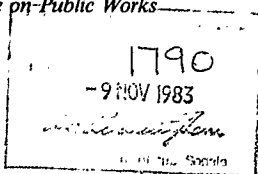




Parliamentary Standing Committee on Public Works

REPORT

relating to the



CONSTRUCTION OF
ACCOMMODATION FOR THE
NATIONAL INSTITUTE
OF DRAMATIC ART
Kensington, N.S.W.

(Ninth Report of 1983)

1983
THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REPORT

relating to the

CONSTRUCTION OF ACCOMMODATION FOR THE NATIONAL INSTITUTE OF DRAMATIC ART Kensington, N.S.W.

(Ninth Report of 1983)

Australian Government Publishing Service
Canberra 1983

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

(Twenty-Seventh Committee)

Senator Dominic John Foreman (Chairman)

The Honourable Wallace Clyde Fife, M.P. (Vice-Chairman)

Senate

House of Representatives

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David Bruce Cowan, Esq., M.P.

Senator Bernard Francis

Peter Hertford Drummond, Esq., M.P.

Kilgariff

Leonard Joseph Keogh, Esq., M.P.

Eamon John Lindsay, Esq., M.P.

John Saunderson, Esq., M.P.

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EXTRACT FROM

THE VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES
NO. 28 DATED 6 OCTOBER 1983

PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - NATIONAL
INSTITUTE OF DRAMATIC ART, KENSINGTON, N.S.W.:

Mr Hurford (Minister for Housing and Construction),
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: Construction of accommodation
for the National Institute of Dramatic Art, Kensington,
N.S.W.

Mr Hurford presented plans in connection with the proposed
work.

Debate ensued.

Question - put and passed.

WITNESSES

Armstrong, P.G., Esq., Architect, Projects Division 3,
Department of Transport and Construction,
NSW Region, Australia Square, Sydney,
New South Wales

Butcher, Ms E.A., Administrator, National Institute
of Dramatic Art, Gate 4, High Street,
Kensington, New South Wales

Clark, J.R.J., Esq., Director, National Institute of
Dramatic Art, Gate 4, High Street,
Kensington, New South Wales

Davies, J.T., Esq., Director, Arts Policy Section,
Cultural Affairs Branch, Department of
Home Affairs and Environment, Canberra,
Australian Capital Territory

Fitzsimons, W.J., Esq., 30 Rangers Avenue, Cremorne,
New South Wales

Gallery, A.F., Esq., Executive Officer, Operations,
Department of Administrative Services,
Commonwealth Centre, Sydney, New South
Wales

Koller, P.S., Esq., Property Manager, University of
New South Wales, PO Box 1, Kensington,
New South Wales

Kovats, A.L., Esq., Town Planner, Randwick Municipal
Council, 30 Frances Street, Randwick,
New South Wales

McGrath, P.M., Esq., First Assistant Secretary,
Major Projects, Department of Transport
and Construction, 470 Northbourne Avenue,
Dickson, Australian Capital Territory

Pettit, Mrs. L.V., 202 Doncaster Avenue, Kensington,
New South Wales

Regan, T.A., Esq., 198 Doncaster Avenue, Kensington,
New South Wales

Slater, D.J., Esq., Acting Associate Director,
Projects Division 3, Department of
Transport and Construction, NSW Region,
Australia Square, Sydney, New South Wales

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF ACCOMMODATION FOR
THE NATIONAL INSTITUTE OF DRAMATIC ART,
KENSINGTON, N.S.W.

R E P O R T

By resolution on 6 October 1983 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report to Parliament the proposal for construction of accommodation for the National Institute of Dramatic Art, Kensington, N.S.W.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal referred to the Committee is for the construction of new premises for the National Institute of Dramatic Art (NIDA), on a site of 7,000m² of land on the University of New South Wales western campus at Kensington. The elements of the work comprise:

- rehearsal rooms, teaching and performance studios,
- a sound studio and workshop,
- administration, library and exhibition space,
- student facilities, and
- outdoor performance space, landscaping and car parking,

The new building will replace old wooden and galvanised iron buildings at the University of New South Wales, originally built as part of the Kensington Racecourse (circa 1920) and as living quarters for Army personnel (circa 1940). The estimated cost of the proposal is \$4.45 million at August 1983 prices.

THE COMMITTEE'S INVESTIGATION

2. This work was referred to the former Committee by the House of Representatives on 10 November 1982.

3. The former Committee received written submissions and drawings from the Department of Home Affairs and Environment (on behalf of the National Institute of Dramatic Art) and the Department of Transport and Construction. A Sectional Committee took evidence from representatives of these departments, including representatives of NIDA, at a public hearing at Kensington on 6 and 7 December 1982. Written submissions and evidence were received from the Department of Administrative Services, the University of New South Wales, Randwick Municipal Council, and representatives of neighbouring residents of Doncaster Avenue, Kensington. Letters were also received from the Australian Broadcasting Commission, the Australia Council, the Confederation of Australian Professional Performing Arts Limited, the International Association of Art Critics, the Australian Film and Television School, and the Australian Film Commission.

