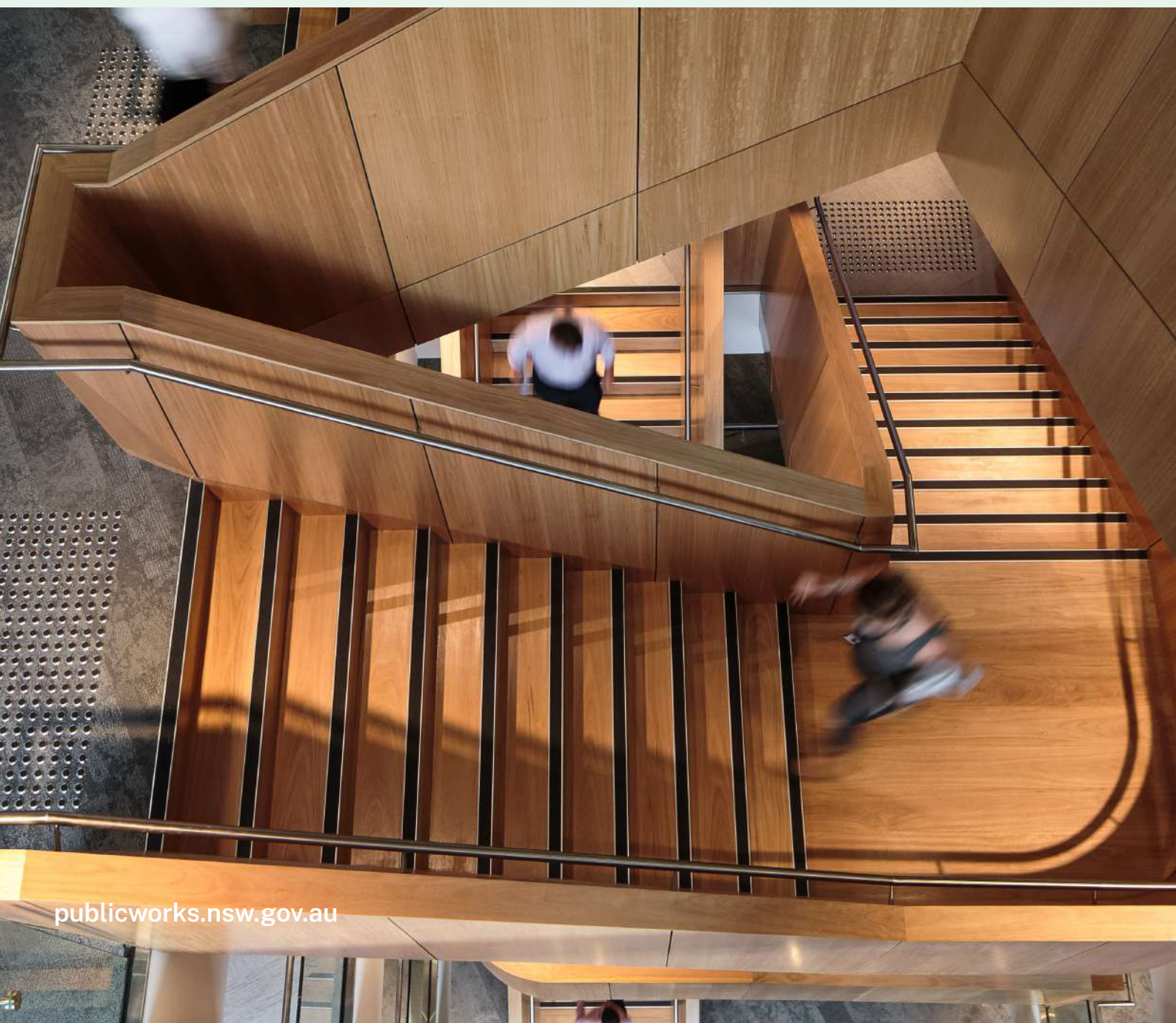


# Office Accommodation





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## Office Accommodation

Effectively managed office accommodation projects provide a workspace that enhances the delivery of services, generates savings in overall cost of accommodation and is adaptable to the evolving needs of flexible working.

NSW Public Works manages projects from small office upgrades to new build, large scale projects. Our structured approach to planning, space management and accommodation supports agencies to achieve their strategic and operational aims.

NSW Public Works management model offers program and cost management systems that promote consistency, cost efficiency, sustainability and accountability in all phases of accommodation change. Where appropriate, we adopt a staged approach to minimise the impacts on the delivery of services.

