



## 231 Elizabeth Street Sydney Workplace

### Project facts



#### Project area and levels

- 21,600m<sup>2</sup> in total to accommodate about 1900 public sector workers.
- Dedicated whole-of-government touchdown space.



#### Location

Sydney CBD



#### Local government area

City of Sydney



#### Zoning

B8 - Metropolitan Centre



#### Benefits

\$58 million in cost savings over 20 years

### Housing and Property Group

The Housing & Property Group manages the State's significant property portfolio and places.

The Property & Development NSW (PDNSW) team is responsible for the management and delivery of large scale or complex real estate projects and transactions.

### What was delivered?

PDNSW sought a long-term government office accommodation lease within the Southern Sydney CBD for a number of tenant agencies, as well as a dedicated whole-of-government touchdown space.

231 Elizabeth Street has had a major base building refurbishment to deliver a modern and flexible workplace to suit the occupant agencies' operational requirements for years to come.

### Current status

The project is complete. However, given the current COVID-19 environment, staff are yet to fully occupy the building.

### Innovation

231 Elizabeth Street delivers a state-of-the-art, dynamic, technology-enabled and flexible workplace that will inspire employees to deliver high-quality service for the people of New South Wales.

Floor plates are large, with interconnecting stairs creating vertical villages.

### Project objectives

Key objectives of the project:

- delivery of a modern, efficient, flexible and sustainable A-grade office workplace
- government workplace consolidation
- ability to adapt to machinery of government changes
- contribution to the NSW Government's Decade of Decentralisation policy

# Housing and Property



## Working together

- Agencies are working together with PDNSW to deliver this project and achieve cost and ongoing operational efficiencies.

## Non-financial benefits

- Improved building quality
- Security of a long-term occupancy tenure
- Environmental performance enhanced (a minimum of 5.5 Star NABERS Energy and 4 Star NABERS Water ratings)
- Flexible touchdown space within the Sydney CBD
- Promotion of flexible work practices

## Financial benefits

Occupancy costs stabilised through securing a long-term tenure.

- Workplace churn costs reduced by providing greater flexibility that will ensure an efficient use of space over the long-term.
- More efficient office footprint (20.6 per cent reduction) by consolidating seven existing locations into one.
- Greater facility management efficiencies.
- Supports key Government objectives, including Decade of Decentralisation and Office Accommodation policies; space utilisation targets; and office fit-out design principles.

## Contact

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