

Cordell Construction Monthly

AUSTRALIA | NOVEMBER 2023





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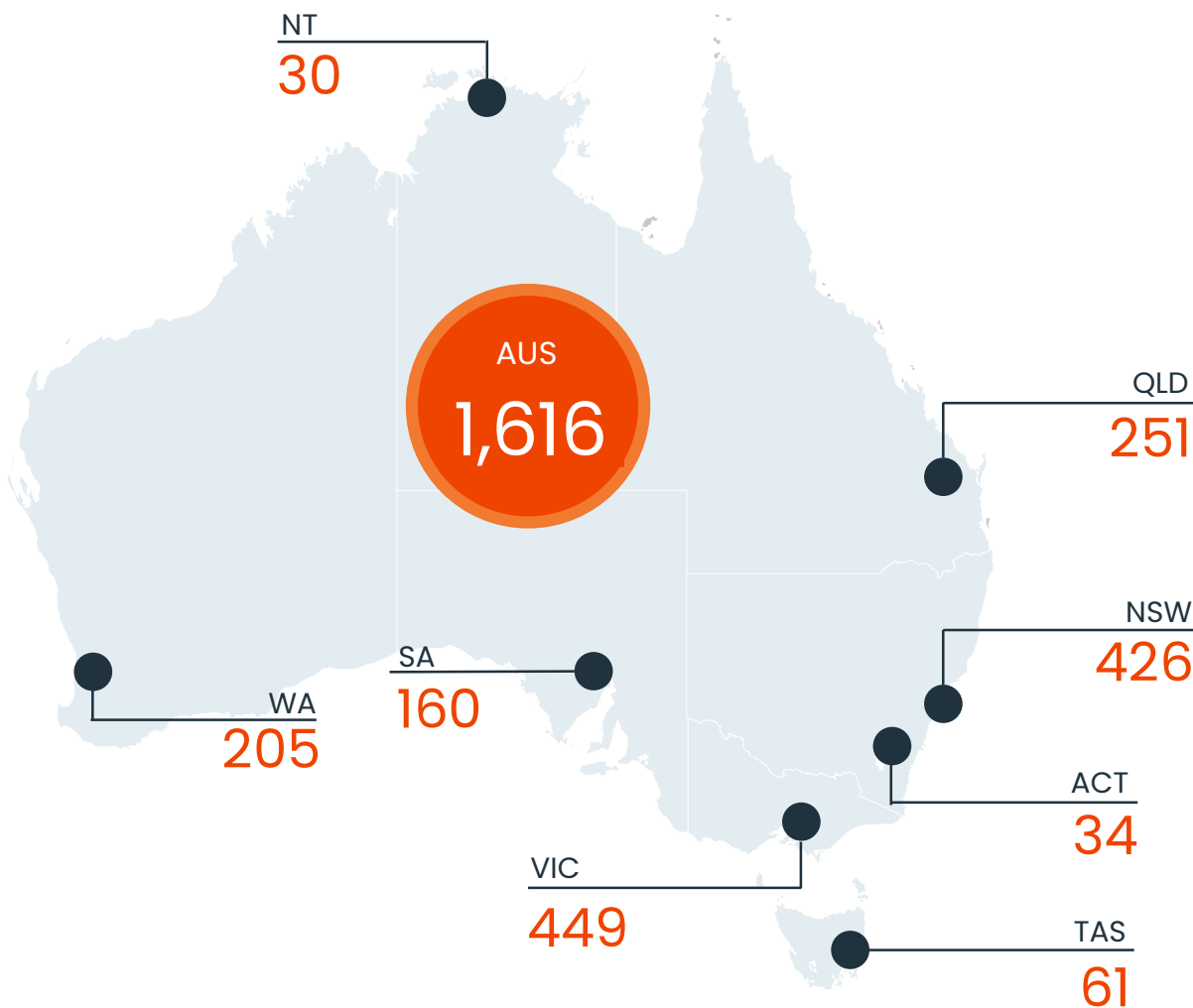
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The data behind the Construction Monthly Report is now available for purchase. Please contact your Account Manager for more details.

Pipeline – Australia

Over the month of October, Cordell identified 1,616 new projects with an estimated total value of \$16.8 billion. The Civil Engineering segment accounted for 32.6% of new projects, followed by the Community sector (21.8%) and new Apartment and Unit projects (19.6%). Despite making up 26.4% of newly identified projects by number, New South Wales accounted for \$7.2 billion or 31.8% of the *value* of new projects, thanks in part to a \$1.2 billion wind farm and a \$1.5 billion data centre and office development. While the total number of new projects identified over the past three months moved 15.5% higher compared to the previous three-month period, the total number of new projects recorded over the past year was -6.1% lower than the 12 months to October 2022.