Using best practice methodologies, our teams have the capability and experience in delivering office accommodation projects in urban, regional and rural communities.

**Peter Hogan**  
0438 283 826  
[peter.hogan@pwa.nsw.gov.au](mailto:peter.hogan@pwa.nsw.gov.au)

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# Our Expertise

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NSW Public Works has a **state-wide presence** and a team of experienced **infrastructure project managers** who deliver **bespoke workplaces** across a wide range of sectors.

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- Internal governance structures and project control groups
- Management of refurbishment of existing accommodation
- Change management and stakeholder consultation
- Functional design briefs and performance specifications
- Manage design and construction
- Project planning and scheduling
- Project cost management
- Logistical activities
- Contract administration
- Procurement and delivery strategies
- Office accommodation assurance and advisory

# Crown Solicitor's Office

The Crown Solicitor's Office (CSO) project was a refurbishment over six floors in an occupied working environment. NSW Public Works were engaged to manage the design, procurement and construction delivery.

A decanting strategy developed by NSW Public Works included establishing an office space where staff were accommodated whilst their floor was being refurbished. Other challenges included conversion of a private cellular legal office into an open plan environment. This meant working closely with the key stakeholder working groups representing the wider CSO organisation.

The success of the project was attributed to the strong working relationship established by NSW Public Works and the CSO project and stakeholder teams.



Value: \$18.5 Million

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# Foreshore House The Rocks

NSW Public Works managed the full design and construction of Foreshore House which is set in a highly significant area of The Rocks. The project was delivered in a compressed program which included a staged occupation of floors. The building has six levels, three above street level and three below which created challenges in providing natural light and views required for a quality working environment.

The design called for stripping back the floors to the shell to create a state-of-the-art, flexible working environment, where staff are engaged and connected within an agile workplace. Meticulous design was crucial to ensure workstations gained the greatest access to natural light and views, whilst shorter use zones such as training rooms and meeting rooms were located inward where natural light was not so critical.



Value: \$15 Million

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# The Store Newcastle

Property NSW has secured over 9,400 square meters of long term leased Government office accommodation in Newcastle for Transport for NSW, Department of Planning Industry and Environment and Department of Regional NSW as part of the Newcastle Interchange Redevelopment.

NSW Public Works are project managing the fit-out across levels 1 to 7, from concept through to construction and handover. The Store office fit-out applies the Whole of Government Accommodation Policy vision of delivering modern, dynamic, efficient, flexible and agile workspaces that are consistent across Government. The fit-out supports service delivery, encourages collaboration and allows for individual agency accommodation requirements to flex up and down.



Value: \$17 Million

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# 52 Martin Place Sydney

52 Martin Place is an A-grade classification commercial office building, offering 39,200 square metres of floor space across 32 levels.

Delivered under a fast tracked program, Property NSW engaged NSW Public Works to manage the redevelopment of 22 floors of the office building which was designed to accommodate the relocation of NSW Governments agencies.

The project was delivered within an occupied office building with works staged and coordinated to minimise disruption to other tenants.



Value: \$52 Million

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# Fire & Rescue NSW Headquarters

The delivery of the Fire and Rescue NSW (FRNSW) Headquarters provided accommodation facilities to relocate staff from leased premises in 227 Elizabeth Street, Sydney, to a new building at Greenacre and to refurbished premises at Pyrmont Fire Station.

The new headquarters allows FRNSW to coordinate its operations more effectively by bringing much of the operational and administrative functions under one roof for greater efficiency.

The scope enabled FRNSW to embrace a new way of doing business that unifies strategic and transactional centres. The quality fit-out is commensurate with a Government agency head office facility and will allow for easy adaptation to changing needs.



Value: \$23 Million

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# icare Head Office

The creation of Insurance & Care NSW (icare) brought together agencies that were previously accommodated across six sites throughout the Sydney CBD.

NSW Public Works was engaged to create a contemporary and functional work environment which would attract staff and lead to improved work practices.

To support the changed business model and new organisational culture, the project required a staged relocation and fit-out of the Kent Street site to meet the requirements of the end users with minimal operational impacts or downtime.



Value: \$20.2 Million

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# 11 Farrer Place DFSI Office Fitout

The Department of Finance, Services and Innovation (DFSI) engaged NSW Public Works to fit-out 11 Farrer Place Queanbeyan to enable delivery of an election commitment by the NSW Government to relocate 50 positions to the region to support job growth.

