DEPT. OF THE SENATE
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Promoted 19 MM 1960

#### PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REPORT

relating to the proposed

construction of

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NEW CUSTOMS HOUSE

at ·

MELBOURNE, VICTORIA

# CONSTRUCTION OF A NEW CUSTOMS HOUSE, MELBOURNE, VICTORIA

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#### REPORT

The House of Representatives has referred to the Parliamentary Standing Committee on Public Works for investigation and report a proposal to erect a new Customs House at Melbourne, Victoria. The Committee have the honour to report as follows:

## SECTION I - INTRODUCTION

#### <u>Historical</u>

- 1. Since 1944 there have, from time to time, been proposals to provide additional accommodation in Melbourne for customs activities. These have, with the exception of one scheme submitted to the Committee in 1956, all involved use of the existing site either by adding wings or additional floors to the existing building.
- 2. The present Customs House was developed over a period of years commoncing in 1841, when a Customs Office was erected and being completed in its present form in 1876 to occupy the site bounded by William, Flinders and Market streets.

## SECTION II - THE PREVIOUS INQUIRY AND DEVELOPMENTS SINCE

## The Previous inquiry

- 3. A scheme involving additions to the existing Curtoms
  House was submitted to the Committee, and the report relating to it was
  tabled on 16th October, 1957.
- 4. During the inquiries then made it was established beyond any doubt that an urgent need existed for additional accommodation for the Department of Customs and Excise.

- 5. The Committee then concluded that the evidence given was overwholmingly in favour of the Customs House remaining in the present locality.
- 6. The proposal submitted was, however, not considered to be satisfactory. the conclusion of the Committee being that:-

"The proposal for the Annexo in the Court Yard is a very commendable effort on the part of the designers to submit a compromise to satisfy very difficult conditions, but the result would be a building which would be uneconomical and inadequate for ultimate requirements."

7. The Committee therefore, invited submission of alternative schemes. Of those submitted, one which proposed the development of the whole of the Flinders street frontage of the Customs House site and envisaged the demolition of the existing building was finally recommended.

#### Developments since the previous report

- 8. Existing Gustoms House. The Commonwealth Government decided that the existing Customs House should not be demolished. As an alternative to this site some consideration was given to the possibility of purchasing the partially erected State Electricity Commission building in William street.
- 9. This proposal was abandoned early in 1959. In view of the conclusive evidence given at the earlier inquiry that the Customs House should be located in the present locality, the Government authorised negotiations for the purchase of a site at the corner of William and Flinders streets.
- 10. As a result of these developments, the present proposal is regarded as a completely now reference.

## SECTION III - THE PROPOSAL

11. The proposal now before the Committee is to erect, on a site acquired at the corner of Flinders and William streets a high rise building to accommodate the Victorian Branch of the Department of

of Customs and Excise. The brilding, which is planned to meet the needs of the Department for the next 25 years, is estimated to cost £1,609,000.

#### Locality

- deliberated over the need to re-open the question of the locality in which a new Customs House should be erected. Generally it was felt that the recommendation of the former Committee, supported by overwhelming evidence in favour of locating the new Customs House in the vicinity of the existing building, should be accepted and that m further evidence should therefore be sought on the subject.
- 13. There was a difference of opinion, however, and it was suggested that evidence would be forthcoming, among people who have business with the Department of Customs and Excise, to support a move to the Commonwealth Centre area. The result of the discussion was as follows:-

Moved by Senator Anderson - That because the provious Committee, based on overwhelming evidence in favour, recommended the erection of a new Customs House in the vicinity of the existing one, this Committee accept the recommendation and should not review the question of the general locality in which the Customs House should be built.

The motion was seconded by Mr. Dean.

The Committee divided -

Aves (7)

Noes (1)

Senator Anderson Senator Maher Senator O'Byrne Mr. Brimblecombe Mr. Dean

Mr. Fairhall Mr. Griffiths

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Mr. O'Connor

and so it was "coolved in the affirmative.

## SECTION IV - THE COMMITTEE'S INVESTIGATIONS

#### General.

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inquiry.

- 14. The Committee studied the plans of the building and took evidence in Melbourne from people concerned with the planning of the proposal. An inspection was made of the new site. A model of the proposed building supplemented the other material before the Committee.

