

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

REPORT

relating to

CONSTRUCTION OF THE RADIO AND ORCHESTRA PROJECT,  
SOUTHBANK FOR THE ABC AT MELBOURNE, VICTORIA

(Tenth Report of 1989)



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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE  
ON PUBLIC WORKS

(Twenty-ninth Committee)

Mr Colin Hollis MP (Chairman)  
Mr Percival Clarence Millar MP (Vice-Chairman)

Senate

House of Representatives

Senator Bryant Robert Burns	Mr George Gear MP
Senator John Robert Devereux	Mr Robert George Halverson OBE MP
Senator Dr Glenister Sheil	Mr John Graham Mountford MP
	Mr William Leonard Taylor MP *

\* Appointed on 29.9.88 following resignation of  
Mr Maxwell Arthur Burr MP

SECTIONAL COMMITTEE ON CONSTRUCTION OF THE RADIO AND ORCHESTRA  
PROJECT, SOUTHBANK FOR THE ABC AT MELBOURNE, VICTORIA

Mr Colin Hollis MP (Chairman)  
Mr Percival Clarence Millar MP (Vice-Chairman)  
Mr Robert George Halverson OBE MP  
Senator Bryant Robert Burns

PUBLIC WORKS COMMITTEE ACT 1969

ORDER UNDER SECTION 18(4)

I, Sir Ninian Martin Stephen, the Governor-General of the Commonwealth of Australia, acting with the advice of the Federal Executive Council, in pursuance of subsection 18(4) of the Public Works Committee Act 1969 hereby, by this Order, declare that the public work described in the schedule be referred to the Parliamentary Standing Committee on Public Works for consideration and report.

SCHEDULE

Construction of the Radio and Orchestra Project, Southbank for the ABC at Melbourne, Victoria

Given under my Hand and the  
Great Seal of Australia on  
25 January 1989

Governor-General

By His Excellency's Command

(Signed) Stewart West

Minister of State for Administrative  
Services



PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS  
CONSTRUCTION OF THE RADIO AND ORCHESTRA PROJECT,  
SOUTHBANK FOR THE ABC AT MELBOURNE, VICTORIA

On 25 January 1989, His Excellency the Governor-General in Council referred to the Parliamentary Standing Committee on Public Works for consideration and report to Parliament the proposal for the construction of the Radio and Orchestra Project, Southbank for the ABC at Melbourne, Victoria.

THE REFERENCE

1. The proposed work is for the construction of a building to provide accommodation for the operating and administrative elements of the Victorian Branch of ABC Radio together with the Concert Music Division's Victorian administration and the Melbourne Symphony Orchestra (MSO) and its support staff.

2. The proposal provides for the construction of a 16,800 m<sup>2</sup>, six level, purpose-built complex close to Melbourne's Central Business District (CBD). The building will house a collection of radio stations, production houses and rehearsal facilities. A number of these areas will operate 24 hours a day and seven days a week. The facilities to be provided in the complex include:

- . transmission and production studios for ABC Radio
- . radio master control
- . offices
- . workshops for technical support staff
- . a rehearsal, recording and performance hall for the Melbourne Symphony Orchestra and ABC Radio (the Recording Hall)

- . a specialist music and drama production studio (the Performance Studio)
  - . car-parking (42 spaces)
  - . a child care centre
  - . a small museum and promotional display
  - . a commercially-run coffee shop open to the staff and public
  - . ABC Credit Union.
3. A total of 394 ABC staff will be accommodated on three and a half floors. The child minding centre and mechanical plant will be located on the top level and 42 operational parking spaces, storage and plant will be located in the basement.
4. The proposal also provides one and a half floors for future ABC expansion, to be used in the interim as rental office space.
5. The estimated cost of the proposed work, including rental office space, at November 1988 prices is \$39.418m. The estimated cost of the ABC's technical fitout is \$6m.

#### THE COMMITTEE'S INVESTIGATION

6. The Committee received written submissions from the:
- . ABC
  - . Australian Ballet
  - . Victorian College of the Arts
  - . Victorian Advisory Council
  - . Union of Australian Women (Victorian Section)
  - . Players' Committee Parking Representative, Melbourne Symphony Orchestra (MSO)
  - . Australian Heritage Commission
  - . City of South Melbourne

- . Victorian Arts Centre Trust
- . Road Traffic Authority
- . ABC Staff Union (Victorian Branch)
- . Australian Journalists Association (Victorian Branch)
- . National Council of Women, Victoria, Inc.
- . Members of the MSO
- . Minister for the Arts, Victorian State Government.

7. The Committee held a public hearing in Melbourne on Thursday, 23 February 1989 and took evidence from:

- . ABC representatives
- . Mr John Saunderson, MP
- . Mr Ian Morgan, Players' Committee, MSO.

8. A list of witnesses who gave evidence at the hearing is contained in Appendix A. The Committee's proceedings will be published as Minutes of Evidence.

9. Prior to the public hearing the Committee inspected a number of existing ABC Radio studio facilities in Melbourne, the proposed Southbank site and Radio Australia facilities at East Burwood.

## BACKGROUND

### Introduction

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

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

- . provide innovative and comprehensive broadcasting services of a high standard
- . encourage and promote the musical performing arts in Australia.

12. The Corporation restructured the ABC to ensure that all resources necessary for the production, procurement and transmission of programs were brought under the control of separate operations divisions - Radio, Television, Concert Music, Sales and Marketing and Radio Australia. The decision to split many program and support departments by function for incorporation into operating divisions thus concentrating all the human, financial and equipment resources in the appropriate areas, was taken to ensure more effective management and to facilitate the provision of relevant, high quality programming.

13. Each Division (except Radio Australia) has a Federal headquarters in Sydney and a local organisation at the State, Territorial or Regional level as appropriate.

#### Development of the Strategic Property Plan

14. An essential component of the restructuring of the ABC into five operating Divisions is the progressive implementation of the Strategic Property Development Plan which was endorsed by Cabinet in February 1986. The Plan was developed in recognition of the ABC's extensive problems with regard to the accommodation it occupies. Factors such as multiple locations, sub-standard buildings and widespread dependence on leased accommodation are, in the ABC's view, a major constraint on its capacity to maintain an efficient operation.

15. The Plan, based on a rigorous analysis of all the relevant factors, established a strategy for progressively rationalising ABC accommodation throughout Australia. The ABC feels that by progressively implementing the Plan it will ensure that it is able to maintain a capacity to produce and distribute a wide range of program material and be fully responsive to the increasing demands of the future.

#### The East Burwood Site

16. In 1974 the ABC acquired a large site at East Burwood, located approximately 18 km east of the Melbourne CBD. The site comprises approximately 18 ha and initially it was proposed to consolidate all ABC Melbourne operations on that site.