4. Prior to the public hearing the Sectional Committee inspected the existing premises at the University of New South Wales and the site for the proposed new building.

5. The former Committee was unable to report on this reference before the 32nd Parliament was dissolved on 4 February 1983. The reference therefore lapsed with the dissolution of Parliament.

6. The proposal was re-referred to this Committee on 6 October 1983. On 14 October 1983, Senator Jones and Mr Saunderson, on behalf of the Committee, inspected NIDA's existing facilities and the site for the proposed work. These members subsequently reported on their inspection to the Committee.

7. On the recommendation of Senator Jones and Mr Saunderson the Committee resolved that, pursuant to section 24 of the Public Works Committee Act 1969, the evidence taken by the former Committee be considered as evidence taken by this Committee.

8. The Committee also received, and considered as further evidence on this proposal, updated information provided by the Department of Housing and Construction.

9. The Committee resolved that a further public hearing into the proposed work was not necessary.

THE NATIONAL INSTITUTE OF DRAMATIC ART

10. Background The National Institute of Dramatic Art was established in 1958 at the University of New South Wales. It was Australia's first professional theatre school.

11. NIDA is an independent company, limited by guarantee and registered under the NSW Companies Act 1936. The Company is sponsored by:

- the University of New South Wales,
- the Australian Broadcasting Commission, and
- the Australian Elizabethan Theatre Trust.

These three bodies are represented on the Board of Directors.

12. NIDA aims to encourage the knowledge and appreciation of drama, opera, music and all the arts of the theatre. It specifically provides practical training for professions in live theatre, television, film and radio - that is, vocational training for actors, directors, designers, and stage managers.

13. As its courses are vocationally orientated, NIDA produces at least twelve major plays each year. Approximately five of these productions are staged by students for public audiences, for seasons ranging from two to four weeks.

14. Staffing Structure The Director of NIDA is responsible to the Board of Directors for the general conduct of the Institute. He is also responsible for the development of educational and artistic policies, the co-ordination of all course disciplines (Acting, Technical Production and Directing/Design), as well as teaching and directing plays.

15. The Director also advises the Board of the deliberations of the Board of Studies on such matters as the awarding of scholarships and the arrangement of the curriculum.

16. The school is managed by an Administrator. The Administrator manages both the educational aspects of the school, and the public presentation of NIDA productions - ticketing, marketing, public relations, box office, etc.

17. NIDA's training is organised into three course streams - Acting, Technical Production and Directing/Design. Each of these sub-disciplines is managed by a full-time head with the assistance of a number of full-time staff members and part-time visiting teachers from the professions. The school actively maintains close links with the performing arts professions to ensure that courses are related to the practical needs of the entertainment industry.

18. Courses NIDA offers three three year Diploma courses requiring full-time attendance. These courses are:

- Acting,
- Technical Production,
- Design.

There is also a post-graduate Directors Course of one years duration, as well as a post-graduate Advanced Course (fifteen weeks) open to people already active in professional theatre. Continuing education courses are offered to members of the theatrical professions from time to time.

19. All courses are highly intensive, involving both staff and students in a heavy schedule of activities. All students are involved in formal classwork each morning, and in the afternoons students from all courses work together under staff direction in the preparation of play productions. Rehearsals, design and technical work often extend into evenings and weekends.

20. All courses are designed to meet the vocational needs of the entertainment industry by assisting students to develop the craft skills, cultural background and personal discipline deemed necessary for successful careers in acting, stage management, design and directing. The courses are recognised by the Australian Council on Awards in Advanced Education.

21. Funding Although NIDA is an independent company, the relationship between the Institute and the Commonwealth is similar to that between the Government and a statutory authority. NIDA operations have been directly funded by the Commonwealth for many years. Commonwealth funding was originally provided through the Australia Council, then from the Tertiary Education Commission, and since 1982 by the Department of Home

Affairs and Environment. In the 1983/84 financial year the Commonwealth provided NIDA with approximately \$1,100,000 for recurrent expenditures.

22. Following representations to the Prime Minister in 1979, the Government agreed to further assist NIDA by providing the necessary funds for construction of new accommodation. Although NIDA could have accepted a grant of funds and had the building proposal developed privately, it decided to utilise the services of the Department of Housing and Construction rather than directly enter into complex, expensive and time consuming negotiations and arrangements with the building industry.

23. Relationship with University of New South Wales NIDA has a very close relationship with the University of New South Wales. As previously indicated, the University is one of the three organisations which sponsor NIDA, and the Vice Chancellor of the University sits on NIDA's Board of Directors. Furthermore, the Institute is situated on the University's campus.

24. This relationship and the location of NIDA is of mutual benefit to both NIDA and its students, and to the University. NIDA students are members of the University union and are entitled to use all union facilities. They can also use a number of university services such as health and counselling, and the University library.

25. As a reciprocal benefit NIDA services and resources are available to the University. NIDA staff take classes and give lectures with the Architecture, English and Music Departments, and in particular the Arts Faculty's School of Drama. Also, students from the School of Drama, and from all areas of the University, make use of NIDA facilities and theatres, and there are many combined activities. Furthermore, university students typically comprise a significant proportion of the audiences at NIDA productions.