  15. In addition to the evidence given by officers of the Department of Works, the Department of Customs and Excise, the Chief Property Officer, Department of the Interior, the Public Service Inspector; the Controller, Food Services Section, Department of Labour and National Service, the Professor of Architecture, University of Melbourne and the Chief Planner, Melbourne and Metropolitan Board of Works, the Committee had the benefit of the extensive evidence given at the previous
  - The need
- 16. As mentioned earlier, evidence taken before the

  Committee in 1957 left no doubt that there was an urgent need for additional
  accommodation. Evidence taken during the present inquiry was, therefore,
  confined to estimated trends after 1957. At that time the staff was
  expected to increase to 500 by 1960.
- 17. The accuracy of this estimate is borne out by the present figure. There are now 456 people who need to be accommodated in a new building. Without a reduction of 50 brought about by the recent easing of import restrictions, the estimate would have been within 6 of the actual number.
- 18. Staff increases. Officers of the Department of Customs and Excise estimate that the staff to be accommodated in a new building will be 500 by the time such a building is ready for occupation in about three years. By 1985 this figure is expected to increase to 845.
- 19. Those increases have been based on normal expansion, the Department of Customs and Excise having, quite rightly, made no attempt to allow for possible changes in Government policy not at present evident or foreshadowed. The Department is, novertheless, quite satisfied that the amount of accommodation proposed will take care of needs up to 1985.

- Automation.— Inquiries were made whether the use of automatic office machines is likely to lead to a reduction in the estimated staff increases. The Committee were told that althought the Department of Customs and Excise is keeping itself informed on new developments in this field, there are no process a available yet which are likely to have any significant effect on the number of staff engaged. Because of the large number of papers which come in from industry and the type of checks that have to be made, automatic machines are not expected to assist. The opinion was expressed that there are no developments which would justify a reduction in the estimated staff increase.
- The Committee accept the estimate of staff increase and recommend that accommodation should be provided to allow for the normal expansion of the Department of Customs and Excise over the next 25 years. The Committee believe that it is important to make this provision for the future, particularly in a building to be erected for the prime purpose of meeting the needs of one department. The Committee point out that it is almost universal, in the Commonwealth sphere at least, that no sconer are large projects such as this completed, than they are barely sufficient to meet requirements. As evidence of this the Committee were told that some departmental sections occupying the recently completed Commonwealth Contre will have to be moved out to make way for expansion of others.
- 22. Evidence before the Committee revealed that the provision of new and enlarged accommodation for the Department of Customs and Ercise in Melbourne is regarded, not only by those officers concerned with the provision of office accommodation, but also by the Government, as a matter of urgency.

## The site

23. <u>Description of site.</u> The site that has been purchased is on the corner of Flinders and William streets immediately opposite the existing Customs House. It comprises the Yarra Family Hotel on the corner and the adjoining property of the Melbourne Cyster Supply Pty. Ltd., in Flinders street. The frontage to Flinders street measures 1331 and to William street 1091 1½1, the area being approximately 15,800 square feet. There is a slight fall of about 2161 from north to south and

practically no fall in the east-west direction.

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- 24. <u>Cost of acquisition</u>. The site was purchased for £125,000 and this price was supported by Taxation Branch valuation as representing fair value.
- 25. Access.- At the rear of the site, loading in from William street to a dopth of 65°, is a corporation lane known as Adamson Lanc. The site enjous right of carriage-way over the lane. Access will thus be provided to the basement of the proposed building.
- 26. An approach has been made to the Melbourne City Council to establish whether exclusive use can be given to the Commonwealth.