Number of projects

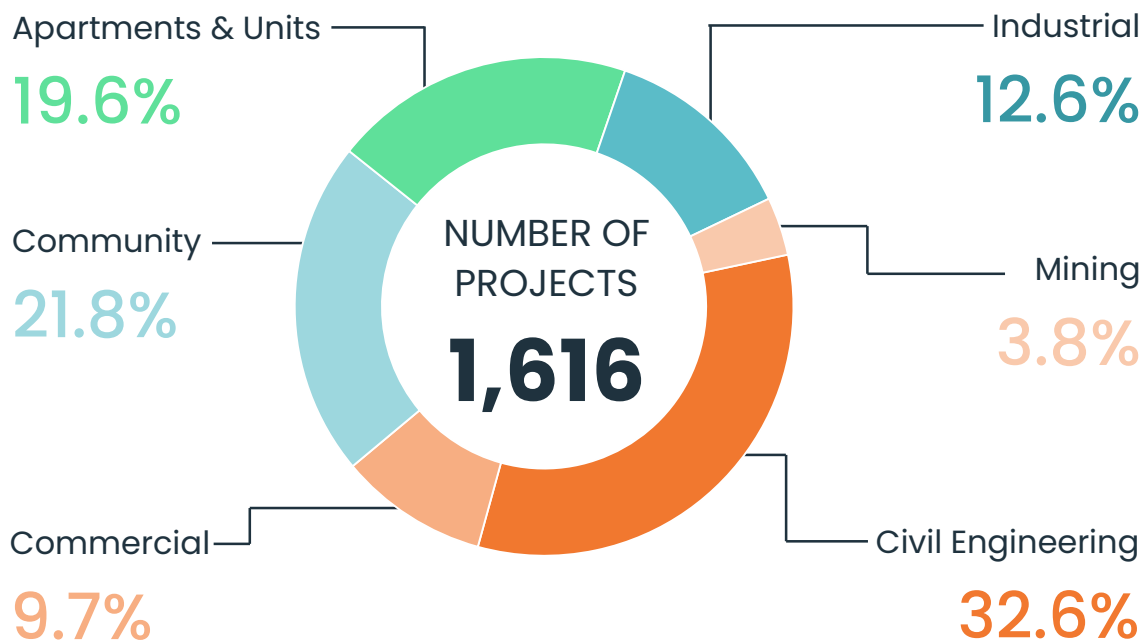


Median Project Value

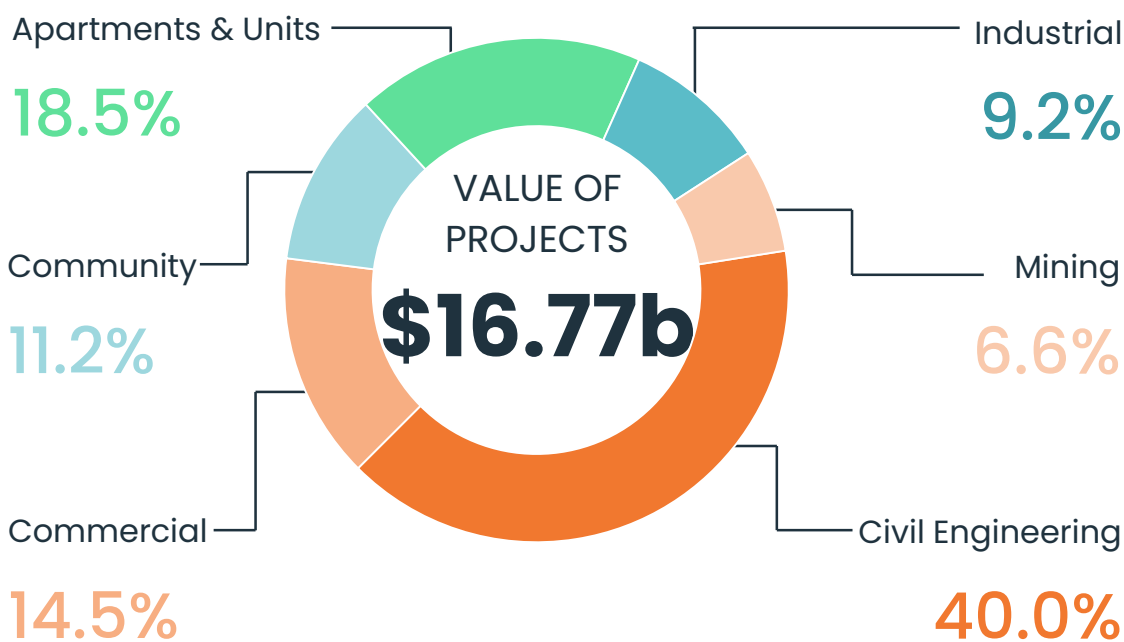
CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
\$800,000	\$1,000,000	\$1,000,000	\$1,500,000	\$950,000	\$2,000,000

