

Property and Development NSW

Year in Review

2022/2023



Acknowledgement of Country



Property and Development NSW (PDNSW) acknowledges that it stands and works on Aboriginal land.

We acknowledge the Traditional Custodians of the land and we show our respect for Elders past and present, through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

The artwork on the left was designed for PDNSW's Reconciliation Action Plan (RAP) by Sonny Green, a proud Gamilaroi man and Artist from Moree in North Western NSW.





Message from Leon Walker

Chief Executive Officer, Property and Development NSW (PDNSW)

It's my pleasure to share with you a snapshot of our highlights from 2022/2023.

As the central property agency for government, we're privileged to be partnering to create purpose-led solutions that reimagine property, rejuvenate environments and revitalise communities – creating the best places to live, work and play for the people of NSW.

I am exceptionally proud of what we have achieved over 12 months, in collaboration with our client agencies, partners and stakeholders. We've continued to deliver end-to-end diversified property services resulting in positive social, economic, and environmental outcomes for the people of NSW.

We launched our first Reflect Reconciliation Action Plan (RAP), formalising our commitment to reconciliation with Aboriginal and Torres Strait Islander people and communities through meaningful engagement and partnership.

We've kicked-off the government's urgent response to the housing crisis, by leading the whole of government Property Audit for Housing to identify land that can be used to unlock more housing for NSW faster.

We've demonstrated innovation through the creation of Land iQ, a world-first land-use tool helping to speed up the planning system, unlock housing faster, and save taxpayers millions of dollars a year.

I continue to be inspired by our team at PDNSW and impressed by the passion and commitment they bring to work every day. Rising to the challenge of operating in an environment of constant change, they continue to strive for continuous improvement, and have successfully found new and creative ways to deliver optimal outcomes for government and the communities we serve.

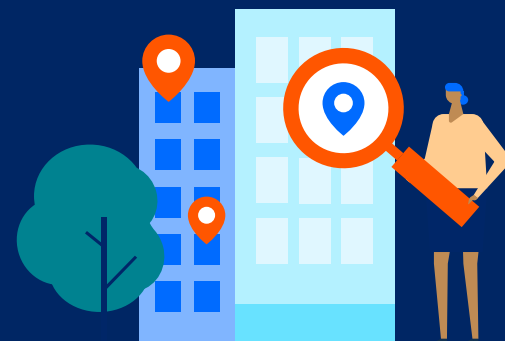
Property and Development NSW



Aboriginal outcomes in focus



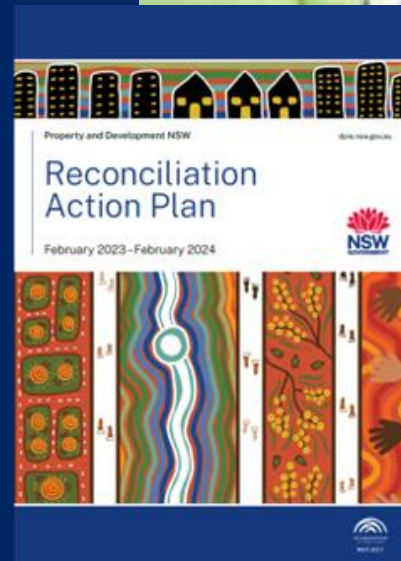
Smoking Ceremony, Macquarie Street East 2023



PDNSW Reflect Reconciliation Action Plan (RAP) launched early 2023

We are committed to building strong partnerships with Aboriginal communities and organisations, to honouring Country, and anchoring our projects and policies in Aboriginal voices.

Our first RAP is focused on building and strengthening relationships, increasing Aboriginal employment and development, and ensuring our projects embed Aboriginal governance at all stages.



Yarkuwa Indigenous Knowledge Centre secures permanent home in Deniliquin

We helped pave the way for a permanent home for the Yarkuwa Indigenous Knowledge Centre in Deniliquin, by facilitating the sale of an unused government-owned property to deliver community benefits.

This permanent base will be used to educate the community and protect the culture and practices of the Wamba Wamba and Perrepa Perrepa people, ensuring their strong cultural links and stories are passed down to future generations.



Team members from DLALC at Peat Island land transfer, 2022

Peat Island returned to the Darkinjung people

The NSW Government officially approved the transfer of ownership of Peat Island and a portion of the mainland foreshore at Mooney Mooney to the Darkinjung Local Aboriginal Land Council (DLALC), recognising the cultural connection of the land to the local Aboriginal community.

We are continuing to work with the DLALC to help realise its vision for Peat Island to create economic and cultural opportunities for the local Aboriginal community and to educate all Australians on the history and culture of this Country.



Macquarie Street East

Connecting with Country across our precincts

We are co-creating exceptional places for people to live, work and play, in collaboration with the First Nations and Aboriginal people, government partners, community and stakeholders.

To prioritise the health of Country, we're thinking differently about project and master planning, ensuring Aboriginal perspectives shape each place and its potential for the future.

Across major projects, such as the Coffs Harbour Workplace Hub, Macquarie Street East, Parramatta North, and Coffs Harbour Jetty Foreshore precincts, we are working with Aboriginal people to understand the special characteristics of these places, to guide respectful future uses of these lands, that in turn contribute to the health of Country and community.

PDNSW's diversified property services

At Property and Development NSW we partner to deliver end-to-end diversified property services. As property specialists, we design, deliver and manage workplaces, reimagine and repurpose government assets, lead sustainability and environmental programs, and create precincts that help communities to thrive.