  It is believed that the State Electricity Commission, the only other interested party, may not be concerned about right of carriage-way. The ground and first floors of the adjoining State Electricity Commission building have been constructed with no provision for access from the lane.
- 27. <u>Flinders street footpath.</u> During negotiations for the purchase of the site it was disclosed by the Melbourne City Council that it was seeking to widen the footpath in Flinders street by 4 feet. This has become necessary because the tramway in Flinders street is to rise and overpass King street, thus restricting the readway. Accordingly the building line has been set back 4 feet.
- 28. The Chief Flanner, Melbourne and Metropolitan Board of Works in evidence suggested that the building should be set back 20 feet. He stated that Flinders street, a busy and important street, should have a wider footpath than would result from setting back the building by 4 feet.
- 29. The Committee noted that there is no proposal for adjacent properties to be set back 20 feet. Nevertheless, the Committee ga e consideration to the question and obtained further evidence about it.
- 30. If the building were set back further there would be two detrimental effects. Firstly there would be a loss of space on the ground and first floors where all possible space is needed for customs activities which it is intended to accommodate there. Secondly, the tower structure would be closer to the northern boundary and there would be a considerable loss of natural light, because the building would be closer to the State Electricity Commission building which will be on the boundary of Adamson Lene.

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- 31. The Committee were told that the possibility of setting the building further back was considered but it was folt that the disadvantages far outweigh any advantages that may accrue. The Committee do not favour setting the building back any further than the 4 feet proposed.
- Foundations. Evidence was given that deep pilod foundations will be necessary. However, there will be no engineering difficulties although the cost will be higher than for other sites. Tost borings have revealed that hard rock exists at levels varying from 30 feet below the surface on the northern side to about 86 feet on the southern side. Because of the existing buildings on the site it has only been possible to test areas under the boundaries but the engineers, who know the locality well, do not expect to find any different characteristics under the existing buildings.
- Test borings at the centre of the site cannot be undertaken until the existing buildings are demolished. If, when these tests are conducted, the depth at which hard rock is located is found to be much lower than expected, or if any other conditions involving serious engineering problems are revealed, the Committee request that they be informed. 34. Officers of the Department of customs and Excise
- consider that the site is admirably located for Customs purposes and that it is of dimensions which will enable a building, suitable for customs needs to be erected. The Committee support these views.

#### Development of Site

- Design of Building. The design which has been developed provides for complete site usage at the basement ground and first floor levels. These floors form a "Flatt" or "Base" from which will rise fifteen smaller typical upper floors plus a mechanical equipment floor. This results in a tower type structure providing the optimum of natural light for the torking areas.
- 36. The tower rises over the southern pertion of the site leaving/space to the north. It is understood that the State E'ectricity Commission proposes to develop its uncompleted building to the north of the Customs House site as a tower type structure, the major axis to lie at right angles to the proposed Customs House. This arrangement will create the maximum amount of surrounding open space and give good light.

- 37. The elevational treatment of the building will consist mainly of an expression of vertical columns faced with stone, with windows and window spandrels of terra cotta facing blocks forming a regular pattern over the south-south-east and north-north-west facades. The mechanical equipment floor of the tower will be faced with moulded non-ferrous metal, forming a unifying finish to the top of the building.
- 38. The projecting service core and both end walls of the tower will be faced with specially selected face bricks laid in an appropriate pattern. The structural framework expressed on these walls will be faced with stone.
- 39. The proposed external treatment drew praise from the Professor of Architecture at the University of Melbourne. He preferred this to the new fashionable light metal panel treatment which, he stated, is uneconomical and unsatisfactory.
- 40. The materials for internal finishes will be selected from a range comparable with average standards of contemporary commercial office buildings. The ground floor entrance, vestibule and lift lobby and first floor vestibule floors will be paved with granite; public parquetry; working areas and corridors with linoleum; stairs with spaces with/terfazo and vinyl tiles to wall surfaces; collots etc. with ceramic tiles and tiles to walls generally.
- 41. The building frame will be of steel. It is so designed that braced frames can be used, thus assuring the best economy of steel and maximum availability of vertical space.
- 42. Area of Building. The gross floor area of the building exclusive of the basement, car ramp and equipment floors is 153,584 square feet. The permissible area to conform to the limit recommended by the Uniform Building Regulations Committee would be 158,000 square feet.
- Usable floor area, that is the gross floor area less areas for circulation, services, toilet facilities and structure and excluding the mechanical equipment floors is 113,560 square feet.
- 44. An analysis of the floor areas is as follows:-

Floor	Gross	Area - Square Feet. <u>Usable</u>
Basement, including car ramp	15,289	13,550
Ground Floor	14,497	9,570
1st Floor	14,497	10,430
2nd Floor	8,306	5,110
3rd to 16th Floors (14)	116,284	74,900
Mochanical Equipment Floor	8,306	
Water Tanks and Lift Machinery Floors	4,894	
<u>Total</u>	182,073	113,560
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#### Usable floor area:

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- Occupied by Customs Offices immediately	41,400 sq.ft.
- Expansion reserve for Customs Offices	37,450 sq.ft.
- Laboratories, cafeteria, gen.storage etc.	34,710 sq.ft.
Overall site area - approximately	15,800 sq.ft.