17. In 1982, a new building for Radio Australia was completed on the site.

18. However, in late 1983, before the next site redevelopment for domestic radio and administration could commence, the ABC Board decided that it did not wish to continue with the proposal, although it confirmed the intention of consolidating Melbourne Television at East Burwood.

19. Studies were carried out which examined the options available for Television at East Burwood, as well as considering alternative proposals for ABC Radio. The Studies concluded, inter alia, that the new Radio Australia Building at East Burwood provided the best accommodation currently available for any ABC operations in Australia. By comparison, Melbourne domestic radio, television and orchestral functions were and remain accommodated in a most unsatisfactory manner. A combination of multiple locations, a significant amount of low-standard accommodation and increasing rentals, had created a situation in urgent need of correction.

20. Differing views regarding the correctness of the Board's decision not to consolidate at East Burwood will be examined in paragraphs 76 to 78.

#### Developmental Options

21. In developing options to correct the unsatisfactory accommodation situation the following factors were determined by the ABC to be of major significance:

- . the ABC-owned Ripponlea television site was too small for proper consolidation of television activities, and did not provide any potential for expanding the site in an economically-viable manner
- . the ABC-owned Radio property in Lonsdale Street was totally obsolete and represented a gross under-utilisation of a valuable central city site
- . the ABC-owned theatre at East Malvern provided a totally inadequate home for the Melbourne Symphony Orchestra. It represented a significant under-utilisation of the site, and if available for disposal, could be anticipated to provide a significant offset to development on an alternative site.

22. After consideration of all the relevant factors the ABC concluded that the following broad options represented the most functional cost-effective solution for the accommodation of ABC Melbourne operations:

- . acquisition of a new site for the consolidation of all Melbourne Radio operations, plus the Melbourne Symphony Orchestra. A site in the South Melbourne location was generally favoured

- . consolidation of all Melbourne Television operations on the ABC-owned East Burwood site
- . subsequent disposal of the ABC-owned properties at Elsternwick (Ripponlea), Lonsdale Street and Waverley.

#### Existing Facilities - ABC Radio and MSO Accommodation

23. Current Radio and Concert Music activities are spread over eight locations in Melbourne, four of which are owned by the ABC.

24. The transmission studios and associated facilities are located in the ABC owned Broadcast House built in 1942 on the corner of William and Lonsdale Streets, Melbourne. While some refurbishment of studios and offices has been carried out, the construction and design of the building places severe limitations on Radio's broadcasting operations.

25. Adjacent to Broadcast House is Waverley Court which houses Network Services, the 3LO Unit and some specialist units. This is the ABC's oldest building. It is decrepit and in need of major refurbishment. Part of this property is currently used for staff car-parking.

26. Leased areas in the St James Building and Marland House in Melbourne's CBD offer more modern but expensive office accommodation for Radio Management, News, Sport, Current Affairs, Specialist Program Units and Technical staff.

27. The MSO currently uses an ABC owned building, Waverley Theatre in East Malvern as its rehearsal hall. This studio is also ABC Radio's only multi-track recording facility in Victoria. Built as a picture theatre, it possesses poor acoustic and sound isolation qualities. As a result of this, orchestra rehearsals are restricted in scope. Music recordings are disrupted during

heavy rain. Facilities for orchestra staff and musicians are generally of a low standard.

28. Concert music management staff are housed in a leased building, Chisholm Towers in Caulfield, remote from the orchestra.

29. The ABC Assets and Purchasing Section and associated storage areas are housed in a leased building in Port Melbourne.

30. In addition to these sites, Radio Australia is located in a purpose-built complex at East Burwood, 21 km from the city. The building houses all Radio Australia's activities as well as a Radio Engineering store and various corporate services such as Mail and Despatch and the Victorian Reference Library.

31. There are a number of subsidiary functions which are currently collocated with ABC operations or are linked to the ABC. They are the:

- . ABC Staff Union (Victorian Branch Office) currently located in rented ABC accommodation in Riddell Parade, Elsternwick
- . ABC Credit Union (Victoria) has a main office at Riddell Parade, Elsternwick and a city presence in the St James Building, city.

#### ABC Radio, Melbourne - Current Structure and Operations

32. The ABC currently provides three radio services to Melbourne listeners; 3LO, 3AR and ABC FM. A Melbourne outlet for the ABC's JJJ Youth Network has general Government approval and is dependent only on the timing of the availability of a suitable frequency.



33. ABC staff produce a combination of programs 'live to air' from transmission studios whilst others record and prepare programs for future broadcast using both studios and production facilities. In addition, the Melbourne Regional Program Unit gathers and distributes program material for ABC stations in Victorian regional areas. The regional coverage is currently being extended through the Second Regional Radio Network (SRRN) which the ABC proposes to present from the Southbank building.

34. The total number of ABC staff employed by the Radio Division in Melbourne is 282.

#### Melbourne Symphony Orchestra - Current Structure and Operations

35. The MSO is part of the ABC's Concert Music Division and works independently of Radio and Television operations in Melbourne although there is close involvement in terms of recording performances.

36. Melbourne's Concert Music Division includes the:

- . MSO and its immediate support staff requiring a rehearsal/recording venue and associated amenities
- . Victorian Administration, Coordination and Resources Departments of the Concert Music Division requiring office space and library facilities.

37. Including the MSO, the total number of ABC staff currently employed by the Concert Music Division in Melbourne is 112.

#### THE NEED

38. As previously outlined, there are serious deficiencies with ABC's current radio facilities and MSO's facilities, placing severe limitations on both organisations.

## ABC Radio

39. The needs of ABC Radio can be summarised as follows:

- . ABC Radio must be easily accessible to interviewees and artists. The logistical problems of transporting program staff and interviewees between the CBD and an outer suburban location which is 45 minutes out of the CBD leads to an inefficient operation
- . program makers need frequent access to political, cultural and economic events which occur within the metropolitan area and are centred on the CBD.

40. In evidence to the Committee the ABC outlined operational difficulties experienced by ABC Radio and the Concert Music Division due to the current dispersed and ageing accommodation which is resulting in a negative impact on the overall efficiency and financial performance of the organisation and on the morale of staff.

41. The effects of such dispersed accommodation on the functional and operational performance of the ABC include:

- . operational costs are higher than they would be in a single building
- . expensive duplication of facilities and resources occurs
- . managers find it difficult to coordinate their various responsibilities
- . the loss of productivity occurs because time is wasted travelling between buildings

- . there is ineffective and inefficient communications
- . the support departments are remote from the users and cannot always provide the appropriate service at the right time
- . separation of departments results in the development of personal and departmental territorial attitudes to the detriment of team spirit and a corporate identity with the ABC. This lowers staff morale and creates a high degree of frustration associated with normal day-to-day activities
- . the public finds the ABC scattered and remote which severely hinders their involvement in ABC activities.

