

Cordell Construction Monthly

Australia | December 2021



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Contents

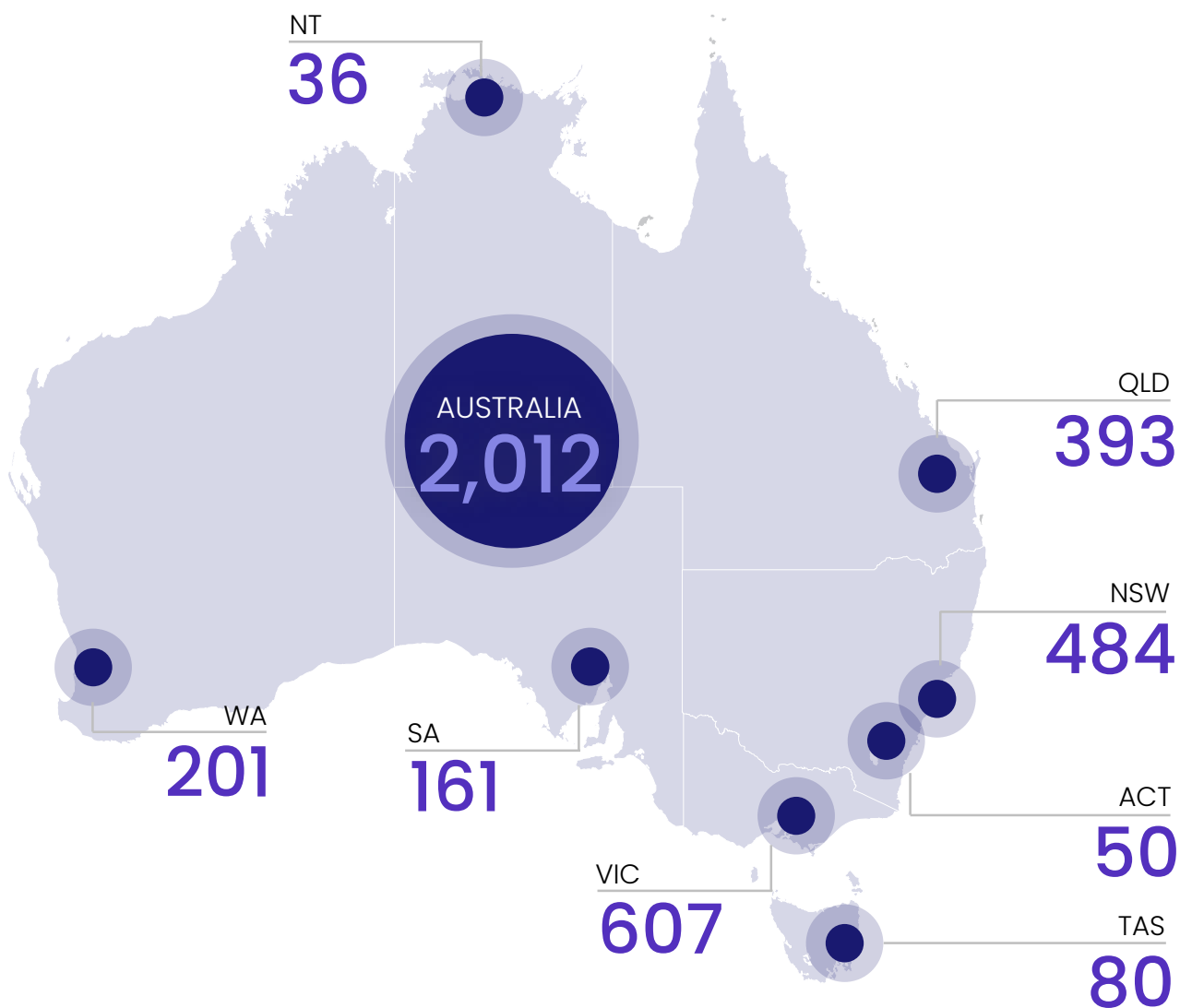
Pipeline – Australia	3
Moving into construction – Australia	5
NSW	7
ACT	7
VIC	8
QLD	8
NT	9
SA	9
TAS	10
WA	10
Mining	11

The data behind the Construction Monthly Report is now available for purchase. Please contact your Account Manager for more details.

