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**ANZAC PARK WEST
FITOUT AND EXTERNAL WORKS
PARKES, AUSTRALIAN CAPITAL TERRITORY**

**STATEMENT OF EVIDENCE
TO THE
PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

**DEPARTMENT OF FINANCE AND DEREGULATION
PROPERTY AND CONSTRUCTION DIVISION
CANBERRA, ACT
May 2009**

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ANZAC PARK WEST DEFENCE FITOUT PROJECT

PART A – JUSTIFICATION

INTRODUCTION

1. This evidence to the Parliamentary Standing Committee on Public Works (PWC) presents a proposal to undertake works to enable the Department of Defence (Defence) to take up the tenancy of the Anzac Park West (APW) facility. The Commonwealth through the Department of Finance and Deregulation (Finance) will continue to own the building.

PROJECT OBJECTIVES

2. The objectives of this project are to provide flexible, modern office facilities for Defence in a location that complements the internal management and co-ordination of the Department.

BACKGROUND

3. APW is one of the two “portal” buildings (along with Anzac Park East) framing the Parliamentary Vista, within the Parliamentary Triangle.

4. The buildings were constructed in the mid 1960s and were occupied by a number of Commonwealth Departments and Agencies, until 1999 when both buildings (APW and Anzac Park East) were mothballed.

5. In June 2004, a proposal was referred to the PWC to refurbish both APW and Anzac Park East; and, to undertake fitout works to APW for tenancy by the Australian Federal Police (AFP). This proposal was rescinded prior to the PWC hearing. An expediency motion on the proposal was then passed on 24 June 2004.

6. Finance undertook the refurbishment and extension of the APW base building under an agreement with the AFP. The work involved the base building refurbishment and extension works to an ‘A grade’ standard in accordance with the guidelines published by the Property Council of Australia (PCA). The cost of this work was \$48.3 million.

7. The base building refurbishment and extension works for APW were carried out in accordance with the PWC proposal and completed within budget in December 2006. As a result of the base building refurbishment and extension, APW now consists of:

- a. Approximately 15,000m² of A-grade commercial office accommodation;
- b. An environmentally sustainable base building designed with a 4.5 star ABGR (now known as National Australian Built Environmental Rating System (NABERS))

Energy) rating;

- c. 150 secure car parks; and
- d. 150 tenant car parks.

8. As a result of unforeseen growth the AFP became aware that APW was not large enough to meet its requirements and entered into discussions with Finance about also leasing the nearby Anzac Park East building. Negotiations ended when the AFP advised Finance, in July 2007, that the APW building no longer met their requirements and that a two-building solution such as APW and Anzac Park East would not meet their operational needs.

9. The AFP commenced paying rent on the APW property from July 2007 in accordance with the lease.

10. Following extensive negotiations between the AFP and Finance over the terms of breaking the lease, agreement was reached in December 2008 when the AFP paid Finance the costs of replacing the AFP as tenant for APW once Defence had agreed to lease the building.

11. The AFP had undertaken procurement for a managing contractor for the fitout and external works and awarded Bovis Lend Lease Pty Ltd (BLL) preferred contractor status. As a result of the AFP decision to break the lease procurement negotiations were placed in hiatus. Finance reactivated the project and appointed BLL as managing contractor for the planning phase services when Defence agreed to lease the building.

12. Finance and Defence have formed a project cooperative; it is intended that Finance, as the principal, will manage the fitout and external works project. The project will comply with legislation and Government policy for procurement, including the promotion of Government environmental sustainability initiatives.

NEED FOR THE WORKS

13. Defence currently has an office accommodation shortfall in the ACT. APW represents an opportunity to address this shortfall and increase accommodation efficiency by relocating staff from smaller, separately leased premises, into APW. Currently, Defence operations are adversely impacted by the large number of physically separate, small leases, being used to accommodate Departmental staff.

14. Defence had approximately 12,783 staff based in the ACT at the end of 2008. The average accommodation density across all the Defence accommodation in the ACT is 14.5 m² per person. Defence personnel are accommodated in the following major facilities together with a number of smaller facilities:

- a. The Russell Office complex – 6,400 staff – average density of 13.5 m² per person;
- b. Campbell Park offices – 2,340 staff – average density of 15.6 m² per person; and
- c. Canberra Airport (Brindabella Park and Fairbairn) – 2,773 staff - average density of 16m² per person.

15. The work which is the subject of this proposal will provide accommodation for approximately 900 Defence staff at a density of 16m² per person. The higher densities across the Defence portfolio are achieved in modern contemporary office buildings. APW has inherent building factors such as inefficient column spacing and relatively narrow floor plates which impede the achievement of higher densities.

16. The fitout work will be funded by Defence in accordance with the executed agreements between Defence and Finance. The external works will be funded by Finance from the payment received from the AFP.

PROPOSAL DESCRIPTION

17. The APW Fitout project consists of:

- a. Fitout Works; and
- b. External Works, consisting of:
 - (1) Carpark works;
 - (2) Landscaping; and
 - (3) Pavilion Works.

18. There are some components of the previous proposal that remain to be completed, including: elements of the site works (landscaping, car parks etc), elements of the building that were to be finalised during the base building refurbishment (tiling in the foyer, lift lobbies, ablutions in the basement), and the refurbishment of the Pavilion building.

19. It has yet to be finalised which Defence Business Units will be located in the APW facility. In order to provide for changes that may occur in the lead up to the decision, the fitout will be designed to provide a flexible layout suitable for Defence requirements and capable of being adapted to meet the needs of most groups within the Department. This has been identified as a project risk with an appropriate contingency provision.

OPTIONS CONSIDERED

20. The existing building configuration constrains the workable internal layout options available for consideration for the Project.
21. The options considered included fitout configurations that provided the following workpoints and average densities:
 - a. Option 1. 476 workpoints at 31 m² per person;
 - b. Option 2. 759 workpoints at 19 m² per person; and
 - c. Option 3. 900 workpoints at 16 m² per person.
22. Option 1. Defence have developed an Accommodation Design Brief which when applied to a modern office building is intended to achieve a density of 19 m² per person. Option 1 responded to this Design Brief. However, due to restrictions inherent in the existing building, the achievable density (responding directly to the Design Brief) was 31 m² per person.
23. Option 2. In order to approach the target density, a fitout configuration was developed using the minimum space allocations allowed by the Defence Brief. However, while achieving close to the target density, this layout produced an unworkable and unacceptable configuration for Defence.
24. Option 3. This option optimized the requirements of the Design Brief given the constraints of the building.

ECONOMIC IMPACTS

25. Finance and Defence entered into a Heads of Agreement (HoA) for APW in October 2008, the HoA has formed the basis of a Memorandum of Understanding for the delivery of the proposed project.
26. Lease negotiations are almost complete and construction will not commence unless the lease is formally executed.
27. The rationalisation of space by Defence, following the building fitout, will optimise space and use of the Government's building stock and maximise the return on investment to Government.
28. Market rental is estimated at \$5.6 million per annum under a 15-year lease term from occupation which, subject to PWC endorsement and parliament's agreement to this proposal, could be completed by December 2010.
29. The proposed refurbishment of the Pavilion building will also maximise the return on investment to Government in what is presently an unused asset.

ENVIRONMENTAL CONSIDERATIONS

EPBC

30. A Referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was submitted in April 2004. The Department of Environment, Water, Heritage and the Arts reviewed the Referral and determined the Project to be a non-controlled action in May 2004.

Environmentally Sustainable Development (ESD)

31. The adaptive reuse of the existing building recognises the environmental benefits of the original buildings embodied energy. By reusing the existing building its embodied energy is retained, providing a more environmentally sustainable outcome than entirely new construction.

32. The environmental benefits, combined with potential energy savings and the social advantage of recycling the APW building make the adaptive reuse of the building an attractive component of sustainable development.

