

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

1968—*Parliamentary Paper No. 43*

Parliamentary Standing Committee on Public Works

REPORT

relating to the proposal for

EXTENSIONS TO
COMMONWEALTH OFFICES
BRISBANE

*Presented pursuant to Statute and
ordered to be printed 30 April 1968*

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
(TWENTIETH COMMITTEE)

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COMMONWEALTH OF AUSTRALIA

Departmental No. 41

Department of Works,
Canberra, A.C.T.

MINUTE PAPER FOR THE EXECUTIVE COUNCIL

Executive Council Meeting
No. 3

Public Works Committee Act 1913-1966

Recommended for the approval of His Excellency the Governor-General in Council that in accordance with the provisions of the *Public Works Committee Act 1913-1966* the proposal—Extensions to Commonwealth Offices, Brisbane—(particulars of which are set out in the attached statement) be referred to the Parliamentary Standing Committee on Public Works for inquiry and report to the House of Representatives.

C. R. KELLY
Minister of State for Works

Approved in Council

CASEY

Governor-General

19 January 1968

Filed in the Records of the Council

F. W. JENNINGS

Secretary to the Executive Council

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Parliamentary Standing Committee on Public Works

EXTENSIONS TO COMMONWEALTH OFFICES, BRISBANE

REPORT

On 19 January 1968 His Excellency the Governor-General in Council referred to the Parliamentary Standing Committee on Public Works for investigation and report to the House of Representatives, the proposal for extensions to Commonwealth Offices, Brisbane.

The Committee have the honour to report as follows:

THE COMMITTEE'S INVESTIGATION

1. The Committee received submissions and drawings from the Departments of the Interior and Works and took evidence from representatives of these departments, from the Lord Mayor of Brisbane and from representatives of the Queensland Chapter of the Royal Australian Institute of Architects and the Administrative and Clerical Officers' Association. Public hearings were held in Brisbane and Canberra.

2. We inspected the site and studied two models of the proposed development. The first depicted the site as it will appear when the present proposal is completed, the other the planned ultimate development. We also inspected several Commonwealth-occupied offices in Brisbane.

THE PROPOSAL

3. *Brief Description.* The proposal submitted to the Committee is for the erection of a multi-storey block of modern, air conditioned offices on a Commonwealth-owned site at the corner of Ann and Creek Streets, Brisbane. Estimated to cost \$7 million the building is to provide office space for more than 1,500 officers principally in the Departments of Repatriation, Social Services and Housing. The building will also house the new Commonwealth Parliament Offices.

4. The proposed building is to have 17 levels comprising two basements, a lower ground floor, a ground floor, twelve office floors and, at the 13th floor, a mechanical plant room. It will rise 195 ft above Ann Street and will be flanked at the lower ground floor level on the south-eastern side by a plaza

underneath which will be parking space for about 120 cars. The south-western end of the building will overlook Anzac Square.

THE NEED FOR ADDITIONAL OFFICE SPACE IN BRISBANE

5. *Expected Service Growth 1967-1977.* In 1967 5,931 Commonwealth officials were employed in the metropolitan area of Brisbane. The office space occupied was 722,000 sq ft. The Committee were told that a survey in January 1967 disclosed that the number of staff in 1977 is expected to be 7,150, an increase of more than 1,200, while the amount of space required then will have grown by 92,000 sq ft to 814,000 sq ft. The space need has been assessed on the basis of 100.5 sq ft per staff member with additional space for special requirements. The estimated staff increase assumes a normal rate of expansion of government services during the 10-year period.

6. Most Commonwealth departments are represented in Brisbane. The staff increases expected in some of the larger departments in the period 1967 to 1977 are:

Department	From	To	Increase
Census and Statistics	228	390	162
Postmaster-General's	.. 1,792	2,008	216
Repatriation	.. 375	470	95
Social Services	.. 340	456	116
Taxation	.. 1,274	1,382	108
Works	.. 382	565	183

7. *Loss of Present Space.* The need for additional space in 1977 will in fact be greater than 92,000 sq ft because not all of the space now used will be available 10 years hence. The Committee were informed that 88,000 sq ft of currently occupied space is likely to be lost by 1977.

