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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

Parliamentary Standing Committee on Public Works

REPORT

relating to the proposed erection of a

MIGRANT HOSTEL

at

Randwick, New South Wales

Presented pursuant to Statute; ordered to be printed, 22nd March 1966

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EXTRACT FROM THE VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES, No. 119
DATED 27TH OCTOBER 1965

8. PUBLIC WORKS COMMITTEE—REFERENCE OF WORK—MIGRANT HOSTEL, RANDWICK, NEW SOUTH WALES.—
Mr. Freeth (Minister representing the Minister for Works) moved, pursuant to notice, That, in accordance with the provisions of the *Public Works Committee Act 1913–1960*, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for investigation and report:—Erection of a migrant hostel at Randwick, New South Wales.
Mr. Freeth presented plans in connexion with the proposed work.
Question—put and passed

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

MIGRANT HOSTEL AT RANDWICK, N.S.W.

REPORT

By resolution on 27th October 1965 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report, the proposal to erect a migrant hostel at Randwick, New South Wales.

The Committee have the honour to report as follows:

THE COMMITTEE'S INVESTIGATION

1. The Committee received submissions and drawings from the Departments of Labour and National Service, and Works and took evidence in Canberra and Sydney from representatives of these Departments, the Department of Immigration, Commonwealth Hostels Ltd., the Randwick Municipal Council and from the Mayor of Orange, New South Wales. A written statement supporting the proposal was received from the Good Neighbour Council of New South Wales. We inspected the site of the proposed work and the existing migrant hostels at Bunnerong, Matraville and Villawood.

MIGRANT HOSTELS

2. *History.* When the Australian Government decided in 1947 to assist in the placing of Europe's displaced persons, provision had to be made to accommodate a large proportion of them in hostels. Because available supplies of building materials were required for other purposes and accommodation had to be provided quickly, arrangements were made wherever practicable, to convert existing establishments such as former service camps and wool stores, into hostels. Substitute materials had to be used in some conversion and construction work.

3. At a later stage Nissen and Quonsett huts obtained from overseas were used, the chief consideration always being to minimise the use of new building material and to provide hostels in time to accommodate the flood of migrants. As building materials and labour became more freely available, substitute materials used in the early hostels were replaced by more durable and serviceable materials. The process of improvement has continued to the present time.

4. Until 1950, hostel accommodation was used only for migrant workers from continental Europe, their dependants being accommodated in centres controlled by the Department of Immigration. When the Commonwealth-Nominated British Migrant Scheme was launched in 1950, provision was made to accommodate families together and the Government approved a programme for building special hostels for British families. However, about the same time the National Service Training Scheme was introduced and available resources were diverted to the preparation of camps for trainees.

5. As British migrants were pressing to come to Australia and there was a demand that arrangements should be made to help them, it was decided that existing hostels should be used until accommodation of a higher standard could be completed rather than delay departures from Britain. A programme was then put in hand to improve facilities in existing hostels. However, this received a setback when in 1951 the Government decided, as part of a total economic programme, to curtail works expenditure. This seriously retarded hostel improvement programmes in 1951 and 1952 and there then followed a reduction in the migrant intake for economic reasons.

6. This reduction led to a decision to close hostels where occupancy had fallen to uneconomic levels, where employment prospects for migrants had diminished or where hostel buildings or sites were required for other purposes. The result was that 28 hostels were closed.

7. For some years now, 29 migrant hostels have been operating with a total capacity of about 25,000 persons. Thirteen of these are in New South Wales, 9 in Victoria, 3 in South Australia, 2 in Queensland and 1 each in Western Australia and the Australian Capital Territory.

8. *Management.* Migrant hostels were originally operated by the Department of Labour and National Service. From January 1952, responsibility for their operation was transferred to Commonwealth Hostels Ltd., a company established by the Commonwealth for this purpose and registered in Victoria under the Victorian Companies' Act. Responsibility for matters of policy, including standards of accommodation, admissions to hostels and tariff charges, remain with the Minister for Labour and National Service. The Department of Immigration provides, through its votes, the finance to acquire sites and to erect and maintain hostels. To enable concessional tariffs to operate in respect of those living in hostels, the hostels are subsidised by means of funds provided to the Department of Immigration.