33. The base building refurbishment works completed in 2006 also incorporated the following ESD measures that positively contribute towards the base building NABERS Energy rating potential:

a. Energy Conservation Measures

- (1) High performance lowE double glazing to typical office areas;
- (2) Insulated spandrel area to minimise summer heat gains and winter heat loss;
- (3) Variable Air Volume (VAV) air handling with a face zoned arrangement to minimise overcooling and reheat. These systems are equipped with outdoor air economy cycle cooling and chilled water and heating hot water coils;
- (4) The heating hot water plant uses two existing forced draft heating hot water units which provide efficient part load operation;
- (5) While the chillers provided are air-cooled and thus less efficient than water-cooled, the outdoor air economy cycle cooling, low internal loads and high performance glazing will minimise the cooling energy use. The chilled water pumping is a primary / secondary system that minimises pumping energy use compared to most modern buildings;
- (6) Premium efficiency motors have been provided for all major pumps and fans;
- (7) Most base building lighting uses efficient fluorescent and metal halide lighting sources and is controlled consistent with best practice;
- (8) The secure carpark is partially illuminated by daylight to reduce lighting energy use; and

- (9) The open office plan lighting provided to the tenant is of an efficient standard using T5 lights which, combined with the addressable lighting control system, will allow the tenant to minimise their lighting energy use. Daylight dimming controls have also been provided on the perimeter.
- b. Water Conservations Measures
- (1) The air-cooled chillers have the advantage of significantly reducing the water use for the building; and
- (2) Typical floor amenities blocks were refurbished and utilised efficient tapware, and dual flush toilets.
34. The fit out works is targeting a level of energy efficiency to provide the tenant with the potential to achieve 4.5 Star NABERS Energy (tenancy). The following initiatives will enable Defence to achieve this rating.
- a. T5 lighting with an open plan office lighting power density of 7 W/m²;
 - b. Addressable lighting control including daylight dimming;
 - c. Minimising use of additional fitout lighting and where possible use metal halide and fluorescent light sources;
 - d. Use of flat screen monitors throughout;
 - e. A commitment to enabling low power standby states on all office equipment;
 - f. Selection of energy efficient appliances and kitchen equipment; and
 - g. Minimising use of supplementary cooling packaged units.

HERITAGE IMPACTS

35. There are no heritage impacts involved in this Project. All relevant heritage issues were dealt with in the EPBC Referral undertaken in 2004.

SOCIAL AND COMMUNITY IMPACTS

Through Life

36. Other than the previous construction work, there has been no significant activity around APW since 1999. The Project will re-activate this area of Parkes/Reid with the introduction of approximately 900 Defence staff and will have the effect of improving the ambience and security of the precinct.

Construction

37. This project will employ skilled construction workers from the local region and is likely to provide a positive economic impact to businesses in the region.

38. Where required the Project will provide traffic, environmental and site management plans to the approval of the appropriate authorities to minimise disruption to the local and regional communities during the construction period.

CHILDCARE PROVISION

39. Defence provides childcare facilities in the Russell Complex. There is no intention to provide childcare facilities at APW at this point. Some interest has been expressed in the Pavilion Building as a Childcare Centre and Finance is examining several options.

LONGER TERM PLANNING / RELATED PROJECTS

40. The APW Fitout and External Works is the first step in re-energising the Anzac Park precinct and is planned to be followed in due course by the refurbishment and fitout of Anzac Park East.

41. This project furthers Defence's long term accommodation strategy to consolidate smaller leases.

CONSULTATION

42. During the development of the Project, consultation has occurred with Defence stakeholders, the National Capital Authority and with the relevant statutory authorities.

RISK ASSESSMENT

43. A project risk assessment has been undertaken and mitigation strategies have been put in place for all identified risks. Some of the risks pre mitigation are identified below:

- a. The final selection of the Defence Business Units to occupy APW may generate a requirement for changes to the generic fitout in excess of the financial allowances included in the project cost;
- b. Delays in the finalisation and delivery of the works will create consequential delays and costs associated with the termination of current Defence leases;

- c. The APW base building works do not achieve the target 4.5 star NABERS Energy rating;
- d. Allowances for the works to the Pavilion are in excess of the cost plan;
- e. Allowances made for the provision of IT services is inadequate;
- f. Allowances for the completion of the base building works not yet completed are insufficient;
- g. Existing Building constraints may affect occupancy density; and
- h. The price and availability of labour and/or materials is in excess of the cost plan allowances.

44. All of the risks including those listed above have been identified separately and have specific mitigation strategies. The risk mitigation strategies collectively form the basis for the risk register and risk management plan.

PART B – TECHNICAL INFORMATION

PROJECT LOCATION

45. Refer to Attachment 1 for photos of the existing building. Refer to Drawings 1 and 2 in Attachment 2 for the building location.

PROJECT SCOPE

46. The project comprises the following elements:

- a. **Fitout Works.** Refer to drawings 3 to 11 at Attachment 2. This element will include:
- (1) Office accommodation for approximately 900 persons in accordance with the Defence Accommodation Generic Brief. This accommodation consists of offices for SES and EL2 level staff and open plan workstations for APS staff. Typical floor levels 1-4 achieve average densities of 14 m² per person and per person.
 - (2) Meeting Spaces:
 - 4 Person;
 - 6 Person;
 - 12 Person; and
 - Informal Meeting Spaces.
 - (3) Conference Rooms:
 - 18 Person; and
 - 24 Person.
 - (4) Training Rooms:
 - 40 Person; and
 - Syndicate Rooms.
 - (5) Ancillary Spaces:
 - Reception/Guard desk;
 - Customer Service Centre;
 - Mail Distribution area;
 - Computer Server Room and associated spaces;
 - Prayer Room;

- Carer's Room;
- Parents Room;
- Male and Female Change Rooms and Showers;
- Utility/Print Rooms;
- Brew Points;
- Breakout Areas;
- Store Rooms plus compactus areas and secure storage spaces;
- First-aid room;
- Gym/ Wellness centre;
- Bike Store; and
- Provision for approximately 1500 lineal metres of on-floor storage.

b. **External Works.** Refer to drawing 12 in Attachment 2. This element will include:

- (1) Civil Works:
 - Pavement restoration and resealing of the existing carpark (approx 220 spaces for Defence & visitors);
 - New Islands (x3) and placement of concrete infill between two existing medians;
 - New turning area and small carpark (7 spaces) outside main entrance-asphalt pavement;
 - Line marking of carparks (approx 227 spaces);
 - Regrading of driveway into undercover parking areas;
 - Industrial bin pad and service vehicle turning area in the laneway adjacent to the Pavilion;
 - New kerb and gutter adjacent to new work;
 - Installation of boom gate entry treatment to staff carpark; and
 - Active bollards.
- (2) Landscaping:
 - Low speed vehicle impact barriers to support security requirements;
 - Paths and ramps for personnel and bicycle access;
 - Outdoor breakout/social area with seating and planting;
 - Replacement of carpark trees, and improvement of their environment;
 - Mix of irrigated garden beds and dry land grassing; and
 - Handrails to top of carpark rock walls.

- (3) Pavilion Works:
- Limited base building refurbishment works are proposed to be undertaken on the existing pavilion building;
 - Finance has not made any decisions as to who the tenants of the Pavilion building are or its use. Finance has been approached from prospective cafe/restaurant operators expressing interest in the building and providers of Child care; and
 - The internal fit out of the pavilion building would be undertaken by a future tenant. This approach provides flexibility for the tenants to fit out the building to best meet their needs.

SITE SELECTION AND DESCRIPTION

47. The site is Block 7 Section 3 Parkes. The APW building and the Pavilion building are on the site.

ZONING, APPROVALS AND LAND ACQUISITION

48. The site and existing buildings are Commonwealth owned. The site is zoned as National Land and is under the planning control of the NCA.

49. The NCA has previously provided works approval in 2005 for the Refurbishment and Extension of APW and have been consulted recently with respect to the provision of works for the project.

50. A qualified and practicing building certifier would certify that the design and the finished construction of the facilities meet all relevant requirements.

APPLICABLE CODES AND STANDARDS

51. Where appropriate, the design and construction of the proposed works and services would comply with the relevant sections of the following Standards and Regulations:

- a. Building Code of Australia (BCA 08);
- b. Australian Standards;
- c. Commonwealth and State legislation;
- d. Defence Manual and Fire Protection Engineering;
- e. Defence communications publications; and
- f. Defence security publications.

