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Monty Evans

Parliamentary Standing Committee on Public Works

REPORT

relating to the

STORAGE/DISPLAY FACILITY FOR AUSTRALIAN WAR MEMORIAL, MITCHELL, ACT

(Seventeenth Report of 1992)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
1992

The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works



Report Relating

to the

Storage/Display Facility for Australian War Memorial, Mitchell, ACT

(Seventeenth Report of 1992)

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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

(Thirtieth Committee)

Mr Colin Hollis MP (Chairman)
Mr William Leonard Taylor MP (Vice-Chairman)

Senate	House of Representatives
Senator Bryant Robert Burns	Mr Ewen Colin Cameron MP
Senator Paul Henry Calvert*	Mr Lloyd Reginald O'Neil MP
Senator John Robert Devereux	Mr Russell Neville Gorman MP
	Mr Bruce Craig Scott MP

*Appointed on 24.8.90 following the retirement of Senator
Dr Glenister Sheil

Committee Secretary: Peter Roberts

Sectional Committee on the Storage/Display Facility for Australian War
Memorial, Mitchell, ACT

Mr Colin Hollis MP (Chairman)
Mr William Leonard Taylor MP (Vice-Chairman)
Mr Russell Neville Gorman MP
Senator Paul Henry Calvert

Inquiry Secretary: Denise Denahy

Secretarial Support: Sue Whalan

**EXTRACT FROM THE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES**

No. 152 dated Wednesday, 14 October 1992

15 PUBLIC WORKS - PARLIAMENTARY STANDING
COMMITTEE - REFERENCE OF WORK -
STORAGE/DISPLAY FACILITY FOR AUSTRALIAN WAR
MEMORIAL, MITCHELL, ACT: Mr Staples (Minister for
Aged, Family and Health Services), for Mr Beddall (Minister
representing the 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: Storage/display
facility for the Australian War Memorial, Mitchell, ACT.
Mr Staples presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

STORAGE/DISPLAY FACILITY FOR AUSTRALIAN WAR MEMORIAL, MITCHELL, ACT

By resolution on 14 October 1992, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposed construction of a storage/display facility for the Australian War Memorial, Mitchell, ACT.

THE REFERENCE

1. The proposal relates to a new storage and display facility which will replace existing unsatisfactory temporary storage at the Royal Military College Duntroon. The project comprises construction of a building of approximately 5000 m² of floor space. It will provide an unobstructed storage area, three staff offices, visitor entry foyer (with charging, cloaking and toilet facilities) as well as a workshop for maintenance and restoration of large relics, security, environmental equipment and associated parking facilities and landscaping.

THE COMMITTEE'S INVESTIGATION

2. The Committee received a written submission from the Australian War Memorial (AWM) and Australian Construction Services (ACS) and evidence was taken from their representatives at a public hearing held in Canberra on Monday 9 November 1992. Prior to the public hearing the Committee inspected the store at Duntroon, the existing facility at Mitchell and the site for the proposed facility at Mitchell.

3. The Returned and Services League of Australia Ltd (RSL), National Headquarters also presented a submission and appeared before the Committee at the public hearing.

Submissions and letters were also received from the following:

Australian Heritage Commission

ACT Fire Brigade

- ACT Electricity and Water
- Commonwealth Environment Protection Agency
- ACTION
- Department of the Arts, Sport, the Environment and Territories
- National Capital Planning Authority
- Australian National Audit Office
- Department of the Environment, Land and Planning
- Mr D Scobie
- Mr C Ower.

A list of witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be presented as Minutes of Evidence.

BACKGROUND

4. When the Australian War Memorial at Campbell (the Memorial) was opened in 1941 it was built for the size of the collection that came from the First World War. In 1943 the Government decided that the Memorial should also cover the Second World War. However, it was not until 1968 that the Memorial was extended to allow for the display of materials from this war. *The Australian War Memorial Act of 1980* extended the responsibilities of the AWM to include coverage of all wars or warlike operations in which Australians had served.

