

# Cordell Construction Monthly

Australia | June 2022



Released June 2022

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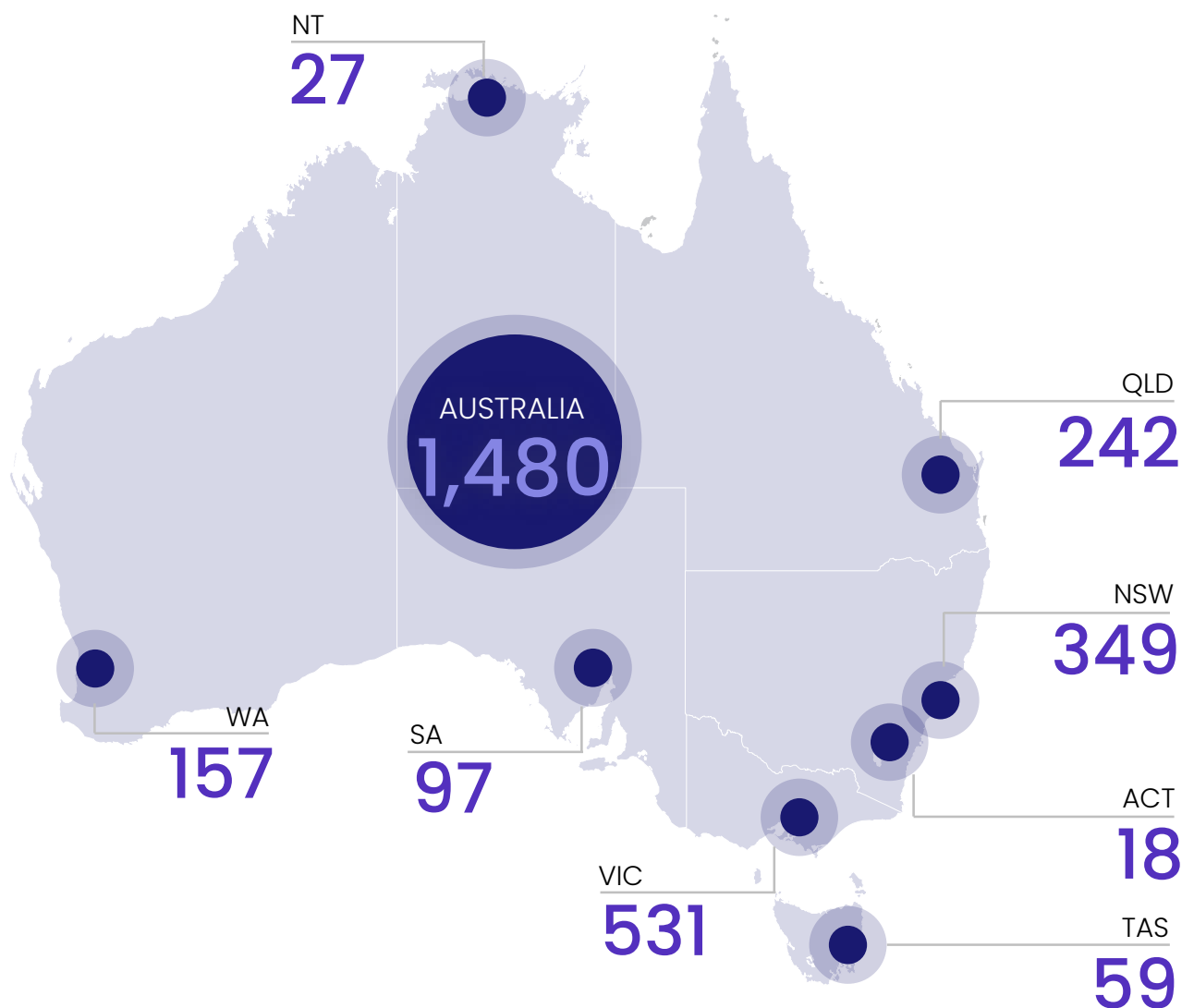
The data behind the Construction Monthly Report is now available for purchase. Please contact your Account Manager for more details.

