



PENRITH GOVERNMENT OFFICE BUILDING

2-6 STATION STREET, PENRITH
STATE PROPERTY AUTHORITY
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STATE PROPERTY AUTHORITY



EXECUTIVE SUMMARY

The Penrith Government Office Building provides accommodation for the Sydney Catchment Authority, Department of Community Services, Office of Fair Trading and Department of Juvenile Justice. The colocation of government agencies in the one facility will significantly improve the community's access to services and reduce accommodation costs. The building, comprises high quality commercial accommodation that has been designed to incorporate innovative environmentally sustainable design principles.

These initiatives will reduce greenhouse gases, energy and water consumption. The seven storey building is located on the corner of Belmore and Station Streets, opposite Penrith railway station. It has a glazed façade and horizontal sunshades facing Station Street. A feature of the building is the wraparound steel Louvre panels on the eastern and western ends and the use of the same material for the perforated shade canopy over the roof. The building provides a striking addition to the Penrith town centre.



DESCRIPTION OF ENTRY

The Penrith Government Office Building (PJOB) was undertaken by the State Property Authority from inception until completion.

The Penrith Government Office Building can be summarised as follows:

Date of Completion:	November 2008
Date of full occupation:	December 2008
Opening Ceremony:	5 December 2008
Development Cost:	\$46 million
Net Lettable area:	8,238 m²
Total Staff:	450
Number of Storeys:	8
Basement Car spaces:	121

The building provides accommodation for different government agencies as follows:

Ground Floor	Office of Fair Trading
Level 1	Office of Fair Trading
Level 2	Department of Community Services
Level 3	Department of Juvenile Justice
Level 4-6a	Sydney Catchment Authority



JUDGES CRITERIA (A) – COMMERCIAL SUCCESS

The Penrith Government Office Building (PJOB) was completed in November 2008 and 84% occupied by December 2008, the building will be 90% occupied by August 2009.

The PJOB was delivered as a fully integrated base building and fitout project. The project cost including site acquisition totalled \$46 million.

The building was delivered on time and budget.

PJOB demonstrates significant commercial success to the NSW State Government, by achieving:

Savings of rental payments

The PJOB is fully owned asset of the State Property Authority, a statutory entity of the NSW Government.

All NSW Government Agencies relocated into the PJOB have come from privately leased tenancies which were sub-standard, did not meet the Building Code of Australia (BCA), Discrimination & Disability Act (DDA) or current Occupational Health and Safety (OH&S) regulations.

These agencies are paying approximately \$2,600,000 per annum in rental, if these Government Agencies were not located in PJOB this rental would be paid to private landlords. Even though the Agencies pay a rental to State Property Authority, these rental payments remain with the NSW State Government. Effectively saving the government \$2,600,000 per annum.

Savings by delivering the building as a fully integrated base building and fitout

By delivering the project as an integrated base building and fitout contract, the government has saved on fitout costs.

The average cost of fitting out the PJOB was approximately \$900/sqm. If the fitout was to be undertaken as a separate contract or in existing premises it was estimated to cost \$1,300/sqm.

Limiting property and commercial management fees

With a number of Agencies in one building managed by the State Property Authority there is a significant saving of property and commercial management fees associated with managing agencies at a number of different locations.

Increased value of to the Government property portfolio

The PJOB has been valued at \$26.5 million.

Other Commercial Benefits to the NSW Government include:

- Avoidance of significant costs related to continued occupancy of sub-standard accommodation: i.e. regulatory, legal and industrial;
- Corporate services and building services cost reduction, e.g. Goods throughput, waste management, mail, security



Construction progress photos

Ground Floor
Office of Fair Trading Entrance



Level 2 – Department of Community Services Reception



Level 2 – Sydney Catchment Authority Reception

JUDGES CRITERIA (B) – COMMUNITY BENEFITS

Community benefits of the Penrith Government Office Building (PJOB) are as follows:

Meeting the Objectives of the Cities Taskforce project

In 2006, Penrith was part of the six cities taskforce project implemented by the Department of Planning.

The project was designed to boost jobs, housing and lifestyle opportunities in regional cities across NSW.

The development of the PJOB signifies the first development since the implementation of the six cities strategy. PJOB provides a leading example

for future developments in the city of Penrith. Penrith City Council believes the building will be a catalyst to encourage further development in the city, which in turn will produce growth and more jobs. Further comments by Council are included in the Referees section of this submission.

