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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS.

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R E P O R T

relating to the proposed

erection of

COMMONWEALTH OFFICES

at

PHILLIP STREET,

SYDNEY, N.S.W.

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COMMONWEALTH OF AUSTRALIA

THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS.

COMMONWEALTH OFFICES. PHILLIP STREET, SYDNEY.

R E P O R T

The Parliamentary Standing Committee on Public Works, to which His Excellency the Governor-General in Council referred, for investigation and report thereon to the House of Representatives, the question of the proposed erection of Commonwealth Offices, Phillip Street, Sydney, has the honour to report as follows:-

S E C T I O N I.

INTRODUCTION.

Early History.

1. Attempts have been made several times in past years to develop a scheme to provide accommodation for officials of Commonwealth Departments in Sydney. Two schemes were brought to the stages when they could be referred to the Parliamentary Standing Committee on Public Works, but circumstances arose in each case to delay progress on the work, with the result that no substantial building has been constructed for the purpose up till the present time.

2. In 1921 the Committee reported to Parliament its investigation of a scheme to provide primarily for space to cope with the increasing operations of the Taxation Department. Recommendations were made to Parliament that a building with a floor space of about 100,000 square feet was necessary, and should be erected to house various Government Departments, and more particularly Taxation, Electoral, Pensions, Works and Railways, Commonwealth Film Censorship Board, and Lands and Surveys. The site recommended was situated in Phillip Street, between the Government Printing Office and State Works premises, having a frontage of 127ft. 9in. to Phillip Street with a depth of 106ft. 8in. to Phillip Lane, and purchase of the site was recommended, if obtainable at a fair market price, subject, however, to full consideration being given to other sites and prices being submitted in answer to the Committee's inquiries.

3. It was also recommended that a building, on the lines shown on draft sketch plans submitted by the Chief Commonwealth Architect, should be constructed, but that, when the site had been secured, and the proposal advanced to the appropriate stage, the plans for the building should be referred to the Committee for examination, inquiry, and report.

4. The site contemplated at that time could not be obtained on favourable terms, and, as the transfer of tax collection to the State rendered the necessity for a building less urgent, the project was postponed.

5. In May, 1926, the Department of Trade and Customs was in need of further accommodation, and the suggestion was made that the Department of Works and Railways should make available for Customs purposes the area of approximately 10,000 square feet occupied by it in the Customs House, and obtain accommodation elsewhere.

6. As inquiries showed that the leasing of this amount of space would involve the Commonwealth in a considerable annual expense, the project was revived of erecting a building to accommodate various Commonwealth activities then in rented premises in Sydney.

7. A scheme was prepared which aimed to provide a building consisting of basement, ground and 10 other floors on a site, acquired for the purpose, in Phillip Street. The site was one block north of Hunter Street; it had a frontage of 157ft. 1 $\frac{3}{4}$ in. to Phillip Street, and had been acquired in 1922 for the sum of £25,000.

8. Portion of the site was occupied by a garage under a lease which was to expire in May, 1930, and, in order to avoid the payment of compensation involved if the lease were determined immediately, it was proposed to proceed with a first section of the building on about half of the area, leaving the remainder for future development.

9. The Committee inquired into all the circumstances at the time, and, in 1927, reported to Parliament that an urgent necessity existed for the provision of office accommodation for Commonwealth purposes in Sydney, and recommended the erection of a building on half of the site as proposed.

SECTION II.

THE PRESENT PROPOSAL.

Executive Council Reference.

10. On the submission of the Minister for Works the Executive Council approved of the reference to this Committee of the proposal to erect Commonwealth Offices in Phillip Street, Sydney. The Committee was also required, in the reference, to have special regard to and report on the accommodation requirements of all Commonwealth Departments in Sydney.

11. The proposal to erect the Commonwealth Offices therefore became dependent to a large extent upon the suitability of the site to accommodate those sections of the Commonwealth officials requiring to be provided for in this locality, both in the immediate future, and also during a period of some years ahead, when the trends of population increases will have made further office space essential.

12. As a consequence of future likely requirements being greatly in excess of the space available on the proposed site, the question of alternative or additional suitable sites was involved in the proposal, and this investigation was intended to establish the advisability of using this site and building on it the type of structure suggested.

Phillip Street Offices.