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# Pipeline – Australia

There were 1,480 new projects identified by Cordell over the month of May, up 12.8 per cent from the month prior but down -10.9 per cent from the 5 year monthly average (1,661). Over the three months to May 2022, the total number of new projects identified by Cordell has increased by 3.7 per cent compared to the previous three month period. The total number of new projects identified over the last 12 months has increased by just 1.3 per cent compared to the 12 months to May 2021. The estimated total value of new projects identified in May was \$14.7 billion. Apartment and unit projects accounted for 35.4 per cent of the estimated total value of new projects, followed by civil engineering projects (22.3 per cent).

## Number of projects

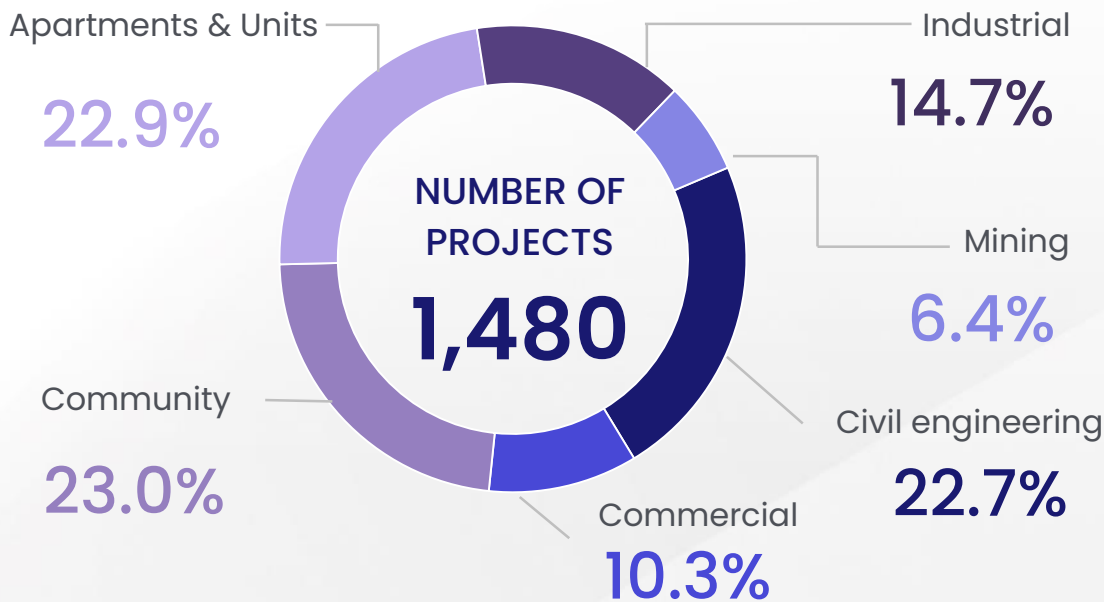


## Median Project Value

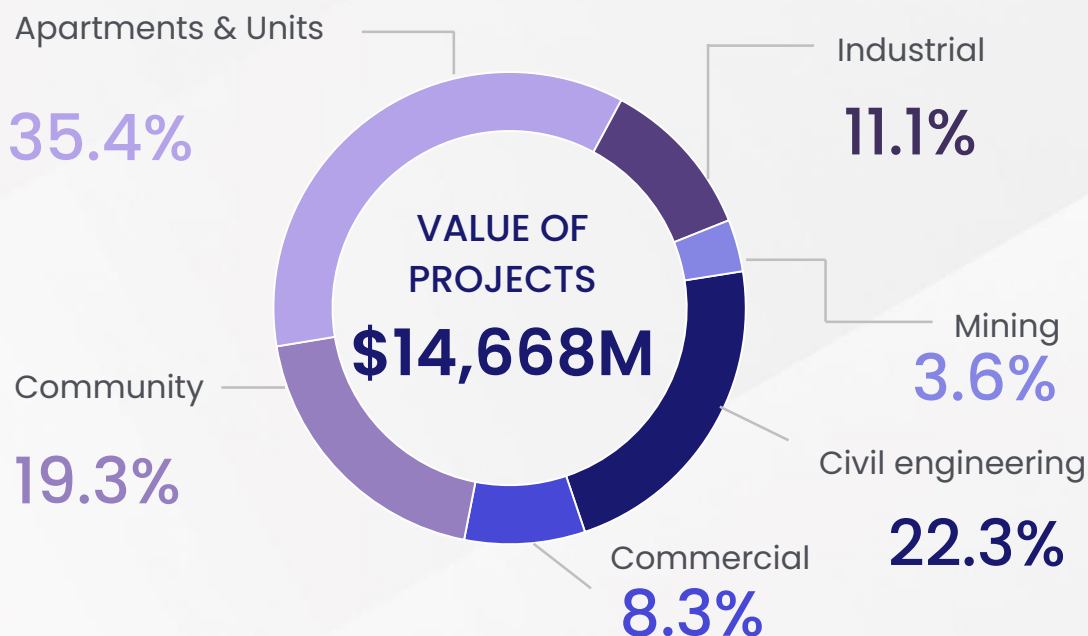
CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$850,000	\$951,500	\$1,000,000	\$1,350,000	\$800,000	\$2,000,000