The building is situated on one of the most prominent sites in Penrith. The building is situated directly across from the Railway Station, Westfield Shopping Centre, and Bus interchange and within the commercial/retail core of Penrith.

Job generation in the local community

During construction the building generated approximately 500 construction related jobs. A large number of these jobs were sourced from local suppliers and contractors. The building can accommodate up to 450 employees, and is currently occupied by 386 employees.

Easier access to Government services.

The easily accessible and prominent location of the building make it very easy for members of the community

to obtain information from a number of government agencies, some of the services offered include:

Fair Trading Centre

The ground floor of the building is an Office of Fair Trading - Fair Trading Centre, the centre provides advice on consumer rights and advises business and traders on fair and ethical practice. Part of the Fair Trading Centre includes the Consumer, Trader and Tenancy Tribunal.

The Consumer, Trader and Tenancy Tribunal (CTTT) resolves disputes between tenants, landlords, traders and consumers. The CTTT deals with

a range of disputes, including home building, strata schemes, community schemes, retirement villages, residential parks and motor vehicle disputes.

Department of Community Service – (DOCS)

Clients and customers to DOCS have easier access to child protection services, parenting support and early intervention, foster care, adoption services and help for communities affected by disaster.

DOCS were previously located over two locations, the move into a single location at PJOB has provided easier access to DOCS services.

Sydney Catchment Authority

Previously the Sydney Catchment Authority (SCA) was dispersed over a number of different buildings in Penrith. This made it difficult for the SCA to have an identity in the Penrith area and be recognised by the public. With their occupation at PJOB, they have now achieved a single identity within Penrith. The SCA help educate the community about water management and catchment protection.



Top: Typical Floor – Access to natural light



Top: Solar Panels on Roof
Below: Basement – Lockers



Top: Solar Energy Inverters
Below: Basement – Bicycle Storage



JUDGES CRITERIA (C) – ENVIRONMENT

The Penrith Government Office Building (PGOB) has been designed as a state-of-art green building.

The PGOB has been designed to achieve a 4½ star NABERS rating. Environmentally Sustainable Design (ESD) initiatives incorporated into the PGOB include the following:

Indoor Environment Quality

Today's office buildings are designed to be more than just a spot to sit and work at for eight hours a day. Offices are designed to allow social interaction and to create pleasant, healthy spaces.

At the PGOB, this is all helped by providing lots of natural daylighting, lots of fresh air, and designing for high levels of personal comfort. Some of the key features include:

- Using the roof terrace area as a break out space for workers within the PGOB.
- Configuring the office to maximise natural lighting and to minimise the impact of radiant heat loads with the use of external louvres.
- Naturally ventilated Staff break-out areas

- The office has been designed to provide great views over the local environs.
- The glass has been designed to provide good levels of natural daylighting
- Lots of shading is provided to control glare
- Normally, offices are actually over lit which can result in eyestrain. This has been designed out of PGOB.
- Certain products, such as paints, adhesives and furniture, can emit volatile organic compounds (VOCs). Special attention has been paid to ensure that these are minimised.

- Photocopiers and other such processes can emit atmospheric pollutants. To stop these building up in the office areas, dedicated spaces have been design to house these sorts of office equipment.

Energy

Energy use in a building can be split into two broad categories – the “base-building” energy, which is the energy to run the air-conditioning, lifts, and the like; and the “tenancy” energy, which is the energy used by lighting, desktop computers etc. In keeping with the high scoring base-building energy rating, the fitout is being designed to allow the tenancy to also achieve a 4½ star rating. The eventual success of this aspiration will come down to how the building occupants manage their own environment. By simply turning off lights and computers when not in use, enormous environmental benefits can be gained.

- The building's air-conditioning is a floor by floor system, allowing individual tenancies/agencies better control over their environment. The A/C also incorporates a fresh air cycle, enabling the use of fresh air in lieu of A/C, when external environmental conditions are suitable.

- The building will be controlled by an automated intelligent control system. This will immediately identify if anything goes wrong, allowing for fast responsive maintenance. The control system also allows the building's engineering services to run at exactly the optimum conditions.
- The lighting system uses state of the art efficient fittings.

Solar Conversion

Photovoltaic systems are among the safest, cleanest and most environmentally friendly methods of electric generation. The roof of the building has been fitted with solar panels which generate up to 10 Kilowatts of power, which is equivalent electricity to power up to 3-4 homes or lighting for one complete floor of the building.