Pipeline – Australia

Share of Project Numbers by Category



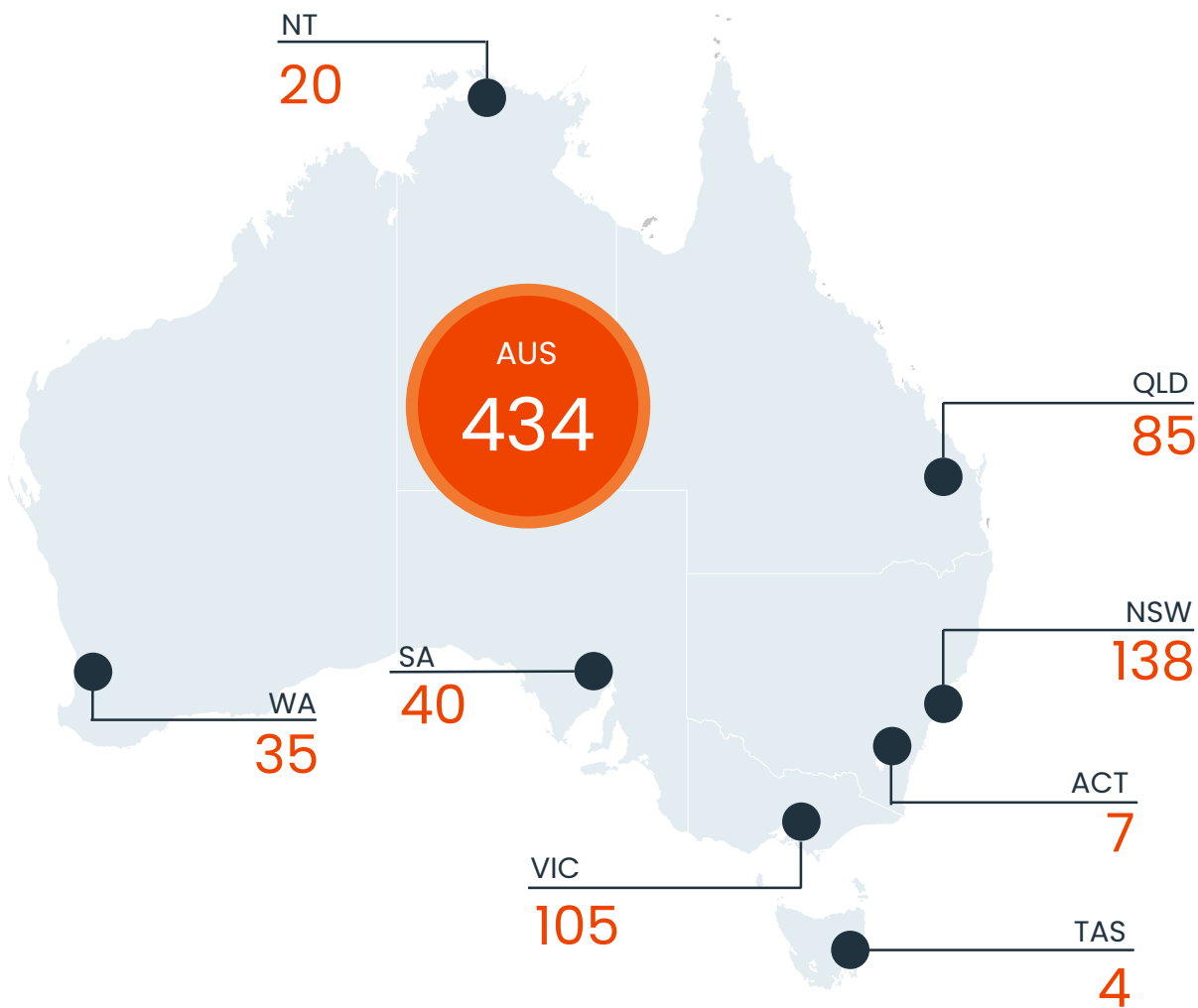
Share of Project Values by Category



Moving into Construction – Australia

Nationally, 434 projects with an estimated total value of \$2.8 billion moved into the construction phase in October. While up 15.7% compared to the previous month, the rolling quarterly counts of projects moving into construction held relatively steady at 1,228 (down just -0.6%) and the annual count dropped -26.1% compared to the previous 12 month period. Despite