

Parliamentary Standing Committee on Public Works

REPORT

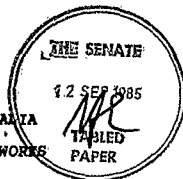
relating to the

CONSTRUCTION OF STATE HEAD OFFICE BUILDING FOR TELECOM AUSTRALIA, SYDNEY

(Eighth Report of 1985)

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



R E P O R T
relating to the
CONSTRUCTION OF STATE HEAD OFFICE BUILDING
FOR TELECOM AUSTRALIA, SYDNEY
(Eighth Report of 1985)

Australian Government Publishing Service
Canberra 1985

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

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Percival Clarence Millar, Esq., M.P. (Vice-Chairman)

Senate

House of Representatives

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Senator Dr Glenister Sheil	Robert George Halverson, Esq., O.B.E., M.P.
	Colin Hollis, Esq., M.P.
	Leonard Joseph Keogh, Esq., M.P.
	Keith Webb Wright, Esq., M.P.

EXTRACT FROM THE
VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES
NO. 17 DATED 18 APRIL 1985

- 15 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - STATE HEAD OFFICE BUILDING FOR TELECOM AUSTRALIA, SYDNEY: Mr West (Minister for Housing and Construction), pursuant to notice, moved - That, in accordance with the provisions of the Public Works Committee Act 1962, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Construction of State head office building for Telecom Australia, Sydney.

Mr West presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF STATE HEAD OFFICE BUILDING FOR TELECOM AUSTRALIA, SYDNEY

R E P O R T

By resolution on 18 April 1985 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal to construct a State Head Office building for Telecom Australia, Sydney.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposed work referred to the Committee is for the construction of a major high rise office building in the Sydney Central Business District to provide a new State Head Office for Telecom Australia. The building will be known as Telecom Plaza.
2. The new building is to be constructed immediately adjacent to the existing Telecom House between Pitt and Castlereagh Streets. It will enable Telecom staff and State Head Office activities to be consolidated on the one site and allow expensive leased space elsewhere in the city to be relinquished.
3. The proposed building will provide some 29,000 square metres of office floor area in 33 levels above ground.

4. Associated works will include modifications to the existing through site shopping arcade and the provisions of additional retail space for rental.

5. The estimated cost of the proposed work is \$45.5 million at January 1985 prices.

THE COMMITTEE'S INVESTIGATION

6. The Committee received written submissions and drawings from the Australian Telecommunications Commission (Telecom) and the Department of Housing and Construction (DHC) and took evidence from their representatives at a public hearing in Sydney on 27 June 1985.

7. The Committee also received a submission and took evidence from Mr Barry Cotter, Branch Secretary, Administrative and Clerical Officers' Association (ACOA), N.S.W. Branch.

8. Further written submissions and letters were received from the Australian Heritage Commission; the Council of the City of Sydney; the Department of Arts, Heritage and Environment; the Australian Public Service Association; Mr Brian Kenn, Chairman, Regent Apartments' Body Corporate; and Mr Thomas E. May, Consultant and former Commissioner, Deputy Chairman and Acting Chairman, Telecom. These letters and submissions were incorporated into the transcript of evidence.

9. A list of witnesses and organisations which they represented is at Appendix A.

10. Prior to the public hearing the Committee inspected the site of the State Head Office, as well as office space currently used by Telecom staff in the Imperial Centre, Castlereagh Street, and 309 Kent Street, Sydney.

11. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

12. Telecom's Responsibilities Telecom is Australia's sole national telecommunications carrier and as such is committed to the following objectives:

- to meet customers' needs for up-to-date, affordable, efficient communication throughout Australia.
- to price services at an affordable level so that telecommunications services are available nationwide.
- to improve its efficiency.
- to foster a vigorous communication manufacturing and development capability in Australia.
- to develop employment opportunities for Australia in telecommunications.

