

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA  
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REPORT  
relating to the  
CONSTRUCTION OF RADIO AND ORCHESTRA FACILITIES  
FOR THE ABC AND SBS AT ULTIMO, NSW

(Sixth Report of 1988)

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## TABLE OF CONTENTS

	Page
Members of the Parliamentary Standing Committee on Public Works	iv
Extract from the Votes and Proceedings of the House of Representatives	v
	<u>Paragraph</u>
The Reference	1
The Committee's Investigation	4
Background	8
The Need	
. ABC Radio	15
. Concert Music Division	24
. SBS Radio	27
. Review of National Broadcasting Policy	28
. ABC Orchestras/Radio Australia/SBS Radio	29
. ABC Response	31
. Committee's Conclusion	34
The Proposal	36
. Building Description	43
Occupancy	
. Basement	46

. Ground Floor	47
. Upper Floors (Levels 1 to 7)	50
. Plant Room/Roof Area	53
. Child care	54
. Facilities for Disabled Persons	58
. Committee's Recommendation	60
The Site	61
. Committee's Conclusion	68
Project Funding	69
Operational Savings	73
. Union Attitudes to Project Funding and Operational Savings	76
. Committee's Conclusion	80
Consultation	81
. Criticism of Consultation Process	82
. Committee's Conclusion	87
Environmental Impact	88
Car Parking	89
. Committee's Conclusion	97
. Committee's Recommendation	98
Commercial Office Development	99
Construction Program	104
. Committee's Recommendation	105

Conclusions and Recommendations

106

Appendices

. Appendix A - List of Witnesses	A1-A2
. Appendix B - Construction Details	B1-B12
. Appendix C - Illustrations	
- Location Map	C1
- Site Plan	C2
- Ultimo Road Level Plan	C3
- Harris Street Level Plan	C4
- Level 1 Plan	C5
- Harris Street Elevation	C6
- Ultimo Road Elevation	C7
- View from North-East	C8
- View from South-West	C9

**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE  
ON PUBLIC WORKS**

(Twenty-Ninth Committee)

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Percival Clarence Millar, MP (Vice-Chairman)

**Senate**

Senator Bryant Robert Burns

Senator John Robert Devereux

Senator Dr Glenister Sheil

**House of Representatives**

Maxwell Arthur Burr MP

George Gear MP

Robert George Halverson OBE MP

John Graham Mountford MP

EXTRACT FROM THE VOTES AND PROCEEDINGS  
OF THE HOUSE OF REPRESENTATIVES

NO. 33 DATED WEDNESDAY 9 DECEMBER 1987

PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - CONSTRUCTION OF RADIO AND ORCHESTRA FACILITIES FOR THE ABC AND SBS AT ULTIMO, NSW: Mr West (Minister for Administrative Services), 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 Radio and Orchestra facilities for the ABC and SBS at Ultimo, NSW.

Mr West presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.



**PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

**CONSTRUCTION OF RADIO AND ORCHESTRA FACILITIES  
FOR THE ABC AND SBS AT ULTIMO, NSW**

By resolution on 9 December 1987 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the construction of radio and orchestra facilities for the ABC and SBS at Ultimo, NSW.

**THE REFERENCE**

1. The proposed work is for the construction of radio and orchestra facilities for the Australian Broadcasting Corporation (ABC) and radio facilities for the Special Broadcasting Service (SBS) on a site at Harris Street, Ultimo, Sydney.
2. The proposal provides for the construction of a 39,800 m<sup>2</sup> building over 10 levels, comprising offices, studio production suites, a 600 seat rehearsal and recording hall, plus other public and support facilities. The building will incorporate comprehensive provisions to ensure an appropriate acoustic environment in all studio, production, recording and rehearsal areas and to maintain essential power supplies in the event of mains failure. Because of the importance of radio services in times of emergency, special attention is also being paid to building security. A separate car parking building of approximately 12,500 m<sup>2</sup> accommodating some 500 cars will also be constructed on the site.
3. The estimated cost of the proposed work when referred to the Committee in December 1987 was \$87.9m at February 1987 prices.

#### THE COMMITTEE'S INVESTIGATION

4. The Committee received a written submission from the ABC and the SBS and took evidence from their representatives at a public hearing in Sydney on 29 March 1988. The Committee also received submissions and took evidence from:

- . ABC Childcare
- . ABC Staff Union (NSW Branch)
- . Ultimo Pyrmont Residents Opposition to Arbitrary Redevelopment (UPROAR)
- . ACROD
- . Mr Huw Evans
- . Mr Michael Rolfe

5. A number of written submissions were also received and these are incorporated in the Minutes of Evidence.

6. Prior to the public hearing the Committee inspected a number of existing ABC Radio studio facilities and also the Ultimo site.

7. A list of witnesses who appeared at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

#### BACKGROUND

8. The Australian Broadcasting Corporation (ABC) was established in 1932 as the Australian Broadcasting Commission. Since 1983 it has operated under the provisions of the Australian Broadcasting Corporation Act with a charter as set out in Section 6 of that Act.

9. The Corporation under the charter is required inter alia to:

- . provide innovative and comprehensive broadcasting services at a high standard, and
  - . encourage and promote the musical performing arts in Australia
10. The Special Broadcasting Service (SBS) was established in 1978 and provides:

- . multilingual broadcasting and television services and
- . broadcasting and television services for such special purposes as are prescribed.

11. The SBS currently provides a multicultural television service and ethnic radio services. Ethnic radio services are available in Sydney, Newcastle, Wollongong, Brisbane and Melbourne.

12. The Government established the Connor Committee in 1984 to examine the SBS and its role in the future of Australian broadcasting. The Committee recommended that all avenues for the sharing of facilities and staff between the SBS and the ABC be explored and implemented independently of the question of merging the two organisations. Following the abandonment of the merger plans for the ABC and SBS, the Government's policy has been the co-location of the facilities of both organisations for like media.

13. A Strategic Property Plan has been developed by the ABC which outlines an accommodation strategy for each of its five operational divisions. The plan proposed that in Sydney the following divisions would be consolidated on the ABC owned site at Gore Hill: Television, Corporate and Marketing Divisions. Since Cabinet endorsement of the Strategic Property Plan in

February 1986 it has been decided to incorporate SBS Television on the Gore Hill site.

14. The accommodation strategy for Ultimo is for the provision of accommodation for the Federal, NSW and Sydney operating and administrative elements of ABC Radio, as well as the Federal Administration of the Concert Music Division, the Sydney Symphony Orchestra and its support staff and the Federal Administration and Sydney operations of SBS Radio.

#### **THE NEED**

##### **ABC Radio**

15. ABC Radio activities in Sydney have been centred on a site in Forbes Street, East Sydney purchased in 1938. While the site has been substantially developed it has insufficient accommodation to house all ABC Radio activities which are spread over six additional sites in nearby William Street as well as one at McLachlan Avenue, Rushcutters Bay. Apart from Forbes Street only the 171 William Street building is owned by the ABC. There are 834 staff currently employed by ABC Radio in Sydney.

16. The existing Forbes Street studios were completed in 1956 and continue to serve as the main production centre for ABC Radio. The building is now in need of complete renovation if it is to continue to operate as a major production centre. The ABC believes that the disruption to operations prevents this from being a feasible option. The building currently accommodates the production and transmission studios for 2BL, Radio National and the Regional Network. The majority of the NSW Radio administration, the program resource departments and 2BL program staff are also located there.

17. The 171 William Street building houses the production and transmission studios and program making staff of 2JJJ, the ABC's

Youth Network Station. The facilities in this building were recently refurbished to allow the ABC to occupy it when rented accommodation in which 2JJJ was located became an unacceptable fire and safety risk.

18. The Westpac Building at 134 William Street houses many of Radio National's program making departments and the Federal Administration of ABC Radio. The isolation of the program-making departments from their main production and transmission facilities in Forbes Street is one of the significant cost factors contributing to the need for this project. In addition the isolation of ABC Radio's Federal Management from its largest group of operating facilities in Forbes Street also has detrimental effects on communication and organisational cohesion.

19. The ABC leases two and a half floors of the Olivetti Building, 140 William Street, principally for its Radio Current Affairs Department and its Resources Library. Current Affairs is isolated from other information gathering departments and the Resource Library from many of its users.

20. ABC House, 150 William Street, as well as housing the Corporate Services Section provides accommodation for ABC Radio Federal Resources Departments which cannot be accommodated in the Westpac building.

21. The ABC rents two and a half floors in Westfield Towers in William Street to provide accommodation, including production and transmission studies, for the ABC News Department, the Sports Department and some Radio National groups. Space leased in 80 William Street contains the Broadcast Music Department, the NSW Radio Human Resources Department and part of the Federal Resources group.