5. The Memorial commemorates the sacrifice made by Australian men and women who died serving their country in time of war and those who served with them. This is achieved, through the Memorial developing and maintaining a collection of historic material, research and other activities to make present and future generations aware of the sacrifice of those servicemen and women.

THE NEED

6. The AWM presently occupies sites at Campbell, Duntroon and Mitchell. The Duntroon store currently houses large relics of war including aircraft, tanks, boats and large guns. The store has deteriorated badly in recent years. Flooding, vermin, lack of security and poor environmental conditions are increasing the risk of damage and destruction to very important and historically irreplaceable relics. The Duntroon store is also totally unsuitable for visitors to view the objects, thus denying public access to a significant part of Australia's national cultural heritage.

7. This storage facility will no longer be available to the War Memorial after the end of 1993, when the Army will reclaim the land for the redevelopment of the Royal Military College Logistics Complex planned for construction in financial year 1994/1995.

8. It is essential for the prevention of deterioration of these historically significant relics that they be placed in a building with acceptable environmental conditions which will enhance their preservation.

Committee's Conclusions

9. The Australian War Memorial's collection of large relics is currently housed in a dilapidated store at Duntroon which will be reclaimed by the Department of Defence by the end of 1993.

10. A need exists to house the Australian War Memorial's collection of large relics in a building which will enhance preservation of these historically significant items.

THE PROPOSAL

11. It is proposed to construct a building on the corner of Lysaght, Vicars and Callan Streets, Mitchell.

12. The AWM advised the Committee that it is seeking to let one contract for the design and construction of the building. Therefore, at the time of the public hearing, the details of the building are at the conceptual rather than the design stage.

13. In accordance with the AWM's functional requirements, the parameters of the proposed building are:

- substantially clear floor space of approximately 5000 m² for the storage and display of large relics
- simple facilities to provide a visitor reception area and viewing access to the stored relics suitable to an average visitor attendance of 60
- office space for three staff
- a workshop for the restoration and maintenance of large relics (aircraft, tanks, field guns, naval artillery)
- fenced on-site car parking for 30 cars and a bus parking bay
- external operational vehicle exercise and maintenance site works
- associated site works and engineering services
- landscaping.

14. The Committee queried extension of the present building at Campbell as an alternative to the Mitchell construction. AWM advised that the funding available is only a fraction of that necessary to provide a facility on the site at Campbell, which would meet both the Memorial's need for storage and exhibition of large relics, and the strong and expensive heritage implications of the site. The Mitchell building will be an interim solution to enable the secure and satisfactory housing of important items in the national collection, with a view to those items being placed on display at Campbell. The Committee was advised that it will not be possible to extend the proposed building at Mitchell in the future due to the restriction of available land.

The Site

15. The site incorporates blocks 14 and 15, section 21, Mitchell, ACT with frontages to Flemington Road, Vicars Street and part frontage to Callan Street. Block 14 was declared National Land on 2 March 1989. Following

completion of its acquisition from the ACT Government, block 15 will also be declared National Land and the two blocks redesignated as one.

16. The site of 15,410 m² is already partly occupied by the Memorial's existing relics warehouse, immediately adjacent to which the proposed building will be constructed, and is directly opposite the Memorial's Conservation Annex.

17. The site is largely undeveloped with the exception of the existing building, its access roads, and a concrete hardstand area used for loading/unloading and washing down. A temporary storage building is used by a volunteer aircraft restoration group.

18. Preliminary geotechnical advice indicates that there are no significant constraints to this development.

19. The site is particularly advantageous in that connection to the Memorial's existing security and computer network infrastructure would be simple and very economical. It also places the relics in the closest possible proximity to the expert professional resources of the Conservation Annex, essential to the continued preservation and restoration of the Memorial's collection.

Car Parking

20. Although the AWM has not received final development conditions, it is anticipated that 30 car parking spaces and one bus parking bay will be provided in a sealed space located on the raised part of block 14. Access will be from Callan Street.

