



## 105 Prince Street, Orange Workplace

### Project facts



#### Project area

8,500m<sup>2</sup> in total



#### Location

105 Prince Street, Orange



#### Local government area

City of Orange



#### Delivery timing

September 2020



#### Zoning

B3 mixed use

### 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?

PDNSW secured 8,500m<sup>2</sup> of long-term leased government office accommodation within Orange to establish a 'government hub' inclusive of the former Department of Industry's headquarters. The Orange Hub will be occupied by the Department of Planning, Industry and Environment (DPIE), the Department of Premier and Cabinet (DPC) and the Department of Regional NSW (DRNSW)

Verde was announced as the preferred developer to transform the site into a thriving commercial precinct. This is a strategic site located in the heart of Orange's CBD that has been underutilised for several years following the relocation of Orange Base Hospital to the Forrest Road site.

### Project objectives

Key objectives of the project:

- delivery of modern, sustainable A-grade office accommodation
- delivery of an efficient, flexible, agile and dynamic workplace
- ability to adapt to machinery of government changes
- supporting regional New South Wales with local jobs.

### Current status

PDNSW completed a public expression of interest and request for tender procurement process, and selected Verde Property Group to deliver the lease commitment.

The site was officially opened in September 2020.

### Contact

Property & Development NSW | Housing & Property

[PDNSW\\_Projects@property.nsw.gov.au](mailto:PDNSW_Projects@property.nsw.gov.au) | [www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

# Housing and Property

## Innovation

The development has delivered a state-of-the-art, dynamic and flexible workplace that features large, modern and efficient floor plates with interconnecting stairs.

The inspiring, contemporary work environment will enable employees to deliver quality services for NSW.

## 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.
- Consistent with government fit-out guidelines.

### 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:

- Government Office Accommodation policy
- Government Office Fitout Design Principles
- Space utilisation targets
- Jobs for Regional NSW and Decade of Decentralisation
- Flexible working
- Regional infrastructure investment

## Contact

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