13. Telecom follows a policy of:

- (a) decentralising its administrative office staff to the suburbs and country centres across Australia; and
- (b) owning buildings whenever possible.

14. Despite the fact that Telecom staff are decentralised there are still compelling reasons to have some staff associated with State Head Office functions located in the Sydney CBD.

15. In recent years increased demand for telecommunications services has led to a steady increase in Telecom's operational facilities, and a corresponding increase in technical and administrative support staff.

16. Telecom advised the Committee that the location of existing office space has been essentially determined by the premises available at the time of need. Accordingly, fragmentation of staff groups has occurred and staff of the State Head Office are now dispersed at seven major locations within the CBD and fringe areas, in 72,000 square metres of office space. Approximately 54,000 square metres (75 per cent of the total) of this space is leased.

17. Telecom, then, was faced with a problem of having staff widely dispersed and a need for more accommodation.

18. The most attractive and economic solution was to acquire a site and have a building constructed on it to Telecom's requirements.

19. Telecom owns the site, as it had previously acquired three buildings to enable extensions to the City South Telephone Exchange. The need for these extensions had been superseded by advancement in exchange equipment technology and the need to rationalise the distribution of telecommunication services within the CBD.

20. Owing to a shortage of capital Telecom plans to adopt the instalment purchase process using private sector funding.

21. Instalment Purchase Instalment purchase is a method of obtaining finance with repayment by instalments over an agreed term. On completion of the building, Telecom grants a 99 year head lease to the financier over the land and building.

The financier then sub-leases land and building back to Telecom for a rental, comprising a capital repayment component and an interest component.

22. Periodical payments are spread over an agreed term of 12 years. At the end of the term the capital outstanding will have reduced significantly and Telecom can either payout the residual value and hence collapse the lease and sub-lease or alternatively seek another 'rental' agreement for the residual.

THE NEED

23. Telecom realised a need to construct a new State Head Office building in the Sydney CBD because of the following:

- certain staff and functions are required in the CBD.
- problems have arisen because staff are located in a number of separate buildings dispersed in the CBD.
- shortfalls have been experienced in the existing accommodation.
- the demand for telecommunication services has increased, which has led to an increase in technological and administrative staff.

24. Staff required in the Sydney CBD The reasons for some State Head Office staff and functions to be located in the Sydney CBD are as follows:

- It is necessary for State Head Office staff to liaise extensively on a one-to-one basis with State Government departments, authorities, and large business houses which are located in the CBD.

- There is a need to be located conveniently and close to public transport for the use of customers who can only transact their business in the CBD. Telecom estimate that 83 per cent of their major business customers have their head offices located in the Sydney CBD.

- There are practical staffing problems presented to key staff by a suburban location, as they are already resident in diverse suburban areas. The CBD is a more convenient, central location.

- Numerous problems arise from the limitations imposed on the height and scope of buildings which are located outside the CBD. Telecom usually requires a large area for its activities.

- The introduction of new telecommunication services has resulted in the need to maintain a high level of technological expertise. This has generated a need for increases in administrative staff and facilities to support these staff.

25. Problems associated with diversity of staff locations
Telecom administration staff employed in the Sydney CBD number 4230. These staff are currently accommodated in seven separate locations in the Sydney CBD. This has led to the following problems:

- The State Commercial Department has been divided.

- The Financing and Accounting Department is experiencing operational deficiencies.

- The Network Engineering Department is highly fragmented and needs to be consolidated following implementation of major re-organisation of the Engineering Structure.

- The separation of Departments and Branches between buildings causes constant movement of personnel, files and documents, and creates managerial inefficiencies and economic penalties.

26. The above problems would be solved if all the main elements of the Head Office organization were brought together in the Telecom House/Plaza complex.

27. Existing Accommodation The State Head Office staff are presently accommodated in seven buildings in the Sydney city area. One of these buildings is owned by Telecom, and office space in the others is leased.