21. The Committee queried the provision of car parking spaces for the disabled. AWM advised that this level of detail has not as yet been resolved but will be resolved in the design and construction process. The Committee was assured that three parking spaces for the disabled will be provided as close as practicable to the visitor entrance.

Committee's Recommendation

22. The Committee recommends that the Australian War Memorial ensures that car parking spaces for the disabled be located as close as possible to the entrance of the building.

Public Access

23. The proposed building at Mitchell will provide public access, for the first time, to many of the Memorial's relics. Large and heavy equipment which cannot be placed on exhibition at Campbell will be accessible in the proposed facility.

24. The Committee was advised that public access within the building will be limited to a mezzanine level. This will ensure visitor safety as well as security for the collection. There will be only one full-time member of staff dedicated to visitor management and security. AWM advised that special access for veterans' groups, researchers, special educational or other groups will be provided by prior arrangement with curatorial staff. Staff will accompany these groups and will act as both a source of information and a security presence.

Committee's Conclusion

25. Public access to the relics via a mezzanine level will achieve security for the collection as well as provide safety for visitors.

26. A charge of approximately two to three dollars will apply for entrance to the proposed building. AWM advised that this fee will provide partial recovery of operation costs at Mitchell. The Committee, and the RSL in particular, were assured that these fees would apply only to the Mitchell building and not the Memorial at Campbell.

ENGINEERING SERVICES

Mechanical

Airconditioning

27. Airconditioning will be provided to the entire space from air handling plant/s located within the building space. These plant/s will incorporate filtering, cooling, and heating facilities.

28. AWM advised the Committee that due to a lack of airconditioning, deterioration has occurred in the relics housed in the Duntroon store.

Air Quality

29. Air quality standards in the storage and workshop areas will provide filtered positive pressure air in a target range of 12°C-21°C/40%-55% RH. Air quality to office and visitor reception areas will be in accordance with relevant Australian Standards.

Other Services

30. Other mechanical services include toilet ventilation, smoke control and exhaust, domestic hot water, flammable/hazardous waste handling, and plant room ventilation.

Energy Management

31. The building will be as energy-efficient as practicable. The nature, size, and intended use of the building are all important factors which will assist in meeting this target. AWM advised the Committee that part of the assessment of tenders will be the minimum use of energy required for the facility.

Building Fabric

32. Proposals featuring high thermal stability achieved through the use of suitable materials rather than primarily by mechanical means will be favoured. It is anticipated that the performance of the building in this area will be considerably better than for standard comparable storage areas.

Airconditioning

33. The building will provide a large air mass which will remain substantially undisturbed for long periods. The target temperature and relative humidity envelope has been set as wide as possible while providing acceptable environmental conditions for the storage of relics which will ensure that minimum demand is placed upon airconditioning. Provision has been made within the building budget for airconditioning with comprehensive control systems to provide maximum efficiency.

Lighting

34. There is a specific requirement for low-level, low-heat, low-UV (ultra violet) output lighting for all but the office and visitor reception areas. For this reason, the energy demand for lighting is also expected to be minimal.

Electrical

35. Mains power will be supplied from the ACT Electricity and Water reticulation system.

Lifts

36. A lift providing horizontal stretcher access will be incorporated to provide disabled access to any elevated visitor service or office areas. Ramps will be provided for access to the building and for any minor changes in floor level.

Communications

37. It is expected that telephone services will be attached to the Conservation Annex switchboard and therefore linked to the main switchboard.

38. Similarly, provision will be made to attach to the main computer network utilising the existing microwave link node to provide full network capability including the environmental monitoring and alarm system.

Fire Protection

39. The building fire protection measures will be in accordance with the Building Code of Australia and the ACT Fire Brigade requirements and will include:

- automatic sprinkler systems
- very early smoke detection apparatus (VESDA)
- exhaust systems for air handling units
- smoke exhaust units located at ceiling level.