making up just 0.9% of the number of projects moving into construction, Commonwealth-owned projects made up 25.9% of projects by value moving into construction, with upgrade/redevelopment work commencing on three military bases and a multi-storey car park at the John Gorton government campus in the ACT.

Number of projects

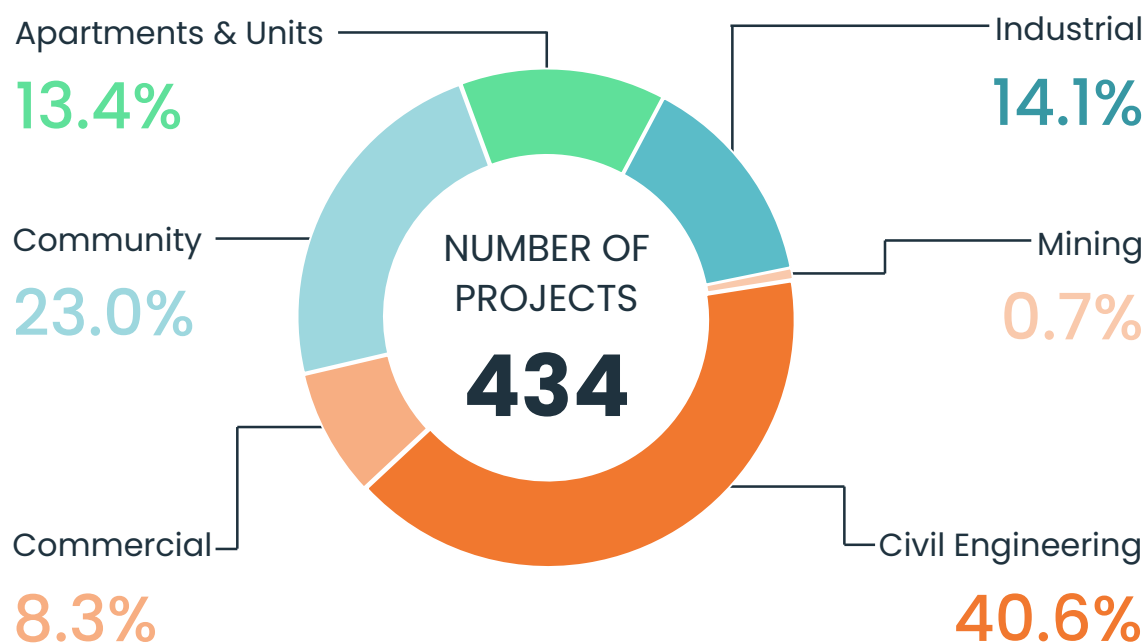


Median Project Value

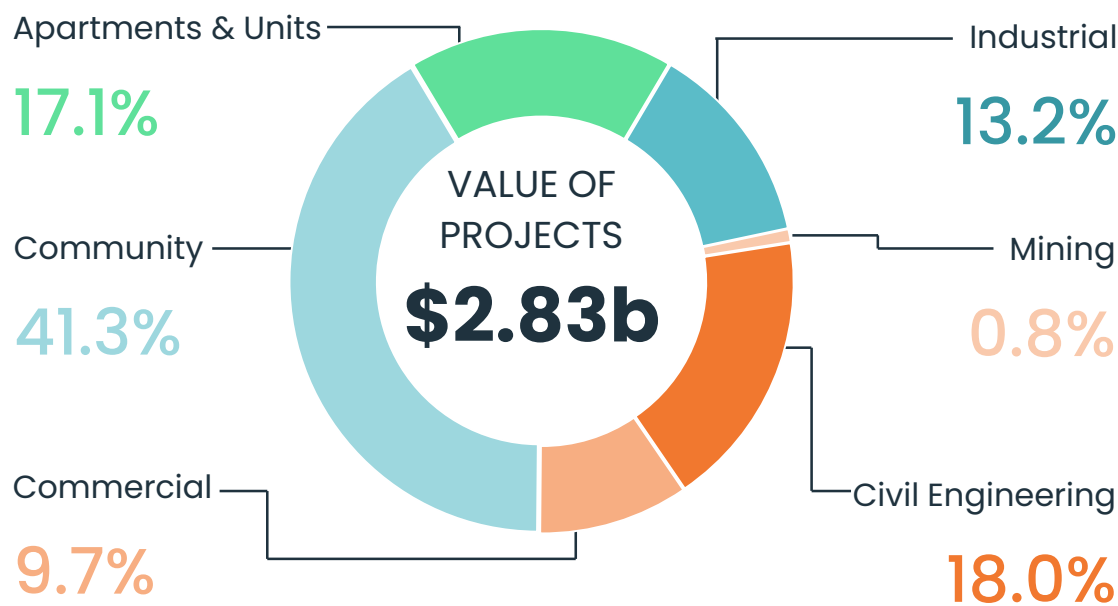
CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$921,233	\$1,325,000	\$1,225,000	\$2,997,275	\$1,500,000	n.a.

