drop-off when they don't have access to the new storage facility at the rear. The following morning the property officer will go through and address the appropriate paperwork and then it will be transferred to the major storage areas in the rear. The internal storage is basically a temporary storage site for overnight drop-offs or small items that are kept.

Mr GAGGIN - With archiving active files, we have built in a new room for district records. It is probably a better way of filing things than just putting them in a plastic bag et cetera. The public order response team also has its own store, as does the firearms branch. We have worked through the procedure of the firearms storage.

Mrs NAPIER - Is that back shed secure?

Mr GAGGIN - It will be secure. It will have a security system and will be alarmed.

Mr LATHAM - We have a lot of property issues at Bellerive - confiscated property, found property et cetera. One of the major issues we have at the moment is the pocket rocket bikes. They're confiscated under a council order and come to the police station but we are not able to release them until the council sign off on them. A lot of our storage is temporary and the number of items we put through is quite significant over a financial year.

Mr BEST - In relation to your expanded public area, we saw a room that appeared dated regarding family violence and that sort of thing. Is that in that green area?

Mr GAGGIN - Depending on the person who comes in and how that person is dealt with, there are lots of interview rooms throughout the rest of the plan, but as to someone who has been brought in by an officer it is highly unlikely they would end up in the public area. There would be no public interface.

Mr BEST - Will you be more flexible in regard to the interview rooms or are you thinking of some purpose design for, say, family violence.

Mr LATHAM - With the family violence rooms, normally one of the rooms ends up as a specific room with some toys for the kids et cetera.

Mr TILYARD - With some nicer posters up on the walls - a bit more friendly environment.

Mr BEST - So one of those will become a dedicated room.

Mr GAGGIN - Yes. For example, there are several rooms for video interviews which would be rigged up with soundproofing - probably better than the carpet tiles on the wall sort of thing - that are discreet and are out of the main flow.

Mrs NAPIER - Is there a better interview room?

Mr GAGGIN - Yes, there are lots of interview rooms. That is part of the deal.

Mr BEST - Getting back to the bottom floor plan, there seemed to be a lack of oxygen in some rooms we visited; they seemed quite stifling.

Mr GAGGIN - There is no system at the moment in those rooms, only heating. The only fresh air you will get is if you open the window and then people forget to close them so the windows stay shut. The plan for the new building is for a bigger volume on the top floor with more fresh air and what the service engineers call 'a mixed mode' to force in fresh air as well as having windows that can be opened and heating and cooling options. There will be three ways of controlling the airflow. I agree that they are very stuffy at the moment.

Mr BEST - In your design, are you working on addressing that?

Mr GAGGIN - Yes, the budget plan allows for full airconditioning of the building and fresh air for heating and cooling. It has been well thought through.

Mr BEST - You will have greatly expanded parking, which I think is needed. Will you get rid of some of the temporary sheds?

Mr GAGGIN - Yes.

Mr BEST - How are you going to work the IT stations? I am not sure how much an officer is required to use a computer, but I imagine they need to process reports et cetera.

Mr GAGGIN - Police offices will say more, but basically the senior commanders at the station prefer the officers to be out rather than in, but they do come in and that I when they hit the computers, doing reports et cetera. They also check e-mails and do research on the Internet, as you and I do. As to the numbers, that is being looked at by the IT group we have up and running. As with every job, the IT people are saying we need three computers per person, but in reality one may be shared and they will probably be hot-desked. Obviously we're future-proofing this building so it can contract and constrict within those demands.

Mr LATHAM - Every area of the station will be designed so that there will be IT capability. In, say, the uniform muster room we may have the capacity to run up to 50 computers but we may only supply 15 to 20 computers at that point in time. As part of this project we will be putting in the IT and communications infrastructure to serve our current needs and also to take us into the future.

Mr BEST - Will they use notebooks, laptops and that sort of thing?

Mr GAGGIN - We will put in a secure wireless system and part of the challenge for the IT guys is to make it secure. As the inspector said, he can tap into McDonald's from the station but he doesn't want McDonald's tapping into him! There is a security issue.

Mr BEST - Computers tends to raise the temperature in rooms. If you're spreading the computers and networking them I guess that makes it a bit easier and friendlier for people, but if you intensify certain areas, particularly the top floor, it could get quite hot, depending upon how well you design the airconditioning.