The fit-out included enhanced facilities and activity based work concepts to promote a high level of communication and improved professional relationships.

The project was delivered on time and under budget using NSW Public Works' innovative processes and systems and a collaborative and cooperating contractual relationship between the contractor and NSW Public Works team, resulting in a quality outcome for DFSI.



Value: \$2.2 Million

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# Foreshore House The Rocks

The McKell Building project formed part of the NSW Government's Office Accommodation Program involving the consolidation of Department of Finance, Services and Innovation Sydney sites into a single CBD hub.

The scope included the refurbishment of 16 commercial office floors, public foyer design, staff facilities, cafe and common meeting facilities which were delivered within an occupied building.

The project brief involved the adoption of Activity Based Working (ABW) principles to deliver flexible working environment outcomes and supporting logistics, paperlite working and change management activities. A typical boilerplate floor design was developed as a functional ABW accommodation approach.



Value: \$38 Million

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# Why Choose NSW Public Works?



## Accredited for planning and delivery of capital works

NSW Public Works is accredited under the NSW Government Agency Accreditation Scheme for Construction to manage the planning and delivery phases of construction and capital works procurement. NSW State and Local Government entities can directly engage the services of NSW Public Works under the provision of NSW Government Procurement Board Direction PBD 2020-04 and Section 55 of the Local Government Act 1993, providing efficiencies and cost savings.



## Strong focus on quality, environmental and safety management

NSW Public Works operates under triple certification for quality, occupational health and safety (WHS) and environmental (QSE) management systems. These systems and processes provide the foundation for delivering quality projects and a continuous improvement culture, that embraces QSE leadership at all levels and integrates QSE into all activities. NSW Public Works' Project Management Framework is the backbone of our quality system and is used to manage our projects and ensure we deliver to agreed requirements.



## State-wide resources

Regional clients benefit from our state-wide network of offices enabling them to source expert project management personnel familiar with the conditions and construction industry issues in their area. This proximity reduces servicing costs, facilitates improved stakeholder communications and enables us to respond quickly to your needs, providing a single point of contact for all services.



## Government relationships and knowledge

Successful delivery of complex infrastructure projects relies on effective interaction with stakeholders and regulatory government agencies. NSW Public Works' unique position within NSW Government enables us to bridge the gap between our clients and Government stakeholders to ensure necessary consultations and approvals are undertaken efficiently and effectively.



## Managed risks

We place considerable emphasis on advising clients of their risks on projects, including the options and costs to manage these risks. Wherever possible, risks are identified early and inform our planning and procurement strategy development processes. Risks are continuously monitored and updated as projects progress and discussed and managed with clients and contractors.

# Working across NSW

## HUNTER NEW ENGLAND REGION

**Newcastle**  
117 Bull Street  
Newcastle West NSW 2302

**Tamworth**  
155-157 Marius Street  
Tamworth NSW 2340

**Inverell**  
240 Byron St  
Inverell NSW 2360

**Armidale**  
85 Faulkner St  
Armidale NSW 2350

## NORTH COAST REGION

**Lismore**  
120 Dally Street  
Lismore NSW 2480

**Coffs Harbour**  
359 Harbour Drive  
Coffs Harbour NSW 2450

**Port Macquarie**  
Level 2, 41-47 Horton Street  
Port Macquarie NSW 2444

## SYDNEY METRO

**Parramatta**  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

**The Rocks**  
66 Harington Street  
Sydney NSW 2000

## SOUTH COAST REGION

**Wollongong**  
Level 3, Block E  
84 Crown Street  
Wollongong NSW 2500

**Goulburn**  
Suite 5, 167 Auburn Street  
Goulburn NSW 2580

**Moruya**  
66 Campbell Street  
Moruya NSW 2537

**Queanbeyan**  
Ground Floor East  
11 Farrer Place  
Queanbeyan 2620

## RIVERINA/WESTERN REGION

**Bathurst**  
Level 1, 346 Panorama Avenue  
Bathurst NSW 2795

**Dubbo**  
34 White Street  
Dubbo NSW 2830

**Broken Hill**  
Level 1, 32 Sulphide Street  
Broken Hill NSW 2880

**Griffith**  
104 - 110 Banna Avenue  
Griffith NSW 2680

**Wagga Wagga**  
2-6 Coleman Street  
Wagga Wagga NSW 2650

**Dareton**  
1998 Silver City Highway  
Dareton NSW 2717



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