26. Location of New Facilities at Kensington Since its inception in 1958, the National Institute of Dramatic Art has operated on the campus of the University of New South Wales at Kensington.

27. When new premises were proposed in 1980, relocation was considered and negotiations between NIDA and Sydney University were commenced with the intention of securing a suitable site for the new complex adjacent to the Seymour Centre. However, serious difficulties were encountered with Sydney University for the future use and management of the Seymour Centre.

28. At this time, the University of New South Wales offered NIDA a site on its western campus at Kensington for the proposed new building. Following advice from the Department of Housing and Construction that this site was suitable, negotiations with Sydney University ceased and the offer of land at Kensington was accepted. Negotiations with the University of New South Wales were then successfully concluded.

29. Committee's Conclusions The Commonwealth Government has decided to assist the National Institute of Dramatic Art by providing the necessary funds for construction of new accommodation.

30. The Commonwealth is exercising its legitimate powers in providing assistance to NIDA in this manner.

THE NEED

31. Existing Accommodation NIDA presently occupies ten buildings on the campus of the University of New South Wales. This accommodation consists of:

- four old huts of World War II vintage (constructed as accommodation for Army personnel), used for rehearsal rooms, technical and design studios, staff offices, and library;
- two unlined galvanised iron sheds used for scenery and property workshops;
- the Whitehouse (the jockeys change rooms of the old Kensington Racecourse), which is used as accommodation for administrative and teaching staff;
- the Totalizator building (of the old Kensington Racecourse) used for rehearsals, wardrobe manufacturing, and student change facilities;
- the NIDA Theatre, a galvanised iron structure which still has an unlined metal roof (originally constructed as a temporary Army mess hall during World War II), which is used for rehearsals and smaller productions; and
- the Parade Theatre, which is an old university lecture hall, converted to a theatre by the Old Tote Theatre Company in 1968.

32. Most of these buildings were temporary in nature when originally constructed, and they have not been improved for many years. They are now generally in very poor condition, are termite infested, and also represent a serious fire risk. The ex-Army buildings are approximately 40 years old and the Kensington Racecourse buildings are several decades older - being constructed some time before 1920.

33. As well as their age and general condition, the teaching studios, rehearsal rooms, and workshops are physically confined to an extent that makes training extremely difficult. These spaces are unsuitable, being small and uncomfortable to an extent harmful to student and staff morale.

34. The Parade Theatre The Parade Theatre is an old university lecture hall, converted to a theatre by the Old Tote Theatre Company in 1968. As this building was no longer used by the Old Tote, the University of New South Wales gave NIDA full control over, and use of the theatre in 1982 as replacement for the Jane Street Theatre.

35. The Parade Theatre is located some distance from most of NIDA's other buildings, and is on the site of the proposed new building on the western campus of the University. The new building will be adjacent to the theatre.

36. On completion of the new building, NIDA will continue to occupy the Parade Theatre which will then be leased by the Commonwealth. In the short term, some upgrading will be carried out, but in the longer term (10 - 15 years) the theatre will be completely redeveloped. Sufficient additional space behind the theatre will be made available by the University, when required in the future, for the development of a new theatre, service facilities and further car parking.

37. Accommodation Requirements The gross floor area of NIDA's existing premises is 2,120m². As this is the total space in several separate buildings, it does not include circulation space, almost all of which is outdoors. The present accommodation would therefore be the equivalent of approximately 3,000m² if it were in a single building.

38. Although NIDA expects only minimal growth in its teaching programs in the foreseeable future, the Institute requires a significant increase in gross floor area to reasonably provide for those activities and functions that are presently severely cramped, and to facilitate the provision of new facilities that cannot be accommodated in the existing premises.

39. Rehearsal Rooms: Each yearly intake of NIDA students is trained in two groups. There are therefore always six groups of students whose training requires regular and usually simultaneous use of rehearsal rooms. Presently NIDA can accommodate five groups and the sixth is required to train in the common room, or whatever other space is available at the time. The size of existing rehearsal rooms is uncomfortably small, creating problems for voice training and likewise for movement and timing due to the difficulty in simulating stage sizes and conditions. In the provision of new accommodation, NIDA requires six rehearsal rooms, significantly larger in size than the existing facilities, in line with current theatre practice and the stage of the Parade Theatre.

40. Performance Space: A performance space is required to accommodate those activities currently held in the NIDA theatre. The new premises should therefore have a studio/theatre large enough for rehearsals and smaller productions with an audience.

41. Dressing Room: A theatre dressing room large enough for 25 people is required. The present dressing room, in a separate building to the NIDA theatre, will only accommodate 15 people. A tent has to be erected when larger productions are staged.

42. Studios: NIDA currently has six rooms used for technical production and design studios but they are not particularly suitable. All of them are very cramped and one used to be a toilet. Six new technical production and design studios need to be provided in the new building, each with a modest increase in space over the existing accommodation.