42. Problems which accompany the ABC's occupation of leased accommodation include:

- . uncertainty at the time of renewal of a lease
- . high capital expenditure required to fit out specialist accommodation with equipment which has a longer life than the lease
- . poor bargaining position of the ABC when the time comes to renegotiate leases, especially when the installation of technical equipment represents a substantial commitment
- . frequent inconsistency that exists between space required and space available
- . rapid escalation in leasing costs in the past ten years

- . high cost of relocating from one building to another
- . loss of flexibility.

#### **Melbourne Symphony Orchestra Needs**

43. Apart from requiring more suitable accommodation the ABC informed the Committee that there are significant operational and promotional advantages in the MSO being located within Melbourne's Arts Precinct adjacent to its major performance venue.

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

44. Due to the dispersed nature of ABC Radio's accommodation in Melbourne, the unsatisfactory accommodation of the Melbourne Symphony Orchestra, the consequent adverse impact on operating costs, production quality and operational integrity, a need exists for a new radio/studio complex. Collocation of ABC Radio and the Melbourne Symphony Orchestra close to the Central Business District will lead to a more efficient use of resources resulting in economies and will be advantageous to both operations.

#### **THE PROPOSAL**

45. The proposed radio/orchestra complex will include a building of approximately 16,800 m<sup>2</sup> gross floor space plus basement parking to accommodate 42 vehicles.

46. The following table indicates how the total net usable floor space of 11,320 m<sup>2</sup> will be allocated:

Proposed Building	ABC Radio	Concert Music	Future Exp/ Commercial	Total
	sq m	sq m	sq m	sq m
Studio space	1250	600		1850
General office	4700	710	3300	8710
Storage space	<u>440</u>	<u>320</u>	<u>—</u>	<u>760</u>
Total	<u>6390</u>	<u>1630</u>	<u>3300</u>	<u>11320</u>

47. To arrive at the functional brief, a thorough analysis of current operational requirements was undertaken to ensure that inadequacies and surpluses of space were identified. The analysis process to arrive at the brief involved exhaustive management and union consultation with staff.

48. The brief was subject to extensive review to ensure that the efficiencies inherent in consolidation were fully realised. Further impetus for the review was provided by the need to rationalise the scope of the proposal to fit the budget available.

49. The project data base will continue to undergo review and updating to incorporate adjustments to organisational structures, production practices and technological advances, which will help to produce a more efficient, flexible, cost-effective building. This process will continue until design development of the building is completed.

50. Facilities to be provided are detailed in paragraph 2.

## Building Description

51. The building comprises six levels plus basement with ABC Radio and the MSO occupying 3.5 levels or approximately 8,000 m<sup>2</sup> of net floor space. The balance of 3,300 m<sup>2</sup> of net space will provide for expansion and be available for commercial rent. There is basement parking for 42 cars and a 40-place child care facility and mechanical plant area on the top level. The gross floor area including plant rooms is 16,800 m<sup>2</sup>.

52. Basement excavations are limited to two metres below the existing ground level because of site conditions. The ground floor is approximately one metre above pavement level and the building entrance is approached by steps and ramps. The raised ground floor level also means that service vehicles operating at street level will park against a loading dock about one metre high.

53. The building covers all of the site up to the third floor level where there is an open terrace which continues to the full height of the building. The open space is located above the Recording Hall and against the southern boundary and is bounded on the east, west and north by the upper floors. It is connected to the ground floor by an open atrium which promotes the perception of the building's character as being generously proportioned, bright, dramatic and open.

54. The entrance is located in the central zone of the facade raised above pavement level. The entrance foyer is open, light and inviting. These characteristics have been generated by opening it into a double volume which connects through voids in the first and second floor levels to a view of landscaping at the third floor roof terrace and the sky above that.

55. Through the space rises a wide stair leading to the public entry to the Recording Hall and the Performance Studio and a central staff and public coffee shop on the first floor. The foyer also provides access to lifts connecting all floors, ABC Radio and MSO management offices and ABC promotions. Thus all of the facilities most heavily in public demand are centred around this open space.

56. The main accommodation of each floor is arranged in a C-shaped band which follows the west, north and east boundaries of the site and wraps around the Recording Hall on the ground, first and second floors and above that, around the open terrace. The depth of floor space is approximately 25 m which means that, except for the ground, first and second floors, no part of a floor is more than 12 m from an external wall and a window.

57. Space for future ABC expansion is in two areas, one on the fourth floor of 2,000 m<sup>2</sup> and one on the third of 1,300 making a total of 3,300 m<sup>2</sup>. Both areas have an identifiable point of address enabling the space to be commercially let in either one or two parcels depending on ABC requirements. In addition, because the entrance to the fourth floor is centrally located, that area can also be let in two approximately equal portions if required. The space will be available with all internal finishes to compete with the upper end of the office market and will be fully air-conditioned with a fast lift service.

## OCCUPANCY

### Ground Floor

58. The ground floor is dedicated to Radio and MSO management and administration and the Recording Hall and its associated orchestra, storage and practise spaces. The Recording Hall will be used by large numbers of people and ready access will be

provided to the loading dock for the transportation of instruments and equipment.

#### First Floor

59. The first floor accommodates the Performance Studio and the start of the broadcast facilities which are continued on the floors above.

60. The Performance Studio will be accessible to the basement, ground and first floors by a goods lift giving easy access to instruments and equipment from the loading dock.

61. The remainder of the first floor is devoted to studios and related accommodation, the Master Control Room and to the maintenance activities of Engineering/Technical Services which requires immediate and direct access to broadcast equipment and control systems.

62. The studios are in two clusters - one for metropolitan broadcasts (3LO) and one for the youth and rural/regional broadcasts. Each studio cluster is located on a corner at the ends of the northern facade.

#### Second Floor

63. The second floor will contain the remaining studio cluster used by ABC FM, Radio National and Specialist Programs and located at a corner of the building similar to the studios on the floor below.

64. In addition to the studio cluster, the second floor will accommodate the Information Programs Area and some resources that are utilised in the preparation and production of broadcast material.



65. To facilitate close connections between the broadcast production areas related to 3LO studios and the Information Programs Area an additional open staircase will connect the first and second floors.

#### Third Floor

66. About half of the floor area will be available as future ABC expansion or lettable space. The remaining area will be allocated to Engineering/Technical Services, staff facilities and components of Victorian Radio Management. These functions are located at the top level of the ABC accommodation because they have least involvement with the public and have a lower priority for integration with broadcast areas.