- 45. The proposal has been referred to the Melbourne City Council for information and the Council has approved of the proposal as far as it comes within its authority to do so.
- 46. Height of Building. The building will rise to approximately 232 feet. Although this is slightly higher than limits, related to the width of the street, which are expected to be proclaimed soon, no objection is anticipated because of the open space comprising railway tracks, public thoroughfares and the Y arra River to the south.

  47. The Committee were informed that while it is within
- the Central Business Zone in the Melbourne Motropolitan Planning Scheme, the proposal is of a type which is permitted without the consent of the planning authority being required.
- 48. In their evidence officers of the Dopartment of Customs and Excise expressed their satisfaction with the plans developed by the Department of Works.
- 49. The Committee are of opinion that the designers have planned a suitable building which will make economic use of the site. They note that reforence has been made to local authorities and that there

are no aspects of the design which will give rise to complaint from them.

The Committee recommend that detailed planning proceed along the lines of the proposal as submitted.

#### Accommodation to be Provided

- conclusively that efficient operation of the Department's functions is seriously affected when the work is spread throughout several buildings, or even when one branch is split within one building. It was stated that the interests of those having business with the Department also suffer.

  With this in mind the allocation of space has been determined on the basis that each Branch will be self contained and will not be spread to any extent throughout the building.
- Quite rightly, to locate on the ground and first floors, those Branches having the greatest amount of continuous public contact. Business associated with the presentation of customs entries prior to their examination including the physical payment of customs duty, clearance of ships and the warehousing of imported goods, all of which necessitate continuous public contact, will be transacted on the ground floor in close proximity to the invoice examination section, which has the largest staffing complement, on the first floor.
- To provide the amount of accommodation necessary, these two floors will cover the whole of the site. The Committee were told that the space provided on those floors will allow for expansion, over twenty-five years, of those sections most directly dealing with the public.
- 54. The allocation of space as given in evidence is -

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Easement This will provide mainly for bulk storage of documents, stationery,
etc., and car parking, apart from mechanical services, P.A.B.X.,
cleamers' locker room, store, etc. Access thereto will be by way
of Adamson Lane. An area sufficient to accommodate about 14 cars
is provided for Commonwealth vehicles to avoid parking on the street.
The Film Censorship Branch, which requires two film projection
rooms, will be located in the basement within an area approximating
680 square feet, including 100 sq. ft. for storage purposes.

		sq.ft.
Film Censorship Branch	3 officers	585 100 storage
Storage of documents generally Special storage (safe-keeping) Car parking	l officer	3,800 800 4,350
Electrical services (Switch room, etc.) P.A.B.X.	l officer	}
Cleaners (lockers, lunch) room, store, etc.) Stationery store	7 officers	) 3 <b>,</b> 915
Uncrating )	l officer	}
TOTAL	13 officers	13,550

On 23rd February last, the Commonwealth Government varied its policy by abolishing licensing over a considerable category of goods and this resulted in reduction of the import licensing staff in Victoria by approximately 50 officers. These figures for the various floors of the proposed building allow for this change, and present a factual picture.