22. Workshop and storage facilities for technical and engineering staff are located at 16 McLachlan Avenue, Rushcutters

Bay and being some 2 km from production facilities its isolation presents a significant operational problem.

23. The ABC informed the Committee that while the rented accommodation of ABC Radio is of reasonable age and condition its dispersion causes operational inefficiencies. It also lacks the flexibility of purpose designed accommodation and often becomes overcrowded.

#### Concert Music Division

24. The Federal Administration of the Concert Music Division is located in the Remington Building in Liverpool Street, Sydney and is isolated from the operations of the Sydney Symphony Orchestra (SSO). This isolation inhibits communications and understanding of the operating environment of the orchestra.

25. The rehearsal centre for the SSO is the Arcadia Theatre located in Victoria Avenue, Chatswood. The Arcadia Theatre is a former cinema converted to an orchestra practice facility and it also serves as a recording studio for the SSO and ABC Radio. The building is at the end of its economic life and its facilities are now barely adequate to perform its tasks as a rehearsal facility and recording studio. In its latter role, it also suffers from isolation from the remainder of the facilities of ABC Radio.

26. The ABC informed the Committee that the theatre was sold in December 1987 for \$9.5m and will be vacated in January 1989. It is proposed to relocate the SSO to the Sydney Town Hall until the Ultimo project is completed. Until that time both the SSO and Radio Groups will be without a major recording studio. The total number of staff employed by the Concert Music Division in Sydney including the SSO is 153.

## **SBS Radio**

27. Radio 2EA is located in rented premises at 55 Grafton Street, Bondi Junction, having recently moved from antiquated and unsafe premises at 263 Clarence Street Sydney. The other ethnic radio facilities and staff in Sydney are located at 4 Cliff Street, Milsons Point as there is insufficient space at Bondi Junction. While the Bondi Junction facilities are physically adequate, they suffer the disadvantages of all leased accommodation, including a limited tenure of six years plus a six year lease option. SBS Radio employs 175 staff in Sydney.

## **Review of National Broadcasting Policy**

28. On 26 February 1988 the Minister for Transport and Communications released for public discussion a number of policy discussion papers relating to a review of national broadcasting policy. The policy discussion papers suggest that for future funding the ABC activities be classified as follows:

- charter responsibilities - that is, things the ABC must do;
- non-charter responsibilities - that is, things the ABC can do;
- 'peripheral' responsibilities - that is, activities which, however valuable in themselves, are arguably not essential to the ABC's main purpose.

## **ABC Orchestras/Radio Australia/SBS Radio**

29. The orchestras and concert activities are classified as 'peripheral' to the functions of national broadcasting. The policy discussion papers suggest that separate arrangements may be made for their future administration and funding needs - ie, any element of Budget funding would be transferred accordingly.

30. In a submission to the Committee, Mr Huw Evans put the view that the possible transfer of control of the orchestras from the ABC raised doubts about the need for the inclusion of accommodation for the SSO in the proposed Ultimo complex. Mr Evans also put to the Committee the view that as the discussion papers relating to the future of the SBS have yet to be released, it was premature for it to agree to the provision of SBS accommodation in the Ultimo proposal. Mr Evans also raised the possibility of an administrative link between SBS Radio and Radio Australia which had also been identified as being 'peripheral' to the ABC primary functions. This would bring together the two publicly funded multilingual broadcasters. Any such new body could well take a different decision regarding its future accommodation requirements.

#### ABC Response

31. In responding to the issues raised by Mr Evans the ABC advised the Committee that the ABC Board took the view that the proposed debate over the future role and structure of the ABC would not have a substantial impact on the proposed building, as flexibility had been built into the design. Accommodation and technical facilities for concert music could be isolated as a separate sub-lease if the SSO were to be removed from the control of the ABC. Should this occur the ABC believes it important that the orchestra and the ABC be co-located so that it retains maximum access to orchestra output for broadcasting. It also believes that regardless of which body may control the SSO in the future, that there is no viable alternative to the Ultimo complex for the physical location of the orchestra.

32. The ABC pointed out to the Committee that the design of the Ultimo complex anticipates and facilitates changes through a range of adaptive features incorporated in the concept. The ABC believes that during the projected 30 months construction period there is opportunity to modify the project following the recently



commenced 12 month review period. The estimated cost of incorporating facilities for concert music including the SSO in the Ultimo project is \$7.5m comprising: administration and support facilities \$3.6m and rehearsal hall \$3.9m. An area of approximately 1890 m<sup>2</sup> will be provided including administration, support facilities and rehearsal hall.

33. In relation to the suggested SBS Radio/Radio Australia merger, the ABC pointed out that even if such a merger did take place 2EA would continue to exist as an ethnic station in Sydney and would therefore still require studio facilities as would Radio Australia which has a space allocation of approximately 53 m<sup>2</sup> in the Ultimo complex.

#### **Committee's Conclusion**

34. The Committee believes that due to the dispersed and temporary nature of ABC Radio's accommodation in Sydney and its adverse impact on operating costs, production quality and organisational integrity that a need exists for a new radio/studio complex. Co-location of ABC Radio and SBS Radio at Ultimo will lead to a more efficient use of resources resulting in economies which it is expected will substantially pay for the new complex.

35. The Committee believes, that notwithstanding the current review of national broadcasting policy, the project should proceed as proposed as there is sufficient flexibility in the design for modifications to be made should this be necessary.

#### **The Proposal**

36. The proposed radio/orchestra complex will include a building of approximately 39,800 m<sup>2</sup> gross floor space and a separate car parking building of approximately 12,500 m<sup>2</sup> gross floor space to accommodate approximately 500 vehicles.

37. The following table indicates how the total net usable floor space of 21,446 m<sup>2</sup> will be allocated:

	ABC Radio	SBS Radio	Concert Music	Total
Studio Space	2,121	538	875	3,534
General Office	11,989	1,698	722	14,409
Storage Space	2,657	553	293	3,503
Total	16,767	2,789	1,890	21,446

38. To arrive at the briefed spaces, a thorough analysis of current operational requirements has been undertaken to ensure that inadequacies and surplus space have been identified. The Committee was informed by the ABC at the public hearing that this process involved consultation with ABC and SBS staff involved in each part of the Sydney operations. (See paragraphs 81-87 regarding consultation).

39. After some initial adjustments were made to the design to cater for known future developments, the project was subject to a comprehensive review during August 1987 to determine whether changes could be made to produce a more cost-effective building. This review identified a number of changes to production practices, operational procedures and styles of facility which the Committee was informed will produce a more efficient, flexible and cost-effective building and resulted in a reduction in the size of the project by approximately 10,000 m<sup>2</sup>. The ABC and SBS will continue to fine tune the design in consultation with staff and unions.

40. The ABC Staff Union in its submission stated that the ABC will not be adequately accommodated by the Ultimo project. It believes that the building contains too little space and that the

proposed space utilisation is not tailored to the needs of the ABC.

41. The ABC informed the Committee that the comprehensive review of the project in August 1987 validated its scope and functions. The results of the review lead to the development of the proposal now being considered by the Committee. The ABC informed the Committee that it had made a very careful assessment of both its current and immediate future space requirements and believes that the proposal satisfies those requirements.

42. Facilities to be provided include:

- . transmission and production studios for ABC Radio and SBS Radio
- . office facilities
- . workshops for technical support staff
- . a commercially run cafeteria for staff and public
- . car parking
- . a rehearsal, recording and performance hall for the SSO, ABC and SBS Radio
- . a child care centre
- . a small radio museum and
- . specialist music and drama production studios

#### **Building Description**

43. The design solution responds to the statutory planning criteria and difficult site conditions. The development will comprise an "L" shaped nine storey building and roof plant room: the first two floors will relate directly to the surrounding street, with the other levels being office/studio space. The main components of the complex will include office/studio facilities for five radio stations, a rehearsal/recording hall, a music/drama production facility, and a car park.

44. An internal private road on the southern end of the site will separate the car park from the radio/orchestra building. This road, off Harris Street, will be the main entrance to the complex. Although this internal thoroughfare will be linked to both Ultimo Road and Harris Street it will be free from the heavy traffic problems they suffer; this provides significant operational and construction benefits, primarily the provision of easy and direct vehicular access away from the extremely congested surrounding roads.

45. The office/studio area will also include the necessary support and public facilities to achieve a well planned and functionally efficient radio/orchestra building. The seven storey "L" shaped section of the building, the free standing recording/rehearsal hall, the music/drama production studios, the transmission studios, and atrium are the major elements which form the design solution. There will be two major service cores which contain lifts, lobbies, toilets, tea rooms, service ducts and escape stairs.

#### OCCUPANCY

##### Basement

46. A single basement level will provide storage and workshop areas, the childcare centre, the rehearsal/recording hall stage, control room and its support areas, a loading dock, garbage and plant areas.