Water

This building will use significantly less water than a conventional office building.

- High efficiency water fixtures are used throughout the building, including waterless urinals.
- Rainwater is captured from the roof and stored in a 380,000 litre tank for recycling within the PGOB, for non-potable uses such as irrigation and wash down.

Normally water is lost through tested the fire-protection systems, and in the PGOB, this water is captured for reuse

Transport

Emissions from private motorcar transport and dangers of ever increasing traffic density have a major environmental impact. The PGOB has excellent public transport access, as well as facilities for cyclists.

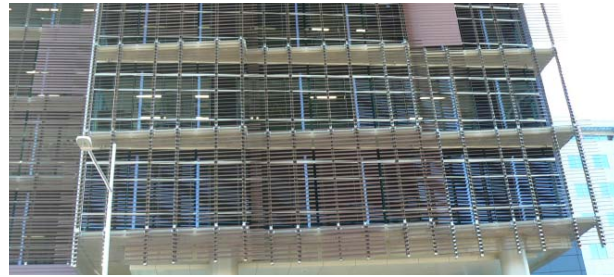
Emissions

Buildings themselves place a high environmental loading on the surrounding infrastructure. Sewage, for example, needs to be transported and treated. Refrigerants used in air conditioning process, when emitted to atmosphere, can contribute towards global warming and ozone depletion. All these factors have been considered in the design specifications of the PGOB.

- The air-conditioning refrigerants have an Ozone Depletion Potential of zero.
- External lighting is designed to eliminate spill from the site, which can contribute to the brightening of the night sky and be wasteful of energy.

Resources

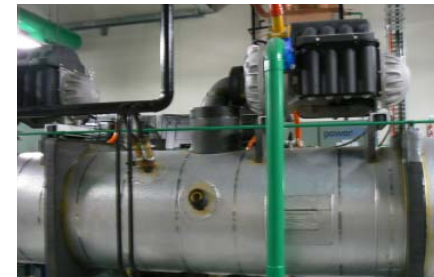
- Provision is made throughout the building for segregation and collection of recyclable waste
- Timber used in the building is sourced from environmentally sustainable plantations.



Top Left: Western façade – Louvers. Top Right: Internal Louvre controls. Above: Louvers



Above: Roof Space



Top: Roof Space Above left: Chillers in Plant room. Above Right: Plant Room

JUDGING CRITERIA (D) – INNOVATION

A number of innovated features were designed and implemented into the Penrith Government Office Building, these included:

Operable louvres on the Western and Eastern Façade's

When designing the building the indoor comfort of the occupants was very carefully considered.

The building features individual floor by floor controlled Louvre system providing effective sun shading as required. The occupants of the building can open or close the louvers at their own will. The external appearance of the western and

eastern facades is ever changing, based on how the occupants have decided to use the louvers on any given day.

The ability to provide an occupant of the building with an innovative way of tailoring the building to meet their own comfort as well as the ability to change the external look was considered to be a positive innovative design outcome.

Roof Space

The roof of the building has been designed to provide an accessible 'green roof' with 50% of the space dedicated to landscaping and rooftop access. The plant area has been

minimised and designed as two discrete enclosed elements in keeping with the aesthetic of the building.

The landscaping is in the form of planter boxes along the northern perimeter of the roof area. The height of the planter boxes and selected plants are designed to be below the parapet of the building and as such cannot be viewed from the street.

To provide shelter and visual interest to the top of the building a canopy structure has been included on the northern façade of the building at rooftop level.

The roof terrace is accessible to all tenants of the building, and has proven to be a highly used area.

The roof terrace has hosted many barbeques and is frequently used as a social gathering place and for informal meetings.

High performance magnetic drive chillers

The building features two Powerpax water cooled chillers. These chillers are one of the most efficient chillers on the market. The chillers can provide up to 30% efficiency increases and use much less energy than other chillers.

The chillers compressors are oil free, feature high efficient flooded evaporator, shell and tube condenser and integrated controls. The chillers are also ultra quiet.



