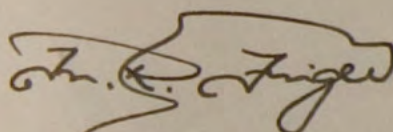


CONFIDENTIALCABINET DECISIONNO. 1097

Submission No.: 939
Title: DARWIN - PROVISION OF NEW HEADQUARTERS
BUILDING - N.T. POLICE.

Cabinet -

- a) approved the construction of a Police Headquarters/Support facility in Darwin - adjacent to McMillans Road - at a total construction cost of \$10,170,000 to be included in the 1979/80 Design List;
- b) decided that the project be developed in two stages, the first stage being committed to construction in the 1980/81 Capital Works Programme with design commencing forthwith and that Stage 2 - value \$3,845,000 - be commenced following completion of Stage 1; and
- c) endorsed the concept of centralising Darwin and Darwin East Police and Emergency Services Base facilities in one area with the servicing of the day to day needs of the community being met from decentralised "shop front" premises.



(M.R. FINGER),
Secretary to Cabinet.

5 March, 1980.

CONFIDENTIAL

THE NORTHERN TERRITORY OF AUSTRALIA

CONFIDENTIAL

Copy No. 1

FOR CABINET

SUBMISSION No. 939

Title:	Darwin - Provision of new Headquarters building - N.T. Police
Cabinet Member	The Honourable P.A.E. Everingham, Chief Minister
Purpose:	To seek approval for the design, construction and funding of a new Police complex to house fragmented groups in a common area
Relation to existing policy:	Consistent with policy relating to the provision of new buildings
Timing/legislative priority:	Early consideration is requested as existing facilities are overtaxed
Announcement of decision, tabling, etc.:	Decision to be announced by Ministerial statement following Cabinet agreement
Action required before announcement:	Nil
Staffing implications, numbers and costs, etc.:	Nil
Total cost:	Stage 1 - \$6,325,000; Stage 2 - \$3,845,000; these capital costs would also incur maintenance expenses totalling \$4,500,000 over a 15 year span.

CONFIDENTIAL

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Department/Authority PUBLIC SERVICE COMMISSIONER

COMMENT ON CABINET SUBMISSION No.

TITLE: DARWIN - PROVISION OF NEW HEADQUARTERS BUILDING

..... - N. T. POLICE

COMMENTS:

This Office has no objection to the Submission.

SIGNED: *P. J. Bartholomew* P. J. BARTHOLOMEW for the Public Service Commissioner

DESIGNATION:

DATE: 29/2/80

CONFIDENTIAL

Department/Authority of Law.....

COMMENT ON CABINET SUBMISSION No.

PROVISION OF NEW HEADQUARTERS BUILDING

TITLE: N.T. POLICE.....

COMMENTS:

1. There are no constitutional barriers to the proposal.
2. There are no legal barriers to the proposal.

SIGNED: A.P. Newsfield for G.R. Clark.

DESIGNATION: for CROWN SOLICITOR

DATE: 29.2.80

Department/Authority DEPARTMENT OF THE TREASURY

COMMENT ON CABINET SUBMISSION No.

TITLE: DARWIN - PROVISION OF NEW HEADQUARTERS BUILDING - N.T. POLICE

COMMENTS:

Recommended that design work commence on the project, but that formal inclusion in the Capital Works Program for 1980/81 be considered along with other capital works bids in the budget context.

P. F. Temple

SIGNED: P.F. TEMPLE
DESIGNATION: Deputy Under Treasurer
DATE: 29/2/80

THE ISSUES

1. There is a need to provide additional space for the Police operations in the Darwin area. New facilities should be positioned to service urban and satellite township expansion over the next twenty years.
2. The method of financing the new facilities to have regard to:
 - (a) The options of building or leasing the space;
 - (b) The effect on the financial agreement with the Commonwealth.

BACKGROUND

3. Currently the bulk of policing of the Darwin area and the immediate hinterland is provided from two major Stations (Darwin city and Casuarina) with support and executive services including specialist sections, i.e. Forensic, being housed in a range of buildings, the bulk of which are leased from the private sector. The Commissioner has re-organised the operational, managerial and support elements of the Force and it is now timely to maximise the effect of these changes by consolidating as far as practicable the many functions into one central area. Such a concept would mean that day to day public enquiries and business for the City of Darwin, the dormitory suburbs, Howard Springs, Humpty Doo, Darwin East, etc. could be handled using inexpensive "shop front" enquiry Stations calling up responses as appropriate, i.e. patrols, criminal investigation, forensic, from a central point. The existing premises occupied by the Police are inadequate and unsuited to achieve this rationalisation. The position will deteriorate year by year until additional facilities are provided.

CONSIDERATION OF THE ISSUES

4. The need to expand Police facilities was recognised early in March 1979 and a proposal was put to the "Accommodation Committee" set up by Cabinet to vet and co-ordinate all Government Department office space

proposals. This Committee established the need for additional space and the Public Service Commissioner endorsed the Committee's findings and noted that the matter should proceed to Cabinet for approval.

5. Before the matter could be put before Cabinet it was necessary to explore various options on the most timely and economic way of providing a new complex. A private entrepreneur evinced an interest in building a structure to meet the Police needs and has submitted a proposal. The Department of Transport and Works and Treasury have studied the proposal and their comments are attached as Appendix A and B respectively.

