
27 November 2015

Ms Toni Averay
Director Planning and Growth
Liverpool City Council
33 Moore Street
Liverpool NSW 2170

Re: 35 Scott Street Liverpool development application

Thank you for allowing Government Property NSW (GPNSW) to attend the briefing to the SWJRPP on 25 November 2015.

GPNSW is the Government's central property agency and is lessee to nearly 1,000,000 m2 of office space across NSW. Agencies such as the intended occupant Family and Community Services (FACS) effectively 'sublease' from GPNSW. The role of GPNSW is also to lead all publicly announced property commitments, and presently such jobs driven initiatives are underway in Liverpool, Penrith, Parramatta and Gosford.

As outlined in the meeting, the above property represents a solution for the publicly announced delivery of jobs to western Sydney made by the Premier in 2013.

With respect to this development in Liverpool, the property was selected after an extensive Expressions of Interest process with one of the key deliverables being the proposed quality of the development. GPNSW required minimum 1,000m2 floorplates, and offered a total guaranteed commitment of 5,000m2. We also sought an option to take more space prior to construction completion. Staff amenity, being open floorplan, ample natural light and end of trip facilities were also important. The ground floor had to be as large as possible to provide the preferred operating design model to cater for the significant public arrivals expected. After further design work was done on the property, it became apparent that an electricity substation would probably be required at the rear of the ground floor. This eroded an important component of floor space for FACS, so our ground floor net lettable area is now at the minimum area we can utilise for the function proposed.

The Premier announced that the Liverpool development would be delivered in the 2016/17 year, and presently, the works program timetable for the construction completion is very tight. The expectation by GPNW and FACS was that the development would be completed by February 2017, but it appears now to be June 2017, assuming DA approval in February 2016. This has been contributed to by the developer of the property being late to lodge their DA. The lateness relates in part to their failed attempt to gain a further lot for consolidation. WE understand that this lot, to the west, is now earmarked for acquisition by Liverpool City Council which will provide an excellent 'link' laneway from the rear lane through to Scott Street.

The decision to develop the site to circa 10,000 m2 GFA was the developers', but GPNSW was supportive provided it did not impact on timing of delivery. We understand the floor space proposed

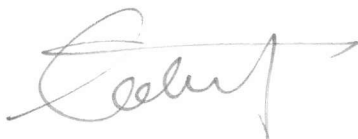
was supported by Liverpool Council due to the incompatibility between existing FSR's and the height limit of 100 metres.

Beyond the estimated 350 jobs moving to Liverpool from existing locations of Parramatta, Ashfield and the CBD, FACS is presently developing further business case justification to relocate Corporate Services functions to the property given that the potential available floor space in the balance of the property is circa 4,000m², allowing a potential for a further 300 job movements.

The existing allocated functions include the 24/7 state wide contact centre and child support agency functions. The building is expected to become the state-of-the art /showcase facility for FACS in NSW providing a dedicated child protection lift between B1, G and Level 1, and high standards of disabled employee amenity.

Whilst FACS will be given time to consider the extra space, GPNSW will eventually open the opportunity to other state clusters and agencies as ideally, we eventually occupy 100% of the building.

On behalf of GPNSW, I wish to confirm our support for the development to the SWJRPP as being a very important outcome for Liverpool and the state in general, and trust that an early resolution to the application can be achieved.



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