8. Moves that will account for the loss of space include the demolition of Sturmfels Building, the Naval Staff Office, Ilco House, and the Hostel Building, the relinquishment of

a further area of Terrica House to Trans-Australia Airlines and the conversion of a large section of Hesketh House for training activities. Leases of space in Eagers Building in Kemp Place, the Royal Exchange Building and Interior House will also be terminated.

9. The Committee noted that most of the 88,000 sq ft to be lost is classified as substandard for office use.

10. *Substandard Office Space.* The Committee were alarmed to learn that more than 26% (193,000 sq ft) of the office space occupied by the Commonwealth in Brisbane was regarded as substandard. The demolition of old buildings and other proposed moves referred to in the preceding section will reduce this figure considerably.

11. The Committee inspected several offices in this category and saw evidence of overcrowding, poor ventilation and a lack of amenities generally.

12. *Leased Premises.* Of the space occupied at the end of 1967 38% (278,000 sq ft) was leased. We were informed that the annual cost to the Commonwealth of this was \$869,000 or \$3.13 per sq ft per annum on average. The cost of leased space varies but first-class space similar to that proposed in the new building attracts, we were informed, rentals ranging from \$3.75 to \$4.25 when leased piecemeal. The cost is less when whole floors, or buildings, are leased.

13. It has been calculated that the cost to the Commonwealth of the proposed building on the basis of the useable area being 179,850 sq ft will be \$2.27 per sq ft per annum. In comparison the cost of 128,000 sq ft of similar space in one building leased recently in Brisbane is \$3.29 per sq ft per annum.

14. *Committee's Conclusion.* The Committee concluded that to meet the requirements of an expanding service and because of the high proportion of substandard office space and the higher cost of leased space, there is a need for additional Commonwealth-owned office space of an acceptable standard in Brisbane.

15. In considering the proposal in relation to the overall requirement, we also concluded that the present proposal will only partially satisfy the current need. We noted that even after the proposed new building is occupied, the Commonwealth will still be occupying about 100,000 sq ft of substandard space besides leasing 187,000 sq ft.

THE SITE

16. *Location and Description.* The site is adjacent to Anzac Square and is bounded on the other three sides by Adelaide, Creek and Ann Streets. The frontages to Ann and Adelaide Streets are each 218 ft, while those to Creek Street and Anzac Square are 269 ft. Adelaide Street is parallel to and 25 ft lower than Ann Street with Creek Street running at right angles and at a grade between the two.

17. The Commonwealth owns the site which is occupied at present by the Commonwealth Offices, Terrica House, Hostel Building, Sturmfels Building, Eagers Building, Ilco House, Kunze's garage and the old Moreton Bay Regiment Drill Hall. Apart from the Commonwealth Offices and Terrica House, the other buildings are substandard and are to be demolished before construction of the proposed office block commences.

18. *History.* The Commonwealth first acquired portion of the site some 40 years ago, the intention then being to erect a complex of Commonwealth offices similar to buildings the Queensland Government was planning on the opposite side of Anzac Square. The proposal was intended to produce a symmetrical design on both sides of the Square.

19. Meantime, the State completed the development of its area as planned but the only building erected by the Commonwealth has been the Commonwealth Offices building. Erected in 1933 this occupies about a fifth of the site and extends along two-thirds of the frontage to Anzac Square. The design and external finishes compliment those of the State's building.

20. In 1948 a proposal to extend the Commonwealth Offices building over the whole of the site, repeating the classical style of architecture of the existing building, was endorsed by the Parliamentary Standing Committee on Public Works. The proposal lapsed.

