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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

STUDIOS FOR THE AUSTRALIAN BROADCASTING COMMISSION

at

"ROSEHILL", PERTH, W. A.

C O M M O N W E A L T H O F A U S T R A L I A

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS.

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at

"ROSEHILL", ADELAIDE TERRACE, PERTH, WESTERN AUSTRALIA

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A. B. C. STUDIOS, PERTH.

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THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS.

AUSTRALIAN BROADCASTING COMMISSION STUDIOS, PERTH, W.A.

R E P O R T

The Parliamentary Standing Committee on Public Works, to which the House of Representatives referred for investigation and report the question of the erection of Studios for the Australian Broadcasting Commission at "Rosehill", Adelaide Terrace, Perth, Western Australia, has the honour to report as follows: -

S E C T I O N      I - INTRODUCTION.

Historical.

1. Towards the end of the last war the Australian Broadcasting Commission engaged the services of Mr. H. V. Taylor to prepare plans for new studios and offices on the site, known as "Rosehill", on the south side of Adelaide Terrace, Perth. The property takes its name from an old home, since demolished, which previously occupied the site.
2. A contract for the initial stages of the new building on this site was let in 1945, for the sum of £26,000, but, after £5,750 had been expended, work was suspended, at the wish of the then Prime Minister, and the contract subsequently cancelled. The foundations, and some of the concrete work were completed, and still exist on the site, but as it is not considered practicable to incorporate them in the present proposal, they will need to be demolished.
3. In the original scheme the "Rosehill" three-storied residential building on the site was to be adapted for temporary occupation as offices. The gross area in the new work was to be 18,120 square feet, and the scheme was designed to be integrated in the ultimate development of the site. Preliminary rough plans had already been prepared, for the complete use of the land in the future, and these were further developed in 1946-1947. The various units and studios comprising the proposal were to be situated in somewhat open planning, making use of the whole of the site, which has a high section facing Adelaide Terrace, with a sharp slope down to the lower frontage to Terrace Drive.
4. After the cancellation of the original studio proposal, efforts by the Commission to have the studio project placed on a works programme were unsuccessful, until its inclusion on the 1955-56 design list.
5. In 1942, a report issued by the Parliamentary Joint Committee on

Broadcasting recommended that the services of the Department of Works should be utilised for the design and construction of buildings required by the A.B.C., but this was apparently disregarded when Mr. Taylor was engaged to plan the original project. The recommendation was implemented in 1949, however, and the Department of Works assumed responsibility for the Commission's building programme.

6. The Australian Broadcasting Commission finalised its accommodation requirements in January, 1956, and a programme of accommodation was provided to the Department of Works as a basis for design of the buildings required. A new set of plans was developed, with a completely different design, and this proposal is now before the Committee.

S E C T I O N II. - THE PRESENT PROPOSAL.

The New Planning.

7. It is proposed, in the scheme under review, that the new building will occupy only the upper level of the site with a frontage to Adelaide Terrace, the lower level with frontage to Terrace Drive being reserved for future development for television purposes.

The Building.

8. The new building is to comprise two clearly defined elements -
- (a) The Administrative Wing, of ground and four upper floors; and
  - (b) The Production Block, of studios, control rooms with associated technical facilities, certain office accommodation directly concerned with studio production, and the Services Block.
9. The two components are to form an "L" shape on plan, and will enclose a rear court for off-street parking of 28 vehicles, as well as access to the loading dock. The building has a total cubic content of 1,169,300 cubic feet.

Estimated Cost.

10. The estimated cost of the proposal when submitted to the Committee, based on present day costs, including site preparation and engineering services, was £750,000. A period of three years is involved in complete planning and construction of the building.

S E C T I O N III. THE COMMITTEE'S  
INVESTIGATIONS.

General.

11. The Committee studied the plans and took evidence from officials concerned with the planning of the proposal in Melbourne. Evidence was taken in Sydney from witnesses connected with preparation of the technical and administrative aspects of the proposal, particularly those associated with the headquarters of the Australian Broadcasting Commission, situated there.