Precinct development	Stakeholder and community engagement	Workplaces	Leasing and property management	Building sustainability and net zero	Contaminated land management	Acquisitions, divestments and development	Strategy, analytics and policy	Planning pathways and implementation
Co-create and deliver places and spaces for people to live, work and play.	Lead and facilitate engagement with stakeholders and communities.	Design and deliver workplaces of the future, today.	Source and manage government's owned and leased commercial workplace portfolio.	Develop and implement building sustainability and Net Zero programs.	Rehabilitate former landfill sites and remediate contaminated land.	Manage complex property acquisitions, divestments and adaptive reuse.	Deliver strategic problem solving, data analytics and property policy.	Provide strategic advice, direction and delivery of planning processes and approvals.

Precinct development

We co-create and activate destinations, to deliver exceptional places for people to live, work and play.



Outside the Western Sydney Startup Hub, Parramatta North



By the Parramatta River, a vibrant new precinct is taking shape

Compelling stories, telling history.
Emerging Western Sydney destination.
Immersed in creativity, culture and the arts.
Focused on education and innovation.
Connecting Country and Community.

Parramatta North is a whole of government precinct that will deliver a diversity of education, research, commercial and residential outcomes and provide important social and community infrastructure in support of the innovation, jobs and skills growth of the Westmead Innovation District.



Havenstone café, Parramatta North



Parramatta North

Western Sydney Startup Hub and Havenstone café

We completed the restoration, preservation, and activation of 3 heritage buildings, including the Western Sydney Startup Hub powered by Spacecubed, Havenstone café, as well as essential conservation works, strategic planning, and a conservation management plan.

We engaged and led vital partnerships, linking innovation districts, programs and projects, and delivered measurable outcomes, aligned with government initiatives.

Coffs Jetty Revitalisation

The Coffs Jetty Revitalisation is an opportunity to create a vibrant and thriving foreshore precinct that is enhanced and activated for the benefit of the community while maintaining the environmental, cultural and neighbourhood qualities the community values.



Artist's impression - Coffs Jetty Revitalisation

Refined masterplan

Following extensive community feedback, the Coffs Jetty Revitalisation Masterplan was refined with an even greater focus on open space, support for local businesses, and tourism opportunities. We're working towards lodging a rezoning proposal with the Department of Planning and Environment by the end of 2023.



Coffs Harbour community building. Credit: Seen Australia

New flagship community building on the Coffs Jetty Foreshore

We completed and delivered a new community building for the Coffs Harbour community.

This hub provides new amenity for locals and visitors, with indoor and outdoor café-style dining, greater focus on open space, landscaping designed to preserve the area's unique biodiversity, and new public amenities, with stunning ocean views.

Shining a light on local maritime history

Adjacent to the community building, we constructed a new, purpose-built space housing the iconic South Solitary Island Lighthouse Optic, providing a new tourism offering and visitor drawcard for locals and tourists alike.

This priceless and historically significant optic, dating back to 1860, had been carefully stored at the Coffs Harbour Table Tennis Club since 1977. After years of anticipation, we relocated it into a custom-designed facility overlooking the Pacific Ocean.



South Solitary Island Lighthouse Optic

Macquarie Street East

Registrar General's Building in focus

At Macquarie Street East precinct, we commenced work on the historic 1913 Registrar General's Building to restore its heritage and architectural character, and create a new public plaza.

Later additions to the original building are being sensitively removed, salvaging and protecting historic items, with conservation planning continuing. A new pedestrian link between Macquarie Street and The Domain will be created by the plaza, breathing new life into the precinct.



Registrar General's Building

Macquarie Street East vision

Where Sydney's rich Aboriginal and modern histories come to life and arts and culture thrive.

Be Educated. Be Entertained. Be Surprised.

Located within the National Heritage-Listed Governor's Domain and Civic Precinct, Macquarie Street East today forms the crossroads of Sydney's cultural and civic spine and contains a collection of some of Australia's most significant institutions and heritage buildings.

Macquarie Street East – activation and community experience

In February 2023, we transformed Macquarie Street into a pedestrian zone for 24 hours, hosting a large-scale arts and culture activation for community - MOPOKE Sydney 2023.

Attracting over 45,000 visitors, MOPOKE Sydney delivered a highly stimulating and thought-provoking experience in a vibrant, connected and people friendly place. People were able to wander and enjoy some of the most beautiful and significant heritage-listed buildings and institutions in the country, including State Library of NSW, NSW Parliament, Sydney Hospital, Museums of History NSW, the Supreme Courts, the Registrar General's Building, The Domain and surrounding cultural institutions, The Australian Museum and The Art Gallery of NSW.



