

**Economics Legislation Committee**  
**ANSWERS TO QUESTIONS ON NOTICE**  
Industry, Innovation and Science Portfolio  
2017 - 2018 Budget Estimates  
31 May – 1 June 2017

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**AGENCY/DEPARTMENT:** CSIRO

**TOPIC:** Decadal property plan

**REFERENCE:** Written Question – Senator Carr

**QUESTION No.:** BI-117

Please provide a list of properties covered by CSIRO's decadal property plan. For each property, please provide:

- a. the age of each facility;
- b. the date of its last major upgrade or renovation;
- c. the cost of the most recent upgrade or renovation; and
- d. the details of any upgrades or renovations currently underway or budgeted for, including the project budget and timeline.

**ANSWER**

The majority of activity that will be pursued through CSIRO's Ten-Year Property Plan is centred on the following properties:

- Australian Animal Health Laboratory (AAHL) – Geelong
- Australian Technology Park (ATP) – Eveleigh, Sydney;
- Parkville and parts of Clayton - Victoria
- Darwin
- Lindfield - Sydney
- Ginninderra - ACT
- Marsfield - Sydney
- North Ryde - Sydney.

As a consequence, this answer has been constructed with a focus on these sites only. However it is noted that the Plan does envisage some level of minor upgrade or renovation at other sites not specifically included in this answer, during the ten year period.

Answers to each of the questions are provided as relevant by each of these properties below.

**AUSTRALIAN ANIMAL HEALTH LABORATORY (AAHL) – GEELONG**

Planned capital works to maintain the condition of buildings and other facilities are undertaken at AAHL each financial year. The fitout of the National Collaborative Research Infrastructure Strategy (NCRIS) PC4 Insectary was undertaken between September 2008 and the end of 2012 at a cost of \$10.45 million and an additional PC3 Insectary fitout was undertaken between May 2011 and May 2013 at a cost of \$3.22 million. Upgrades are undertaken on this facility each financial year as part of the maintenance planning.

As part of the Ten Year Property Plan, CSIRO is currently developing the package of work required for the AAHL Compliance Upgrade works and the third-of-life Upgrade (also referred to as the AAHL Capital Project). The initial estimated cost (P50) for this work was \$234 million but CSIRO is now replanning the capital upgrade to reflect changes to the compliance regime that applies to the Facility and revised budgets are still being prepared.

The buildings at AAHL included in the Ten Year Property Plan, their year of construction and age, are listed in the following table.

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
002A	1985	32
002B	1985	32
002C	1985	32
002D	1985	32
002E	1985	32
002F	1996	21

#### **AUSTRALIAN TECHNOLOGY PARK (ATP), EVELEIGH, SYDNEY**

ATP is a leased site which was novated to CSIRO as part of merging National ICT Australia (NICTA) into CSIRO in 2015. There is a project underway which will provide an improved facility where the demonstration space used to showcase CSIRO's projects and collaboration activities will be located in a more appropriate area adjacent to the reception space providing easier access for local and international dignitaries and industry leaders to visit. The relocation/refurbishment of the demonstration space commenced in 2017 and \$700,000 has been expended to date, against a total project budget of \$900,000.

As part of the Ten Year Property Plan, further refurbishment of ATP will be undertaken to accommodate staff moving from other locations in Sydney. Planning and budgeting is still being undertaken.

#### **PARKVILLE**

The most recent major refurbishment work undertaken reached practical completion in July 2008 and involved the reconfiguration of the central office area on level 1 of building 005. The cost of these works totalled \$675,769. More recently the security access control system was upgraded and completed in early 2017 at the cost of \$160,000. No future upgrades or renovations are planned for this site as CSIRO works toward divestment of this property as part of the decadal property plan.

The buildings at Parkville included in the Ten Year Property Plan, their year of construction and age, are listed in the following table.

<b>Parkville</b>		
<b>Building Number</b>	<b>Year Built</b>	<b>Age (years)</b>
003	Late 1800's	Approx. 127
005	1964	53
006	1991	26
007	1991	26
008	1994	23
009	2002	15
010	2007	10
011	2005	12
012	2004	13

#### **CLAYTON**

The most recent refurbishment activities at CSIRO's Clayton site were undertaken between June 2014 and December 2015 as part of the Victoria consolidation project to relocate staff due to the closure of the Highett site, and deliver the Factories of the Future facility (now known as Lab22) at a cost of \$31.1m.

CSIRO is currently working on the fitout of building 206 for the creation of a Centre for Industrial Chemistry, referred to as FloWorks. It is budgeted at \$4.2 million and is scheduled for completion in July 2018. Small office renovations are also underway in building 001 at an expected cost of

\$440,000. Reception upgrades for Building 203 are also underway, with completion anticipated in September 2017 and an expected cost of \$400,000.

Planned capital works to maintain the condition of buildings and other facilities on the site are continually undertaken at Clayton each financial year, however these are not considered major property upgrades. As part of the Ten Year Property Plan, further refurbishment in some buildings will be required to accommodate staff moving from Parkville. Planning to identify the best logistical option and associated budgeting is still being undertaken.

As a consequence, it is not yet possible to confirm which specific properties at the Clayton site will be impacted (hence we are unable to provide details of their age and most recent upgrade). Overall the Clayton site holds 72 buildings with the majority of buildings being over 20 years old, but with some built in the 1960s and 1970s.

## **DARWIN**

Since construction of the individual buildings on the site there has been no major upgrade or renovation to any of the buildings on site. Minor works were undertaken in Darwin to Building 001 in 2017, comprising a reception security upgrade and access control upgrade totalling \$50,400.

