

QUEANBEYAN GOVERNMENT SERVICE CENTRE

11 FARRER PLACE,
QUEANBEYAN

STATE PROPERTY AUTHORITY

Simon Furness

T (02) 9338 7034

F (02) 9338 7099

E simon.furness@spa.nsw.gov.au



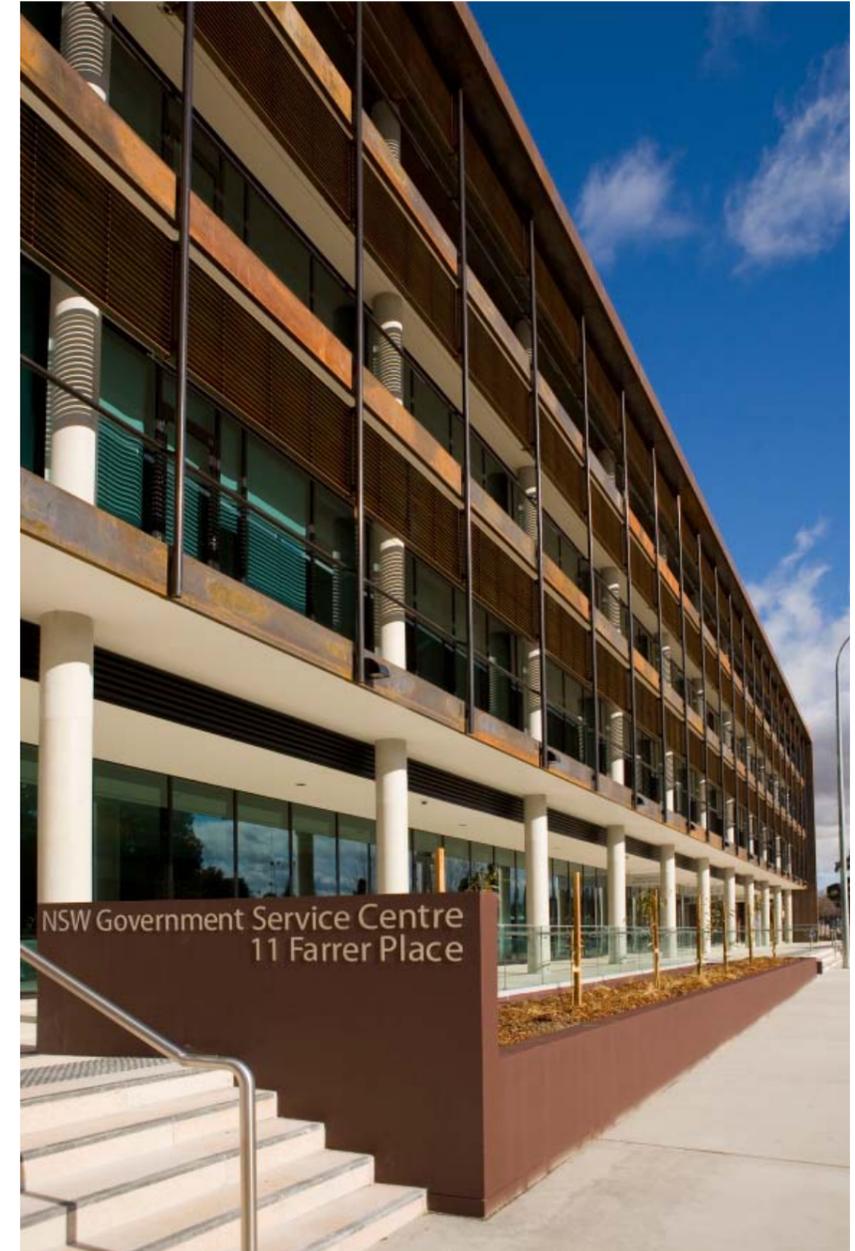
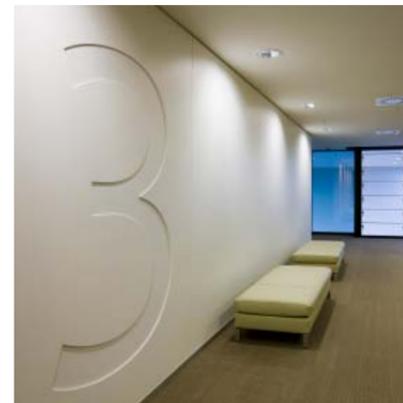
STATE PROPERTY AUTHORITY