12. A visit was made to Perth, where the Committee inspected the present buildings and organisation of the A.B.C. in Western Australia, and evidence was taken from officials who are actively participating in the conduct of broadcasting and responsible for planning future development. Independent evidence was also sought in Perth from a number of witnesses in a position to supply the Committee with information regarding the various aspects of the proposal. The State Minister for Works, the Director of Education, the Town Clerk, and representatives of the Royal Australian Institute of Architects, Chamber of Commerce, Federation of Commercial Stations, the Western Australian Musicians' Union, and a number of other persons interested in the project, gave evidence to the Committee on points concerning their particular spheres of interest.

13. An inspection was made of the proposed site in Adelaide Terrace, and particular attention was given to the existing old foundations, and to the potentialities of the land for the long term use of the lower portion of the area. The Committee also took note of the adjoining properties, portions of which were mentioned in evidence for later consideration.

### Need for the Building.

Present conditions.- Of the many reasons advanced to justify the urgent necessity for a new A. B. C. building in Perth, probably the most impressive is the desire to alleviate the congestion and difficulties under which the staff is at present operating. The Committee's inspection alone demonstrated most convincingly that the whole organisation was labouring under extreme difficulties, which must certainly impair the efficiency of the work, and result in very great discomfort and problems for the staff.

15. All the evidence emphasized strongly the impression already gained from the inspections, and the Committee had to view very seriously the concentrated opinions, which were quite unanimous on this point. Space in the present buildings has been used to the utmost, with every kind of device to squeeze in every possible person, and as much of the essential equipment as can be manipulated. It is almost unbelievable to see the way several officials have to work in confined spaces under torrid conditions, often/<sup>in</sup>converted store rooms or passages, while the toilet and staff facilities are completely inadequate and most unhealthy.

16. It is a great tribute to the staff that they are able to carry on the organisation under anything approaching satisfactory standards under such deplorable conditions, and it reflects much credit on both management and staff that the work does continue with the infectious spirit of enthusiasm evident throughout the establishment. One independent expert said that he did not know how the A. B. C. managed to produce their shows, as he would not attempt to do it in those studios. Perhaps the view expressed by the State Minister for Works aptly sums up the feelings of all other witnesses. He is of opinion that it is a very poor commentary on government when men and women have to continue under such conditions for many years, knowing full well that they would not be tolerated in private industry. There is no doubt, therefore, that there is an urgent necessity for the new building, from the point of view of relief for the staff, and in the interests of efficient results.

17. City Council demands.- Under the new Town Hall Act, an agreement has been entered into between the Commonwealth Government and the City Council that, by 31st December, 1980, the area used for the A B. C. buildings would be

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vaoated, so that the Council could have the site which was vested in it for the new Town Hall. It was pointed out that the Council is waiting to proceed with the necessary arrangements for providing the new Town Hall and has in fact already been delayed, owing to the uncertainty about the date on which the A. B. C. would vacate the site. Although the City Council is most co-operative in the matter, and is doing everything possible to avoid adding to the already heavy burdens of the A. B. C., considerable inconvenience and delay will be continued, if the proposal for the new buildings is not proceeded with at once. This is another urgent reason in favour of the new proposal.

18. Materials and manpower.- The Committee was informed that basic materials such as bricks, timber, cement and asbestos cement products are in adequate supply, and this position is likely to pertain for the next two or three years. It was also pointed out that the building trade in Western Australia is suffering a minor recession at the present time. Labour, both skilled and unskilled, is readily available, and prices are more competitive than at any time since the war, while building contractors are keen and anxious to tender for all classes of work at the present time.. From this point of view it would be of considerable advantage to commence this project at the earliest possible moment. The urgent need for the building is therefore emphasized in these various ways, and the Committee recommends that the project be given a very high priority.