Moving into construction – Australia

Share of Project Numbers by Category



Share of Project Values by Category



NSW

The NSW Land and Housing Corporation is working with the Aboriginal Housing Office, the Argyle Consortium (consisting of Argyle Housing, Birribee Housing and BlueCHP) and Wagga Wagga City Council to redevelop the Tolland estate in Wagga Wagga. The redevelopment of the social housing estate will include construction of approximately 500 new homes, with a mix of private housing, 200 social and affordable homes and senior housing. The masterplan will also make 270 private lots available to the general public. New community infrastructure will be provided, including BBQ facilities, picnic spaces, public seating areas, and 67,500 sqm of community parklands.

Western Sydney University has announced the finalists for the Indigenous Centre of Excellence design completion. The four shortlisted teams are:

- Ngurrabirang Dharug – The team includes Hardyhardy, Jason Wing, Mantirri Design, ARM Architecture, TCL, and Cundall.
- Ngalaia Collective – The team includes: Greenaway Architects x Greenshoot Consulting, COLA Studio, NH Architecture, Oculus, Jabin and Atelier Ten.
- BVN – The team includes BVN, Blaklash, ASPECT Studios, Introba and Land Eco.
- Sarah Lynn Rees + Jackson Clements Burrows Architects + Peter Stutchbury Architecture + Jane Irwin Landscape Architecture – The team includes Sarah Lynn Rees, Jackson Clements Burrows, Peter Stutchbury, Jane Irwin Landscape Architecture, Uncle Dean Kelly, Hills Thalys and Flux consultants.

The finalists will now move to the design response stage (Stage 2) of the competition, developing comprehensive design proposals that align with the project's vision and objectives. The winning design is expected to be announced at the end of the year.

Three organisations have been shortlisted to tender for the Parramatta Light Rail Stage 2 Enabling Works package:

- PB Contractors Pty Ltd / McConnell Dowell Constructors (Australia) Pty Ltd;
- Fulton Hogan Construction Pty Ltd / SRG Global;
- and John Holland Group Pty Ltd.

The package involves the delivery of a 320m public and active transport bridge over the Parramatta River, along with approaches on either side of the river,

totalling 1.3 km. Design and early works (including site establishment and utilities relocations) are expected to commence in 2024, with major construction to start in 2025, subject to planning approval.

A sod-turning event marked the commencement of site establishment works for the \$940 million redevelopment of the Royal Prince Alfred Hospital (RPA). Approved in September, the State Significant Development Application will deliver the biggest transformation in the hospital's 140-year history. The redevelopment will increase the hospital's acute bed capacity increase to over 700 by the end of the project and will expand and enhance the emergency department and intensive care units. The development will increase the hospital's Emergency Department's treatment spaces from 42 to 91, will increase the adult intensive care unit (ICU) beds from 49 to 74, will include state-of-the-art operating theatres, and will expand and improve adult and paediatric inpatient accommodation/beds. CPB Contractors has been appointed as the ECI contractor for the initial site establishment and early works. The builder for the main redevelopment works is yet to be confirmed.



VIC

HR Investments Aus is planning a \$14 million redevelopment of the Star Hotel at 81 Myers Street in Geelong. Designed by Trethowan Architecture and The OCD Studio, the project includes conservation works to retain the existing hotel building, construction of a 12-storey boutique office complex to cantilever over a podium and the hotel and an atrium between the original and new building.

Bendigo Kangan Institute has been selected as the TAFE provider for the new \$55 million construction skills-focussed Melton TAFE campus. The Government is working with Bendigo Kangan Institute to find a suitable location in Melton for the new campus. With a target opening date of 2028, the campus will accommodate around 600 student enrolments each year.