67. Accommodation at this level will include Staff Union offices, staff training facilities and a recreation area.

#### Fourth Floor

68. The entire fourth floor will be available as future ABC expansion or lettable space.

#### Fifth Floor

69. The fifth floor accommodates mechanical plant and child minding facilities which include a roof terrace play space.

#### CONSTRUCTION DETAILS

70. A summary of the construction details is contained in Appendix B.

71. The Australian Ballet, in evidence to the Committee, expressed concern about the adverse effect of piling work on surrounding buildings, including the Australian Ballet Centre,

during the construction phase. The Committee, however, received assurances from the ABC that this problem would be addressed in selection of the piling method to ensure minimum disturbance and impact on surrounding structures.

## THE SITE

### Background

72. The background to the Southbank site has been previously stated in paragraphs 16 to 22. It is appropriate in this section to consider the various views put to the Committee regarding the ABC's decision to relocate to the Southbank site.

### Site Details

73. The Southbank site is situated in South Melbourne on the corner of Sturt Street and Southbank Boulevard. It is bounded by Sturt Street, The Boulevard, Moore Street, and a low-rise building containing automobile sales and servicing facilities on the southern boundary.

74. The ABC site itself has an area of 3,905 m<sup>2</sup> and is on the edge of what is known as the 'Arts City' precinct. It is adjacent to arts-related developments such as the Victorian Arts Centre complex, the Australian Ballet Centre, the proposed Victorian State Opera building, and the Victorian College of the Arts. The Victorian Arts Centre includes the Melbourne Concert Hall which is the major performance venue of the MSO.

75. The ABC site will have a 90 m north-facing frontage to The Boulevard providing good views to the city skyline, the Arts Centre complex, and the parks and gardens to the east. The site also presents considerable potential in terms of public profile, interaction and promotion for the ABC. The Boulevard/Sturt

Street corner in particular will be highly visible to the large volume of passing traffic expected on The Boulevard and in Sturt Street and also from St Kilda Road and surrounding buildings. The north-facing frontage also provides the possibility of including pleasant well-lit upper level terraces.

#### The Southbank Site Versus the East Burwood Site

76. In evidence to the Committee the ABC noted that it has considered a number of options involving various combinations of suburban and city presence. The ABC and planning and management consultants Travers Morgan Pty Ltd considered a split location option; however, this was rejected for financial, operational and editorial reasons.

77. Mr John Saunderson MP (Aston, Victoria) appeared before the Committee and argued that the relocation to the Southbank site is not justified and that ABC Radio should move to the East Burwood site as was proposed prior to the current Strategic Property Plan. Mr Saunderson cited the following reasons for opposing the ABC's preferred option; they are, inter alia, that:

- . the Southbank proposal abandons the three-stage project to relocate firstly Radio Australia, secondly ABC Radio and finally ABC Television to East Burwood.
- . the East Burwood site is not that far from Melbourne's CBD in terms of travel time and distance
- . East Burwood is readily accessible by public transport
- . the claim that ABC Radio needs to be close to the city centre to get the flavour in their programming has no substance in terms of the need

- . the majority of Melbourne-based ABC staff lives in the eastern and south-eastern areas
- . the East Burwood site offers all-day parking facilities at a reasonable cost
- . a centralised facility at East Burwood would allow for a rationalisation of news services between TV and Radio.

78. In response to Mr Saunderson, the ABC reiterated the necessity of a CBD location for ABC Radio, its belief that there is no major advantage in integrating ABC facilities at East Burwood and that the development at Southbank will lead to a more efficient use of resources. The Committee has given serious consideration to the issues raised by Mr Saunderson but agrees with the ABC that the Southbank site is the most appropriate for the proposed complex.

#### Committee's Conclusion

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

#### Planning Controls

80. The building design is based on Guidelines for Commonwealth Multi-storey Office Accommodation, the Uniform Building Code of Australia and relevant planning guidelines, codes of practice and Australian Standards.

81. The major planning controls applying to this precinct concern development size and usage and the facade treatment of buildings. In general, the maximum permitted plot ratio is 2.5:1 for commercial office development. However, this maximum can be

extended to 3:5:1 as a bonus for mixed use development incorporating a minimum 20% arts-related component. In addition the arts-related component would not be included in the calculation of plot ratio. Given the nature of the ABC's operations, this bonus will enable development of the site up to the building height limit of 24 m set for this area. In terms of facade treatment, the Ministry for Planning and Environment has recommended a predominantly masonry facade with a continuous street frontage for buildings lining the new boulevard.

#### PROJECT FUNDING

82. The project is to be funded on a deferred payment basis using the Corporation's recently approved borrowing powers. The sale of surplus properties will provide over 50% of the project cost with subsequent repayments to be met by the identified savings and by income generated from rental space incorporated in the project.

83. In September 1988 Board and Ministerial approval was given to purchase the Southbank site for \$5.75m. Settlement on the site was completed in November 1988. Funds for the purchase were provided by the ABC on the basis of selling existing Melbourne properties which will become surplus to the Corporation's needs upon completion of the Southbank project.

84. A limit of cost estimate has been established at \$39.418m for the total building in November 1988 prices with the ABC Radio/MSO-occupied portion costing \$31.816m and rental space costing \$7.602m.

85. The total project cost summary is shown below with Radio and MSO requirements figures shown in the right hand column:

	\$m	\$m
Land acquisition	5.750	5.750
Construction	39.418	31.816
Technical fitout	6.000	6.000
Consultants	<u>4.500</u>	<u>4.000</u>
Total	<u>55.668</u>	<u>47.566</u>
Escalation	5.000	
Total turnout cost	60.668	47.566

(Escalation if based on a 26-months construction period commencing in June 1989)

86. The ABC proposes to commit the proceeds from the sale of Broadcast House, Waverley Theatre and from sale of excess land at East Burwood to funding the Southbank project. The income from the sale of these properties based on current valuations is:

	\$m
Broadcast House	18.6
Waverley Theatre	0.8
East Burwood (50% of proceeds)	<u>5.0</u>
Total	<u>24.4</u>

## Funding

87. The ABC Board has endorsed a proposal to raise funds through borrowing on a similar basis to its Ultimo project in Sydney (Sixth Report of 1988). The proposal would fund the deficit between the project cost and income from property assets. The borrowings would be approximately \$25m to \$30m. Repayment would be covered by expected operational savings which will be:

Consolidation of ABC Radio and MSO operations	\$2.4m per year
--------------------------------------------------	-----------------

Income from lease of surplus space and catering facilities	\$1.0m per year
---------------------------------------------------------------	-----------------

## OPERATIONAL SAVINGS

88. The ABC informed the Committee that it has quantified, in fiscal terms, the savings which will accrue from a move out of the current dispersed and leased accommodation in Melbourne. Based on resources employed to maintain the level of operational activity in 1988-99, these annual benefits will total \$2.4m (1988-89 prices) by the time the building is fully operational in 1991-92. The benefits are made up of savings from:

- . rent and associated outgoings
- . property administration costs
- . building maintenance and repair
- . major refurbishments
- . inter-building telephone, broadcast and EDP lines
- . travel costs between buildings
- . technical equipment costs
- . miscellaneous items.