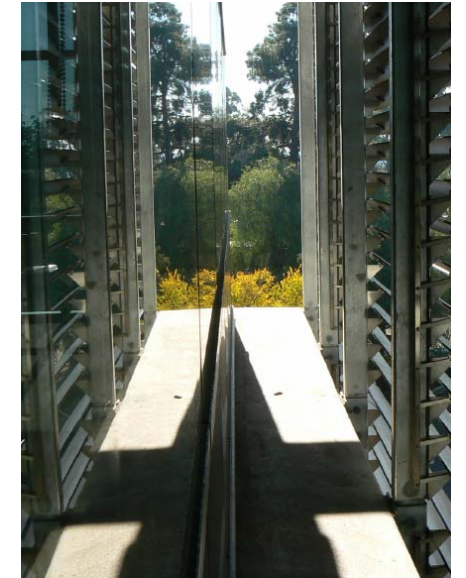
Above: Generator



Above: Hooks for abseiling



Above: Internal door to access Façade



Above: Platform to access Façade for maintenance

JUDGES CRITERIA (E) – LIFECYCLE PLANNING

The building has been designed and constructed to the following minimum Design Life:

Foundations and structures including footings, columns, beams, floors walls and roofs	40 years
Facades, cladding and roofing	20 years
Windows	15 years
Inaccessible building service facilities including drainage elements, service shafts, ventilation shafts, pipes and ducts	30 years
Internal and external applied finishes	20 years
Fire rating elements	20 years
Built-in essential services	30 years
Elements of essential services not requiring any demolition to effect replacement	15 years
Lifts	15 years
Mechanical, electrical and hydraulic plant equipment	15 years
Mechanical, electrical and hydraulic built in elements	15 years
Mechanical, electrical and hydraulic accessible users and rough ins	15 years
Carpets and soft floor coverings	10 years
Wall finishes including tiling	20 years
Timber finishes	10 years

Generator

The building features a Kohler generator with a 9000 litre underground diesel tank. The generator is located on the roof of the building. The allocated space provides the flexibility to add a second generator if required in the future.

The generator system provides as a minimum supply the following loads:

- 100% Essential Fire Services;
- 100% Ventilation;
- 50% Office Lighting and Power;
- 50% Vertical Transportation;
- 100% Computer Room power and air conditioning and UPS;

- 50% carpark, lobby and ground floor lighting;
- 50% Common area lighting; and
- 100% security services.

Maintenance Access

- The design of the building provides adequate access for maintenance to all items of plant, equipment, and building elements.
- All building services elements are readily accessible to facilitate routine maintenance and to allow for plant replacement with minimal disruption.

- Plant items needing to be accessed from within net lettable areas (NLA) are located in "low sensitivity areas", such as storerooms and the like, instead of meeting rooms.
- All large and bulky items are capable of being replaced by moving them along a level surface on a trolley, monorail, lift, or air cushion platform to a location where they can be craned onto a transport vehicle.
- All plant items are replaceable without need to modify building architectural elements.

- Roof mounted equipment is provided with adequate platforms and access and fitted with guardrails.
- Access for roof cleaning, repairs, gutter cleaning and the like is by way of safe walkways.
- Access to plant rooms is level, well lit and wide enough to allow passage of machinery trolleys. All hazards within plant rooms are clearly marked.



Above: Water Issues during Excavation



Above: Cobbles and river gravel



Above: Excavation

JUDGING CRITERIA (F) – PROBLEM SOLVING

Council’s proposed section 94 fees

On receipt of the draft development conditions, the State Property Authority where concerned with the proposed section 94 contributions to be imposed by the Council. The section 94 fees related to trunk drainage, car parking levies, community facilities and infrastructure.

The State Property Authority undertook a detailed review of the contributions to be imposed by Council, by engaging the advice of expert planners and undertaking a detailed review and comparison of other recent

developments of similar size and nature. State Property Authority was successful in negotiating with Council on the proposed contributions and achieving a reduction of approximately \$2.3 million, based on the findings of the detailed review...

The resolution on the quantity of fees to be paid was considered reasonable by both Council and the State Property Authority.

In-Ground Conditions during excavation

During the excavation of the building basements the Contractor, Richard Crookes Constructions, encountered unforeseen geotechnical conditions and difficulties in working below the water table. The ground conditions were extremely challenging due to the presence of cobbles and river gravels, ranging in size of up to approximately 400mm diameter and the ongoing management of flowing ground water. The unforeseen ground conditions caused delays in the initial construction timeline. This issue was monitored

very closely to ensure these delays were managed. The State Property Authority’s Project Manager the Department of Commerce, closely monitored the situation, through a cooperative contracting arrangement with the Contractor.