# Pipeline – Australia

Share of Project Numbers by Category



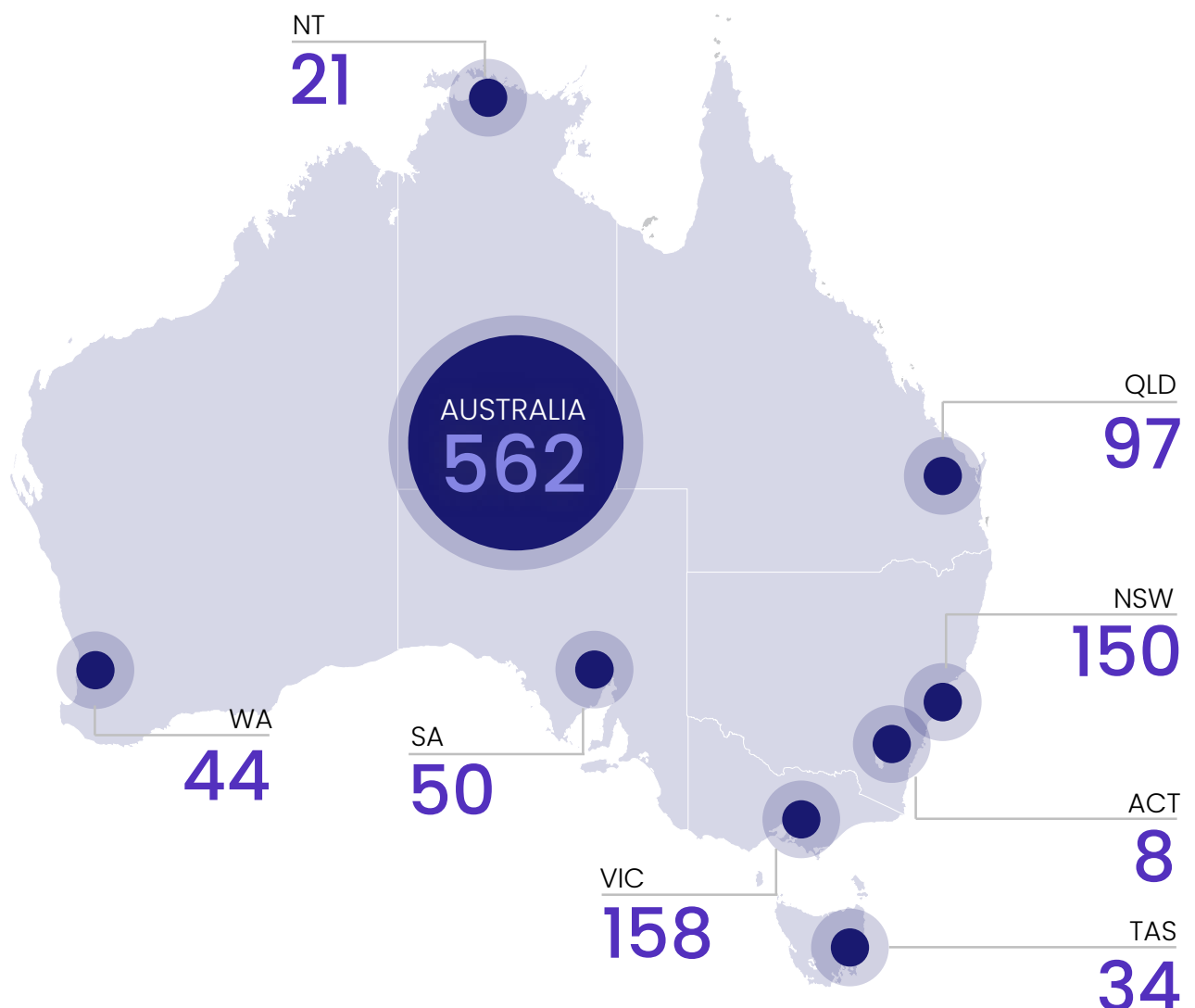
Share of Project Values by Category



# Moving into construction – Australia

Nationally, there were 562 projects moving into the construction phase over the month of May, up from 517 over the previous month, but down from the 692 projects that moved into the construction phase this time last year. Compared to the previous three month period, the total number of projects moving into construction increased by 9.0 per cent over the three months to May, while over the past 12 months, the number of projects moving into construction was -9.0 per cent lower than the 12 months to May 2021. The estimated total value of projects moving into construction in May sits around \$4.3 billion. Civil engineering projects accounted for 36.9 per cent of the estimated total value, followed by apartment and unit projects (22.0 per cent).