13. Owing to the nature of the proposal, no plans for office buildings on the site had been prepared, but a suggested method of developing the area by the erection of a multi-storey steel framed structure, was prepared. The building would be erected in two stages, and the preliminary estimate was approximately $4\frac{1}{2}$ million pounds.

14. The site is bounded at present by Hunter Street, Phillip Street, Bent Street, and by the adjoining properties, but is to be increased by an additional area of 1 rood $25\frac{1}{2}$ perches when the Elizabeth Street extension is proceeded with by the City Council, altering the present Phillip Street frontage. The total area will be slightly less than $1\frac{1}{2}$ acres.

15. It is submitted in the proposal that the development of the site by the erection of the type of building suggested should commence with the first stage at the southern end, leaving the present rather substantially built Wembley Chambers until the end of their economic life. This plan would be contingent upon the re-alignment of the Phillip Street frontage in accordance with an agreement between the City Council and the Commonwealth Government.

Alternative sites.

16. The second part of the reference, dealing with the overall requirements of Commonwealth Departments in Sydney, made it necessary for a complete survey of present space and future needs, as well as presentation of suggestions for possible additional or alternative sites within reasonable distance of the city centre. Such information was therefore included in the details of the proposals submitted to the Committee at the commencement of the inquiry.

S E C T I O N I I I .

THE COMMITTEE'S INVESTIGATIONS.

General.

17. The Committee visited Sydney to take evidence from the officials of the Departments submitting the proposals contained in the reference. A visit of inspection was made to the site of the proposed offices in Phillip Street, and details of the location and condition of the existing properties were noted. A tour of the several areas containing the sites mentioned in the evidence was also made, and the plans and models submitted were carefully studied.

18. Evidence was taken from officials of the Commonwealth Departments of Interior, and Works, and from the office of the Public Service Inspector; also from the Lord Mayor of Sydney, the Town Clerk and City Council officials, and the Architect of the State Department of Works; from representatives of the Sydney Chamber of Commerce, QANTAS Empire Airways, the Town Planning Association of N.S.W., and the Real Estate Institute of N.S.W.; from the Chairman and the Chief Planner of the Cumberland County

Council, the Secretary of the Tenants' Committee of the Phillip Street Property Resumptions, and other persons interested in the proposal.

Previous References.

19. As references relating to the provision of office accommodation for Commonwealth departments had been dealt with by the Parliamentary Standing Committee on Public Works in 1921, and again in 1927, the Committee considered the results of the previous inquiries in the light of the present circumstances.

20. The original reference in 1921 aimed at the provision of space for Taxation and some other departments, but the project was subsequently postponed. The report of the Committee on the 1927 reference recommended that there was an urgent necessity for the provision of Commonwealth office accommodation, and that a building should be erected on half of a site in Phillip Street almost identical with the area at present owned by the Commonwealth and being considered in this investigation. With the onset of the depression this project was deferred, and, although a certain amount of planning has been carried on from time to time for development of this area, building activities were delayed for various reasons, and the site remains with its old buildings in a very poor state of repair in anticipation of the commencement of a major building scheme upon it.

Elizabeth Street Extension.

21. Not the least of the factors delaying the progress of work on this site was the fact that, for many years, the City Council has been considering the possibility of extending Elizabeth Street in such a way as to affect Phillip Street along part of the frontage owned by the Commonwealth. After protracted negotiations and planning an Agreement was finally signed in 1947, under which the Commonwealth would acquire the area between its present alignment and that proposed for the new street, for the sum of £29,000. The Commonwealth also agreed to demolish the existing properties and proceed with the erection of a block of Commonwealth Offices on the site.

22. Although occupants were put on very short tenancies, it was not until 1953 that the Sydney City Council finally passed the motion authorising the work to proceed, and the tenants were issued with courtesy notices indicating that vacant possession of the premises will be required no later than 31st December, 1954.

23. A study was made of the effect of the Elizabeth Street extension upon the proposed site, as the area will be of a somewhat awkward shape, while development of it is dependent upon completion of the City Council's portion of the agreement, including the transfer of trams and other services from Phillip Street to their new location.