#### The Site.

19. The site has a frontage of almost 250ft. to Adelaide Terrace, between Bennett and Hill streets, and extends along a depth of 560ft. to Terrace drive. The area of the site is 3 acres 29 perches, and comprises an upper and a lower level with a steep bank at the centre, falling approximately 30 feet, the total fall being about 43 feet. It is intended to use the upper level for the proposed A. B. C. broadcasting section of the ultimate buildings, with access from Adelaide Terrace, reserving the lower level for extensions to the present plans when the future television buildings are required. The site was purchased in 1943, and is known as "Rosehill", taking its name from an old home, since demolished, which previously occupied the site.



20. Zoning.- The site is situated in an area which is at present preponderantly residential, although commercial development is spreading rapidly from St. George's Terrace eastwards toward the Commission's property. Land on both sides of Adelaide Terrace has been zoned for office purposes, and it was stated that no objection was likely to be raised to this type of building being erected in the area. The position regarding the portion of the site facing Terrace Drive was not so clear, and the Committee sought evidence in connection with it. The Committee was informed that, although there is no actual statute in respect of the matter at the present time, the area fronting Terrace Drive is to be zoned for high density residential purposes. However, the scheme provides that non-conforming uses shall be recognised, and it is considered that the purposes of the A. B. C. development will lie well within the categories included in this zone. The Committee is therefore satisfied that the site is a particularly good one, and eminently suitable for this project.

21. Clearing the Site.- On the upper portion of the site a considerable amount of concrete work remains from the foundations commenced in accordance with the original plans for the building. These foundations cannot be used satisfactorily in the project as it is now planned, and it is proposed to remove them when the site is being cleared. The Committee was somewhat concerned that such a considerable amount of solid construction should have to be demolished, and particular attention was paid to this during the Committee's inspection of the site, while, in addition, evidence was taken regarding the possible incorporation of the base work in the present proposal. After study of the matter the Committee is satisfied that it will not necessarily be in the interests of economy to retain the foundations at the expense of completely satisfactory planning of the new design, and it is recommended that the departmental suggestion to demolish the old construction should be agreed to.

22 It was also pointed out that the lower portion of the site is low lying, and in need of a certain amount of filling, before it can be properly drained and used for the future building. This work could be done in conjunction with the clearing of the upper portion, and the spoil to be discarded could be used for the filling.

23. Adjoining land.- When considering the long term use of the whole site, including the possible use of the lower section for television purposes, it was seen that there will be a necessity to plan the buildings to achieve maximum use of the space available. There seems a possibility also, that the site might eventually restrict complete planning for the future. At this stage, therefore, the Committee considered the desirability of looking for sufficient ground to satisfy all likely developments. Information was obtained that portion of the land adjoining the "Rosehill" site was vacant, and the centre section might not be of particular use to the owners. As the present "Rosehill" site is only just sufficient for the envisaged requirements, the Committee recommends that efforts should be made to obtain a portion of the adjoining property before development of it makes it too expensive or unprocurable.

#### The Building.

24. Complete structure.- The complete structure envisaged in this proposal for broadcasting purposes will occupy the upper level of the site, with a frontage to Adelaide Terrace, and will comprise two clearly defined elements:-

- (a) The Administrative wing, composed of ground and four upper floors; and
- (b) the production block, comprising studios, control rooms with associated technical facilities, and office accommodation directly concerned with studio production, together with service block at the rear.

The two components form an 'L' shape on plan, enclosing a rear courtyard which provides off-street parking for 28 vehicles and access to the loading dock.

25. The Administrative Wing.- The Administrative wing will house executive and office staff associated with sound broadcasting on the ground, first, second and third floors, while the fourth floor will be available for expansion and for future television personnel.

An entrance foyer is located at the eastern end and provides direct access from Adelaide Terrace to the lift and stair lobby, as well as to the studio component.

26. The Production Block.- The ground floor level of this block contains 9 studios, each designed to have an individual characteristic to suit the type of programme activity conducted in it. Control and technical facilities, and such associated office accommodation as is necessary in the day to day production of the programmes are also included on this level. The construction of the individual studios will be designed to resist the intrusion of air borne sound, both from outside the building and from adjoining rooms, as well as structure borne or impact sounds resulting from normal activities within the building.