9. *Current Policy.* Under existing policy, migrant hostels are concerned with Commonwealth-Nominated migrants, including Special Commonwealth Groups, largely British at present, arriving under assisted passage arrangements. These migrants are selected on an occupational basis. The Departments of Labour and National Service, and Immigration, jointly determine the composition of this portion of the migrant intake, having regard to the state of the economy, the labour to which priority needs to be given, the absorptive capacity of the labour market and the availability of transitory accommodation.

10. About one-third of the assisted passage intake has an entitlement to transitory accommodation from the Commonwealth. In 1964-65 this was about 20 per cent of the total migrant intake. The remainder went to accommodation arranged by their sponsors, friends or relatives. The form of transitory accommodation offered by the Commonwealth is known to migrants before they arrive in Australia. A migrant is also aware that permanent family accommodation is not being offered but that nevertheless on arrival he is free from immediate concern about shelter and food for his family. He knows that he will have time to orientate himself, to make decisions about his future, his family accommodation requirements and his financial position.

11. In relation to those migrants entitled to transitory accommodation, the hostel system aims to:

- (a) compare with initial accommodation that might be chosen by other migrants but not to disturb the pattern of intake under sponsorship arrangements or of migration on individual initiative or to intrude into the State housing responsibilities;
- (b) have regard to the relatively large numbers involved and to non-discriminatory treatment as between migrants;
- (c) be consistent with the objective of encouraging integration of newly arrived migrants into the community as their circumstances, desires and resources permit;

(d) permit the most intensive use of the capital invested in the accommodation by encouraging families to move out into the community. Maximum flexibility is sought in the use of the transitory accommodation. It has to be adaptable to the varying lengths of time for which different families require it and it needs to be adaptable to the varying sizes of families;

(e) provide opportunities for persons of a wide range of financial strengths to develop their financial ability to make a move;

(f) allow for the vagaries of the economic climate. Although the post-war period has been characterised by a high level of employment, there have been short periods when changes in the labour market have made it difficult for people to be fitted into employment immediately on arrival.

12. The form of transitory accommodation provided by the Commonwealth to meet this wide range of objectives is that of board and lodging with communal use of facilities. The tariff structure permits the application of concessional tariffs to meet the wide range of family circumstances and in particular to meet the needs of large families in lower income groups. This concept of board and lodging makes no pretence of being a substitute for permanent family accommodation, either in its domestic provisions or its concessional tariffs, but every effort is made to make people comfortable.

13. The objective of the proposal considered by the Committee is to continue unaltered the policy on transitory accommodation but it seeks to provide an improved standard of accommodation. It also accords with the view that whatever is the availability of permanent housing in the community, transitory accommodation of this type will be required so long as the migration programme continues.

14. *The Continuing Need for Hostels.* There is a direct relationship between the migration programme and Australia's requirements for manpower for purposes of both national growth and defence. As the increase of Australia's population through migration is an established long term policy, the general trend has been to increase the annual intake of assisted migrants, especially British migrants, and to give priority to skilled workers.

15. The target of 70,000 British assisted migrants for 1964-65 was achieved. Of these, about 25,000 were admitted to hostels. The programme for the present financial year is 145,000 including, again, 70,000 assisted migrants from Britain. It is apparent that the proportion of those requiring hostel accommodation will be at least to the level of the previous year. In addition to British migrants, non-British assisted migrants are also eligible for accommodation in hostels. For the present financial year some 5,000 of these are expected to use hostel accommodation. There is no suggestion that a programme of at least the present dimensions will not be maintained for some time to come.

16. It is difficult to foresee the rate of home construction in the future providing dwellings for migrants on arrival. It is equally unlikely that migrants will receive priority for housing over other members of the community. It is clear, nevertheless, that the rate at which housing becomes available has an effect on the volume of transitory hostel accommodation required. The rate at which migrants in hostels can acquire alternative accommodation governs the rate at which they move through hostels and this in turn affects the availability of transitory accommodation. If the migrant intake should increase beyond the present level without a marked increase in the rate of home construction, the long term requirement for hostel accommodation could become greater than at present.