Even though there were delays during this excavation phase the Contractor was still able to deliver the building on time and budget. This was done through effective communication with the project manager and weekly meetings to review progress on the program. The project manager provided advice and assistance to the Contractor

as required. Once the construction of the building commenced a number of scheduled tasks were able to be fast tracked to ensure the project was not delayed, this was done through effective planning and cooperation from all parties.

The State Property Authority was extremely happy with the outcome of this issue which was tackled through a positive and cooperative relationship with the Contractor.



Above: SOD turning ceremony



Above: Local media article



Above: Local media article

JUDGING CRITERIA (G) – THIRD PARTY STAKEHOLDER MANAGEMENT

State Property Authority consulted the third party stakeholders extensively during the entire project. Some of the third party stakeholders include, Penrith City Council, Local Community and the Local Member of Parliament.

Penrith City Council

Penrith City Council was involved very early in the project, as the vendors of the site. The need to relocate the Sydney Catchment Authority into a single building was well know to Council and they were very supportive in achieving a solution.

State Property Authority kept Council Informed on the project from the beginning. Council were aware of the need to develop the building very early on. State Property Authority kept a very close liaison with Council on the progress of the building design and ensured Council's requirements and any issues were addressed.

For example, Council raised issue with the initial building design which featured a metal frame around the western façade louvres. Council, who have always seen the site as their landmark site, did not believe the building had a "wow" factor.

State Property Authority resolved the issue identified by Council by delegating the issue to the Design Review Panel. The Design Review Panel suggested a number of design changes including the removal of the framing, which were incorporated into the building. The revised design was satisfactory to Council.

Community

During the development application assessment stage a community consultation night was held at Council Chambers. The Consultation night gave the opportunity for the local community

to view the Development Application documents and hear first hand from the development team the details of the project. To ensure that the community consultation night was successful the details were advertised in the Local Papers and through the Local Council. The Community Consultation night was very successful, with a number of the members of the local community and representatives from adjoining properties attending to ask questions in regards to the proposed building. The success of the consultation night was evidenced by the positive response from the community.

Since the purchase of the site from Council, the State Property Authority ensured the local community was informed of the vision for the site. This was done by providing site signage which indicated the state government was intending to develop a commercial building. When the design was approved the signage was updated to provide the community with an illustration of what the building would look like.

Media Events to keep the community informed

A number of events were also held on site, which generated media interest, which in turn provided for information on the building to be published in the local newspapers, the events included:

- A sod turning ceremony was arranged prior to construction commencement. The Premier and Local Member of Parliament were in attendance. The sod turning ceremony provided an opportunity to provide the community with an update on the development of the building, which at that stage included the award of the construction contract and the Development Application approval.
- During the Construction stages the Premier also attended the site to view the progress, this was also reported in the local media and provided an update for the local community on the progress.
- On completion of the building an official opening ceremony was held. This event provided the opportunity inform the local community the building was open for business and advise of the services available.

The Local Member

The local member was very supportive of the project. The local member for Penrith was kept informed of the building development and this contributed to keeping the community informed of the progress.

The Penrith Government Office Building was designed and documented by leading Australian architects, Kann Finch Group.

Kann Finch Group was selected as the project architects after a selective tender process of a number of firms, which were prequalified under the NSW Department of Commerce prequalification scheme.

To ensure diversity of design and development opportunities and to stimulate innovative and creative design outcomes a design review panel was convened to oversee the design development.

The design review panel consisted of:

- Peter Mould – Government Architect, NSW Government Architects Office - Chair
- Chris Johnson – Former Government Architect, NSW Department of Planning
- Phillip Vivian – Director, Bates Smart

From the outset, it was important to create a fresh government identity for the region in a manner that was sensitive to the local community and the wider economic requirements for this kind of public building. This building is ideally situated to service and supply this developing region, so it was designed specifically to raise the profile of a growing regional centre. It was also designed as an economically responsible building reflecting awareness of both its civic and fiscal

responsibilities to the community. It is a project that houses much needed facilities for this region in an accessible, environmentally responsible building with aesthetic merit. The Penrith Government Office Building is a robust landmark building built from long-lasting materials designed to withstand prolonged public use thereby reducing the need for high levels of maintenance. The areas that need to be maintained have been designed to be easily accessible, cleanable and replaceable. The building is designed to be as flexible as possible. The generous floor plate size allows for multiple office arrangements, with workstation layouts designed to allow for adaptability in the future. On a daily basis, the sun-shading louvers on the facades also allow the building to adapt to the climate and location in a sensible and sensitive way, allowing the occupants to fine-tune the building to their requirements. The building fronting ground level has active uses in the form of the double height office entry lobby and the Office of Fair Trading Centre. Above the ground floor is a mezzanine and five full office levels, with an accessible rooftop garden above for the building occupants. The north corners of each level have breakout spaces with glass louvers. This provides a visual emphasis to the corner elements of the building and an indoor/outdoor relief space. Tying the