27. Accommodation on the lower ground floor level is possible without difficulty by making use of the slope of the site, and rehearsal rooms, stores, and canteen are provided for in this area.

28. First floor office space is made available in this block on the north and east sides of the upper part of the large music studio, and additional space is therefore available for officers directly associated with programme production. These offices also provide an acoustic barrier between the studio and external air borne sounds.

29. The Service Block.- The southern end of the Production Block forms the Service Block, where provision, on two levels, is made for the mechanical and electrical services, including emergency generators, switch rooms, compressors, condensers, etc., and space has been allowed for future expansion of this section.

Accommodation.

30. The accommodation planned was shown as follows:-

Office Block.-			
Lower Ground Floor -			
Garage and workshops	1,480	sq.ft.	
Ground floor - offices	2,440	" "	
1st floor "	2,830	" "	
2nd to 4th floor "	<u>9,606</u>	" "	16,336 sq.ft.
Production Block.-			
Ground floor	25,505	sq.ft.	
1st floor	<u>2,950</u>	" "	28,455 " "
Boiler room and air handling plant			5,105 " "
Service Block.-			
Ground floor -	3,800	sq.ft.	
1st floor -	<u>3,850</u>	" "	7,650 " "

31. The Committee closely investigated the use to be made of the space planned, recognising that a large portion of the building will be allocated to activities of a character requiring special provisions.

The Administrative Wing contains the main office section of the organisation where space usage will be similar to normal office buildings, subject only to variation according to the demands of specialisation in certain sections more directly connected with broadcasting operations.

32. The number of people on the staff of the A. B. C. will be 150, but in addition there will be 40 technicians of the Postmaster General's Department and approximately 50 artists, some of whom would not be in the building all the time.

33. The Schedule of space requirements upon which the planning was based was studied by the Committee, and it was explained in evidence that planning by the Department of Works was carried out in close liaison with the A.B.C. with strict regard to the schedule provided by the Commission as a basis for planning. Consideration of the functions performed by many of the personnel who will use the offices left the impression that close and detailed attention had been paid by the A. B. C. to the co-ordination of the staff activities, and the planning had kept constantly in mind the necessity for efficient placing of each officer in relation to others who would have to work on similar projects. It was pointed out subsequently that this results in an unusual number of small offices, where it is not possible to make maximum use of scientific furniture planning, which is practised with striking efficiency and economy in modern office buildings.

34. It appears likely that, if the expert knowledge of broadcasting requirements and staff co-ordination of the A. B. C. officials had been combined with the modern planning techniques, well known to the Department of Works, to produce the basic schedule for the building, in the first place, instead of accepting the A. B. C. schedule, it would have been possible to evolve details with at least equal efficiency, and possibly with considerable economy.

35. Considerable evidence was taken on this matter, and the final summary of the points, made by the Department of Works, shows that, after deduction of various areas not to be regarded as office space, the total area for

administrative purposes in the building is 14,102 sq.ft., providing, at a basic rate of 85 sq.ft per person, for a staff of 166. The number of staff to use the whole building is 240, some of whom are accommodated for only portion of the time. With regard to the Administration Section, an average of 85sq.ft. per person is recognised as an economical basic rate for office space usage, and the Committee is satisfied that use of the building on that basis would be satisfactory and desirable.

36. When the detailed drawings are being prepared it is recommended that the broadcasting and the planning experts should collaborate to give further attention to this matter, so that the final result will actually achieve the estimated usage as planned.

37. Television requirements.- Efforts were made by the Committee to obtain some authentic indications regarding the possible advent of television to Western Australia, and the likely effect it would have on the proposed building from the point of view of future use of the present site, so that all known requirements would be considered.