43. Presently there are no studios for student directors, so there is also a need for these facilities to be provided in the new building.

44. Workshops: NIDA has workshops for scenery construction, properties and wardrobe. Two of these workshops are metal cyclone sheds which are inadequate to an extent that much work has to be done outdoors. New workshops are required with sufficient space for teaching, as well as for constructing pieces of scenery and other properties of a size appropriate to the stage of the Parade Theatre.

45. Additional Work Rooms: A room is required for instruction in lighting and stage management, and a further room is needed for technical drawing and model making. There is no space for these activities in the present accommodation.

46. Storage: NIDA currently has negligible storage space. Provision therefore needs to be made in the new building for substantial storage, for scenery, properties (in particular furniture), and wardrobe.

47. **Library:** NIDA's present library facilities consist of one small room containing a very modest collection of books, and a small desk and chairs. A considerable increase in the library area is required for a substantial increase in book storage, a work area, and space for the introduction of audio-visual facilities.

48. **Change Rooms:** Presently the mens and womens change rooms each consist of one small room with a shower. These rooms are totally inadequate for 120 students, and new facilities, appropriate to the needs of 60 men and 60 women are required in the new building.

49. **Common Room:** A common room is required in the new building, large enough for 120 students.

50. **Staff Offices:** Office accommodation is required for the administrative and teaching staff. New offices should be of a size and standard consistent with modern office design.

51. Committee's Conclusions NIDA's existing accommodation is very old and in poor condition, and insufficient space seriously hinders professional theatre training.

52. The Committee agrees that new accommodation is required for the National Institute of Dramatic Art.

THE PROPOSED WORK

53. **Building** The proposal is for construction of a two storey wedge-shaped building of 6,570m² (plus courtyard) to occupy the top two-thirds of a truncated triangular site of 7,000m².

54. The building will provide the following facilities, most of which are intended to fulfill the previously defined accommodation needs:

- six rehearsal rooms;
- a performance space (which will be a large empty shell of simple design), and dressing room;
- 15 teaching and work studios (technical production, design, student directors, lighting, sound, etc.)
- workshops with space for teaching as well as for constructing and assembling scenery;
- storage space and a service and loading bay;
- a library;
- change rooms for 60 men and 60 women;
- a green room (common room);
- staff offices;
- a combined Boardroom/seminar room; and
- a large foyer/reception/exhibition area which will also serve as the public entrance to the complex. This area will be as close as possible to the Parade Theatre to cater for post performance functions.

Construction details are set out at Appendix "A".

55. Administration and training spaces will be grouped to form a long narrow block along Anzac Parade. This block will act as an acoustic barrier for the remainder of the building. The roof of the block is designed to provide maximum acoustic insulation from Anzac Parade.

56. The proposal does not include air conditioning of the offices in the administration block. Ventilation is to be achieved by the opening of windows and the cross flow of fresh air. Due to the traffic noise from Anzac Parade it may be impossible for staff to work with the windows open. The Committee therefore believes that air conditioning of this area may be advisable.

57. The acoustically sensitive rehearsal areas will be sited away and shielded from the noise generated by traffic on Anzac Parade. The rehearsal rooms in this area are designed to function with natural ventilation and will be naturally illuminated by daylight. The space between the rehearsal areas and the administration/teaching wing will be developed as a landscaped courtyard.

58. The landscaped courtyard includes an amphitheatre and will be used as an outdoor performance space. Internal circulation of the building will be by external covered walkways which extend through the courtyard.

59. The layout of the proposed building is shown in Illustrations "C" and "D".

60. No provision has been made for future expansion of the building. However, the University has agreed to make available additional land for the provision of further facilities in conjunction with the redevelopment of the Parade Theatre, at some time in the future.

61. Design NIDA is an informal institution and the creation of separate staff and student areas, and workspaces with an academic atmosphere, have been consciously avoided in the design of the new building. An attempt has therefore been made to provide NIDA with a building that emphasises warm, earthy finishes, easy communication, and with a variety of workspaces to encourage creative activity.

62. In future years there will undoubtedly be many changes in the entertainment industry, and it is therefore impossible for NIDA to anticipate future demand for graduates. In these circumstances, NIDA retains a close relationship with industry in order to readily respond to changes. The new building must therefore be sufficiently flexible to cater for alterations in courses as conditions might require. However, provision for substantial growth is not required as NIDA does not expect a significant increase in its student numbers.

63. The professional staff of NIDA have brought a lot of their expertise to the design, and students have been consulted a great deal on the spaces to be included. In addition, senior members of the theatrical professions in Sydney have been invited to view the design, and make any criticism or suggestion that may improve it.

64. The management of NIDA is very pleased with the design of the new building which will fulfill the Institute's accommodation needs for many years to come. They are confident that the facility, when completed, will form part of a specifically designed complex (which includes the Parade Theatre) equal to that possessed by any similar theatre school in the world.

65. Ownership of Building Although NIDA is a private company the building will be funded, and constructed, by the Commonwealth. The Commonwealth will retain ownership of the building but it will be managed and occupied by NIDA on a rent free basis.