Mr GAGGIN - Indeed, but hopefully mechanical services and the mixed-mode ventilation they are talking about will deal with that.

Mr LATHAM - In the server rooms, which will be the hub of the stations, they will have their own airconditioning to maintain the environment for the services coming into the station.

Mr GAGGIN - The consultants we are using for the IT stuff are the ones who did the main computing centre for police in the headquarters building, and also they just did the new computing centre for the university, so they are pretty terrific lot on that sort of stuff.

Mr BEST - I thought your budget layout was really good. I think it is a pretty good report, actually. In a committee such as this it is good to have a good layout so that we can see what you are actually doing regarding the budgeting. I was interested when I read the letter to the Treasurer from the acting Minister for Police regarding the CIP cash flow. You are hopefully not expecting any problems there?

Mr LATHAM - No. We had a response back from the Treasurer on Friday and had a copy of the letter faxed through to us this morning. The cash flows have been adjusted to our requested revised cash flows to enable continuous design and construction on the job, so there are no issues with cash flows for the project.

Mr BEST - It's good to hear.

Mr HALL - With regard to the youth justice section down the bottom, can you explain that? I presume that provides interview room or rooms and does it make provision for youth workers to come in there as well to deal with issues?

Mr TULLY - Probably no. If there were a need for them to access interview rooms to interview a complainant or an offender they would use existing interview rooms within the station for that. It is only a small section and it just wouldn't be feasible to give them their own interview rooms. But, as we said earlier, we would obviously have an interview room dedicated for complainants, particular with family violence or with children, which would be a bit softer.

Mr HALL - So there is nothing there in terms of a custodial area in case a youth is sent over to -

Mr TILYARD - Into the city if there is a need.

Mr HALL - Yes. Budgets are always constrained, I know. Given that you have a new wing being built there and you have two existing parts, was thought given to the fact that you could knock it all down and start again instead of retrofitting those two bits?

Mr GAGGIN - Yes, we did. There are two answers to that question. One is that the numbers did not stack up, because basically we still have four walls and a roof there, regardless of gutting it, and the floor slabs on both floors, so we did do an exercise of how much it would cost to build a new one. The other two projects may well be stand-alones, and at the moment it still seems that refitting is the more economical option. Obviously we demolished the cell wing because it was completely unsuitable for what we needed. The other side of the coin from a green, environmental perspective is that when using existing buildings there is a lot of environmental carbon loading already so we thought it was slightly greener to reuse the existing building, and there would be no real compromise in doing it.

Mr HALL - Was the cost difference huge?

Mr GAGGIN - Not huge, but enough to -

Mr HALL - What about the time and space for construction?

Mr GAGGIN - Once again, at that stage we were still looking at how we could manoeuvre the police around inside the building while we demolished it and rebuilt it, but then we went away onto the decanting thing, which is what we are looking at now where the police will move out. It was still a better option to rebuild.

Mr HALL - I was going to ask you about that decanting. I was rather taken by that phrase: the Old Bill sort of being poured from one bottle out into another!

Laughter.

Mr GAGGIN - That's it.

Mr HALL - Is that a bit of new bureaucratic speak?

Mr GAGGIN - No, it is a bit of archi-speak, I must admit - it is basically removing people from the building site. It started off in nursing homes where they talk about 'decanting residents' and those sorts of things.

Mr HALL - Oh right. I hope there is no analogy there.

Laughter.

Mr GAGGIN - It does sort of suggest what it implies, in that people are moved out of the bottle into smaller areas elsewhere or whatever.

Mr HALL - Obviously there are a lot of people to move, and I think you said in the report that you were looking at the space, and there would be a fair bit of upheaval in the meantime. Are you going to be in different spots, or all in one area?

Mr LATHAM - One of the reasons we looked at the decanting option was that we considered that there would be a significant cost saving in both dollars and cents and time if we are able to hand the site over to the builder and let them have a clear run rather than try to work around people as the construction was going on. Whilst our executive management group has agreed in principle to the decanting option, we are now looking at alternative accommodation within our own buildings. We are looking at the Tasmania Police Academy as one option for possibly housing the uniform presence for the Eastern District. Commander Tully is keen to keep as many people as possible on the eastern shore, rather than bring them through to town. However, having said that, we are looking at possibly relocating the CIB into the operations support building in Bathurst Street, Hobart. We have identified probably half a dozen to eight alternative accommodation options. Our next process is to go through and look at the practicality of moving people into those to see how it will impact on our delivery service to the eastern shore and to the Eastern Police District.