The Minister for Planning has approved Nan Xin Property's 13 storey office and retail development at 10-18 Brougham Street in Geelong.

The first designs have been revealed for the removal of the Webster Street level crossing in Dandenong, with a new road underpass set to connect Princes Highway-Lonsdale Street to Cheltenham Road. The Webster Street level crossing will be closed to vehicles in late 2025 while construction is underway on the new road underpass. This will include the relocation of a major gas pipeline that services the southeast, with this work scheduled to occur during warmer months when gas demand is lower. The project will include a new signalised intersection on Princes Highway-Lonsdale Street, with the new road taking traffic beneath the rail line before connecting with Cheltenham and Hammond roads. The new road underpass will be completed by 2028.

QLD

Major construction on the Fitzroy to Gladstone Pipeline is scheduled to commence in March 2024. The \$983 million project will deliver long-term water security to Gladstone residents and existing industries and support emerging industries like hydrogen. The 117-kilometre pipeline will run from the Lower Fitzroy River in Rockhampton to Gladstone Area Water Board's existing water network at Yarwun. Preparation works,

including geotechnical investigations and cultural heritage clearances, are taking place at the southern end of the pipeline corridor near Gladstone. The project is expected to be complete in late 2026, weather and construction conditions permitting.

Forest Wind, a collaboration between Tlit Renewables and CleanSight, is continuing to collect wind, climate and environmental data for a 1,200MW wind farm proposed to be built between Gympie and Maryborough, within Australia's largest exotic pine plantation. The data collected is being used to help inform the wind farm's design factors. An extensive report will provide additional information requested by the Commonwealth Department of Climate Change, Energy, the Environment and Water for assessment of Forest Wind under the Environment Protection and Biodiversity Conservation Act 1999.

The proposed Toowoomba to Warwick Pipeline Project, a project aimed at boosting the region's water security, is moving forward. Seqwater conducted two industry briefings in November for contractors, suppliers and industry participants ahead of the recently released Expressions of Interest. The project has been referred for public comment under the EPBC Act.

Seqwater is undertaking an Options Analysis for the upgrade of North Pine Dam. Geotechnical investigations are being conducted to understand the type and strength of ground conditions (soil and rock). The geotechnical investigations are expected to progressively occur until early 2024.

Conrad Gargett and Lineburg Wang have been appointed as architects for the renovation of 620 Wickham Street in Fortitude Valley. Set to be the Australian Institute of Architects' new Queensland headquarters, the building is listed on the Queensland Heritage Register.

The Moah Creek Wind Farm, west of Rockhampton, is the first project to be progressed through a partnership between publicly-owned generator CleanCo and Central Queensland Power (CQP). Once development is completed, Moah Creek will transition to public ownership.

QLD continued

The Department of Transport and Main Roads (TMR) is progressing an \$8.98 million planning project to determine the best long-term solution for the Barron River Bridge. Community consultation has been invited for two options, namely, a major upgrade of the existing bridge and a new bridge on a new alignment downstream of the existing alignment. A detailed cost estimate and a business case are expected to be completed in late 2024.

Community consultation is underway for the proposed Gympie Road bypass tunnel between Kedron and Carseldine. North Brisbane Infrastructure, a subsidiary of the Queensland Investment Corporation, is undertaking an investment proposal analysis.

SA

The Louth Island Ika Shima Eco Resort has been referred for public consultation under the EPBC Act. Designed by Baldwin O'Bryan Architects, the development will comprise 26 villas and a day spa, recreational facilities, and multiple supporting infrastructure and services, distributed in eight clusters. In addition, the development will be connected by a main loop track and multiple smaller tracks, including coastal and island walking trails. A key focus of this project is to restore the Island's natural ecosystems and rebuild habitats for the species that inhabit the island. There will also be a restaurant, desalination plant and outdoor recreation facilities, including a tennis court, outdoor gym, a 'natural style' swimming pool and yoga/meditation area.

A \$28.6 million development application has been submitted for Tonsley Technical College. The college will be built in tandem with Flinders University's Factory of the Future, with the project set to open by 2025. The Factory of the Future is an industry-focused research and capability-building facility for South Australian companies seeking to accelerate the uptake of advanced skills and technologies to help foster innovation, boost productivity and increase international competitiveness.