Workplaces

Designing and delivering
workplaces of the future, today

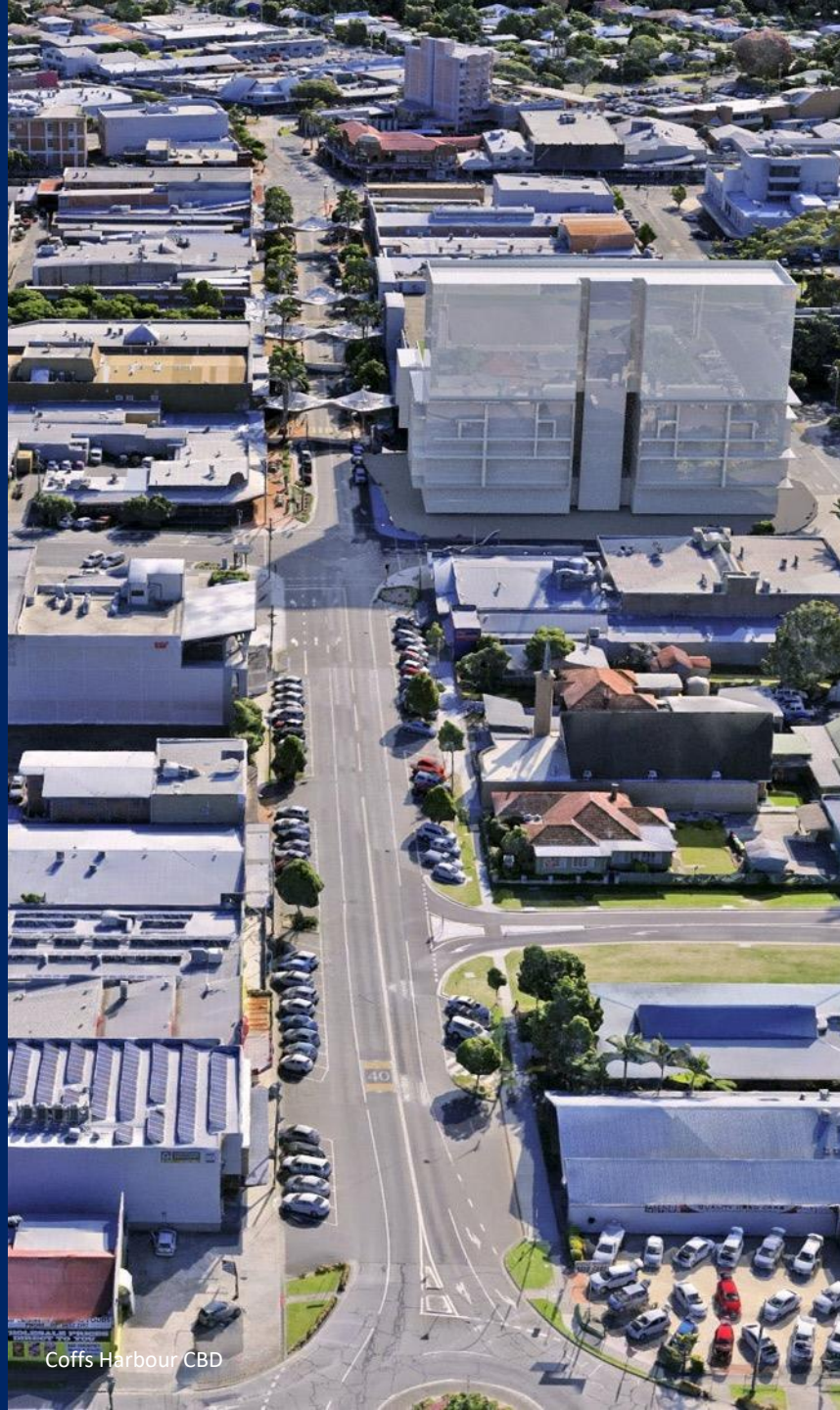


Regional workplace hubs on the way

Site secured for Coffs Harbour workplace hub

Following an extensive Expressions of Interest (EOI) process, PDNSW purchased a site at 11 Gordon Street from the City of Coffs Harbour Council and appointed Woods Bagot to lead the project's architectural design.

The site, which is currently a public car park, will be redeveloped into a modern, efficient workplace hub, consolidating 26 existing government offices into one, providing a quality workspace for around 600 regionally based NSW Government employees.



Lease consolidation in action with Maitland hub on the way

Planning commenced for the fit-out and base building upgrades of government-leased office accommodation in Maitland.

The new space consolidates multiple agencies from 3 tenancies into one hub, saving \$860,000 per year. It will also provide a whole of government touchdown space, accessible to all government employees.

Workplaces of the future - signed, sealed and delivered

Western Parkland City Authority (WPCA) heads west to Penrith

We delivered a fantastic fit-out and welcomed WPCA into their brand new workplace at 50 Belmore Street, Penrith, overlooking the Blue Mountains.

Developed by PDNSW in accordance with NSW Government Workplace Guidelines, the modern, sustainable workplace provides a variety of work settings including collaboration spaces and extensive public meeting space on the ground level, with Aboriginal artwork a design feature throughout.