Mr HALL - Obviously it is not ideal but that is the way it is. From an amalgamation sense, do you think that would have much impact on how the eastern division works?

Mr TILYARD - We do not think so. As Ian said, we are keen to maintain as much physical presence on the eastern shore as we possibly can and that is particularly important I think for the uniform presence. The reality for people like the CIB is that if they are temporarily housed in one of our buildings in town it only adds a few minutes to the travel time anyway and they are there. The timeliness of their response is not as critical as what it is for, obviously, uniform people who respond to the emergency calls.

We are also fortunate, as Ian said, that we have the academy over this side of the river and we have a fair bit of space available to us down there to do a few things with. We have the Bridgewater police station and we could possibly move some of our people out there as well. We are still working through the options but certainly from the corporate management group's perspective we will not sign off on anything unless we are satisfied that there will be an absolute minimal impact on service delivery to the community.

Mr LATHAM - The key thing we are looking at is to try to maintain a customer service presence in the Eastlands-Bellerive area. We were hopeful of doing a deal with Service Tasmania in the State Library next door but unfortunately that has proven unsuccessful. They were prepared to look at a short-term option for us but not a 15-month option so we are going to look at other options in the Eastlands area to see if we can provide a shop front or a presence where people can go for the initial contact with the Police department.

Mr HALL - I do not have anything else at this stage, Mr Chair, except to say that, having done the site visit this morning, I saw the deficiencies in what was there. I think it is a good plan except that there is still that outstanding question of whether it should have all been knocked down and started again. But you have answered that, so thank you.

Mr GREEN - I echo the comments of Mr Hall about the site as it exists at the moment and note the tolerance of everybody who has worked there. It is interesting how people have made their little work spaces as friendly as they possibly can. I appreciated some of the humour on some of the walls here and there; it was very good.

You talked about having a meeting the other day about various issues. How much are the people on the ground being involved in the consultations on the building design?

Mr GAGGIN - We started the consultation process in August last year and basically the people who have been involved - and correct me if I am wrong - have been from the commander down, but then we have had three or four inspectors come along. John Ward, who is the senior sergeant, is acting inspector; is now the nominated body running it right down to sergeant level. We have not had constables in there but we have had their sergeants in there - sergeants, inspectors, right up to commander, so it has been very much station-driven. Every fortnightly meeting has been at the station, by the station, and the operational planning of it has purely been driven by station, obviously with senior management oversight, but that is about as far as it has gone. In terms of rank and file representation in the plan, it has gone backwards and forwards through the troops.

Mr GREEN - Has there been much variation in the work that you have -

Mr GAGGIN - Yes, there has. It started off different, bits and pieces have been tweaked and I think the biggest thing we have done in terms of the planning has been those little subgroups, where we have got down to senior constable level, about when you go in and you cock your weapon, you have to make sure you hold it that way and not that way - that sort of level of detail. These are very large pretty-coloured pictures but there is a lot of detail down in the micro of looking at it.

Mr TILYARD - Sorry to interrupt, Pete, just on the issue of the consultation side of it, there are copies of the plans up on the walls in one of the offices. They are quite large drawings that all of the staff are quite free to see and have been looking at. In addition to that, copies have been made available to the Police Association and they are always very quick to point out any areas where they think there need to be some changes. I do not think there has been too much feedback at all, if any, from the association in relation to any concerns. Obviously our members would mention anything to them if they had any major concerns.

Mr GAGGIN - It was an interesting exercise.

Mr GREEN - I think it makes a difference if people feel they are being involved.

Mr TILYARD - Exactly.

Mr THOMPSON - The design group meetings had members from each section and the feedback had been back through that group to the rank-and-file members so I think we certainly had feedback back up through the design group.