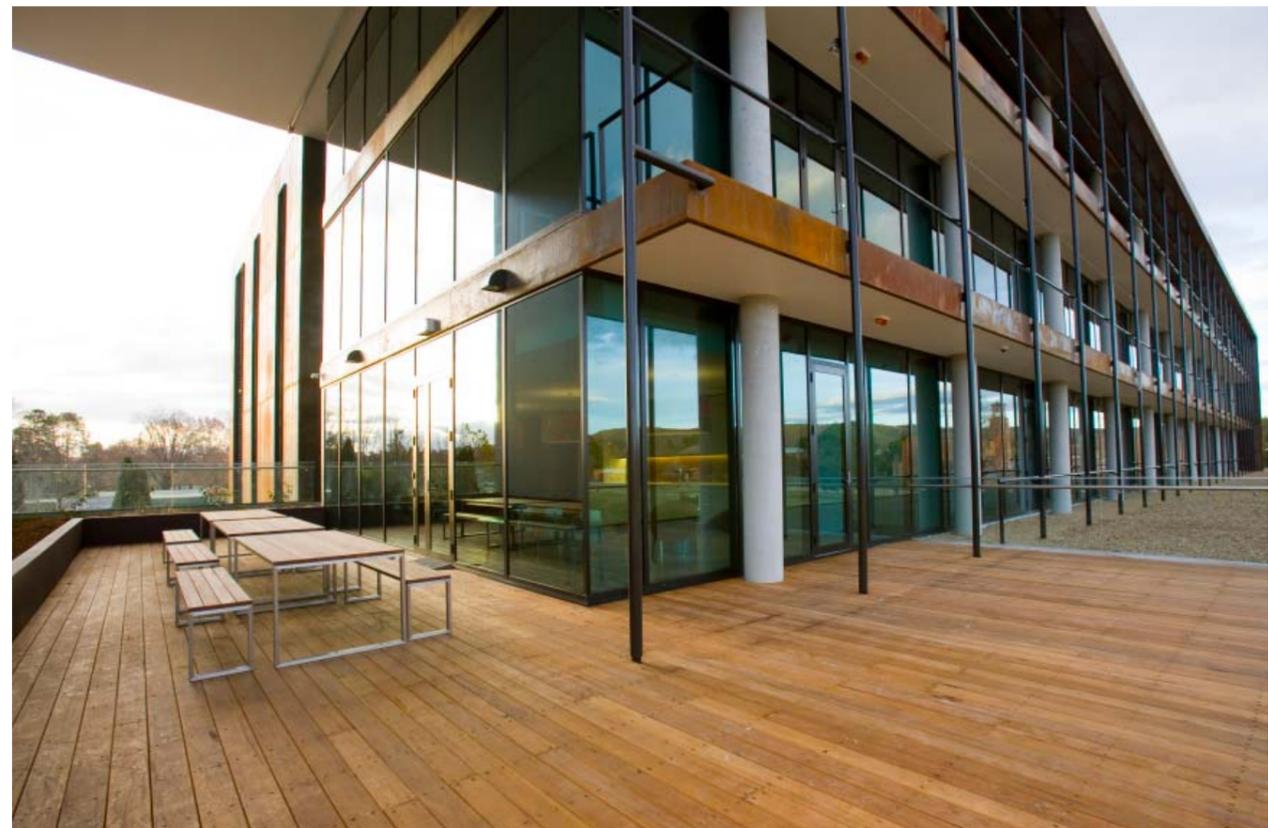
EXECUTIVE SUMMARY

The Queanbeyan Government Service centre fulfils the government's commitment to provide easier access to and better delivery of services to regional communities.

The consolidation of eleven government agencies into an integrated facility has improved access to services and reduced overall accommodation costs. A single, ground floor Information and Reception Centre provides a service delivery focus for tenant agencies and assists customers with information on a wide range of government services. The state of the art four storey complex has been designed with many environmental initiatives to reduce greenhouse emissions and tenants power consumption.

With its striking use of a coreten steel emphasising the buildings architectural elements, the building provides an outstanding addition to the town of Queanbeyan. The innovative and creative design and high quality construction have already been recognised by both the Master Builders Association and the Australian Institute of Architects.





DESCRIPTION

The Queanbeyan Government Service Centre (QGSC) was undertaken by the State Property Authority from inception until completion.

The QGSC can be summarised as follows:

• Date of Completion:	30 June 2009
• Date of full occupation:	30 July 2009
• Opening Ceremony:	4 September 2008
• Development Cost:	\$35 million
• Net Lettable area:	6,056m ²
• Total Staff:	321
• Number of Storeys:	4
• Basement Car spaces:	101

The building provides a one-stop shop for NSW government information, through the implementation of the Multi-Agency Service Delivery Framework. The building provides accommodation for government agencies as follows:

Ground Floor:

- Information and Reception centre
- Office of Fair Trading
- Department of Corrective services
- Department of Juvenile Justice
- Housing NSW
- Murrumbidgee Catchment Management Authority

Level 1

- Department of Planning
- Department of Water & Energy
- Department of Premier and Cabinet
- Housing NSW
- Department of Environment and Climate Change

Level 2

- Department of Community Services

Level 3

- Department of Environment and Climate Change

JUDGES CRITERIA

(A) – COMMERCIAL SUCCESS

The Queanbeyan Government Service Centre (QGSC) was completed in June 2008 and fully occupied by July 2008. The building has had no vacancies since being in operation.

The QGSC was delivered as a fully integrated base building and fitout project. The project cost including site acquisition totalled \$35 million. The building was delivered on time and budget.

QGSC demonstrates commercial success to the NSW State Government, enabling:

Savings of rental payments

The QGSC is a fully owned asset of the State Property Authority, a statutory entity of the NSW Government. The eleven (11) NSW Government Agencies that relocated to the were paying approximately \$2 million per annum to private landlords for sub-standard premises, many of which did not meet the Building Code of Australia (BCA), Discrimination & Disability Act (DDA) or current Occupational Health and Safety (OH&S) regulations.

The tenant Agencies pay a rental to State Property Authority, effectively saving the government \$2 million per annum, which was previously paid to private sector landlords.

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 QGSC was approximately \$800/sqm. If the fitout had been undertaken as a separate contract, or in existing premises, a cost of at least \$1100/sqm was estimated.

Savings through Shared Services (including ICT) and facilities

Savings are achieved by tenants sharing not having to duplicate meeting rooms, breakout areas (kitchens), receptions, training rooms, toilets, mailroom, first aid room, reception, etc.

The building also provides a common computer room. Housing the agencies data racks and servers are stored and accessed from this room. By using a common room, savings are achieved by utilising a common UPS, cabling, racks, security, air conditioning etc.

Limiting property and commercial management fees

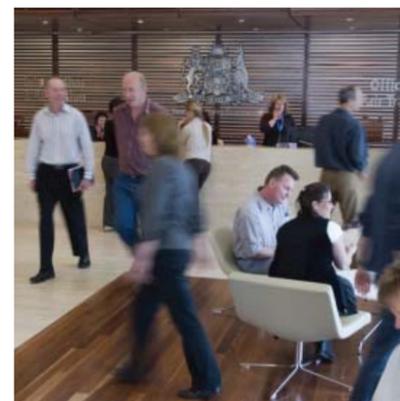
With a number of agencies in one building centrally managed by the State Property Authority significant savings have been made in the property and commercial management fees that are associated with agencies being in different locations with different landlords.

Increased value of to the NSW government property portfolio

The QGSC has been valued at \$24.3 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



Information reception centre



Outside terrace area



Staff breakout area

JUDGES CRITERIA (B) – COMMUNITY BENEFITS

“One Stop Shop” for government services



From top: Reception desk and waiting area, construction progress photo's

The Queanbeyan Government Services Centre (QGSC) signals a new approach to the delivery of Government Services. The QGSC has been developed to provide a “one-stop shop” for all NSW government services.

QGSC enhances service efficiency and effectiveness by co-locating agencies and providing a combined reception and information function.