38. Opinions were expressed by various experts, but there is no reliable information about the date of introduction of television to Western Australia at the present time. It is considered by the A.B.C. that expansion of sound broadcasting staff will result in the broadcasting floors of the office block being fairly fully occupied early in the life of the building. If there is to be a protracted delay before the start of television, the broadcasting activities will undoubtedly continue to expand, and may ultimately require portion of the fourth floor. However, when television starts there will be an immediate tendency for sound broadcasting to stabilize, and thereafter expand only very slowly.

39. There are tentative plans for an initial television staff of 70, about 35 of whom would be located in the Administrative block. One floor of the Administrative Wing has been included in the plans now to provide for expansion of broadcasting activities, and for some of the television requirements at a later date. It is believed, by some of the authorities that the present plans will be sufficient to meet all requirements for broadcasting and television for a number of years, but it is also considered most advisable to make provision for future floors to be added to the Administrative Wing. The lower portion of the site will be available for

television studios and technical requirements, when the time comes for those buildings to be erected, but administrative staff will have to be accommodated near the broadcasting administration section. The Committee therefore agrees that it is necessary to provide the fourth floor in the present plans, and it is also advisable to provide now for foundations to permit the addition of up to three more stories at a future date.

#### Construction.

40. Test bores have indicated that no difficulty is to be anticipated in regard to the foundations. It is proposed that the main frame of the building will be reinforced concrete columns and floor slabs. Slabs in the Administrative Wing will be of a thickness which will render the provision of internal beams unnecessary, thus permitting complete flexibility in the placing of standard partition units. Some steel work will be necessary in the larger studios. The planning provides for various kinds of external wall treatment, including non-ferrous metal, precast concrete panels, selected face brick, and a mosaic tile mural near the entrance.

41. Civil Defence.- The original proposal contained no provision for civil defence, and the Committee sought an explanation for the omission, as important measures had been included in proposals dealt with by the Committee for several years past.

42. The Department of Works has made inquiries here and overseas on this matter, and there seems to be an important change of policy taking shape, though it was stated to be difficult to find a definite lead on the subject. The policy now seems to be decentralisation and provision of separate shelters, rather than introducing features into building construction itself. It is pointed out that the main reason is the change in power and destructive capacity of weapons, which have increased beyond the ability of the building industry to cope with them.

#### Engineering Services.

43. Air conditioning.- The plans provide for air conditioning to the Production Block only, with an exhaust ventilation system to all toilets and shower rooms. The recommendation to omit air conditioning to the

Administrative Wing was a surprise to the Committee, who had dealt with a number of major office building proposals in recent years for sites in Sydney and Brisbane, where air conditioning was advocated on the grounds of both comfort, economy and efficiency. Evidence from various witnesses advocated air conditioning as essential in the Perth climate, while some considered that it was not necessary. Inquiries were therefore made, and the Chief Mechanical Engineer was asked to make a study of the question in order to supply more detailed information. It was subsequently explained to the Committee, in evidence, that with so many factors influencing the condition inside a building, it is essential to weigh them all for each individual building, before any reliable information can be obtained as to the real benefit in efficiency and economy, which would result from the installation of air-conditioning.

44. Very comprehensive information, including all the factors necessary in the calculations, was brought before the Committee in most interesting and lucid form. Controlled experiments have yielded evidence that, with certain combinations of climatic factors, nobody feels comfortable, and this level has been established at what is called the "effective" temperature of 79 degrees. With complete knowledge of the structure of the building, location, orientation, insulation, etc., it is possible to compute that, for this particular building, the "effective" temperature will be reached internally on 45 days in the year.

45. Calculations were made on the assumption of the number of days each year when it is possible to observe a drop in officer efficiency which would not occur in an air conditioned building. In order to be noticeable the drop in efficiency must be between 10% and 20% or more, and in this case it was found that, with a drop of 17% efficiency, the amount which could be saved on the average official's salary would balance the expenditure on the operating costs, such as electricity, fuel-oil, refrigerant, replacements, attendant's wages etc. As the result (17%) is not outside the theoretical limits of 10% to 20% assumed, it cannot be stated definitely in this case by the technical experts, whether it would be actually profitable or unprofitable to include air conditioning.