66. Future Use of Existing Premises NIDA's existing premises will be handed back to the University of New South Wales on completion of the new building, with the exception of the Parade Theatre which will become an integral part of the new development.

67. Committee's Conclusions The Committee believes that the provision of air conditioning to the administration block may be advisable.

68. The design of the proposed building is satisfactory, except for the provision of air conditioning.

SITE

69. The proposed new building will be constructed on a site of 7,000m² on the western campus of the University of New South Wales - see Illustration "B". It will be bounded by Anzac Parade to the east, the University's western campus to the south, a residential area to the west, and commercial premises to the north.

70. The building will be constructed on the northern two-thirds of the land, on an area currently occupied by huts which will be removed prior to commencement of construction. The Parade Theatre is currently located on the southern section of the site where additional space will be made available for its eventual redevelopment, and for the provision of service facilities and additional car parking.

71. The University of New South Wales intends granting the Commonwealth a 25 year lease of the site for the proposed development.

72. Committee's Conclusion The site selected is suitable.

REACTIONS TO THE PROPOSAL

73. Views of Local Residents The residents of Doncaster Avenue Kensington, whose properties adjoin the site, have expressed concern about the possible impact of the proposed building. They feel that the scale of the building would be overpowering and would adversely effect the quality of their residential environment.

74. In particular residents were concerned that the long, bare and tall western wall (120 metres in length) very close to their rear boundaries, would alter the light, shade and temperature conditions in their backyards. They also believe that this wall could be an eyesore, particularly with the proposed graduated tonal colour variations in the brickwork; that the building services and workshops would generate noise; and that the presence of the building generally would impinge upon their privacy.

75. Response by Department of Housing and Construction In response the Department of Housing and Construction has advised the Committee as follows:

- the maximum building heights about which the residents have expressed concern will not occur along the western wall, and the back gardens of neighbouring properties will be in full sunlight by 9.30 a.m. in winter and shortly after 6.30 a.m. in summer.

- the Department wishes to reserve its decision regarding face bricks on the western facade until residents have an opportunity to view a sample panel of the proposed bricks.
- as many trees as possible will be retained between the boundary of the land and the western wall of the building, and further landscaping will be carried out in this area. Glare from the western wall and the visual impact of its mass will therefore be substantially reduced.
- the Department has also agreed to increase the setback from the western boundary of the site.

76. The whole concept of the building is to turn inward to the central courtyard, and accordingly the storage areas will provide some buffer between activities within the building and adjacent residences. Activities within the workshop will not be particularly noisy, and while some of them will still be audible, the Department of Housing and Construction claims that it would not create disturbance when considered in the context of the general ambient noise level in the area. In fact, it is claimed that the building will shield residential properties from the considerable noise generated by the traffic on Anzac Parade. Furthermore, there will only be opaque glazing to storage rooms and a door to a garden storage area in the western wall, so the neighbours will not be affected by the noise and there will be no loss of privacy.

77. Consultations The former Committee was concerned to find that a wide communication gap existed between NIDA and the Department of Housing and Construction, and the residents of Doncaster Avenue, Kensington. Neighbouring residents only

became aware of the proposed development via media reports in late October 1982 which was at a very late stage of the design development. When seeking further information, certain officials (from the University) were unwilling to speak about the proposed development, the others (from the Department of Housing and Construction) gave confusing (technical) incomplete or conflicting information. The residents claim that they were unable to obtain an exact set of drawings from the Department to examine the proposed development and assess the likely impact on their properties. The difficulty in obtaining information led to suspicion, and concern that the proposed building would have a significant detrimental impact on the area.

78. At the previous Committee's public hearing into this project, the Department of Housing and Construction explained that the project had been developed very quickly and that it was reluctant to approach neighbours or any other organisation until the design was developed to a point where it could be discussed. However, the Department advised at the hearing that it was able to make certain compromises and changes to the proposal in accordance with requests from the neighbours. It was also able to show that the impact of the building, particularly with regard to shadow in the mornings, was not as significant as the neighbours feared it may be.

79. The Committee is of the opinion that consultations should have taken place at a much earlier stage in the development of the proposal. This would have put to rest a great deal of anxiety, and would have helped establish NIDA as a good neighbour in the area. The questions raised by the residents at the hearing should have been answered by the Department at a much earlier date, and the compromises and changes that the Department was prepared to make should have been made before the proposal was examined by the previous Committee.

80. The Committee notes that since the public hearing in 1982, the neighbouring residents have been kept fully informed of further developments in the proposal, and their wishes have been given every consideration by the Department of Housing and Construction. Nevertheless, should serious disagreements occur, the Committee will honour the former Committee's undertaking to examine any complaints by residents which they do not feel are being adequately dealt with by the Department.

81. Committee's Conclusions The Committee notes that certain modifications have been made to the design of the building in accordance with some of the wishes of local residents.

82. The Committee is critical of the Department of Housing and Construction, and NIDA, for the lack of consultation with neighbouring residents, in the initial development of this proposal.

