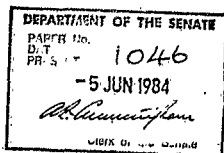




Parliamentary Standing Committee on Public Works

REPORT

relating to the



CONSTRUCTION OF ACCOMMODATION
FOR THE AUSTRALIAN
BROADCASTING CORPORATION
(STAGE 1)
HOBART

(Thirteenth Report of 1984)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

1984

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

relating to

CONSTRUCTION OF ACCOMMODATION FOR THE
AUSTRALIAN BROADCASTING CORPORATION (STAGE 1)
HOBART, TASMANIA

(Thirteenth Report of 1984)

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
(Twenty-Seventh Committee)

Senator Dominic John Foreman (Chairman)
The Honourable Wallace Clyde Fife, M.P. (Vice-Chairman)

Senate

House of Representatives

Senator Gerry Norman Jones	David Bruce Cowan, Esq., M.P.
Senator Bernard Francis Kilgariff	Peter Hertford Drummond, Esq., M.P. Leonard Joseph Keogh, Esq., M.P. Eamon John Lindsay, Esq., R.F.D., M.P. John Saunderson, Esq., M.P.

EXTRACT FROM THE
VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES
NO. 51 DATED 29 FEBRUARY 1984

- 29 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK -
ACCOMMODATION FOR AUSTRALIAN BROADCASTING CORPORATION
(STAGE 1), HOBART: Mr Hurford (Minister for Housing
and Construction), pursuant to notice, moved -
That, in accordance with the provisions of the
Public Works Committee Act 1969, the following
proposed work be referred to the Parliamentary Standing
Committee on Public Works for consideration and report:
Construction of accommodation for the Australian
Broadcasting Corporation (Stage 1), Hobart.
- Mr Hurford presented plans in connection with the proposed
work.
- Debate ensued.
- Question - put and passed.

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF ACCOMMODATION FOR THE
AUSTRALIAN BROADCASTING CORPORATION
(STAGE 1), HOBART

R E P O R T

By resolution on 29 February 1984 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for construction of accommodation for the Australian Broadcasting Corporation (Stage 1), Hobart, Tasmania.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal is to construct replacement accommodation for the Australian Broadcasting Corporation's radio and administration activities in Hobart.
2. These activities, which are currently undertaken from two buildings in the City, are to be accommodated in a purpose designed building with some 3838 square metres net floor area in three storeys. The estimated cost of the work is \$7.7 million at September 1983 prices.

THE COMMITTEE'S INVESTIGATION

3. The Committee received written submissions from the ABC, the Department of Administrative Services and the Department of Housing and Construction. Written evidence was also provided by the Tasmanian Government, the Sullivans Cove Development Authority, the Glebe Progress Association, the Hon. Michael Hodgman, Q.C., M.P., Mr H.H. McFie and the ABC Staff Association.
4. The Committee inspected existing ABC radio and television facilities and the proposed site on the morning of 22 May 1984 and took evidence at a public hearing in Hobart later that day. A list of witnesses who appeared before the Committee is at Appendix A.
5. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

6. The Australian Broadcasting Corporation provides a national radio and television broadcasting service with facilities in all States.
7. The ABC operates two radio stations in Hobart. Radio One (7ZR Hobart) broadcasts locally produced programs most of the time when Parliament is not sitting, and on average local programs make up 110 of 133 broadcasting hours each week. Radio Two (7ZL Hobart) broadcasts 18 to 20 hours of local programs each week. The Hobart studios also produce a significant volume of material for national broadcasts. ABC-FM is relayed to Tasmania, with a local contribution to FM news broadcasts.
8. At present the radio studios and some radio program departments are accommodated in Broadcast House in Hobart City.

The remaining radio program departments (Religion, Education and Music) and all the ABC's Hobart management and administrative services are housed at 171 Macquarie Street, also in the City. Radio engineering functions are carried out in Broadcast House and on the television studio site. The ABC Credit Union and Staff Association operate from the television site. One hundred and eighty one staff are involved in these functions and the total net floor area occupied is 2582 square metres.

9. The ABC television broadcast complex is in Sandy Bay Road and there is a concert venue, the ABC Odeon in the City. These two sites are owned by the ABC and are largely unaffected by the proposal referred to the Committee. Television outside broadcast units and an engineering training centre are housed in leased premises in Montpelier Retreat.

THE NEED

10. The ABC submitted that the present accommodation for its radio functions in Hobart is inadequate. Most are located in Broadcast House. The ABC described this leased building as follows:

This six storey building was built in 1926 and the ABC has occupied it for more than 51 years. The ABC has made every effort over the years to adapt the building to its requirements ... The building is nearing the end of its economic life and provides some of the lowest standards of office accommodation in Hobart. The ABC has discontinued the ten year program for major equipment replacement in this building because of the impossibility of continuing there for any extended period ... (ABC Submission page 5).