Ground Floor				sq.ft.	Storage sq.ft.
Clearing Section Cashier's Section Invoice Assembly and			officers officers	670 540	60 46
Writing-Off Warehouse Branch Export Licensing Securities Section Public space	Branch	30 12	officers officers officers officers	2700 2280 1140 820 910	100 150 60 100
	TOTAL	93	officers	9,570 sq.ft.	
First Floor					
Invoice Room Jerquer's Branch Refunds Section Public space		31	officers officers officers	6,000 2,000 740 1,000	300 350 40
	TOTAL	101	officers	10,430 sq. ft.	
Second Floor					
Cafeteria and ame	nities			5,110 sq. ft	•
Third Floor					
Excise Branch Importing Licensi	ng Branch		officers officers	2,388 2,520	250
	TOTAL	<u>60</u>	officers	5,158 sq. ft.	
Fourth Floor					
Investigation Bra Publications Sect Training Room - Co	ion	4	officers officers officers	3,744 378 500	100 50
	TOTAL	23	officers	4.772 sq. ft.	

				<u>s</u>	ig.ft.	Storage
Fifth Floor -						
		1 2 2 1 1	officers officers officers officer officer officer	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	460 170 288 (ea.144 460 230	)
Waiting room Executive Assistant Personnel Branch Conference Room Document Storage		1 13	officer officer officers	1,2	450 200	
	Total -	43	officers	2.4	448 sq.ft.	
Sixth Floor -						
Accounts Branch Audit Section Correspondence & Recor	rds	5	officers officers	;	938 290	200
Section Typing Pool	<u>Total</u> -	14	officers officers officers		420 580 958 sq.ft.	510
Floors 7-13 (7Floors)	•					
For expansion over 25 departments in interior	year per	iod	and occupancy by	oth	er Commonwe	alth
Floors 14 and 15 - Con	monwealt	h L	aboratory -			
Fourteenth Floor -						
Tariff and Oil Section	2 Instru 1 Petrol 1 Office	men Te (S	Laboratories t Laboratories sting Laboratory enior Analyst		000 400 200	
1 Instru 1 Instru		al ment	Laboratories t Testing Lab. Laboratory	1,	160 000 150 200	
	1 office (Scnior Analyst - Drugs & Excise)				160	
General Office -	4 office	rs			450	
Chief Analyst - Victo	<u>ria</u> -				230	
	Storeroo Wash-up Sample F Fume Roo	Roo loon	em 1		400 150 100 100	
Fifteenth Floor -						
Food Section	1 Instant 1 Fume I 1 Autoca 1 Incuba	ent loor lave tor	Laboratories .ogical Laboratory . Laboratory . s & Storiliser Roo . & Can Examinatio . Room	m n	000 500 200 100 100 200 250 160	

	so. ft.	
Drug Section	2 Chemical Laboratories 1 Narcotics Laboratory 1 Instrument Laboratory 1 Dark Room	1,000 200 200 100
	1 Wash-up Room 1 Samrle Room 1 Humidity Room 1 Office - Drugs Section	150 100 100 160

Total - 14th and 15th Floors 38 officers 11,220 sq.ft.

#### Sixteenth Floor -

1 Commonwealth Analyst	250
1 Senior Research Analyst	160
1 Research Laboratory	500
1 Departmental Library	600
Rasidance for Canatakan to be	

provided on this floor 1,000

Total - 3 officers 2.510 sq.ft.

Balance of space on this floor expected to be occupied by 1963 because of expansion of branches on lower floors.

55. The Committee believe that proposed allocations are

reasonable and that the provision of public space is adequate.

- 56. <u>Parking.</u> The Committee gave consideration to the provision of off street parking space, but having regard to the economics of such provision, and the availability of nearby public parking space, concurred with the proposal to provide space for 14 official vehicles only,
- 57. <u>Use of 7th to 13th floors</u> The Committee noted that seven floors, providing approximately 37,000 square feet of space, would be available for use by other departments until required by the Department of Customs and Excise progressively over a period of twenty-five years.
- 58. While agreeing that planning for the future is highly desirable the Committee do not wish to recommend proceeding with a proposal so planned, if there is any possibility that economic use cannot be made of the space set aside for future expansion. Evidence was therefore obtained from officers of the Department of the Interior and the Public Service Board, jointly responsible for the provision of adequate office accommodation for other departments.
- 59. Evidence was given that there would be no difficulty in making use of the space on these floors. Witnesses felt, however, that as competing needs change so rapidly it could be misleading to suggest, at this stage, which departments or sections of departments would occupy the space.