28. Details of the present administrative accommodation is as follows:

Telecom House	) Telecom owned	18,000m ²
Imperial Centre	)	
309 Kent Street	)	
Union Carbide	) leased	54,000m ²
BP House	)	
Elizabeth Towers	)	
Shipnews House	)	

29. The annual rental of the leased office space (75 per cent of the total) is \$7.5 million.

30. Most of the present leased accommodation is in older buildings. On average, the standard is barely acceptable and is generally below that applying to modern office accommodation.

31. The buildings have functional aspects which are unsatisfactory, such as restricted floor space which necessitates branches or sections being split over different floors of a building, thus eliminating the required close working inter-relationships.

32. Accommodation Needs Since the establishment of Telecom in 1975, the Commission has had a policy of decentralization and regional autonomy. However, for functional reasons, Head Office administrative staff are required to be located in a single central location.

33. In the proposed new State Head Office, groups to be accommodated would include the following:

- The State Manager and Executive
- Human Relations Department
- Finance and Accounting Department
- Commercial Department
- Operations Department
- Network Engineering Department

34. The new building would provide accommodation and amenities for 2000 staff, so as to permit the gradual relinquishment of leases. By approximately 1990, Telecom's administrative accommodation within the CBD will be contained within the Plaza building and Telecom House.

35. Economic Aspects An economic study has been undertaken which confirms that construction of a new building is more economically attractive than the cost of leasing. The study used a discounted cash flow analysis technique and a study period of 20 years commencing in 1985.

36. Concentration of staff in one location will result in cost savings and greater efficiency as a consequence of reduced staff movement and communication between diverse locations. These savings are estimated at \$0.22 million per annum. Other efficiency gains of an organisational and operating nature would be expected, because of the nature of the building design.

37. Committee's Conclusion Telecom Australia's NSW Head Office staff are presently accommodated in seven separate buildings in the Sydney CBD and fringe areas.

38. There is a need to centralise the State Head Office administrative staff for both operational and economic reasons.

39. A Building to accommodate approximately 2000 staff is required, to permit the gradual relinquishment of leases by 1990.

40. There is a need to construct a new building in the Sydney CBD to fulfil Telecom's accommodation needs.

LOCATION

41. The site for the proposed building in Pitt Street is in an area zoned 'County Centre' in the City of Sydney Planning Scheme and is defined in the City of Sydney Strategic Plan as being in Precinct A4. Brickfield Hill is part of Precinct X of the Parking Code. A locality plan is shown at Illustration 1.

42. The site is in the Central Business District of Sydney and is well served by public transport.

43. Committee's Conclusion The location of the proposed building in Pitt Street is appropriate for a multi-storey office development.

THE SITE

44. The site for the proposed building has its principal frontage to 310-322 Pitt Street and a small portion continuing through and fronting 229-231 Castlereagh Street.
45. It is irregular in shape with Castlereagh Street being approximately 2.8 metre higher than Pitt Street. The site is at its highest point in the north-eastern corner and at its lowest point in the south-western corner.
46. The total site area is 2295 square metres with a frontage of 50.94 metres to Pitt Street and 13.5 metres to Castlereagh Street.
47. Two underground cable tunnels from the existing telephone exchange pass through the site and will be retained. The site plan is at Illustration 2.
48. Committee's Conclusion The site selected is suitable, being located adjacent to Telecom House.

THE PROPOSAL

49. Details of the proposal for the State Head Office building are as follows:
- A building of part basement, ground and 29 office floors, one maintenance level and two plant levels providing a gross floor area of approximately 42,000 square metres.
 - A nett usable office area of 29,000 square metres will provide accommodation for office staff and ancillary facilities.

700 square metres of retail space at the Pitt Street and Castlereagh Street levels in association with modifications to the existing through-site shopping arcade.

