Housing and Property

Coffs Harbour Workplace Hub

Project facts

Area
6,900m²

Location
CBD or fringe

Local government area
Coffs Harbour

Zoning
Commercial or mixed-use

Project budget
$55.1m

Workplace data
643 staff

Delivery timing
2021 - Planning
2022-23 - Delivery
2024 - Completion

Our role

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

What is proposed?

Delivery of a new, Government-owned Coffs Harbour office building will build on the success of the whole-of-government regional hub network already established at Gosford, Orange and Newcastle over the past four years.

This Hub will deliver a range of financial and non-financial benefits through the co-location of agencies into a quality, sustainable workplace designed to promote effective service delivery, collaboration and flexible work practices.

Construction of the new office building is expected to start in mid-2022, following the completion of the site selection, planning, design and development application processes. Completion is forecast to occur in 2024.

Project objectives

- Encourage collaboration, innovation and increase employee productivity
- Help attract and retain a greater diversity of talented people in regional NSW
- Enable and support public servants to live and work in the regions, closer to the people they serve, to build deeper connections with local communities
- Facilitate the Government's commitment to relocate 400 Department of Regional NSW roles to the regions and support the implementation of the Regional Workforce Principles policy.

NSW GOVERNMENT

Housing and Property

Working together

- Cross-agency collaboration.
- Agencies are working with PDNSW to deliver this project and to realise cost and ongoing operational efficiencies.

Non-financial benefits

The Coffs Harbour Hub will provide a quality workplace and deliver an accommodation standard for regional public servants consistent with metro locations.

Supports 481 jobs during design and construction.

Increased variety of work settings

- Delivery of fit-out with a range of work settings to suit individual, team and project work requirements.
- Supports flexible-working policy.

Improved building quality

- Moving from existing B- and C-grade buildings to a new, modern A-grade building.

Increased sustainability outcomes

- Improving environmental outcomes with a 5 Star NABERS Energy, 4 Star NABERS Water, 5 Star Green Star rated building.

Improved productivity/ collaboration

Modern, efficient and attractive fit-out design that:

- provides equity with other metro and regional Hubs
- an improved workplace experience that assists to attract and retain talent
- is able to adapt to evolving work practices and machinery of government changes.

Financial benefits

The project is forecast to generate economic stimulus for the Coffs region in the order of $226.4 million.

Occupancy costs reduced

- Efficiency of scale for lease transactions rather than smaller tenancies of similar quality.
- Replacing aging fit-outs not fit for purpose and subject to high ongoing maintenance costs.

Fit-out savings

- Economy of scale achieved in procurement by delivering an at-scale, consistent fit-out.
- Replacement of aging fit-out at multiple small tenancies with adaptable, quality fit-out.

Reduction in duplication

- Opportunity to share facilities including meeting, training and conference rooms, breakout areas, parking and end of trip facilities.

Reduction in space / efficiency

- Reduction of 4,100m² of office space achieved through the consolidation of 26 tenancies into a single hub.
- Implementation of flexible working practices and agile working targeting a 0.8 workpoint ratio.

Reduced risk exposure

- Reduced exposure to the risk of escalating occupancy costs.

NSW GOVERNMENT

Housing and Property

Alignment with Government Policies

Premier's Priorities

- World Class Public Service
- Greener Public Spaces
- Increasing the number of Aboriginal young people reaching their learning potential
- Greening our city
- Strong Economy
- Well-connected communities with quality local environments

Policies and Goals

- Quality jobs and job security
- Maintain jobs in regional areas
- Aboriginal Outcomes Strategy
- 20 Year Vision for Regional NSW
- The Regional Workforce Principles for the NSW Public Service
- Whole of Government Accommodation Policy
- Premier's Memorandum 2012-20

State Outcomes

- A strong resilient and diverse economy
- Stronger and cohesive regional communities and economies
- Maximise community benefit from Government land and property
- Create a strong and liveable NSW
- Quality jobs and job security
- Maintain jobs in regional areas
- Aboriginal Outcomes Strategy
- 20 Year Vision for Regional NSW
- The Regional Workforce Principles for the NSW Public Service
- Whole of Government Accommodation Policy
- Premier's Memorandum 2012-20

Contact

Property & Development NSW | Housing & Property
PDNSW_Projects@property.nsw.gov.au
www.dpie.nsw.gov.au

NSW GOVERNMENT