6. The existing facilities are deficient for the following reasons:

- (1) There is considerable fragmentation of staff due to the number of buildings currently occupied.
- (2) In the near future it will be necessary to relocate the Forensic laboratory to make room for higher priority functions.
- (3) The Communications Centre is overtaxed and overcrowded and totally inadequate to function effectively in the event of major operations such as cyclones, anti-terrorist situations, etc. Recent exercises have clearly demonstrated major inadequacies. There are doubts concerning the structural integrity of the existing Communications Room which ought to be relocated in a cyclone resistant structure.
- (4) For operational reasons it is vital that the Emergency Services organisation be housed with Police in one complex with joint/shared use of emergency communications and other support facilities.

7. Treasury has examined the proposal by the private entrepreneur (Redco) and have noted that there are sound financial reasons for not adopting it and have recommended that the Government's best interests financially would be served by constructing the facilities as Capital Works. Under the Loan Council arrangements, State/Territory Governments borrow money at the sub-commercial long term bond rate. Additionally the Commonwealth

5.

makes one third of the borrowing program available by way of non interest bearing non repayable grant. This grant element is specifically for non reproductive capital works such as Police facilities.

8. Other economic advantages are that after the proposed leasing period of 15 years expired the Government would, if it builds the facility itself, still have ownership of buildings with many years of useful life remaining.

9. The recommended location for a Government built complex is fronting the proposed realignment of McMillans Road. A site is available comprising 34.4 hectares with adjacent services. A site plan is attached at Appendix C.

10. The total proposal has been split into two stages. The first stage, which would house the services currently located in the Mitchell Street Headquarters building, Vogliotti's building and premises leased by the Emergency Services organisation, would cost \$6,325,000. This stage could be available for occupation three years from the date approval to design is given. Stage 2 of the proposal involves the relocation of the Cavenagh Street Training facilities, warehousing, a transport depot and forty-two on site accommodation units. The estimate for this stage is \$3,845,000 with a construction time of 2½ years.

OPTIONS

11. Apart from a minimal time advantage in the private leasing proposal, the "Government construction" option is clearly more favourable financially.

PUBLIC IMPACT OF THE RECOMMENDATIONS

12. The public impact of the proposal should be favourable. Currently the bulk of the Darwin population lives in adjacent suburbs. "Shop front" Police Stations will also be maintained at existing locations and the day to day transaction of business by the law abiding public would be enhanced.

CONFIDENTIAL

6.

The existing Police Headquarters building in Mitchell Street will be vacated by Police and could be used as an adjunct to the Courts and this could also make matters easier for the public at large.

FINANCIAL CONSIDERATIONS

13. Stage 1 of the construction proposal involves an outlay of \$6,325,000 over 3 years with Stage 2 a further \$3,845,000 in 1984/85 (\$2,500,000 at 1980 prices). Allowing for maintenance expenditure on both stages, spread over a 15 year time frame, the total expenditure will be \$14,670,000 compared with the Redco option which would cost \$30,028,000.

14. Financing this project as a Capital Works item is even more attractive once the "one third" non repayable grant from the Commonwealth is taken into account. The project will also help keep the Building and support industries at a healthy level.

CO-ORDINATION

15. All departments involved have been consulted and support the proposal.

LEGISLATION

16. There is no need for new or amending legislation.

PUBLICITY

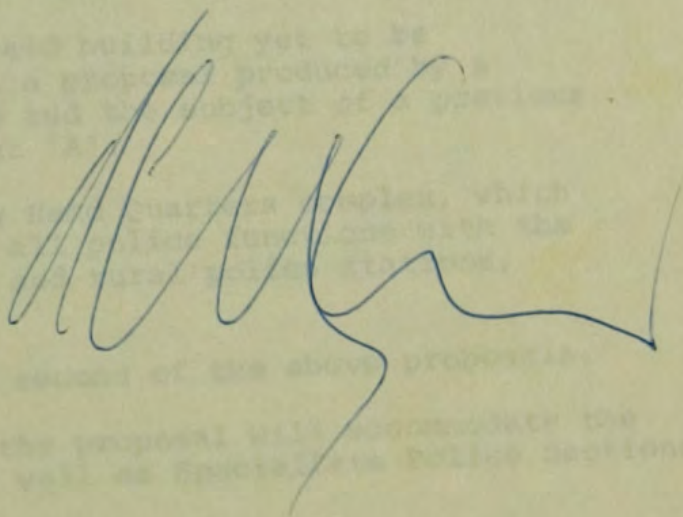
17. Should Cabinet approve the proposal, immediate publicity should be given as it would demonstrate ongoing commitments to the Building industry.

TIMING

18. Early Cabinet decision is requested so that if approved, design work can commence immediately with the aim of providing the facility at the earliest practical time to relieve existing overtaxed facilities.

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19. It is recommended that:
- (a) Cabinet approve the construction of a Police Headquarters/Support facility in Darwin - adjacent to McMillans Road - at a total construction cost of \$10,170,000.
 - (b) The project be developed in two stages, the first stage being committed to construction in the 1980/81 Capital Works Programme with design commencing forthwith and that Stage 2 - value \$3,845,000 - be commenced following completion of Stage 1.
 - (c) Cabinet endorse the concept of centralising Darwin and Darwin East Police and Emergency Services Base facilities in one area with the servicing of the day to day needs of the community being met from decentralised "shop front" premises.