50. Planning and Design The shape of the proposed building is of a square design to allow efficient use of structure and space and to provide necessary setbacks from adjoining buildings. The annexe on the northern side of the low rise levels is designed to abut expected future development on the adjoining site.
51. Pedestrian entry will be at the ground level lobby at Pitt Street. A canopy will be constructed along the Pitt Street frontage to provide weather protection to pedestrian traffic.
52. Existing service vehicle entry/exist to Telecom House will be retained and the loading dock capacity increased to cater for the needs of the proposed development.
53. Above the ground floor lobby the building will be divided into 10 low rise office levels, with a mid level plant room and then 9 medium rise and 10 high rise levels with a second plant room located at the roof level. The Committee commends the architects responsible for the aesthetically pleasing design of the raked roof. It was informed that this is a screening device to conceal the flues coming off the boilers, fan units, etc., which generally look untidy on top of buildings.
54. A building maintenance area with a link to Telecom House at the cafeteria level will be located at level one, below the first office level.
55. The service core will be centrally located to ensure that all office space has reasonable access to natural light, and to avoid disruption to existing cable tunnels.

THE SITE

44. The site for the proposed building has its principal frontage to 310-322 Pitt Street and a small portion continuing through and fronting 229-231 Castlereagh Street.

45. It is irregular in shape with Castlereagh Street being approximately 2.8 metre higher than Pitt Street. The site is at its highest point in the north-eastern corner and at its lowest point in the south-western corner.

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47. Two underground cable tunnels from the existing telephone exchange pass through the site and will be retained. The site plan is at Illustration 2.

48. Committee's Conclusion The site selected is suitable, being located adjacent to Telecom House.

THE PROPOSAL

49. Details of the proposal for the State Head Office building are as follows:

- A building of part basement, ground and 29 office floors, one maintenance level and two plant levels providing a gross floor area of approximately 42,000 square metres.
- A nett usable office area of 29,000 square metres will provide accommodation for office staff and ancillary facilities.

700 square metres of retail space at the Pitt Street and Castlereagh Street levels in association with modifications to the existing through-site shopping arcade.

50. Planning and Design The shape of the proposed building is of a square design to allow efficient use of structure and space and to provide necessary setbacks from adjoining buildings. The annexe on the northern side of the low rise levels is designed to abut expected future development on the adjoining site.

51. Pedestrian entry will be at the ground level lobby at Pitt Street. A canopy will be constructed along the Pitt Street frontage to provide weather protection to pedestrian traffic.

52. Existing service vehicle entry/exist to Telecom House will be retained and the loading dock capacity increased to cater for the needs of the proposed development.

53. Above the ground floor lobby the building will be divided into 10 low rise office levels, with a mid level plant room and then 9 medium rise and 10 high rise levels with a second plant room located at the roof level. The Committee commends the architects responsible for the aesthetically pleasing design of the raked roof. It was informed that this is a screening device to conceal the flues coming off the boilers, fan units, etc., which generally look untidy on top of buildings.

54. A building maintenance area with a link to Telecom House at the cafeteria level will be located at level one, below the first office level.

55. The service core will be centrally located to ensure that all office space has reasonable access to natural light, and to avoid disruption to existing cable tunnels.

56. The 29 office levels will have largely column free space to permit layout flexibility.

57. The toilets and tea rooms will be located at the service core.

58. Suitable facilities for disabled persons will be provided at the ground floor, the low/medium rise lift transfer floor and the medium/high rise lift transfer floor. The building will be readily accessible to disabled persons.

59. The existing shopping arcade at Pitt Street level linking Pitt and Castlereagh Streets, will be modified and new escalators will be provided up to Castlereagh Street level. Additional retail space of 700 square metres will be provided at the north-western corner of the development at Pitt Street, and the north-eastern end of Castlereagh Street. A picture of the proposed building is at Illustration 3.

60. Construction details are at Appendix B.

61. Space Allocation Studies are currently underway which will assist in the final occupation planning to co-ordinate with the associated construction stages of the new building.

