

# Dubbo Workplace Hub

## How much is the government investing in the Dubbo Workplace Hub project?

- The government has allocated \$58.6 million to deliver the hub project.
- Subject to local council approval, the upcycling of the current Carrington Avenue building to create a new multi-agency workplace hub will deliver up to \$209 million of economic benefits and 440 jobs to the region during the life of the project.

## Why can't a new hub be delivered within the \$58.6 million budget?

- Since 2021, construction costs have escalated dramatically throughout Australia, largely due to increasing supply chain and building material costs, as well as labour shortages, particularly in regional areas.
- The government's focus has always been on delivering a modern, efficient workplace hub in the most cost-effective manner and the redevelopment of the existing building is the best approach to achieve that in the current economic climate.

## What will the redevelopment look like?

- The government will work closely with its occupying agencies, Dubbo Regional Council, and its consultant team on its redevelopment plans.
- This includes exploring opportunities to create additional office space and parking areas in the CBD to support the hub's requirements.
- It is intended the current external façade of the building will be replaced. This is subject to scoping and redesign work that will be undertaken, as well as council approval.

## When will the hub open?

- Due to the additional consultation and redesign work, as well as the new approvals required, the hub is now expected to be delivered in 2026.

## Will the quality of the workplace be compromised?

- The same quality workplace fitouts, building efficiencies and environmental outcomes as originally possible from a new development will be delivered.
- There will be no reduction in the quality and features of the finished product. A hub of a comparable quality to that enjoyed by agencies and their staff in Orange, Newcastle and metropolitan Sydney will be delivered.
- The revitalised building will meet or exceed the government's rating targets, such as NABERS and Greenstar.
- Using the existing building structure (frame and floor slabs) rather than undertaking a full demolition and rebuild results in reduced resource consumption, energy use and emissions.

## What is the impact on occupying agencies?

- The government will work closely with its agencies to consider the impact this change of approach and project delivery delays will have on their current and future office accommodation requirements.
- The hub will continue to facilitate the consolidation of separate government tenancies into a single workplace, providing quality flexible office accommodation for regional public sector workers on par with their metropolitan counterparts, and improving the customer experience.

## Who will move into the hub?

- Hundreds of public sector workers from several government agencies will occupy the new hub.

## What is upcycling?

- It is the process of transforming existing products including buildings into something new that will be more valuable and better quality, it is sustainable recycling.