DARWIN - PROPOSED
POLICE HEAD QUARTERS COMPLEX
BERRIMAH

1. GENERAL

Because of the present police Head Quarters Establishment, the accommodation within the Head Quarters building has for some time been inadequate. This has been overcome by using commercial office accommodation remote from the Head Quarters building by some sections of the H.Q. establishment.

The splitting of the H.Q. establishment has resulted in reduced efficiency of the organisation.

The desirability of re-uniting the H.Q. function under one roof has been investigated recently and seen as a desirable operation.

This can be achieved in two ways:

1. Liaising of a specialised building yet to be constructed. This is a proposal produced by a local development firm and the subject of a previous report - see attachment 'A'.
2. The provision of a new Head Quarters complex, which will ultimately house all police functions with the exception of suburban and rural police stations, within the one site.

This submission covers the second of the above proposals.

It is also envisaged that the proposal will accommodate the N.T. Emergency Services as well as Specialists Police Sections, and Training.

2. SITE

The proposed site for the Complex is in the Berrimah area with a frontage to the proposed re-aligned McMillans road.

The site is detailed on the attachment 'B'.

The site for the complex is lightly shaded and contains an area of 34.4 hectares. Some 50% of the site (the South East section) is generally level with a fall of less than 1.5 metres to the N.E. The site then slopes generally to the N.E. with the slope increasing to the North of the site.

The site is considered suitable for the proposed complex.

An additional 22.4 hectares is available to the South of the proposed site should it be required in the future.

The site is covered with low density forest and native grasses and is unfenced. All large timber has been damaged by the cyclone.

Power and water are available adjacent the site and sewerage would most likely be available in the proposed Karama sub-division.

Access would be by that section of McMillans Road to the West of the site.

3. ELECTRICITY

Is available from existing high Tension reticulation adjacent the site.

There will be a requirement for an electrical sub-station on site.

Power to the site would be by undergrounded H.V. mains.

Because of the nature of the complex it is proposed that the whole of the complex, including air conditioning, be on Emergency power provided by an on site diesel generator. This will permit maximum operational effectiveness during an emergency.

4. WATER

An adequate water supply is currently available from Mains adjacent the Western boundary of the proposed site.

For the complex to remain operational during an emergency situation on-site water storage facility is essential. This could be of two forms:

- (1) Ground level storage with pressure pumps
- (2) Elevated storage.

The elevated storage is favoured as it will provide an adjunct to emergency training facilities.

A capacity in the order of 450 kl is suggested.

5. SEWERAGE

It is considered that by the time this proposal would be occupied that sewerage would be available in the Eastern section of the Karama subdivision. As yet this is not definite. Should this eventuate it will be necessary to provide a sewerage pump station on site and rising main across to the subdivision.

If this facility cannot be utilised then it will be necessary to provide a sewerage treatment facility on site.

6. RE-ALIGNMENT OF McMILLANS ROAD

This is not a firm proposal and does not appear on our current 3 year programme. Its timing could be affected either way by the speed of development of the Darwin East subdivision.

The non-availability of this section of the road will not prevent the construction of this proposal. A high standard of access is/will be available from the section of McMillans Road to be closed off to form a cul-de-sac.

7. TEMPORARY ACCOMMODATION

Should the need be established for the Head Quarters to be re-established under one roof in the interim period, prior the availability of this proposal, then suitable rental accommodation presently under lease is available.

This accommodation in Moonta House would be available at the end of 1980.

See attachment 'C' for statement on availability and duration.

8. ENVIRONMENTAL IMPACT STATEMENT

It will be necessary to prepare and lodge an environmental impact statement prior to committing the project to the field.

It is considered that the proposed method of landscaping the site - see Landscaping - will satisfactorily accommodate all likely situations.

9. SITE RESTRICTIONS

1. Zoning

It is considered that there will be no zoning problems with the use of the site in question.

2. Part of the Eastern section of the site is traversed by a Microwave link between the Naval establishments at Coonawarra and Shoal Bay.

Telecom are currently investigating this situation and will provide guidelines for development within the immediate line of the link. The short term indication is that a two storey building on the line will not create problems. Likewise the location of an aerial array on the site for the police communications section will not cause or be subject to interference.

10. NOISE POLLUTION

Although situated in the vicinity of the flight path of the main runway preliminary investigations indicate that noise levels from aircraft will be acceptable.

The complex itself will, with the exception of the Emergency power supply, be non noise producing.

Noise production from the Emergency power will be kept at reasonable levels.

11. BUILDING COMPLEX AND ASSOCIATED SERVICES

The N.T. Police have provided indicative areas required for the functions which are proposed for the site for Stage I. These are as set out in attachment 'D'.

The general proposal for Stage I is that it be accommodated in 3 separate buildings, but that the buildings be interconnected with covered walkways. Two of the 3 buildings, housing the Police Station and Head Quarters and Specialists, would be two storied structures and the smaller building which supports both sections would be single storied. The buildings would be of load bearing masonry, aluminium door and window frames constructed to the current code requirements for emergency buildings (60M/S). Standards would be as set out in schedule, including floor finishes, partitions etc.