89. In addition, the ABC has the potential to raise \$1.0m in annual rental income by renting the space set aside for future expansion and from catering facilities within the building.

#### Committee's Conclusion

90. The Committee is of the view that the Southbank project will lead to a more efficient use of resources and will provide a better working environment.

#### CONSULTATION

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

#### Commonwealth

- . Department of Administrative Services

#### State and Local

- . the Ministry for Planning and Environment
- . Road Traffic Authority
- . Metropolitan Transit Authority
- . Road Construction Authority
- . the Engineer's Department of the City of South Melbourne
- . Building Department of the City of South Melbourne
- . Department of Community Services Victoria
- . Metropolitan Fire Brigade
- . State Electricity Commission of Victoria
- . Melbourne and Metropolitan Board of Works



Others

- . Chairman of the National Committee on Access and Mobility

Unions

- . ABC Staff Union
- . Australian Journalists Association.

92. Consultation and discussion with ABC staff occurred directly and through Unions. A Building Coordinating Group made up of Management and Union Representatives met regularly to consult and make recommendations on user requirements and planning details. Each working group included a Union nominee. Staff also attended formal workshops on aspects of design. Managers briefed individual work areas and a regular newsletter was personally addressed to each staff member. Throughout the process, local branches of the relevant unions were involved in and were generally supportive of the project.

93. Those organisations with a statutory interest in the project (see above State and Local) were identified and approached and either expressed their agreement or lack of objection to the proposed project.

94. Owners of the adjoining property on the southern boundary were informed of the development in order to coordinate any work at the interface of the properties.

**ENVIRONMENTAL IMPACT**

95. The ABC advised the Committee that the Department of Administrative Services (Australian Construction Services) had advised that the project did not need to be referred to the

Department of the Arts, Sport, the Environment, Tourism and Territories (DASETT) for assessment under the Environment Protection (Impact of Proposals) Act 1974.

96. Further, the Committee was advised by the ABC that:

- . on completion, the project will have no ecological sensitivity and no pollutant effect except air conditioning exhaust
- . on completion, the development will not impact on topography or storm water runoff patterns
- . it acknowledged the need for efficient pollution control and waste water disposal
- . the new proposal will have a character at least equivalent to that of a quality office building housing arts related activities, thus being complementary to the planning strategy for the area
- . there is no expectation of any adverse shading effect
- . noise from plant will conform with accepted standards of noise emission
- . only small scale antennae will be required for communications and satellite program reception
- . the volume, rate and distribution of traffic generated by the new building will not have any significant impact on the neighbouring road network
- . there will be some dust and noise nuisance during construction; however, the site is well insulated from the nearest occupied buildings. Minimal after hours construction work is expected and truck movements to and from the site are estimated to not exceed 25 per day.

#### CONSTRUCTION PROGRAM

97. Subject to Parliamentary approval, it is anticipated that construction of the project could commence by June 1989 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**

98. The Committee recommends construction of the Radio and Orchestra Project for the ABC and Melbourne Symphony Orchestra at the Southbank site at a limit of cost of \$39.418m at November 1988 prices.

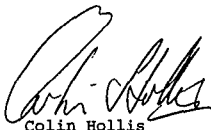
COMMITTEE'S CONCLUSIONS AND RECOMMENDATION

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

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Paragraph |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. Due to the dispersed nature of ABC Radio's accommodation in Melbourne, the unsatisfactory accommodation of the Melbourne Symphony Orchestra, the consequent adverse impact on operating costs, production quality and operational integrity, a need exists for a new radio/studio complex. Collocation of ABC Radio and the Melbourne Symphony Orchestra close to the Central Business District will lead to a more efficient use of resources resulting in economies and will be advantageous to both operations. | 44        |
| 2. The Southbank site satisfies the requirements identified by the ABC and the Committee regards it as being suitable for the proposed complex.                                                                                                                                                                                                                                                                                                                                                                       | 79        |
| 3. The Committee is of the view that the Southbank project will lead to a more efficient use of resources and will provide a better working environment.                                                                                                                                                                                                                                                                                                                                                              | 90        |

4. The Committee recommends construction of the Radio and Orchestra Project for the ABC and Melbourne Symphony Orchestra at the Southbank site at a limit of cost of \$39.418m at November 1988 prices.

98



Colin Hollis  
Chairman

4 May 1989

APPENDIX A

LIST OF WITNESSES

BATTEN, Mr Robert James, Manager, Radio Victoria, Australian Broadcasting Corporation, GPO Box 9994, Melbourne, Vic 3001

JACKSON, Mr Daryl Sanders, Project Architect, Daryl Jackson Pty Ltd, 35 Little Bourke Street, Melbourne, Vic 3000

LONG, Mr Malcolm William, Director, Radio ABC, Australian Broadcasting Corporation, 134 William Street, Sydney, NSW 2000

MILLS, Ms Helen Margaret, General Manager, ABC Concert Music Division, Australian Broadcasting Corporation, GPO Box 9994, Sydney NSW 2001

MOORE, Mr Raymond Fulton, Coordinator, Southbank Project, Australian Broadcasting Corporation, GPO Box 9994, Melbourne, Vic 3001

MORGAN, Mr Ian McKeon, Players' Committee, Melbourne Symphony Orchestra, 92 Waverley Road, East Malvern, Vic 3145

MORIARTY, Mr Gerald Edward, Assistant Managing Director, Resources, Australian Broadcasting Corporation, GPO Box 9994, Sydney, NSW 3001

SAUNDERSON, Mr John, 62 Hawthorn Road, Forest Hill, Vic 3131

SHORT, Mr Lindsay John, Project Director, Australian Broadcasting Corporation, Level 2, 80 William Street, Woolloomooloo, NSW 2011

**CONSTRUCTION DETAILS****MATERIALS AND FINISHES****Exterior**

The facades of the building will be a combination of masonry walling with set in windows and curtain walling. The masonry will comprise red pressed bricks incorporating bands of blue stone. The chosen materials will provide a durable well-insulated low-maintenance facade. Framing for the curtain wall and the windows in the masonry section will be coated aluminium providing durability and low maintenance. The windows and curtain walls will be double glazed and contain thermal insulation. External paving will be in precast concrete slabs, and ceramic tile and granite.

**Interior**

All floors of the building will have similar wall finishes in the foyer and around the entrances to all lifts.

**ACOUSTIC AREAS****Recording Hall**

The walls will consist of two acoustically-separated skins of masonry with the inside walls being treated with acoustic panels made up of a composite of perforated timber-veneered panels, plasterboard and a cavity filled with glass fibre.