21. *Suitability.* The site is in the heart of the city and is well served by public transport. The main occupants of the proposed building will be the Departments of Repatriation, Social Services and Housing, each of which has a considerable business with the public. A survey conducted in 1967 showed that together these Departments had more than 7,800 callers in a week. Where such large numbers of the public are to be served, we agree that the Commonwealth's offices should be centrally situated.

22. The Committee examined suggestions by witnesses that the Commonwealth offices would be better located outside the city area. However, for the reasons stated and principally because the location of the proposed building was chosen so that the Commonwealth's facilities and services would be conveniently available to the public, the Committee agree that the site is most appropriate.

PLANNING CONSIDERATIONS

23. *Development of the Present Proposal.* Several Schemes were considered in developing the present reference. Mainly they were:

- (a) completing the existing Commonwealth Offices by extending the building on the Anzac Square frontage and erecting a parallel building fronting Creek Street;
- (b) expanding the existing Commonwealth Offices building over the whole of the site as proposed in 1948; and
- (c) erecting a new free-standing tower block as stage 1 of a completely new development plan.

24. The influence of the original agreement between the Commonwealth and the State on the development of the site, and the 1948 plan, are reflected in alternatives (a) and (b) both of which, however, would first require the demolition of Terrica House, which is estimated to have a useful life of at least another 20 years. Additionally, alternative (b) would repeat a number of functional and economic disabilities—inflexible office areas due to the placement of windows, excessive ceiling heights, inadequate natural light, an inefficient lift service due to the number of lift centres necessary and the requirement to continue the expensive natural stone face. Both of these schemes would produce an unacceptably low floor space index.

25. The third alternative was the most attractive in terms of economic development of the site but it represented a radical departure from the agreed form of development. In the light of this agreement and the need to make the best use of this valuable site various possibilities were discussed with the Queensland Government and the Brisbane City Council. The outcome was mutual support for the concept of a tower building.

26. *Future Development.* The present proposal is stage 1 of a two-staged development which envisages the demolition of all existing buildings on the site including Terrica House

and the Commonwealth Offices and construction of two multi-storey blocks with the same parapet level. The plan envisages that the stage 2 building will be erected between Anzac Square and Creek Street and fronting Adelaide Street. The space between the buildings is to be developed as a plaza.

27. A decision has not been made on when stage 2 would be commenced.

28. *Limitation of Size and Cost.* The building was designed to satisfy a brief for 160,000 sq ft of office space with an original upper limit on cost of \$7.2 million. The gross area will be 306,346 sq ft, producing 162,760 sq ft of first-class office space, 12,470 sq ft for cafeteria, conference centre and staff recreation purposes, 3,600 sq ft for a training centre, sick bay and display centre and 1,790 sq ft for a computer.

29. The efficiency ratio of the typical office floors, 1-12 inclusive, is 79.1% which is very satisfactory. The President of the Queensland Chapter of the Royal Australian Institute of Architects commented favourably on this aspect of the proposal.

30. *Plaza Area and Car Park.* Underneath the plaza there is to be a car park. The present proposal includes the construction of as much of the plaza and car park as possible without affecting the Commonwealth Offices building and Terrica House.

31. The plaza will be at the level of the lower ground floor and there will be access to the building from it. The car park to be constructed in stage 1 will be on two levels and will provide about 120 bays. The entrance will be from Creek Street and the exit to Adelaide Street. This can be re-arranged in the future, if necessary, to have both the entrance and exit in Creek Street.

32. The car park is to provide official parking space for Commonwealth departments in the city area—it is not intended for the general use of persons working in the building. Bays will be allocated to tenant departments and to departments occupying nearby buildings, which do not have off-street parking facilities. Some bays will be reserved for visitors and service vehicles.

33. The Lord Mayor of Brisbane suggested that provision should be made for the parking of at least 232 cars. After considering evidence about the practicability and cost of increasing the capacity of the car park to the figure suggested, the Committee concluded that in the

circumstances the proposed provision for car parking is adequate.