Western Parkland City Authority, Penrith



50 Belmore Street, Penrith, showcasing Aboriginal artwork and decor

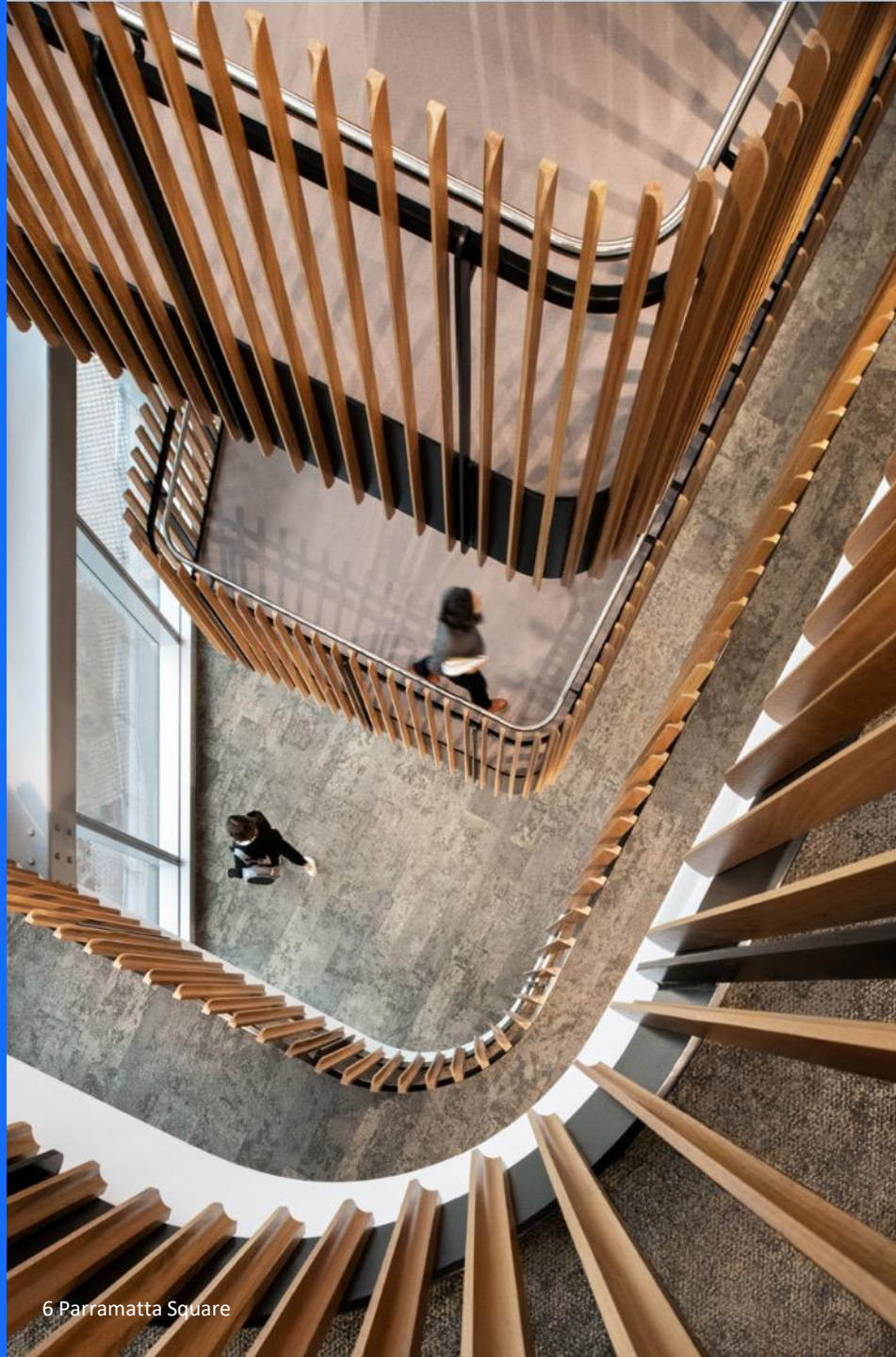
A new home secured for Office of the Director of Public Prosecutions (ODPP)

We successfully sourced a new home for the ODPP at Investa's Parkline Place development in Sydney's CBD. Set to be completed in 2024, Parkline Place will allow the ODPP to remain located in the heart of the legal district, in a flexible, modern and sustainable office environment, supporting them to deliver essential legal services for the people of NSW.



Artist's impression of Investa's Parkline Place

Leasing and property management



6 Parramatta Square

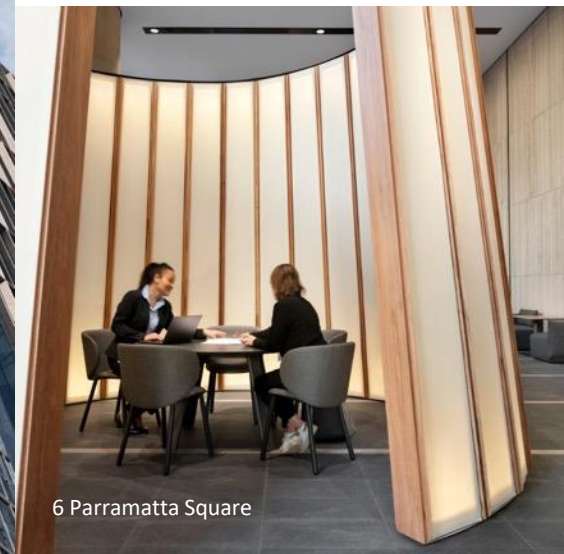


Unlocking efficiencies and adding value across our portfolio

We signed **160 new leases in 2022/2023** and **unlocked \$231 million in savings and benefits** for government through negotiating incentives, rental savings, make-good avoidance and landlord upgrade works.