40. The Committee was advised that the Commonwealth Fire Board will be consulted when final details of the fire protection system are developed.

Hydraulics

41. Hydraulic services will comply with the National Plumbing and Drainage Code and will meet the requirements of ACT Electricity and Water, the ACT Department of Urban Services and the ACT Fire Brigade.

42. Water services are located in Callan Street.

43. Sewerage services will be drained by gravity to the town main in Callan Street except for trapped flammable/hazardous materials which will be removed by mechanical handling to appropriate disposal facilities.

44. Stormwater will be collected and drained to the town stormwater system.

Security

45. Security measures will include motion sensing apparatus to all entry points and video camera monitoring of relic storage areas. The security system will be monitored on-site during normal hours of occupancy, and switched through a direct link to the existing security system in the Conservation Annex outside occupied hours.

46. The facility will be subject to physical security checks during non-occupied times by full-time security staff as part of their routine check of all Mitchell ACT facilities.

EXTERNAL WORKS AND LANDSCAPE

47. Fenced surface parking will be provided for 30 cars and one bus parking bay.

48. Large vehicle (trucks and mobile cranes) access will be provided. The existing hardstand area for loading/unloading will be retained, and provision for the movement of tracked vehicles will be developed.

49. In keeping with the existing landscape and streetscape, the landscape treatment will be predominantly Australian native plants. Concrete pathways will be provided from the car park to the visitor entrance, and all access doors to the facility will be provided with concrete driveways to the street.

50. The perimeter of the site will be security fenced except where the fabric of buildings negates entry.

FITOUT

51. Fitout, with the possible exception of specialised treatments to the workshop area, will be part of the design and construction tender, and will be complete at the time of occupancy of the building.

BUILDING DESIGN

Standards

52. The building will comply with the Building Code of Australia and will meet *Commonwealth Guidelines and Australian Standards for access for disabled persons*.

Planning Authorities

53. The proposal complies with the Development Conditions of the ACT Planning Authority ratified by the National Capital Planning Authority, and is consistent with the land use policy for the area.

Design Concept

54. The building will be a large light industrial-type warehouse shell.

55. Exterior appearance will be comparable with light industrial development and similar or complimentary to the existing building on the site. There will be no architectural features other than those directly associated with the achievement of the functional requirements of the building, and no decorative features.

56. Office space for three staff, and visitor reception and relic viewing facilities to meet an average visitor attendance of 60 will be provided.

57. The building will be of simple rectangular floorplan, with straight sides and a pitched roof. Simple design features may be incorporated to diminish the appearance of mass of the building, particularly from Lysaght Street.

MATERIALS AND FINISHES

58. As one tender will be sought for design and construction, details of design, construction and finish are not finalised.

Committee's Recommendation

59. The Committee recommends that it be advised of details of design, construction and finish once these are finalised.

60. Tender documentation will specify building materials and finishes which minimise both maintenance and repair costs and provide an acceptable environment for the storage and display of the relics at the lowest possible on-going operational and maintenance costs.

External Finishes

61. The external wall cladding will be of light industrial standard and be consistent with or complimentary to the external finish of the existing building on the facility. The wall cladding will be selected on the basis of cost, durability and thermal efficiency.

62. The insulated low-pitch roof will be sheeted with pre-finished metal decking.

Internal Finishes

63. Internal finish to the storage/display and workshop areas will be of a durable, low-maintenance, non-dust-retentive material (probably painted metal). All exposed metal surfaces will be painted or treated to minimise any propensity to introduce environmentally unsuitable conditions to the area.

64. All finishes will be selected to provide low vapour emission, moisture inhibition and flame retardation. Finishes will be selected which are as resistant to vapour and dust retention as possible, and which provide noise attenuation in the workshop area.

65. Internal finishes to office and visitor reception areas will be of similar characteristics but may be rendered and painted blockwork, or painted plasterboard. Ceramic tiling or equivalent impervious material linings will be provided to wet area walls.