The objectives of the QGSC focus on:

- Ensuring the customer experience is consistent, simple and easy;
- Giving customers access to the vast information resources and services of government;
- Delivering simpler, easier, effective and efficient services designed from the customer perspective,
- Streamlining workflow and business processes, not simply automating existing processes;
- Improving first point of contact resolution for greater customer satisfaction;
- Using the appropriate mix of delivery channels to suit the varying needs of customers;
- Coordinating traditional and new channels to ensure consistency and eliminate duplicated effort and unnecessary costs;

- Consolidating common infrastructure to minimise replication and cost;

- Establishing the infrastructure to support an integrated “enterprise” approach to service delivery.

QGSC provides tangible benefits to Government and its agencies that result from:

- Single entity branding for State Government agencies in Queanbeyan and the surrounding region.
- Reduction of corporate services and building management through integrated data, computer and telephony services and sharing mail, security, cleaning, waste management and other building services.
- Limiting property and commercial management fees.
- Space and facilities economies of scale, e.g. meeting rooms, training rooms, toilets, first aid room, reception areas.

Tangible benefits to the community, tax payers and service users will result from:

- Providing a single information point for State Government services.
- Ensuring the customer experience is consistent, simple and easy.

- Giving customers access to the vast information resources and services of Government.

- Delivering more accessible, effective and efficient services to meet customer needs.

- Streamlining workflow and business processes.

- Improving first point of contact resolution for greater customer satisfaction;

- Consolidating common infrastructure to minimise replication and cost.

- Establishing the infrastructure to support an integrated “enterprise” approach to service delivery

Information & Reception Centre

The operational hub of the building is the Information and Reception Centre (IRC) on the ground floor. This facility serves as a common reception and meeting area for all tenant agencies, and provides information to the community on wider Government services. The IRC is managed and operated by the Office of Fair Trading, as one of the key customer-facing tenants. The Information and Reception Centre (IRC) provides:

- A regional information service for all NSW State Government agencies.
- Tenant agency reception and other services.

- Australian, ACT, local government and NGO services information.
- Promotion of online and telephone access to services.

Job generation in the local community

During construction the building generated approximately 350 construction related jobs. A large number of these jobs were sourced from local suppliers and contractors.

The building is currently occupied by 321 employees.

JUDGES CRITERIA

(C) – ENVIRONMENT

The Queanbeyan Government Service Centre (QGSC) has been designed to achieve a 4.5 star NABERS rating. The first NABERS rating of QGSC will be undertaken in July 2009, which is 12 months from operation.

The QGSC recognises:

Indoor Environment Quality

Today 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 QGSC, this is achieved by:

- The office has been configured to maximise natural lighting and to minimise the impact of radiant heat loads with the use of external louvers’.
- Staff break-out areas are naturally ventilated.
- The office has been designed to provide great views over the local environs.
- The glass has been designed to provide good levels of natural day lighting
- Lots of shading is provided to control glare
- Normally, offices are actually over lit which can result in eyestrain. This has been designed out.

- 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.

- Shared facilities, such as tea rooms, meeting rooms and reception also add to the efficiency of the building and provide the opportunity for social interaction.

- 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

Exemplary levels of energy efficiency are provided through the 4½ Star NABERS target. 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 target base-building energy rating, the fitout is being designed to allow the tenancy to also achieve a 4½ Star rating.

At the QGSC, energy efficiency is achieved by:

- 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 is 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.
- 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.

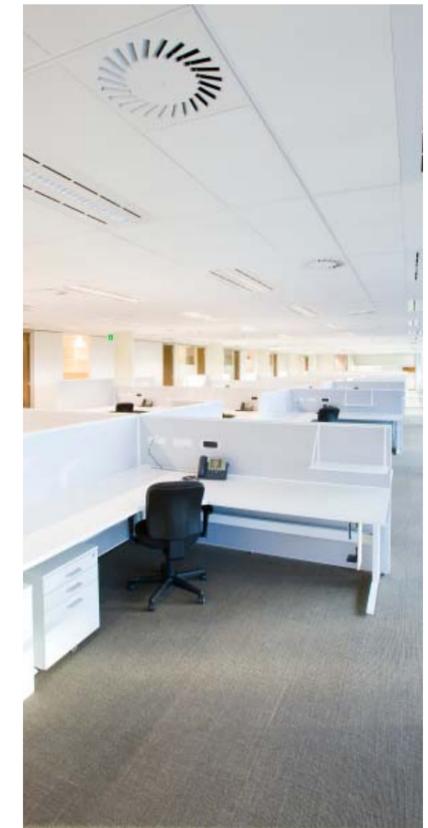
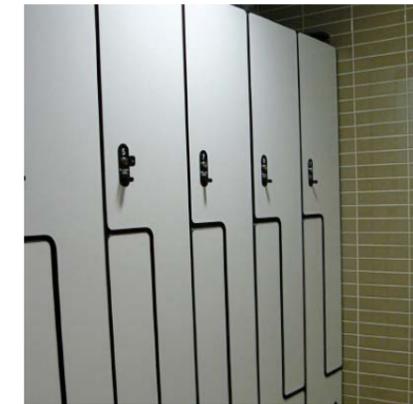
Water

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 30,000-litre tank for recycling within the QGSC, for non-potable uses such as irrigation and wash down.
- Normally water is lost through tested the fire-protection systems, and in the QGSC, this water is captured for reuse.

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 QGSC.

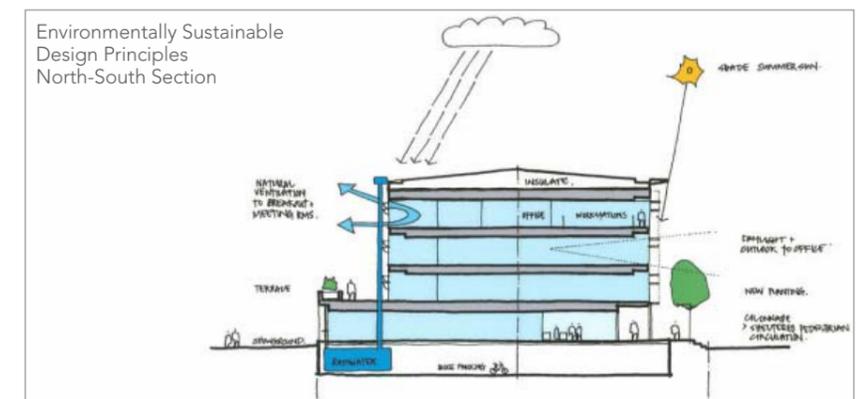


At the QGSC, emissions are reduced by:

- The air-conditioning refrigerants have 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.
- Bicycle racks and change rooms in the basement to encourage occupiers to use sustainable methods and transport.