## Number of projects

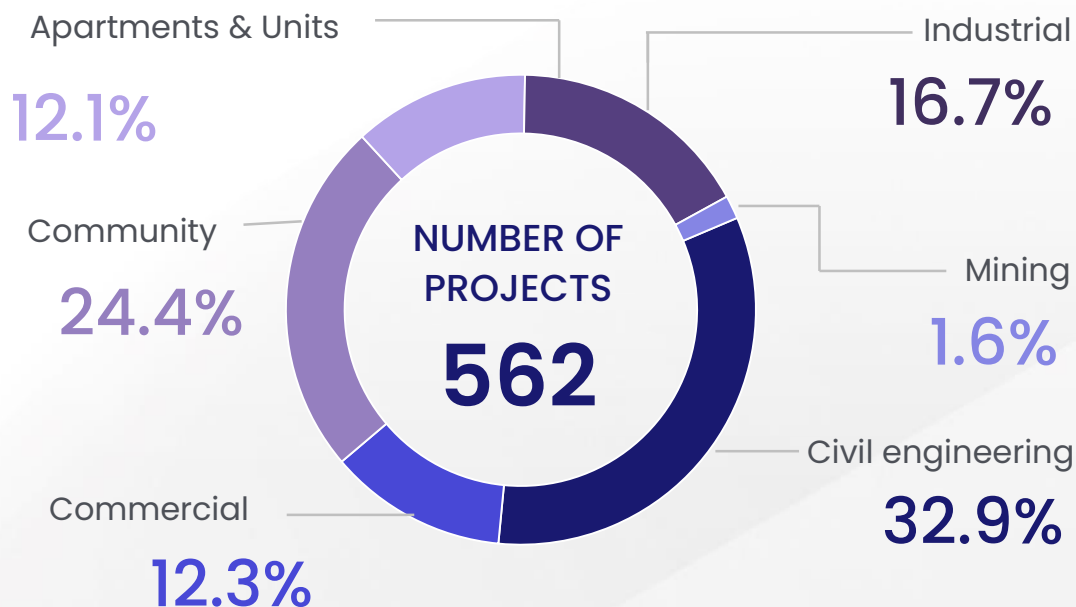


## Median Project Value

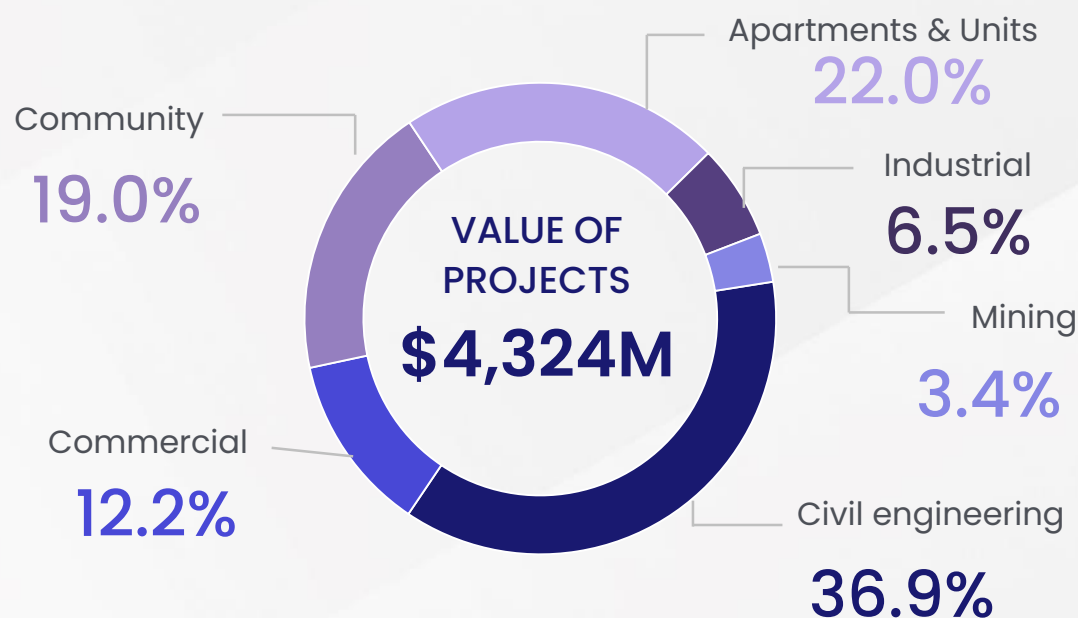
CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
\$750,000	\$1,800,000	\$1,250,000	\$2,074,888	\$955,375	\$1,000,000

# Moving into construction – Australia

Share of Project Numbers by Category



Share of Project Values by Category





## NSW

Event Hospitality and Entertainment has submitted a \$224.8 million development application to the City of Sydney for a 44 storey mixed use development at 525-529 George Street. Designed by Candalepas Associates, the complex will replace the existing Events Cinemas venue, which will be demolished. Candalepas won a design competition for the project as part of a Competitive Design Alternatives Process. The 44 storey tower with a six level podium will contain; a 292 room hotel with outdoor pool, retail tenancies, a five-screen 356-seat cinema complex across three levels, a conference facility, and 115 residential apartments over 22 levels.

The NSW Government has abandoned the proposed \$350 million Mole River Dam near Tenterfield. The government has updated its draft regional water strategy for the Border Rivers, and removed the dam from consideration.

A \$602.4 million pledge has been made in the 2022-23 State Budget for stage two of the Parramatta Light Rail, with funding to be committed when it becomes clear how much it will cost to build. The funding will go towards the first stage of the development including building a bridge over the Parramatta River.