66. The storage area floor will be high-strength, low-slip concrete sealed against the production of dust. Office area floors will be carpeted, while all visitor service areas will be of a very low-slip, low-maintenance, industrial-quality material (rubber flooring or equivalent).

STRUCTURE

67. The building is expected to be a steel-frame structure on a concrete slab floor. Internal areas for office and visitor reception may be blockwork or wood/steel framed.

CONSULTATIONS

68. Consultation has been commenced with the following authorities and organisations in relation to the development of the project:

- Department of Administrative Services
- National Capital Planning Authority
- ACT Planning Authority
- ACROD Ltd
- Returned and Services League of Australia Ltd
- Australian National Audit Office
- Commandant RMC Duntroon
- Department of the Arts, Sport, the Environment, Tourism and Territories
- Commonwealth Environment Protection Agency
- Australian Heritage Commission

- ACT Fire Brigade
- ACT Electricity and Water
- Telecom Australia
- ACTION
- National Museum of Australia
- National Film and Sound Archives
- National Library of Australia.

ENVIRONMENTAL CONSIDERATIONS

69. The environmental implications of the proposal have been assessed and it is considered that the project is not a 'matter affecting the environment to a significant extent' under section 5(1) of the *Environment Protection (Impact of Proposals) Act 1974*.

PROJECT COST AND DELIVERY

70. The building is estimated to cost \$6.5m at September 1992 prices.

71. The project will be delivered using a lump sum contract for design and construction of building shell and fitout.

72. Construction is planned to commence no later than the end of February 1993 with the building taking approximately one year to complete.

Committee's Recommendation

73. The Committee recommends the construction of a storage/display facility for the Australian War Memorial at Mitchell, ACT at a cost of \$6.5m.

CONCLUSIONS AND RECOMMENDATIONS

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

	Paragraph
1. The Australian War Memorial's collection of large relics is currently housed in a dilapidated store at Duntroon which will be reclaimed by the Department of Defence by the end of 1993.	9
2. A need exists to house the Australian War Memorial's collection of large relics in a building which will enhance preservation of these historically significant items.	10
3. The Committee recommends that the Australian War Memorial ensures that car parking spaces for the disabled be located as close as possible to the entrance of the building.	22
4. Public access to the relics via a mezzanine level will achieve security for the collection as well as provide safety for visitors.	25
5. The Committee recommends that it be advised of details of design, construction and finish once these are finalised.	59
6. The Committee recommends the construction of a storage/display facility for the Australian War Memorial at Mitchell, ACT at a cost of \$6.5m.	73



Colin Hollis
Chairman

7 December 1992

WITNESSES

ATKINSON, Ms Linda, Assistant Director, Corporate Services, Australian War Memorial, Anzac Parade, Campbell, Australian Capital Territory

LLEWELLYN, Mr Richard, Mitchell Project Manager, Australian War Memorial, Anzac Parade, Campbell, Australian Capital Territory

MCKERNAN, Dr Michael, Deputy Director, Australian War Memorial, Anzac Parade, Campbell, Australian Capital Territory

PAGE, Mr Phillip, Principal Architect, Australian Construction Services, Sirius House, Furzer Street, Phillip, Australian Capital Territory