HOSTELS IN THE SYDNEY AREA

17. Migrant hostels operated in the Sydney metropolitan area by Commonwealth Hostels Ltd., and their respective capacities, are:

Bradfield Park	..	1,050
Broughton	..	250
Bunnerong	..	1,200
Cabramatta	..	1,190
Dundas	..	410
East Hills	..	1,200
Heathcote Road	..	800
Matraville	..	500
Villawood	..	2,520

18. These hostels are operating almost to capacity and the Committee were told that this situation will continue as long as the migration programme stays at its present level. If the level rises, the hostels will be strained to cope with accommodation demands.

19. Hostels need to be dispersed so that the workers they accommodate can enter a wide range of industries over a wide geographic area. Bunnerong and Matraville serve the highly industrialised areas generally south of the Sydney city area. There are also commitments for Bunnerong to provide transitory accommodation for migrant tradesmen recruited by Qantas Empire Airways Limited and by the Department of the Navy for the shipyards of Garden Island and Cockatoo Docks. Without Bunnerong hostel the flow of migrant workers to industries in these areas would be reduced and industries vital to defence and the growth of the economy would be adversely affected. The proposed Randwick hostel is planned to make good the unavoidable loss of Bunnerong in June 1967 and its location will ensure that the surrounding industrial areas will continue to be serviced.

20. *Conditions and Amenities.* Strong efforts are made to improve the appearance of hostels by programmes of landscaping and the provision of outdoor amenities. Where practicable, child minding centres are provided so that working mothers can leave their children in the care of trained attendants. Recreation halls, playing fields and kiosks are maintained for the benefit of residents, and social committees operate to arrange dances, concerts and other functions. Trained youth leaders at larger hostels organise recreation for the younger people.

21. Internally, the living quarters in hostels are furnished with divan type beds for parents and double decker beds for children, with the effect of creating more living space for families.

22. Generally speaking, ablution and laundry arrangements in hostels are external to and separate from the accommodation quarters. Bathrooms, showers, toilets and laundries are in separate communal blocks. Despite the efforts made to improve the hostel conditions and to make hostel surroundings as attractive as possible, hostels still retain, in varying degrees, the institutional character of accommodation provided to meet the emergency of the immediate post-war period.

23. *Bunnerong Hostel.* Bunnerong hostel is located in the Municipality of Randwick and occupies part of Heffron Park. The buildings now used as a hostel were originally erected by the Commonwealth during World War II as wool stores. The land, which is owned by the State of New South Wales, is vested in the Randwick Municipal Council and is held by the Commonwealth under a permissive occupancy arrangement which expires on 30th June 1967. The New South Wales State Government and the Randwick Municipal Council have both pressed the Commonwealth to vacate the land by that date so that it can be used for urgently required urban development purposes.

24. The facilities at Bunnerong provide only a minimum standard of accommodation and amenities. Although £235,000 has been spent on maintenance and improvements in the past 13 years, and the staff have made every effort to improve standards, the fact remains that the buildings were originally built as stores and subsequently converted to meet a post-war emergency. Bunnerong hostel must create a poor impression on newly arrived migrants.

25. *Committee's Conclusions.* It was established to the Committee's satisfaction that there is a need to maintain the migrant hostel capacity of the Sydney area at about the present level. The Committee believe that there is no reason to support a continued occupation of Bunnerong hostel and that the Commonwealth should vacate the Heffron Park site as soon as replacement accommodation can be completed. Furthermore, we consider the need has been established for the proposed migrant hostel at Randwick.

THE PRESENT PROPOSAL

26. The proposal before the Committee is for the construction of a hostel on Commonwealth owned land at Randwick to replace Bunnerong hostel. The proposed hostel is planned for family units of four or more, at full capacity to accommodate 1,000 persons including migrants, dependents and staff. The living accommodation is planned to provide the greatest flexibility in the use of available space and simultaneously to enable families to live in as normal a family setting as is practicable within the hostel system. Meals will be provided in a large centralised dining hall. The hostel population is regarded as a community requiring appropriate amenities. It is planned, however, so that there will be no closed situation and residents will be required to use the outside shopping facilities, schools and other community facilities.

27. The Committee were told that based on the experience of Commonwealth Hostels Ltd. in this field, a hostel of about 1,000 beds capacity operates more economically than a smaller unit. Substantially larger hostels are not favoured because they are not conducive to the maintenance of personal relations between management and residents.