The ceiling will be painted plasterboard fixed to a timber frame with glass fibre behind. The roof structure, like the walls, is a double skin construction of concrete panels supported on acoustically separated steel frames.

The floor is raked to provide good sight lines for the audience and is constructed of a steel frame decked with structural plywood and finished with carpet and underlay.

**Performance Studio**

This studio is constructed as a box with acoustically separated, double skin masonry walls. The floor has parquetry on a concrete slab and the walls and ceiling are covered with a variable acoustic treatment.

**Associated Control Rooms**

The control rooms, voice booths, recording room, and post production suite will have carpets on the floor and acoustic panels attached to ceiling and walls.

## On-Air Studios

Construction will be layered plasterboard on metal framing with the plasterboard painted when not covered with acoustic panels. Floors will be carpeted and the ceilings will have an acoustic treatment, as required.

## ENGINEERING SERVICES

### Structural

#### Foundations

The sub surface conditions consist of variable fill overlying soft to firm clayey silts over moderately dense sands and gravels at about 16 to 18 metres below the surface. These overlay a moderately to slightly weathered siltstone, approximately 30 metres below the ground surface.

Pad and raft footings could not be used for a building of this height. The building must therefore be supported on piles, which have relatively small settlements.

The groundwater level varies seasonally. In the event of the River Yarra flooding the groundwater could rise above the basement level and this has been taken into account in the design.

#### Basement Structure

The basement structure will be a reinforced concrete flat plate or banded slab supported on the pile caps.

The slab level has been generally kept above the permanent water table for ease of construction and to minimise internal dampness. Agricultural drains below the basement slab level will drain any perched water as well as maintaining groundwater below the slab level.

#### Superstructure

The reinforced concrete superstructure generally comprises a banded slab floor system supported on a column grid of 8.4 metres x 8.4 metres. Banded slab design provides a serviceable floor, allows for good planning flexibility and is compatible with the space requirements of the basement car-park level.

Concrete load bearing walls for stair and lift shafts will provide the overall lateral stability of the building. Precast concrete walls will be considered as an alternative in certain instances.



## **MECHANICAL SERVICES**

The building will be air-conditioned by a system of air handling units connected to a central reticulated chilled water and heating hot water plant.

### **Thermal Plant**

The central thermal plant will be located in the fifth floor plant room.

### **Air Handling Plant**

Air-conditioning will be provided to all office areas, the recording hall, the performance studio, support areas, studios, coffee shop and child minding centre.

Office areas in all of the third and fourth floors and parts of the first and second will be served by two air handling systems mounted in the roof level plant room.

The studio capable areas of the first and second floors and the ground floor general area will be served by low pressure air handling units.

### **Energy Efficiency**

The services will incorporate energy saving facilities and provide a flexible system which may be easily modified to meet changing requirements.

## **ELECTRICAL SERVICES**

### **Electricity Supply**

Normal power will be supplied from one on-site State Electricity Commission of Victoria (SECV) basement type substation located adjacent to the loading dock off Moore Street.

An emergency power supply system will be provided in the basement for back-up power to those areas of the building where minor interruptions of power supply could be tolerated but where continuity is required for operational, safety or statutory reasons. Two 500 kVA diesel alternator sets will fulfil this role.

### **General Power Reticulation**

In office areas adequate general purpose outlets (GPOs) will be provided for normal office functions.

In studio and technical areas, normal and special purpose GPOs will be provided as well as some that will be supplied from a

special 'technical power distribution system' to satisfy the requirements of the ABC and the local supply authority.

#### Uninterruptable Power Supply System

An Uninterruptable Power Supply (UPS) will serve sensitive electronic equipment (essentially associated with studios) which may be adversely affected by disturbances such as slow or rapid variations in voltage, interference of large amplitude and short durations, micro-interruptions or complete power cuts.

A static UPS system will be installed comprising a rectifier/charger supplied by mains, a battery bank and an inverter which converts the DC power from the rectifier or the battery to AC power of sinusoidal waveform, free from all imperfections. The system has electronic and manual bypass switching for emergency and maintenance operation.

#### General Lighting

Artificial lighting will be a combination of incandescent and fluorescent lighting. Selection of fittings will aim to maximise energy efficiency and enable ease of lamp replacement for lower running and maintenance costs.

#### Security and Emergency Lighting

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

The emergency lighting will allow safe egress from the building and will be connected to the essential services electrical reticulation in addition to the emergency battery supplies.

#### Emergency Warning Intercommunication System

This system comprising a network of ceiling speakers for the warning system and an intercommunication system in accordance with AS 2220 will suit particular requirements of ABC operations.

#### Clocks

A standard impulse time system will be provided. In addition a separate and specially designed clock system will serve technical areas such as studios and will use a time coded signal which could be adapted for synchronisation of tape machines.

#### Lightning Protection

A lightning protection system will be provided in accordance with AS 1768.

## Lifts

The building will be provided with three passenger lifts, each with a capacity of 20 persons serving seven levels between the basement and the fifth floor. Emergency power operation and restricted access control will be provided on selected lifts. One lift car will accommodate an ambulance stretcher and all will provide facilities for use by disabled persons. One oil hydraulic lift will be installed near the loading dock for the movement of pianos and other ABC equipment.

## Fire Protection

The building will incorporate an automatic wet pipe sprinkler system and smoke detection system. Additionally hand held fire extinguishers and hydrants and hose reels will be provided.

## COMMUNICATION SERVICES

### House Monitoring and Master Antenna Television System

A one way broadband communications system will encompass the functions of a Master Antenna Television (MATV) system providing transmission of all local VHF and UHF stations as well as the FM band. The system will be capable of expansion to include the transmission of other program material.

### Telephones

Telephone block cabling will be provided between the main distribution frame, intermediate distribution frames and final distribution point terminal boxes.

### Communication Systems Reticulation

An extensive segregated cable duct system with two compartments will accommodate the various broadcast, telecommunications and data cabling requirements. The cabling and cable ducting system will extend throughout the office and studio area.

### Satellite and Microwave Communications

The need has been established for both satellite and microwave communications and a shielded communications room will be provided.

### Security Management System

A security management system will be installed with intrusion alarms, access control and monitoring and interface with the elevator controls, to provide effective monitoring and control of the entire complex. The security system is designed to be in keeping with the ABC's philosophy of presenting a high public profile and a 'friendly face' while restricting access to certain

areas at certain times.

#### HYDRAULIC SERVICES

Water supply, stormwater drainage and sewer drainage will be provided for the project by connection to mains services adjacent to the site.

Design and installation of all hydraulic services will be carried out in accordance with the local authority having jurisdiction over the works and with the building code of Australia.

#### LANDSCAPING

The building will be viewed within the context of a generously planted Boulevard as well as the existing planting which follows both sides of Sturt Street, Nolan Street, and that associated with the street edge of the National Gallery site and Grimwade Gardens (adjacent to the National Gallery over the car-park).