The order of cost estimates are as follows:

STAGE I - buildings and immediate engineering services including emergency power.	\$5,500,000
Water storage - 450 kl - elevated	200,000
Fencing - 2 km manproof	50,000
Sewerage pump station & 1 km rising main	50,000
Road - 1 km	90,000
Carparking - 220 spaces	100,000
Landscape - grassing to 33.4 ha	335,000
NB: landscaping to buildings included in building works	
TOTAL COST FOR STAGE I	<u>\$6,325,000</u>
STAGE II - \$2,500,000 at 1980	3,845,000
1985 cost @ 9% <i>inflation</i>	<u>3,845,000</u>
	\$10,170,000

Maintain Stage I - 15 years including 2 repaints	\$3,300,000
Maintain Stage II - 10 years 1 repaint (assumes Stage II five years behind Stage I)	<u>1,200,000</u>
Therefore outlay over 15 years -	<u><u>\$14,670,000</u></u>

(1) Police H.Q. and Specialise ServicesSquare metresPART I

Executive	225
Planning	250
Inspectorate	80
Legal Services Directorate	50
Technical Services Directorate	40
" " Technicians	40
Word processor/data processing	75
Firearms records	50
Information/Fingerprint Bureau	340
Supply and Accounting	450
Personnel	45
Registry	150
Printer	50
N.T.E.S. offices	425
Police/N.T.E.S. Library	100

PART 2

N.T.E.S. - operations	115
Police - communications and operations	225
Joint Emergency Operations Centre	125
" Theatrette/conference/seminar area	120
Canteen	400
Gymnasium	100
Dormitory accommodation	250
TOTAL -	<u>3705</u>

(2) Police StationPART 3Square metres

Crime Services Directorate including Drug Squad and Crime Intelligence function	480
Northern Command Administration	200
Patrol system/"Police Station"	600
Task Force	100
Traffic Services Directorate	80
Task Force - secure equipment store	200
Workshop/maintenance area	200
Under cover secure parking for 20 key vehicles	500

PART 4

Cell complex - general details from Darwin Police Station layout	<u>750</u>
TOTAL -	<u>3110</u>

(3) Support Building

Air Wing	40
Traffic Services Directorate	80
Forensic Science - Laboratory	600
- Armoury	200
N.T.E.S. operations	115
Police - communications and operations	225
Joint Emergency Operations Centre	125
" Theatrette/conference/seminar area	<u>120</u>
TOTAL -	<u>1505</u>

12. CONSTRUCTION PROGRAMME

It is considered that the entire first stage of the project could be made available to the client for occupation 3 years after a firm requirement for the project is demonstrated.

Specific times would be :

1.	Design to sketch plans	3 months
2.	Tender documents	6 months
3.	Call & accept Tender	3 months
4.	Construction	18 months
5.	Over-run of contract and set up for occupation	<u>6 months</u>
	TOTAL	<u>36 months</u>

Stage II would be similar, with a time reduction of 6 months in the construction stage giving an overall time of 2½ years.

Engineering Services and support contracts would be carried out within the periods specified.

13. LANDSCAPING

The general proposal is that areas adjacent to buildings, roads and car parks will be intensively landscaped in a conventional manner using local species to a large extent.

The proposal for the remainder of the site is to clear all timber and replant in clumps with local native species indigenous to the area. The standard of existing trees is very poor. The whole of the site would be rough grassed with paspalum Argentina which can be controlled by Tractor mounted slashers. Grassing is an expensive operation, and even more expensive to maintain with intensive watering required for nine months of the year, and the scope of this facet could be reduced to suit the client's requirements.

14. COMPARISON OF ACCOMMODATION OFFERED BY REDCO AND T & W PROPOSAL

Because of the differing nature of accommodation within the two schemes proposed, direct comparisons are most difficult.

A comparison of the accommodation proposed by both schemes is at attachments 'D' and 'E'.

The financial comparisons of the two schemes over a 15 year period are as follows:

Total outlay over 15 year period:

<u>Redco</u>	<u>T & W</u>
\$30,028,000	\$14,670,000

The T & W proposal has the added advantage of ownership of the facility at the end of the 15 year period.

Financial Analysis - General:

1. Accommodation as proposed by Redco could be provided by them for a cost in the order of \$4.5M (1980).
2. Transport & Works could provide similar accommodation at similar rates, i.e. 1980 \$4.5M
3. Office and 50 car parks could be provided by T&W (1980) \$2.8M
4. Residential accommodation could be provided by T&W on another site - this could be high rise on Barracks site \$1.0M
5. Actual Rental - Building \$757,000
(assumes immediate acceptance)
and rent quoted firm for first
2 years of occupation - NOT CLEAR.

Fitting out assuming over 15 years (\$1/year per \$6 of investment)	=	94,967
\$569,800		
Rent for first year	-	\$851,967

Rental/year/M²

Assume car park at 25% of rate for office accommodation.

$$6663M^2 + \frac{3000}{4} = 7413M^2$$

$$\text{Rate} = \frac{851967}{7413} \quad \$115/M^2$$

Current costs for high standard accommodation in Darwin \$110 but present premises leased by police considerably less (see attachment).

If rate/M² is applied to flats but including corridor space of 2 M²/flat and car space 3 M² ($\frac{12}{4}$)

Note no driveway allowance.

$$\text{Single flat } 49 + 5 M^2 \quad \frac{54 M^2 @ \$115}{52} = \$119.50/wk.$$

$$\text{Two bedroom flat } 63 M^2 + 5 \quad \frac{68 @ 115}{52} = \$150.38/wk$$

Note 3 bedroom flat in brief is not in Scheme.

Comparison of Total Outlay over 15 year period:

The Redco proposal could be carried out by T&W for in the order of \$5M (includes escalations to 1981). Recurring costs would be in order of \$100,000/annum and 5 year repaint \$100,000 in 1980.