Mr LATHAM - A good example would be where we have done the design for the custody suites. We gathered up the sergeants and our forensic people who actually work in the custody suites at Bellerive, Hobart and Glenorchy because we wanted to come up with a common design for now and for the future. We rounded up these hands-on people who were charging people and sat them down. They told us all of the issues associated with the custody suite and then we have come up with a design which they have all ticked off on.

Mr GAGGIN - We visited Hobart and saw how they worked and all that sort of stuff. There has been a lot of detailed planning that might not come across in these big drawings.

Mr TILYARD - The benefit there is that if they arrest someone, most of the time they take them to Bellerive but sometimes they have to take them to Hobart or out to Glenorchy, even, on occasions. So if you have the standard set-up then everyone knows what is where and who is doing what and it makes it a lot easier, especially if you have a difficult person you are processing at the time.

Mr GREEN - Are there any outstanding design features, as you see it, with respect to this building from the point of view of -

Mr GAGGIN - The architecture?

Mr GREEN - Yes, maybe, and/or issues associated. Brenton mentioned heat, cold and the air and various other things. Are there efficiencies -

Mr GAGGIN - We are aiming for as good an environmental outcome as we can for the building under the Budget, even things such as what we started talking about last week - water tanks for car washing. The members of the public want shiny, bright police cars but they do not want to see anyone washing them so we are going to have some recycled water for washing cars.

There is obviously fairly heavy insulation, double-glazing and those sorts of things so that the new officers will be more comfortable. The building is planned to look different from the existing one, which I do not think is a bad thing because it is 1960s brick. We have been more trying to get things right for the working people there in terms of the planning but also the environment they work in. That has been the emphasis on the design rather than trying to win brownie points or anything like that with design awards and all that sort of stuff.

Mr LATHAM - We are mindful of that fact and also the water management we are looking at. We have just gone through an exercise in the State headquarters building where the building owners have recently replaced all the lighting through that building and the first two Aurora accounts have shown a significant decrease in the amount of energy and cost so there are obvious things that we can do within the budget.

Mr GREEN - We run into it a lot. I am sure Sue will vouch for this, particularly at schools and other places where design features are all about setting an example on these things.

Mr GAGGIN - We are only for maximum bang for the buck and we are even now talking in the group - we are still meeting, fortnightly, as we are sharpening it up - things like zoning controls so you bang a button and the heating will come on. At the moment, you turn this building on or you turn this building off, so it is either getting heated continually or it is not. So you might have three CIB blokes working at two o'clock in the morning but they have to run the whole heating for the whole building and all this sort of stuff because it is an off-on sort of thing - things like zoning, motion sensors in the toilets, so there is a lot of green thinking going into it.

Mr GREEN - That is good.

Mrs NAPIER - I have a question about the heating, if you do not mind.

Mr GREEN - Yes, sure.

Mrs NAPIER - There was a reference on page 21 to low energy heating units - heating objects rather than space. What does that actually mean?

Mr GAGGIN - These are what we're putting into schools, nursing homes and those sorts of places now. Rather than heating volumes of air - you have probably seen the flat panel heaters - they will heat you rather than heating up all the air around you. They will heat this chair, the chair will get warm and will reflect some heat, but you are not pumping in huge amounts of heated air, you are actually heating the objects in the room. It does sound a bit Irish, but it is heating the things rather than heating the air.

Mrs NAPIER - And that doesn't run counter to your airconditioning systems?

Mr GAGGIN - No. We have this mixed-mode stuff - and the engineers started explaining it on Thursday - where we are going to be running fresh air, cooling and heating as one system. We are not necessarily going to be running heating through the airconditioning system. We might be running cooling and fresh air from outside through the airconditioning; there may be several systems running that are each individually controlled on this building management system.

Mrs NAPIER - I asked this question at the visit, but I would have thought with the size of the area of the roof of a building such as this that there would be quite a bit of capacity for solar heating as an input, which can then be fed back into the grid.

Mr GAGGIN - We are looking at solar hot-water heating, putting the panels on the roof to heat the water. As to the solar energy, I think there is a 20-year payback period. That is what they said at the meeting on Thursday. We are at that level of design now that we are starting to talk about those sorts of things. The engineers had done a calculation and they estimated a 20- to 25-year payback period on it.

Mrs NAPIER - So you're just going to do it basically for your hot-water requirements?