ENVIRONMENTAL ASPECTS

83. The Department of Home Affairs and Environment (Environment Division) was advised that this project is of limited environmental significance. It therefore agreed that the submission of an Environmental Impact Statement was not necessary.

84. Nevertheless, the Committee notes that there will be some impact on the amenity of adjacent residential properties. However it recognises that the proposed development is in accordance with land use zoning of the site, and that while construction of major buildings in close proximity to residential properties is a common occurrence in inner city areas, the impact can be minimised with sympathetic planning.

LIMIT OF COST

85. The limit of cost estimate for the project when referred to the Committee is \$4.45 million at August 1983 prices, made up as follows:

	\$m
Building works	4.15
External works	<u>0.30</u>
TOTAL	4.45

PROGRAM

86. The Department of Housing and Construction propose to call tenders for the project in December 1983. The estimated time of construction is 18 months and the building should be complete by mid-1985.

87. Committee's Conclusion The Committee recommends construction of the work in this reference.

RECOMMENDATIONS AND CONCLUSIONS

88. A summary of recommendations and conclusions of the Committee and the paragraph in the report to which each refers is set out below:

Paragraph

1. THE COMMONWEALTH GOVERNMENT HAS DECIDED TO ASSIST THE NATIONAL INSTITUTE OF DRAMATIC ART BY PROVIDING THE NECESSARY FUNDS FOR CONSTRUCTION OF NEW ACCOMMODATION.

	<u>Paragraph</u>
2. THE COMMONWEALTH IS EXERCISING ITS LEGITIMATE POWERS IN PROVIDING ASSISTANCE TO NIDA IN THIS MANNER.	30
3. NIDA'S EXISTING ACCOMMODATION IS VERY OLD AND IN POOR CONDITION, AND INSUFFICIENT SPACE SERIOUSLY HINDERS PROFESSIONAL THEATRE TRAINING.	51
4. THE COMMITTEE AGREES THAT NEW ACCOMMODATION IS REQUIRED FOR THE NATIONAL INSTITUTE OF DRAMATIC ART.	52
5. THE COMMITTEE BELIEVES THAT THE PROVISION OF AIR CONDITIONING TO THE ADMINISTRATION BLOCK MAY BE ADVISABLE.	67
6. THE DESIGN OF THE PROPOSED BUILDING IS SATISFACTORY, EXCEPT FOR THE PROVISION OF AIR CONDITIONING.	68
7. THE SITE SELECTED IS SUITABLE.	72
8. THE COMMITTEE NOTES THAT CERTAIN MODIFICATIONS HAVE BEEN MADE TO THE DESIGN OF THE BUILDING IN ACCORDANCE WITH SOME OF THE WISHES OF LOCAL RESIDENTS.	81
9. THE COMMITTEE IS CRITICAL OF THE DEPARTMENT OF HOUSING AND CONSTRUCTION, AND NIDA, FOR THE LACK OF CONSULTATION WITH NEIGHBOURING RESIDENTS IN THE INITIAL DEVELOPMENT OF THIS PROPOSAL.	82

	<u>Paragraph</u>
10. THE LIMIT OF COST FOR THE PROPOSED WORK IS \$4.45 MILLION AT AUGUST 1983 PRICES.	85
11. THE COMMITTEE RECOMMENDS CONSTRUCTION OF THE WORK IN THIS REFERENCE.	87

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

Parliamentary Standing Committee
on Public Works
Parliament House
CANBERRA

2 November 1983

APPENDIX A

CONSTRUCTION

1. Building Form The proposed development will be a wedge shaped building of two levels with a central courtyard providing an outdoor performance space in addition to substantial landscaped area.
2. Structure The foundations of the building will be strip footings laid on the compacted sand of the site. There will be minimum excavation.
3. The structure of the building is load-bearing brickwork with reinforced concrete floorslabs. The roof structures are generally steel trusses.
4. Small teaching and service rooms are on the ground floor with the larger rooms above. This will minimise long spans in upper floor slabs.
5. External Finishes The building will be finished externally in face brick with metal windows. Paving tiles will be used in the principal internal and external spaces.
6. The roof material will be coated steel deck to minimise maintenance and internal noise caused by rainfall. The roof over the teaching and administration block is designed to provide maximum acoustic insulation from Anzac Parade.
7. Internal Finishes Internal finishes have been chosen with regard to specific functional requirements as well as to minimise maintenance.
8. Walls will respectively be face brick, bagged brickwork and lightweight partitions.

9. Floors will be carpeted in office areas, sheet vinyl in studios, sprung timber in rehearsal rooms, and granolithic concrete in stores and workshops.
10. Ceilings will generally be plasterboard. Acoustic lining will be used in rehearsal rooms and workshops.
11. Provision for Disabled The School is on two levels only. The building is designed for wheelchair access, with a lift servicing the upper floor.
12. A unisex toilet will be provided for the disabled on the ground floor.
13. Air Conditioning and Ventilation Air conditioning will be provided to the performance studio. Mechanical ventilation will be provided to the change rooms, toilet areas and cleaner rooms. Special exhaust systems will be provided to the laundry, finishing room and workshops.
14. The rehearsal rooms are designed to function with natural ventilation.
15. Electrical Services The building will be supplied from a sub-station servicing a main switchboard located on the ground floor.
16. Artificial lighting will generally be colour corrected fluorescent, except where incandescent is required for teaching purposes. The rehearsal rooms are designed to be adequately illuminated by daylight during the day.
17. No special stage or theatrical lighting will be provided, although adequate capacity will be incorporated into submains and switchboards.