Within the building there are opportunities to landscape the terrace over the Recording Hall at third floor level and terraces at fourth and fifth floor levels.

A combination of hard landscaping and planter boxes or tubs will minimise the problems of level differences. Similar landscaping can be provided inside the foyer and entrance areas. The maintenance requirement for this type of landscaping is low.

APPENDIX C

PROJECT DRAWINGS

Figure 1	Artist's view
Figure 2	Location Plan
Figure 3	Site Plan
Figure 4	Basement Plan
Figure 5	Ground Floor Plan
Figure 6	First Floor Plan
Figure 7	Second Floor Plan
Figure 8	Third Floor Plan
Figure 9	Fourth Floor Plan
Figure 10	Fifth Floor Plan

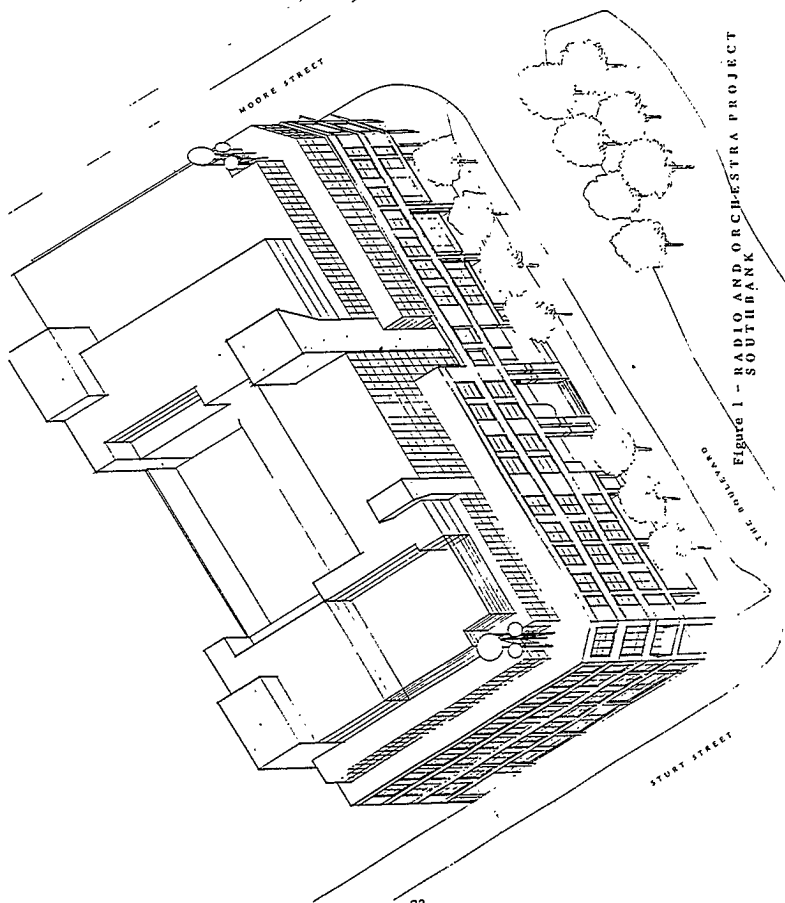


Figure 1 - RADIO AND ORCHESTRA PROJECT  
SOUTH BANK



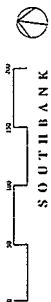
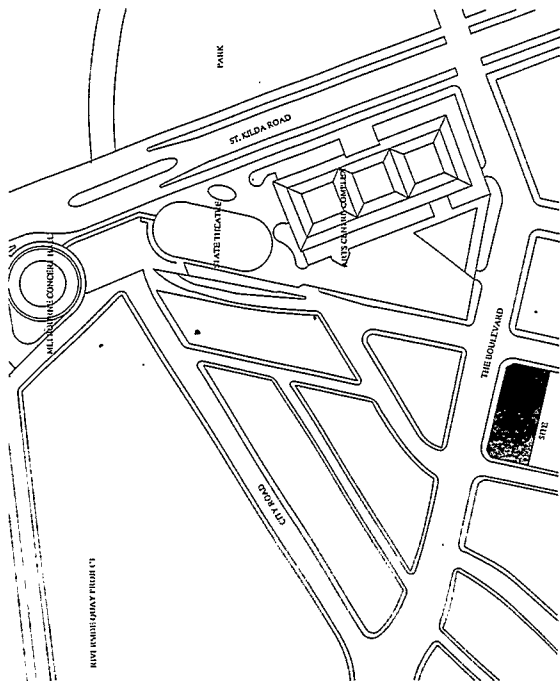


Figure 3 - SITE PLAN  
RADIO AND ORCHESTRA PROJECT



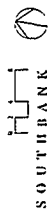
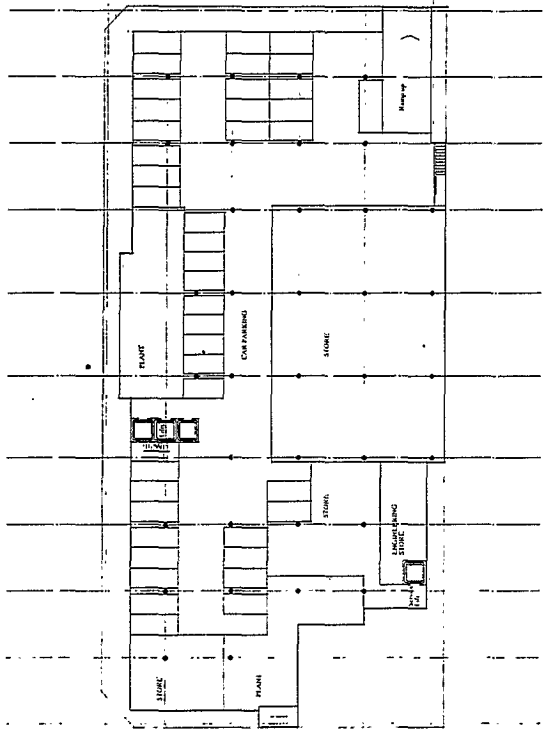
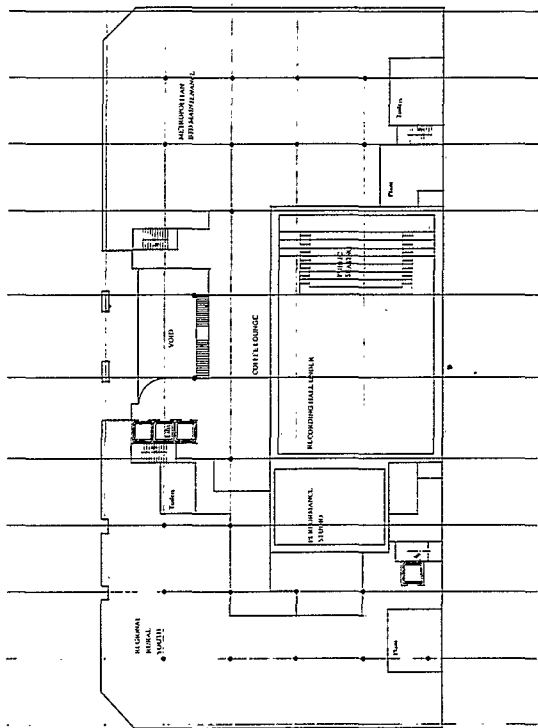