28. Subject to the qualifications which follow, the Committee recommend the construction of the works in this reference.

29. *The Site.* The site for the proposed hostel comprises approximately 31 acres of a total of over 350 acres of a Commonwealth property in the Municipality of Randwick. It is on sloping land adjoining Naval storehouses on the west, New South Wales Housing Commission development on the north and is one block west of Moverly Road on the eastern boundary. Access is from the south-west via Henning Avenue and by a link road to Moverly Road on the east. Shopping centres, schools, a beach, churches and public transport are within half a mile of the site.

30. The area has a fall of approximately 90 feet from the north-east to south-west, thence sloping gently to the southern boundary which adjoins a recreation reserve. The surface of the site is mainly sand overlaying sandstone with a shallow intermediate layer of weakly cemented sand. Considerable formation will be required but sub-surface investigations have not revealed any unusual foundation problems.

31. The Department of the Navy has plans to landscape the area adjoining the western boundary of the hostel site to provide recreation facilities. The landscaping of the hostel area will extend the general beautification.

BUILDING PROPOSALS

32. *Design Aims.* The design brief required the Department of Works to plan a hostel to provide bedroom accommodation for migrants in family units with com-

munal toilets, and ablution, dining and recreation facilities. Design was required to preserve privacy and recognise the emphasis on family living. There was also the requirement that the buildings should avoid having an institutional appearance.

33. To overcome disabilities in other hostel accommodation, the Department was to specifically:

- (a) provide covered walkways between accommodation blocks and dining room;
- (b) limit the walking distance from bedrooms to the dining room to 600 feet;
- (c) limit the walking distance between bedrooms and toilet blocks to 100 feet; and
- (d) limit the building height to two storeys.

34. *Office and Amenities Building.* The focal point of the hostel is this building which is a small community centre comprising the dining hall, a kitchen and associated areas and facilities, recreation facilities, library, kiosk, post office, bank, a child minding centre, youth centre, boiler house, electricity substation, maintenance and stores area, as well as the office and reception areas.

35. Seating in the dining hall will be provided for 600 people at the one time. A hall of two wings is planned to avoid the disadvantages of excessively large dining halls and to reduce the distance between service counters and tables. One wing only need be used for midday meals on week days.

36. The dining hall will be heated and cooled as required and acoustically treated to minimise noise. The cafeteria service counter will have three service points each with facilities for hot and cold meals.

37. The kitchen facilities will be capable of providing a complete meal service for 1,000 persons. Expansion space will be provided so that a second hostel can be served from the same kitchen complex should it ever be decided to use the vacant portion of the site for additional accommodation blocks. The kitchen layout and equipment requirements have been determined by Commonwealth Hostels Ltd. and the Department of Labour and National Service, in the light of their extensive experience in this field.

38. The range of recreational opportunities available within a reasonable distance of the hostel cannot satisfy all the needs of a large hostel population without restricting their use by the community at large. It is therefore planned to provide in the amenities building a recreation hall, projection room, library and lounge room with supper and tea-making facilities.

39. The amenities building will include linen storage and handling facilities and storage and issuing points for kitchen and other equipment. On the main concourse an area will be set aside for the establishment of banking facilities, a post office and a kiosk for the sale of essential day-to-day requirements. Public telephones will also be located in this area together with a health centre where visiting doctors or infant and maternal welfare sisters can consult residents. A first aid room is also planned.

40. The child minding centre to care during the day for the pre-school children of those mothers who go to work, will be located in the amenities building. A centre to accommodate 120 children is required to meet the needs of a hostel of this size with some reserve capacity to cover the needs of a possible extension. The spaces proposed for indoor and outdoor activities and facilities and services, comply to the standards of the New South Wales Department of Child Welfare or the Australian Pre-School Association.

41. A youth centre with a floor area of 2,000 square feet is also to be located in this building. The centre is to be used for indoor activities of all age groups. The aim is to encourage hostel children to take part in physical and cultural activities in their leisure hours, including gymnasium and craft activities, ball games and dancing.

42. The reception area includes a covered portico for persons arriving and departing by car, an induction area where new arrivals can assemble comfortably to be welcomed and briefed by the manager. Also included are cubicles where confidential interviews may be conducted with residents' by authorised people such as employment and welfare officers.