Mr GAGGIN - At the moment, yes.

Mrs NAPIER - I had another question in relation to fire, and that was related to that strange stairwell that we climbed. It seemed very narrow.

Mr GAGGIN - It's gone.

Mrs NAPIER - Is that a normal-width stairwell?

Mr GAGGIN - There is definitely a normal-width stairwell. Part of our design parameter was for two fully-equipped SWAT team guys in body armour and carrying big bags to be able to pass side by side or two wheelchairs to be able to pass side by side.

Mrs NAPIER - So there is a bigger stairwell?

Mr GAGGIN - Yes.

Mrs NAPIER - I was looking for fire access, too. I presume that is what that stairwell out the back is.

Mr GAGGIN - Out to the car park there is a stairwell.

Mr LATHAM - It is the existing stairwell at the rear of the building that you would have come down this morning.

Mr GAGGIN - The stairwell that is really awkward has gone and has been replaced by a new one. There is a new lift that is going to be stretcher-compliant length and a fire escape stair.

Mrs NAPIER - So your main building is covered for fire escape?

Mr GAGGIN - Yes, the building surveyors tend to jump up and down if you don't.

Mr GREEN - What is the contingency of \$535 000? It is a fairly substantial amount. Is there a wish list or some priority set up?

Mr GAGGIN - It is a basic percentage that we use on those projects. There is an asbestos report but who knows what's above the ceiling. It is really for unforeseens.

Mr GREEN - I appreciate that, it is so you come out of it okay. Do you have a wish list with respect to things that aren't included within the design?

Mr LATHAM - Our furniture provision is fairly minimal. We have provided \$100 000 for furniture so there is an opportunity there to improve that.

Mr GREEN - So furniture would be a priority?

Mr LATHAM - Yes, also our IT. The number of computers that we run through the stations is reasonably minimal at the moment so it does provide us with opportunity to upgrade and increase the different types of units if we can cut back on that contingency. Given the age of the building, whilst we have had asbestos reports and audits done on it, experience tends to say that you find a whole lot more asbestos once you start gutting the building. So we expect there to be a reasonable amount of asbestos that will come to the fore, and it is not a cheap item to treat and remove in accordance with guidelines. Once you start gutting the old building you never know what you'll find, with pipe work et cetera running through the building, so it will be a little bit of a mystery bag to start off with. But hopefully any savings in that contingency will be directed towards furniture, equipment et cetera for the station.

Mrs NAPIER - We have had some discussions about the fact that it is a 1970s building and it is a bit ugly basically. The idea of putting some sun protection onto it and maybe hanging some awnings or whatever around would certainly improve the look of the building, I would have thought. But we talked about the fact that you would not do it on the southern side. You were looking at certainly the new building, as I understand it?

Mr GAGGIN - The new building, yes. We have done some solar modelling, as in the rays of the sun and those sorts of things, in the computer system, which is what the new building is designed on. The other thing we have done is that on the level 2 floor plan - this is the existing building, with Bligh Street out there - these offices got really hot and what we have done is move the offices away from that edge, so it is actually now the passage, which is a lot easier to control because basically you can lift the windows and people aren't shutting the windows. So we have put the offices away from the sunny side. On this side we have the heavy-duty sun protection. We are very mindful of that, and especially in a building where we are hopefully trying to score green points by making as much natural ventilation as possible, so to keep the sun out is a good thing.

Mr LATHAM - There is one issue I should raise formally as part of the process, and that is just to mention the issue associated with the planning approval with the Housing department area that was previously numerous titles and has not been rectified at this point in time. The council has advised us that they are not able to process our development application until such time as we sort out the titles issue at the site. We are working with Crown Land to develop three titles for that whole area. There will be a title for the land occupied by the Police department, there will be a separate title for the land occupied by the Department of Education, and a third title which will be the Clarence City Council title. Working with the various groups we do not anticipate that will slow the process down. The initial discussions are that everybody is very keen to address the issues, because it has been an issue for a number of years, and so with the goodwill of everybody concerned, I think we will be able to get the resolution of that process very quickly.

CHAIR - Thanks very much. We thank you for the presentation and again the site visit, which always facilitates our thinking more clearly.

THE WITNESSES WITHDREW.