11. A list of specific problems is given at Appendix B.

12. The current lease of Broadcast House expires at the end of 1984 though there are one year renewal options for a maximum of three years. A new lease agreement would be required if the ABC were to remain in Broadcast House after 1987.

13. The ABC stated that radio will see considerable technological change in the next few years, as well as introduction of at least one new network, rearrangement of existing services and emergence of new programs. ABC radio in Hobart will require extended facilities which are more flexible, diverse and sophisticated than those existing now. These requirements can only be met economically in a purpose designed building.

14. The ABC also presented evidence that its main television building, which was constructed when ABC television came to Hobart in 1960, is of adequate building standard but is not large enough for the ABC's requirements in the 1980s. As a consequence television activities have been forced into adjoining cottages designed as residential accommodation in the 1840s. The cottages are classified by the National Trust and it is likely their demolition would be opposed. The multitude of buildings on the restricted site is inappropriate and there is no room for expansion. Accommodation on the site is now either substandard or too small for the ABC's requirements.

15. The ABC suggested that in addition to its purely technical role, new accommodation should bring ABC activities together in order to make most effective use of its personnel and financial resources. In particular, there is a basic need in radio and television production for creative talent to be brought into one complex where there can be a ready exchange and discussion of ideas. This need is not being adequately met under present arrangements for radio and television. The ABC estimated that a rise in staff productivity of the order of 7 per cent could be expected as a result of the rationalisation in Stage 1 alone.

16. Committee's Conclusion There is a need to construct new and expanded premises for ABC radio in Hobart. It is apparent that there will soon be a need to redevelop television facilities. These needs create an opportunity to plan and commence construction of a second generation of accommodation for all Australian Broadcasting Corporation activities in Hobart which should meet the ABC's needs for the foreseeable future.

SITE SELECTION

17. The ABC in consultation with the Department of Housing and Construction identified the following essential requirements for a site that would be capable of development to satisfactorily house all ABC facilities in Hobart for the foreseeable future:

- a minimum of 2.5 hectares of usable land;
- good access at all times for staff and the public by private and public transport;
- freedom from excessive electrical and electronic interference;
- freedom from excessive noise and vibration; and
- provision for erection of transmission towers on site, or line-of-sight to remote towers.

18. Desirable criteria for a site include:

- close proximity to the City to avoid the need to establish a separate City office; and

- freedom from foundation, heritage and environmental constraints.

19. A short list of twelve sites owned or available for purchase by the Commonwealth was investigated with the Department of Administrative Services. Only one site was found to satisfy the essential criteria, and it also largely meets the desirable criteria.

20. The site is that of the old Hobart passenger railway terminus, which has not been required since passenger services ceased in 1975. Since then it has been used as a car park. Ownership of the site has recently been transferred to the ABC. Its value was estimated to be \$1.171 million as at 31 May 1983.

21. The area of the site is 2.6 hectares, it is substantially flat and is bounded by roads and road reservations. There is underground pedestrian access on the City side.

22. A two storey sandstone building constructed as the railway station building in 1876 is of some heritage significance but can be adapted for use by the ABC and is retained under the proposal. A galvanised iron clad building is also of some significance and is registered by the National Trust. It is of no use to the ABC and will ultimately be removed with advice from the Trust. There are no other heritage or environmental constraints to development of the site for ABC purposes.

23. Committee's Conclusion The site selected is well suited for development by the ABC to ultimately accommodate all of its Hobart operations.

THE PROPOSAL

24. It is proposed to construct a two and three storey building with a net floor area of 3838 square metres on the western side of the site. It is to be Stage 1 of an ultimate development which would see television and concert functions accommodated on the same site.

25. The work will be purpose built to the ABC's technical requirements and Commonwealth building codes and standards. ABC requirements stress flexibility in operation and acoustic isolation of the studios as basic design criteria. The Department of Housing and Construction stated that the acoustic requirements of the ABC will be met.

26. Plans of the proposed work are at Appendix C. The structure will be of reinforced concrete founded on dolerite, with a steel framed metal clad roof. External walls will be heavily clad and the roof well insulated to conserve energy. The building will be air conditioned throughout, using reverse cycle heat pumps when required. Materials and finishes, both internal and external, have been chosen to minimise maintenance, consistent with economic, functional and aesthetic considerations. Electricity, water, stormwater and sewerage services will be provided through connections to existing facilities adjacent to the site. The building will be accessible to the disabled at all levels. The design makes full allowance for future addition and integration of television facilities at Stage 2, and ultimately for location of concert facilities on the site. Parking will be provided for 75 cars initially and for 150 at full development.