JUDGING CRITERIA (H) URBAN DESIGN & ARCHITECTURAL MERIT

whole office component together pre-finished steel louvers or panels “wrap” the offices on the Eastern and Western ends which is reinforced at the roof by the use of the same material for the perforated shade canopy. The south façade has a combination of clear vision glass above a glazed spandrel with a contrasting low sheen black anodised aluminium to the steel louvers and panelling for the amenities and elevator shafts. The north Façade is high performance glass above a glazed spandrel with external sunshades. Penrith is where the country and the

city meet. The predominant material of Corten steel references the rusted steel of agricultural buildings in the Penrith area and is deliberately presented to the eastern facade of the building, which faces the city. This is in contrast to the mechanical Louvre facade screens on the western facade, where the technology and modernity of the city is brought to the ‘country’ side of the building. Thus, the project’s vision centres on the relationship between the modern city and the rustic rural charm, and does so without resorting to ideas of nostalgia or pastiche.

The shared roof terrace, with panoramic views of the region, is an important positive feature of the building.

Awards:

Winner of the Penrith City Council – Penrith Excellence in Design Awards 2009.

Kann Finch have submitted applications for the following:
2009 Australian Institute of Architects National Architecture Awards

Richard Crookes Constructions have submitted applications for the following:

- Master Builders Association – 2009 Excellence in Construction Awards
 - Division 5 – Commercial Buildings \$25,000,0001 - \$80,000,000
- Master Builders Association – 2009 Excellence in Environment, Energy and Resource Efficiency Awards
 - Division 1 – Excellence in Energy Efficiency



JUDGING CRITERIA (I) – USER SATISFACTION

The Penrith Government Office Building was developed to meet the specific requirement of providing office accommodation for a number of government agencies, who were dispersed over a number of locations in substandard accommodation. The main tenants of the building, being Sydney Catchment Authority, Department of Community Services and Office of Fair Trading were identified prior to the design and development of the building. By identifying these end users at such an early stage in the project has allowed the building to be designed to meet

their specific needs and requirements. The tenants were extensively consulted throughout the project and given opportunity to provide input into the design phase. The building was designed from the inside out, for instance the size of the buildings floor plates was based on the outcomes of the extensive facility planning exercises undertaken to determine each tenants accommodation requirements. The building being designed in this way has allowed the building to be developed to specifically address the tenant's requirements. The feedback from all the tenants has

been very positive. The tenants have provided comments on how developing the building as an integrated base building and fitout has achieved an outstanding result.

User satisfaction statements

Sydney Catchment Authority

"After many years of being accommodated in three separate buildings in Penrith, SCA staff is very pleased to be collocated over three floors of a beautiful brand new building. The integrated fit out lends itself to improved productivity and better communication between staff.

Staff have commented particularly on the congenial and relaxed work environment in the building. The design is attractive and very functional, the location across the road from Penrith Station and the Penrith Plaza shopping centre is very convenient for staff, and the kitchens, meeting rooms, and other facilities are modern and stylish."

Office of Fair Trading

"The building is beautiful and is functioning well. It is terrific having a full time building manager to take on so many of the responsibilities and George is very responsive.

Onsite Building Manager

"The Contractor provided a building of superior construction and finish. The building is very easy to manage, with a very smart and efficient building management system. The technologies and innovations utilised in the building make it highly efficient in terms of sustainability, with outstanding savings achieved in water and energy consumption. The acceptance of the building by the local community has been exceptional, with a the local community commenting on the quality and finish of the building".

Construction Summary

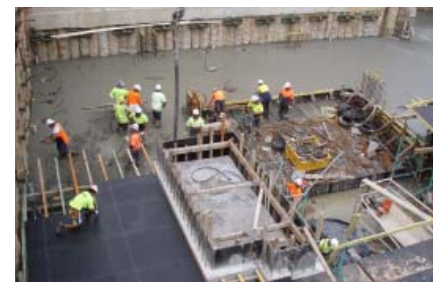
The building boasts a GFA of 17,000m² inclusive of 10,000m² of office floor space.