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.



From top: Lockers in basement, natural light in open office areas, water tank in basement, Environmentally Sustainable Design Principles

JUDGES CRITERIA

(D) – INNOVATION

The Queanbeyan Government Service Centre showcases a number of innovative initiatives. Some of the innovative principles are as follows:

Implementation Multi Agency Service Delivery Framework

The Queanbeyan Government Service Centre is the first “one stop shop” for all government services. The Multi-agency Service Delivery Framework (MSDF) is the guiding document of the design, development and continuous improvement of the multi-agency services elements of the Queanbeyan Government Service Centre (QGSC). The implementation and development of the MSDF document was undertaken by the NSW Premier’s department.

The MSDF documents were developed after extensive consultation with tenant agencies, external stakeholders, and other government service providers. The MSDF reviewed the service loads of each of the tenant agencies to provide input into the design of the multi-agency elements.

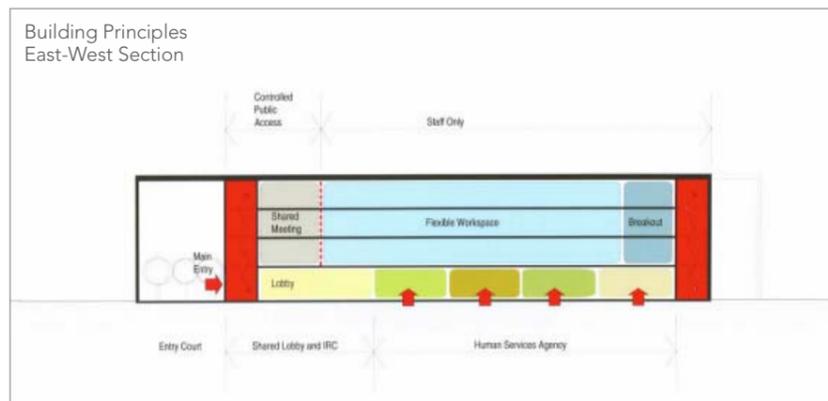
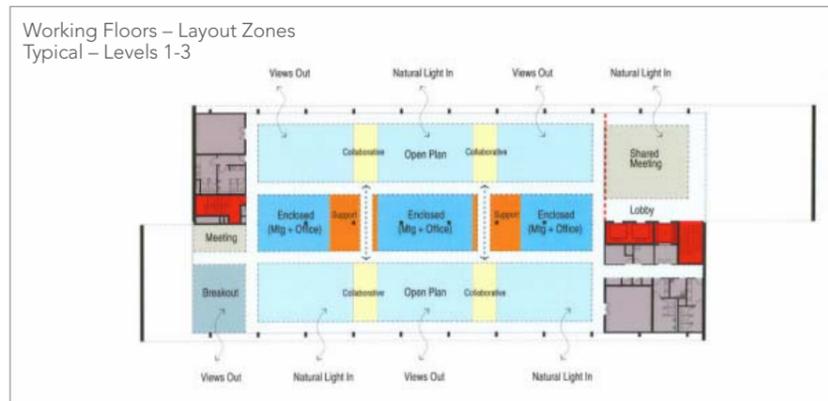
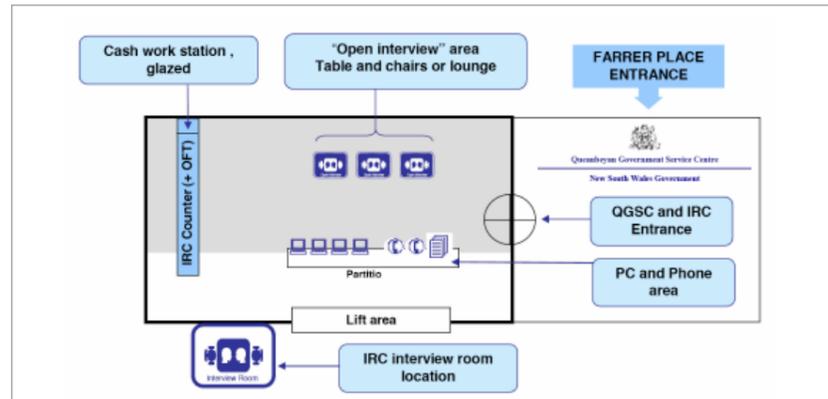
The design of the Information & Reception Counter (IRC) was developed as per the requirements illustrated in the MSDF policy document.

The MSDF document has been provided to numerous other government organisations to assist in implementation of multi-agency services all around the state. The next stages of implementation of further “one-stop shops” will be through documenting the lessons learned at Queanbeyan and implementing them in the next Government Service Centre.

Open Plan Workspaces

The building has been designed with open plan flexible office spaces. On the upper floors there are no inter-tenancy walls between different tenant Agencies. By designing the building in this way it allows for different Tenants to share facilities as well as encouraging interaction.

The other benefit with an open plan design, it provides flexibility and savings in the future. For example when a tenant moves out a new tenant can move in without any change to the existing fitout, or an existing tenant can easily expand into any vacant space.



From top: Level 1 – open plan offices, information reception & centre, typical breakout space, level 3 – shared conference room, information reception & centre – brochure display, access to Human Service Agencies

JUDGES CRITERIA (E) – LIFECYCLE PLANNING

The QGSC has incorporated a number of initiatives to minimise the future cost of the building.

Standardised Fitout & Open Plan Design

The building features standardised fitout and open plan design. By designing the building with open plan office spaces and shared facilities allows for flexible working practices, which can be tailored for future needs with no to little change. There are no inter tenancy walls, so when a tenant moves out a new tenant can move in without any change to the existing fitout, or an existing tenant can easily expand into any vacant space.

Design Life

The building has been designed and constructed to achieve 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 QGSC has been designed to include a generator. The generator system provides as a minimum supply of the following loads:

- 100% - Essential Fire Service
- 100% - Ventilation;
- 50% Office Lighting & Power;
- 50% Vertical Transportation;
- 100% Computer Room Power;
- 50% Car park, Lobby and ground floor lighting;
- 50% Common area lighting; and
- 100% Security Services.

Shared Computer Room

The building incorporates a shared mini data centre with suites available for each of the tenant agencies to locate local file and print storage. The facility is protected by physical and electronic security, redundant AC modules monitored through the Building Management System, gas fire suppression and uninterrupted power supply supported by backup generator.