If we assume an inflation figure of 9% the cost of T&W project would be

Year	1	100,000		100,000
	2	109,000		109,000
	3	118,810		118,810
	4	129,502		129,502
	5	141,158		141,158
	6	153,862	+ 153,862 (repaint)	307,724
	7	167,710		167,710
	8	182,803		182,803
	9	199,256		199,256
	10	217,189		217,189
	11	236,736	+ 236,736 (repaint)	473,472
	12	258,042		258,042
	13	281,266		281,266
	14	306,580		306,580
	15	334,172		334,172
				<u>5,000,000</u>
	Capital Cost			<u>\$8,326,684</u>

Redco Proposal:

If we assume the 9% inflation in rental adjusted each second year the % increase is 18.81% per 2 years.

1, 2	(2 x 851,967)	1,703,934
3, 4		2,024,443
5, 6		2,405,241
7, 8		2,857,667
9, 10		3,395,195
10, 11		4,033,830
11, 12		4,792,594
13, 14		5,694,080
15		3,103,273
		<u>\$30,028,825</u>

Alternative to Building over West Lane:

It would be feasible for the proposed additional accommodation to be provided near but not adjacent to the existing Police Complex on corner of Mitchell & Bennett Streets.

It is suggested that the old library site would fulfill this condition.

This lot 648 has a frontage of 34.53 m to the Esplanade and is 69.16 m deep, giving a total area of 2386 m².

Lot 648 is within easy walking distance to H.Q. and would be able to provide the 50 parking spaces at ground level, thus avoiding expensive ramps.

The proposal would therefore be:

Ground floor	-	parking
Floors 1 2 & 3	-	office accommodation to original requirement

The cost of this would be in the order of \$2.8M and would remain constant for any other similar sized site.

Should there be a requirement for secured covered parking space in Bennett Street, lot 2314 could be used for this purpose. The order of cost estimate is \$170,000.

Thus the relocated proposal would provide the covered secure parking and office space for less than \$3M plus an additional \$1M for flat accommodation.

Estimated Times to Completion:

T & W	-	Any Scheme	3 months
		Sketch Plans	6 months
		Tender Documents	3 months
		Call Tenders	2 years (18 month
		Construction, incl. fitting out	Contract plus over run)
		Total	3 years

Occupancy early 1983.

Redco Say - allow	3 month to call Tenders	
	1 month to accept Tender	
	15 months to construct	
Overrun 30% fit out	4 months Delays to project	
	2 months nett extra	
	Total	2 years 2 months

Occupancy April 1982.

Alternatives to Provide Accommodation perhaps 6 months before T & W estimate:

1. If client has very strong views on retaining Redco Scheme, consider agreement to purchase immediately on completion.

We could expect to get building for a figure in the order of \$10,000,000 to which would be added -

15 years cost of	\$3.3M	giving
total of	\$13.3M	over 15 years
plus building ownership.		

T & W time could be reduced to that of Redco if the project were fast tracked but this is not recommended.

Although it may not be politically expedient to raise the subject at this stage, the 3 storey ward block (6,7,8) to the western side of the Darwin Hospital could be considered for conversion to the office accommodation once Casuarina Hospital has been put into operation.

RECOMMENDATION:

Based on the above short analysis the recommendation must be for the accommodation to be provided as a Capital Works item.

ATTACHMENT A.