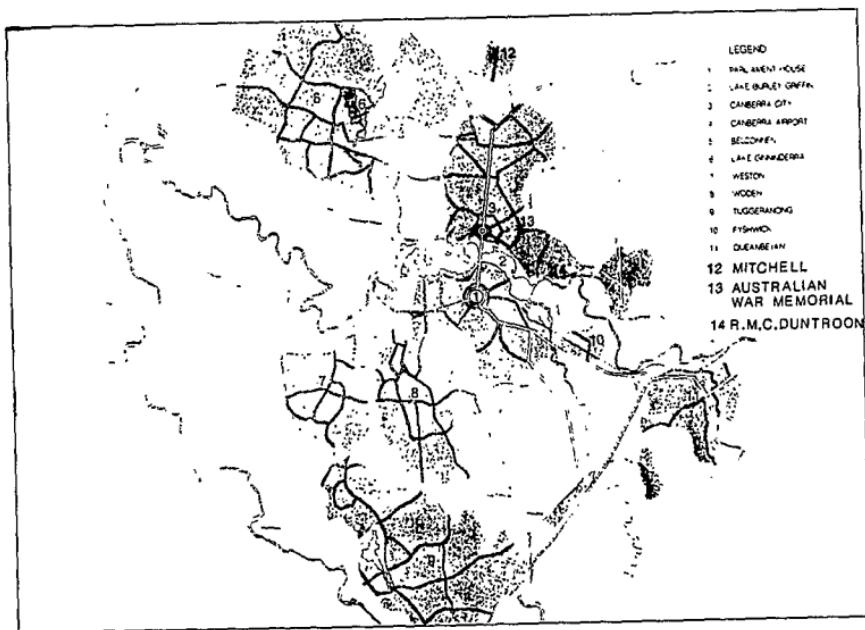
VALLANCE, Mr William, State Manager, Australian Construction Services, Sirius House, Furzer Street, Phillip, Australian Capital Territory

WYNEN, Lieutenant-Colonel (Retired) Johannes Bernard, Project Officer, Returned and Services League of Australia, Constitution Avenue, Campbell, Australian Capital Territory 2600

APPENDIX B

PROJECT DRAWINGS

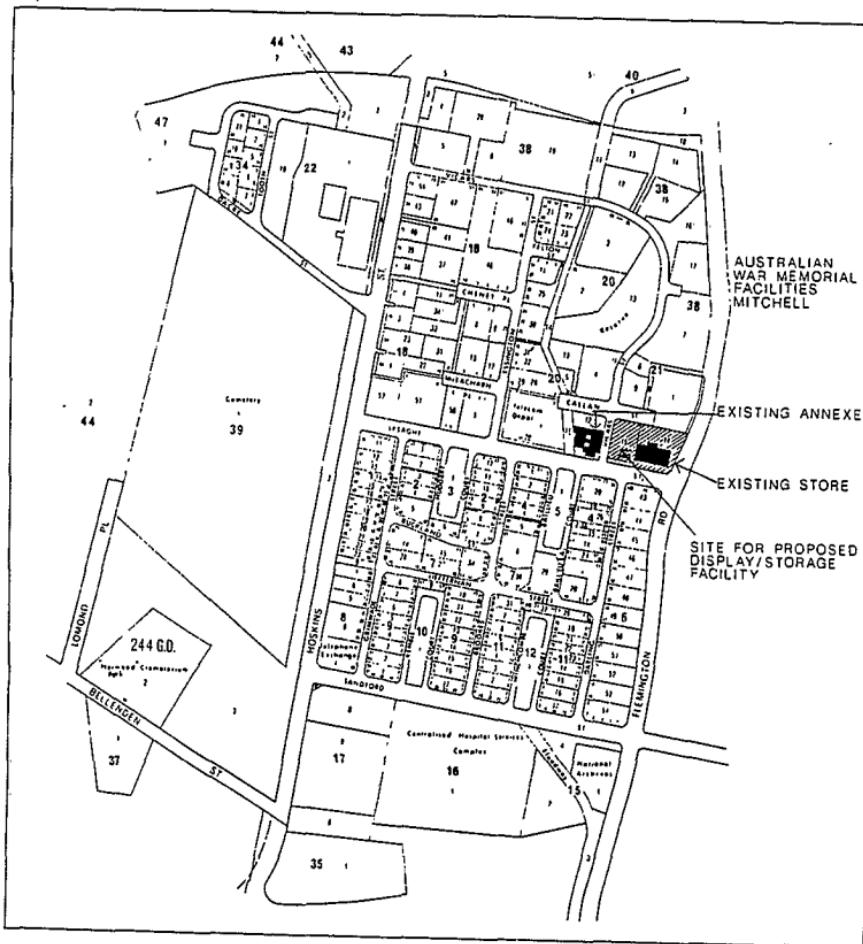
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Site Plan	B-3
Elevations	B-4
Perspective	B-5