PLANNING AND DESIGN CONCEPTS

52. The Project would provide safe, secure, efficient work and training facilities specifically designed for the required function. Consideration has been given to the selection of materials, equipment, finishes, construction techniques and buildability in relation to their ability to deliver economies and environmentally sustainable efficiencies on a whole-of-life basis. A detailed organisational allocation of space has not been undertaken, as this is pending Defence finalization of these requirements. When this is available, it will be factored into specific functional requirements of the Defence organisation to be accommodated in APW.

ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT, WATER AND ENERGY CONSERVATION

53. The Commonwealth is committed to Environmentally Sustainable Development (ESD) and the reduction of greenhouse gas emissions. The adoption of cost effective ESD measures has been a key objective in the development of these new facilities. The base building ESD initiatives will be supported by Departmental ESD initiatives for the fitout and operation of the building.

54. The selection of materials, finishes and fitout engineering services will be considered against ESD performance targets as specified in the Defence Green Building Requirements (DGBR) – Part 1 version 2.

55. APW will be managed and operated in accordance with the existing Defence Property Management Framework and will be subject to a Green Lease between Defence and Finance.

PROVISION FOR DISABLED ACCESS

56. Access and facilities will be provided in accordance with the Building Code of Australia (BCA), Australian Standards and Defence's policy – 'Requirement for the Provision of Disabled Access and other Facilities for Disabled Persons in Defence Facilities'.

OCCUPATIONAL HEALTH AND SAFETY

57. The proposed facilities will comply with the requirements of the Office of the Federal Safety Commissioner, the Occupational Health and Safety Act, the Department of Defence

Health and Safety Manual and relevant ACT Health and Safety legislation. The Project will develop and implement an approved Health and Safety Plan incorporating compliance with Commonwealth Health and Safety policies.

58. The site will be secured to prevent unauthorised public access during the construction period. No special or unusual public safety risks have been identified.

STRUCTURAL DESIGN

59. There is no requirement to modify the existing base building structure.

MATERIALS AND FINISHES

60. Materials and finishes will be selected for their functionality, durability, low maintenance and Environmentally Sustainable Development properties.

61. As required by Commonwealth Government policy, materials and associated services will be considered on the basis of their suitability for their intend purpose and not on the basis of their origin.

MECHANICAL SERVICES

62. The fitout mechanical services will modify the base building mechanical services and provide supplementary mechanical services to the tenancy areas as follows:

- a. Some supply air diffusers will be relocated to suit the office partitions. For smaller meeting rooms, the design volumes of supply air will be increased;
- b. For larger meeting rooms, new air conditioning units will be installed within the ceiling spaces. These units will be electrically powered by the tenant's electricity distribution boards and they will be connected to the tenants condenser water loop for heat rejection. These supplementary AC units will be activated via local self-timer type controls, to minimize operating hours;
- c. To provide outside air to the larger meeting rooms, a dedicated outside air supply will be installed. This unit will be connected to the tenant's electricity distribution board;
- d. Computer room air conditioning will be provided to the server room. This unit will be electrically powered via the tenant's distribution board, and will reject heat via the base building tenants condenser water loop; and

- e. The base building mechanical services will be serviced and commissioned to ensure that they are fully operational and perform efficiently, in line with the design NABERS Energy requirements.

HYDRAULIC SERVICES

63. The fitout hydraulic services will modify the base building mechanical services in the following areas:

- a. Shower and change rooms will be provided on the lower ground floor, with new hot and cold water supplies and sanitary drainage;
- b. Hot and cold water supplies and sanitary drainage will be provided where required; and
- c. The base building hydraulic services will be serviced and commissioned to ensure that they are fully operational and perform efficiently.

ELECTRICAL SERVICES

64. The fitout electrical services will modify the base electrical services and provide additional electrical services to the tenancy areas as follows:

- a. The lighting and other electrical services installation to the lift lobby areas will be completed;
- b. The lighting systems to the cellular offices will be altered in line with the new partitions, with new switched circuits installed. For the larger meeting room, lighting control systems will be installed;
- c. New external security and car park lighting will be installed;
- d. New power distribution systems will be installed in line with the proposed fit out;
- e. New cabling will be installed for data and voice systems, in line with the DSN and DRN requirements;
- f. Electrical systems will be inspected and tested in line with safety requirements; and
- g. New electrical sub metering will be installed to the computer room equipment.

FIRE PROTECTION

65. The following work will be carried out to the Fire Protection Services:
- a. Fire sprinkler heads will be re-located to suit the partitions; and
 - b. Fire alarm call points and warden intercommunication phones will be re-located in line with DDA requirements.

CIVIL WORKS

66. The site external civil works include the provision of access and car parking, landscaping, linemarking, site signage and minor modifications to two existing stormwater pits. The existing carpark will be rehabilitated and segregated into staff and time restricted public parking. A service vehicle turning area and waste area is to be provided at the Pavilion.

LANDSCAPING

67. Landscape works will focus on integrating the site with the landscape features of Anzac Parade, Parkes Way and Constitution Avenue while providing appropriate crime prevention through environmental design features to the approaches to the building. The design approach includes minimising the use of artificial irrigation and improving accessibility in the refurbished landscape.

SECURITY

68. The security fitout proposed will enhance the physical security of the building based on the 'Security in Depth' principle. It will include the following features:
- a. External Perimeter - vehicle and pedestrian barriers provided to achieve a defined standoff and limit site access to defined points of entry;
 - b. Building Perimeter - the building is planned to achieve a secure building rating with no unsecured points of entry. Existing door hardware on the base building is all SCEC endorsed for secure area applications. The building will be fitted with a Type 1 Security Alarm system and Electronic Access Control System (EACS). CCTV coverage of the exterior of the building and all points of entry will also be provided; and

- c. Tenancy Perimeter – to be constructed to “Secure Area” standards, and including: a 24/7 Guard Post at main entry foyer, conference Room outside tenancy perimeter in the main foyer, and automatic pedestrian and disabled/trolley access barriers.

NOISE AND ACOUSTICS

- 69. The acoustic performance within the facilities will comply with all relevant requirements.

INFORMATION COMMUNICATION AND TECHNOLOGY

- 70. New cabling will be installed for data and voice systems, to meet the DSN and DRN requirements. Passive and active information communication and technology infrastructure works will be provided for this project in accordance with Defence requirements.

PROJECT COSTS

- 71. Finance and Defence are providing separate funding in respect to base building and tenant fit out works. The estimated out-turn cost of this project is approximately \$45.5 million (including GST) budgeted over two years which includes estimates for management, design fees and contingencies for inherent and contingent risk.
- 72. The cost estimate for the tenancy fit out works including furniture and fittings totalling \$38 million (including GST). Defence are funding these works from the Major Capital Facilities Program Fund.
- 73. The remaining elements of the base building, the external carpark, landscaping and the Pavilion works total \$7.5 million (including GST) would be funded from appropriation previously provided to Finance for this purpose.
- 74. The 2008-2009 Budget provided Finance with \$33.8 million for the completion of the external works and the fit out of the building. It also has unspent funds from the previous APW project and funds returned by the AFP for works that remain uncompleted with the base building, totalling \$40 million. Funding not utilised on completion of the project would be returned to Budget.

PROJECT DELIVERY SYSTEM

75. A Managing Contract delivery system is being proposed for this project. The Managing Contractor that was initially engaged to undertake the fitout for the AFP had been “held over” it is proposed that the AFP Managing Contractor be used to complete the project. This approach will save the Commonwealth and other contractors the administrative cost of re-tendering, but more importantly, takes advantage of the efficiencies and building knowledge developed in the refurbishment and planning for the AFP fitout.

76. The Project Manager and the Managing Contractor have been engaged to provide initial planning services up to the PWC hearing only. Their appointment for the second stage works is subject to Parliamentary approval of the project and will be made at the discretion of the Commonwealth.

77. The Managing Contractor for the project will undertake the design, and construction of the fitout (all through subcontractors). This final contract will make provision for incentive payments. The incentive and key performance indicators will be negotiated before commencing the stage.

PROJECT SCHEDULE

78. Subject to Parliamentary clearance of the project, detailed design for the fitout and external works is expected to commence mid 2009. Construction is expected to be completed in late 2010.