- 60. As a guide to the Committee, however, it was pointed out that the space might be used to accommodate central offices of departments now located in low standard or leased accommodation, pending their ultimate transfer to Camberra. Such use would enable progressive occupation of the space by the Department of Customs and Excise as expansion takes place.
- 61. The following table was submitted as evidence. It shows that excluding the Defence group of Departments, the Department of Works (suitably accommodated at Hawthern) and the Department of Social Services (expected to move to Canberra soon), there are, in central offices of departments, 933 people who are occupying leased accommodation in Melbourne.

## Central Offices in Melbourne - May, 1960

## (Excluding Dopartments of Defence, Army, Mayy, Air, Supply, Works and Social Services)

<u>Departmen</u> t	Location	In Cwth. owned Buildings	In Cwth owned building on . leased land	Staffs In leased accommod- ation	
Australian	Rialto			48	
Broadcasting Control Board.	State Savings Bank H.O.			19	67
Civil Aviation	Henty House Prudential Assurance Rialto(Laboratory)	490		220 20	730
Shipping and Transport	Rialto			108	108
Labour & National Service	Century Building			234	234
Repatriation	St. Kilda Road		148		148
Meteoroligical Bureau (Dept. of Interior)	Victoria street 265 Spring street (Cwth.Centre)	136 60			
	280 Exhibition street (Cwth Centre)	72			268
P.M.G.	Owth.Offices, Treasury Gardens Russell Exchange Flinders Lane Jolimont Terrace Jolimont Parade Clarendon street 59 Little Collins street, (Lab.) Watkins Building Cwth.Centre (Mainly Cuth. Centre (Mainly Lat Poster House, Exhibition street. (Lab.) E.Z. Building Lonsdale s Shields Building Spring street. Cwth. Bank, 8 Elizabeth	street.		72 102 152 8	1,325
Totals		1,799	148	933	2,880

Including 5 Board Members.

- 62. The Commonwealth is also making use of a considerable amount of leased accommodation to house staff of Victorian branches of departments.
- 63. Evidence was sought to establish how the availability of approximately 37,000 square feet of space not immediately required by the Department of Customs and Excise, would affect the further development of the Commonwealth Centre site. The Committee were told that four buildings would have to be provided to take the place of space rented by the Commonwealth.
- 64. Other evidence was that one and a half buildings on the Commonwealth Centre site would be needed to house the Taxation Pranch.
- 65. It therefore seems to the Committee that even with the availability of this additional space in the new Customs House the Commonwealth will still have a pressing need for office accommodation. This, together with assurances from witnesses that there would be pressing need for the space space and with the thought that policy should be to relinquish leased space, lead the Committee to the recommendation that the proposal to provide seven floors to meet later expansion of the Department of Customs and Excise should go ahead as planned.

### Cafeteria and Food Services

- 66. The second floor, having an area of 5,410 square feet, has been set aside for use as a cafeteria. With so many of the staff located on the ground and first floors, it was considered appropriate to locate the cafeteria on the floor above. Treasury approval has been given, in principle, to the provision of a light refreshment service. Equipment to provide this service will be installed in the building. A dining room, servery preparation area, storage and locker room, first aid and rest room and recreation room, are to be provided on this floor.
- 67. <u>Ganacity of cafeteria.</u> The maximum seating accommodation that can be provided in the space available is about 272. It was pointed out that the not uncommon practice of stargering lunch breaks would be necessary if the maximum number of people are to have the lunch room available to them. By allowing the lunch room to be used in this way, economical use of the space is achieved.

"tea-to-desk" service in the building and for this purpose to a proparation areas are to be provided in appropriate places. Evidence was given that this service eliminates thomas for staff to leave their desks to get their morning and afternoon tea and thus makes supervision easier.

69. The Committee are in favour of the cafeteria and food services proposals and recommend that they be provided as planned.

#### Engineering Services

70. It is planned to provide the following mechanical engineering services:-

Evaporative cooling

Space heating

Mechanical vontilation . .