##### Ground Floor

47. Building entry will be by way of Harris Street for pedestrians, and the internal private road for vehicular traffic. The main entrance has been designed to encourage public access and promote awareness of the ABC's activities.

48. The public entrance to the rehearsal/recording hall and staff cafeteria will be accessed from the entry foyer. The single entry point, with its control station, will provide an efficient and effective basis for developing monitoring systems for the movement of people in and out of the building.

49. The rehearsal/recording hall will have a maximum seating capacity of 600. When the full orchestra is using the hall the seating capacity will be reduced to 350.

#### **Upper Floors (Levels 1 to 7)**

50. The typical upper floors are designed to allow for a high degree of flexibility in the planning of studios, offices, support or other areas.

51. The radio stations will be located at the northern end of the building, with the 'on-air' studios having views towards Darling Harbour and the western edge of the city. The music/drama production studios located at the southern end of the building are to be on levels 2 and 5 respectively. Within the studio design, spaces have been included to provide flexibility in both design layout and construction, while at the same time having the adaptability to function equally well as office or storage space.

52. A staff terrace will be centrally located in the atrium on level 3 over the rehearsal hall. A staff corridor will run along the eastern side of the atrium linking both the north and south cores. Adjacent to the core, open stairs in the atrium will connect the staff corridor levels, and provide access to the staff terrace.

#### **Plant Room/Roof Area**

53. Plant and lift motor rooms and facilities for cleaning/maintaining the facade will be located on the roof level.

## Child care

54. The provision of child care in all new buildings has been supported in principle by the ABC Board for some years. At the inception of the Ultimo project, a committee of staff asked the Board to consider the inclusion of child care facilities. The special child care needs resulting from the high level of shift work at the ABC cannot be accommodated by most existing child care centres. This is also true of SBS staff as well. At present ABC staff are heavy users of Inner City Centre, a child care centre in Bourke Street which is government-subsidised but sponsored by the ABC Staff Union and also open to the local community. This facility would not be readily accessible to the staff at Ultimo and failure to provide a facility at the new site would result in a reduction of existing benefits. Following the preparation of a comprehensive justification report the Board in November 1987 affirmed its intention to provide a child care centre on the site.

55. Research indicated that 40 places is the optimum size for a child care facility in terms of both economic and social considerations. The proposed centre will operate on a 12 hour basis and \$500 000 has been included in the limit of cost estimate to provide and fit it out. The ABC Board has also decided that it will provide a fee subsidy for low income staff but the actual level of subsidy has yet to be decided.

56. The ABC Staff Union strongly supported the provision of child care facilities particularly as such facilities are seen to be extremely important factors in the recruitment and retention of highly trained staff.

57. The Committee commends the ABC Board for agreeing to the request from staff to provide child care facilities in the Ultimo project.

## **Facilities for Disabled Persons**

58. In its submission ACROD pointed to what it saw as a number of deficiencies in provisions for people with disabilities including matters such as: the provision of reserved parking, the need for signs and graphics suitable for people with low vision, the need for continuous access routes to all areas of the building and the need for the proposal to be reviewed by an expert body associated with access for people with disabilities.

59. In response the ABC indicated that it will comply with all guidelines and regulations relating to the provision of facilities for people with disabilities. A working party has been set up which had already had discussions with the Quadriplegic Association but will also consult in the near future with ACROD and other organisations representing the disabled. This working party will address the specific issues raised by ACROD in its submission.

## **Committee's Recommendation**

60. The Committee recommends that fully adequate provision of facilities should be made for disabled persons.

## **THE SITE**

61. The ABC commenced its search for a site by examining the fundamental question of whether it should be a near CBD, a suburban, or a 'green fields' site. The ABC's basic view was that it would require a near CBD site on which to locate at least a minimum number of program and technical staff. These staff would be involved in the assembly and presentation of information programs where the ability to interact quickly with the principal news makers is critically important. They would also produce those programs which rely heavily on interviews as it is often

extremely difficult to get program guests to travel significant distances.

62. While the preliminary examination of possible sites was being undertaken, the ABC continued its examination of both the operational and cost implications of having the primary location for ABC Radio away from the periphery of the CBD.

63. This examination revealed that the present value of the additional operational costs to the ABC ranged from \$18m at an inner suburban site such as Randwick, using a 10% discount rate, to \$60.3m at a site such as Parramatta using a 4% discount rate in 1985-86 prices.

64. From this analysis it was clear that the site cost of a near CBD location would be easily outweighed by the additional operating costs of locating elsewhere. In view of the fact that some CBD presence of ABC facilities and staff would be necessary, the ABC believes that the organisational integrity and program making integration of ABC Radio would still be under threat if the main body of staff and facilities were located away from the city.

65. The ABC examined 18 near CBD sites as well as a number of suburban locations as a basis for cost analysis. The Markets site controlled by the Darling Harbour Authority was the ABC's most preferred site but was not available. The next preferred site, owned by the Dairy Farmers Co-operative, at 700 Harris Street Ultimo was purchased by the ABC for \$14.6m. The purchase price included the demolition by the vendor of existing buildings which were a collection of 1-3 storey brick and asbestos structures built since the early 1920's. The ABC informed the Committee that the site is now free of asbestos and that prior to demolition the vendor sought and obtained a demolition permit from the Sydney City Council, who raised no objection on the grounds of historic relevance.



66. The site has a total area of 11 619 m<sup>2</sup> in two sections, the north section of 5016 m<sup>2</sup> with a floor space ratio of 3:1 and the south section of 6603 m<sup>2</sup> with a floor space ratio of 4:1 giving an overall average of 3.57:1. The potential adverse effects of noise and vibrations from the railway and heavy road traffic have been limited by planning. Buffer zones will protect sensitive areas.

67. The site is zoned County Centre 3(d) in the City of Sydney Planning Code. The ABC and SBS informed the Committee that in addition to the site's closeness to the CBD, cost and availability, that its proximity to the redeveloped Darling Harbour Area and closeness to public transport added to its desirability as a site for the radio and orchestra complex.

#### **Committee's Conclusion**

68. The Ultimo site satisfies the requirements identified by the ABC and the Committee regards it as being suitable for the proposed complex.

#### **PROJECT FUNDING**

69. In May 1986 Cabinet approved the purchase of the Ultimo site with the deposit to be paid out of funds appropriated to the ABC in 1985-86. The balance of the purchase price was to be provided by the ABC from the sale and lease back of three existing properties which will become surplus on the completion of the Ultimo project. The Committee was informed that the SSO rehearsal facility at Chatswood was sold in December 1987 for \$9.5m. Subject to parliamentary approval of the Ultimo project it is planned to sell by June 1988 the ABC sites in Forbes Street and 2JJJ in William Street. Occupancy of these buildings will continue on a lease basis until Ultimo is operational by mid 1991.

70. The ABC took possession of the site on 31 March 1988 following completion of demolition operations by the vendor.

71. In May 1987 Cabinet approved instalment purchase as the funding method for the project. A cost limit of \$95m and annual budget reductions of \$12m were also established in February 1987 dollars. The Committee was informed that the bulk of the repayments was to come from identified operational savings flowing from the relocation of ABC and SBS Radio to the Ultimo site.

72. At the public hearing the ABC provided the Committee with a revised detailed financial statement which indicated that the Limit of Cost estimate of \$91.608m in December 1987 prices was equivalent to \$87.9m in February 1987 prices. The detailed financial statement is as follows:

		\$M
Limit of Cost Estimate*		87.900
Budget funded fees, furniture and equipment*		<u>28.500</u>
		116.400
Site purchase		
Sale of ABC properties*	22.284	
Cost of Ultimo site at \$14.6m less \$1.28m deposit from 1986-87 budget	13.32	<u>8.964</u>
Total Project Cost		<u>107.436</u>
Revenue and Repayment Estimates		
Consolidated savings* 10.2/yr		

Income from hire of facilities and car parking*	1.28/yr	11.45/yr
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Budget reductions based on \$107.434m total project cost*		<u>10.04/yr</u>
Estimated annual surplus		<u>1.05/yr</u>

\*Revised figures based on advice from Department of Finance

#### OPERATIONAL SAVINGS

73. The ABC informed the Committee that \$10.2m pa of savings resulting from the move out of dispersed and leased accommodation had been identified as a result of studies by independent consultants which were revised after consideration by ABC management. The savings at February 1987 prices are made up of:

	\$m
. ABC rent	3.1
. refurbishment and equipment	1.1
. services and miscellaneous overheads	0.6
. staff reductions	3.2
. SBS rent	0.6
. escalation to take account of real rates of staff and rental costs to 1991-92	<u>1.6</u>
	10.2

74. The above savings include staff reductions in the order of 90 positions which the ABC believes can be achieved through consolidation at a single location, and by changes in production arrangements made possible by the provision of new facilities.