Network services transit from agency terminating equipment in the MDR room and from there travel over the building's fibre optic backbone to the core switching infrastructure and

agency server hosting facilities in the data centre.

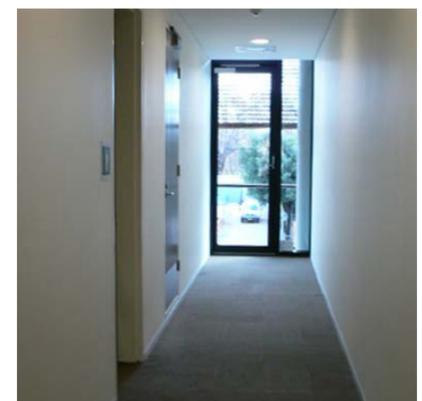
The QGSC provides tenant agencies access to their corporate networks, local file and print Services and a shared building-wide VoIP telephony platform. All of these services are delivered over a single managed network creating construction and operational efficiencies and total floor plan flexibility with the ability to assign workspaces and handsets to any tenant agency remotely on demand.

Maintenance Access

The QGSC has been designed to provide adequate access for maintenance to all items of plant, equipment, and building elements. This has been achieved by ensuring:

- All building services elements must be readily accessible to facilitate routine maintenance and to allow for plant replacement with minimal disruption.
- As a planning and design principle, plant items needing to be accessed from within net lettable areas (NLA) must, wherever practicably possible, be 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



From top: Generator, level 1 – shared computer room, Access to Façade for maintenance

JUDGES CRITERIA

(F) – PROBLEM SOLVING



From top: standard office, standard workstation



Construction – stormwater pipe relocation

Relocation of the 1,800m Storm Water Pipe

The site the building was constructed on contained an 1800mm existing stormwater pipe which ran almost diagonally across the site. The pipe was an impediment to construction and it was impossible to build over. In order to ensure the relocation of the pipe did not cause any unexpected delays the following was undertaken:

- Early consultation with Queanbeyan City Council in designing the diversion of the stormwater pipe to ensure all of Council's requirements were met.
- Early designs were developed and endorsed by Council.
- The diversion was included as part of the Development Application (DA) process for the building.
- The diversion of the stormwater pipe was included in the design and construct contract for the project.

The above steps and processes ensured the stormwater pipe relocation was managed in an effective way, which did not adversely affect the development of the building.

Designing a building which meets the needs of 11 different tenants

The building was developed to meet the requirement for accommodation of 11 different tenant agencies. The tenant agencies all had different requirements which needed to be documented and implemented in the building design process.

In order to fully understand the tenants requirements early consultation was undertaken with all key personal from the tenant agencies, this included the local staff who would be located in the building and the head office representatives. The first stage in documenting the agencies requirements was the development of a facility plan, which identified all the agencies requirements. The facility plan was used as a basis to determine the size and floor plates of the building. The facility plan was the guiding document for the early design.

An Agency Stakeholder Group was established, with representatives from all the tenant agencies, the State Property Authority as developer and owner, NSW Premiers Department as project director of the multi-agency service delivery framework and the NSW Department of Commerce as project manager. Monthly meetings were held and documented to ensure tenant agencies were kept informed

on the progress of the buildings development. These meetings also provided opportunities for tenant agencies to review the internal fitout designs and provide further input. During the early internal design of the building, it was identified that the agencies all had different requirements in terms of their individual workspaces. For instance some agencies worked with large form paper which meant they needed to have bigger work surfaces to be able to use this type of paper on a daily basis at their work space. This issue was resolved by providing these agencies with a bigger workstation to meet their individual requirement, but still keeping the general principle of open plan work spaces which was adopted for the overall building.

JUDGES 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, Queanbeyan City Council, the Local Community and the Local Member.

Queanbeyan City Council

Queanbeyan City Council was consulted throughout the development process of the building. Prior to the site acquisition Council was involved in assisting State Property Authority in locating suitable site for a new building as well as provided advice on the planning policies relating to a number of shortlisted sites.

When the site was acquired Council were extensively consulted to provide information on the planning policies and regulations which apply to the site. Throughout the initial design phase council were kept informed of the progress. By including Council in the early stages of the project and design ensured the development application process was managed in a timely and effective manner.

During the construction phase of the building, Council were kept informed on the progress of the construction and the satisfaction of the development consent conditions.

Community

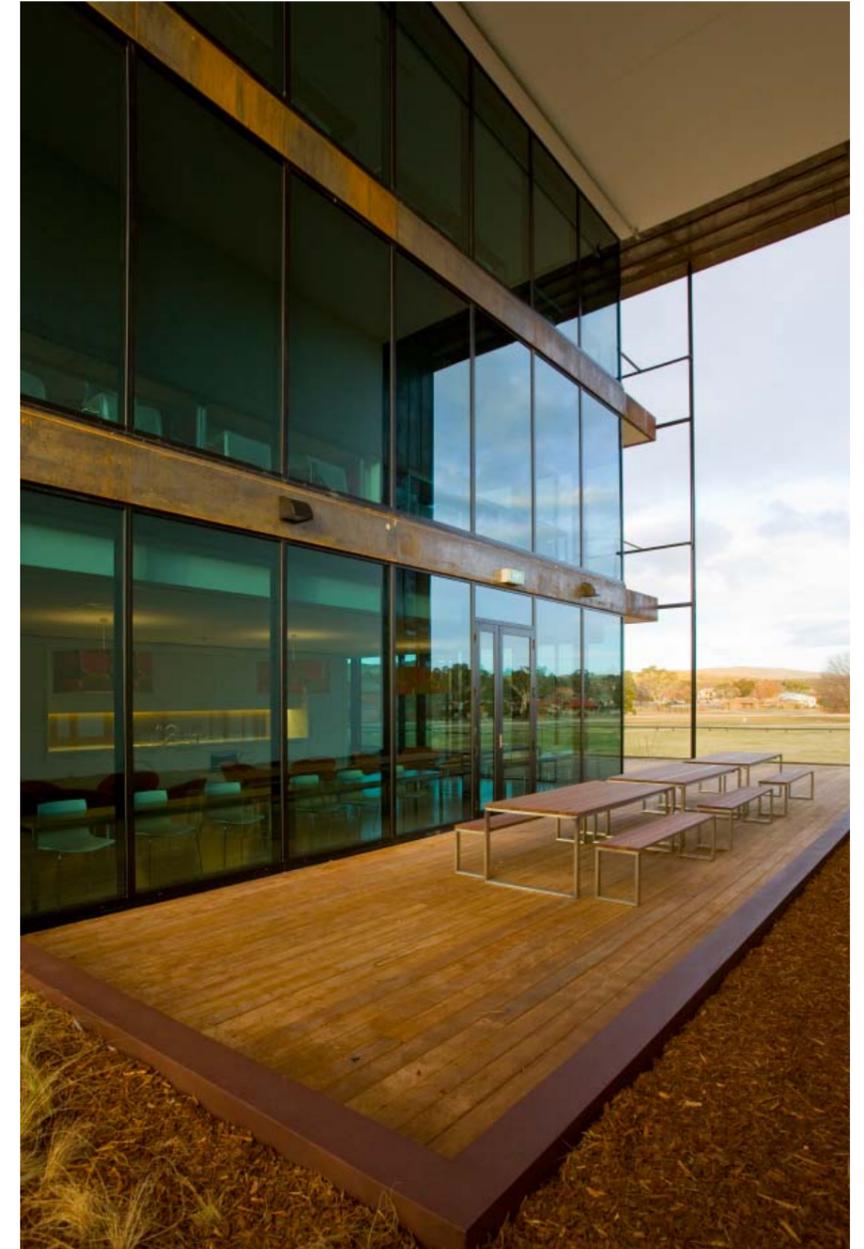
Consultation was also undertaken with the local community. During the development application assessment stage a Community Consultation night was held at Council Chambers. The Consultation night gave the opportunity for the local community to view the Development Application documents and hear first 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 attending to ask questions in regards to the proposed building.