62. The study envisages the relinquishment of the administrative space in major leased buildings such as 309 Kent Street, Imperial Centre in Castlereagh Street, Union Carbide House in Liverpool Street and BP House, North Sydney.

63. It is estimated that 24,000 square metres of leased office space will remain in fringe city areas including North Sydney. The longer term plan envisages provision of owned accommodation in the suburbs to enable that leased space also to be relinquished.

64. Security A level of security appropriate to a State Head Office building will be applied. Particular attention will be paid to perimeter protection after business hours and to the protection of identifiable high risk areas within the building.

65. An access control and intruder alarm system will be provided within the building to Telecom's requirements.

66. Amenities and Staffing The building has been designed to incorporate staff amenities in accordance with local ordinances and the Telecom Code of Practice titled 'Provision of Amenities in Telecom Australia Buildings'.

67. A cafeteria currently exists in Telecom House and it is proposed to refurbish this facility to cater for the occupants of both buildings.

68. Active and passive recreational areas will be provided on various floors of the Plaza development. In addition, facilities will also be provided in Telecom House for joint use by occupants of both buildings.

69. Provision has been made for access to the building by disabled persons and for suitable amenities.

70. Parking Car parking is not provided in the Plaza Building. The facilities existing in Telecom House - 237 licenced parking spaces - are sufficient to provide for the official Telecom vehicles, customers, visitors and trades people and for any positions which will need to be retained for exclusive use by people with disabilities.

71. No provision is allowed for staff private car parking as it is not Telecom policy to provide that facility in the CBD. The site is adequately served by public transport and public car parks are in close proximity.

72. Energy Conservation A computerised energy management control system will be provided. This will monitor and control mechanical and electrical services to ensure maximum operational efficiency within the building to conserve energy. This system will also record energy usage and equipment running times.

73. Energy conservation measures will be incorporated in the air conditioning design by the provision of a full fresh air economy cycle and the use of variable air volume system.

74. Solar heat loads will be minimised by providing double glazing and thermal insulation to spandrel panels and roof.

ENVIRONMENTAL CONSIDERATIONS

75. Telecom consulted closely with the Australian Heritage Commission as the proposed building would be adjacent to the City South Telephone Exchange which is on the Interim List of the Register of the National Estate.

76. The Australian Heritage Commission confirmed that the building is of the Commercial Palazzo style and is part of a group of late Victorian and early 20th century buildings in Castlereagh Street having Architectural and Historical interest.

77. The architectural consultants gave special attention to the design to ensure compatibility with the associated buildings.

78. Advice received from the Australian Heritage Commission is as follows:

The Commission is of the opinion that the national estate qualities of the Exchange and the other buildings of the Castlereagh Street group will not be adversely affected by the proposed Telecom Plaza office building.

79. The Commonwealth Department of Arts, Heritage and Environment, after consideration of a Notice of Intent advised Telecom that an Environmental Impact Statement would not be required.

80. Impact of Construction Investigations of wind movements around the proposed building have been undertaken using wind tunnel testing. Studies indicate that air movement, at pedestrian level will be satisfactory.

81. Construction of the building and its associated external works will generate some noise and will have a minor impact on the traffic flows in the areas. Consultation with the Council of the City of Sydney will continue during construction to ensure that disruption and disturbances are kept to an acceptable level.

82. Committee's Conclusion The design of the proposed building is satisfactory.

83. Impact on the Regent Apartments The Committee received correspondence from Mr Brian Kenn, Chairman of the Regent Apartments' Body Corporate. The Regent Apartments are located opposite the Telecom Plaza site in Pitt Street. Mr Kenn expressed concern about the following:

- the multi-storey building will cast shadows over the Regent Apartments, thus reducing the hours of direct sunlight.
- the building will be in the direct line of sight for television reception from the Kings Cross transmitter.