75. It is expected that hire of studio and car parking facilities when not operationally required by ABC/SBS will

produce a positive revenue inflow. The ABC believes that this revenue, combined with operational savings, means that anticipated instalment purchase payments should be fully met without impact on overall operational budgets.

#### **Union Attitudes to Project Funding and Operational Savings**

76. The ABC Staff Union (the Union) in evidence to the Committee strongly objected to the funding method for the project because it believes that it will be impossible for the ABC to maintain its current services and fund the project with its budget at the 1987/88 level. The Union believes that if the ABC is to fund significant capital developments from its own appropriations then there must be a serious deleterious effect on services. It strongly recommended that the project be fully funded by direct budget appropriation particularly as it believes that the savings resulting from relocation will not reach the projected figure of \$10.2m per annum.

77. The Union was particularly concerned regarding the saving of \$3.2m indicated by the ABC for staff utilisation which includes a staff reduction figure equivalent to 93 fulltime positions. It believes that only one third of these can be considered genuine savings associated with the relocation and that any reductions beyond this will mean direct cuts to the quantity and quality of ABC services.

78. The Union believes that there are major factors which will make it extremely difficult to achieve the conditions necessary to reduce staff. These include: introduction of new technologies and work methods which will depend on adequate funding, training and re-training and agreement with unions on different industrial conditions.

79. In response to the concerns of the Union in relation to funding the ABC made the following points:

- the instalment purchase arrangements were determined by Cabinet not the ABC
- without the instalment purchase arrangements the ABC believes that the project would not have been approved by Cabinet
- the ABC Board did consider whether it wished to proceed with the project under the terms and conditions laid down by Cabinet. The decision to proceed was made under a cost plan and revenue arrangement significantly less attractive than that which now applies
- the current financial arrangements indicate a positive contribution to the ABC's budget and
- the ABC recognises the difficulties it will face in achieving the reduction of 93 staff positions and that there will need to be extensive consultation and negotiation with staff and unions to reach agreement on the reductions and other issues such as work practices and new technologies

#### **Committee's Conclusion**

80. The Committee while noting the concerns of the ABC Staff Union regarding the achievement of the projected cost savings of \$10.2m per annum also accepts that the project would not proceed without the instalment purchase funding arrangements approved by Cabinet. The Committee is also of the view that the Ultimo project will lead to a more efficient use of resources and will provide a better working environment. The realisation of the potential savings will depend greatly on co-operation between management, staff and their unions. The Committee is aware that a

difference of opinion exists as to whether that co-operation has been achieved in the past.

#### **Consultation**

81. The ABC advised the Committee that the following organisations were consulted regarding the project:

#### **Commonwealth**

- . Department of Administrative Services
- . Department of Arts, Sport, the Environment, Tourism and

#### **Territories**

- . Department of Transport and Communications
- . Telecom
- . Department of Finance
- . Department of the Treasury

#### **State and Local**

- . Department of Environment and Planning
- . Traffic Authority of NSW
- . Council of the City of Sydney
- . Department of Main Roads
- . Metropolitan Water, Sewerage and Drainage Board
- . Sydney County Council
- . Australian Gas Light Company

#### **Others**

- . Ultimo residents through public meetings
- . site neighbours, including the University of Technology

#### **Unions**

- . ABC Staff Union
- . ABC Senior Executives Association
- . Musicians Union of Australia
- . Australian Journalists Association
- . Actors Equity of Australia

- . Administrative and Clerical Officers Association
- . Australian Public Service Association
- . Australian Theatre, Amusement and Entertainment Association

#### **Criticism of consultation process**

82. The ABC Staff Union was strongly critical of the consultation process undertaken with it by the ABC. It claimed that the ABC's planning process has been in breach of the consultative principles outlined in the Commonwealth Accommodation Guidelines. The Union stated that since 1984 it had been encouraging the ABC to adopt a formal consultative framework appropriate for a project such as Ultimo. In the Union's view consultation, since the acquisition of the Ultimo site, had occurred on an ad hoc basis which was not in line with established models in other departments and authorities. The Union acknowledged that meetings had been held involving it and the ABC and some information had been provided by the ABC. However, it believes that what it sees as the ABC's failure to respond to its requests to enter into negotiations about industrial issues has created a climate in which industrial conflict is likely to arise.

83. The ABC in responding to the concerns of the Union provided the Committee with information regarding the consultative process it had adopted and this is set out below.

84. Formal project consultation began in December 1986 when a working party was established under the chairmanship of the Controller, Radio Resources and Services. The working party consisted of representatives from NSW Radio Management, Concert Music, SBS, Federal Engineering, Corporate Property and the Ultimo Project Team. At its first meeting the working party decided that each union would be invited to nominate a representative to attend future meetings. The meetings continued

on a scheduled monthly basis until August 1987. The purpose of the meetings was to discuss key issues relating to the project.

85. In August 1987 a comprehensive review of the project was conducted to validate its scope and purpose. In September 1987 the Director, Radio set up new procedures which transferred responsibility for project user co-ordination from the Ultimo Project Team to Radio Management. A combined studio technical and general co-ordination group has been meeting weekly since late September 1987. The ABC also informed the Committee that although it considered the former working party meetings to have been useful, feedback to staff on the information provided was minimal and consequently staff understanding of the project was poor. It was therefore decided to revise the consultative process to make it more effective. The Committee was advised that the revised processes began in earnest on 1 October 1987 with a general meeting attended by a large group of NSW staff.

86. The Committee understands that currently consultation is taking place in the following manner:

- formal management/union discussions: these meetings are conducted on a weekly basis and have principally concentrated to date on proposed staff reductions;
- consultation with departments in relation to studio/technical and general accommodation areas: as a result of the project review, proposals for studio/technical facilities and general accommodation were revised. An amended studio proposal document was widely circulated and discussed with staff. Following these discussions amendments were made to the Ultimo Project Studio Strategy. Accommodation aspects have also been discussed with departments together with information on proposed workstation and office configurations;
- discussion with individual managers, supervisors, staff



members and union officials: discussions are being held on an on-going basis with individuals to provide details on specific matters of interest.

#### **The Committee's Conclusion**

87. Evidence given to the Committee by the ABC and the ABC Staff Union makes it clear that each have very different perceptions regarding the level and effectiveness of the consultation process to date. The Committee does not believe that any useful purpose would be served in it seeking to make judgements on why the consultation process has so obviously failed. However the Committee regards it as imperative that the ABC and the ABC Staff Union now proceed to enter into meaningful consultation on the important issues relating to the project which need resolution.

#### **Environmental Impact**

88. The ABC in consultation with the Department of Arts, Sport, the Environment, Tourism and Territories (DASETT) and the Department of Administrative Services (Construction Group) has assessed the project in accordance with the Administrative Procedures of the Environmental Protection (Impact of Proposals) Act 1974. The ABC advised the Committee that DASETT had determined that the project would have minimal impact on the environment and that the preparation of neither an environmental impact statement nor a public environment report would be required.

#### **Car Parking**

89. The estimated peak car parking requirement will be 520 spaces. (280 operations, 120 SSO, and 120 audience). A constant operational demand for 100 parking spaces has been established.

90. Because of the site's close proximity to Darling Harbour and the University of Technology, there is a heavy demand for parking in the area. The project's parking demand will be satisfied in a multi storey car park constructed on the southern side of the Radio and Orchestra Building.

91. The ABC is seeking expressions of interest from commercial operators to operate the car park. Parking spaces not required by the ABC and SBS will be available to the general public.

92. In submissions to the Committee both the Ultimo Residents Opposition to Arbitrary Redevelopment (UPROAR) and Mr Michael Rolfe raised issues relating to the amount of car parking to be provided and the impact of additional traffic on an area which already has a heavy traffic flow. UPROAR was particularly concerned that 520 spaces were to be provided not 100 as had been discussed with it.

93. The ABC confirmed that during discussions with UPROAR in August 1987 it was informed that it was proposed to park 100 operational vehicles on-site and rely on additional off-street parking planned for the area to cope with peak loads of up to 600 vehicles.

94. The ABC pointed out that the project outlined to UPROAR was an early design concept approximately 10,000 m<sup>2</sup> larger than the current proposal. As a result of project reviews and with no certainty that any of the projected additional off-street parking spaces would eventuate, the current design concept was developed. The ABC also noted that there are currently 2,500 off-street car parking spaces within 500 metres of the site with an occupancy rate of 80%. There are 380 1 and 2 hour spaces within the same radius and these are continually over parked. The ABC believes that it would compound the area's parking problems if it did not provide adequate parking.

