

**Proposed fitout of new leased premises for Divisions of the
Department of Innovation, Industry, Science and Research (now
Department of Industry) at Buildings 2 and 3, 105 Delhi Road,
Riverside Corporate Park, North Ryde, NSW**

**Public Works Committee - Post-implementation report—public
component**

The Auditor-General's Report 20/2009 on the approval of funding for public works, found a need for agencies to undertake post-implementation reviews of project. The Public Works Committee Manual also requires agencies to provide a post-implementation review report to it.

The Committee resolved that this table be completed and made publicly available. The term 'original' refers to information provided during the inquiry (for example, in submissions or hearings). This is usually also replicated in the Committee's report.

PROJECT NAME	Fitout of new leased premises at Buildings 2 and 3, 105 Delhi Road, Riverside Corporate Park, North Ryde, NSW
Proponent agency	Department of Industry (formerly Innovation, Industry, Science and Research)
Date referred to the Committee	18 November 2010
Committee report/s (eg. 1/2013)	Report 1/2011
Date of expediency (House of Representatives)	24 February 2011
COSTS	
Original cost estimate	\$25.660 million (excluding GST)
Final cost of project	\$25.823 million (excluding GST)
Reasons for cost changes	Increased costs over original October 2010 project estimate due to post-occupancy additions and alterations.

TIME	
Original estimate of commencement and completion of works	<p>To commence fit-out construction April 2011.</p> <p>To complete all works by mid May 2012 to enable National Measurement Institute (NMI) to vacate leased Pymble premises and relocate to North Ryde by end June 2012. Australian Astronomical Observatory (AAO) to relocate in two subsequent stages during 2012/2013.</p>
Actual date of commencement and completion of works	<p>Construction commenced May 2011</p> <p>Construction Practical Completion achieved 15 June 2012</p> <p>National Measurement Institute (NMI) - Relocated from Pymble to North Ryde by end June 2012</p> <p>Australian Astronomical Observatory (AAO)</p> <ul style="list-style-type: none"> - Stage 1 relocation completed in late August 2012 - Stage 2 relocation completed in June 2013.
Reasons for time changes	<p>Commencement of construction delayed due to delay in execution of Agreement for Lease and subsequent letting of Main Building Contract.</p> <p>Delays during construction phase, caused by wet weather, structural complexities and delayed connection of permanent power to site by authority, resulted in Extension of Time for Practical Completion to 15 June 2012.</p>
SCOPE	
Did the project deliver the original scope? Y/N	No
If no, was the scope increased or decreased?	<p>Change of usage and space allocation within Net Lettable Area (NLA):</p> <ul style="list-style-type: none"> - Enterprise Connect offices deleted from scope; - Increase in areas occupied by NMI.
Details of scope changes	<p>PWC Submission (November 2010) stated that the Net Lettable Area (NLA) of building was 10,270 sqm with proposed fit-out area totalling 8894 sq m.</p> <p>Final surveyed building NLA is 10,396.5 sqm. Completed fit-</p>

out area totals **8957.08 sqm**, plus partial fit-out area totalling **251.93 sqm**. Balance of NLA (**1187.49 sqm**) is currently vacant “shell” space.

Originally proposed (November 2010) and completed fit-out (June 2012) area breakdowns are summarised in Table:-

Property	Proposed Fit-out Area (m2) North Ryde	Final Fit-out Area (m2) North Ryde
NMI Pymble	6631	7165.66
AAO Marsfield	1937	1791.42
Enterprise Connect	326	251.93 (partial fit-out only - not occupied)

Reasons for scope changes

Departmental decision in November 2011 that Enterprise Connect would not relocate to North Ryde as more suitable accommodation had been identified in premises currently leased by the Department in the Sydney CBD.

Changes made to internal space allocations, i.e. AAO occupied area reduced and NMI occupied area increased to accommodate revised functional and operational requirements.