Parramatta Square Campus Hub



6 Parramatta Square



The Store, Newcastle



Whole of Government Touchdown workspace at 6 Parramatta Square

Transition to new property and facilities management contract complete

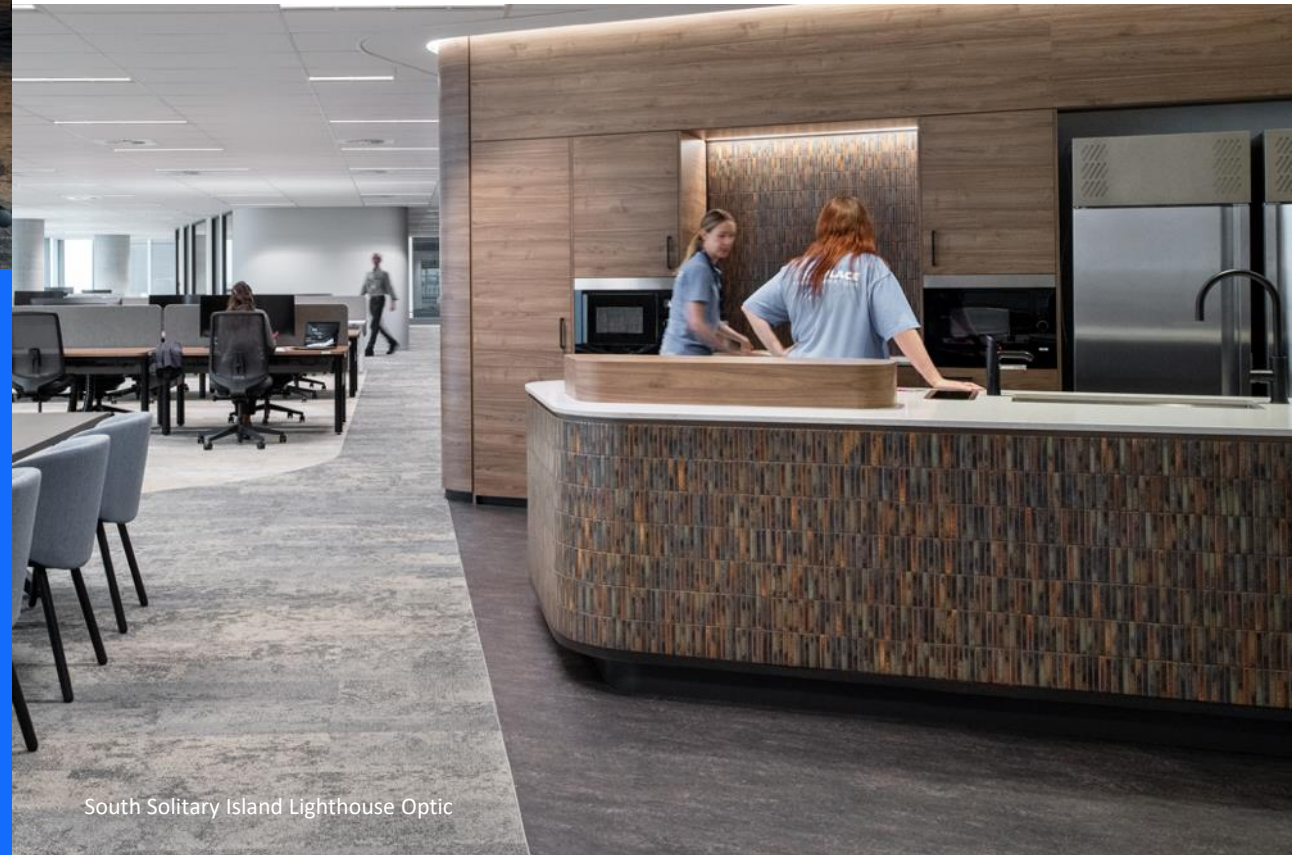
Following a robust and competitive tender process, Cushman and Wakefield (C&W) was appointed as the NSW Government's property and facilities management supplier, to service the property portfolio managed by PDNSW.

The new service provider has brought a refreshed way of working and we're now positioned to deliver a more proactive and strategically focused client service that supports agencies' current and future workplace and commercial portfolio objectives.

Lease Consolidation Framework set to unlock benefits

With flexible, hybrid working here to stay, PDNSW developed a Lease Consolidation Framework to realise efficiencies in the government's workplace portfolio and unlock savings.

Consolidating our agencies into high quality, flexible, connected workplaces, will bring the public service closer together, enhancing productivity, collaboration and employee wellness while reducing our environmental footprint and associated costs.



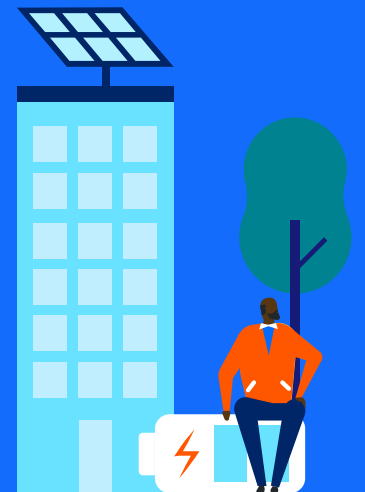
South Solitary Island Lighthouse Optic

Building sustainability and net zero

World leading building sustainability programs, powering us to net zero emissions



Solar system in Parkes



We continued to expand on our award-winning building sustainability suite of initiatives, adding smart batteries and EV charging stations to our power energy-saving and carbon-efficient portfolio.

Internet of Things (IoT):

IoT smart building technology at 11 sites for remote monitoring of indoor environment quality parameters in real time to provide healthy and comfortable conditions for people working.

This includes monitoring indoor temperature, humidity, particulate matter, Carbon Dioxide, Total Volatile Organic Compounds (TVOC) and light levels.

Low Volatile Organic Compounds (VOC) emissions materials such as paints, adhesives, sealants, carpets and carpet underlays mandated for all buildings.

Waste:

We conducted regular waste audits to identify any missed opportunities and completed NABERS Waste assessments at 21 buildings.

Energy efficient lighting:

57 sites with whole building LED lighting and controls upgrade.

Rooftop solar PV systems:

47 sites with 2.34 MW total capacity.

Fit-for-purpose landscapes:

Ecological reviews at 11 sites to design drought and fire tolerant gardens using native flora of indigenous cultural significance.

Smart batteries:

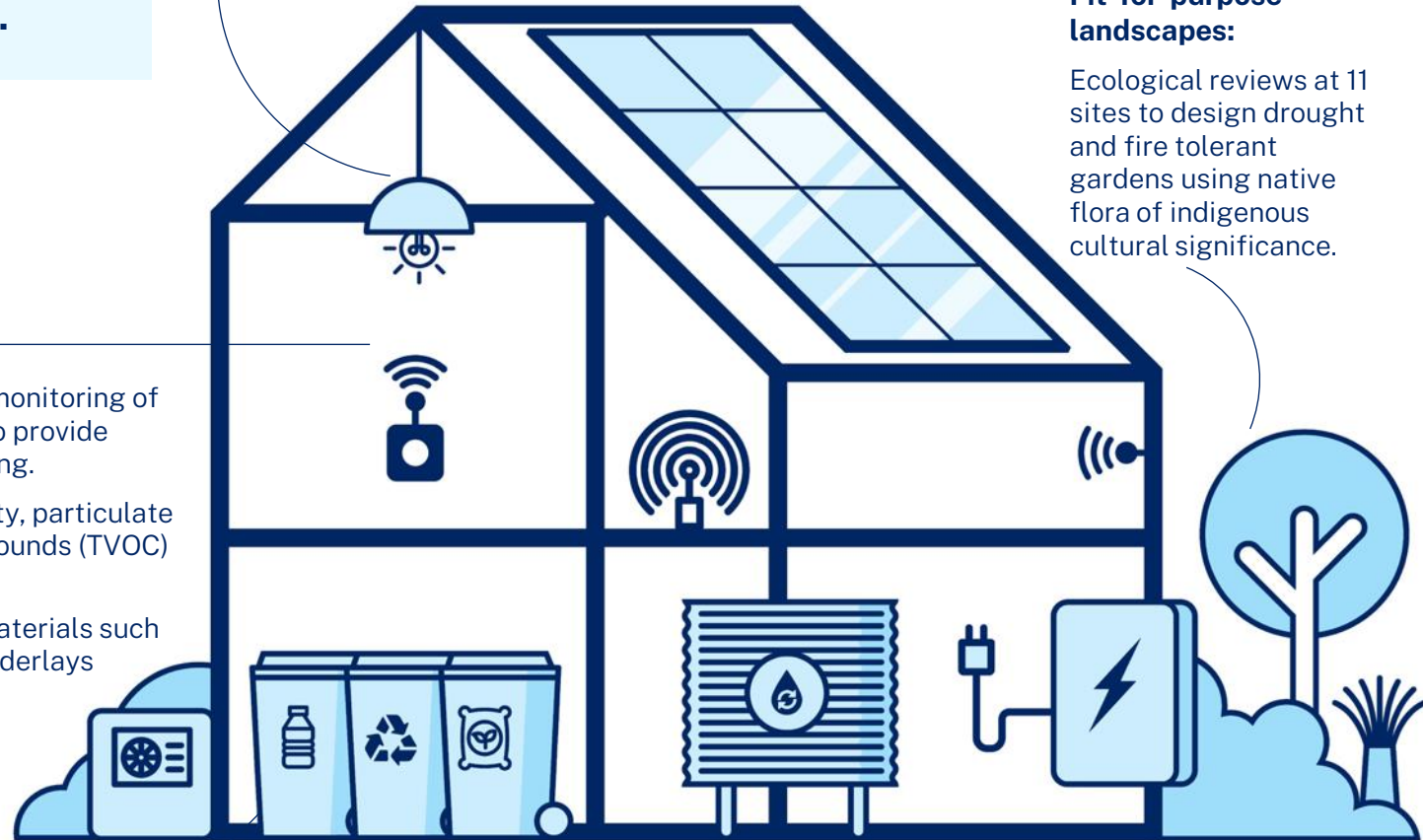
Completed installation at 13 offices and aim to complete 16 in total by the end of 2023, which enables us to store excess energy produced by the rooftop solar panels for future use.

Water efficiency:

292,000L capacity of rainwater harvesting systems at 15 sites.
Low-flow and highly water efficient fittings and fixtures at 94 sites.

Electric Vehicle chargers:

We reviewed electrical infrastructure at 5 sites to safely incorporate electric chargers into our buildings.





Inspecting a smart battery system

Smart batteries take charge in new partnership

In a landmark partnership with Shell Energy, we rolled out smart battery systems across 13 of our owned government offices, powering our ongoing work to deliver on the NSW Government’s net-zero ambitions.

The batteries store excess solar output and feed up to 1,280 kWh of energy back into the electricity network during peak demand periods. This is enough energy to keep up to 1,000 household air-conditioners running on a hot summer day when the electricity grid is under stress.

The innovative ‘Virtual Power Plant’ will be controlled and operated by Shell Energy and provide services to stabilise demand and supply on the electricity grid.

Sustainability ratings continue to soar

	2019	2020	2021	2022
NABERS Energy rating	3.6	4.7	5.3	5.3
Australian Sustainable Portfolios Index (energy office)	14th	8th	4th	5th
NABERS Water rating	4.0	4.9	5.2	5.5
Australian Sustainable Portfolios Index (water office)	1st	1st	4th	3rd
Green Star – Performance Portfolio rating and Climate Active (Carbon Neutral) certification				5 stars

*Ratings refer to the PDNSW-owned commercial office portfolio



Solar panels at Reserve Road, Artarmon

Rehabilitating and remediating contaminated land



Across the state, we're demonstrating our expertise in rejuvenating environments by leading the remediation of a number of complex contaminated sites to create cleaner, safer spaces for the community and environment.

In Hunters Hill, Sydney, we've removed contaminated land at the site of a former uranium processing plant, with the project set for completion in late-2023.

This is a great outcome for the community and follows years of hard work investigating and securing the best possible solution for the remediation and safe removal of a 100-year issue of legacy radiological and chemical contamination.



Cleaning-up contamination across the Hunter Valley



After PDNSW remediated above ground



Abandoned waste oil processing facility in Rutherford, before the clean-up

At a former waste-oil processing site in Rutherford abandoned by its bankrupt and liquidated former owners, we completed stage one remediation works, involving the removal of all above-ground infrastructure and the disposal of liquid waste that remained on site.

More than 11,000 tonnes of industrial wastewater, toxic oil, grease and sludge waste, as well as 135 steel containment tanks were treated and removed.

In Waratah, we developed a Remedial Action Plan to remove historic industrial waste and structures from the grounds of 13 residential properties located on the site of the former Waratah Gasworks facility. Remediation will commence in late 2023 in close consultation and cooperation with residents and the community.

Since 2021, PDNSW has been consulting with impacted property owners, residents, the City of Newcastle, NSW Health and the NSW Environment Protection Authority.

Generating better environmental outcomes from closed landfills

Our Waste Assets Management Corporation (WAMC) manages and rehabilitates closed landfills, is a joint-venture partner in renewable energy business generation, and provides specialised environmental advisory and management services.