18. Emergency lighting and illuminated directional signs will be provided.

19. General purpose outlets will be routinely provided throughout the building, with additional outlets for cleaning and maintenance.

20. Fire Protection A fire hydrant and fire hose reel system will be provided throughout with outlets on all floors. Portable extinguishers will be provided where necessary.

21. The building will be equipped with a thermal fire detector system comprising fire indicator panel, fire brigade alarm, thermal and smoke detectors, all in accordance with Australian Standard AS 1670, 1974.

22. External Works and Services Site: The site is currently occupied by huts which will be moved prior to construction.

23. Access and Parking: The principal pedestrian access to the School is from Anzac Parade adjacent to the Parade Theatre. A covered walkway will connect the building to the Parade Theatre.

24. There will be no public vehicular access. Staff parking for 21 cars will be provided, and reached via an existing entrance at the northern end of the site.

25. The performance studio and workshops will be serviced from an access road connecting with the existing University road system.

26. Hydraulic Services: Adequate water, sewerage and drainage facilities are available to the site. There are no special requirements in this regard.

27. Security: The building can be entered at only three points. Outside doors will be provided with a master key system. After hours access will be available to specified sections of the building. Outside security lighting will be provided in accordance with University policy.

28. Landscaping: A mature avenue of brush box trees along the western boundary of the site will be retained and extended. A brick boundary fence with planting externally will enclose a series of courtyards for the administration offices along the Anzac Parade boundary.

29. The central courtyard, lobby and entrance court will be landscaped to provide a series of linked planted spaces. Shade trees will be planted in the courtyard.

30. Native plants will be used in all landscaped areas.

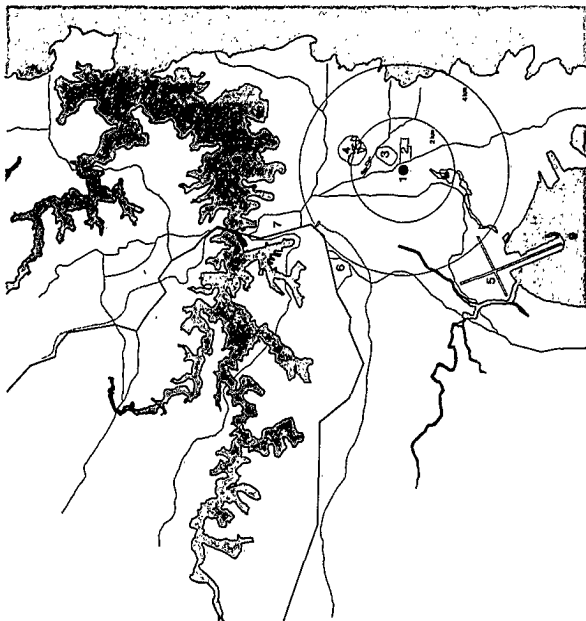
31. Liaison with Authorities Randwick Municipal Council has examined the proposal and has raised no objection.

32. The NSW Board of Fire Commissioners are satisfied with the fire escape and fire fighting provisions.

33. The building design has been developed in consultation with the University Architect, and has been approved by the University Council.

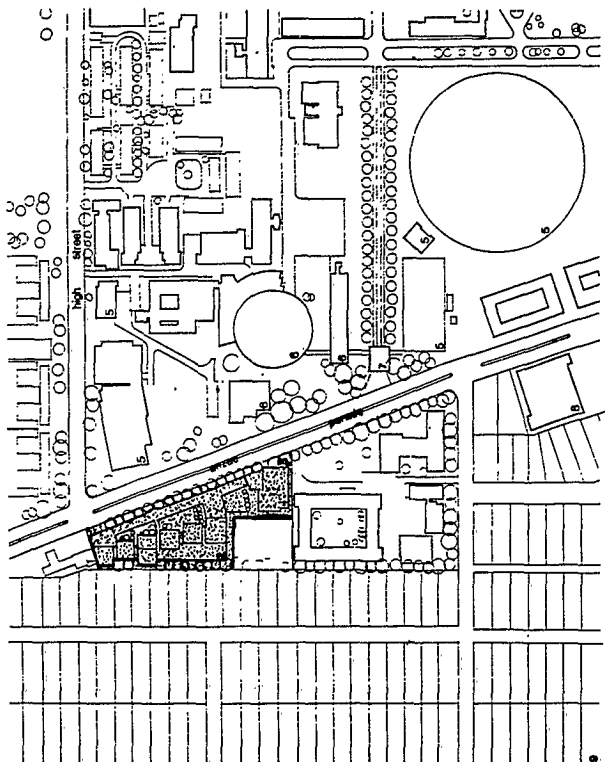
34. Traffic implications have been discussed with the N.S.W. Police Traffic Branch, who have raised no objections.