27. The Committee makes the following observations on the proposal.

28. Aesthetics The exterior of the building has been designed to harmonise with the architectural character of the adjacent Hobart business and docks areas. The external material is predominantly concrete, which will be coloured and finished to resemble sandstone. The Sullivans Cove Development Authority was critical of a suggestion that two colours would be used. The Committee shares this view and suggests that a single toning might be more appropriate.

29. Heritage The earliest use of the proposed site was as public land, a part of the Queen's Domain. It was used as a source of building materials and later developed as a cricket ground. There was considerable public opposition when the area was converted for use as the Hobart Railway Station in the 1870s.

30. It was suggested by Mr McFie that retention of the original 1876 sandstone railway terminal building was not a sufficient reminder of earlier use of the site and that perhaps it would have been possible to design the new building in a form more reminiscent of a railway station. The Committee is satisfied that the ABC is conscious of the heritage values in the site and that efforts will be made to collect and display historical material in the proposed building. The Committee understands the railway clock is still in existence, and recommends this be found, restored and used in the building.

31. Flexibility The ABC indicated that flexibility in the building was a prime requirement in order to avoid the types of problems it has suffered in its Broadcast House accommodation.

32. The proposed building will have a fixed external design, though allowance has been made for addition of a further storey at a later stage. Internal walls will not be load bearing, and this allows for relatively inexpensive alteration as requirements change. Control rooms associated with studios have been designed so that they can be used as studios if necessary, though this would not be an entirely satisfactory arrangement.

33. Committee's Conclusion The proposed building is sufficiently flexible to meet the long term needs of the ABC.

34. Space Allocations A tabulation of floor areas allocated to the various ABC functions, together with justification, is at Appendix D. It is proposed to increase the net floor area occupied from 2582 square metres to 3838 square metres, an increase of some 48 per cent. The major contributions to additional space are:

- (a) provision of one additional network studio and one additional production studio.
- (b) provision of space to accommodate new equipment in both office and technical areas.
- (c) increase in studio size to meet modern requirements.
- (d) provision of space for functions not currently catered for, including a rest room, display area and foyer, public reception area, VIP and artist reception area and lounge, equipment store, radio staff meeting room, uninterrupted power supply room, and a program line terminal room.

35. The design has anticipated eventual incorporation of Stage 2, and consequently some areas are somewhat larger than might be justified for radio and administration functions alone, while others are designed to be used for a different function in the ultimate development.

36. Space allocation in office areas has followed Department of Administrative Services guidelines for office accommodation, with allowance for items of equipment to be used. Inflexibility in the existing railway terminal building has limited application of the guidelines for some functions.

37. It was proposed that only one toilet for the disabled be provided in the building, in the public area on the ground floor, although many employees will work on the first floor. There is no provision for child minding facilities in the building.

38. Committee's Conclusion Application of Department of Administrative Services accommodation guidelines appears to have been generous, and in some cases allocations are excessive. In the General Office areas minimum allocations have been made. There should be a review of individual office allocations. However, the overall allocation, taking the proposed Stage 2 into account, is not excessive. The provision of two additional studios as proposed is prudent in the light of the increasing reliance being placed on State offices for production of ABC radio programs. Toilets on the first floor should include provision for the disabled.

OTHER OBSERVATIONS

39. Consultation and Support The ABC and Housing and Construction consulted with Staff, Commonwealth, State, local government and community organisations in development of the proposal.

40. Reviews of ABC accommodation in Hobart have pointed to the necessity of upgrading and rationalisation, and the proposal to integrate ABC facilities on the Railway Station site appears to have unanimous support of all consulted following consideration of their concerns.

41. Car Parking The railway station site is currently used for all day parking of four or five hundred cars, and concern was expressed to the Committee that these vehicles might move into adjacent residential areas if displaced. Car parking in and around the central business district is a perennial concern as sites are lost and new parking areas developed. The Committee was informed that alternative vacant land is available for car parking and that the Hobart City Council has a review of parking in progress. There was no support for the proposition that car parking is an appropriate long term use of the site, and it is clear to the Committee that the State and local governments will be responsible for ensuring appropriate alternative arrangements are made. The Committee is satisfied that adequate notice of the likely loss of parking facilities on the site has been given.

LIMIT OF COST

42. The limit of cost for the proposal is \$7.7 million at September 1983 prices. This estimate does not include acquisition of the land by the ABC, technical fitout, telephone exchange or emergency generator.

PROGRAM

43. The Department of Housing and Construction estimates that the building could be handed over to the ABC two years after commencement of documentation. At that time the administrative parts of the building would be suitable for occupation, but a technical fitout by the ABC to allow full use of the studio areas would take a further twelve months. Documentation would thus have to commence in 1984 if the building is to be completely operational when the final option for lease of Broadcast House expires at the end of 1987.