Pipeline – Australia

Over the month of November, Cordell identified 2,012 new projects, the highest number since October 2018 (2,017), increasing from 1,714 over the previous month. The number of new projects identified over the past 3 months increased by 10.7 per cent when compared to the previous 3 month period, while over the past 12 months, the number of new projects increased by 8.2 per cent when compared to the 12 months to November 2020. The estimated total value of new projects identified in November was around \$18.3 billion, up from around \$14.7 billion over the previous month. Although the estimated value of new projects increased month-on-month, the total estimated value of new projects over the past 3 months is down -11.3 per cent when compared to the previous 3 month period.

Number of projects



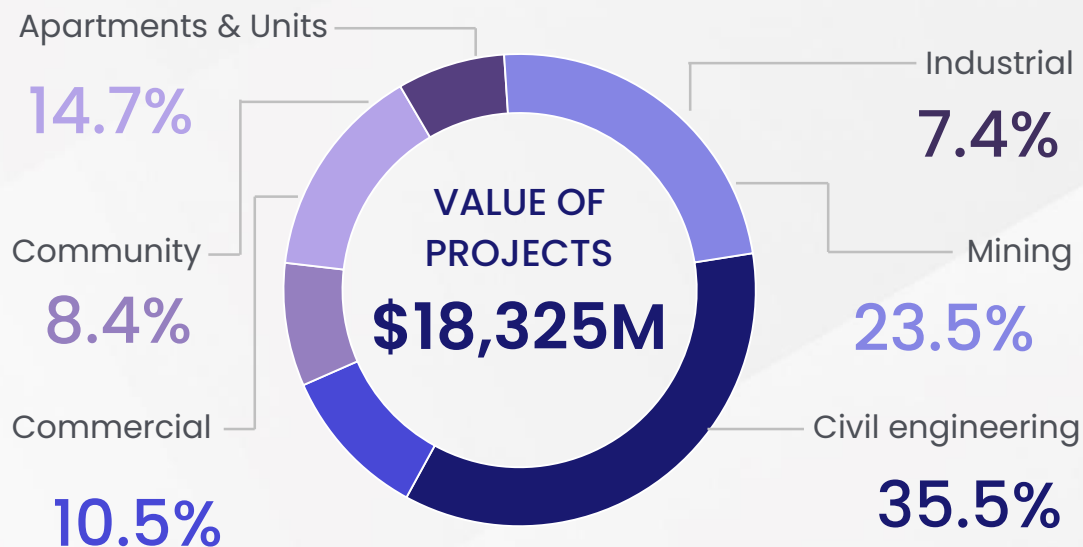
Median Project Value					
CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
\$500,000	\$1,000,000	\$1,000,000	\$1,200,000	\$602,000	\$2,000,000