At Eastern Creek Landfill, we collect landfill gas and convert it to renewable energy, reducing direct Greenhouse Gas Emissions going into the environment, and treat landfill wastewater (leachate), before safely discharging it into the sewer.



Establishing trees at Eastern Creek Landfill



In 2022/2023, we successfully:

- Collected and converted 25,900 cubic metres of landfill gas into 41,920 MWh (megawatt hours) of renewable energy, enough to power around 5850 homes per year
- Avoided sending 230,000 tonnes of direct Greenhouse Gas Emissions (CO2 equivalent) into the environment, the equivalent of taking around 48,500 cars off the road
- Treated around 29 million litres of wastewater (leachate), equivalent to approximately 12 olympic-sized pools, before safely discharging it into the sewer.

With a long-standing commitment to Occupational Health and Safety (OH&S) and environmental principles, we were delighted that certification to ISO45001:2018 (OH&S Management Systems) and ISO14001:2018 (Environment Management Systems) were maintained and extended to our Sydney based sites, and now also at Pasminco.

WAMC is one of a select group of organisations worldwide who have achieved certifications to each of these international management system standards.

Acquisition, divestment and development

Managing complex acquisitions,
divestments and the adaptive reuse
of government property.



Former Grafton Correctional Centre



Pontiac Land Group opens Capella Sydney in former Department of Education building

Following years of meticulous planning, conservation and renovations, the former Department of Education Building in the Sandstones Precinct was transformed into a 192-key grand hotel built on tales of the building's past, and designed with contemporary, timeless elegance for the next chapter of its story.

The restoration and repurposing of the Education building, and the former Department of Lands building which is currently in progress, created a unique opportunity to reimagine two under-utilised state assets to boost the NSW economy creating hundreds of construction and hospitality jobs.



Capella, Sydney, former Education building



Capella, Sydney, Lobby



Capella, Sydney, Guestroom

Paving the way for homes, health and education facilities

Surplus Sydney Metro site in Chatswood set to deliver school, homes and open space for the community

We led a successful expression of interest (EOI) campaign calling on the private sector to purchase a 14,600 square metre parcel of land in Chatswood for the development of much needed new homes, public space and educational facilities for the community.

The site is currently being used for the construction of the Sydney Metro City and South-west project south of Chatswood, which is expected to be completed by late-2023.

PDNSW, in partnership with School Infrastructure NSW (SINSW), invited potential participants to identify how they might reimagine the site to deliver social, economic and sustainable outcomes for the community, including a potential future public primary school.



Aerial of Chatswood site



Artist's impression of MS Plus health facility, Lidcombe

More housing and a state-of-the-art health facility on the way for Lidcombe

In collaboration with MS Plus, Cumberland Council, Transport for NSW and other stakeholders, we secured approval of a rezoning proposal to transform 5.9 hectares of under-utilised government-owned land in Lidcombe into a new mixed-use precinct.

This will unlock much-needed housing and a brand new headquarters for MS Plus, a leading not-for-profit organisation supporting people living with multiple sclerosis and other neurological conditions.

Unlocking Grafton Correctional Centre for community benefit



We've been consulting with Clarence Valley Council, the Grafton Ngerrie Local Aboriginal Land Council (LALC) and other stakeholders to identify ways the unique 130-year-old Old Grafton Gaol can be reimagined to deliver benefits to the community.

A DA was approved to subdivide the site into three portions, with the part comprising the old market garden and industrial buildings being transferred to the Grafton Ngerrie LALC to support better outcomes including training and job opportunities for the Aboriginal community.

Part of the site is proposed to be transferred to NSW Health to support the future expansion of Grafton Base Hospital. An expressions of interest process for the remaining portion of the site featuring the stunning heritage buildings will enable local economic growth and ensure its protection for future generations.



Grafton Correctional Centre

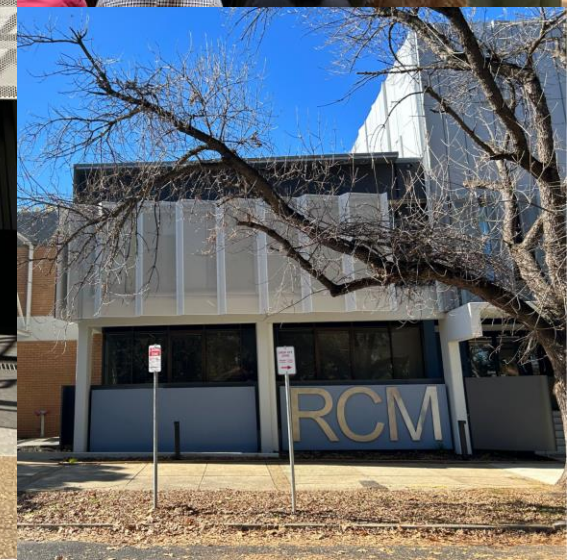
Riverina hits high note with opening of Riverina Conservatorium of Music

We completed construction and welcomed the Riverina Conservatorium of Music into its new purpose-built facility in Wagga Wagga, providing budding musicians in regional NSW a place to learn and rehearse.

This former Roads and Maritime Services office will now be an important musical and cultural hub, providing essential musical education services for Wagga Wagga and the Riverina area.