34. *Anzac Square.* The Committee noted the plan of the Brisbane City Council to raise the level of Anzac Square and the Council's hope that, for aesthetic reasons, the level of the plaza to be constructed by the Commonwealth would coincide with the new level of the square. The Committee also noted that the level of the plaza between the Commonwealth's buildings had been determined after discussions with the Council although at the time the latter was unable to be precise about the redesigned level of Anzac Square.

35. We were not necessarily of the view that the levels of Anzac Square and the plaza need be the same to produce the most aesthetically pleasing result.

OCCUPANCY OF THE PROPOSED BUILDING

36. *Allocation of Space.* The selection of occupants for the proposed building has been influenced by three factors: the need to move some departments out of the Commonwealth Offices and the Taxation Building at the corner of Wharf and Adelaide Streets to enable other departments in those buildings to expand; the need to terminate leases which are unsatisfactory from the point of view either of cost or of standard; and the need to vacate Commonwealth-owned substandard premises.

37. The departments to occupy the proposed building, the area allotted and the estimated staff in the building in 1977 are:

Department	Area Allocated (sq ft)	Estimated Staff (1977)
Auditor-General ..	2,410	24
Education and Science ..	5,160	50
External Affairs ..	850	5
Interior ..	9,250	92
Social Services ..	46,440	456
Territories ..	880	3
Housing ..	17,310	168
Commonwealth Parliament Offices	10,150	45
Public Service Inspector ..	5,330	39
Primary Industry ..	5,360	46
Trade and Industry	4,650	42
Repatriation ..	46,230	460
Taxation ..	8,740	87
	<hr/>	<hr/>
	162,760	1,517
	<hr/>	<hr/>

38. In addition, 15,730 sq ft has been allocated for joint facilities including cafeteria, training centre, theatre, staff recreation, two conference rooms, sick bay and an information and display centre. The allocations are flexible and can be varied if necessary to suit altered requirements when the building is completed.

39. The Departments of Social Services, Repatriation and Housing are to have public reception areas on the ground floor. It is expected that it will be possible to finalise a number of inquiries at these reception areas thereby reducing public traffic to the upper floors.

40. *Commonwealth Parliament Offices.* An area of 10,150 sq ft on the 10th floor is reserved for five Ministerial suites and twenty Members' offices. The Ministerial suites will each comprise an office of 250 sq ft, a press secretary's office of 100 sq ft and a private secretary's office and reception area of 150 sq ft.

41. The Members' offices will each occupy 330 sq ft of which 180 sq ft will be for a private office and 150 sq ft for secretarial and reception purposes.

42. In addition, there will be 1,050 sq ft for three attendants, a library, waiting room, tea preparation room and store room.

43. *Cafeteria.* The cafeteria under the control of the Department of Labour and National Service is to provide for those occupying the new building and the Commonwealth Offices. Hot meals and light refreshments will be served. Drinks, confectionery, cigarettes, etc. will also be available. The cafeteria, which will seat 320, is located on the lower ground floor. By staggering the lunch break it is planned to serve 450 to 500 hot meals between 12 noon and 1.30 p.m. The staff will be provided with a mobile tea-to-desk service emanating from the cafeteria.

44. We were informed that there is a trend nowadays to locate cafeterias on the lower levels of buildings rather than at the top. Besides facilitating the delivery of food supplies and the disposal of refuse, the lower location results in reduced lift traffic at the lunch hour peak period. Also, it is considered that optimum use is not being made of premium space on upper floors if it is occupied by a cafeteria which is usually used for only a relatively short time each day.

45. *Conference Centre and Staff Recreation.* Other space on the lower ground floor is to be used for a conference centre and for staff recreation. The conference centre will comprise a theatre and two conference rooms, while 1,825 sq ft adjacent to the theatre is to be set aside for staff activities and a staff library.