LOCATION PLAN
SEPTEMBER 1982



AUSTRALIAN WAR MEMORIAL
PROPOSED STORAGE AND DISPLAY FACILITY
MITCHELL ACT



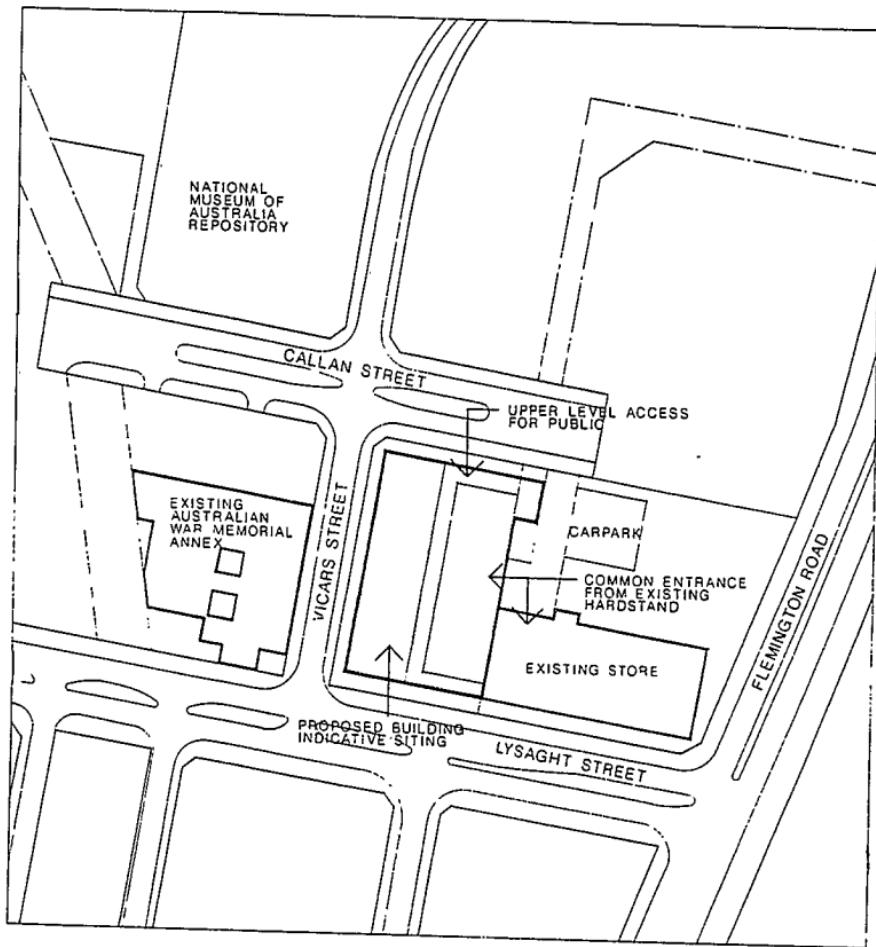
PRECINCT PLAN
SEPTEMBER 1992



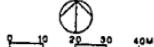
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AUSTRALIAN WAR MEMORIAL
PROPOSED STORAGE AND DISPLAY FACILITY
MICHELL ACT