LIST OF ABBREVIATIONS AND ACRYNONMS

ABGR	Australian Building Greenhouse rating (now known as NABERS Energy)
AC	Air Conditioning
ADF	Australian Defence Forces
AFP	Australian Federal Police
APW	Anzac Park West
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
DDA	Disability Discrimination Act
Defence	Commonwealth Department of Defence
DSG	Defence Support Group
DSN	Defence Secret Network
DRN	Defence Restricted Network
ECC	Environmental Clearance Certificate
EMP	Environmental Management Plan
EMS	Environment Management System
EPBC	The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
ESD	Environmentally Sustainable Development
Finance	Commonwealth Department of Finance and Deregulation
HMP	Heritage Management Plan
ICT	Information & Communications Technology
NABERS	National Australian Built Environment Rating System
NCA	National Capital Authority
NOC	Net Operating Costs
OH&S	Occupational Health and Safety
PCA	Property Council of Australia
PWC	Parliamentary Standing Committee on Public Works
SCEC	Security Committee Equipment Catalogue
T5	Low Energy Rating for Lighting
VAV	Variable Air Volume Air Conditioning system

Anzac Park West
Fitout and External Works
Attachment 1

Anzac Park West
Photographs





Anzac Park West
Fitout and External Works
Attachment 2

Anzac Park West
Drawings



BVAArchitecture

BOVIS LEND LEASE ON BEHALF OF APP / DoD / DoFD

ANZAC PARK WEST

TEST FIT ACCOMMODATION - MAY 2009

LOCATION PLAN	01
PRECINCT PLAN	02
ACCOMMODATION KEY	03
BASEMENT FLOOR PLAN	04
LOWER GROUND FLOOR PLAN	05
GROUND FLOOR PLAN	06
LEVEL 1 FLOOR PLAN	07
LEVEL 2 FLOOR PLAN	08
LEVEL 3 FLOOR PLAN	08
LEVEL 4 FLOOR PLAN	10
LEVEL 5 FLOOR PLAN	11
EXTERNAL WORKS	12



TRUE NORTH



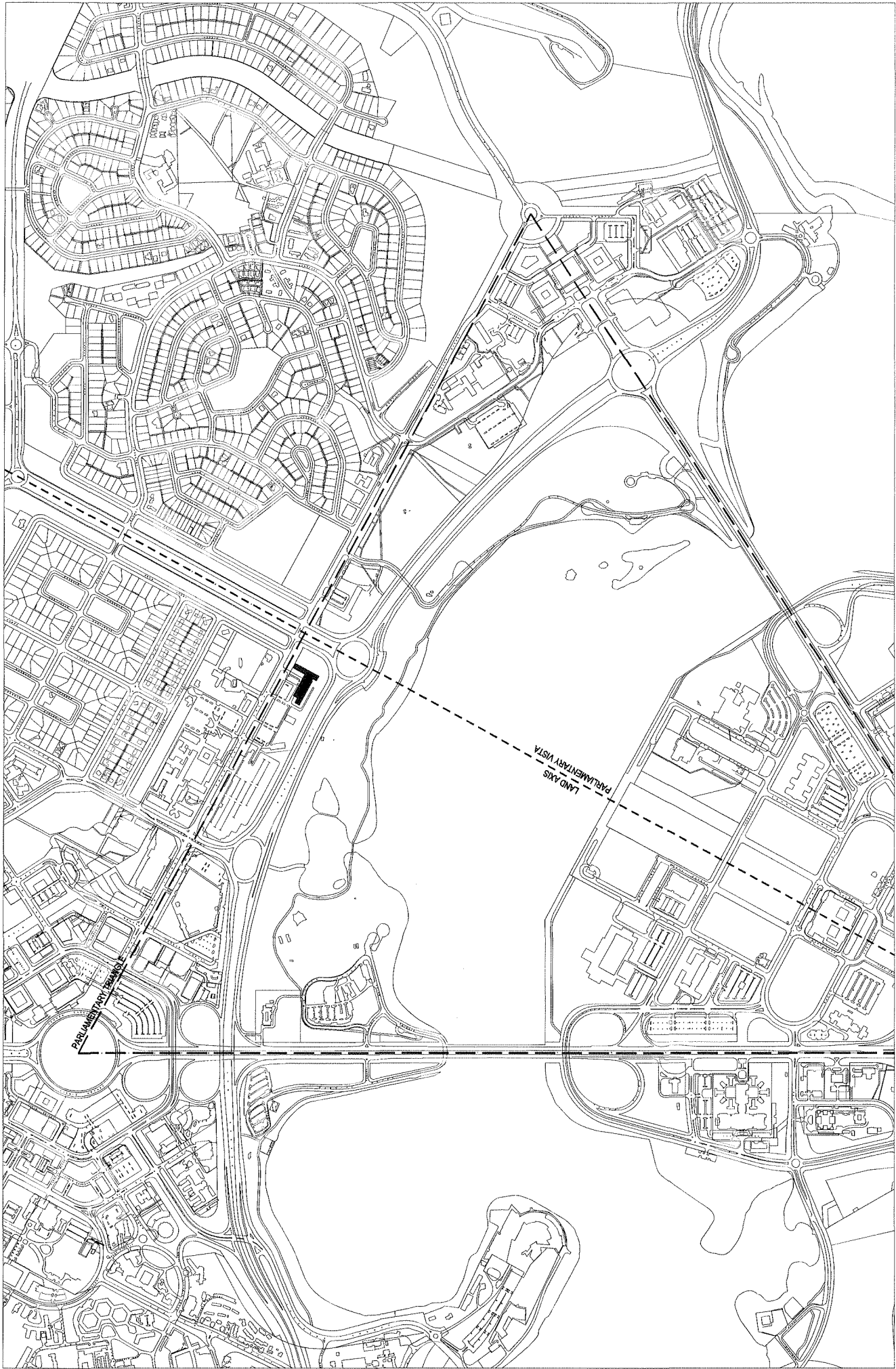
PROJECT NORTH

PROJECT
ANZAC PARK WEST

DRAWING
LOCATION PLAN

DRAWING NO
01

DATE
17.03.09



TRUE NORTH

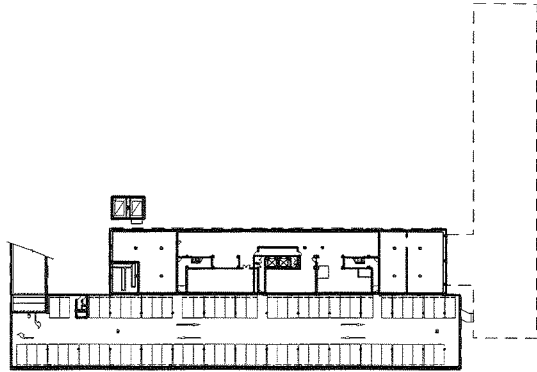


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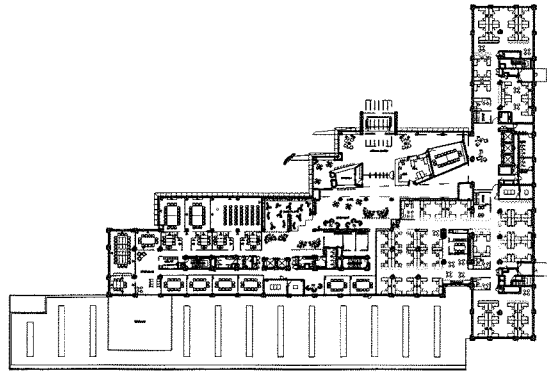
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ANZAC PARK WEST

DRAWING NO
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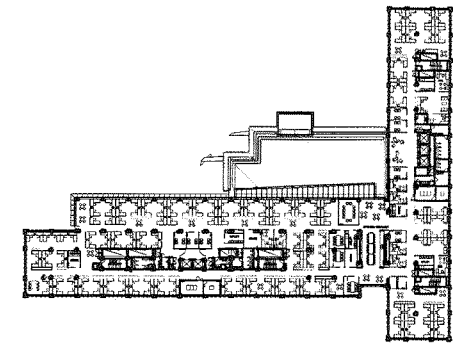
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17.03.09