Development approval has been granted for Stockland's \$511.6 million Affinity Place in Walker Street, North Sydney. The project, designed by Hassell, comprises a 55 storey commercial tower with two plant levels, roof terraces and retail

premises. A four level podium will cater for child care, co-working and wellness spaces, as well as event and function spaces with a terrace to provide tenants with outdoor experiences. The 6 Green Star tower will contain 51 office storeys with a net lettable area of 59,000 square metres and a rooftop garden, and will be among the most sustainable buildings in North Sydney.

The NSW Government's 2022-23 Budget has pledged to deliver 30 new ambulance stations including at Warilla, Kincumber, Lisarow, Gateshead, Swansea, Cherrybrook, Raby and Narellan in the coming year, with 22 more stations to come over the following three years.

Spark Renewables has submitted a State Significant application to the NSW Department of Planning and Environment for the Mates Gully Solar Farm in Tarcutta. The \$420 million, 160MW solar farm will include a 100MW battery energy storage system.

## ACT

Geocon has submitted a development application to the National Capital Authority for the Allara Street development in Canberra. Changes to the concept plan were made in response to public consultation. The project includes demolition of the existing structure and construction of 356 apartments over three buildings of seven to nine storeys. The development will include commercial space on ground level, while resident amenities will include a gymnasium, library and co-working space, swimming pool and rooftop garden, and a landscaped central plaza connecting London Circuit and Allara.