46. The facilities on the lower ground floor have been planned for use by all departments, the object being to avoid repetition of conference rooms and recreation space throughout the building. The lower ground floor is easily accessible: there is an entrance from the plaza on the south-east side of the building and an escalator or lift service from the Ann Street level.

47. *Re-use of Space to be Vacated.* The amount of space to be vacated in the Commonwealth Offices and the Taxation Building after the new building is occupied will be 27,089 sq ft and 17,340 sq ft respectively. This space will be used for the expansion of departments remaining in those buildings.

DESCRIPTION OF THE PROPOSED BUILDING

48. *General Arrangement.* The proposed building is of tower form and is designed around a central service core containing lifts, stairs, toilets, air conditioning ducts, etc.

49. *Structural Design.* The most economical form of construction for a building of this type is reinforced concrete. Accordingly, the structural design proposed is reinforced concrete framing with columns at 28-ft centres and reinforced concrete floor slabs supported by a reinforced concrete primary and secondary beam system.

50. It is proposed to design the floors generally to carry live loads of 80 lb per sq ft in addition to partitions. This is 30 lb per sq ft more than the minimum specified in the relevant S.A.A. Code, but the increased strength will provide more flexibility in space allocation and this is desirable. Two floors will be designed to carry brick partitions throughout whilst the remaining floors will be designed for brick partitions in the areas adjacent to the service core only.

51. Two zones adjacent to the central core on each occupied floor will be designed for a floor loading of 200 lb per sq ft to support compact storage equipment.

52. *Foundations.* As site investigation shows that the building can be founded on rock it is proposed to employ reinforced concrete footings set directly below the 2nd basement floor level. As the first three levels of the building fronting Ann Street will be below the natural surface level, the stability of the rock when excavated to a near vertical face is being investigated. Allowance has been made in the estimate for stabilising the excavation on the Ann Street and Creek Street frontages should this prove necessary.

53. *Finishes.* The main feature of the external facades will be the exposed, crushed quartz aggregate applied to the cast in situ sunshades which form continuous broad horizontal bands around the building. Columns will be clad externally with precast concrete forming external vertical pipe ducts. Polished local stone facings will be a feature of the external treatment at ground floor level.

54. The plaza will be paved with precast concrete slabs with an exposed aggregate finish. The same finish will be used in the foyer at the plaza level while the ground floor lobby will be paved with polished stone slabs.

55. As the sunshades project and provide a cleaners' gallery, only a limited number of windows will be openable for access to the gallery and for emergency ventilation. Window walls with an anodised aluminium frame are proposed as infill between the structural concrete frames.

56. Entrance doors to the ground and lower ground floors will be anodised aluminium whilst the lobbies and stairways on these floors, and the escalator shaft will be faced to full height with marble veneer. Other stairwell walls will be rendered and painted.

57. Office areas will have vinyl floors and demountable acoustic type suspended ceilings. Partitions on the ground floor and other office floors above will be of the modular demountable type with a timber veneer finish. Where brick partitions are provided they will be rendered and painted whilst partitions forming permanent corridors will have fire resistant linings.

58. The cafeteria and recreation area will be finished in materials selected for durability, ease of maintenance and attractive appearance. The floors generally will be vinyl tiled. For acoustic reasons carpet will be provided in the theatre.

59. Stairs, treads and risers, to the ground and lower ground floors will be surfaced with terrazzo; the remainder will be rendered and have carborundum tread inserts.

60. Toilet areas throughout the building will be finished with ceramic floor and wall tiles.

61. The finishes in the basements and the car park will be off-form concrete and face brick.

62. As part of the work it is proposed to replace the corrugated iron facing on the north-western end of the Commonwealth Offices with a material more in harmony with the remaining stone facades and the new building.

63. *Air Conditioning and Ventilation.* It is proposed to air condition the major portion of the building and to mechanically ventilate selected areas. Two air conditioning systems are proposed: a dual duct medium velocity system for the perimeter and internal zones of the office floors, and a single duct low velocity system for the basements and the lower ground floor.