43. The administration area will provide a general office and information centre with space for a staff of five and offices for the Manager-in-Charge and the House Manager.

44. *Accommodation Blocks.* The plan for the accommodation blocks submitted to the Committee was for three separate two-storey buildings each designed to accommodate 320 migrants in family units of two, three or four bedrooms.

45. Each building has been planned with six wings radiating from the central core which is to contain communal bathroom and toilet facilities for both sexes. Walking distances from the bedrooms are thus kept to a minimum. The central core, which is naturally lit, also has space for lockable laundry drying cubicles, public telephones, cleaner's stores, garbage disposal and bin washing rooms. A small rumpus or utility room has been provided in each wing of all buildings.

46. A youth centre has been located on the lower ground floor of one block and two of the three blocks contain storage areas for heavy luggage not required by residents.

47. The subdivision of the various wings has been designed to provide flexible accommodation by means of communicating doors between family units. Thus, two family units each consisting of two bedrooms can be formed into one family unit of four bedrooms. Three bedroom units are also planned.

48. Wash basins with hot and cold water are provided to each unit and bedrooms have built-in wardrobes and dressing tables. A table at which children can do their homework has been incorporated in each of the smaller rooms and individual cupboards for coats and room cleaning equipment are also included. Divan type bed-settees are provided for the main room in each unit and bunks or single beds for the lesser rooms.

49. Hot water heating during the winter months of the year will be provided by radiators serviced from the central boiler plant. Laundry facilities in each block will include steam heated boilers, troughs, washing machines, ironing rooms and drying areas.

50. *Staff Accommodation.* Three-bedroom homes are to be provided for the Manager-in-Charge, the House Manager and the Catering Manager respectively. The houses will be located near the accommodation blocks.

51. A staff quarters of ten single rooms and three double rooms are planned. The quarters will also include a self-contained one-bedroom flat for the Relieving Manager.

52. *Car Parks.* Sealed gravel car parks will be provided for each of the accommodation blocks, accommodating a total of 120 cars. Separate car parks will also be provided at the staff quarters and the amenities building to serve the office and visitors.

53. *Sports Grounds.* To provide outdoor recreation facilities, two sports ovals and two basket ball courts are planned. They are to be located on the low lying ground on the south-west corner of the site.

54. *Construction.* The office and amenities building will be constructed with reinforced concrete floor slabs bearing on the ground. Mild steel portal frames will be used to frame the buildings and support the roof. Steel columns in the external walls will be encased in precast concrete blocks and the roof will be aluminium trough decking supported on steel purlins. External walls will be infill

panels of face brick and/or aluminium framed windows between columns. End walls to the recreation hall and boiler house will be of brick construction. Internal walls will be brick. The building will be founded on sandstone rock at a shallow depth.

55. The accommodation blocks will be of load bearing brick construction with reinforced concrete slab floors at ground and first floor levels. Where a lower ground floor is provided the brick walls will be supported at ground level by a reinforced concrete beam and column framing system. The reinforced concrete slabs of the lower ground floors and the ground floors of the two-storey blocks will rest on the ground. Site investigations have shown shallow rock in the building area except for a few isolated places where the rock is deep beneath a sand overburden. Strip and pad footings on rock are thus proposed, except that where the rock is deep, piers and beams will be required. To emphasize the residential nature of the accommodation blocks and to match the roofs of the buildings in the streets adjacent, the roofs of the accommodation blocks will be of cement tiles.

56. The two storey staff quarters will be constructed in a similar manner to the accommodation blocks.

57. The residences for managers are to be constructed with 11" cavity brick walls, concrete slab floors and cement tile roofing. The houses are each identical in design, with a floor area of 11.0 squares. The accommodation comprises a lounge/dining room, three bedrooms, kitchen, bathroom and laundry.

58. *Finishes.* We were told that with a constant changeover of families, mostly with young children, maintenance costs can assume high proportions unless finishes can be easily and economically maintained, preferably by unskilled labour. Thus, where possible, painted work has been eliminated in favour of ceramic or sprayed plastic finishes which are hard and durable and easily cleaned by a simple washing operation.