Pipeline – Australia

Share of Project Numbers by Category



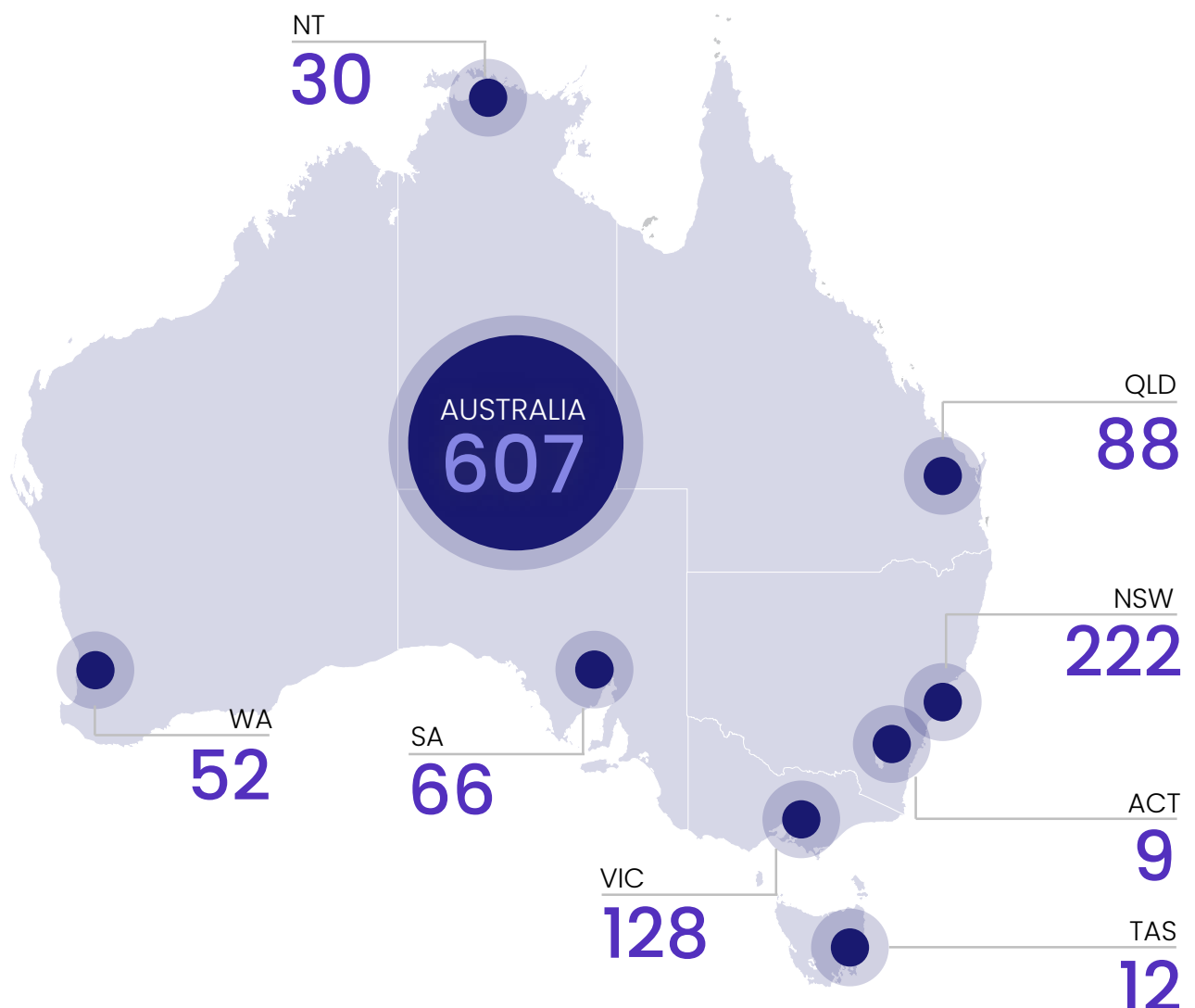
Share of Project Values by Category



Moving into construction – Australia

There were 607 projects moving into the construction phase over the month of November, up from 561 over the previous month. The number of projects moving into construction over the past 3 months is down -6.0 per cent when compared to the previous 3 month period, while the past 12 months saw the number of projects moving into construction increase by 1.4 per cent when compared to the 12 months to November 2020. The estimated value of projects moving into construction in November was around \$3.8 billion, up 8.8 per cent month-on-month, while over the last 12 months, the total estimated value of projects moving into construction increased by around 4.7 per cent when compared to the previous 12 month period.