24. The proposed extension will result in Elizabeth Street being continued from the intersection of Hunter Street diagonally through to the intersection of Phillip and Bent Streets, leaving a traffic "island" at the Hunter Street end of the extension. The object of the scheme is to provide for through traffic from Elizabeth Street, and to obviate the sharp curves necessary in the tram lines in Hunter Street. Increase in the width of the street is also important in view of the heavy traffic at present in this area, and the additional traffic which will use this thoroughfare when the overhead roadway is completed across Circular Quay. Although some criticism was voiced against this scheme during the inquiry, the Committee was informed that all the difficulties pointed out had been taken into consideration in the many designs used in evolving the finally accepted scheme.

25. Although it has been many years since this scheme was first mooted, and the area has remained underdeveloped and poorly maintained, some difficulty has been experienced by the City Council in obtaining vacant possession of certain residential properties on the western side of Phillip Street. The scheme to extend Elizabeth Street, and the development of the whole of this section will be hampered and seriously retarded unless the City Council can gain possession of these properties at the scheduled dates.

26. The Committee therefore supports the action of the City Council and feels that any necessary exemptions required to establish full legal authority in this matter should be granted to the City Council, in order to ensure that this essential developmental work, which vitally affects such an important section of the City, may be completed with all speed. It is recommended that, if there is any legal action which could be taken by the Commonwealth to assist the City Council in this matter, it should be initiated without delay.

The QANTAS Building.

27. On the opposite side of the new Elizabeth Street extension to that planned for the Commonwealth Offices it is proposed to build a large, modern building for QANTAS Empire Airways, whose activities are at present seriously hampered by dispersal in a number of buildings in different parts of the city. Plans for the building have reached an advanced stage, and necessary authority to build has been received from the City Council.

28. The QANTAS building has been planned to suit the new street extension, and it will be impossible to gain entry to the building from the new street until the City Council has carried out its part of the scheme. There have been consultations between the architects for the QANTAS building and those for the Commonwealth Offices project, with the object of ensuring that the treatment of this re-designed area will result in architectural harmony between the various buildings there.

Necessity for the Building.

29. In view of the recommendations of the Committee in its 1927 Report, stressing the urgent need for a Commonwealth offices building for Sydney, and the fact that the Customs House is the only Commonwealth office building erected in Sydney up till the present time, it is plainly evident that there is an added urgency for the building to-day. However, in view of the terms of the present reference, having relation to the overall requirements for departmental accommodation in Sydney, the Committee considered all aspects of Commonwealth office requirements at the present time,

and estimates of growth of population and government staffs in the future.

Present Accommodation.

30. The Committee was informed that the Commonwealth departments are dispersed over various parts of the city in 26 different buildings, many of them leased and in the very busiest parts of the city, preventing their use by private enterprise, while some premises are unsuitable for use as offices. Some of the buildings are those which were acquired during the war, and, having been pressed into service, have been used ever since, owing to the scarcity of alternative accommodation. At the present time there is great pressure on the departments to vacate the space and return it to be used for its original purposes.

Staff Survey.

31. Very comprehensive schedules were submitted by the Department of the Interior and the Public Service Inspector in Sydney, giving the Committee complete itemised figures of the numbers and disposition of all the staffs, except P.M.G.'s, and the armed services, located in Sydney. The question of increases in staff in proportion to the anticipated increase in population for the future was also canvassed, and estimates were made of the likely requirements of the public service for some years to come.

32. The schedules show that, with the exception of the Postmaster-General's Department and officers of the armed services, there is a total staff in Sydney of 8,519 officials - 4,578 of them are in rented and Commonwealth Bank premises, and 3,941 in Commonwealth owned buildings. They occupy an area of 490,981 sq.ft. of rented space, and 512,132 sq.ft. of Commonwealth owned property - a total of 1,003,113 sq.ft. in 26 different buildings. At the present time a considerable amount of the space available in Commonwealth owned buildings is occupied by private tenants, while many of the Commonwealth staff occupy rented premises. It is anticipated that, with the erection of new accommodation for Commonwealth staff and the consequent vacation of rented premises, it will be possible to transfer the private occupants of government buildings to some of the vacated space, and the government

will be able to dispose its staff in its own buildings in accordance with the theoretical calculations shown on the graphs submitted to the Committee.

33. On this assumption it is shown that it should be possible to house 6,951 of the staff in the present Commonwealth owned buildings. The annual increase in staff numbers in relation to population increase has been taken at 2.5%, and will bring the staff at 1960 to 9,766, thus leaving 2,815 to be provided for in new buildings. The new building now proposed is expected to be ready by 1960 and to house approximately 3,624 persons, thus, theoretically, making total provision for staff in Commonwealth owned buildings at about that date.