OFFICE ACCOMMODATION - N.T. POLICE

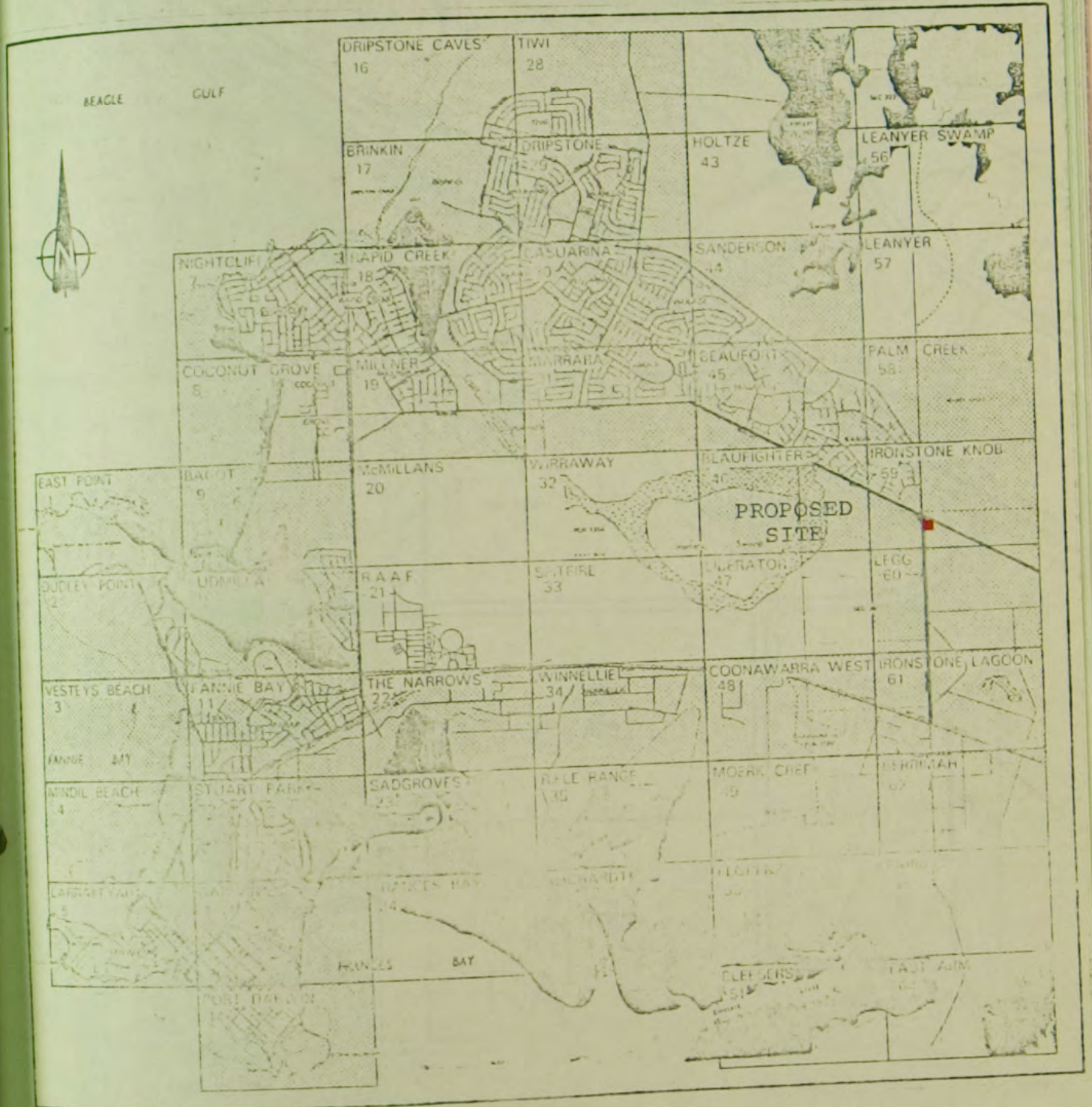
	<u>Area</u>	<u>Rental</u>	<u>Annual</u>
1. Headquarters	1388		
2. Darwin Police Station	1673		
3. Vogliotte Building	908	\$60	54,480
4. Casuarina	480		
5. Nelli Building	3625	\$38	137,750
6. Other	<u>258</u>	\$81	<u>20,898</u>
	<u>8332</u>		<u>213,128</u>
7. Proposal	7413	\$115	<u><u>851,967</u></u>

* Possible Moonta Building available.
Emergency Services.

ATTACHMENT B.

POLICE BARRACKS - CAVENAGH STREET

1. Original Scheme provided 24 single units without cooking facilities.
2. Present scheme under construction provides a further 32 single units ~~with~~ cooking facilities.
3. It would appear practical to provide an additional single units 16 on the site,
OR
4. It would also be practical, without detracting from the site to erect a multi-storey building to house the accommodation proposed for West Lane.



PROPOSED POLICE HEAD QUARTERS

Location Plan

NO SUITABLE SPACE OF ABOUT 2500 M² WILL BE AVAILABLE WITHIN NEXT 6 MONTHS -

HOWEVER, SEVERAL PREMISES WILL BE COMPLETED SHORTLY AFTERWARDS - THESE ARE:-

1. HANSEN & YUNCKEN (NO. 2) ON THE ESPLANADE
3500 M² APPROX. - EXPECTED COMPLETION 10/80.
2. SCATURCHIO BUILDING CAVENAGH STREET
3500 M² EXPECTED COMPLETION 10/80.
3. CENTREPOINT 4000 M²
EXPECTED COMPLETION 1/81.

ALSO MOONTA HOUSE 2830 M² WILL BE VACATED BY LANDS AND HOUSING ON ABOUT 1/81.

OUR PLANNING IS TO OCCUPY THE ABOVE AS FOLLOWS:-

HANSEN & YUNCKEN NO. 2 - P.S.C. AND TERRITORY DEVELOPMENT CORP.
SCATURCHIO - WATER DIVISION, TRANSPORT AND WORKS
CENTREPOINT - COMMUNITY DEVELOPMENT.

IF PLANNING BECOMES REALITY THEN THERE WOULD ALSO BE AVAILABLE:-

- A. ROYAL GLOBE BUILDING 1500 M²
- B. VOGLIOTTI - ONE ADDITIONAL FLOOR 454 M²
(THIS BUILDING IS ALREADY OCCUPIED BY POLICE)

POSSIBLY THE BEST SOLUTION IF POLICE NEED 2500 M², WOULD BE TO HAVE MOONTA HOUSE OUTFITTED AS TEMPORARY H.Q. UNTIL 1983.

MOONTA HOUSE IS WELL LOCATED CLOSE TO OTHER BUILDINGS PRESENTLY OCCUPIED BY POLICE.

I RECOMMEND THIS MOVE BECAUSE:

- A. PRESENT PLANNING ON 3 NEW BUILDINGS WOULD NOT BE DISRUPTED, AND
- B. I WOULDN'T RECOMMEND THAT NEW SPACE BE USED BY POLICE FOR ONLY 2 YEARS.

IF POLICE REQUIRE LESS VOGLIOTTI BUILDING WOULD PROVIDE AN ADDITIONAL 454 M² IN SEPTEMBER/OCTOBER IF WATER MOVES TO SCATURCHIOS.