44. There is considerable support for construction of Stage 2, the television complex, to be concurrent with or immediately follow construction of Stage 1. Support for this is based on the desirability of continued employment of people on Commonwealth funded projects following completion of the Hobart Law Courts and the CSIRO Marine Laboratories, and on the inadequacies of the present television facilities. The ABC agreed that new accommodation for television was overdue and a high priority, but suggested that ABC radio in Sydney was in even greater need of rehousing. The Committee has not made an investigation of these competing demands and therefore does not express a view on the matter.

45. Committee's Recommendation The Committee recommends construction of the work in this reference.

RECOMMENDATIONS AND CONCLUSIONS

46. The recommendations and conclusions of the Committee and the paragraph in the report to which each refers are set out below:

	<u>Paragraph</u>
1. THERE IS A NEED TO CONSTRUCT NEW AND EXPANDED PREMISES FOR ABC RADIO IN HOBART. IT IS APPARENT THAT THERE WILL SOON BE A NEED TO REDEVELOP TELEVISION FACILITIES. THESE NEEDS CREATE AN OPPORTUNITY TO PLAN AND COMMENCE CONSTRUCTION OF A SECOND GENERATION OF ACCOMMODATION FOR ALL AUSTRALIAN BROADCASTING CORPORATION ACTIVITIES IN HOBART WHICH SHOULD MEET THE ABC'S NEEDS FOR THE FORESEEABLE FUTURE.	16
2. THE SITE SELECTED IS WELL SUITED FOR DEVELOPMENT BY THE ABC TO ACCOMMODATE ALL OF ITS HOBART OPERATIONS.	23
3. THE PROPOSED BUILDING IS SUFFICIENTLY FLEXIBLE TO MEET THE LONG TERM NEEDS OF THE ABC.	33
4. APPLICATION OF DEPARTMENT OF ADMINISTRATIVE SERVICES ACCOMMODATION GUIDELINES APPEARS TO HAVE BEEN GENEROUS, AND IN SOME CASES ALLOCATIONS ARE EXCESSIVE. IN THE GENERAL OFFICE AREAS MINIMUM ALLOCATIONS HAVE BEEN MADE. THERE SHOULD BE A REVIEW OF INDIVIDUAL OFFICE ALLOCATIONS. HOWEVER, THE OVERALL ALLOCATION, TAKING THE PROPOSED STAGE 2 INTO ACCOUNT, IS NOT EXCESSIVE.	38

Paragraph

5. THE PROVISION OF TWO ADDITIONAL STUDIOS IS PRUDENT IN THE LIGHT OF THE INCREASING RELIANCE BEING PLACED ON STATE OFFICES FOR PRODUCTION OF ABC RADIO PROGRAMS. 38
6. TOILETS ON THE FIRST FLOOR SHOULD INCLUDE PROVISION FOR THE DISABLED. 38
7. THE LIMIT OF COST OF THE PROPOSAL IS \$7.7 MILLION AT SEPTEMBER 1983 PRICES. 42
8. THE COMMITTEE RECOMMENDS CONSTRUCTION OF THE WORK IN THIS REFERENCE. 45


(W.C. FIFE)
Acting Chairman

Parliamentary Standing Committee
on Public Works,
Parliament House,
CANBERRA A.C.T. 2600

1 June 1984

APPENDIX A

WITNESSES

- Alcorso, C., Esq., Chairman, Sullivans Cove Development Authority, 5th Floor, Lands Building, 134 Macquarie Street, Hobart, Tasmania
- Barwick, I.M., Esq., Operations Team Leader, Department of Administrative Services, G.P.O. Box 519-E, Hobart, Tasmania
- Brennan, A.T., Esq., Secretary, Tasmanian Branch, ABC Staff Association, 13 Wilmot Street, Hobart, Tasmania
- Cole, K.H., Esq., Associate Director, Projects Division, Department of Housing and Construction, Tivoli Court, 239 Bourke Street, Melbourne, Victoria
- Guinane, D.A., Esq., Senior Research Officer, Premier's Department, Franklin Square, Hobart, Tasmania
- Hazeldine, E.J., Esq., Controller, Department of Housing and Construction, Continental Building, 162 Macquarie Street, Hobart, Tasmania
- Hodgman, the Hon. W.M., Q.C., M.P., Member for Denison, House of Representatives, Parliament House, Canberra, Australian Capital Territory
- King, G.R., Esq., Department of Housing and Construction, DTC House, 470 Northbourne Avenue, Dickson, Australian Capital Territory
- Kostromin, A., Esq., Member, Sullivans Cove Development Authority, 5th Floor, Lands Building, 134 Macquarie Street, Hobart, Tasmania
- Leong, H.C., Esq., Creative Architect, Department of Housing and Construction, 239 Bourke Street, Melbourne, Victoria
- Lohrey, R.W., Esq., Representative of the Glebe Progress Association, 12 Aberdeen Street, Glebe, Tasmania
- McFie, H.H., Esq., Private Citizen and Retired Engineer, "Dumbarton", Newlands Avenue, Hobart, Tasmania
- Mackriell, K.C., Esq., Assistant General Manager (Radio), Australian Broadcasting Corporation, G.P.O. Box 9994, Sydney, New South Wales