Future Prospects.

34. The figures so far quoted deal with requirements only up to the time at which it is hoped this new building will be available. After that period it is expected that the increased trend will continue until 1963 or 1965. It will then be necessary to take into account, in addition, the numbers of staff by which the P.M.G's Department will increase each year. This will be the case because the present practice of that department to handle its own building programme is to be discontinued, and the Department of Interior will have to find space needed after 1965. By 1970 the total staff to be housed, including P.M.G's, is expected to reach 13,137 and steps will have to be taken almost immediately to provide for essential requirements at that time.

Immediate Pressure.

35. The pressure being brought to bear upon the departments to vacate premises in the heart of the city is intensified by the necessity to squeeze into the present accommodation the numbers of staff increasing year by year, and which have already overtaxed most of the present accommodation. By the time the new building is completed the position will have become intolerable and some relief measures will have to be taken. Other premises are difficult to find for leasing purposes, and it has been suggested that immediate steps should be taken to build premises on a site which would

present no delay, so that some accommodation would be available quickly to relieve the urgent pressure, and hasten the time when Commonwealth staffs could be moved out of the valuable rented premises now required for business purposes. During the inquiry two main proposals with this objective were specially considered.

Preliminary Section, Phillip Street.

36. Throughout the inquiry a good deal of interest was centred on the possibility of erecting, immediately, a section of the final building for the Elizabeth Street extension site, to make use of the portion of the area now available and provide some accommodation in spite of any delay which might occur in obtaining possession of the section involved in the re-alignment of Phillip Street and removal of trams and services to the new street. The possibility of delay, through litigation in connection with residential properties owned by the City Council, seemed likely to present obstacles to the early development of the whole site according to the original plan, and it was felt that the Department could prepare plans for a preliminary section which would fit in to the ultimate plan when the whole site could be actually used. The departmental architects raised serious objections to this suggestion as it was pointed out that, while it would be quite possible to prepare plans for such a purpose, it would be expensive to do so, and would involve fundamental difficulties permanently affecting the complete scheme, and any gain in early occupancy would have to be paid for by loss of efficiency.

37. Some members of the Committee still felt that it would be worth while to further investigate the matter in order to secure a building on the site at once, and the matter was fully discussed.

The Palladium Site.

38. The second suggestion considered was one made in the evidence of the departmental officials. The necessity for urgent action to secure premises at the earliest time had prompted the architects to consider the quickest way to develop the Phillip Street site, and all schemes prepared since 1947, until the present one, had been made on the assumption that the first stage would

have to be fitted in to the present area and subsequently developed to the new alignment. Successive plans were prepared on this basis during those years, but the number of factors against such a method, and the difficulties encountered, prompted them to seek for another alternative. It was therefore suggested to the Committee that a useful expedient to satisfy the present demand, and to help in carrying over until the new building is erected, would be to erect a modern building in place of the old Palladium building in Yurrong Street.

39. The Palladium is an old, Commonwealth owned building, at present housing a staff of about 250, ^{Commonwealth officials} and it would be possible to make provision on this site for approximately 1,100 more - a total of about 1,350 persons. It was represented that the use of this expedient would be the quickest and most satisfactory method of alleviating the present position, and of helping to make the overall position for accommodation reasonably secure at 1960. It would allow considerable re-arrangement of staff and vacation of rented premises, and would, in any case be a valuable asset in the future if final development of a Commonwealth centre in the city made it possible to relinquish it to private enterprise in that area.

40. The Committee studied all the factors involved, and, as some Members were strongly opposed to the Palladium site, the following extract of the Minutes of Proceedings shows the decision arrived at:-

"Mr. Bird moved - That a building be erected on the Palladium site as early as possible, in a first step to relieve the urgent accommodation position.

The motion was seconded by Senator O'Byrne.

Debate ensued.

Mr. Lawrence moved an Amendment - That the Department of Works be asked to make another attempt to devise an immediate unit on the Elizabeth Street extension site or the near vicinity.

The Amendment was seconded by Mr. Cramer.

Debate ensued.