Domestic hot water supply
Cafeteria and tea preparation equipment

Drinking water coolers

Fire protection

Incinerators

Laboratory services

Pneumatic tube system

- 71. Evaporative cooling. The Committee inquired closely into the cooling and ventilation installations proposed. Evidence was given that in order to provide relief from heat and to permit windows to remain closed during dusty conditions, it is intended to supply all offices and cafeteria with air from a mechanical ventilation plant incorporating evaporative cooling and pre-cooling. The cost of mechanical ventilation alone is estimated to be £95,000 and evaporative cooling and pre-cooling £15,000.
- 72. <u>Air-conditioning.</u> Evidence was sought whether full air-conditioning had been considered. The Committee were told that the estimated efficiency improvement which would result from full air-conditioning was not considered to be sufficient for the Department of Works to recommend it.
- 73. Another item for mechanical ventilation, estimated to cost £12,500, is intended to provide filtered air to the document storage area, store, uncrating store, toilets and parking area.

74. Although there was some evidence which suggested that even evaporative cooling is unnecessary, the Committee are in favour it of being provided and recommend accordingly. Other engineering services proposed should also be incorporated.

75. The following essential electrical services are to be provided:-

Consumer mains

Main switchboard

Lighting and power installations

Electric clocks

Electrically operated lifts (5)

76. Fire protection,— An automatic sprinkler system is to be provided throughout the building and necessary procautions are planned for laboratories and stores housing inflarmable materials. Fire hydrants and hoses will be provided on all floors in accordance with the requirements of the Metropolitan Fire Brigade. A fire pump in the basement will provide pressure for fire-fighting and for the primary supply to the sprinkler system.

## Planning and Construction Period

77. Evidence was given that the preparation of documents necessary for the invitation of tenders will take 10 months from the date instructions to proceed are received. Construction of the building will take approximately 18 months.

## Estimates of Cost

78. The following estimates of cost were given to the Committee during hearings:-

Acquisition of site	125,000
Building (Including foundations £150,000)	1,102,000
Mechanical - Evaporative cooling £110,000	.,.,.
Mechanical ventilation 12,500	
Heating including boiler plant 30,000	
Domestic hot water 4.000	
Food & tea preparation equipmt. 5,000	
Drinking water coolers 4,000	
Incinerators 1,500	
Fire protection 26,500	
Laboratory services 6,500	
Pneumatic tube system(tentative) 5,000	205,000
Electrical	
Electric light and power	
installation including the main	
switchboard, clock system and	
manual fire alarm system 105,000	
Lifts 147,000	252,000
Furniture and fittings (excluding 7th to 13th floors)	50,000

## Total £1,734,000

£

## SECTION V. THE COMMITTEE'S CONCLUSIONS

## Summary of Conclusions and Recommendations

- 79. The following is a summary of the Committee's conclusions and recommendations arrived at during consideration of the proposal. Details are contained in the body of the report and may be referred to by reference to the paragraphs quoted.
  - The site is admirably located and well suited for Customs purposes. (Paragraphs 9.34)
  - The staff to be housed in a new Customs House is expected to increase to 845 by 1985. (Paragraphs 18,16,17)
  - There is no evidence to suggest that automation will have any significant effect on staff increases. (Paragraph 20)
  - 4. Accommodation should be provided to allow for normal expansion of the Department of Customs and Excise over the next 25 years. (Paragraphs 21,65)
  - 5. The proposed allocations of office space are reasonable and the provision of public space is adequate. (Paragraph 55).
  - 6. Cafeteria and food services as proposed should be provided.

    (Paragraph 69)
  - 7. A suitable building, which will make economic use of the site
    has been proposed and detailed planning should proceed
    along lines suggested to the Committee.
    (Paragraphs 49, 50)

- The building should be set back no more than 4' on the Flinders street frontage. (Paragraph 31)
- As exclusive use of Adamson Lane has not been finally determined the legal position of the Commonwealth should be defined before construction proceeds. (Paragraph 26)
- 10. If the depth of hard rock under the site is found to be much lower than expected, or if conditions involving serious engineering problems are revealed by further test borings, the Committee should be informed. (Paragraph 33)
- 11. Mechanical ventilation, incorporating evaporative cooling and pre-cooling should be provided in the building.

(Paragraph 74)

Allen Fairhall, Chairman.

Alles Son hall

Office of the Parliamentary Standing Committee on Public Works, Parliament House,

Canberra, A.C.T.

18th May, 1960.