95. In response to the issue raised by Mr Rolfe regarding traffic accumulation the ABC informed the Committee that peak demand for the 520 spaces could occur 20 - 25 times per year. The ABC stressed that issues relating to traffic had been assessed by independent consultants and discussed with the Sydney City Council, Department of Environment and Planning and the Traffic Authority of NSW leading to environmental clearance for the project.

96. The Committee acknowledges that the issues raised by UPROAR and Mr Rolfe in relation to car parking and traffic volumes are extremely important and it shares their concern regarding the volume of traffic in the immediate area. However in the wider context this is an issue for State and local authorities to resolve. The Committee's principal concern relates to the amount of parking to be provided in this project.

#### **Committee's Conclusion**

97. The Committee believes that having regard to the parking situation in the Ultimo area and the project's funding arrangements that the ABC is justified in constructing a multi-storey car park providing 520 car parking spaces and seeking to gain revenue from them.

#### **Committee's Recommendation**

98. The Committee recommends that the ABC investigate the possibility of operating the car park itself rather than leasing it to a commercial operator.

#### **Commercial Office Development**

99. During the public hearing the Committee raised with the ABC the question of a possible commercial office development in the air space above the proposed car park. Apart from a notation on

the site plan, the ABC submission made no mention of this possible development although it was indicated to the Committee during the site inspection.

100. The ABC informed the Committee that following the review of the project in August 1987 it was decided to construct a more economic free-standing structure to provide car parking rather than the original basement concept. In addition, rationalisation of operating needs resulted in a reduction in the size of the project leading to the under-development of the site by approximately 10 000 m<sup>2</sup>.

101. Following indications of a strong demand for office space in the Ultimo area, the ABC decided to grant air rights to a developer over the car park to construct and manage for a given period an office building of approximately 12 storeys. The ABC will either obtain an initial payment for this right or an annual income over the period of the lease. Income from this project will be used to offset the cost to the ABC of maintaining and purchasing the Harris Street property.

102. The ABC assured the Committee that as it will retain ownership of the whole site any improvements will complement in scale, material and colour the proposed Ultimo development. The Committee was also advised that to allow for possible future expansion the ABC would consider a condition in the rights to develop the air space that it have the right to let or take ownership of the extra capacity in the longer term.

103. The Committee believes that the ABC should have provided this information to it prior to the public hearing.

#### **Construction Program**

104. Subject to Parliamentary approval, it is anticipated that construction of the project could commence by June 1988 and be

completed by the end of 1990. The technical fitout of the project would be completed and the building fully operational by mid-1991.

**Committee's Recommendation**

105. The Committee recommends construction of radio and orchestra facilities for the ABC and SBS at Ultimo, NSW at a limit of cost of \$87.9m at February 1987 prices.

## CONCLUSIONS AND RECOMMENDATIONS

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

### Paragraph

1. The Committee believes that due to the dispersed and temporary nature of ABC Radio's accommodation in Sydney and its adverse impact on operating costs, production quality and organisational integrity that a need exists for a new radio/studio complex. Co-location of ABC Radio and SBS Radio at Ultimo will lead to a more efficient use of resources resulting in economies which it is expected will substantially pay for the new complex. 34
2. The Committee believes, that notwithstanding the current review of national broadcasting policy, the project should proceed as proposed as there is sufficient flexibility in the design for modifications to be made should this be necessary. 35
3. The Committee recommends that fully adequate provision of facilities should be made for disabled persons. 60
4. The Ultimo site satisfies the requirements identified by the ABC and the Committee regards it as being suitable for the proposed complex. 68

5. The Committee while noting the concerns of the ABC Staff Union regarding the achievement of the projected cost savings of \$10.2m per annum also accepts that the project would not proceed without the instalment purchase funding arrangements approved by Cabinet. The Committee is also of the view that the Ultimo project will lead to a more efficient use of resources and will provide a better working environment. The realisation of the potential savings will depend greatly on co-operation between management, staff and their unions. The Committee is aware that a difference of opinion exists as to whether that co-operation has been achieved in the past.


80

6. Evidence given to the Committee by the ABC and the ABC Staff Union makes it clear that each have very different perceptions regarding the level and effectiveness of the consultation process to date. The Committee does not believe that any useful purpose would be served in it seeking to make judgements on why the consultation process has so obviously failed. However the Committee regards it as imperative that the ABC and the ABC Staff Union now proceed to enter into meaningful consultation on the important issues relating to the project which need resolution.

87

7. The Committee believes that having regard to the parking situation in the Ultimo area and

- the project's funding arrangements that the ABC is justified in constructing a multi-storey car park providing 520 car parking spaces and seeking to gain revenue from them. 97
8. The Committee recommends that the ABC investigate the possibility of operating the car park itself rather than leasing it to a commercial operator. 98
9. The Committee recommends construction of radio and orchestra facilities for the ABC and SBS at Ultimo, NSW at a limit of cost \$87.9m at February 1987 prices. 105



Colin Hollis  
Chairman

27 April 1988



## APPENDIX A

### LIST OF WITNESSES

- Aarons, Mr Mark Laurence, President, ABC Staff Union, New South Wales Branch, 171 William Street, Sydney, New South Wales
- Evans, Mr Huw David George, Freelance Broadcaster and Independent Media Consultant, 41 Waratah Road, Turramurra, New South Wales
- Gowing, Mr Rick, Director Finance, Special Broadcasting Service 4 Cliff Street, Milsons Point, New South Wales
- Halcrow, Ms Jean Anne, OAM, Chairman, Access and Mobility Subcommittee, ACROD Ltd, New South Wales Division, 55 Charles Street, Ryde, New South Wales
- Hunt, Mr Peter, Member, ABC Staff Union, New South Wales Branch, 171 William Street, Sydney, New South Wales
- Kerkyasharian, Mr Stepan, Head of Radio, Special Broadcasting Service, 4 Cliff Street, Milsons Point, New South Wales
- Long, Mr Malcolm, Director, Radio, Australian Broadcasting Corporation, 150 William Street, Sydney, New South Wales
- Moriarty, Mr Gerald, Assistant Managing Director, Resources, Australian Broadcasting Corporation, 150 William Street, Sydney, New South Wales
- Rolfe, Mr Michael Richard, 41 Cove Street, Watsons Bay, New South Wales
- Short, Mr Lindsay, Project Director, Ultimo Project Team, 80 William Street, Sydney, New South Wales
- Smith, Ms Marilynne Joy Kathleen, Senior Project Officer, Member of the Childcare Co-ordinating Committee - Ultimo Project, Employee Relations and Establishment (Radio), Australian Broadcasting Corporation, GPO Box 9994, Sydney, New South Wales
- Sproule, Ms Robin, Vice-President, ABC Staff Union, New South Wales Branch, 171 William Street, Sydney, New South Wales
- Swan, Dr Norman Gabriel, Broadcast Officer (Radio) and Former Director of Inner City Childcare, Radio Science Unit, Australian Broadcasting Corporation, GPO Box 9994, Sydney, New South Wales

Valentine, Ms Mary, General Manager, Sydney Symphony Orchestra,  
276 Victoria Avenue, Chatswood, New South Wales

Wilson, Mr Maxwell Gordon, 214 Bulwara Road, Ultimo, New South  
Wales

Woolley, Mr Kenneth, Principal Consultant, Director, Anchor  
Mortlock and Woolley, 40 Collins Street, Surry Hills, New  
South Wales

**CONSTRUCTION DETAILS**

**Materials and Finishes**

1. External wall cladding will be a combination of high performance low reflective curtain walling and polished reconstructed granite precast concrete panels. The chosen materials will provide a durable low maintenance facade.
2. General office areas will have walls rendered and painted, suspended mineral fibre tiles to ceilings and carpeted floors.
3. The walls to the studio areas will be constructed in either masonry (wet construction) or steel stud and multi/layered plasterboard (dry construction) covered with specifically designed acoustic absorption panels.
4. The studio ceiling structure will be reinforced concrete lined with acoustic panels similar to the walls.
5. In the rehearsal/recording hall the walls above upturned carpet will be rendered and painted. Floor carpet is to be turned up behind seating and 1200mm up perimeter walls. Walls enclosing the stage will be lined with thick timber panelling over mineral wool absorption panels.
6. The hall roof/ceiling structure will be reinforced concrete with a set plaster finish. A metal ceiling/lighting frame will be suspended between the ceiling beams.
7. The stage will have a timber floor resiliently mounted off the concrete floor slab.

8. The raked seating, steel framed platforms of structural plywood will be bracketed off the concrete slab. The whole floor area will be carpeted. Services and amenity areas will incorporate materials and finishes chosen for serviceability, ease of cleaning and maintenance.

9. Ground level entrance foyer/lobby, forecourts and colonnades will be finished with precast concrete paving units with an exposed aggregate finish.