The Committee divided on the Amendment -

Ayes. (2).	Noes. (6).
Mr. Lawrence.	Senator Henty
Mr. Cramer.	Senator O'Byrne
	Senator Maher.
	Mr. Bird.
	Mr. Bowden.
	Mr. O'Connor.

And so it passed in the negative.

The Committee divided on the Motion -

Ayes. (7).		Noes. (1).
Senator Henty.	Mr. Bowden.	Mr. Cramer.
Senator Maher,	Mr. Lawrence.	
Senator O'Byrne.	Mr. O'Connor	
Mr. Bird.		

And so it was resolved in the affirmative."

Building Programme.

41. With some measure of relief provided by the proposed use of the Palladium site, it should be possible to proceed, according to the circumstances, with a building programme aimed at establishing a Commonwealth centre for government officials. The foregoing details indicate that there is an urgent necessity for a building to house Commonwealth staffs in Sydney, and the Committee has in mind that only one building - the Customs House - has been erected by the Commonwealth to house its officials in Sydney.

A Commonwealth Centre.

42. The possibility of placing as large a proportion of the official staffs as possible in a Commonwealth Centre appeals to the Committee generally, and inquiries were made to ascertain if this ideal could be attained, or at least in a large measure realised. A great deal of the evidence from town planners and architects supports the complete Elizabeth Street extension site proposed for the immediate development of such a centre, though there was some opposition on town planning grounds expressed by two of the witnesses. The Committee, after studying the whole matter very carefully, considers that the site is most favourable for the purpose, and a building on the lines suggested should be erected to house the maximum number of staff possible in relation to the floor space index.

Floor Space Index.

43. The extent to which new buildings are required is dependent in some degree on the adoption of a floor space index for the site. The city planning for the area indicated a desire on the part of the City Council authorities to limit the office population of the city by fixing floor space index figures for

each city block, the appropriate one for the site of the proposed building being 3.3. This was considered too low for such a valuable site, and the department proposed to erect a building for which the figure would be approximately 4.8, providing accommodation for 3,624 persons calculated at 80 sq.ft. per person. Evidence taken from the City Council authorities indicates that this figure would be acceptable, and estimates of space have been made upon that basis.

Additional Space.

44. The staff survey shows that the use of this site would establish a major section of the Commonwealth staffs in that area, but it would not be sufficient to house those needing accommodation and provide for the future, even assuming that all accommodation in present Commonwealth owned buildings would be made available when rented premises were vacated. Under the most favourable circumstances the new buildings recommended might be expected to make provision for requirements up to about 1963. If provision is to be made for anticipated additions to staff and requirements for P.M.G's Department until about 1970, when the estimated staff will be 13,137, new buildings for 6,186 of them would be necessary.

45. In order to make reasonable provision it is therefore considered necessary to develop the idea of the Commonwealth Centre and to build additional accommodation to that proposed in this reference. The Committee made inquiries regarding properties likely to become available in the area, and in the direction of Circular Quay, as it is considered that future development should be in that direction. It believes that land in close proximity to the present site can be obtained, and the appropriate Departments should endeavour to negotiate purchase of a suitable property with a view to establishing the Commonwealth Centre in this area, or in the area between this site and Circular Quay. Although the City of Sydney is expanding rapidly, and the growth of population is expected to increase continually after 1970, it is not considered advisable to recommend specific projects now, based on estimates extending past that period. In terms of

town planning however, the time is comparatively short, and early action will be required to plan for further expansion, after that time, on a site towards Circular Quay or on one of the other sites indicated in the evidence.

Development of Site.

46. In the light of the Committee's decision not to recommend a preliminary stage for this site, consideration was then given to the development of the site, and it is recommended that plans for suitable buildings on the site, envisaging construction in 2 stages as proposed by the Department, should be prepared, so that building may proceed as soon as action by the City Council allows use of the new frontage to the Elizabeth Street extension. It is also recommended that these plans, and the plans to be prepared for the Palladium site, should be referred to this Committee as soon as they are advanced to the appropriate stage.

Time for completion of Work.

47. Evidence indicated that the scheduled programme for work in connection with the Elizabeth Street extension should be practicable, apart from any untoward delays in obtaining vacant possession of some residential properties. The programme provides for completion of new road construction by October, 1956. Work on the Commonwealth Offices site could commence in January, 1957, and might be expected to take say $3\frac{1}{2}$ years for the complete structure. The building on the Palladium site would take about $2\frac{1}{2}$ years to erect.