The question must therefore be decided by the Committee by weighing all the other considerations.

46. Personal comfort of the staff, exclusion of dust, with consequent value in preservation of books and equipment, as well as other factors, in which the practical results are less definable than officer efficiency, were taken into account. Consideration of all these factors involved lead the Committee to recommend unanimously that air conditioning of the Administrative Wing is fully justified, and should be included in the proposal, at an estimated cost approximating £45,000.

47. Other services.- The original provision made in the proposal for all the normal mechanical and electrical installations included one lift, but later consideration prompted the planning of a second lift well to ensure adequate facilities for the complete building.

48. Fire protection required special consideration in planning the building, owing to the possibility of damage to valuable equipment which would result in the event of water sprinklers being operated. Hand appliances will therefore be installed in appropriate locations.

Estimate of Cost.

49. Details of the estimated cost of the project are as follows:-

	£	£
Site works -		
Demolition of existing structures		2,500
Site preparation		2,500
Building work		513,600
Engineering services -		
Air conditioning	74,500	
Mechanical ventilation	900	
Space heating and hot water	14,300	
Canteen equipment etc.	1,600	
Emergency generating plant	5,500	
Fire protection	<u>11,200</u>	106,000
Electrical services -		
Lift installation	12,400	
Light and power	<u>45,000</u>	57,400
Hydraulic & sewerage services		28,000
Internal roads and retaining walls		25,000
Contingency		<u>15,000</u>
		<u>760,000</u>

Add approximate cost of Committee recommendation to include air conditioning for the Administrative Wing. 45,000

	Total	<u>795,000</u>
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#### Time for Completion.

50 The Committee was informed that documents for inviting tenders could be prepared within ten months, and a further three months would be required to call tenders and commence the work. Construction of the building would take approximately two years, so that a total of three years is involved before the building would be ready for occupation.

51. In view of the unemployment existing in Western Australia, and the favourable conditions for securing contracts and building materials, as well as the urgent necessity for the A.B.C. building, the Committee is concerned that a considerable time must elapse before any work can be done on this project. Information was sought, therefore, on the possibility of adopting some methods which might speed up the normal processes in the Department in this case.

52. Evidence from the departmental architects confirmed that, without special priority in the Treasury programme, it would not be likely that the times quoted could be reduced. It was affirmed, however, that, given the priority to produce the plans early, the department could match the work of any private company.

53. In view of the particular urgency of this work, the Committee therefore recommends that this project be given the necessary priority in the Treasury programme to allow plans to be completed, and the work commenced at the earliest possible moment.

54. Unemployment relief.- It was stated that a certain amount of work could be commenced immediately in connection with clearing the site, if Treasury approval could be obtained for the required money. The Committee is most anxious that everything possible should be done to assist in providing work for the unemployed, during the temporary recession existing at present in Western Australia, and it is therefore recommended that special approval be given for the expenditure of sufficient money to carry out the preliminary site work without delay.

#### Planning.

55. Mr. Taylor's plan.- The fact that a complete project had been planned by a private architect engaged for the work, and that foundations in accordance with those plans had actually been completed, prompted the

Committee to investigate the reason why fresh plans should have been prepared at a later date by the Department. Evidence was sought from Mr. Taylor, himself, as well as from departmental witnesses concerned with the planning.

56. Although Mr. Taylor explained the plans he had drawn up, and submitted some constructive criticism on the present plans, the general tenor of his evidence was to the effect that the advent of television might justify the scrapping of the old scheme. Mr. Taylor regards very highly the architectural concept of the design now submitted by the Department of Works, and the principal difference in the two designs is the substitution of a nest of studios on the upper level in the new plans, for the more open planning, using both levels in Mr. Taylor's plans.

57. The original plans were submitted in 1943, and approval was given to proceed with a section of the work at a total cost of £25,958. The contract was determined in 1945, however, and the builders were paid £5,238 for the work.