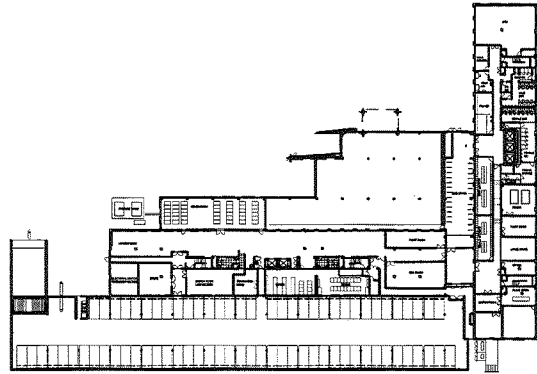
BASEMENT



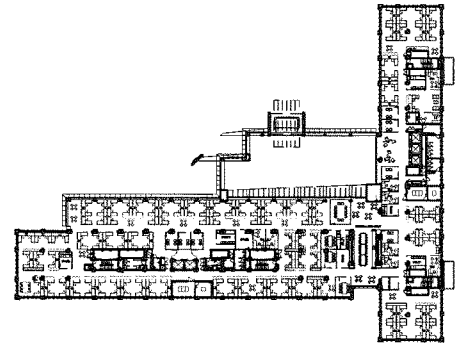
GROUND FLOOR



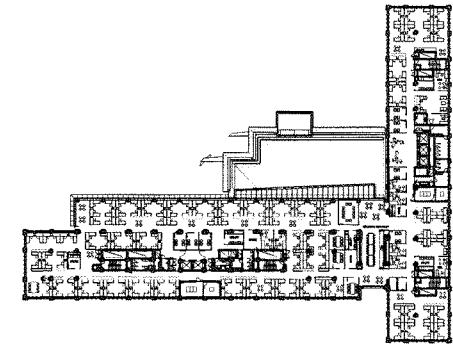
LEVEL 3



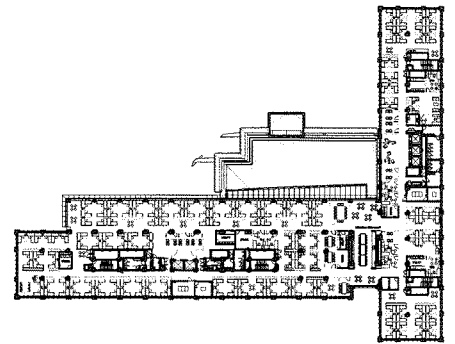
LOWER GROUND



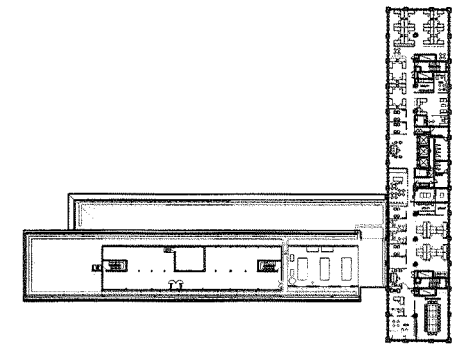
LEVEL 1



LEVEL 4



LEVEL 2



LEVEL 5



TRUE NORTH



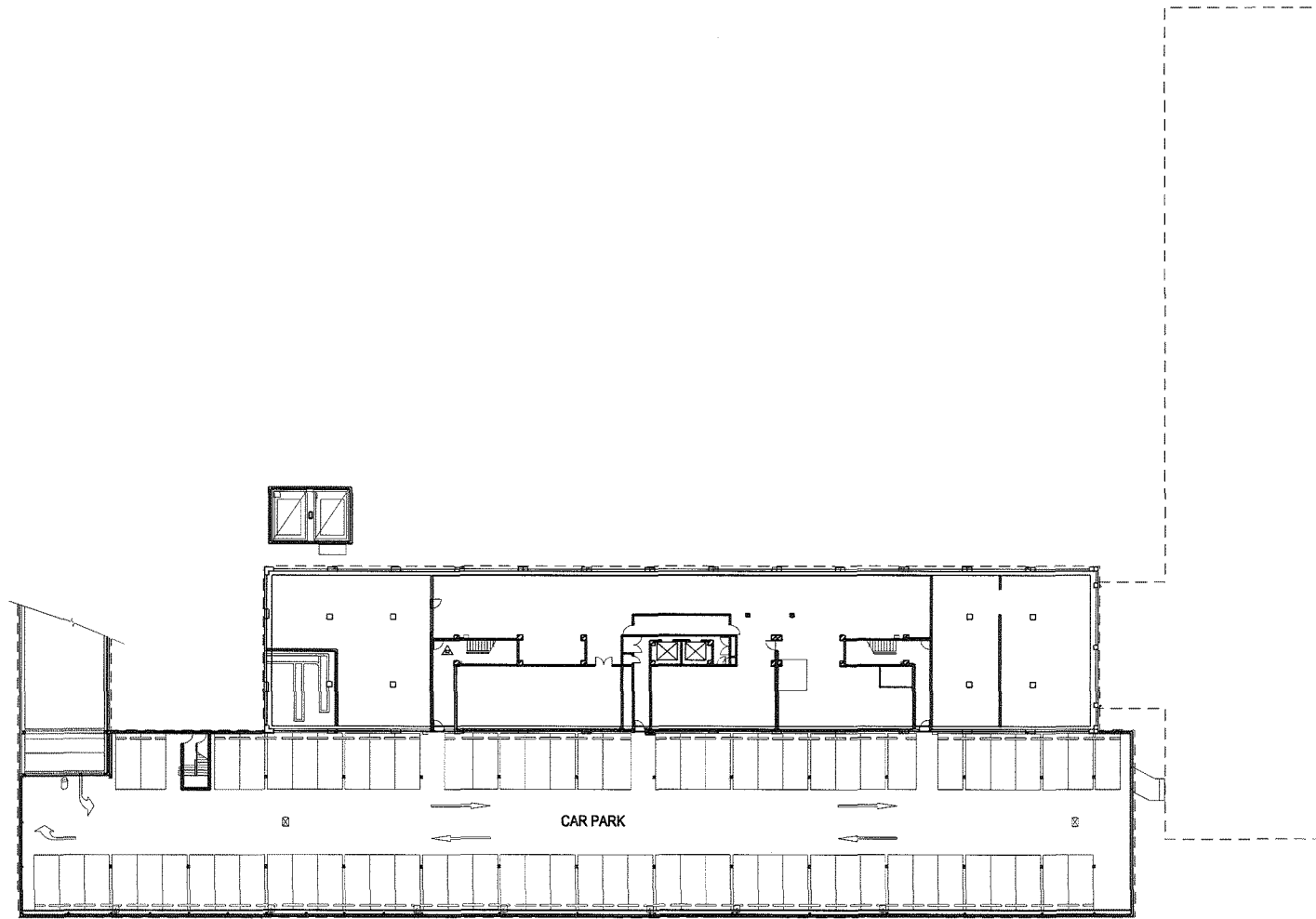
PROJECT NORTH

PROJECT
ANZAC PARK WEST

DRAWING
ACCOMMODATION KEY

DRAWING NO
03

DATE
6.05.09



TRUE NORTH
☉

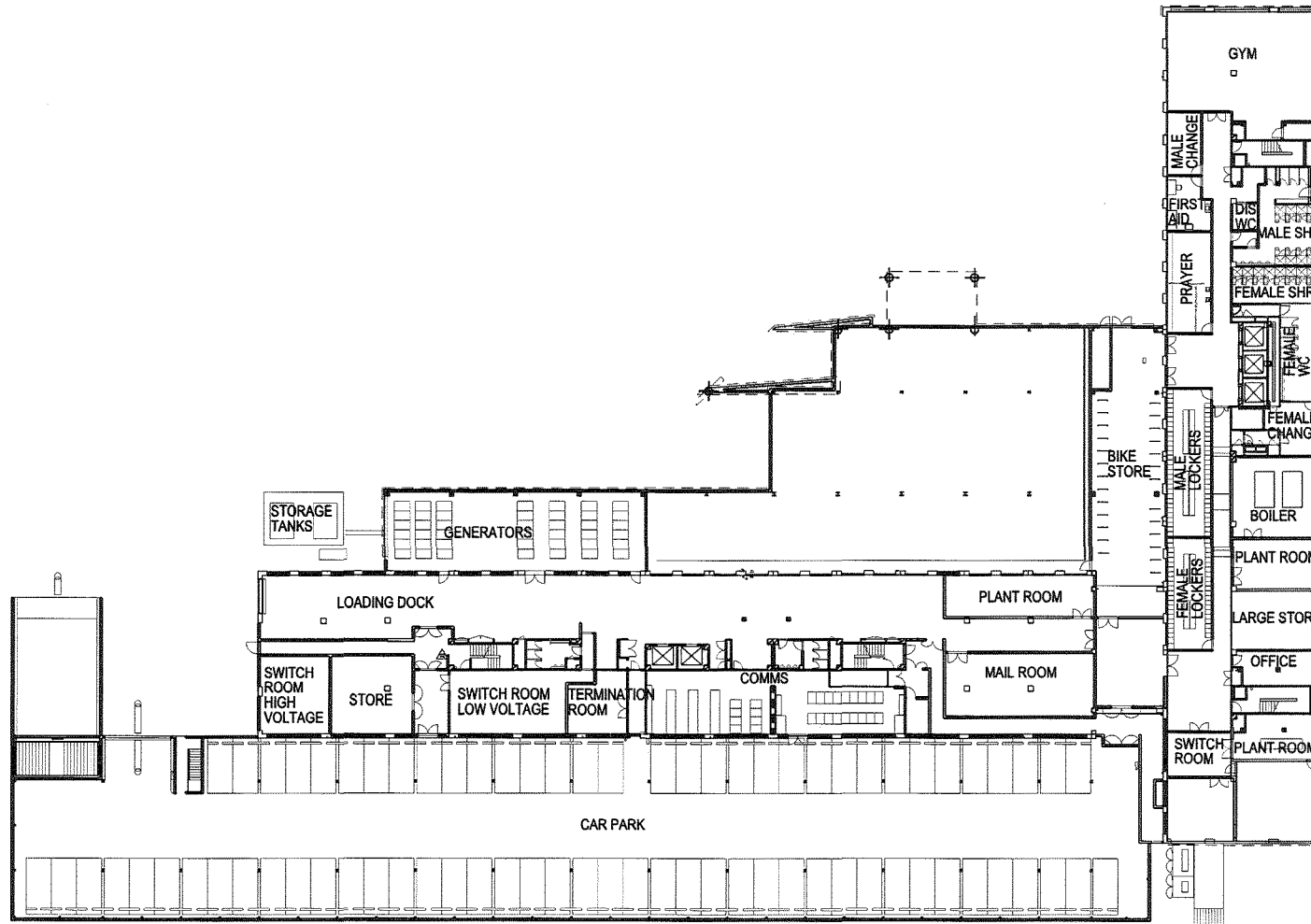
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PROJECT
ANZAC PARK WEST