The ACT Government has dropped its original contractor, Huon Contractors, for the Woden Interchange and has handed over the construction to Lendlease, who will also deliver the Woden CIT campus.

A development application has been submitted for the Gugan Gulawn Youth Centre. The project will comprise demolition of all on site improvements and construction of a two storey, 1,324 square metre building for the Gugan Gulawn Youth Aboriginal Corporation Accommodation. The building will contain gathering areas and collaborative spaces, meeting rooms, workshop rooms and casual workspaces, private courtyards, youth area, staff end of trip facilities, a kid's zone, music studio, cooking facilities and amenities.

## QLD

Site establishment and initial works for the Breakfast Point Green Bridge started in mid-June, in preparation for major works to start in August. Georgiou Brady Joint Venture between Georgiou Group Pty Ltd and Brady Marine & Civil Pty Ltd was appointed as contractor by Brisbane City Council. The project is expected to be completed in early 2024.

The State Government has announced \$5.7 million funding as part of the 2022-23 State Budget for a further expansion to the Mackay Resources Centre of Excellence, 50 per cent of the construction cost. Designed by Bold Architecture and to be built by Fergus Builders, the new future industries development hub focuses on work in the new economy minerals sector. New economy minerals are vital to many emerging and renewable energy technologies, including electric vehicles and long-life batteries, and for products in key sectors including

medical, defence and scientific research. \$2 million in funding has also been set aside in the Federal Budget 2022-23 for scoping and early works for the Isaac Resources Excellence Hub on an 8,500 square metre council-owned Greenfield site in Moranbah. The new hub will provide central Queensland mine workers and resource communities with training and access to technology to support their jobs and prepare them for the future of mining. The centre will house university research facilities regarding mine safety, rehabilitation and decarbonisation.

Pikos Group has appointed Tomkins Commercial to build its Skye by Pikos project at the former TAFE car park on the corner of River Terrace and Main Street at Kangaroo Point. The Conrad Gargett-designed development will comprise three buildings of 15 storeys and will include 681 square metres of retail and restaurant space on the ground floor, a rooftop restaurant and 68 two and three bedroom luxury units as well as 6 penthouses with private roof terrace.

Habitat Development Group has submitted a development application for The Millwell, a mixed use development in Maroochydore designed by K Architecture Studio. The project will comprise two eight storey towers with 201 apartments and two offices. Facilities will include a swimming pool, pool terrace, lobby and shade garden.

CS Energy has signed a Memorandum of Understanding with global renewable energy leader EDF Renewables to progress the development the Banana Range Wind Farm in Central Queensland. Construction is expected to start in 2024 before coming online in 2026. The 280MW, 51 turbine wind farm will be situated near Biloela.

The State Government has confirmed funding for the Toowoomba to Warwick pipeline, announcing a commitment of more than \$300 million for water security and regional development this month. The project will deliver a reliable drought contingency supply for the Southern Downs communities of Warwick, Allora, Killarney, Yangan and Stanthorpe and provide a permanent water supply for the Toowoomba satellite communities of Nobby, Clifton, Greenmount and Cambooya. The pre-construction phase could start within the next few months, with a proposed completion date of mid-2026, subject to consultation with councils. Seqwater has delivered detailed designs for the pipeline and will continue working with stakeholders in moving into the delivery phase of the pipeline.



## VIC

The Victorian Government has secured a government-owned parcel of land at 405 Ryans Road, Diamond Creek for the new multi-million-dollar Eltham Area Community Hospital. The public hospital, operated by Austin Health, will provide a range of day hospital and primary health care services. The hospital is one of 10 new community hospitals in major growth areas, funded as part of a \$675 million investment by the Labor Government. Delivered by the Victorian Health Building Authority, the designs for the community hospital will be released later this year when construction begins. The project is due for completion in 2024.