Estimated Costs.

48. The development of the site is at present only in diagrammatic form, so that estimates of costs must be accepted as reasonable indications of relative cost rather than a close estimate of the amounts for which the structures could be built. On this basis, and relying on the latest figures indicated by recent major contracts, a figure of 10/- per cubic foot has been accepted. At that rate the costs for the buildings are:- Elizabeth Street extension - complete scheme £3,050,000, and Palladium £1,040,000.

Other Sites.

49. In addition to the sites dealt with above a great deal of evidence was tendered concerning many other sites which had been considered in connection with this proposal, including a proposal for additions to Phillip House. Sites on Commonwealth owned property were concentrated upon, but the Committee was also made familiar with other possibilities connected with privately owned properties. Very large sites at Woolloomooloo and Victoria Barracks were inspected, amongst many others, as they offered possibilities for establishment of a Commonwealth Centre in a situation removed from the centre of the city, and for decentralisation of some major activities in the interests of efforts to alleviate traffic problems in the city. After consideration of all the factors, however, these sites were rejected for the present purposes.

Wembley Chambers.

50. The suggested development of the site provides for the erection of the buildings with a form of massing which does not attempt a curved facade on the proposed new building line. This will enable the existing Wembley Chambers, a substantial building at the corner of Phillip and Hunter Streets, to remain as a self-contained unit for the limit of its economic life, stated to be about 30 years. Opinions were expressed, in evidence, that such treatment would be in architectural harmony with the other buildings planned for this area, including the new QANTAS building on the opposite side of the street.

S E C T I O N I V .THE COMMITTEE'S DECISIONS.Summary of Conclusions.

51. The following is a summary of the recommendations made by the Committee after complete study of the proposals submitted:-

- (1.) There is an urgent necessity for a building to house Commonwealth officials, only one building - the Customs House - having been erected for Commonwealth office purposes in Sydney. (paragraph 41).

- (2.) The site is most favourable for Commonwealth offices, and a building on the lines suggested should be erected with all speed to house the maximum number of staff possible in relation to the floor space index. (paragraph 42).
- (3.) The staff survey shows that the proposed site is not large enough to provide accommodation for all the Commonwealth officials to be housed. (paragraph 44).
- (4.) For the remaining staff the Committee believes that additional land in close proximity to the proposed site can be obtained, and the appropriate Departments should endeavour to negotiate purchase of a suitable property, with a view to establishing a Commonwealth Centre in this area, or in the area between this site and Circular Quay. (paragraph 45).
- (5.) Development of the proposed site should proceed in 2 stages, along the lines suggested, as soon as action by the City Council allows use of the new frontage to Elizabeth Street extension. (paragraph 46).
- (6.) In order to alleviate the immediate demand for space it is recommended that a building should be erected on the site of the Commonwealth owned Palladium building. (paragraph 40).
- (7.) It is calculated that the foregoing provisions can cope with Commonwealth requirements until approximately 1970. Early action should be taken to plan for further expansion after that date with buildings on a site in the same area or towards Circular Quay, or on one of the other alternate sites indicated in the evidence. (paragraph 45).
- (8.) Plans for the actual buildings on the Phillip Street and Palladium sites should be referred to the Committee as soon as they are advanced to the appropriate stage. (paragraph 46).

- (9.) If there is any legal action which could be taken by the Commonwealth to assist the City Council in overcoming delays to the Elizabeth Street extension work, it should be initiated as soon as possible.
(paragraph 26).

DENHAM HENTY.

Vice-Chairman.

Office of the Parliamentary Standing Committee on Public Works,
Parliament House,
CANBERRA, A.C.T.

13th April, 1954.

For Senator Henty,

I bring up the Report of the
Parliamentary Standing Committee on Public Works,
relating to the following work:-

Proposed erection of Commonwealth
Offices at Phillip Street, Sydney,
New South Wales.

~~and I move that the Report be printed.~~

Henry - 12-4-54

COMMONWEALTH OF AUSTRALIA.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS.

R E P O R T

Relating to the Proposed

Erection of

COMMONWEALTH OFFICES

at

PHILLIP STREET,

SYDNEY, NEW SOUTH WALES.

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