## **ENGINEERING SERVICES**

### **STRUCTURAL**

#### **Foundations**

10. The site is underlined by Hawkesbury Sandstone at a depth below ground level of between 1.0m and 7.0m. The top 2.0m of sandstone is highly weathered and below this sandstone of high strength is encountered. The building will be founded on piles which bear onto the high strength sandstone.

#### **Superstructure**

11. The building structure will be generally of reinforced concrete flat slab construction on a column grid of 8.4m x 8.4m. Slab thicknesses will vary from 270mm in the office areas to 320mm in the more heavily loaded areas such as studios and plant rooms. Studios in the building will be acoustically isolated from the building structure. Walls to stair wells and lift shafts will to be of reinforced concrete.

12. The rehearsal/recording hall will be structurally separate from the main building. It will comprise an inner shell which will be acoustically isolated from an outer shell. The inner

shell will be framed in reinforced concrete with room beams spanning 20 metres. The walls will be of masonry construction restrained by columns and bond beams which also support the room. The outer shell will be similarly constructed but with post-tensioned room beams.

13. The glazed atrium roof will be supported on a series of cranked steel trusses to form the required roof profile. The trusses, fabricated from circular hollow steel sections, will be two-dimensional with transoms between them to provide lateral stability.

#### **MECHANICAL SERVICES**

14. Air conditioning will be provided to all office areas, the rehearsal/recording hall, music/drama production studios, foyer and recreation areas throughout the building.

15. The central energy plant, (chillers, cooling towers, boiler pumps etc) will be located within the rooftop plantroom. Chilled and hot water will be distributed to all air handling plants in the building with the exception of studios which will be provided with electric heating in lieu of hot water, for acoustic reasons. The diesel cooling plant will be located above the diesel plant in the car parking area. Other mechanical services include ventilation to toilets, workshops, kitchens, atrium smoke exhaust, stairwell pressurisation, lift motor rooms and plantrooms.

16. Where appropriate, energy conservation measures will be incorporated in the design of the mechanical services, including use of outside air cycle whenever outside ambient conditions are suitable.

## **ELECTRICAL SERVICES**

### **Power**

17. Normal power will be supplied from one on-site surface chamber sub-station located on the Harris Street frontage of the car park. The main switchboard will be located in close proximity to the proposed substation. Two separate medium voltage supplies will link the main switchboard and sub-station. The main switchboard will be arranged to supply essential services, non essential services, lifts, fire services and air conditioning.

18. An emergency power supply system will be provided within the car park basement area to provide back-up standby power to those areas of the building where minor interruptions of power supply could be tolerated but where continuity would be required for operations, safety or statutory reasons.

### **General Power Reticulation**

19. Office Areas: A sufficient number of general purpose outlets (GPO's) will be provided to facilitate normal office functions and requirements.

20. Workstations Columns: Will be provided where open plan offices occur.

21. Studio and Technical Areas: Sufficient numbers of normal and special purpose GPO's will be provided to facilitate the required functions. Some GPO's will be supplied from a special "technical power distribution system" where their respective earthing conductors are installed to satisfy the requirements of the ABC having regard to AS 3000 and the requirements of the local supply authority.

## **Communications and Special Services**

22. House monitoring wiring and outlets will be provided to connect and operate ABC house monitoring equipment. Facilities will be provided for the emergency warning and inter-communications system to over-ride the house monitoring systems in emergencies.

### **Telephone Facilities**

23. Telephone block cabling will be provided throughout the building between the MDF frames, PABX and FDP terminal boxes.

### **Emergency Warning Intercommunication System (EWIS)**

24. A complete EWIS system comprising a warning system and an intercommunications system will be provided in accordance with AS 2220.

### **Communication Systems Reticulation Facilities**

25. Consistent with the provisions for reticulating the electrical services, an extensive segregated cable duct system with up to six compartments will be provided to accommodate the various broadcast and data cabling requirements. This cable ducting system will extend throughout the office and studio areas to each broadcast activity centre.

### **Clocks**

26. A standard impulse time system will be provided consisting of a master clock and analogue wall clocks in selected public areas and departments.

### **Master Antenna Television System**

27. A separate master antenna television system complying with AS 1367 and AS 1417 parts 1 and 2 will be provided for reception of VHF and UHF television bands in black and white and colour.

### **Lightning Protection**

28. A lightning protection system will be provided for the building in accordance with AS 1768.

### **Uninterruptable Power Supply System (UPS)**

29. Sophisticated electronic equipment supplied directly from the mains power supply suffers in performance due to local disturbances that would have passed unnoticed only a few years ago. These disturbances can be of many different types: slow or rapid variations in voltage, interference of large amplitude and short duration, micro-interruptions or complete power cuts. Of the available solutions to this problem, the static uninterruptable power supply system would appear to be by far the best.

30. The system comprises a rectifier/charger supplied by mains, a battery bank, an inverter which converts the DC power from the rectifier or the battery to AC power of sinusoidal wave-form, and free from all imperfections and electronic and manual by-pass switching for emergency and maintenance operation.

31. In the event of power failure or of micro-interruptions or cuts of longer duration, the battery supplies the power to the inverter for its designed back-up time. The output power will be thus assured continuously without disturbances.

32. When mains power is restored, the rectifier again supplies the inverter and at the same time mains power is provided to the



battery charger to recharge the battery as necessary.

33. If for any reason the output voltage of the UPS goes outside the design limits, the static switch connects the load directly to the mains supply, without interruption, provided the mains power is within the tolerances of voltage and frequency required for the equipment.

34. Return from by-pass to normal inverter operation is effected automatically, and again without interruption.

#### **Studio Time Clock System**

35. There will be a separate and specially designed clock system for technical areas such as studios. The system will use a time coded signal and could be adapted for synchronisation of tape machines. The studio clock system, wiring and equipment will be provided by the ABC.

#### **General Lighting**

36. The artificial lighting throughout the building will be a combination of both incandescent and fluorescent type lighting. Within offices, public and non-broadcast type areas, low brightness recessed fluorescent fittings will be provided for control of discomfort glare in low contrast situations.

37. Within studios and related broadcast areas, a combination of incandescent track lighting and supplementary fluorescent lighting will be provided. Depending on the specific design criteria, the illumination level will vary between 400 and 600 LUX.

38. Switching will be arranged to facilitate studio requirements, general office tasks and normal partition rearrangement.

## **Security and Emergency Lighting**

39. Selected luminaries to access corridors and special technical control areas will be unswitched. This includes luminaries in areas serviced by security closed circuit TV cameras, in order to provide satisfactory monitor definition.

40. The emergency safety lighting will be arranged to facilitate safe general egress from the building. Circuitry to emergency lighting will be connected to the essential services electrical reticulation in addition to the emergency battery supplies. Applicable areas would include corridors, public spaces, fire stairs, rehearsal hall and other spaces in accordance with requirements of the Theatres and Public Halls Act.

## **LIFTS**

41. There will be six lift services: 5 passenger lifts and 1 goods/passenger lift in banks of 3 in 2 cores, all gearless direct drive including one with piano lifting capacity. Facilities for the disabled will be provided in one of the passenger lifts and one car in each passenger lift bank will be provided with a recess to facilitate stretcher accommodation.

42. Emergency power will be provided to the two lifts supplying stretcher accommodation. An electro-hydraulic kitchen hoist will operate between the basement and ground floor level.

## **FIRE PROTECTION**

43. The building will be provided with a wet pipe sprinkler systems to all areas in accordance with Australian Standards AS 2118, Board of Fire Commissioners recommendations and requirements of all relevant authorities.

44. In specialised areas such as the master control operations centre additional early warning smoke detection will be provided. General smoke detection will be provided as required by AS 1668 with hand held fire extinguishers provided in accordance with Board of Fire Commissioners' recommendations. Hydrants and hose reels will be provided throughout to the requirements of the Board of Fire Commissioners.

#### HYDRAULICS

45. Water and gas supply, stormwater drainage and sewer drainage will be provided for the project by connection to mains street services adjacent to the site. Design and installation of all hydraulic services will be carried out in accordance with the relevant local authority. To fulfill the requirements of a project of this type, special attention will be given to such things as the sensitive acoustic nature of the building, the need to supply water for specific functions such as fire fighting, landscaping, food preparation, laboratory and workshop supply, and the need to provide efficient pollution control devices and waste-water disposal off the site.

#### SECURITY

46. The building will be provided with three levels of security protection as follows:

- . security observation and surveillance systems to the public areas such as the foyer/lobby and studio observation area.
- . keycard or similar systems for ABC/SBS staff access to areas beyond the public areas. Public access to the ABC/SBS areas will be controlled at security checks and visitors must be accompanied by ABC/SBS staff.

- . high level security to the master control room and the transmission studio areas to ensure continuous broadcast operation at all times.

#### **LANDSCAPING**

- 47. Appropriate landscaping will be provided, with priority being given to low maintenance planting to the entry forecourt, childcare courtyard and roof top staff terrace areas.