The Local Member

The Local Member for Monaro was also kept informed of the building development and this contributed to keeping the public/community informed of the progress. The local member was very supportive of the project.

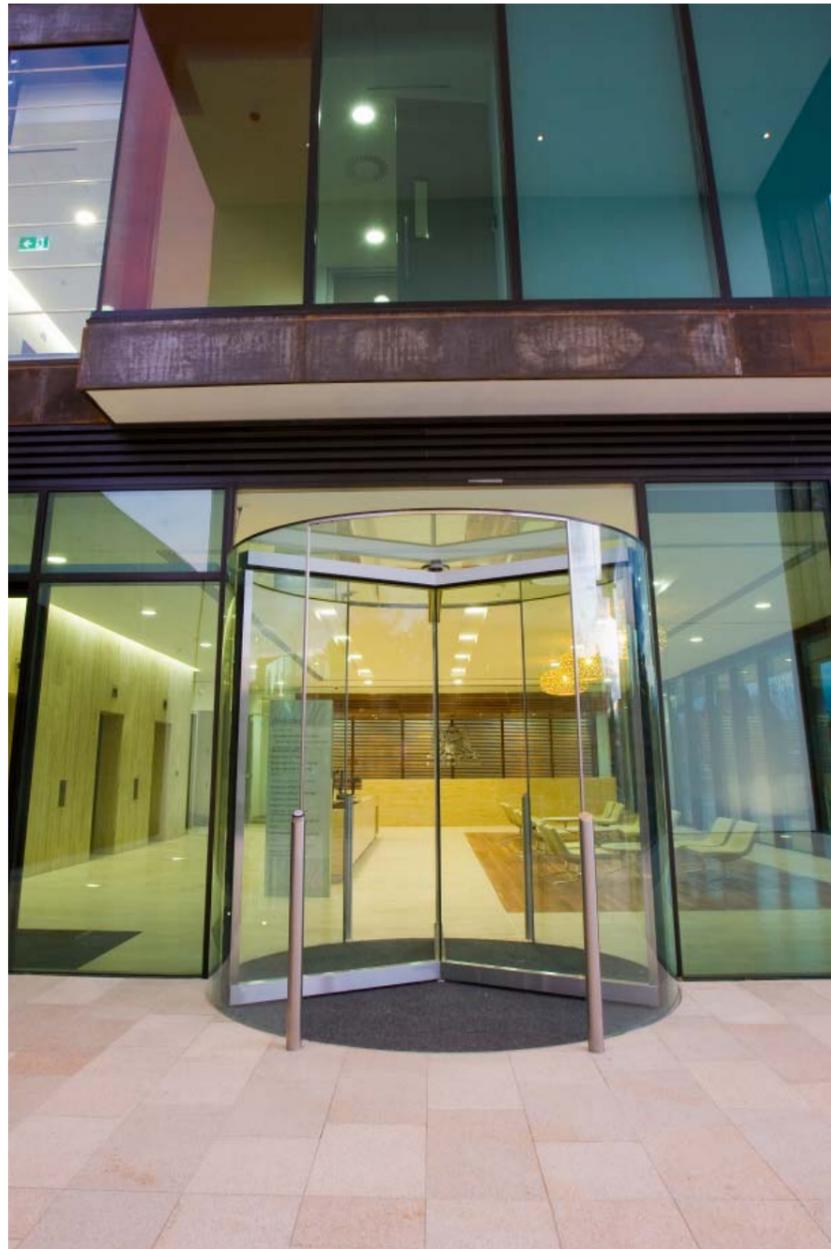
The local member attended the site during the construction phase, this generated interest from the local media which in turn provided the local community with an update on the project.



From top: Signboard at front of building, outside terrace area, staff breakout area

JUDGES CRITERIA

(H) – URBAN DESIGN & ARCHITECTURAL MERIT



From top: Queanbeyan Town Centre in 1930's, Queanbeyan Government Service Centre, Ground floor – revolving door

The Queanbeyan Government Service Centre was designed and documented by leading Australian architects, Bates Smart. This practise has won multiple state and national awards over its 157 years of operation. Bates Smart was selected as the project architects after a selective tender process of a number of firms, which are pre-qualified under the NSW Dept. of Commerce Prequalification Scheme. Bates Smart has been involved in a number of prominent and recent government buildings, including the Justice Precinct Office Building at Parramatta, and NSW Police Headquarters at Parramatta.

The principle objectives of the architectural brief were to design a building incorporating the following:

- User Friendly environment for visitors and occupants
- Professional and consistent image;
- Shared Facilities between occupants
- Excellent workplace amenity;
- Flexible workspaces; for differing work styles

- Promote interaction and communication;
- Ecologically sustainable design; and
- Respect to Queanbeyan context.

