

# Dubbo Workplace Hub

## Frequently asked questions

### How much is the government investing in the Dubbo Workplace Hub project?

- The government has allocated \$58.6 million to deliver the hub project.
- Subject to local council approval, the refurbishment and redevelopment of government-owned buildings in Brisbane Street and Carrington Avenue to create a new multi-agency workplace hub will deliver up to \$209 million of economic benefits and 440 jobs to the region during the life of the project.

### Why can't a new hub be delivered within the \$58.6 million budget?

- Since 2021, construction costs have escalated dramatically throughout Australia, largely due to increasing supply chain and building material costs, as well as labour shortages, particularly in regional areas.
- The government's focus has always been on delivering a modern, efficient workplace hub in the most cost-effective manner and the redevelopment of the existing buildings is the best approach to achieve that in the current economic climate.

### What will the redevelopment look like?

- The government will work closely with its occupying agencies, Dubbo Regional Council, and its consultant team on its redevelopment plans.
- The workplace hub will be delivered over two adjacent redeveloped buildings at Carrington Avenue and Brisbane Street
- Subject to council approval, it is intended the current external façade of the Carrington Avenue building will be replaced and the workplace fit-out at Brisbane Street will include a new accessible lift, stairs, and roof whilst preserving the building's early 20th century heritage facade.

### When will the hub open?

- Due to the additional consultation and redesign work, as well as the new approvals required, the hub is now expected to be delivered in 2026.

### Will the quality of the workplace be compromised?

- The same quality workplace fit-outs, building efficiencies and environmental outcomes as originally possible from a new development will be delivered.

- There will be no reduction in the quality and features of the finished product. A hub of a comparable quality to that enjoyed by agencies and their staff in Orange, Newcastle and metropolitan Sydney will be delivered.
- The revitalised building will meet or exceed the government's rating targets, such as NABERS and Greenstar.
- Using the existing building structure (frame and floor slabs) rather than undertaking a full demolition and rebuild results in reduced resource consumption, energy use and emissions.

### What is the impact on occupying agencies?

- The government is working closely with its agencies to consider the impact this change of approach and project delivery delays will have on their current and future office accommodation requirements.
- The hub will continue to facilitate the consolidation of separate government tenancies into a single workplace, providing quality flexible office accommodation for regional public sector workers on par with their metropolitan counterparts, and improving the customer experience.

### Who will move into the hub?

- Hundreds of public sector workers from several government agencies will occupy the new hub.

### What is upcycling?

- It is the process of transforming existing products including buildings into something new that will be more valuable and better quality, it is sustainable recycling.