#### **ACOUSTICS**

##### **Acoustic Design Summary**

- 48. The acoustic design will be based on an amalgamation of international experience of trends in studio acoustics, ABC/SBS and SSO experience to date, with recognition of the need for adaptability, ease of construction, cost effectiveness and integration into the architecture, all directed at achieving an up-to-date, responsive, realistic and effective acoustic environment.

##### **Criteria**

- 49. The acoustic criteria make provision for a range of investment in noise control and room acoustics - from substantial investment in the major production spaces (where effective working depends so heavily on low noise levels and sensitive room response) to simple constructions for some studios where acoustic criteria can be much less demanding. Recent experience has been used to refine criteria to form a sensible balance between heavy construction to achieve high sound insulation and less heavy construction which offers more potential for flexibility to enable the facilities to respond to the changing needs of the ABC.

## **The Site**

50. The potential adverse effects of noise and vibration from the railway (and from reasonably heavy road traffic) have been limited by planning. Buffer zones are used to protect sensitive areas. Particular attention has been paid to the details where 'outside awareness' and noise intrusion might have produced conflict in the design. Comprehensive primary isolation of the building from the full range of possible future developments of the railway was tested and found unduly expensive, the worst-case implications of omission of this isolation being judged just acceptable to the ABC. This assumed that any major expansion of the railway would involve upgrading the track, and scope for later investment in track isolation, in the unlikely event that the railway should become a significantly greater threat to the site.

### **REHEARSAL/RECORDING HALL AND MUSIC/DRAMA PRODUCTION STUDIOS**

51. The major rehearsal/recording hall will be located as a separate element well away from the railway. The hall will be shielded from road traffic by a buffer zone. Services to the hall will be positioned in a plant room which will be structurally separated from it. The hall will be set on isolation bearings for protection against ground-borne vibration from rail, road and other future external sources.

52. Drama and music production studios also need a high standard of protection and will be located in a structurally isolated section of the proposed building. Multi-purpose use is allowed for as far as practical.

### **STUDIOS**

53. The majority of studio space will be provided for within a

zone located and constructed to enable convenient construction of acoustic measures to protect against air-borne, ground and structure-borne and local impact noise as necessary. Acoustic isolation between studios, vision links, access patterns, construction and future flexibility, building services and fit-out detailing have all been considered in developing the proposals. Compatibility with a light, bright and progressive interior has also influenced the acoustic design. The relative occupational sound levels for talks, music monitoring, open microphone music and the differing styles of operation (eg Radio National and 2JJJ) have suggested a range of construction techniques with enough acoustic adaptability to cope with reasonable timetabling of the use of the studios. Building services noise and vibration (including air-conditioning, electrical noise, lifts and hydraulics) are planned to include separation from sensitive areas. Attenuation to achieve low noise levels will be integrated with the structural design.

54. Office spaces will inevitably include production work. Allowance will be made for local upgrading of sound isolation in the design of external wall junctions, fit-out and ambient masking of sound levels from services.

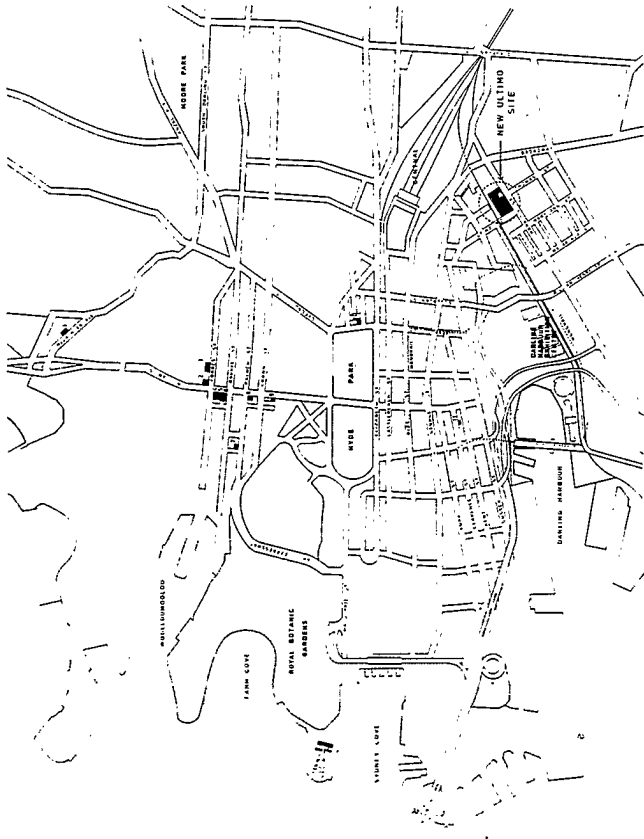
55. Use of local materials and methods, with scope for accommodating advancement in acoustic techniques and broadcasting equipment will be allowed for as far as is realistic.

56. The interior acoustic design of the studio and other technical areas will be designed to create a pleasing and stimulating environment. The production of symphonic and chamber music will be enhanced by the larger volume and special finishes of the recording hall; the differing demands of a wide range of modern music will be catered for in the music studio while the needs of drama and the spoken word will be satisfied by the performance studio, which will create many different acoustic environments.

ILLUSTRATIONS

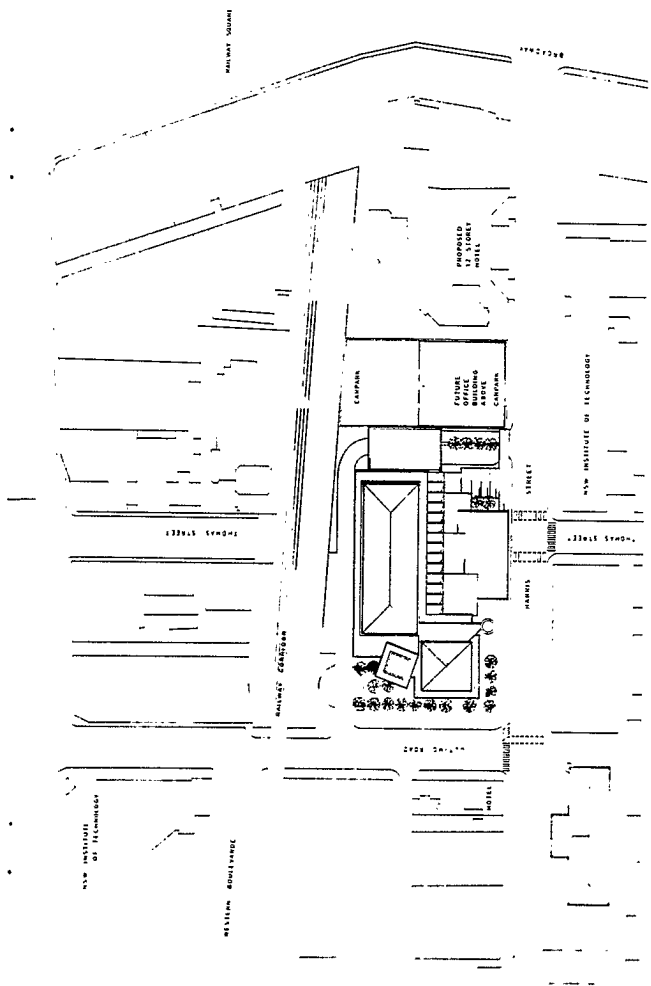
LEGEND

- 1 100 72 MELACLEN AVE  
RADIO AUDIO ENGINEERING  
ROOM 210
- 2 210 WILLIAM ST
- 3 1000'S ST  
2ND FLOOR  
RECORDING STUDIOS  
RECORDING MATERIALS  
RADIO ADMINISTRATION  
RECORDING EQUIPMENT
- 4 1000 WILLIAM ST  
FEDERAL RESOURCES
- 5 100 WILLIAM ST  
RECORDING STUDIOS  
RECORDING MATERIALS
- 6 115 WILLIAM ST  
RADIO NATIONAL PROGRAM  
FEDERAL ADMINISTRATION
- 7 50 55 PALMER ST  
RECORDING STUDIOS  
RECORDING MATERIALS
- 8 100 WILLIAM ST  
3RD FLOOR  
RADIO  
RADIO
- 9 100 WILLIAM ST  
RADIO NATIONAL  
ULTIMO PROJECT TEAM  
RADIO NATIONAL  
RADIO NATIONAL  
APPROPRIATE EMPLOY
- 10 100 LINDENWOOD ST  
RADIO  
RECORDING STUDIOS  
FEDERAL MARKET HOUSE  
ADMINISTRATION
- 11 202 CLARENCE ST  
210  
215  
218