Sarah Constructions has been appointed to build the new \$135 million Adelaide Aquatic Centre. The State Commission Assessment Panel has granted development approval for the centre in Park 2 in North Adelaide. The project will include water slides, an indoor 50m pool, splash zones, a learn-to-swim pool, an external 25m pool and an outdoor play area.

WA

A development application for an \$85 million wind farm on a 1,464 ha site at Southern Cross in the Shire of Yilgarn has been submitted by Yilgarn Holdings. The wind farm will comprise 10 wind turbines with a blade tip height of 240m and 10MW/10MWh of battery storage.

A \$1.6 billion development application has been submitted for the Synergy Collie Battery Energy Storage System. The project, which is in line with the WA State Government's decarbonisation strategy, comprises a 1000MW/4000MWh battery energy storage system with a 330/30 kV switch yard adjacent to the Collie Power Station. Stage 1 comprises a 500MW 200MWh facility, whilst a Stage 2 expansion, including up to 4 x 300 MVA 330kV/33 kV transformers, is subject to further consideration and government approvals.

The Central Perth Land Redevelopment Committee granted approval for Far East Consortium's \$80 million Lot 4 Perth City Link. Designed by Woods Bagot, the project is for a mixed-use development with a five-storey podium and tower transitions from 10 and 23 storeys. Comprising 215 apartments and six dining and entertainment tenancies, the development will front both Roe Street and the Wardang Gardens public open space.

A \$55 million development application has been submitted for the RAC Ningaloo Reef Resort Development. Designed by Architectus, the project includes a 1,294 sqm clubhouse and guest accommodation consisting of 90 one, two and three bedroom self-contained accommodation units.

TAS

Ark Energy has withdrawn the Western Plains Wind Farm from the planning process. The developer is focusing on its larger utility-scale wind energy projects, and, as a result has made the decision to cease development of the Western Plains Wind Farm. With a proposed output capacity of 50.4mw, the project was the smallest in their portfolio and the scale of the project no longer fits with the company's priorities.

Consultation has opened on an offshore wind zone in Bass Strait off Tasmania's north coast. The Commonwealth Government is seeking feedback on the proposed 1.0136 ha zone, which is at least 20km from shore at its closest point.

Hydro Tasmania has started geotechnical investigations for its Cethana Pumped Hydro Energy Storage Project, which will continue until April 2024. The project proposes to use the existing Lake Cethana as lower storage, connected via underground tunnels and a new underground power station, to a new off-river upper storage facility located on a plateau above the western side of Lake Cethana. The Cethana PHES will have an operating capacity of approximately 750mw, providing approximately 20 hours of storage. The project has been referred under the EPBC Act for public consultation.

Plans by architects Bence Mulcahy for Stage 1 of the \$15.1 million redevelopment of Cambridge Primary School have been released. Stage 1 will see refurbishments to existing facilities and the construction of new learning spaces, including break-out spaces, sensory rooms and covered outdoor areas. Stage 2 will comprise the construction of a new gymnasium and supporting facilities in collaboration with the Clarence City Council. The construction tender for Stage 1 works has also been released, with works expected to commence in early 2024.

The Tasmanian Government has released a draft precinct plan for the redevelopment of Hobart's Macquarie Point, which includes the new 23,000-seat AFL Stadium. A major milestone has been achieved, with Parliament approving the order to progress the stadium as a Project of State Significance. The Tasmanian Planning Commission will now undertake an integrated assessment of the project, including broad environmental, social, and economic considerations.

ACT

Elanor Investors is planning a mixed-use project, including a 50-room hotel and 300 build-to-rent apartments at Ibbott Lane in Belconnen. The two L-shaped, five-storey buildings will also include 2,000 sqm of ground floor retail space, a health and wellbeing centre, a basement gymnasium, a pool and a cinema.

Belconnen Town Centre following the acquisition of the 5,677 sqm site (Block 6 Section 23) from the ACT Government in August. Belconnen Village on Lathlain will comprise four buildings, ranging from 12 to 18 storeys, with 419 apartments, a 126-room hotel, 142 serviced apartments and ground-floor retail and offices. There will also be a gym, lounge, library, rooftop gardens, child-play equipment, outdoor gym equipment, parcel lockers, barbecue and outdoor dining space.

Capital Property Group is planning a state-of-the-art carbon-neutral office development on a 2,743 sqm site purchased from the ACT Government. The six-storey building, designed by Bates Smart, will be located at Block 40 Section 19, on the corner of Vernon Circle and Constitution Avenue in the city centre, next to the Canberra Theatre. The building will aim for a WELL Gold-rated Shell and Core and a 5-star NABERS energy rating, will include a 99 kW roof-mounted solar array, and will be of hybrid timber construction.