- Legend
- 1. rick site
 - 2. university of new south wales
 - 3. central business district
 - 4. central park
 - 5. sydney airport
 - 6. sydney university
 - 7. city
 - 8. port jackson
 - 9. botany bay



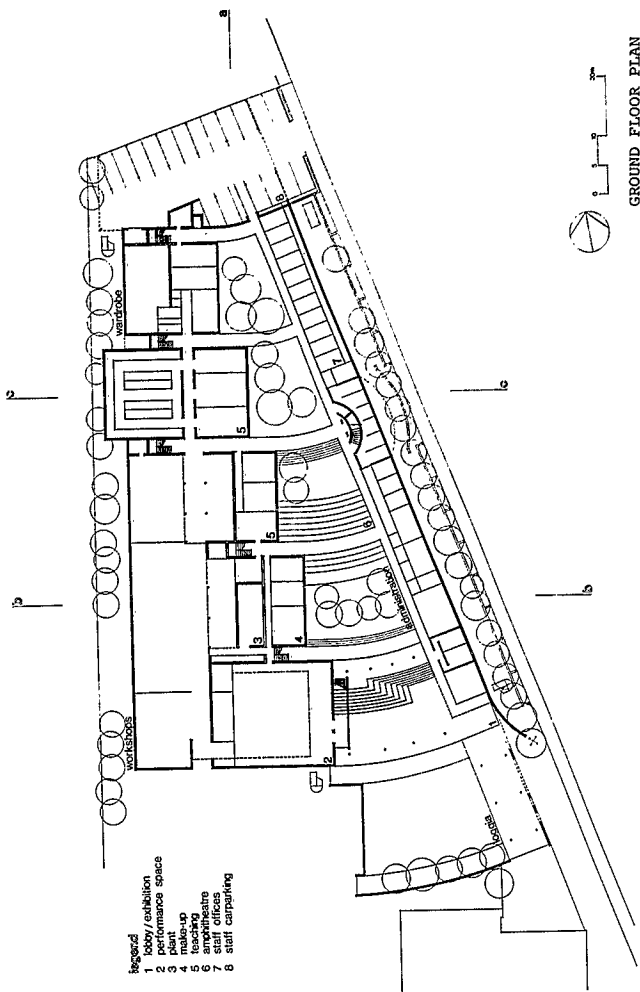
location plan

- Legend
- 1 service station
 - 2 high
 - 3 extent of site
 - 4 parade frontage
 - 5 sports facilities
 - 6 waste buildings
 - 7 waste treatment
 - 8 warehouse houses
 - 9 residential

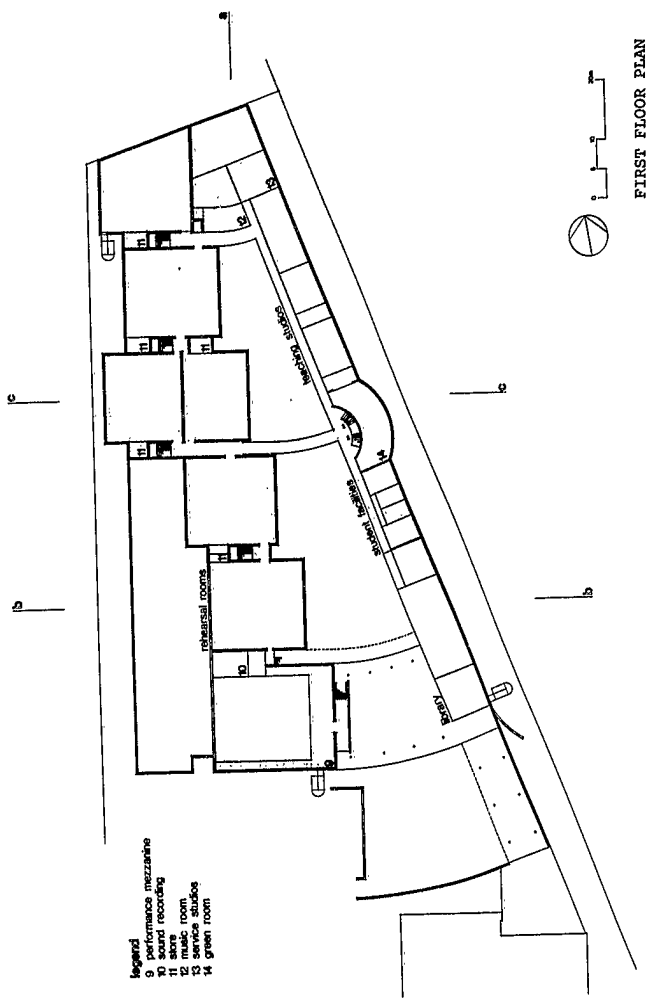


note: extent of site amended

B.



C.



- Legend
- 9 performance mezzanine
 - 10 sound recording
 - 11 store
 - 12 music room
 - 13 rehearsal room
 - 14 green room

D.