

# Developments







---

# Developments

The Developments team provides assurance, advisory and procurement services for major regional place making developments.

**Graham Thompson**  
0429 265 600  
[graham.thompson@pwa.nsw.gov.au](mailto:graham.thompson@pwa.nsw.gov.au)

We work closely with our clients to understand their business requirements and project deliverables, focusing our service response to ensure the delivery of optimal project outcomes.

NSW Public Works has established processes and governance arrangements in place to manage project risks and is an accredited agency for procurement planning and delivery.

We manage strategic development negotiations and provide advisory and assurance services, from inception to completion, delivering infrastructure to grow our regional communities in NSW.

---

# Our Expertise

---

NSW Public Works Developments has significant experience in carrying out **development projects** for a range of government clients.

---



- Development advisory and assurance
- Design, construction and structural reviews
- Construction management
- Quality, Safety and Environmental monitoring and advice
- Risk identification and development of risks mitigation strategies
- Construction and Quality inspections and approvals
- Commissioning program assessment
- Assessment and advice on variations, extension of time and delay claims



# Campbells Cove Promenade

Campbell's Cove Promenade and Campbell's Stores buildings situated in The Rocks, Sydney are State Heritage assets.

The redevelopment of Campbells Cove included a new 10-metre-wide promenade, a waterfront leisure area and amphitheatre for public events and enhanced connections to the new Overseas Passenger Terminal wharf extension. The project scope comprised the redesign, lowering, and repaving of the public domain area, demolition and construction of new public stairs and new lighting and signage throughout the precinct.

NSW Public Works was appointed to provide advisory and assurance services including contract management to PMNSW and managed the concurrent upgrade of the adjoining Ports Authority public domain area.



Value: \$14 Million

---

# Royal North Shore Hospital

State Significant Development. Construction of a new 27,000m<sup>2</sup> Net Lettable Area Grade A commercial building on the Royal North Shore Hospital (RNSH) site by Property NSW and Health Infrastructure on behalf of Ministry of Health for collocating health agencies.

The development site sits within the RNSH campus near St Leonards Railway Station and approximately 5km from the CBD to the north. The 10-storey development includes a two-level basement car park for 118 cars, electric car charging points, End of Journey facilities, café, childcare and Connection to Country public art and design.

NSW Public Works was engaged to provide tender evaluation, project advisory and assurance services to Property NSW.



Value: \$200 Million

---

# Australian Museum Sydney

The Australian Museum has been chosen to host the world-famous King Tutankhamun exhibition in 2021. In-order to provide space to display this exhibition, Project Discover converted the existing Collection storage space into state-of-the-art exhibition facilities enabling the Museum to host the Tutankhamun tour and future international tours.

The project included the installation of new lifts and escalators, fire detection system, new supporting amenities, creation of new educational and research facilities and a new member's lounge.

NSW Public Works provided procurement, construction advisory, assurance and project management services relating to the redevelopment of Australia's oldest Museum.

The completion date of September 2020 was critical to ensure the signoff of the Tutankhamun areas and facilities by an international committee.



Value: \$50 Million

---

# Darling Square 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: \$3.4 Billion

---



# The Ribbon

## Cockle Bay

State significant development in the heart of Cockle Bay by Greateon.

The 25-storey 5-star Green-star hotel for Marriott's luxury W Hotel with 400 rooms, 140 services apartments, retail, world's largest IMAX theatre, modern playground and public domain works including a new public art installation.

NSW Public Works was appointed to provide project advisory and assurance services to Place Management NSW.

Completion April 2024



Value: \$1Billion

---

# Pymont Bridge

## Pymont

Pymont Bridge is the world's first electrically operated swing span constructed in the early 1900s to allow recreational and commercial vessels access to Cockle Bay.

NSW Public Works has been engaged by Place Management NSW to manage the design, documentation, tendering and construction phases of remediation works to restore the Bridge's deteriorated structural elements.

The complete restoration has been split into two main work packages: Work Package 1 timber Pier Sets completed in late 2019 for a cost of \$13.5M. Work Package 2 timber Truss Spans will restore the timber trusses and the bridge deck to ensure the bridge continues to provide safe access across Darling Harbour and is scheduled to be completed by 2024.



Value: \$38.5 Million

---

# Sandstones Building Sydney

The Lands and Education buildings known as the Sandstones, are State Heritage listed. The adaptive redevelopment of the buildings by Pontiac Land Group comprises the construction of a luxury 6-star 192 room hotel, pool, spa and gym in the Education Building and ancillary hotel facilities including retail, food and beverage hospitality function space and ballroom into the Lands Building.

These buildings will be linked by subterranean passageway for staff and guests.

NSW Public Works has been appointed by Property & Housing to provide construction advisory and assurance services. The redevelopment is scheduled to be completed mid 2027.



Value: \$800 Million

---

# 86 Harrington Street (Harrington Collection)

The construction of two buildings six and 10 stories including a mix of retail, commercial office space, a courtyard and 58 residential apartments featuring one, two and three-bedroom options plus penthouses, and a three-level basement car park.

The development included the demolition of the existing 1980s 'Harrington Court' building on the site, excavation of the site to provide up to three levels of basement parking.

Retention of the existing state heritage building known as the 'Baker's Terraces', built in 1875 and internal alterations and additions to accommodate up to 4 residential apartments, and a retail/food and beverage tenancy in the lower level of the building opening out onto the central courtyard area.



Value: \$70 Million

---



# 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



---

**T** 1300 00 88 88  
**E** [publicworks@pwa.nsw.gov.au](mailto:publicworks@pwa.nsw.gov.au)