84. DHC replied to the first point that a study of the effects of shadow has been carried out. The results indicated that in winter and spring the proposed building would not cast any shadow after about 9.00 am and 11.00 am respectively, but that in summer shadows would be cast on the building.

85. However, shadows are presently cast on the Regent Apartments from the existing T & G and Aetna buildings. These shadows are not substantially different from those that would be cast by the proposed building.

86. Responding to the second point Telecom agreed that the proposed building would interfere with the direct line of site. This means that an aerial on the roof may need to be re-arranged so that signals could be accepted when refracted or reflected off buildings nearby. These signals should be acceptable to those in the Regent Apartments.

CONSULTATIONS

87. Throughout the development of the proposal several interested parties were consulted and briefed by Telecom and DHC. These included the:

- Council of the City of Sydney;
- Sydney County Council;
- Metropolitan Water Sewerage and Drainage Board;
- Department of Arts, Heritage and Environment;
- Height of Buildings Advisory Committee;
- Board of Fire Commissioners;
- Australian Council for the Rehabilitation of the Disabled;
- Department of Environment and Planning;
- Traffic Authority of N.S.W.

88. Conditional responses were received from the Council of the City of Sydney, the Department of Environment and Planning and the Height of Buildings Advisory Committee. Telecom advised the Committee that these will be subject to further discussions.

89. The proposal has been discussed with Staff Associations regarding the provision of the office space and amenities in accordance with Telecom Consultative Council agreements.

90. A representative of the ACOA stated at the public hearing that the ACOA generally supports the construction of the building but had the following concerns:

- that the building comply with modern standards for office layout.
- that child care facilities be provided.
- that there may be insufficient space for the number of staff to be accommodated in the new building.

91. The Committee understands that the question of the provision of the child minding centre is under consideration by the Government. Telecom advised the Committee that it would endeavour to conform to whatever guidelines were established in the public service on this matter.

92. The Committee is satisfied that Telecom will continue consultation with ACOA as to layout and space, in the areas of concern it had expressed. The Committee notes the request of the Staff Associations on the need for the child care facilities.

LIMIT OF COST

93. The limit of cost estimate of the proposed work is \$45.5 million at January 1985 prices.

94. Administrative charges amount to \$4.55 million giving a total commitment to be invested in the building of \$50.05 million.

95. Operating costs, including building maintenance and energy costs, have been estimated at \$1.4 million per annum at current prices.

CONSTRUCTION TIMETABLE

96. It is proposed to invite tenders as soon as possible. Construction of the building will require a minimum period of 27 months. It is envisaged that the building will be completed by late 1987 or early 1988 and occupied during the Bicentennial Year.

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

RECOMMENDATIONS AND CONCLUSIONS

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

Paragraph

1. TELECOM AUSTRALIA'S NSW HEAD OFFICE STAFF ARE PRESENTLY ACCOMMODATED IN SEVEN SEPARATE BUILDINGS IN THE SYDNEY CBD AND FRINGE AREAS. 37
2. THERE IS A NEED TO CENTRALISE THE STATE HEAD OFFICE ADMINISTRATIVE STAFF FOR BOTH OPERATIONAL AND ECONOMIC REASONS. 38
3. A BUILDING TO ACCOMMODATE APPROXIMATELY 2000 STAFF IS REQUIRED, TO PERMIT THE GRADUAL RELINQUISHMENT OF LEASES BY 1990. 39
4. THERE IS A NEED TO CONSTRUCT A NEW BUILDING IN THE SYDNEY CBD TO FULFIL TELECOM'S ACCOMMODATION NEEDS. 40
5. THE LOCATION OF THE PROPOSED BUILDING IN PITT STREET IS APPROPRIATE FOR A MULTI-STOREY OFFICE DEVELOPMENT. 43
6. THE SITE SELECTED IS SUITABLE, BEING LOCATED ADJACENT TO TELECOM HOUSE. 48
7. THE DESIGN OF THE PROPOSED BUILDING IS SATISFACTORY. 82