Marshall, J.D., Esq., Chief Manager for Tasmania, Australian
Broadcasting Corporation, G.P.O. Box 9994, Hobart,
Tasmania

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Skupch, F.M., Esq., Assistant Director of Engineering (Radio),
Australian Broadcasting Corporation,
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Sparkes, B., Esq., Planning Officer, Department of Administrative
Services, G.P.O. Box 519-E, Hobart, Tasmania

Wilson, R.W. Esq., Manager Radio (Tasmania), Australian
Broadcasting Corporation, G.P.O. Box 9994, Hobart,
Tasmania

APPENDIX B

DEFICIENCIES AND INADEQUACIES IN BROADCAST HOUSE

1. Broadcast House, 22 Elizabeth Street, Hobart, is a six storey office building which was built in 1926 and has been leased by the Australian Broadcasting Corporation for more than fifty years. The ABC has made every effort over the years to adapt the building to its requirements. This work has included air conditioning the studios and control booths, carpeting, lighting, a fire alarm system and complete painting several times, as well as installation of items of equipment for amenities.
2. The structure of the building does not allow for economical use of floor space. It has a two metre wide passageway along the centre of most floors and a substantial area for lifts and surrounding stairway.
3. The building is nearing the end of its economic life and provides some of the lowest standards of office accommodation in Hobart. The ABC has discontinued a ten-year program for major equipment replacement in this building because of the impossibility of continuing there for any extended period of time.
4. Specific problems include:
 - The building is too small to house ABC Radio in accordance with its current requirements.
 - Inefficiencies result from separation of Radio from News and several Program Departments.
 - There is total lack of car parking.

- The standard of office accommodation is extremely poor.
- Technical facilities are old, cramped and in need of upgrading.
- Lighting levels are below acceptable standards.
- No form of permanent heating is provided in the building.
- It is difficult to maintain security of the building.
- The structure of the building makes it difficult to make improvements to accommodation.
- As the building is leased it would be inappropriate to invest large sums of money in new technical facilities.
- The building contains two lifts which are very old and too small to carry normal sized items of technical equipment. The stand-down time for maintenance is very high.
- There is one internal staircase and one external fire escape. To conform with local building regulations, the internal staircase should be fire isolated, but this is virtually impossible given the nature of the building.
- The fire escape gives no sense of security when being used. It has varying angles of flight to the basement level, and then traverses back under the building to Elizabeth Street.

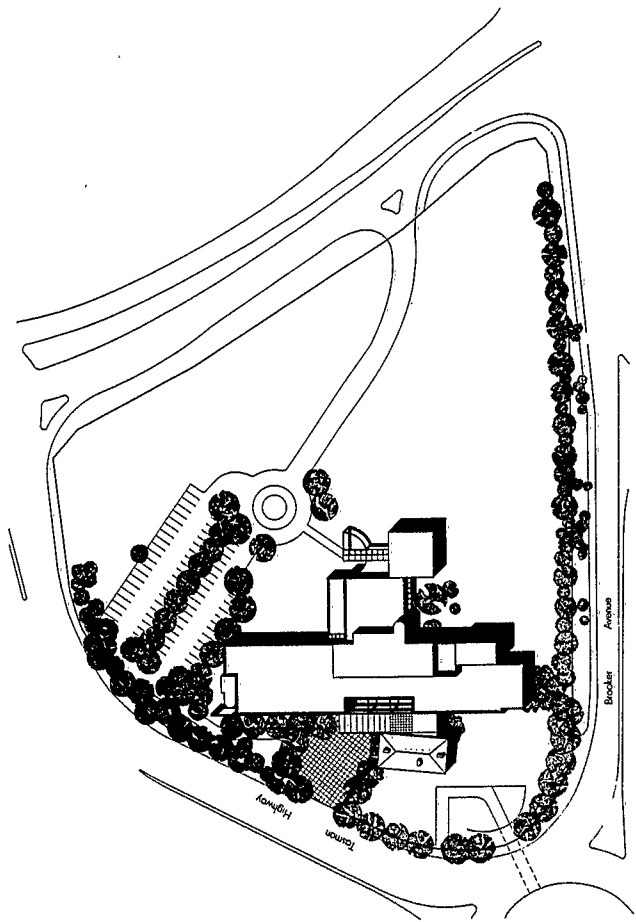
- Toilet facilities are below acceptable standards.