64. The air handling plants to serve the basements, lower and ground floors and floors 1 to 5 will be in the 2nd basement plant room, whilst the remaining floors will be served from air handling plants in the 13th floor plant room. The following areas which have unusual load and usage characteristics will each be served by a separate air handling plant:

- cafeteria and lounge;
- the theatre and recreation area;
- training areas, conference rooms, PABX, central file store and mail room.

65. Sufficient chiller and boiler capacity will be provided to serve the air conditioning plant to be installed in the existing Commonwealth Offices.

66. Three mechanical ventilation systems are proposed. These are designed to service plant and equipment areas, workshops, stores, car park, kitchen and toilets.

67. Following a suggestion that the air conditioning system proposed was unnecessarily elaborate for Brisbane's climate, the Committee took detailed evidence about the type of plant proposed. We are satisfied that in the circumstances the system prepared is most appropriate.

68. *Power and Light.* Electricity to be supplied by the Brisbane City Council will be reticulated through the building from a substation in the 1st basement. The Council will provide the substation equipment and in return will have the right to feed other systems, as well as the proposed building, from the substation.

69. The main switchboard will be located adjacent to the substation. Main light and power distribution boards will be on each floor in the service core area.

70. The lighting generally will be fluorescent.

71. It is proposed to instal an emergency power supply to service fire alarms, lighting and ventilation of lifts, passage-way lighting, etc., in the event of failure of the normal electricity supply.

72. *Fire Protection.* An Automatic sprinkler system is to be installed in the basement plant room, car park, maintenance workshop and store, and the lobbies on the ground and lower ground floors. The remainder of the building, including the upper plant room, will be protected by a thermal alarm system. Additional fire protection measures include smoke detectors in special locations and hydrants, hoses and portable extinguishers on each floor.

73. *Other Services and Equipment.* Hot water will be reticulated throughout the building to basins, showers, sinks, etc. Refrigerated water bubblers, supplied from a central plant, will be provided on all floors.

74. The main entrance doors will operate automatically. Monorail hoist units are to be provided in areas where the lifting of heavy loads will be necessary.

75. A master and slave clock system is to be installed in the building.

76. *Lifts and Escalator.* Six fully automatic passenger lifts, a shuttle lift, a document lift and an escalator will provide vertical transportation within the building. The passenger lifts will have a capacity of 3,500 lb (23 persons) at a speed of 500 ft per minute. By comparison, the shuttle lift, will have a speed of between 90 and 150 ft per minute and a capacity of 2,500 lb. An escalator will operate between the ground and lower ground floors.

77. During peak periods the passenger lifts will terminate at the ground floor so as to provide a more frequent service between the ground and upper floors. Persons going from the ground to the lower ground floor and vice versa during peak periods may use either the escalator or the stairs.

DEVELOPMENT OF THE SITE

78. It seemed to the Committee that the development of the proposal had been prejudiced by a limit on the money available for the project and this in turn had meant that only part of the present demand for space could or would be met.

79. This approach to the planning has resulted in a proposal which, if carried through, will mean under-development of the site by a total of seven office floors in stages 1 and 2. The Committee closely examined this matter in the light of the value of the site and the need for office accommodation in Brisbane, particularly that required to replace substandard space. We concluded that the Commonwealth has a responsibility, wherever there is a proven need for the space, to obtain maximum development of valuable city sites and that in this instance total development on the site should be as close as possible to the maximum permitted by the Brisbane City Council.

80. We therefore recommend that the design of the first stage of the extensions to the Commonwealth Offices be modified by adding three floors and that the ultimate development aim be to construct two parallel tower buildings having a common parapet height. Subject to these reservations the Committee recommend the construction of the works in this reference.