Riverina Conservatorium of Music opening



Strategy, analytics and policy

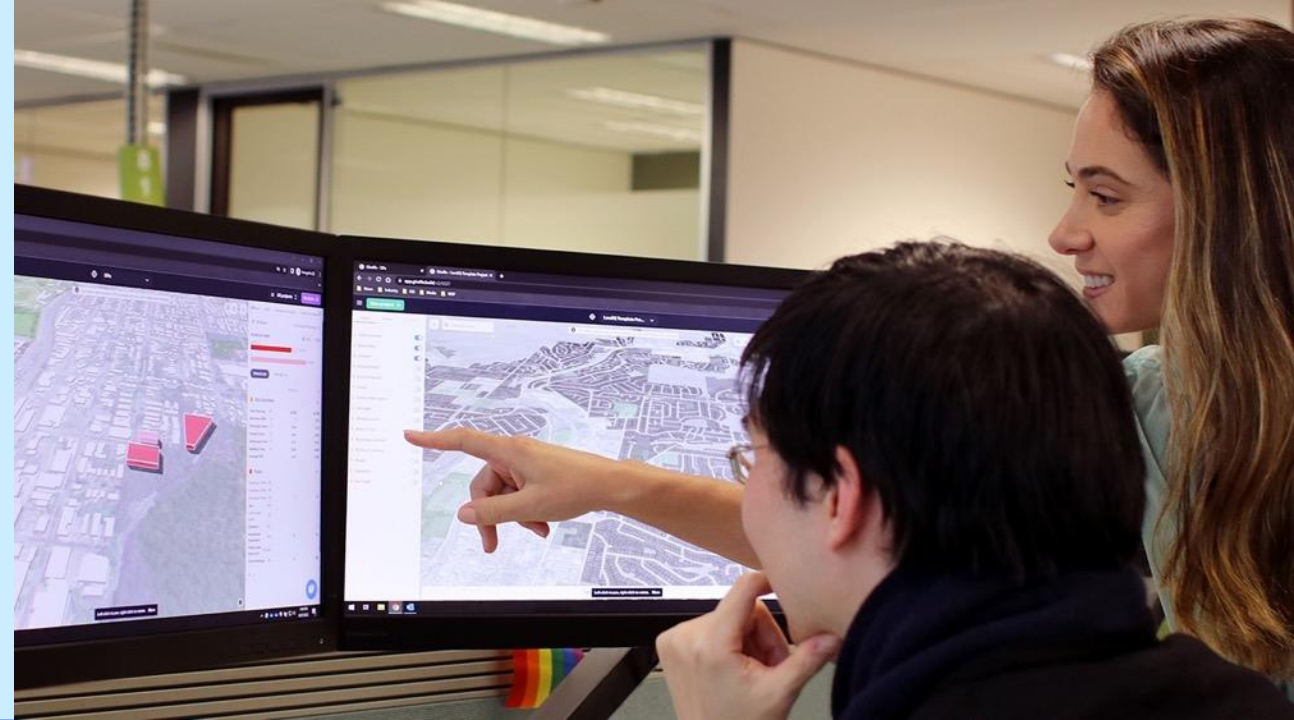
Delivering strategic problem
solving, data analytics and
property policy



Property audit for housing underway

With the assistance of the Premier's Department and The Cabinet Office, PDNSW was tasked with leading the whole of government Property Audit for housing, focused on the identification of government-owned sites able to be repurposed to assist to address the housing crisis.

We progressed the development of a centralised process to assess lands suitable for housing, and commenced a review of policy and governance frameworks related to asset use and transfers within government, work that will continue throughout 2023 and 2024.



Land iQ supercharging government's response to the housing crisis

We launched a new, world-first land-use tool set to speed up the planning system, unlock housing faster, and save taxpayers millions of dollars a year in consultants fees.

The award-winning Land iQ is a leading-edge data platform for land use evaluation, helping government agencies make faster, smarter decisions about the use of land that, for the first time, takes full advantage of the government's own data.

Not only has it played a key role in the NSW Government's work to respond to the 2022 floods in northern NSW it is now supporting the NSW Government's audit of property for housing.

2022/2023 awards and recognition



Capella, Sydney, in the former Department of Education building



2022 NSW Premier's Award

The adaptive reuse of Brewarrina Correctional Facility won the NSW Premier's Award in the Well Connected Communities with Quality Local Environments category. This recognised our work with the local community to identify future uses for the former correctional facility that will have lasting and significant positive impacts for Aboriginal people in Western NSW.



Master Builders Association of NSW Excellence in Construction Awards 2022

Parramatta North's Western Sydney Startup Hub won the Excellence in Restoration / Adaptive Re-Use of a Historic Building in the \$10-\$20 million category.

Boomtown! 2022 Greater Western Sydney Project of the Year

Parramatta North's Western Sydney Startup Hub won the Boomtown! 2022 Project of the Year Award - Outstanding Adaptive Re-Use Project, recognising the result of this cross government agency co-design and collaboration involving PDNSW, Investment NSW, Greater Cities Commission and private sector partners, Spacecubed, FDC Construction & Fitout and TKD Architects.



PDNSW team and project partners at Boomtown! Project of the Year 2022

CitySwitch National Awards 2022 and Global FM Awards of Excellence in Facility Management 2022

PDNSW won the CitySwitch National Leadership Award and Global Facilities Management Gold Award of Excellence in Facilities Management for our leading building sustainability programs.



Land iQ demonstration

Supporting women in property

7 of our talented team members were selected to participate in the Property Council of Australia's 500 Women in Property program, which provides mentoring, professional development and immersion, networking and exposure to industry leaders.



CitySwitch National Awards 2022

Land iQ case study for public sector innovation

Land iQ was published as a case study in the Organisation for Economic Cooperation and Development's (OECD) Observatory of Public Sector Innovation (OPSI) platform, which aims to inspire governments internationally to innovate.

OECD identified and analysed 1,084 innovations from 94 countries around the world, and their feedback highlighted Land iQ's potential for success and replication.



PDNSW delegation at Property Council of Australia's 500 Women in Property

Get in touch

For more information or to get in touch with our team, email us at PDNSW.Projects@dpie.nsw.gov.au

Find out more about PDNSW's services and projects at www.dpie.nsw.gov.au/pdnsw or scan the QR code below.



Parramatta North

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