Paragraph

8. THE LIMIT OF COST ESTIMATE OF THE PROPOSED
WORK IS \$45.5 MILLION AT JANUARY 1985 PRICES. 93
9. THE COMMITTEE RECOMMENDS CONSTRUCTION OF THE
WORK IN THIS REFERENCE. 97

D.J. Foreman
(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works
Parliament House
CANBERRA

22 August 1985

APPENDIX A

LIST OF WITNESSES

- Brigden, W.F., Esq., Manager, Buildings Division, Headquarters,
Telecom Australia, 199 William Street, Melbourne, Victoria.
- Cameron, G.I., Esq., Treasurer, Finance Directorate,
Headquarters, Telecom Australia, 199 William Street,
Melbourne, Victoria
- Colombo, D.W., Esq., Project Manager, N.S.W. Region, Department
of Housing and Construction, Tower Building, Australia
Square, Sydney, New South Wales
- Cotter, B.N., Esq., Branch Secretary, Administrative and
Clerical Officers' Association, 245 Castlereagh Street,
Sydney, New South Wales
- King, G.R., Esq., Principal Architect, Central Office,
Department of Housing and Construction, 470 Northbourne
Avenue, Dickson, Australian Capital Territory
- McPhail, K., Esq., Architect, New South Wales Region,
Department of Housing and Construction, Tower Building,
Australia Square, Sydney, New South Wales
- Reidy, N.A., Esq., Manager, Buildings Branch, Network Engineering
Department, New South Wales, Telecom Australia, Telecom
House, 233 Castlereagh Street, Sydney, New South Wales

CONSTRUCTION

1. Structure The building structure will generally be a reinforced concrete slab with integral beams and columns. The services core will be of reinforced concrete to provide resistance to lateral wind forces on the building.
2. The footings will be reinforced concrete piers on rock foundation materials. Due to the nature of the foundation material bored piles will be used.
3. Underpinning and shoring to adjoining building and footpaths will be provided as necessary for the excavation and construction of the part basement.
4. External Finishes The building exterior will be clad with precast concrete panels with a reconstructed stone finish. The windows will have aluminium frames with tinted double glazing. The roof will be finished with a suitable waterproof membrane.
5. Internal Finishes Office areas will have carpeted floor with suspended acoustic tile ceilings and rendered and painted walls. Toilets and tea rooms will have tiled walls and floors and suspended ceilings.
6. Plant rooms will generally have granolithic concrete floors with painted off-form concrete walls. The ground floor foyer will have stone facing to the walls, stone paving to the floor and a suspended moulded plaster ceiling.
7. Mechanical Services The building will be air conditioned and two plant rooms will be provided, one on level 12 and the other on level 33. A central chilled water and hot water plant will be located in the level 33 plant room.

8. Mechanical ventilation will be provided to all toilet areas and plant rooms.

9. Electrical Services Mains power will be supplied from a basement substation. The main switchboard will be located adjacent to this facility. Provision will be made to enable future connection to the Telecom House substation to meet possible future load requirements.

10. Lighting throughout the building will comply with the relevant Australian standard. Emergency lighting will be provided to public areas, stairs and fire escape routes.

11. Power circuits will be provided with provision for expansion and flexibility to serve the office fitout.

12. A standby diesel generator will be located in the level 33 plant room to provide emergency power for lifts, mechanical ventilation and lighting.

13. A lightning protection system will be provided in accordance with the relevant Australian Standard.

14. An emergency warning and intercommunication system for personnel evacuation will be installed within the building in accordance with the relevant Australian Standard.

15. A telephone block cabling system will be provided in accordance with Telecom requirement.

16. Fire Protection The building will be protected by a sprinkler system and fire hydrants. Hose reels and portable fire extinguishers will be provided as required. Fire escape stairs will be pressurised.