The architecture expression draws on the historic context of Queanbeyan, the strong roof, deep overhangs, fine sun shading, and natural materials recall the showground buildings and verandas along Monaro Street, Queanbeyan's main street.

The main street has traditionally provided shelter for pedestrians and shoppers from the summer sun and the winter cold with extensive verandas along its length. This has given buildings a street scale with a deeply shadowed street front and then above the veranda line, a proud facade.

Queanbeyan Government Service Centre draws on this idea firstly with a dramatic sheltering canopy over the main entry but also with a deeply recessed ground floor giving access to the shop fronts along Farrer Place. The building above the ground floor has recessed fenestration with overhanging shading to minimise heat gain in summer whilst an

outdoor terrace area is provided for staff over looking the show grounds.

Respecting its context, the Queanbeyan Government Service Centre is a major new element in the streetscape of Queanbeyan. The architectural expression, reinforced by the dramatic forecourt, presents a striking and contemporary identity for the centre and Queanbeyan.

The cladding material is predominantly weathering steel, sometimes referred to as Core-ten. This is a high strength steel that when left untreated forms, a protective oxide layer that can increase resistance to corrosion and develops a rich red brown patina.

Weathering steel was used in Australia in the 1960's and has recently gained favour in architectural applications as it is a natural material with a patina of evocative ochre tones which alludes to a particular Australian landscape.

Awards

- Winner of the 'John Andrews Award for Commercial architecture' 2009 ACT chapter of the Australian Institute of Architects.
- Winner of the best use of steel cladding category in the 2008 MBA (Master Builders Association). Excellence in construction awards (NSW division)

JUDGES CRITERIA

(I) – USER SATISFACTION

The building has been well received by the local community and tenant agencies. The building was designed to meet the specific needs of the tenant agencies and to provide the first “One Stop Shop” for government services. The design phases of the project included extensive consultation with the end users to ensure the design meets their needs and requirements.

User Satisfaction Statements

Department of Community Services

Department of Community Services staff have settled easily into this state of the art building. The high standard of accommodation has provided both staff and clients with comfortable surroundings and very suitable facilities

Information and Reception Centre

“I was appointed manager of Information and Reception Centre of the Queanbeyan Government Service Centre in mid September 2008. The concept and introduction of the shared facilities reception, is a very functional way to enhance customer service in a NSW Government Facility. My staff endeavour to provide the very best of service, to anyone entering the building,

on a daily basis and to make continual improvement, to customer service in the Queanbeyan Government Service Centre.

I find working in a building of the calibre of the Queanbeyan Government Service Centre, a very favourable experience, in my working career. We have “state of the art” facilities in our meeting rooms, we work in modern well presented offices and we have the opportunity to network with our NSW government colleagues on a daily basis. To me this is a win/win arrangement for our customers, the Government and the staff.”

Anonymous

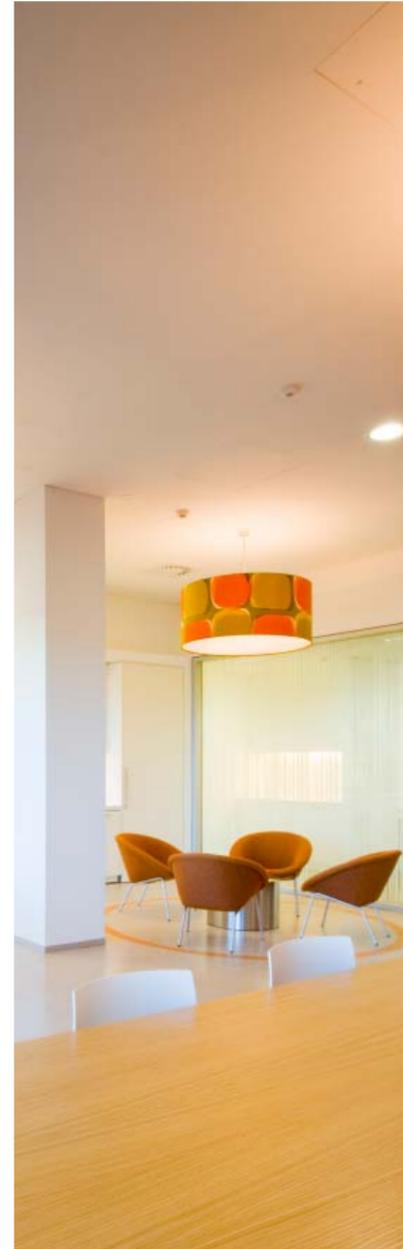
Some anonymous comments from a Survey on the Information Reception Counter provided the following comments:

“Meeting rooms facilities are good - online bookings excellent”

“I find it very pleasurable to work in this building, the shared meeting room facilities are well designed and very accommodating to HNSW needs. The Building Manager is very responsive to any issues and the IRC counter staff are very professional. The welcome packs were a great idea and went a long way in creating a supportive and positive environment in which to commence our tenancies. WELL DONE!”

“Ultimately, it’s a simple concept, with a primary focus on service delivery (to the public, tenants and the state).”

“Design of IRC is a welcoming space for public and visiting colleagues to wait in. Access to computers and phones etc.”



TECHNICAL DATA



Construction Details

The construction works involved:

- Construction of one level basement carpark, accommodating 101 car spaces;
- Construction of four stories above ground; is a four-level building with rectangular 3000sqm floor plates.
- Curtain wall construction;
- The glazed facades facing Farrer Place and the Queanbeyan showground have the spandrels clad with CORETEN steel;
- The facades to the East & West are fully clad walls of CORETEN steel ;
- Metal deck roof;
- Higher level building shading canopy;
- Fully integrated fitouts for individual tenants.