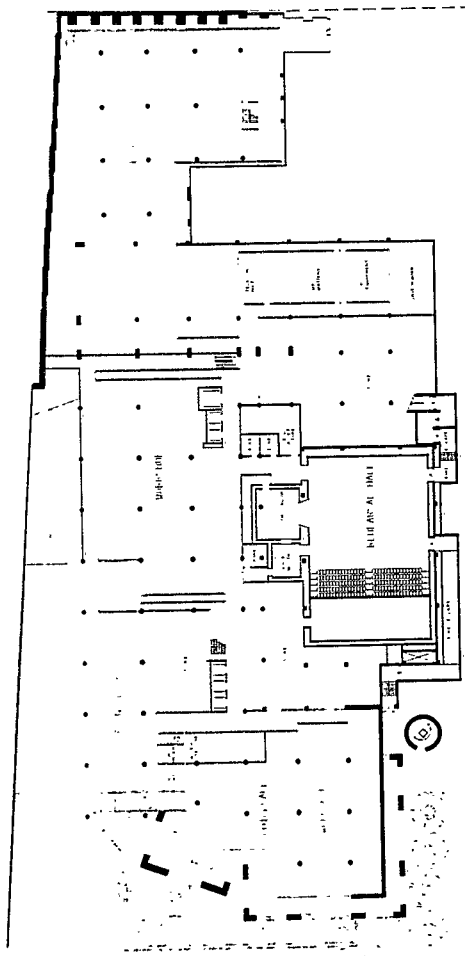


LOCATION MAP

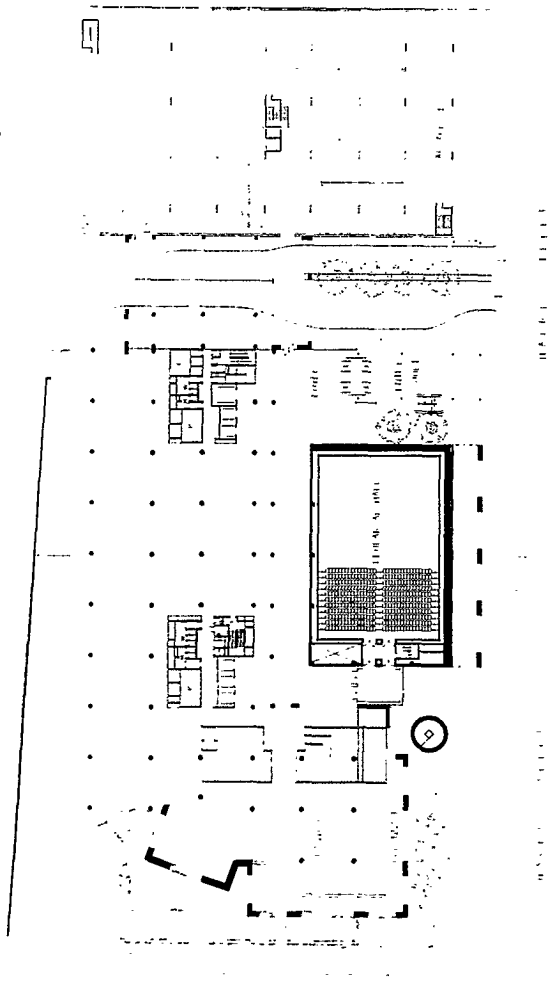




SITE PLAN

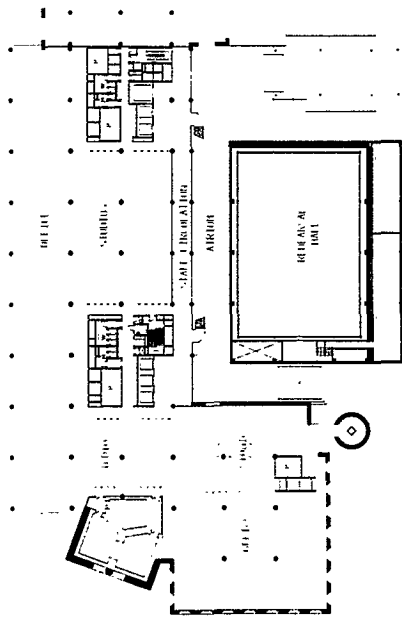
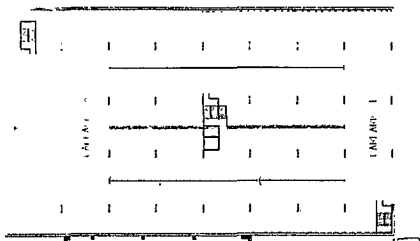


ULTIMO ROAD LEVEL PLAN



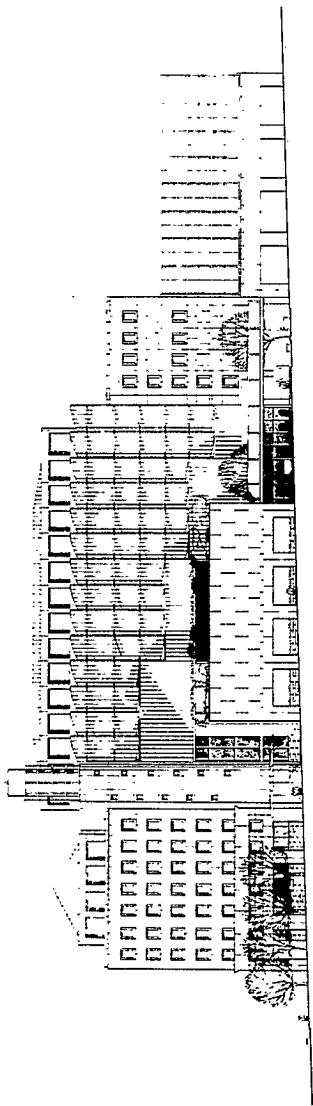
UNION  
 ARCHITECTS

HARRIS STREET LEVEL PLAN

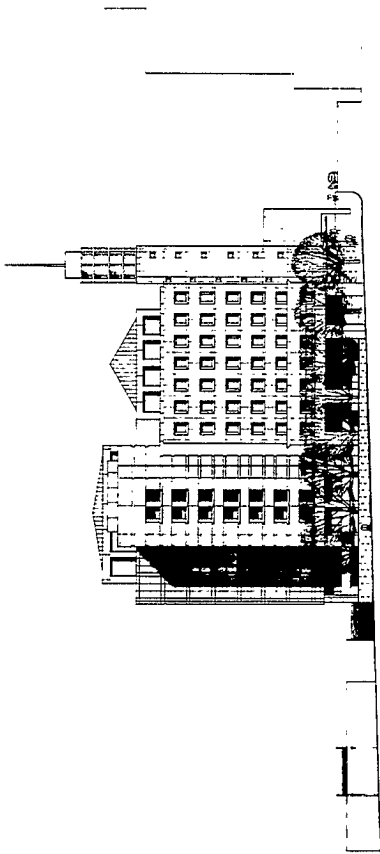


LEVEL 1 PLAN

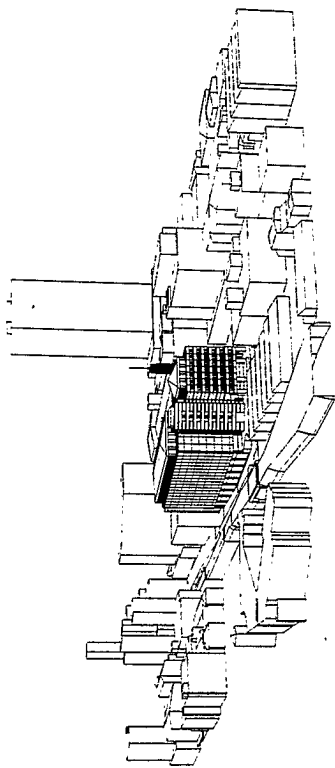




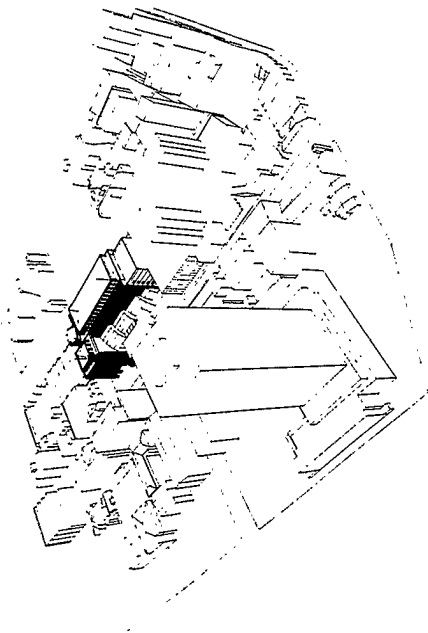
HARRIS STREET ELEVATION



ULTIMO ROAD ELEVATION



VIEW FROM NORTH - EAST



VIEW FROM SOUTH - WEST