81. The effect of these recommendations would be to add three floors to each of the buildings planned, the end result being under-development of the site by one floor only. A small sacrifice of space of this order to achieve common parapet height is, we believe, justified.

82. The consequences of this recommendation are:

- (a) there will be a gain of 37,235 sq ft of useable office space in stage 1;
- (b) the additional floors will mean some re-design of the service core and a marginal loss in the efficiency ratio of the building. The ratio will, however, still remain well within acceptable limits for a building of this type;

(c) an additional cost of \$1.07 million. We noted, however, that the cost of providing office space per officer is slightly lower for the modified design than for the original proposal;

(d) a slightly longer construction period.

83. It is noteworthy that in the Department of Works' submission on the proposed additional floors the comment was made that 'the aesthetic proportion of the building, we believe, would be improved by additional floors which would increase the slenderness ratio'.

84. It would be possible to achieve full site development by proceeding with stage 1 as proposed and by erecting as stage 2, a building dissimilar in form and height to the original and set back some distance from Adelaide Street. We do not believe that this would be as architecturally satisfactory nor would it provide any early relief to the present accommodation situation.

ESTIMATE OF COST

85. The estimated cost at which this work was referred to the Committee was \$7.2 million. However, at the time the Committee commenced its investigation this figure was stated to have been reduced to \$7 million as a result of further detailed consideration of the design and costs. Broadly, this sum comprises—

	\$
<i>New Commonwealth Offices</i>	
Demolition of existing buildings	20,000
Building work	3,970,000
Engineering Services	2,915,000
<i>Existing Commonwealth Offices</i>	
Air conditioning and refacing north-west facade	90,000
	6,995,000
say	7,000,000

86. The cost of adding three floors, \$1.07 million, would be additional to the estimate of \$7,000,000.

PROGRAMME

87. The Committee were told that after an approval to proceed is given, preparation of working drawings and contract documents, invitation of tenders and letting of a contract is expected to take 15 months.

88. Construction is expected to take 30 months from the time a contract is let.

89. We were informed that if it is decided to add more floors, the design timetable could be adhered to but the construction period would be marginally longer.

OTHER OBSERVATIONS

90. It was suggested to the Committee that where the Commonwealth erected office buildings on valuable sites in the midst of major retail or other commercial development and where ground floor space is at a premium in the area, consideration might be given to leasing such areas in Commonwealth buildings for private enterprise purposes. The Committee, acknowledging that the practicability of such a proposal would need to be the subject of close study by the Government, suggest that the matter be examined when considering further development similar to the present reference.

91. The Committee sought information about the restrictions applying to helicopters flying over inner city areas and about landing requirements. It was clear that it was not possible to provide landing facilities on the roof of the proposed building, but as a result of the enquiry, the Committee are prompted to suggest that the need for such facilities should be closely studied when future Commonwealth office buildings in city areas are being planned.

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.

	Paragraph
1. There is a need for additional Commonwealth-owned office space of an acceptable standard in Brisbane	14
2. The present proposal will only partially satisfy the current need	15

	Paragraph
3. The site is most appropriate ..	22
4. The proposed provision for car parking is adequate ..	33
5. The Commonwealth has a responsibility, wherever there is a proven need for the space, to obtain maximum development of valuable city sites	79
6. Development of the site should be as close as possible to the maximum permitted by the Brisbane City Council ..	79
7. We recommend that the design of the first stage of the extensions to the Commonwealth offices be modified by adding three floors	80
8. The ultimate development aim should be to construct two parallel tower buildings having a common parapet height ..	80
9. Subject to recommendations 7 and 8 the committee recommend the construction of the works in this reference	80
10. The estimate at the time the committee commenced its investigation was \$7 million ..	85
11. The cost of adding three floors, \$1.07 million, would be additional to the estimates of \$7 million	86

F. C. CHANEY
Chairman

Parliamentary Standing Committee on Public Works,
Parliament House,
Canberra
4 April 1968.