Number of projects

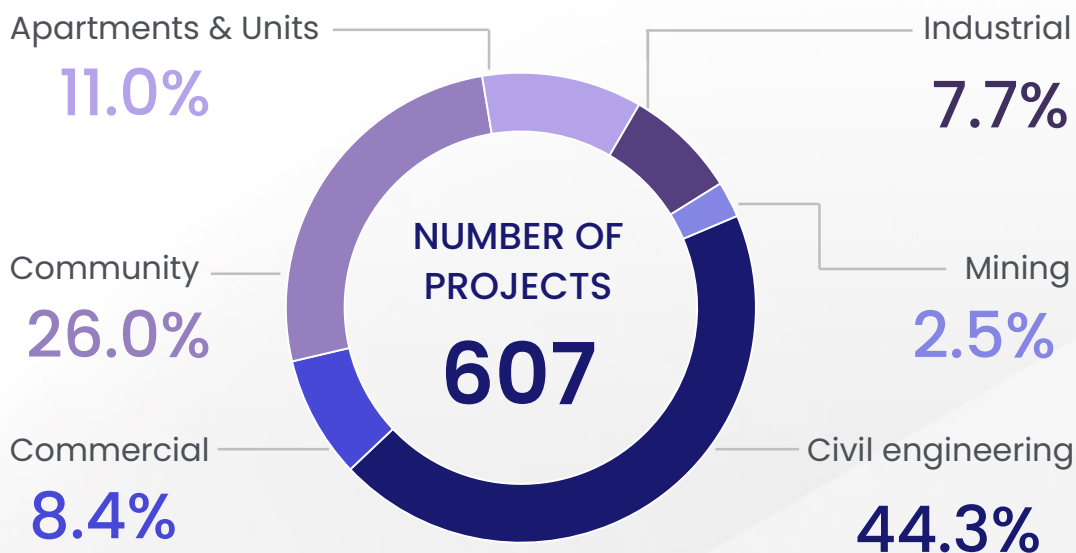


Median Project Value

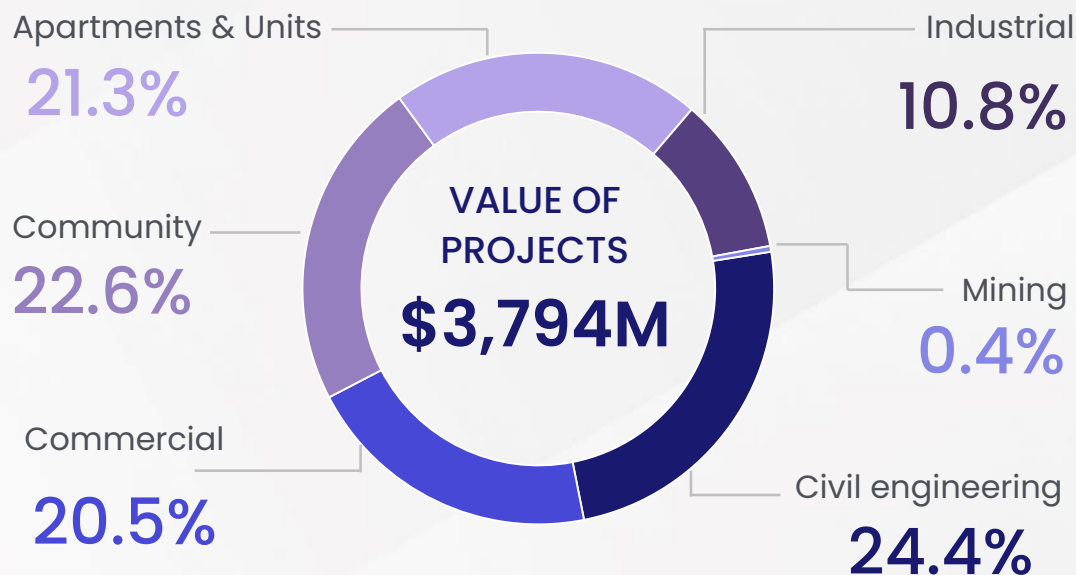
CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
\$652,559	\$2,500,000	\$1,300,000	\$2,241,617	\$1,500,000	\$1,000,000

Moving into construction – Australia

Share of Project Numbers by Category



Share of Project Values by Category



NSW

The State Significant development application for the first building in Bradfield City Centre near the new Western Sydney International Airport has been advertised for public exhibition by the Department of Planning, Industry and Environment. The high-tech advanced manufacturing research and development facility, designed by Hassell, will include approximately 1,009 square meters of manufacturing space and 1,054 square meters of office and meeting space. The building will be constructed from sustainable materials including laminated timber, rammed earth, glass and steel and will be able to operate off-grid using renewable energy. Construction is expected to be completed by the end of 2023.

Vaughan Constructions has started construction of Woolworth's first automated customer fulfilment centre located in Auburn. The 22,000 square meter facility will help Woolworths' personal shoppers pick and dispatch up to 50,000 home deliveries a week. Plans for the facility include provision for two levels of office space of over 1,224 square meters and a 16,300 square meter temperature-controlled warehouse and freezer. Due for completion in early 2023, the project is targeting at least a 5-Star Green Star Rating via rainwater harvesting, solar panels and electric vehicle charging facilities.

A site has been announced for the \$479 million redevelopment of Ryde Hospital. The existing Ryde Hospital campus is set to be transformed into a state-of-the-art facility, after being identified as the most suitable location. The redevelopment will feature expanded and improved emergency, critical care, medicine and surgery, community and ambulatory care (outpatient) services. It will also preserve the historic Denistone House, and retain the rehabilitation services at Graythwaite.