59. To conform to the residential character of the nearby buildings, the external walls of the various units will be of face brick and all roofs will be covered with grey cement tiles with the exception of the office and amenities building which will have aluminium trough roof decking more suitable to the wider spans of the building. To eliminate recurring painting costs, windows will be aluminium and vertical adjustable aluminium sun screens will be provided on the western aspects of the dining room and kitchen in the amenities building. Covered walkways connecting the three accommodation blocks and the amenities building will have concrete non-skid paving slabs and pipe rails supporting an aluminium roof deck. In the accommodation blocks the sections of the lower ground floor walls above ground level are to be filled in with concrete masonry screen walls. This applies also to the youth centre and to the laundry and drying areas.

60. The staff quarters and managers' residences will have finishes similar in character to the main building units.

61. Internal finishes in the amenities building will include walls of face brick sprayed with a vinyl finish. The dining room, recreation hall and child minding centre will have walls of glazed face brick to introduce some colour and to facilitate maintenance. The floor of the concourse area will be paved with concrete slabs having a coloured aggregate finish. Other floors will be surfaced with selected vinyl tiles.

62. An acoustic ceiling treatment will be provided by means of a sprayed vermiculite finish to all areas excepting the dining room, recreation hall and child minding centre. Acoustic ceiling tiles will be provided over these areas. Kitchen, toilet and wash room areas will have ceramic wall tiling and fibrous plaster ceilings. Quarry tiles will be used on the kitchen floor and terrazzo tiles elsewhere. All opening window sashes will be fly screened.

63. In the accommodation blocks and the staff quarters, internal partition walls will be brick, sprayed with a hard vinyl plastic finish. Vinyl tiles will be laid on the floors and vinyl skirtings applied to the walls. Toilets and ablution areas will have tiled walls and terrazzo tile floors. The corridors will be given a sprayed vinyl finish on the walls, vinyl floor tiles and a sprayed vermiculite ceiling treatment.

64. The internal finishes in the youth centre, laundries, drying areas, boiler house, electrical substation, maintenance workshop and other service areas, will have a face brick finish, granolithic floors and off-form concrete ceiling finishes.

65. *Mechanical Engineering Services.* A central oil fired boiler plant located in the amenities building will supply the steam requirements for the kitchen, laundries, bin cleaning facilities, domestic hot water supply calorifiers and heat exchangers for hot water space heating. Calorifiers and heat exchangers will be located in the individual buildings.

66. Space heating in the living rooms and drying cubicles of the accommodation blocks and in the dining room, child minding centre, recreation areas and offices will be by hot water convection heaters. Gas units will be used in the staff quarters and managers' residences for space heating in the lounges and for domestic hot water.

67. The laundromat will be equipped with domestic washing machines, hydro-extractors and drying tumblers and will be operated under supervision. Wash boilers and spin driers will be provided in each accommodation block. Domestic washing machines will be provided in the staff quarters and managers' residences.

68. *Electrical Engineering Services.* Electricity supply from the Sydney County Council street main will be by underground high voltage cable to a transformer substation in the amenities building. From there low voltage electricity will be reticulated by underground cable to the various buildings. The Council will supply the substation equipment.

69. Artificial lighting will generally be by fluorescent units. Power points will be provided in each accommodation unit on the scale of two in the main room and one in other rooms. Electric clocks will be located in public areas and in the amenities and other rooms used by large numbers of the residents. A television antenna distribution system will be installed in each of the accommodation blocks with one aerial point in each family unit. Provision has been made for the installation of a public address system to be operated from the manager's office. Area and security lighting will be provided and the two basketball courts will be lit for night play.

70. *Water Supply, Sewerage and Drainage.* Domestic and garden water will come from the internal reticulation system.

71. To provide sewerage to the area, 1600 feet of 12 inch sewer will be laid to the Metropolitan Water, Sewerage and Drainage Board carrier main adjacent to the site.

72. Stormwater drainage from buildings, roads, parking areas, etc. will be by underground concrete pipe ranging in size from 6 inches to 36 inches to the stormwater storage pond near the adjacent Naval stores.

73. *Fire Protection.* Hydrants, hoses, hose reels and fire extinguishers in accordance with the recommendations of the New South Wales Board of Fire Commissioners will be provided to give full coverage to the hostel. To

provide water for fire fighting purposes, 1,600 feet of 8-in. cast iron main will be provided from the nearest water main.

