



4 Parramatta Square Workplace

Project facts



Project area

64,905m² in total
43,940m² Department of Planning, Industry and Environment
18,675m² Department of Customer Service
2,290m² Department of Regional NSW



Location

Building 4, Parramatta Square, Parramatta



Local Government Area

City of Parramatta



Zoning

B4 Mixed Use



Workplace Data

Agency area: 60,010m²
Workpoints: 5,187
Area-to-workpoint ratio: 11.5
Casual desks: 446
Total desks: 5,622
Collaboration spaces: 2,130

Housing and Property Group

The Housing & Property Group manages the SState's significant property portfolio and places.

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 long-term leased office accommodation for the Department of Planning, Industry and Environment (DPIE), Department of Regional NSW (DRNSW) and Department of Customer Service (DCS).

Parramatta Square will be a vibrant, three-hectare, mixed-use precinct, located at the centre of Parramatta's CBD, within easy walking distance to the city's parks, recreation and retail facilities.

Project objectives

Key objectives of the project:

- delivery of modern, sustainable, A-grade office accommodation
- agency consolidation
- delivery of an efficient, flexible, agile and dynamic workplace

- ability to adapt to machinery of government changes
- contribution to the NSW Government's Decade of Decentralisation policy
- support for the Greater Sydney Commission's objectives for Parramatta as the second Sydney CBD.

Current status

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

The development was delivered in late 2019, with all agencies moved in by June 2020.

PDNSW led the fit-out design and project delivery in partnership with the agencies.

Innovation

The building design includes 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.

Housing and Property

Non-financial benefits

Increased variety of work settings

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

Improved building quality

- Moving from existing B- and C-grade buildings to a new, modern A-grade building.
- Surrounded by quality CBD amenity next to public transport.

Increase sustainability outcomes

- Improving environmental outcomes with a 5 Star NABERS Energy, 4 Star NABERS Water, 5 Star Green Star rated building.

Contact

Property & Development NSW |
Housing & Property

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Improve productivity/collaboration

- Consistent fit-out design throughout the 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 easily.

Financial benefits

Occupancy costs reduced

- Efficiency of scale for lease transactions rather than smaller tenancies of similar quality.
- Replacing aging fit-outs not fit for purpose and subject to high ongoing maintenance costs.

Fit-out procurement savings

- Economy of scale achieved in procurement.
- Common building fit-out.

Reduction in duplication of facilities

- Opportunity to share facilities including training, conference room and project spaces.
- Shared client floor (L29) and project space (L28).
- Podium (400m²) shared by three agencies with public interview rooms and presentation space.
- Event facilities available in building.

Reduction in space / efficiency

- Reduction of 10,500 m² of existing office space across agencies.
- Implementation of flexible workplace at 0.8 ratio.

Reduced risk exposure

- Reduce risk of escalating occupancy costs. Improved security of tenure with a 12-year lease and two 5-year options.

Government Objectives Supported

- Decade of Decentralisation policy
- Office Accommodation policy
- Office Fitout Design Principles
- Space-utilisation targets
- Parramatta, Sydney's second CBD

Working together

- Cross-agency collaboration.
- Agencies have worked together with PDNSW to deliver this project and achieve cost and ongoing operational efficiencies.