DRAWING
BASEMENT FLOOR PLAN

DRAWING NO
04

DATE
17.03.09

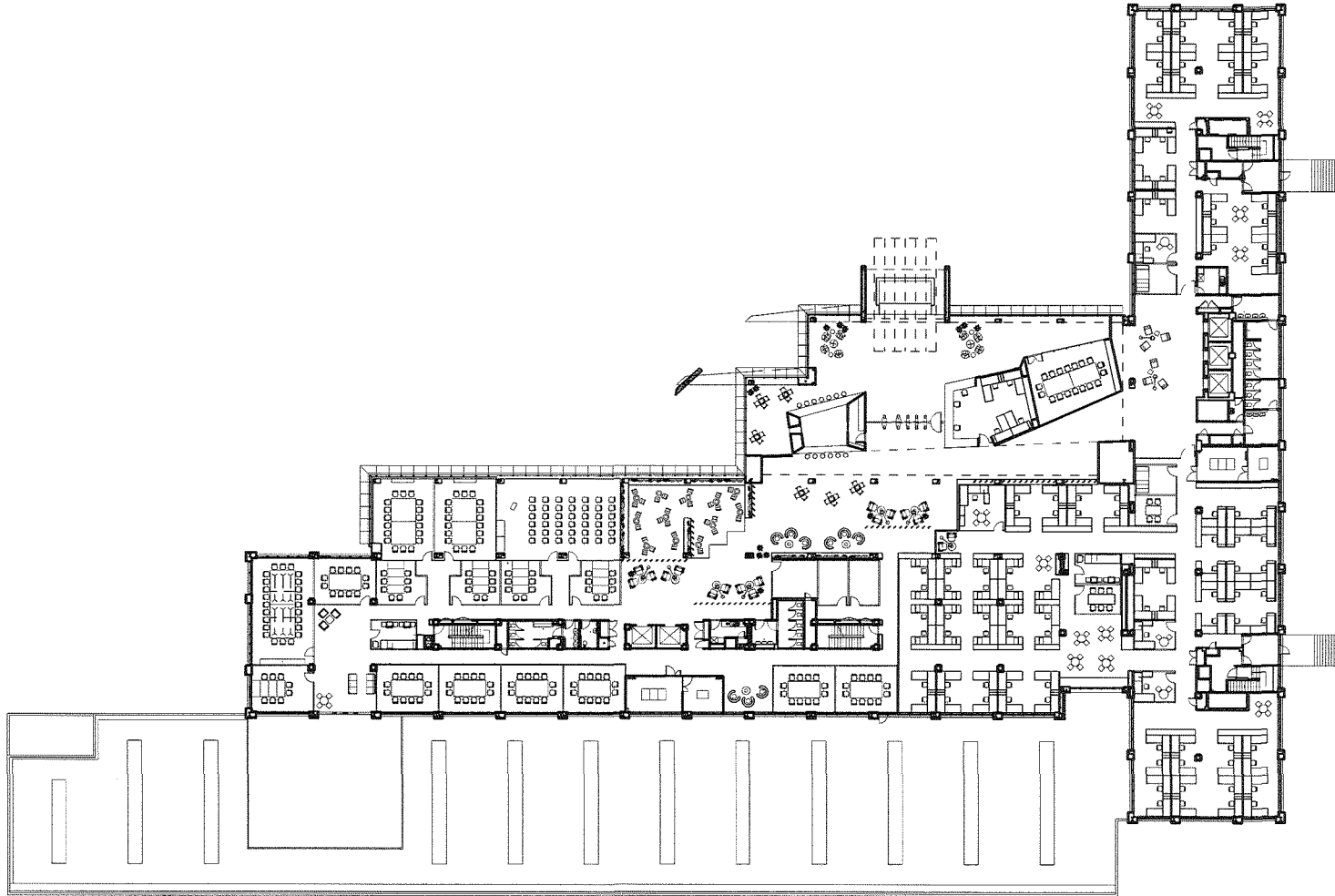


PROJECT
ANZAC PARK WEST

DRAWING
LOWER GROUND FLOOR PLAN

DRAWING NO
05

DATE
17.03.09

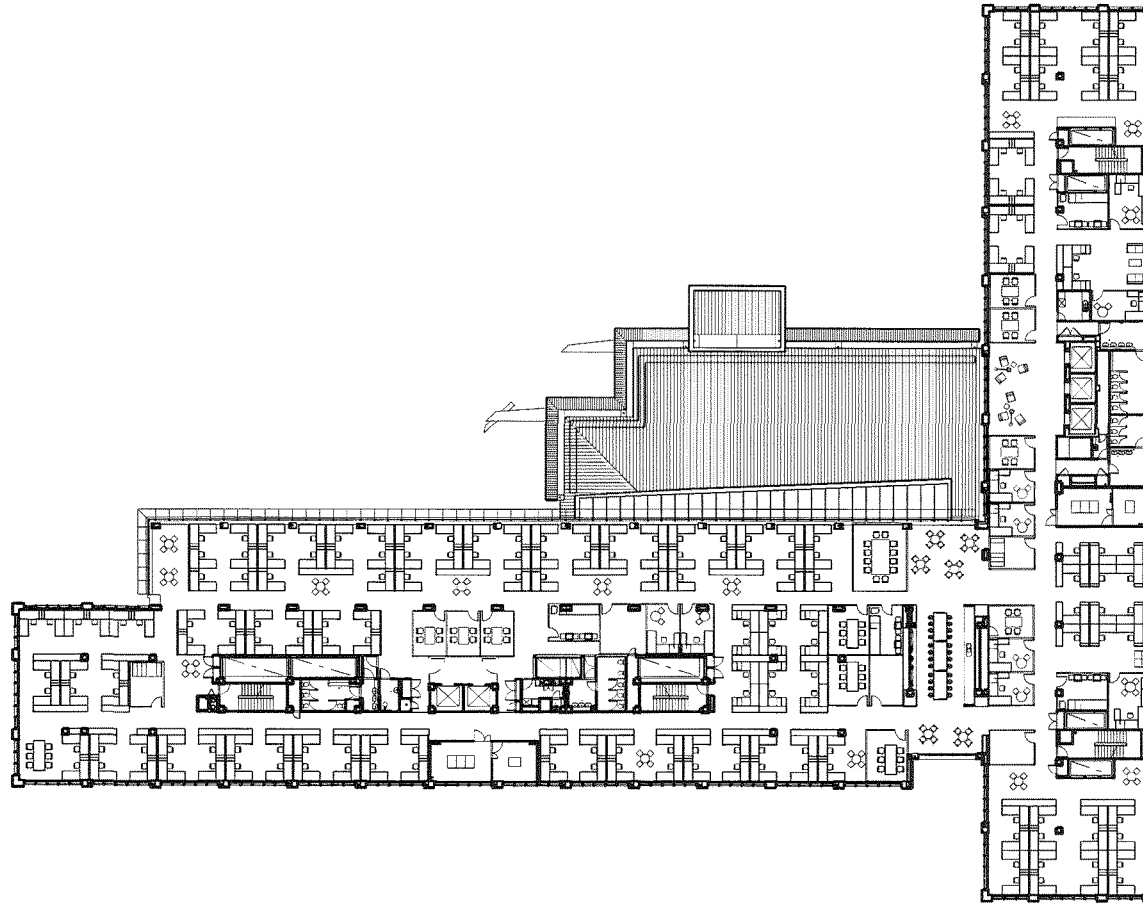


PROJECT
ANZAC PARK WEST

DRAWING
GROUND FLOOR PLAN

DRAWING NO