The construction works involved:

- Demolition of an existing on- grade carpark;
- Construction of an interlocked and temporary supported secant piled basement walls, utilising approximately 4km of piles;
- Construction of three basement carparks being approximately 12 metres below ground level and within the water table;
- Removal of approximately 22,000m³ of cobble laden spoil;
- Treatment and discharge of approximately 520,000 litres of water daily;
- Construction of eight stories of post-tension reinforced concrete super structure above ground;
- Upper level structural steel framed plant area;
- Higher level building shading canopy;
- The super structure was cloaked in a high performance IGU glazing and curtain walling together with block work;
- The structural skin was covered with both sacrificial and non-sacrificial steel cladding rain screen creating an air void between the building carcass and cladding system;
- Fitouts for individual tenants was fully integrated; and
- External paving of approximately 2,500m², including footpaths.



Above: Typical Floor - Lighting



Top & Above: Construction Progress photos



Top & Above: Chillers



Top & Above: Ground floor – Revolving door



Top & Above: Solar energy inverter

Summary of Plant & Equipment

Chillers	
Brand:	Powerpax
Quantity:	2
Type:	Water Cooled
Nominal Capacity:	450KW
Power Input:	81.1KW
Compressor:	Two Stage semi hermetic centrifugal with integral direct drive

Lifts	
Brand:	Otis
Quantity:	4
Type:	3 X passax and 1 X Goods and Passenger
Maximum Capacity:	1600kg
Maximum Speed:	21m/s
Number Persons:	21

Revolving Doors	
Brand:	AGP Door Systems Pty Limited
Quantity:	1
Type:	3 wing fixed leaf "fullview" series automatic
Size:	3080 diameter X 3125 overall height
Control:	Continuous operation

Solar Energy - Inverter	
Brand:	Fronius
Quantity:	3
Type:	IG 60
Maximum input voltage:	500V
Nominal output power:	4.6 KW
Maximum output power:	5 KW

Lighting System

Lighting throughout the building has been chosen for their ascetic and energy efficient qualities. The office areas have been generally provided with high efficiency twin 28 watt fluorescent luminaries to suit the ceiling grid. The external lighting has been provided to illuminate all areas surrounding the building and metal halide lighting has been designed to minimise spill lighting to adjoining properties.

TECHNICAL DATA



RESOURCES

Developer/Building Owner:
State Property Authority

Project Manager:
Department of Commerce

Head Contractor:
Richard Crookes Constructions

Architect:
Kann Finch Group

Services Engineer:
EMF Griffiths

Tenants:
Sydney Catchment Authority
Department of Community Services
Office of Fair Trading
Department of Juvenile Justice



Our Ref: WS:JLG-1967771
Contact: Mr Warwick Stimson
Telephone: (02) 4732 8123

23 June 2008

Yasemin Acka
State Property Authority
GPO Box 5341
SYDNEY 2001

By Email: yasemin.acka@spa.nsw.gov.au

Dear Yasemin,

**Penrith Government Office Building
2-6 Station Street, Penrith**

I am pleased to write to you in relation to the Penrith Government Office Building, in support of a submission for an Urban Taskforce Development Excellence Award.

It is considered that the public has benefited from the construction of the Government Office Building on a number of fronts. The building has allowed for Government agencies that were already located throughout the Penrith CBD to be consolidated into the one location, making it easier for the community to access these services. This has also ensured continued local employment and by virtue of its location immediately opposite Penrith Railway Station and bus interchange, encourages increased use of public transport.

The construction of the building itself is a striking precursor to future high rise building in this key area of the Penrith CBD as envisaged by the Regional Cities Taskforce. The design has been appraised by the Government Architect and is considered high in quality.

The public domain associated with the building presents as a pedestrian friendly environment with high quality landscaping, paving. The quality and public presentation of the Penrith Government Office Building is beneficial to employees of and visitors alike, as well as those people travelling in the vicinity.

As an architecturally and visually significant building in a prime location of the Penrith CBD, it is considered that the Penrith Government Office Block provides a benefit to the community wider than its users.

We support the State Property Authority with their submission for an Urban Taskforce Development Excellence Award and would be happy to provide additional information if requested.

Yours Faithfully



**Warwick Stimson
For the Property Development Manager**

(WS\LETMEM\WS23-6-09)

REFEREES