74. *Roads and Paths.* Bituminous surfaced roads will include a main access road and a perimeter road, and a circuit road connecting the amenities building with the perimeter road. Other points requiring road access to the perimeter road will be connected by a 20-ft. roadway. Sealed gravel car parking areas will be provided at each of the accommodation blocks, amenities building and the staff quarters. Footpaths connecting the various buildings will be provided.

PROGRAMME

75. It has been estimated that after an approval to proceed is given, 14 months will be required to complete working drawings and contract documents, invite tenders and let a contract. The contract period has been estimated to occupy 18 months.

ESTIMATES OF COST

76. The estimated cost of the proposals submitted to the Committee, including buildings, services and site works, is £1,955,000 (\$3,910,000), as follows:

	£	\$
Building Work	1,089,000	(2,178,000)
Built-in Furniture and Fittings	186,000	(372,000)
Mechanical Engineering Services	200,000	(400,000)
Electrical Engineering Services	100,000	(200,000)
Water Supply and Drainage ..	250,000	(500,000)
Site Work, Fencing, Roads, Car Parks	130,000	(260,000)
	<hr/> 1,955,000	<hr/> (3,910,000)

AMENITIES IN ACCOMMODATION BLOCKS

77. In existing hostels, bedroom accommodation is generally separated from the buildings housing toilet, bathroom, laundry and dining facilities. As a rule access between the sleeping accommodation and the other facilities is not under cover. The accommodation blocks in the present reference are designed to obviate the hardships which the conditions in the existing hostels impose, by providing:

- hot and cold water and a wash basin in each family unit;
- toilets, bathrooms and laundry facilities in the same building and locating them so as to minimise walking distances from the sleeping accommodation; and
- under cover access between the accommodation blocks and the dining hall and amenities building.

78. The Committee considered at some length whether in this new hostel it might not be desirable to make the family units even more self-contained than proposed. In discussing the matter the Committee recognised that:

- the proposed accommodation is a major improvement on any migrant hostel accommodation currently available;
- the purpose of the hostel is to provide transitory accommodation only, the aim always being to have migrants assimilated in the general community as quickly as possible; and
- a good proportion of migrants using this hostel will have young families.

79. With these considerations in mind, we concluded that the provision of a toilet in each family unit would be appropriate and consistent with the objectives of the hostel and would add considerably to the amenity of the hostel. We therefore recommend that the design of the accommodation blocks be amended to provide a toilet in each family unit. The additional cost of this work, taking account of the savings to be made by the deletion of toilets in the cores of the accommodation blocks, is £7,500 (\$15,000).

REPRESENTATIONS BY THE ORANGE CITY COUNCIL

80. The Committee took evidence from the Mayor of Orange, New South Wales, who drew attention to, firstly, the complete absence of migrant hostel accommodation in New South Wales country areas, and secondly to the efforts the Orange City Council has been making to obtain Commonwealth assistance for the establishment of transitory accommodation in Orange for small numbers of newly arrived migrants.

81. Whilst recognising that this did not relate directly to the Randwick proposals, the Committee were most impressed with the Mayor's evidence and with the efforts his Council is prepared to make to attract migrants to Orange. The Committee did not closely study the possible need for transitory accommodation for migrants in country areas. However, on the face of the evidence given by the Mayor of Orange, it seemed that this is one aspect of the migration programme that the Committee thought could be given close attention by the Government.

REPRESENTATION BY THE RANDWICK MUNICIPAL COUNCIL

82. A substantial amount of evidence was taken in Sydney from the Town Clerk and Engineer of the Randwick Municipal Council. The Council objected to the proposed development principally on the grounds that it would aggravate a stormwater drainage problem in the area. The Council also passed on to the Committee with its endorsement, a petition from residents in the area of the proposed hostel, protesting about the development.

83. Stormwater from the Commonwealth property finds its way into Botany Bay through a Metropolitan Water, Sewerage and Drainage Board drain. It is, however, initially collected in a pair of large holding ponds in the Commonwealth property from which the outflow is controlled by a 12-in. pipe. This is geared to the capacity of the downstream drainage system. It was noted that stormwater from some private properties north of the Commonwealth land is also handled by the same means.

84. The history of the drainage problem in the area goes back to the time the Naval stores were built in World War II. Before that time there was apparently little trouble. Flooding of adjacent areas has occurred at times since then and the capacity of the ponding system has been increased from time to time. The last improvements were constructed in 1958-59.