No further upgrades or renovations are planned for this site as this site has been identified for divestment as part of the decadal property plan (subject to an ongoing assessment of market conditions).

The buildings at Darwin included in the Ten Year Property Plan, their year of construction and age, are listed in the following table.

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
001	1971	46
001A	1991	26
001B	1996	21
002	1971	46
002A	1971	46
004	1972 <sup>1</sup>	45
006	1974	43
010	1974	43
011	1976	41
016	1977	40
017	1977	40
032	2002	15
033	2002	15
034	2002	15
035	2002	15
036	2002	15
037	2002	15

## **GINNINDERRA**

Since construction of the individual buildings on the site there has been no major upgrade or renovation to any of the buildings on site. Minor refurbishment of amenities and asbestos removal in Building 002 at Ginninderra was undertaken in 2014 at a cost of \$110,000. No future upgrades or renovation are planned for this site as CSIRO works towards its divestment as part of the decadal property plan.

The buildings at Ginninderra included in the Ten Year Property Plan, their year of construction and age, are listed in the following table.

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
001	1960	57
002	1960 <sup>1</sup>	57
003	1965	52
004	1960	57
005	1961	56
007	1961	56
009	1964	53
013	1962	55
016	1962	55
021	1971	46
022	1971	46
023	1972	45
024	1973	44
025	1972	45
026	1971	46
027	1972	45
028	1970	47
030	1972	45
031	1973	44
032	1974	43
033	1974	43
034	1976	41
035	1976	41
036	1971	46
038	1976	41
039	1976	41
040	1973	44
041	1977	40
042	1969	48
044	1969	48
045	1978	39
046	1971	46
047	1981	36
048	1972	45
050	1969	48
051	1990	27
053	1980	37
058	2011	6
059	2012	5
060	2009 <sup>1</sup>	8
061	2012	5
062	2012	5
065	2012 <sup>1</sup>	-
066	2012 <sup>1</sup>	-
067	2012 <sup>1</sup>	-

NOTE: <sup>1</sup> These are structures that were identified as “structures” in 2016 following a review of CSIRO’s reportable land and building assets. It includes items such as Water Tanks, Discharge Pits etc.

**LINDFIELD**

Since construction of the individual buildings on the site, the last major upgrade or renovation was the Lindfield site Building Management System (BMS) upgrade which was completed in the first half of 2017. The total cost of this activity was \$1,127,000.

CSIRO is currently preparing for the consolidation of CSIRO's Sydney properties with Lindfield identified as the primary site. Subject to finalisation of the project details and appropriate approvals, CSIRO anticipates the project will be completed by mid-2021 at a currently estimated cost of \$120 million.

The buildings at Lindfield included in the Ten Year Property Plan, their year of construction and age, are listed in the following table.

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
3	1977	40
4	1977	40
5	1977	40
6	1977	40

## **MARSFIELD**

Since construction of the individual buildings on the site there has been no major upgrade or renovation to any of the buildings on site. An upgrade to the security access control system at Marsfield was undertaken in 2015 at a cost of \$110,000. No future upgrades or renovations are planned for this site as CSIRO works toward divestment of this property as part of the decadal property plan.

The buildings at Marsfield included in the Ten Year Property Plan, their year of construction and age, are listed in the following table.

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
001	1968	49
001A	1968	49
001B	1977	40
001C	1968	49
001D	1970	47
001E	1968	49
001F	1968	49
001G	1968	49
001H	1968	49
001J	1968	49
001K	1968	49
001L	1973	44
001M	1975	42
001N	1968	49
001P	1995	22
001Q	1995	22
002	1968	49
003	1968	49
004	1968	49
005	1968	49
006	1967	50
007	1968	49
009	1972	45
011	1970	47
016	1976	41

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
017	1970	47
019	1976	41
020	Unknown	-
021	Unknown	-
022	1983	34
023	1983	34
024	1983	34
025	1987	30
026	1987	30
027	1986	31
028	1988	29
029	1988	29
030	1990	27
030A	1993	24
031	1990	27
032	1990	27
033	1990	27
034	1991	26
035	2002	15
036	Unknown	-
037	Unknown	-
038	Unknown	-
039	2012	5

## **NORTH RYDE**

The North Ryde site is leased under triple net lease arrangement where CSIRO as tenant remains liable for any upgrade work to the buildings or facilities. This lease is due to expire in December 2021.

CSIRO has classified the refurbishment of level 4 in Building 053 at North Ryde as a major upgrade. This work was undertaken in the first half of 2014 at a cost of \$3.74 million. This was the most recent work undertaken on this site. No further upgrades or renovations are planned for this site as CSIRO anticipates exiting this site at the conclusion of the current lease.

CSIRO has no plans to perform any major upgrades at this site.

The buildings at North Ryde included in the Ten Year Property Plan, their year of construction and age, are listed in the following table.

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
008	1952	65
012	1972	45
013	1953	64
019	1956 <sup>1</sup>	61
020	1960	57
024	1964	53
024A	2004 <sup>1</sup>	13
024B	1999	18
025	1972 <sup>1</sup>	45
026	1970	47
036	1982	35

<b>Building Number</b>	<b>Year Built</b>	<b>Age</b>
036A	1999	18
036B	1999	18
036C	1999	18
038	1983	34
039	1980	37
052	1973	44
052A	1993	24
053	2002	15
053A	2002	15
082	1994	23
084	1996	21
085	1997	20
086	1999 <sup>1</sup>	18
088	2006	11
089	2006	11
090	2006	11
091	2006	11
092	2006	11
093	1982	35
095	unknown	-
101	1991	26
102	1999	18