SCHEDULE RE: POLICE HEADQUARTERS COMPLEX

	<u>Square metres</u>
(These areas, particularly the laboratory, will require PART I services regarding autonomous air-conditioning coverings, plumbing, etc.)	
Executive	225
Planning	250
Inspectorate	80
Crime Services Directorate including Drug Squad and Crime Intelligence function	480
Legal Services Directorate	50
Technical Services Directorate	40
" " Technicians	40
Word processor/data processing	75
Firearms records	50
Information/Fingerprint Bureau	340
Supply and Accounting	450
Personnel	45
Registry	150
Border Command Administration	200
Patrol system/"Police Station"	600
Printer	50
H.I.E.S. offices	425
Police/H.I.E.S. Library	100
Air Wing	40
Task Force	100
Traffic	400
Traffic Services Directorate	80
C.J.B.	500
	<hr/>
TOTAL	4770
 <u>PART 2</u>	
H.I.E.S. - operations	115
Police - communications and operations	225
Joint Emergency Operations Centre	125
" Theatrette/conference/seminar area	120
(These key emergency areas require siting in an "impact-resistant" environment to ensure their capacity to function during disaster situations)	

	<u>Square metres</u>
Forensic Science - Laboratory	600
- Armoury	200

(These areas, particularly the laboratory, will require special services regarding autonomous air-circulation, floor coverings, plumbing, etc.)

Canteen	400
Gymnasium	100
Dormitory accommodation	250

(These areas will require special considerations as their functions dictate)

TOTAL	2135
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PART 3

Task Force - secure equipment store	200
Workshop/maintenance area	200

(P.B. These areas could be made adjuncts to a Plant room which should, apart from normal services, include emergency power generation sufficient to allow the complex to continue functioning during a prolonged emergency)

Under cover secure parking for 20 key vehicles	500
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TOTAL	900
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PART 4

Cell complex - general details from Darwin Police Station layout	750
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Stage II of a total development is seen at this time comprising:

- Relocation of Training facilities - approximately 1,000 square metres.
- Twenty single-officer self-contained townhouse accommodation units.
- Twenty two-bedroom townhouse units.
- Ancillary recreational facilities (swimming pool, tennis/basketball courts, etc.)
- Two executive style dwellings.
- A warehouse and motor transport depot of approximately 2,500 square metres to replace the Winnellie facility and cater for N.T.E.S., plus air-conditioned storage of approximately 500 square metres.
- A pistol range (indoor 25 metre and outdoor 50 metre).

Stage III could incorporate other non-Police functions, i.e. Courts.

ACCOMMODATION OFFERED BY REDCO

Office Space - 3545 m² for immediate use, plus
1000 m² for future expansion
(to be used by another select
government tenant in the interim).

Residential - 12 x 1 bedroom flats
(above offices) 12 x 2 bedroom flats

Parking - a totally secure and separate
area for 50 police vehicles.
- a further area of 29 spaces for
residents (refer above).

LEASING THE POLICE HEADQUARTERS BUILDING

THE REDCO PROPOSAL

A. FINANCIAL ARGUMENTS

1) In recent years leasing has been used as an alternative method of capital financing, it is of particular benefit in the commercial sector as there are certain taxation advantages. However, for Government Departments leasing is always a more expensive option for the following reasons:

(i) Under the Loan Council Arrangements State/Territory Governments borrow moneys at the sub-commercial long term bond rate. Additionally the Commonwealth makes 1/3 of the borrowing programme available by way of non-interest bearing, non-repayable grant. This grant element is specifically for non-reproductive capital works such as police facilities.

(ii) In a leasing arrangement, funds are arranged at commercial rates.

2) One of the main advantages of leasing a building from the Government's point of view is that it is a method of increasing the overall level of capital expenditure by effectively shifting the burden from the capital budget to the recurrent budget. A secondary advantage is that leasing is a method of circumventing the Loan Council requirements.

3) In the paper prepared by Transport and Works it is demonstrated on page 3 that over a 15 year period total outlays under the leasing arrangement will be \$30 million and under ownership \$8 million. This latter figure should be increased to allow for interest payments (10% p.a. on 2/3 of \$5 million) of \$5 million. Thus to own the building after 15 years will cost \$13 million.

B. ECONOMIC ADVANTAGES OF OWNERSHIP

As has been demonstrated above it would be possible to own a \$5 million structure at the end of the 15 year period with total outlay of \$13 million. There are also hidden advantages of ownership.

- 1) At the end of 15 years the structure will still have many years of useful life and even if it is no longer required as a police building most modern multistorey structures may be converted to different uses.
- 2) Over the past 20 years at least, experience has shown that land values in the C.B.D. have increased at a rate greater than the prevailing rate of inflation. Thus in an extreme case even if the building was no longer required and had to be demolished the Government would own a valuable asset in the land which could be put to alternate uses, or disposed of.

- 3) At the other extreme, at the end of the lease period the lessor could resume the building and the Government faced with cost of finding new accommodation elsewhere at greater cost, and possibly in a less favourable location.

- 4) An added advantage of ownership is that, if there is a demand for immediate capital funds at some time in the future, it is possible to sell the asset to an institution such as the T.I.O. with an agreement to buy back after a number of years. This method of raising additional capital funds has been used in Tasmania where the Motor Accidents Insurance Board purchased a Government office block with an agreement to sell back to the Government in 10 years at an agreed price, the institution collects the rent in the intervening period "in lieu" of interest.

OTHER ARGUMENTS

A Police Headquarter is a very specialised single use building and it would seem inappropriate for such a facility to be leased from the private sector and not owned by the Government. It is not the same as leasing one or two floors of office space.