The NSW Government has announced that Cox Architecture will lead the design for Dubbo's \$48 million government workplace hub in Carrington Avenue Dubbo. The new, purpose-built office

building will contain about 6,700 square meters of flexible office space to accommodate around 700 public sector employees from across government. More than one quarter of the project's consultant services, including planning, engineering and geo-technical services will be procured from local regional businesses based in Dubbo, Orange and Bathurst. Orange-based architect, Paddy Williams, will deliver the design services. Construction of the new office building is expected to start in mid to late 2022, following the completion of the planning, design and development application processes, and will be completed in 2024.

ACT

Doma Group has exchanged contracts with the ACT Government for the purchase and development of the 16.1 hectare heritage-listed Canberra Brickworks site into a low-rise, mixed-use precinct. The masterplan by architects SJB comprises 380 dwellings in a mix of houses, terraces and apartments. Most of the existing structures will be retained and repurposed into commercial or retail spaces, or left as relics evidencing the industrial history of the site. The development will focus on sustainability, and will achieve a 5 Star Green Star Communities rating.

Capital Estate Developments, owned by the Canberra Airport Group, has announced a new build-to-rent development at Denman Prospect. The Borough at Denman Prospect, a 700 unit and multi-use precinct, will be the first Greenfield development of its kind in the ACT. The Borough will incorporate solar panels, electric car charging stations, drone landing zones, grey water management, sustainable building materials and community gardens. The precinct will include pop-up shops and cafes, a gym, and exclusive residents-only communal rooftop areas. Stages 1 and 2 are currently in the detailed planning and design stages, with land servicing underway and building construction expected to commence in the second half of 2022.

VIC

The Victorian Government has announced new funding of \$9.3 billion towards major works on the Suburban Rail Loop (SRL East) enabling construction to be underway next year. The project will deliver 26-kilometre twin rail tunnels and six underground stations between Cheltenham and Box Hill as well as investment in new community projects and initiatives in the broader areas around the stations. Trains will be running on SRL East by 2035. The contract for this first phase of works has been awarded to Laing O'Rourke.

Simpson Construction has been awarded the construction contract for the \$53 million St Kilda Pier Redevelopment project. The new pier structure will curve 450 meters out into Port Phillip Bay. Construction alongside the existing St Kilda Pier is scheduled to start in early 2022, with the new pier due to be completed by early 2024.

The Victorian Government has signed a contract to purchase a 9.6 hectare site in the Elements Estate in Truganina North. The site will be home to the new junior campus of Truganina North Secondary School, complementing the senior campus which will be built on nearby Morris Road. The new site will also be home to a future primary school and kindergarten.

Alinta Energy has proposed a \$4 billion, 1,000MW offshore wind farm called Spinifex to be built in waters 10 kilometres off the coast from Portland, which could help power the Portland aluminium smelter with up to 100 per cent renewables, and inject green energy into the country's main grid. Wind monitoring, site surveys and consultation will start next year. Landmark federal legislation has recently successfully passed through the Senate that will allow offshore wind farms to be built in Australian waters for the first time, clearing the way for such projects.

QLD

Tenders have been invited for Stage 2 of Sunshine

Coast University's Moreton Campus. Three new buildings will comprise laboratories, sports clinics, a sports hall with full sized court for basketball, netball and volleyball and gymnasium, office and administration space. USC's new buildings are on a tight deadline to meet the briefed operational date of Semester One, 2023. The buildings are designed to accommodate pre-fabricated materials, such as mass engineered timber fabrication (replacing the slow construction process of concrete), unitised facade systems (sealing the buildings at an increased speed) and key internal finishes and materials to deliver a speedy construction program. These buildings will be Queensland's first University building constructed of all mass engineered timber whilst greatly decarbonising the environment.

The State Government has acquired 148 hectares of land at Currumbin, known locally as Martha's Vineyard or Martha's Farm on the Southern Gold Coast for transformation into one of Australia's biggest eco-parklands. The eco-parklands could be enhanced for recreation such as hiking, bushwalking and mountain biking, picnics or rehabilitation of both native wildlife and bushland.