5. Deficient engineering aspects include:

- The limited emergency power capacity of 6kVA is insufficient even for technical areas.
- Only studios are air-conditioned, with package units which are at the end of their economic life.
- Only 2 of the 3 network studios have similar acoustic environments, preventing consistency in sound transmission quality.
- Only one production studio is available.
- The minimum and irreducible background of noise (ambient noise) in all studios is unacceptably high by today's standards, especially in the production studio. This arises from the adaptation of an existing building as a radio studio complex without adequate isolation of studios and control booths from the building structure. The age and structure of the building precludes correction of these acoustic problems.
- Studios are located on two floors, with consequent inefficiencies.
- The switchroom is remote from the studios and does not allow adequate monitoring of transmission quality.

Below standard size lifts make movement of equipment difficult and deter such movement.

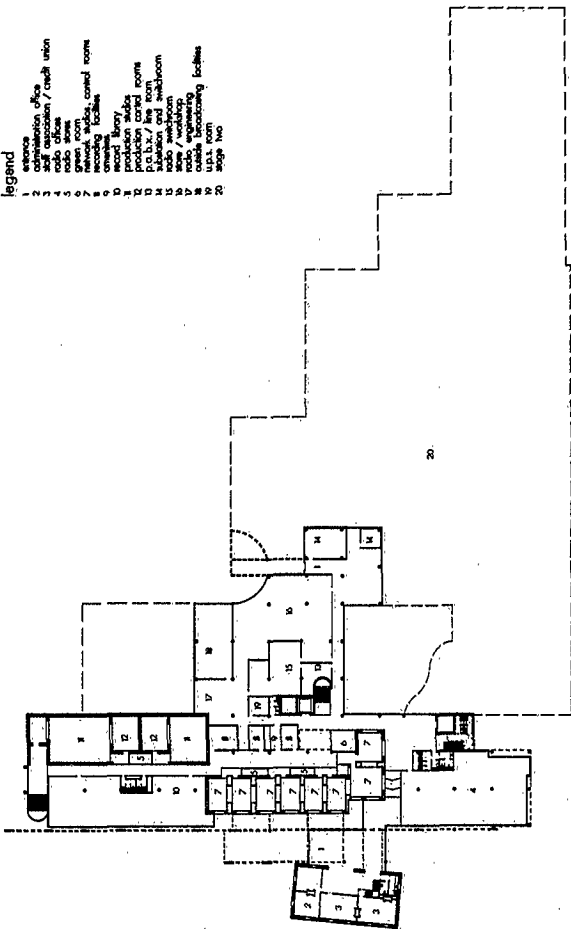
6. Planning for relocation onto the new site takes note of and remedies all of the engineering deficiencies listed above. This includes provision of adequate air-conditioning and emergency power, acoustically adequate studios and location of the switchboard at 'factory floor' level, adjacent to studios and maintenance areas.



(C-2)

legend

- 1 entrance
- 2 staff reception office
- 3 reception / credit union
- 4 radio office
- 5 radio store
- 6 news office
- 7 news studios, control room
- 8 recording facilities
- 9 control lobby
- 10 production studios
- 11 production control room
- 12 P.O.B. / live room
- 13 news studio production
- 14 radio switchroom
- 15 stage / workshop
- 16 technical services
- 17 outside broadcasting facilities
- 18 U.P.T. room
- 19 stage two



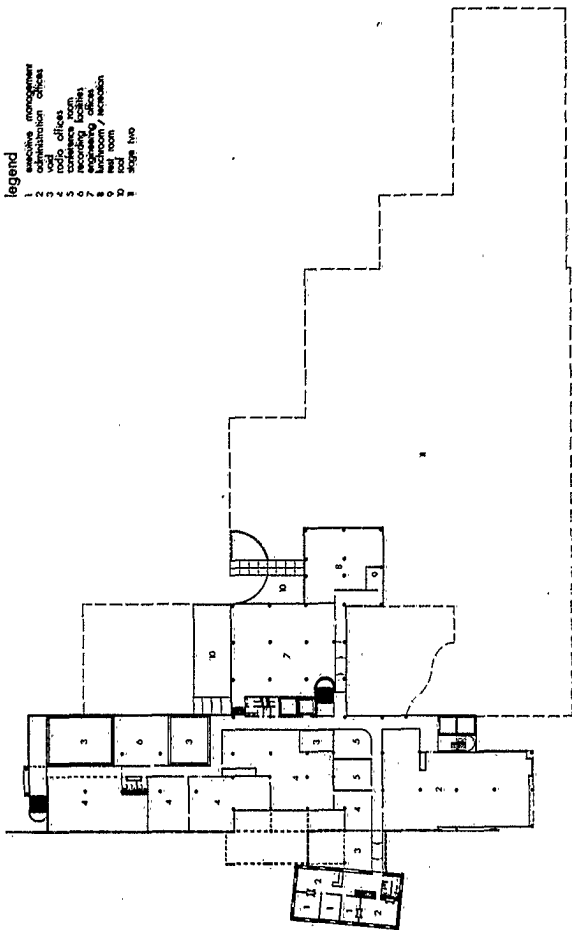
(C-3)