ALTERNATIVES

- 1) If Capital Funds are limited it may be possible to lease with an agreement to purchase at a later date either through REDCO or perhaps using T.I.O. funds.

- 2) If the REDCO site is seen as the most desirable it may be necessary to negotiate with REDCO to purchase the building on completion.

RECOMMENDATION

Before negotiating with REDCO it will be necessary to establish the need for a new Police Headquarters; the size and type of building required and the best location.

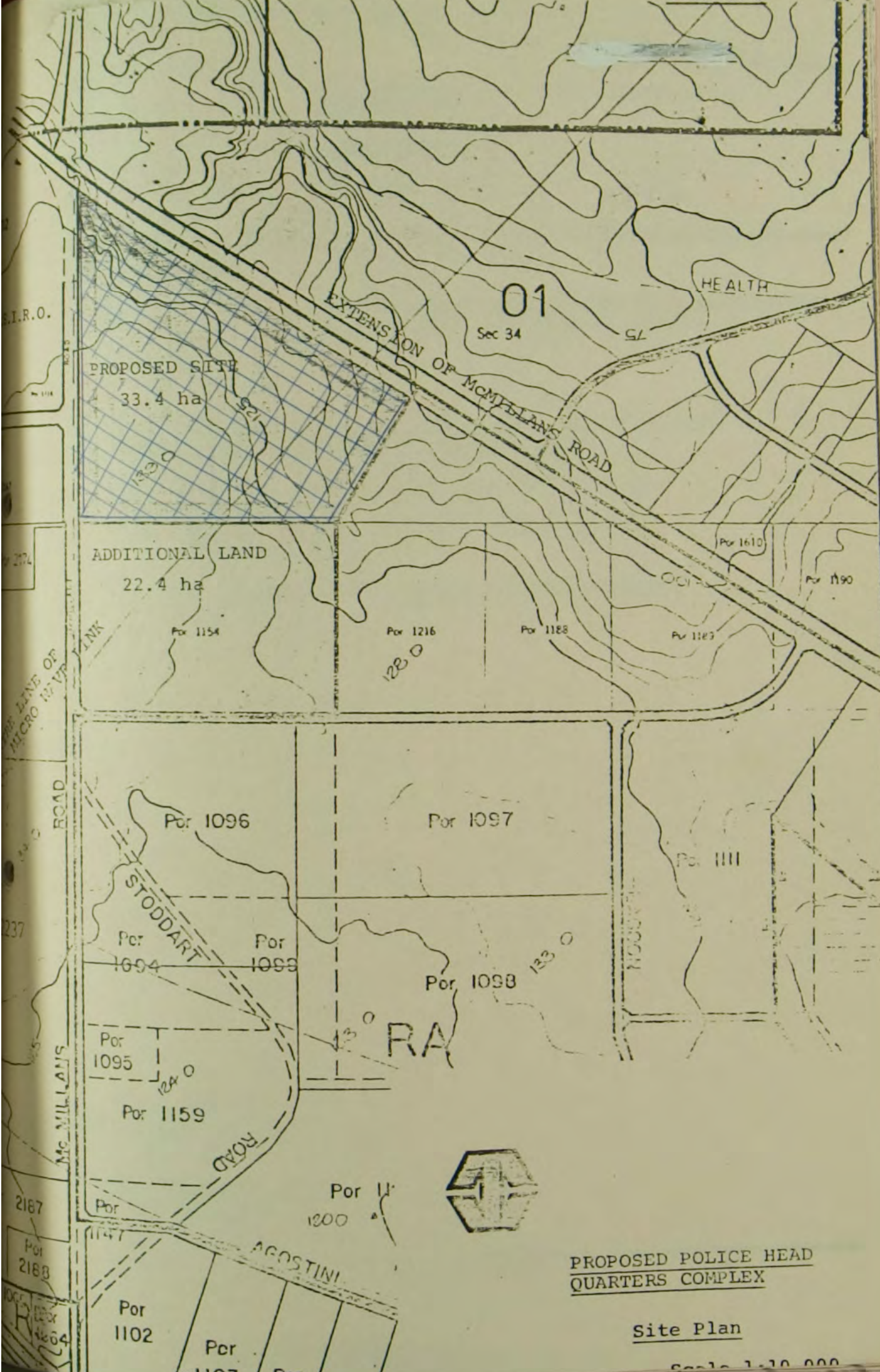
If the need is established and if the REDCO site is the preferred location it may be possible to negotiate with REDCO on the basis of eventual ownership of the land and improvements.

If this is not possible, Transport and Works suggest that they could construct a similar structure on the adjacent vacant block which is already held by the Crown.

It should also be pointed out that the Darwin City Council are negotiating with REDCO regarding Car Park Development on the same site.

THE TREASURY

19 February 1980



PROPOSED SITE
33.4 ha

ADDITIONAL LAND
22.4 ha

01
Sec 34

HEALTH

EXTENSION OF MCMILLAN'S ROAD

Mc MILLAN'S ROAD

STODDART ROAD

AGOSTINI ROAD

Por 1096

Por 1097

Por 1098

Por 1099

Por 1099

Por 1095

Por 1159

Por 1100

Por 1102

Por 1103

Por

Por 1610

Por 1190

Por 1183

Por 1188

Por 1216

Por 1154

Por 1111

RA



PROPOSED POLICE HEAD
QUARTERS COMPLEX

Site Plan

Scale 1:10 000