58. When it became clear that the new television studios would be required on this site, it was realised that the area would be only just sufficient for the dual purposes of broadcasting and television. It became essential, therefore, to modify the plans and to concentrate the broadcasting building on the upper level of the site.

59. The present plan.- Independent witnesses were unanimous in commending the general planning of the present project, and the aesthetic effect shown on the model and in the plans appears to be attractive and pleasing, with a modern touch of practical utility. Special measures have been adopted to screen the main facade from direct sun penetration, which causes uncomfortable conditions in the Summer period. On the north and east facades horizontal hoods will project approximately four feet, while on the south facade vertical fins will project approximately 20 inches at 30 inch centres. These measures will result in complete shade for the windows in the hottest part of the year, and will be an important factor in reducing the cost of air-conditioning.

60. The general planning of the interior gives practical expression to the technical and other requirements of the A.B.C., and should prove highly satisfactory to all who have to use the building. The Committee agrees that the plans, generally, as submitted, are adequate for their purpose, and should result in a building which will be an interesting and useful acquisition to the city of Perth.

### Amenities.

61. The Committee had no difficulty whatever in realising that the amenities desirable for the staff and artists using the A.B.C. buildings are at present woefully inadequate, and almost non-existent. Evidence by the various witnesses, particularly those directly concerned with active work in the buildings, emphasized strongly the necessity for improved facilities. Study of the plans shows that this aspect of the proposal has been well planned, and the witnesses were generally quite satisfied that their needs would be met in the new building.

62. Cafeteria.- A canteen service will cater initially for light refreshments only, and equipment for this type of service will be provided. The Committee's study of the plans showed that space had been set aside on the lower ground floor for canteen and kitchen, and the evidence indicated that there was to be a dining room to cater for 250 people. Inquiries revealed that this was considerably in excess of the broadcasting staff anticipated. However, it was explained that television staff would add considerably to the number, and in addition the unusual hours worked by artists and others would make it necessary to provide adequate amenities.

63. It was subsequently explained that an initial capacity of 80 seats is intended, and only a light meal service will be available. Expansion for future demands will be possible as it becomes necessary. The Committee agrees that the cafeteria service of light meals should be provided as planned.

### S E C T I O N IV. THE COMMITTEE'S CONCLUSIONS.

#### Summary of Recommendations.

64. The following is a list of the Committee's conclusions, in summary form only, arrived at after study of the proposal, evidence and the problems involved. The full recommendations are contained in the paragraphs of the Report referred to at the close of each of the following summarised recommendations:-

1. There is an urgent necessity for the building -

To relieve the present intolerable conditions (Paragraph 16):

To comply with the agreement under the Town Hall Act  
(Paragraph 17): and

To take advantage of the present favourable conditions  
for building (Paragraph 18).

- (2) The site is eminently suitable for the purpose (Paragraph 19).
- (3) The old foundations should be demolished as suggested  
(Paragraph 21).
- (4) Efforts should be made to obtain portion of the adjoining  
site for future expansion (Paragraph 23).
- (5) Office accommodation allocated on the basis of 85 sq.ft.  
per person, suggested in the evidence, is economical  
and desirable (Paragraph 35).
- (6) Further co-ordination of the experts should be effected in  
order to ensure that the allocation of space will actually  
achieve the results estimated in the planning (Paragraph 36).
- (7) It is advisable to provide the fourth floor for television  
purposes now, and also to allow for foundations to permit  
the addition of up to three more stories at a future  
date (Paragraph 38).
- (8) Air conditioning for the Administrative Wing is fully justified,  
and should be included at a cost approximating £45,000.  
(Paragraph 46).
- (9) The plans are well prepared, and should provide a useful and  
interesting architectural feature for the City of Perth.  
(Paragraph 60).
- (10) The cafeteria for light meals only should be provided as  
planned. (Paragraph 63).
- (11) Owing to the urgent nature of the proposal, special priority  
should be given to allow plans to be completed and work  
commenced at the earliest possible moment. (Paragraph 53).