GROUND FLOOR PLAN

legend

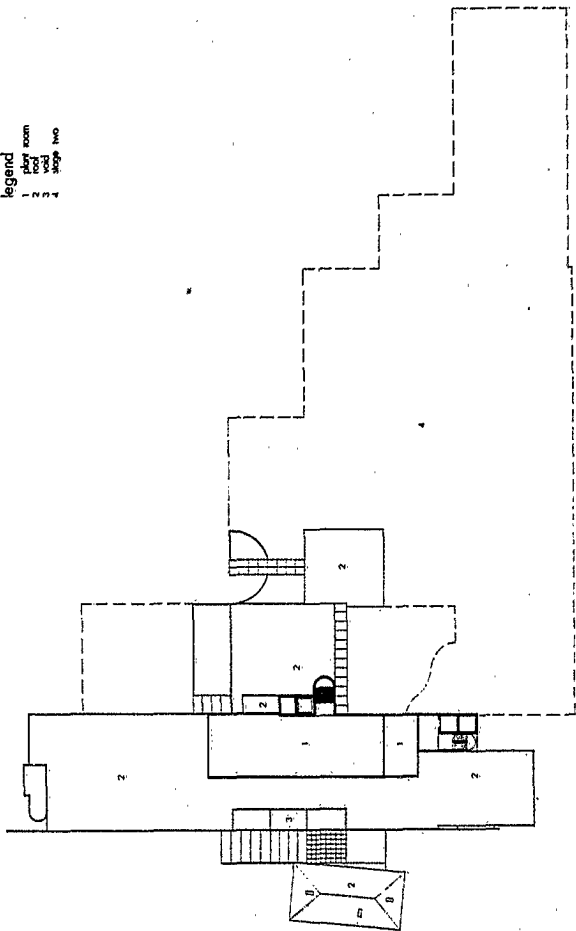
- 1 executive management
- 2 administration offices
- 3 radio offices
- 4 conference room
- 5 meeting rooms
- 6 engineering offices
- 7 lunchroom / recreation
- 8 rest room
- 9
- 10 stage two



FIRST FLOOR PLAN

(C-4)

legend
1 play room
2 void
3 wall
4 stage two



SECOND FLOOR PLAN

(C-5)



(C-6)

PUBLIC ENTRANCE

APPENDIX D

ALLOCATION OF PROPOSED FLOOR AREA

Function	Area(m²)	Staff	Comments
1. ADMINISTRATION			
Branch Management			
. Branch Manager	20	1	Separate Office
. Executive Officer	16	1	Separate Office
. Visiting VIP	20	(1)	Separate Office (non-ABC staff)
. Clerical Staff	9.3	1	General Office
. Circulation space	6.7	-	
Finance Section			
. Branch Accountant	14	1	Separate Office
. Branch Cashier	14	1	Separate Office - security
. Budget officer	10	1	Separate Office
. Visiting Auditors, etc.	20	-	Separate Office
. Clerical Staff	75.6	12	General Office
. Computer/Machines	40	2	Separate room.
. Visual display units	26	-	Service area.
. Circulation space	20.4	-	
Personnel Section			
. Personnel Officer	14	1	Separate Office
. Clerical staff	63	10	General Office
. Interview rooms (2)	16	-	Service area
. Compactus	10	-	Service area
. Visual display units	10	-	Service area
. Circulation space	12	-	
Office Services			
. Supervisor	14	1	Separate Office
. Clerical staff	25.2	4	General Office
. Drafting Board/Plan Cabinet	10	-	Service area
. Security store	6	-	Special purpose
. Additional files	4	-	Service area
. Visual display units	10	-	Service area
. Circulation space	6.8	-	
Mail Dispatch			
. Clerical staff	33	5	General Office
. Compactus	25	-	For school booklets

<u>Function</u>	<u>Area(m²)</u>	<u>Staff</u>	<u>Comments</u>
Reference Library	28	-	Service area
Conference Room	40	-	Service area
ABC Credit Union	40	-	Constrained by retained building
ABC Staff Association	40	-	Constrained by retained building
Branch Registry	30	1	Service area
2. <u>COMMON USE AND SERVICES</u>			
PABX	25	2	Service area
General Service Staff	10	4	Cleaners' room
Amenities/Recreation	172	-	Excludes toilets
Rest Room	10	-	In accordance with Dept of Administrative Services guidelines
Display Foyer	43	-	Designed to serve Stage 2 and Stage 1
Reception/Public Area	28	-	Requirement is for 20m ² : Constrained by retained building
3. <u>RADIO DEPARTMENT</u>			
Studios			
• Radio 1	60	29	Includes control room for each studio. All special purpose areas.
• Radio 2	46		
• FM	46		
• Standby	46		
• Telephone talkback	3		
• Production studio	140		
• Production studio	100		
• Drum room	15		
• Sound locks	42		All studios
Recording Facilities			
• 7 Booths	122	-	Range from 10m ² for telephone recording to 30m ² for production studios.

