

Project facts



Project area

35,000m² in total

25,000m² lease commitment



Location

45-61 Waterloo Road,
Macquarie Park



Local government area

City of Ryde



Delivery timing

March 2020



Zoning

B3 Commercial Core

Contact

Property & Development NSW

Housing & Property

PDNSW_Projects@property.nsw.gov.au

www.dpie.nsw.gov.au

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 was proposed?

PDNSW secured the sale and long-term lease of government office accommodation anchored by Transport for NSW (TfNSW).

The strategic 3.2 ha development site is capable of accommodating 120,000m² of commercial office space over a number of buildings.

Project objectives

Key objectives of the project:

- delivery of modern, sustainable, A-grade office accommodation
- delivery of an efficient, flexible, agile and dynamic workplace
- contribution to the NSW Government's Decade of Decentralisation policy
- supports Macquarie Park as a major economic and employment centre of Sydney
- supports the strategic planning and economic policy objectives developed for the area.

Macquarie Park Workplace

Current status

Following a tender procurement process in 2017, the John Holland Group was contracted to acquire the site and deliver the ongoing government accommodation requirement.

Practical completion occurred in March 2020.

The fit-out was delivered through an integrated model with the base building works, using Cox Architects as the designers.

Innovation

The development delivered a state-of-the-art, dynamic and adaptable workplace, featuring large, modern, efficient and inter-connected floor plates. The inspiring and contemporary work environment will enable employees to deliver quality services for the people of New South Wales.



Macquarie Park Workplace

Non-financial benefits

Increased sustainability outcomes

- Improving environmental outcomes:
 - 5 star NABERS energy
 - 4 star NABERS water
 - 5 star Green Star rating

Increased diversity of work settings

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

Improved building quality

- Delivery of a modern A-grade commercial building.
- Raises the average quality of government accommodation.

Improve productivity and collaboration

- Consistent fit-out design throughout the building to achieve equity and improved workplace experience.
- Promotes the attraction and retention of staff by providing a modern workplace that promotes occupant wellbeing.

Financial cost efficiency

Occupancy costs reduced

- Consolidation of a number of smaller tenancies into a single occupancy utilising the NSW Government's procurement power.
- The consolidation of a number of existing operational sites reduces aggregate accommodation costs.
- Replaces aging fit-outs not fit for purpose and subject to high ongoing maintenance costs.

Reduction in duplication of facilities

- Opportunity to share facilities, including meeting spaces, break-out areas, reception and security between a number of NSW Government departments.

Government objectives supported:

- Decade of Decentralisation policy
- Office Accommodation policy
- Office Fitout Design Principles
- Space utilisation targets
- Flexible working: 'If not, why not'
- Reduced congestion on Sydney roads and transport.

Contact

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