Seymour Group is planning to transform the AP Eagers car yard in Newstead into a master planned mixed use precinct. Newstead Green will be delivered in two stages. The first stage will include four residential buildings above a four storey podium with car parking, topped with landscaped and recreational space. The second stage will include four buildings ranging from 14 to 17 storeys. There will also be two 2,500 square meter supermarkets and a row of retail showrooms.

Ferro Chow Architects has designed a new 46 storey apartment tower at Old Burleigh Road in Broadbeach. The development will comprise 59 apartments. The design encompasses Biophilic principles, and is inspired by the Norfolk pine trees that line Old Burleigh Road. Facilities include a pool, deck, and gym and a second recreation level including communal wine bar, cinema room, executive lounge and dining area.

NT

Environmental and development approval have been granted for a 300 million litre fuel storage facility at East Arm, at the Land Development Corporation's future Bulk Liquids Area. In September, the United States Government awarded the tender to provide fuel storage and management services in support of the U.S. military to Crowley, a U.S. based company with global energy and logistics services. Crowley Australia Pty Ltd, the Australia-based Crowley subsidiary, will manage the development of the \$270 million facility. The Crowley Bulk Fuel Storage Facility will be the largest of its kind in the Territory.

The Northern Territory Government has commissioned a feasibility study to identify alternative locations for the Darwin Passenger railway terminal. Aurecon has been engaged to deliver the feasibility study, and over the next six months, will investigate a strategic location for the railway, advising on the most suitable location for a passenger terminal.

Black Cat Civil Pty Ltd has been awarded a \$10.3 million contract for the first stage of construction of the flood mitigation embankment and wall levees at Katherine North. The full levee works includes a combination of earth embankments, concrete walls and a temporary levee for road crossings. The second stage of works in Katherine South was recently announced with the federal government committing \$9.4 million to the project, and a tender for this is anticipated for release in 2022.

SA

Trafigura plans to construct a \$750 million commercial scale green hydrogen manufacturing facility in Port Pirie. The \$5 million Front End Engineering Design study for the Port Pirie Green Hydrogen Project, jointly funded by Trafigura and the South Australian State Government, will commence immediately, with a final investment decision to be made by the end of 2022. Subject to approval,

construction will commence in 2023. The Project is to be staged, initially producing 20 tonnes per day of green hydrogen for export in the form of green ammonia. The full-scale plant will produce 100tpd of green hydrogen at full capacity from a 440MW electrolyser, enabling it to meet both export and domestic supply needs. The oxygen created in the production of hydrogen will be utilised by the Nyrstar Port Pirie smelter.

AGL has broken ground on its \$180 million, 250MW battery at Torrens Island, which will form part of the Torrens Island Energy Hub to help support renewable energy generation in South Australia. The project was assisted by a fast-tracked planning process by the Marshall Government to provide vital grid security benefits and help accelerate South Australia's transition to net 100 per cent renewable energy generation by 2030.

The Reference Design has been released for community feedback for the \$9.9 billion Torrens to Darlington (TD2) Project. The Reference Design covers the full length of the 10.5 kilometre non-stop motorway between the River Torrens and Darlington, which includes nearly seven kilometres of tunnels that will take tens of thousands of vehicles off South Road every day. The T2D Project is the largest road infrastructure project in South Australia's history, to be completed in 2030.

A development application has been submitted for the new \$84.4 million Morialta Secondary College. The design by Thomson Rossi and Brown Falconer features a new performing arts centre, gymnasium, sports ovals and courts, library, gallery, and café, set alongside contemporary indoor and outdoor learning space.

Tas

Designs have been released for The Escarpment at Macquarie Point, a 9.3 hectare urban renewal area on the edge of Hobart's CBD. Melbourne-based developer Milieu has been identified as the preferred developer. Milieu's \$100 million development will incorporate a range of uses, including apartments and short stay accommodation, retail and hospitality. The development will also be widely accessible to the public, including a rooftop bar and restaurant, a green roof with public open space, and provide 24/7 direct access, including disability access, from Macquarie Point through to the Cenotaph. The buildings will be designed by Fieldwork with Core Collective Architects and landscape architect Inspiring Place.