Figure 4 - PLAN BASEMENT  
 RADIO AND ORCHESTRA PROJECT





SOUTHBANK

Figure 6 - PLAN FIRST FLOOR  
RADIO AND ORCHESTRA PROJECT

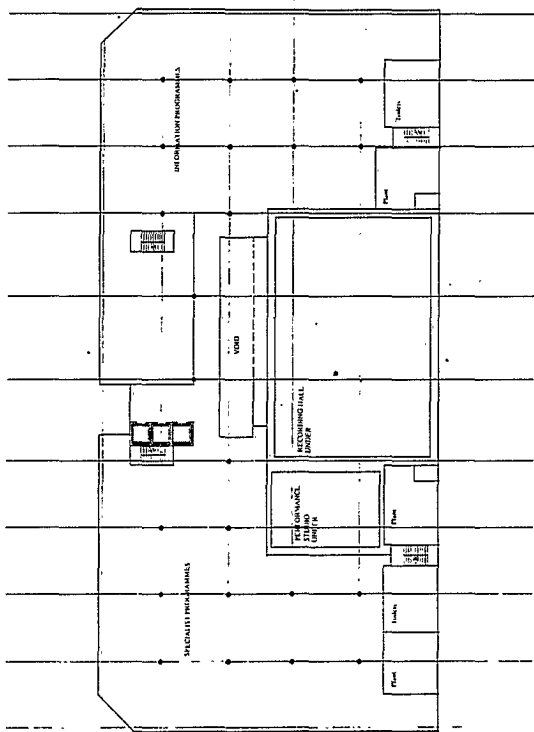
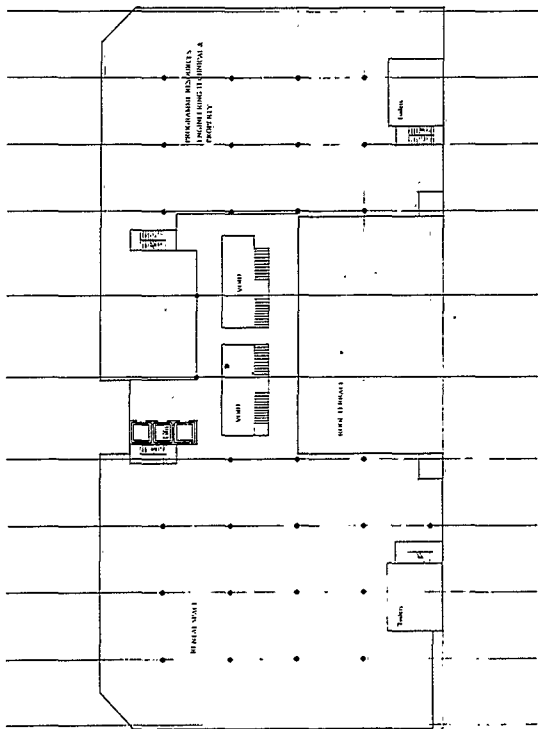


Figure 7 - PLAN SECOND FLOOR  
RADIO AND ORCHESTRA PROJECT



SOUTHBANK

Figure 8 - PLAN THIRD FLOOR  
RADIO AND ORCHESTRA PROJECT

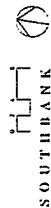
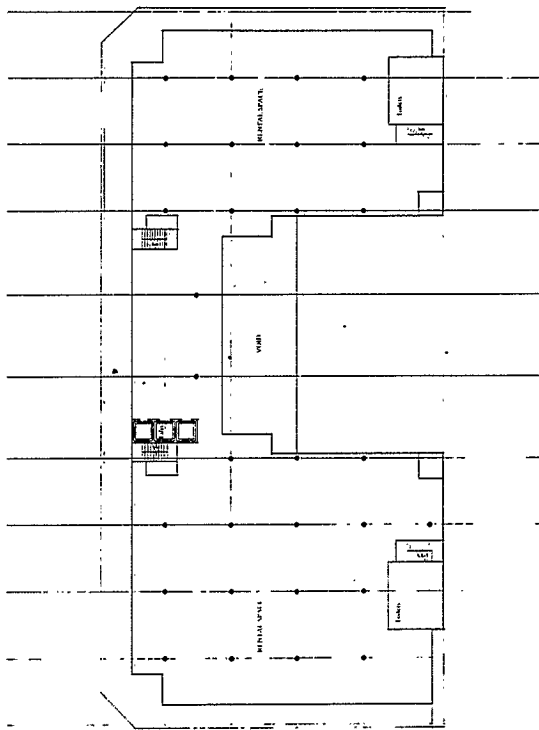


Figure 9 - PLAN FOURTH FLOOR  
RADIO AND ORCHESTRA PROJECT

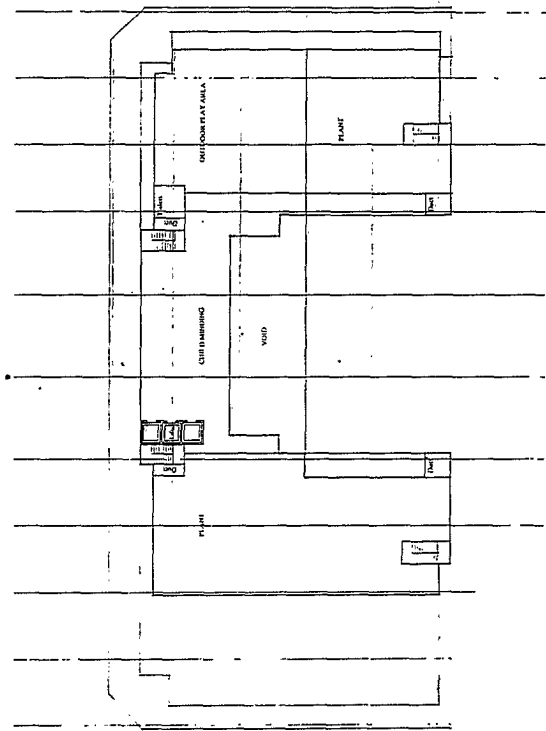


Figure 10 - PLAN FIFTH FLOOR  
 RADIO AND ORCHESTRA PROJECT