Work on the Barwon Women's and Children's Hospital is expected to get underway later this year, despite a builder not yet being appointed. Over \$500 million has been allocated in the Victorian 2022-23 Budget to deliver the flagship project, which will deliver paediatric and maternity services including multi-day beds, birthing suites, induction spaces, operating theatres and outpatient clinic rooms. The project will also include a new children's inpatient unit, new neonatal and parent care unit, specialist (outpatient) clinics, four new operating theatres, and a new main entrance to University Hospital Geelong. \$20 million in funding has also been provided for a new emergency department for children at University Hospital. Designs are expected to be released late this year.

The State Government has committed \$2 million to complete the business case for the redevelopment of the Melbourne Cricket Grounds. The project will rebuild the southern stand – named the Shane Warne Stand – to increase the stadium's capacity to 105,000 and will include best-in-class facilities for event and non-event days. The funding will allow the MCC and the State Government to develop detailed plans around scope, funding and timing for possible future redevelopment of the MCG.

Orchard Piper has acquired the 3,600 square metre Mercedes Benz dealership site at Carters Avenue in Toorak. The site is expected to be home to over \$150 million worth of luxury apartments, offices and shops. Designs are expected to be released in 2023, with construction to commence following the expiry of Mercedes' lease the following year.

Built Environs has been announced as the head contractor for Australia's first vertical multi-use sports centre at the Fitzroy Gasworks site. The new design for the centre includes four multi-purpose courts for highball sports, a multi-purpose court for futsal, a gymnasium, a café and lounge area, community facilities, change rooms, umpire change rooms, a foyer and reception. The project has been made possible through a \$49.5 million investment from the Labor Government, plus a \$5 million contribution from the Yarra City Council.

## SA

In a first foray into South Australia, Gurner is planning to redevelop the former Adelaide Mail Centre into a mixed use project, as part of a joint venture with Kennards. With an end value of \$1.25 billion, the project will include a hotel, offices, shops, self-storage and over 750 apartments. As part of the proposal, the existing five level, 23,872 square metre ex-mailing centre on the 1.7924 hectare block will be repurposed into an office, as Kennards' South Australian headquarters.

The South Australian Budget 2022-23 will provide \$67.2 million in funding over four years to establish four new ambulance stations in priority metro areas at Norwood, Woodville, Golden Grove and Edwardstown. Another four existing stations at Campbelltown, Mount Barker, Gawler and Victor Harbor will be completely rebuilt and expanded, while a further 10 stations will be upgraded. This extra funding is in addition to the \$120 million of funding over four years to build a new CBD ambulance headquarters, which will include a state health control centre and a total of 32 paramedics with four ambulances.

A new six storey private hospital is planned for the Cancer Council's Greenhill Road site. The 48-bed hospital will include radiology, pathology and allied health services, along with orthopaedics, plastic surgery and endoscopy.

## WA

A \$14 million contract for the jetty replacement projects at Hillarys and Fremantle has been awarded to GTS Australia. The contract includes reconfiguring and replacing jetties at Hillarys Boat Harbour, closest to the retail precinct and one jetty at Fremantle Fishing Boat Harbour. Immediate works at Hillarys Boat Harbour will include the construction of a realigned 3.5 metre wide central floating walkway. Existing jetties will be demolished and replaced with floating infrastructure that will be connected to the new walkway with the capacity to accommodate a total of 115 pens. At Fremantle Fishing Boat Harbour, Jetty 3 will be replaced with a modern floating pen system to accommodate 45 new berths.

Crothers Construction has been appointed to build the first projects of the Perth Zoo masterplan, the new café and function centre for events, corporate functions, seminars and weddings. Works on the two facilities are expected to commence soon, with estimated completion scheduled for mid-2023.

A \$1.1 million contract has been awarded to SMC Marine to upgrade the Casuarina Boat Harbour boat ramp. The contract will enable the current 28-year-old ramp and fixed timber jetty be upgraded to a new modern facility, with a floating jetty and two-lane ramp designed to better accommodate large trailers and wider vessels.

Schematic designs have been released for John Forrest National Park's new elevated walkway stretching over Glen Brook, the Park Hub, landscaped gardens and West Ridge car park. Gresley Abas was appointed in February 2022 to design the new facilities and has worked closely with Traditional Owners throughout the design phase to ensure cultural heritage values, stories and sites of significance were understood and incorporated in the designs.