17. Lifts The building will be served by 13 passenger lifts in three stages - four low rise, four medium rise and five high rise lifts. Transfer floors will be provided at low/medium rise and medium/high rise. Access to the high rise lifts will also be available at the low/medium transfer floor.

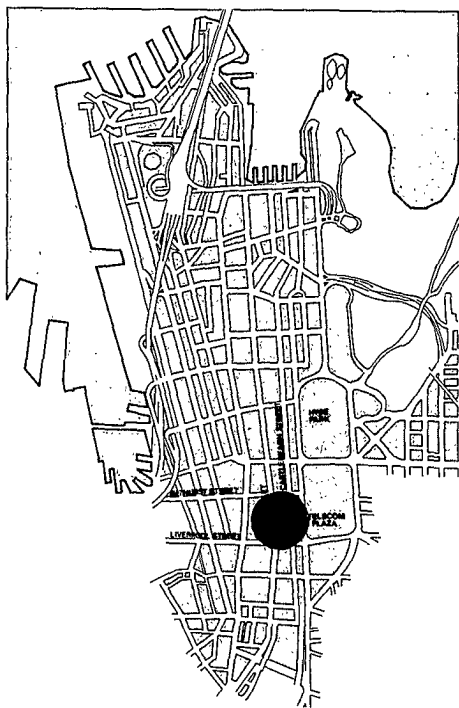
18. A goods lift of 1800 kg capacity will be provided to serve all office and plant room levels.

19. A pair of 850 mm wide escalators will be provided at the eastern side of the Shopping Arcade to provide access between Pitt Street and Castlereagh Street levels for the general public and Telecom staff.

20. Hydraulic The site is served by adequate town water, sewerage and drainage facilities and the building services will be installed and connected in accordance with the Authorities requirements.

21. Hot and cold water will be provided to basins and showers and boiling water to Tea Rooms. Refrigerated drinking fountains will be located on each office floor.

ILLUSTRATION 1



LOCALITY PLAN

ILLUSTRATION 2

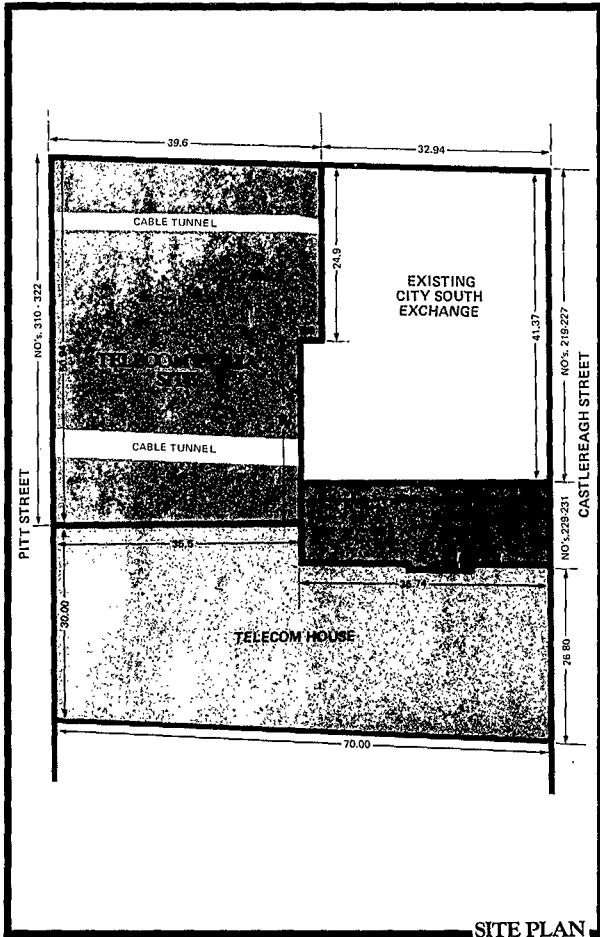


ILLUSTRATION 3

PROPOSED DEVELOPMENT