06

DATE
6.05.09

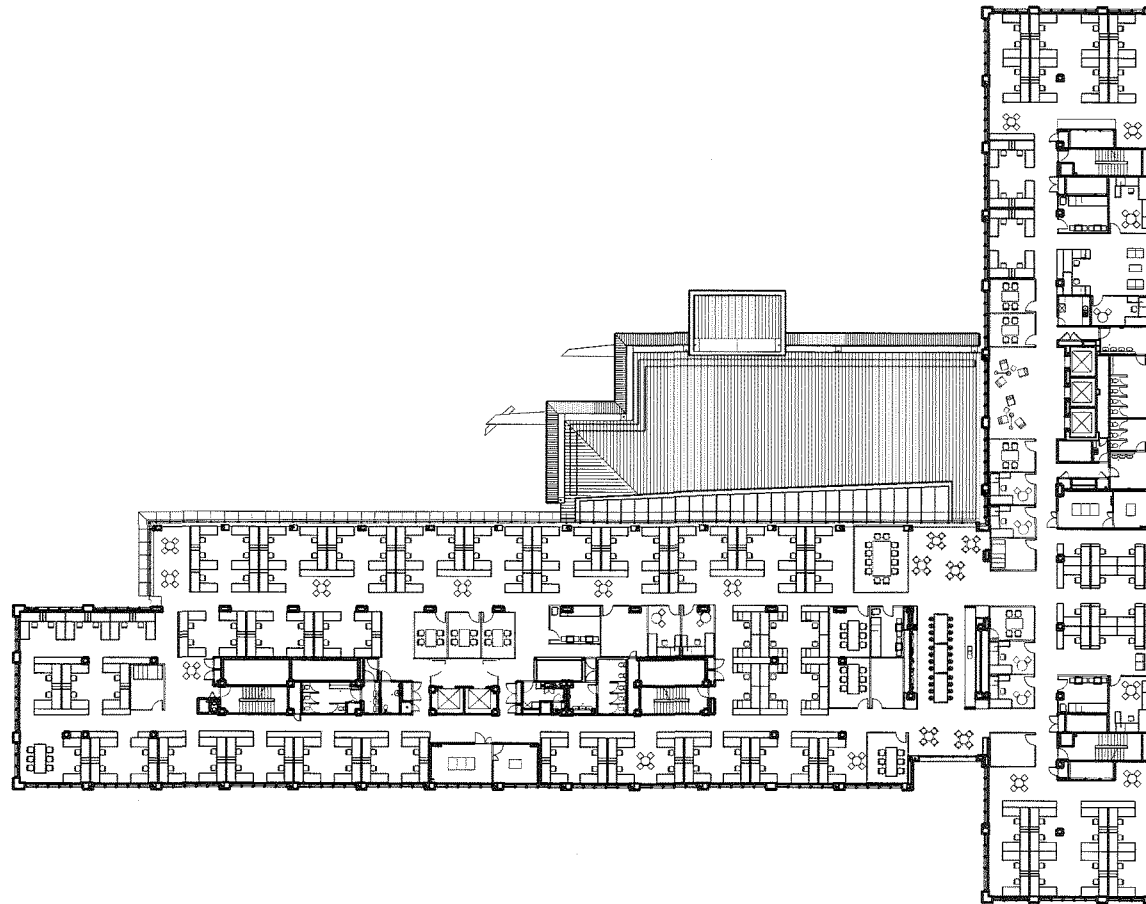


PROJECT
ANZAC PARK WEST

DRAWING
FIRST FLOOR PLAN

DRAWING NO
07

DATE
6.05.09

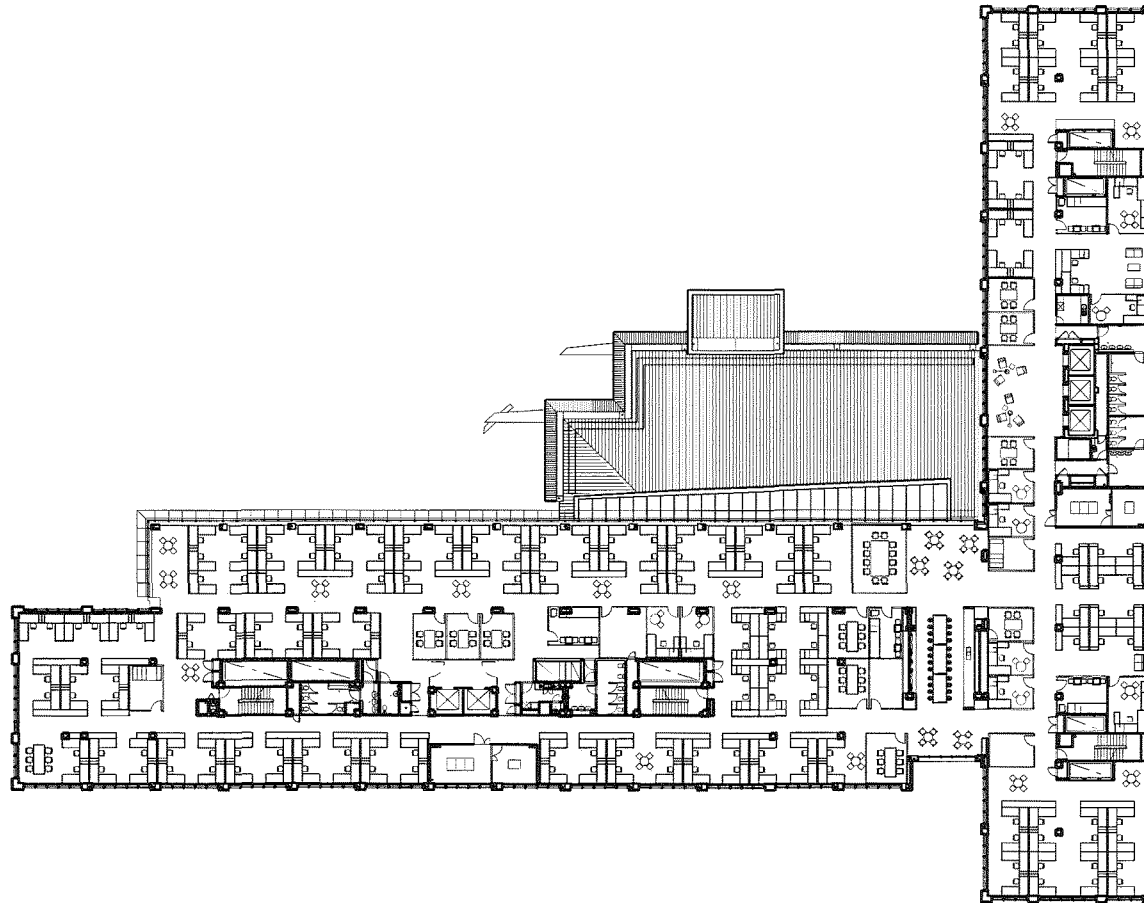


PROJECT
ANZAC PARK WEST

DRAWING
SECOND FLOOR PLAN

DRAWING NO
08

DATE
6.05.09

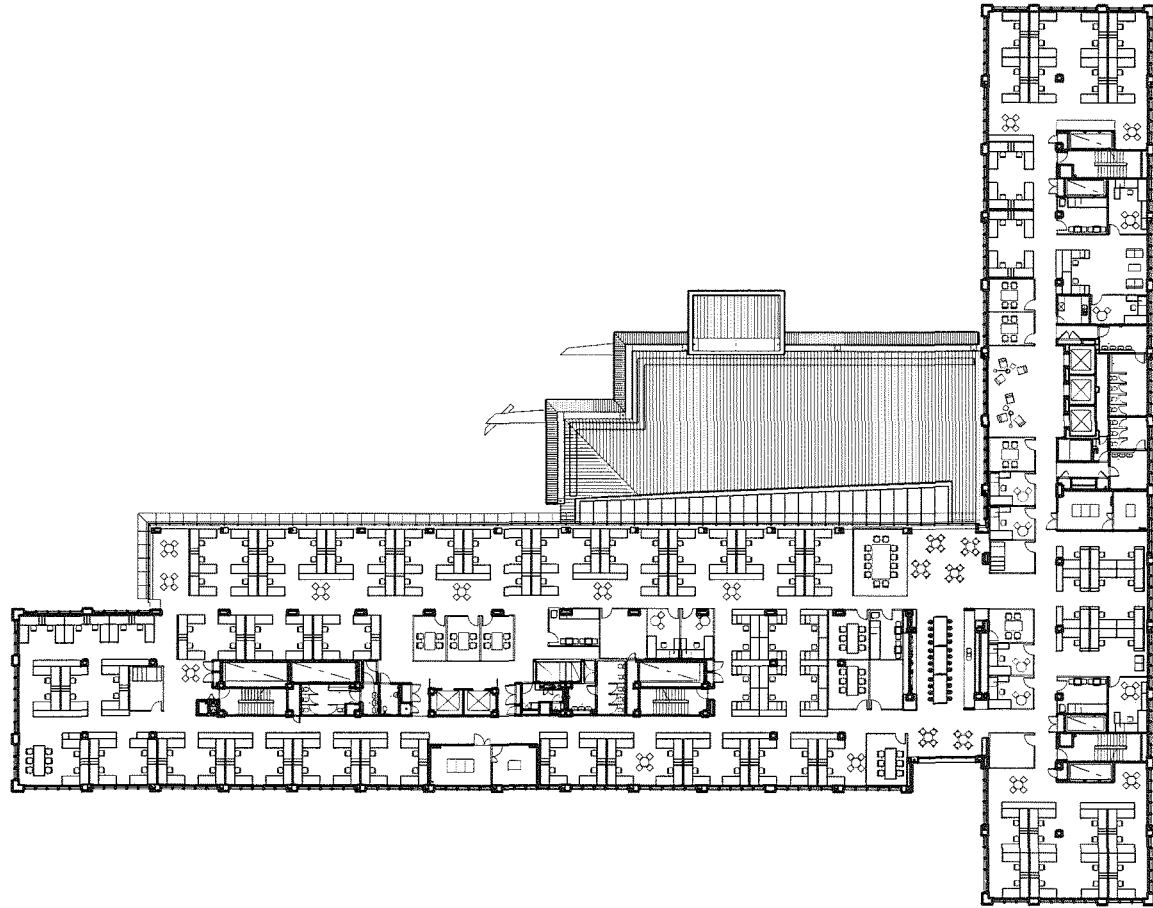