85. It has been agreed that the long term solution to the problem of drainage from the area is the construction of an underground stormwater tunnel eastwards to Lurline Bay. Design work on this project is well advanced but it has not been commenced for financial reasons. The Randwick Municipal Council sought the Committee's assistance in having the work started by the allocation of Commonwealth funds.

86. The Committee recognised that the drainage of stormwater from the whole of the Commonwealth property in this area may be a problem under the existing drainage

arrangements, particularly after heavy rain. In assessing the significance of this problem in relation to the present reference, we considered the following points:

- (a) the drainage problem relates to the whole of the catchment from this area. The Commonwealth property forms a large part of the area but the hostel site is only a small portion of the Commonwealth property;
- (b) evidence given by officers of the Commonwealth Department of Works indicated:
 - (i) that the erection of the hostel will not significantly increase the possibility of flooding;
 - (ii) since the present ponding system was last enlarged, it has adequately coped with rainfall from a number of heavy storms, the most severe being of an intensity of one in 125 years; and
- (c) the stormwater drainage from a number of private residences north of the Commonwealth area flows through the Commonwealth's ponding system.

87. The Committee concluded that neither the problem of stormwater drainage from the area nor the provision of funds for the construction of the Lurline Bay outfall is directly related to the proposal to erect the migrant hostel. We found that the main issue is one of drainage of the area generally of which the hostel site is a minor part only.

88. We did not consider the question of whether the Commonwealth should contribute towards the cost of future drainage amplification works but it did appear that there should be further consultation between the Commonwealth and New South Wales State authorities.

89. The petition of local residents submitted to the Committee by the Randwick Municipal Council protesting about the proposed development, was based on the following arguments:

- (a) hostels were thought to be an inappropriate means of assimilating migrants;
- (b) the proposed development is not in keeping with a heavily developed residential area;
- (c) the area is not well served by transport;
- (d) development will place a burden on ratepayers in the provision of Council funded services;
- (e) there has been lack of consultation in the development of the proposals with State and local government authorities.

90. On the latter point, the Committee noted that the proposals had been cleared by the Departments of Works, and Labour and National Service, through the various planning phases with New South Wales State and local government bodies, including education, health, police, fire, electricity supply, water supply and drainage authorities, as well as with the Randwick Municipal Council.

91. The Committee concluded, after consideration of the petition, that a well planned and managed migrant hostel built of quality materials matching adjacent residential development, adequately serviced with amenities and recreational facilities and suitably landscaped, is an appropriate development on this Commonwealth owned land. We noted that the construction of the proposed hostel will bring about the demolition of Bunnerong Hostel which can only be regarded as falling short of an acceptable standard of development from the points of view of the migrants, the Municipality of Randwick and the residents generally. It was also noted that the demolition of Bunnerong Hostel will also release Heffron Park for urban development purposes.

RECOMMENDATIONS AND CONCLUSIONS

92. The summary of recommendations and conclusions of the Committee is set out below. Alongside each is shown the paragraph in the report to which it refers.

	<i>Paragraph</i>		<i>Paragraph</i>
1. There is a need to maintain the migrant hostel capacity of the Sydney area at about the present level	25	7. The design of the accommodation blocks should be amended to provide a toilet in each family unit at an additional cost of £7,500 (\$15,000)	79
2. There is no reason to support a continued occupation of Bunnerong Hostel ..	25	8. Close attention should be given to the possible need for transitory accommodation for migrants in country areas	81
3. The Commonwealth should vacate the Heffron Park site as soon as replacement accommodation can be completed ..	25	9. There should be further consultations between the Commonwealth and N.S.W. State Authorities on drainage amplification works of the area	88
4. The need has been established for the proposed migrant hostel at Randwick ..	25	10. The proposed migrant hostel is an appropriate development of this Commonwealth owned land	91
5. Subject to the qualifications which follow, the Committee recommend the construction of the works in this reference	28		
6. The estimated cost of the proposals referred to the Committee is £1,955,000 (\$3,910,000)	76		

W. J. BRIMBLECOMBE, Chairman.

Parliamentary Standing Committee
on Public Works,
Canberra, A.C.T.
17th March, 1966.