

Housing and Property



105 Phillip Street Parramatta

Project facts



Project area

25,000m² in total



Location

105 Phillip Street, Parramatta



Local Government Area

City of Parramatta



Delivery timing

April 2018



Zoning

B4 Mixed Use



Capital investment

\$90M base building

\$38M fitout

Our role

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

What was delivered?

PDNSW secured long-term leased NSW Government office accommodation within Western Sydney for the Department of Education (DoE). 105 Phillip Street is located near Parramatta's CBD, within easy walking distance to the city's parks, recreation, transport and retail facilities.

Current status

PDNSW completed a public expression of interest and request for tender procurement process. and selected Dexu to deliver the lease commitment. PDNSW lead the preparation of fit-out design with Bates Smart as the designers. This occurred in consultation with DoE for an integrated fit-out and base build by contracted builder, Built.

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
- support for the Greater Sydney Commission's objectives for Parramatta as the second CBD.

Innovation

The development delivers large, modern, efficient floor plates with interconnecting stairs. A state-of-the-art dynamic, flexible workplace that provides an inspiring contemporary work environment enabling employees to deliver quality services for New South Wales.

Contact

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www.dpie.nsw.gov.au



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Non-financial benefits

Non-financial benefits

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

Improved building quality

- Moving from existing B- and C-grade buildings to a new modern A-grade building.
- Close to quality CBD amenity near to public transport.

Increase sustainability outcomes

- Improving environmental outcomes with a 6 Star Green Star Design Rating, and 6 Star As Built (pending) fit-out rating.

Improve productivity/collaboration

- Consistent fit-out design throughout building to achieve equity and improved workplace experience.
- Attracting and retaining staff by providing a modern workplace.
- Ability to adapt to machinery of government changes.

Financial cost efficiency

Occupancy costs reduced

- Replacing tired aging fit-outs not fit for purpose and subject to high ongoing maintenance costs.

Fitout procurement savings

- Common fit-out throughout building.

Government objectives supported:

- Decade of Decentralisation policy
- Space utilisation targets
- Parramatta as the second CBD.

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