NT

The Department of Infrastructure, Planning and Logistics is seeking feedback on the draft concept design for the potential duplication of Vanderlin Drive near Darwin. The draft concept design includes expanding the road to two lanes in both directions to improve traffic flow, turning lanes to provide safe exits for vehicles and the addition of signals at McMillans Road, Boulter Road and Secrett Road intersections on Vanderlin Drive.

Ashford Lamaya Architects has been awarded the design and documentation consultancy for a new 40-bed boarding facility at Tennant Creek High School. The project includes two residential buildings, each to accommodate 20



Mining

Avenira Limited's Mining Management Plan (MMP) has been approved under the *Mining Management Act 2001*, authorising mining to commence at the company's Wonarah Phosphate Project, located 300km east of Tennant Creek in the Northern Territory. First exports will be for phosphate rock, while later exports will supply Avenira Limited's Lithium Ferro Phosphate (LFP) project at the Middle Arm Sustainable Development Precinct.

Sedgman Pty Ltd has been appointed as managing contractor for Australia's first critical minerals processing centre, the Queensland Resources Common User Facility (QRCUF). Located at the Cleveland Bay industrial park in Townsville, the state-owned facility will support pilot and demonstration scale trials of processing methods and technologies for critical minerals and rare earth elements, enabling prospective miners to begin producing mineral samples at scale.

Fortescue has abandoned plans to build a 5.4-gigawatt renewable energy hub in the Pilbara region of Western Australia. The Uaroo Renewable Energy Hub was to include 340 wind turbine generators, a solar farm and a battery energy storage system with associated infrastructure.

Westgold Resources has announced that it has taken the first cut in the Great Fingall decline, signalling the recommencement of the high-grade historic gold mine, located 5km southwest of Cue in Western Australia. The mine is expected to produce over 45,000 ounces of gold per annum over an anticipated eight-year initial mine life.

Firebird Metals have completed a scoping study for their Oakover Manganese Project in the East Pilbara in Western Australia, announcing an estimated \$123 million cost over the 18-year life of the mine. Funding discussions, planning feasibility studies and environmental approvals are also underway.

Preparation for the restart of Dartbrook Coal Mine in Muswellbrook in NSW has commenced. Further funding is in progress, with an expected capital cost of approximately \$120 million. The coal handling and preparation plant will be a staged re-commission, with Stage 1 in line with the commencement of underground production.

A scoping study of the Ashford Coal Project in the Northern Tablelands of NSW by Clara Resources is nearing completion, with the team preparing an Environmental Impact Statement. The project holds two tenements – one is the targeted area for a future mining lease application, and the other will be retained as an exploration tenement with potential for an expansion or continuation project.

Engineering, procurement and secondary environmental approvals are progressing for Illuka Resources' Balranald Mineral Sands Project in NSW. The EPCM contract has been awarded to Worley.

Definitions:

Pipeline – Australia (Page 2): 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 4): 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.

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.

Everyone is talking about Big Data

Big Data is fundamentally changing the way builders, developers and professionals involved in commercial real estate go about their jobs. Detailed real time data collection is providing the industry with more accurate and efficient tools to understand the best performing potential markets, analyse the best types of products to build with, identify leads and new sales opportunities and to quickly estimate and quote.

CoreLogic is the provider of Australia and New Zealand's most comprehensive residential and commercial property data. Our acquisition of Cordell in 2015 means we are also now proud to be able to provide the most extensive construction data available.

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.

Big Data that does not tell a story or provide you with actionable insights is just a pile of numbers. At CoreLogic, we pride ourselves on our tools and analytics that help our clients understand their markets, improve their workflows, save time, make money and make better decisions. We'd love to work with you, too.

6 Ways Big Data Can Help You Succeed



Identify new opportunities

Be alerted to zoning changes and see detailed zoning information with Blockbrief.



Identify properties to purchase

Look up properties – both on and off the market – that are suitable for development and understand their value with RP Data Professional.



Identify pricing and future sweet spots

Understand the market performance of existing stock to ascertain supply and understand what's in demand with Infill and Greenfield reports.



Receive insights into construction

See what is planned, out to tender and under construction in detail together with contact details of developers and key contractors with Cordell Projects.



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See the shape of the market, when leases are coming up and recent sales in commercial property with Cityscope and Lease Expiry Diary.



Produce accurate quotes and estimates

Use building data to reduce the risk of over or under quoting, and produce quotes faster with Cordell Costings.



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