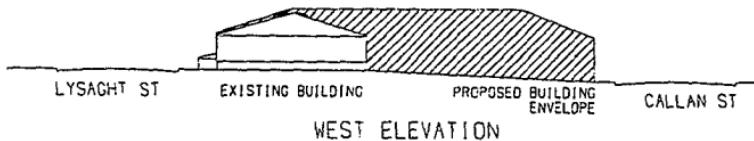
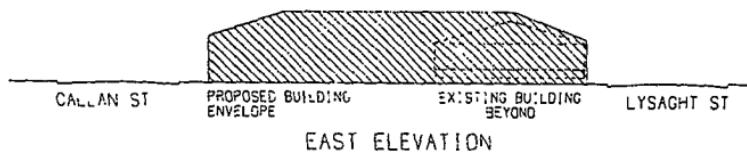
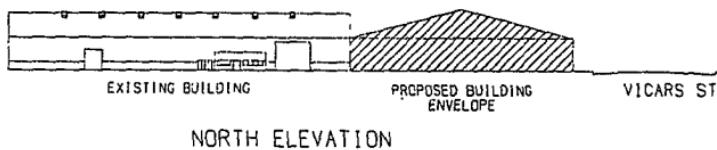
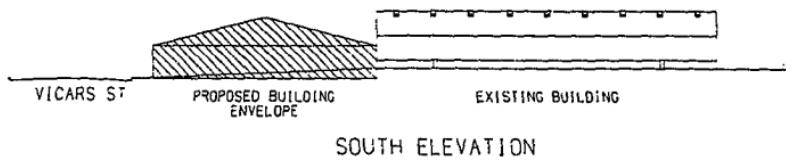
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SITE PLAN
SEPTEMBER 1992



AUSTRALIAN WAR MEMORIAL
PROPOSED STORAGE AND DISPLAY FACILITY
MITCHELL ACT

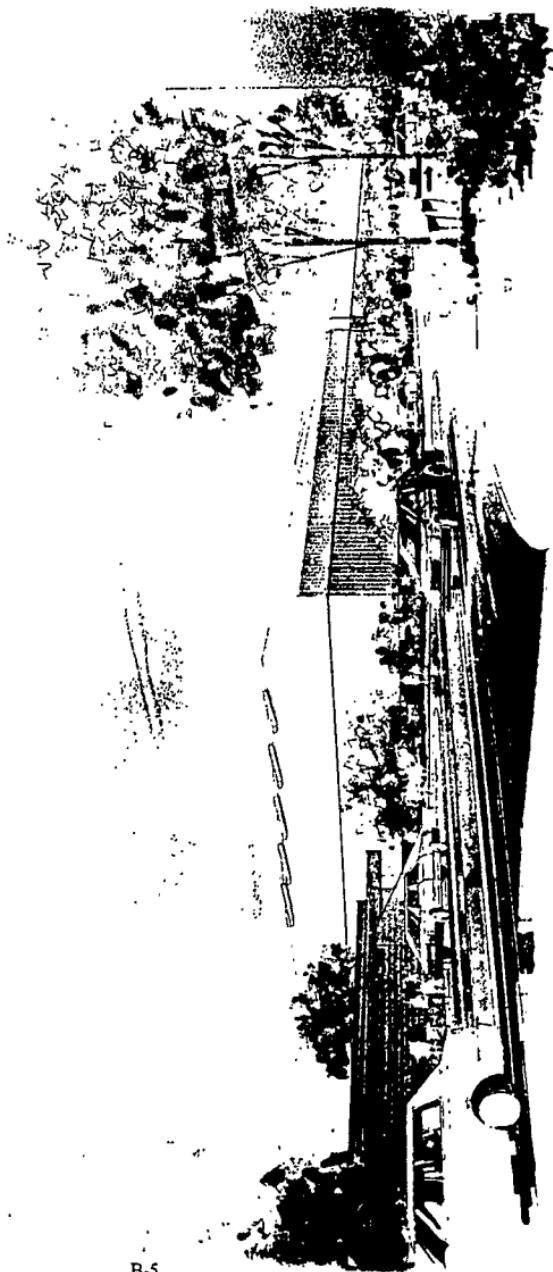


ELEVATIONS
SEPTEMBER 1992



2

AUSTRALIAN WAR MEMORIAL
PROPOSED STORAGE AND DISPLAY FACILITY
MITCHELL ACT



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