<u>Function</u>	<u>Area(m²)</u>	<u>Staff</u>	<u>Comments</u>
Sound Library			
. Sound Librarian	12	1	Separate Office General Office/ Service area
. Library and staff	145 }		
. Transcriptions room	35 }	9	Service area Service area
. Soundproof room	35 }		
. Sound effects office	16 }		Service area
. Store room	10		Special purpose
. Audition booths (4)	40	-	Special purpose
Radio Production Operations			
. Head of Operations	14 }	6	Separate Office Separate Office Separate Office Separate Office
. Supervisor Presentation	14 }		
. Operations Officer	14 }		
. Studio Supervisor	12 }		
. Production operations	18 }	12	Service area Special purpose General Office Special purpose Special purpose Telex, printing etc. Service area
. Sound booth	10 }		
. Announcers' workroom	20 }		
. Announcers' common room	20 }		
. Operators' crew room	20 }		
. Machinery room	19.6 }		
. Clerical staff	25.2	4	General Office
. Circulation space	18.2	-	
Radio Management			
. Manager, Radio	19	1	Separate Office
. Clerical staff	9.3	1	General Office
. Circulation space	2.7	-	
4. PROGRAM DEPARTMENTS			
Education			
. Supervisor	16	1	Separate Office Seven separate offices
. Program supervisors	70	7	
. State Government Liaison Officers	20	(3)	Non-ABC staff in general office
. Clerical staff	31.2	5	General Office
. Piano Room	20	-	Special purpose
. Viewing/Replay room	20	-	Special purpose
. Circulation space	17.8	-	
Rural			
. Supervisor	14	1	Separate Office
. Technical staff	36	4	General Office
. Preparation/ Recording booths	15	-	Two booths.
. Circulation space	6		Special purpose

Function	Area(m ²)	Staff	Comments
Music			
. Supervisor	12	1	Separate Office
. Technical staff	25.2	4	General Office
. Piano Room	20	-	Special purpose
. Replay/recording	25	-	Special purpose
. Circulation space	7.8	-	
Sport			
. Supervisor	12	1	Separate Office
. Technical staff	27	3	General Office
. Preparation/replay	10	-	Special purpose
. Circulation space	5	-	
Religion			
. Supervisor	18	1	Separate Office
Drama			
. Supervisor	18	1	Separate Office
Radio 1 Production Unit			
. Supervisor	12	1	Separate Office
. Senior Production Officer	12	1	Separate Office
. Audience Research	12	1	Separate Office
. Radio Public Affairs	13	1	Separate Office
. Radio Two Officer	12	1	Separate Office
. Publicity Officer	10	1	Separate Office
. Reception/Waiting	22	1	General Office/ Service area
. Production workrooms (3)	60	8	Special purpose
. Preparation booths (3)	30		Special purpose
. Publicity storage	7	-	Service area
. Tape storage	10	-	Service area
. Circulation	20	-	
Artist Reception/VIP	16	-	Special purpose
Lounge area	63	-	Design feature/ special purpose
Studio Equipment Store	15	-	Special purpose
Radio Meeting Room	35	-	Service area
5. ENGINEERING DEPARTMENT			
Outside Broadcast Garage	104	-	Includes vehicle maintenance - service area
Program Terminal Line Room	10	-	Service area

Function	Area(m ²)	Staff	Comments
Radio Switchroom			
. Equipment	70	-	Special purpose
. Monitor room	30	-	Special purpose
Radio Maintenance	60	4	Special purpose; includes anechoic chamber
Installation Workshop and Stores	285	6	Temporary requirement; to be re-allocated in Stage 2
Radio Laboratory	30	-	Special purpose area
Engineering Administration			
. Director	16	1	Separate Office
. Supervisor	12	1	Separate Office
. Clerical Staff	12.6	2	General Office
. Reception/Waiting	10	-	Service area
. Machines and files	11	-	Service area
. Conference room	25	-	Service area
. Circulation	8.4	-	
Engineering Drawing Office			
. Technical Staff	40	4	General Office
. Additional equipment	20	-	Service area
. Circulation	6	-	
Engineering Material Supply			
. Supply Officer	10	1	Separate Office
. Clerical Staff	18.9	3	General Office
. Stores/Files/ADP	21.5	-	Service area
. Circulation	4.6	-	
Radio Engineering			
. Assistant Director	14	1	Separate Office
. Senior Engineer	14	1	Separate Office
. Technical staff	20	2	General Office
. Security store	8	-	Service area
. Circulation	6	-	
Uninterrupted Power Supply Room	10	-	Special purpose Required for computer equipment

Total Area: 3838m²

Total Staff: 181, plus 4 non-ABC and visiting auditors.