Franco Carozzi Architects and Mark Phillips Architect have been appointed to design the new \$20 million Kununurra Aboriginal Short Stay Accommodation facility. Funded under the State Government's WA Recovery Plan, the 70 bed facility will provide temporary accommodation for Aboriginal people visiting Kununurra, and will be able to accommodate

up to 102 visitors. A range of guest accommodation options will be provided, including single, family and universal access units and rooms.

The first design images of Mandurah Common Ground have been released. Gresley Abas has prepared the concept design for the 50 apartment facility which will support chronic rough sleepers with accommodation and support services on site. The contemporary design will include environmentally sustainable, accessible and culturally appropriate spaces, with a strong emphasis on ensuring the facility is integrated into the local neighbourhood and community.

## NT

Designs for the overpass at the Tiger Brennan Drive and Berrimah Road intersection have been released. The \$110 million project will be jointly funded by the Federal and Northern Territory governments and will include construction of the overpass, realignment of Tiger Brennan Drive to run under Berrimah Road, improvements to Berrimah Road catering for road trains, on and off ramps, earthworks, drainage works, pavement construction, asphalt works, line marking and road safety barriers, street lighting, traffic signals, improved pedestrian and cyclist accessibility, landscaping and urban design. Sitzler will be delivering the works over the next two years.

An \$18.5 million tender to upgrade and extend the life of the Frances Bay Mooring Basin has been awarded to Territory business Advance Civil. Works include installation of new gates and crane pads, removal and replacement of concrete capping beams and the tie rods inside the lock walls, and replacement of the lock's mechanical and electrical elements and control system.

## TAS

A Greenfield site at 11 Timsbury Road has been acquired for the Glenorchy Ambulance Station. The station will include modern fit-for-purpose facilities to meet future demand including contemporary administration, operations and staff amenities, as well as garaging of vehicles and parking spaces.

Housing Choices Australia has submitted a development application for 21 units at Hogg and Airport Streets in Wynyard, designed by Starbox Architectural.

Tenders are expected to be released in January 2023 for a \$20 million upgrade to Cosgrove High school in Glenorchy. The project will comprise alterations, additions and refurbishments of facilities for students from Years 7 to 12. A masterplan has been developed by Liminal Studio. \$19 million has been provided for the revitalisation in the 2022-23 State Budget.

# Mining

Pre-development planning for the commencement of construction is continuing on Australian Potash Ltd's fully permitted Australian Potash Lake Wells Sulphate of Potash project, located 160 kilometres North of Laverton in Western Australia. A total of 20 brine production bores have now been developed and will be utilised during start up, and continuing through operations. Recent updated flow modelling has outlined the potential for increased production of sulphate of potash, from 120,000tpa to 135,000tpa, while the number of bores required has been revised down from 172 to 89 over the life of the mine.

Oz Minerals' West Musgrave Nickel Copper project, 400 kilometres north of Laverton, has received Environmental Approval in April. Planning on the final investment decision is proposed in the second half of 2022, with works and mining approvals still pending.

Work on Oz Minerals' Wira shaft expansion at the Prominent Hill Expansion Project located approximately 130 kilometres south-east of Cobber Pedy in South Australia continues with the electric hoisting shaft capacity increased from the originally planned 6Mtpa to 6.5Mtpa, allowing an option to increase the annual production rate.

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## 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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## Data Disclaimer

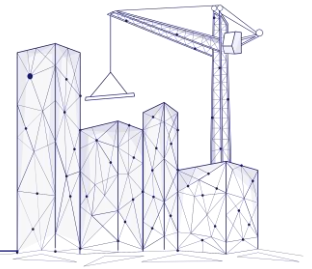
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Aggregate value estimates and median project values are based on raw data from the Cordell Connect database. Data from Cordell Connect includes project values as advised by the project managers, or are estimates provided by Cordell researchers.





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Collectively, our data covers more than 4 billion decision points across residential, commercial, building and construction costing, collected from more than 660 sources. This includes the real estate industry, all levels of government, data partners, media and our own team of researchers creating analytics and insights that fuel decisions from first home buyers right through to federal government.

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