Nexsphere is planning a multi-billion offshore wind farm in the Bass Strait to generate between 500 and 1,000MW of renewable energy, enough to power up to 325,000 homes and saving two million tonnes of CO2 annually. Stage 1 will comprise approximately 35 turbines 'over the horizon' in Bass Strait, minimising their visual impact to the point where they cannot be seen from land. A full feasibility study will begin next year with the wind farm hopefully coming online from late 2026.

TasPorts has released concept designs by John Wardle Architects and Inspiring Place for the \$240 million Devonport East Redevelopment – now renamed QuayLink. The plan will deliver two state-of-the-art roll-on-roll-off (RORO) berths and terminals to support the arrival of new and larger Bass Strait vessels for TT-Line and SeaRoad, as well as a multi-user berth to support future opportunities at the Port of Devonport. The project will also see upgrades to improve navigation as well as facilitating electric vehicle charging stations, LNG ship refuelling and renewable energy shore power. Further improvements to the local amenity of the port precinct will be achieved through enhanced traffic management, landscaping and street scaping.

WA

The State Government is seeking registrations of interest to acquire Crown land to develop a new multi-user workforce accommodation facility on Murat Road, near Exmouth to address accommodation shortages for workers. Favourable consideration will be given to proposals that present a high-quality design and contemplate future adaptability, including for short-stay accommodation, should demand for workers' accommodation change in the future.

Prevention of Family and Domestic Violence Minister Simone McGurk has turned the first sod of the \$8.7 million East Metro Women's Refuge, which will provide 10 purpose-built crisis accommodation rooms and supported transitional accommodation units for a further 18 women. Swan Group will build the facility, which was designed by Whitehaus Architects. The design includes environmentally sustainable, safe and culturally appropriate spaces.

A new development application will be considered by the State Development Assessment Unit for a \$500 million redevelopment of Westfield Booragoon, which was previously put on hold in 2019. The new proposal will be built in two stages, with the first stage scheduled to commence late next year and completed in 2024. Stage 1 will comprise an entertainment and leisure precinct including an expanded and upgraded Hoyts cinema complex, numerous food and beverage tenancies and a tavern. Stage 2 will include an enhanced southern fashion mall including an expanded and relocated David Jones, a southern mall extension and numerous mini-major and specialty retail tenancies.

Mining

Kalbar Resources' Fingerboards Mineral Sands Mine near Bairnsdale in Victoria will not proceed. The Minister for Planning concluded the project would have unacceptable risks to the environment. Minister for Planning Richard Wynne accepted the independent advisory committee recommendation that found the project would significantly impact local wildlife, vegetation, air quality, agriculture and horticulture. The assessment also concluded the project would have posed significant risks to surface water downstream of the proposed mine. An independent inquiry and advisory committee concluded the environmental effects of the project could not be managed to an acceptable level and the project should not proceed in its current form.

South32 has released a new plan for its Dendrobium Mine Extension Project near Wollongong in NSW, following it being declared State Significant Infrastructure. The project has been re-designed with a reduction of the longwall coal mining area by 60 per cent, and 60 percent in surface water losses to reduce potential environmental impacts. The former scheme was rejected by the Independent Planning Commission in February, finding its environmental impacts to be long term, irreversible and not in the public interest.

Newcrest Mining has received approval to further expand the processing capacity of the Cadia Gold Mine in NSW, including approval for repair of the slumped section of the northern tailings storage facility.

Definitions:

Pipeline – Australia (Page 3): The flow of new projects identified by Cordell within the data month. The New Project category does not include projects that were both identified and commenced, deferred or abandoned within the same month. The new project pipeline monitors projects that have been flagged with the following status; early, firm, no further information, possible and registrations.

Moving into Construction – Australia (Page 5): Reports the volume and value of projects identified within the last 24 months, where the project stage has been updated to “construction” within the data month. Actual construction commencement dates may vary.

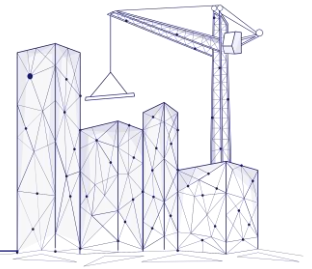
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Aggregate value estimates and median project values are based on raw data from the Cordell Connect database. Data from Cordell Connect includes project values as advised by the project managers, or are estimates provided by Cordell researchers.



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