

The need for the work

Introduction

2.1 The need for the ABC's proposed development can be summarised as follows:

- Addressing the particular problems and inefficiencies relating to existing accommodation in Perth;
- Maximising the efficiency and effectiveness of the organisation;
- Enhancing the ABC's production capacity and output in centres outside of Sydney and Melbourne;
- Restructuring the ABC into a content led organisation; and
- Generating revenue for the ABC's digital conversion program.¹

Deficiencies with existing facilities

2.2 ABC Perth has been operating from its 191 Adelaide Terrace site for over 40 years. In evidence to the Committee, the ABC identified the following deficiencies in the existing facilities:

- 191 Adelaide Terrace is an ad hoc development established over 40 years which has resulted in six separate buildings, with consequent disadvantages related to communication and functional relationships with the new ABC organisational environment;

¹ Evidence, p. 87.

- a number of buildings require upgrading and are inappropriate for the functions they contain;
 - the dispersed nature of the buildings and car parking has exhausted the capacity of the site to accept any further activities without major redevelopment; and
 - there is a residual liability to upgrade services and infrastructure to comply with current regulations and standards.
- 2.3 The Committee's inspection of 191 Adelaide Terrace found that many of the ABC's facilities were poorly configured, inflexible and outmoded. Of particular concern to the Committee was the extensive use in the radio studios/service building of hazardous material in the form of asbestos sheeting and asbestos duct stopping.

Alternatives

- 2.4 The ABC examined three options, of which the proposed development and relocation to a new site and disposal of 191 Adelaide Terrace, was the preferred option.
- 2.5 The three options were:
- repair, refurbish and retain 191 Adelaide Terrace;
 - consolidate and redevelop 191 Adelaide Terrace and sell the balance of the land; and
 - develop and relocate to a new site and dispose of the 191 Adelaide Terrace site.²

The options were assessed in terms of:

- financial viability;
- operational functionality;
- effective property asset utilisation;
- the extent to which it met organisational objectives; and
- flexibility for future needs and changes.³

2 Evidence, p. 35.

3 Evidence, p. 35.

- 2.6 The Committee has concluded that existing accommodation at 191 Adelaide Terrace is poorly configured, inflexible and outmoded. In many instances sub-standard buildings result in dysfunctional, inflexible and potentially dangerous facilities. The Committee considered that the proposed new facilities meet an identified need and will allow for improved operational efficiencies and enhance the ABC's capabilities.