Cooling Towers

Brand:	Superchill
Quantity:	2
Type:	Condenser water heat rejection
Capacity:	1,096KW
Power Input:	8
Motor:	Type-Foot mounted, Speed- 960r.p.m, Input-4kw

Boiler

Brand:	Laars 'Mighty Therm'
Quantity:	1
Type:	Outdoor Atmospheric
Capacity:	727 KW
Water PD:	11.3kPa
Burner:	Type-SS Ribbon , Pressure- 2.75 - 4kPa, Fuel-Natural gas

Generator

Brand:	Otis
Quantity:	1
Type:	External mounted self contained enclosure
Maximum Capacity:	300kW
Diesel tank:	800L

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

From top: Construction progress photo's, chillers in roof plant room, lifts, Ground floor – revolving door, boilers in roof top plant room, generator

RESOURCES

Developer/Building Owner: State Property Authority



Multi-agency Service Delivery Framework

Project Director: Department of Premier & Cabinet

Project Manager: Department of Commerce



Head Contractor: Richard Crookes Constructions



Architect: Bates Smart



Services Engineer: EMF Griffiths



Tenants:

Ground Floor

- Information and Reception centre
- Office of Fair Trading
- Department of Corrective services
- Department of Juvenile Justice
- Housing NSW
- Murrumbidgee Catchment Management Authority

Level 1

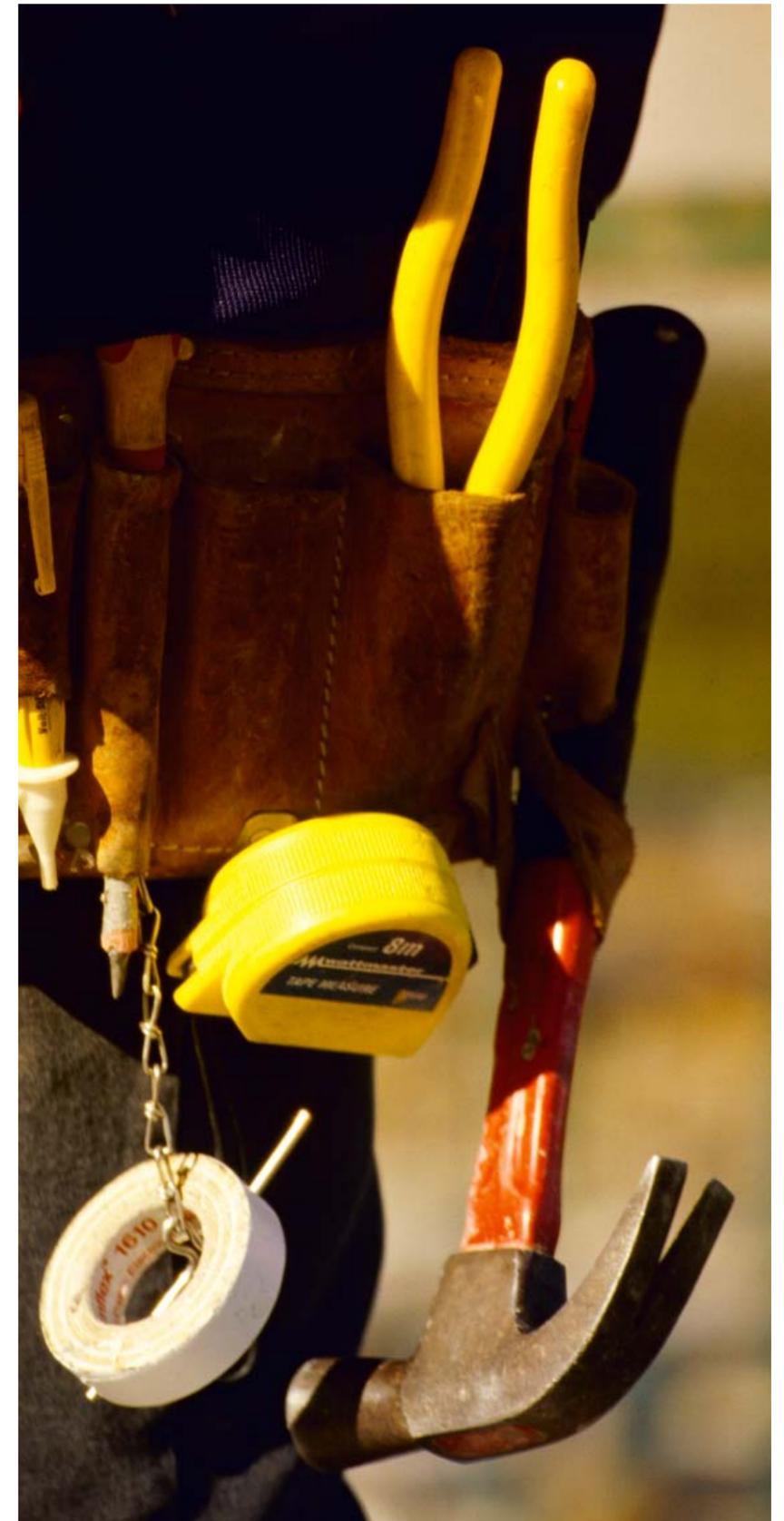
- Department of Planning
- Department of Water & Energy
- Department of Premier and Cabinet
- Housing NSW
- Department of Environment and Climate Change

Level 2

- Department of Community Services

Level 3

- Department of Environment and Climate Change





QUEANBEYAN

CITY COUNCIL

257 CRAWFORD STREET
QUEANBEYAN
NSW 2620

PO BOX 90
QUEANBEYAN
NSW 2620

PHONE
(02) 6298 0223
FAX
(02) 6298 0293

A COUNCIL OF
QUALITY
CUSTOMER
SERVICE

GENERAL MANAGER
COUNCIL CHAMBERS

REFERENCE NUMBER:..... **EVS MJT:jo**

WHEN REPLYING PLEASE QUOTE NUMBER
DAF080458

9 July 2009

State Property Authority
GPO Box 5341
SYDNEY NSW 2001

Attention: Yasemin Akca

Dear Madam

RE: QUEANBEYAN GOVERNMENT SERVICES CENTRE
11 FARRER PLACE QUEANBEYAN

Council would like to take this opportunity to congratulate the Department of Commerce and State Property Authority on the completion of the Queanbeyan Government Services Centre at 11 Farrer Place, Queanbeyan.

The building provides a unique architectural feature on one of the main gateway entrances to our CBD. This iconic four storey building with its post modernist lines and finish provides pleasant views over the adjacent Showground.

In addition the centralising of all government services into a single accessible location has allowed clients from all over the region to be provided with a more efficient and high level of service than previously provided by the geographically disparate and sometimes difficult to locate offices in the City before the move to the new building.

Council would like to thank you for the professional manner in which the planning and construction phases took place and looks forward to working with the SPA in the future.

Yours sincerely

GARY CHAPMAN
GENERAL MANAGER

REFEREES