PROJECT
ANZAC PARK WEST

DRAWING
THIRD FLOOR PLAN

DRAWING NO
09

DATE
6.05.09

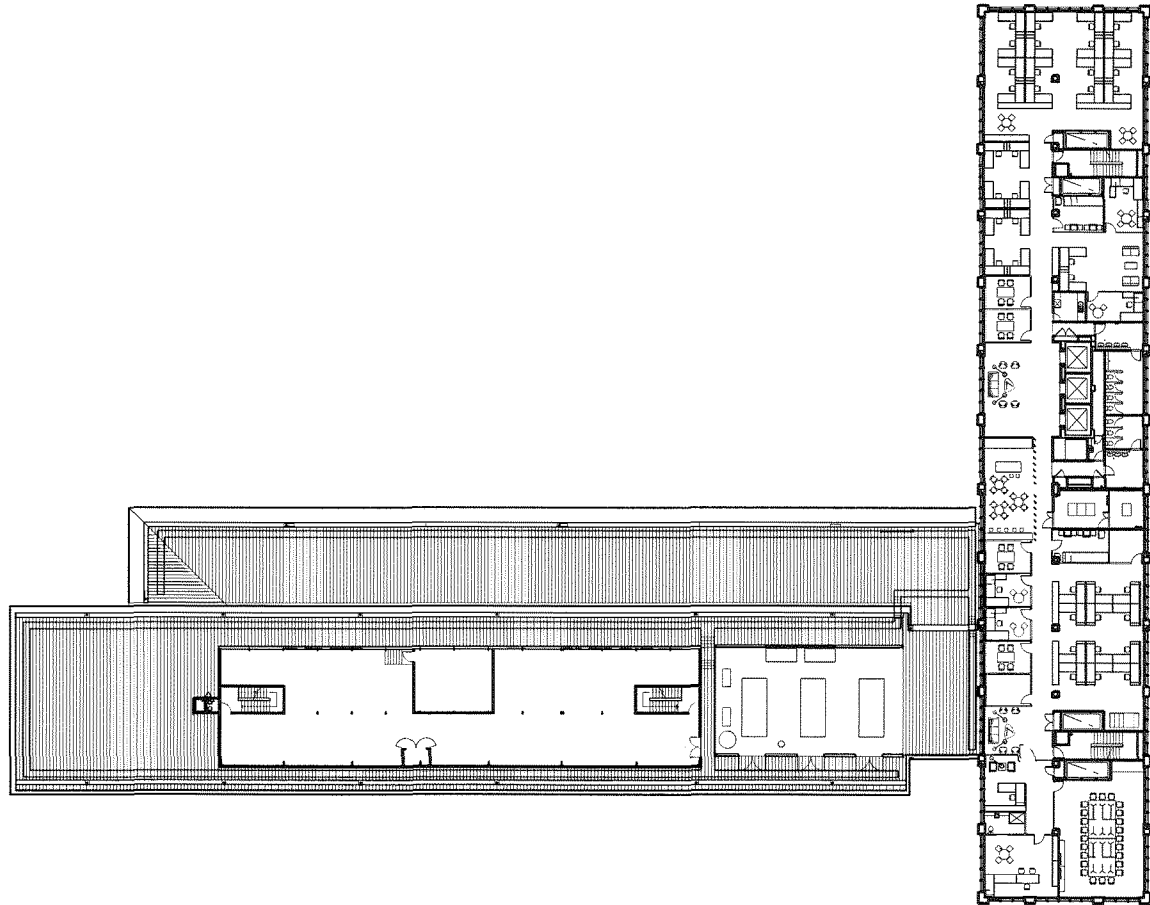


PROJECT
ANZAC PARK WEST

DRAWING
FOURTH FLOOR PLAN

DRAWING NO
10

DATE
6.05.09



PROJECT
ANZAC PARK WEST

DRAWING
FIFTH FLOOR PLAN

DRAWING NO.
11

DATE
6.05.09

