

Cordell Construction Monthly

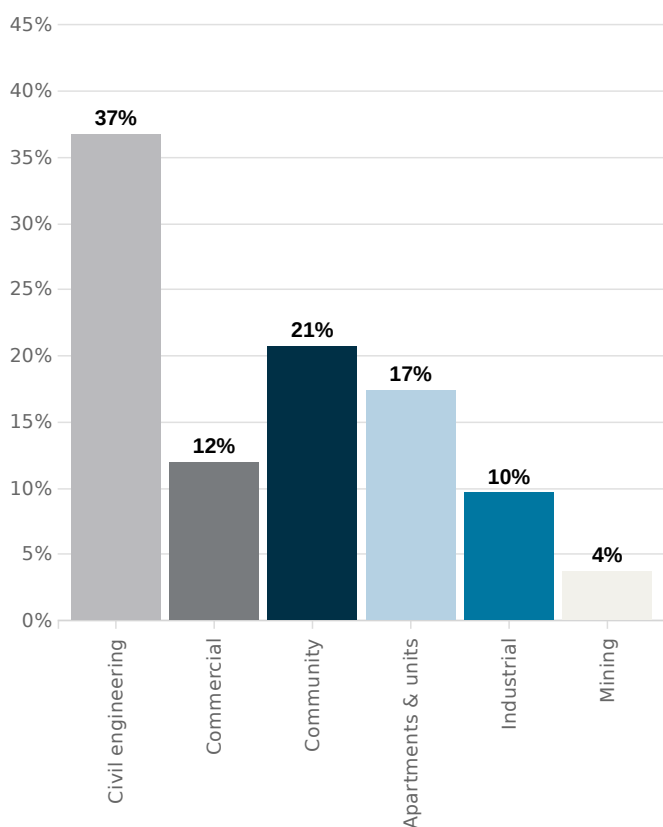
October 2020



Pipeline - Australia

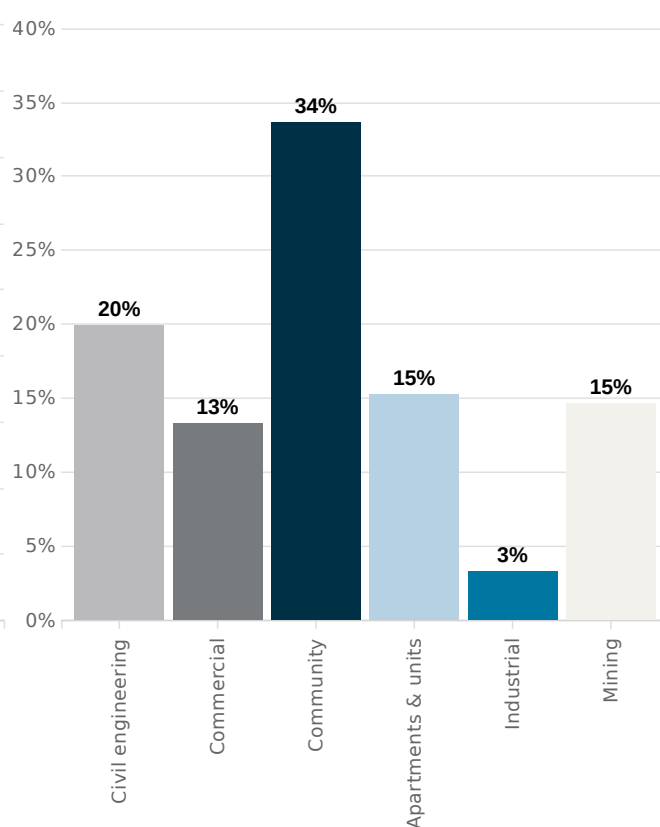
There were 1,710 new construction projects identified by Cordell in September, increasing 5 per cent month-on-month. The total number of new projects added to the pipeline over the last 3 months is up 45 per cent when compared to the previous 3 month period. Although volumes have increased significantly over the quarter, the total number of new projects identified over the 12 months to September is down -9 per cent when compared to the previous 12 month period. The estimated total value of new projects identified in September was around \$13.1 billion, with community projects accounting for 34 per cent of the estimated total value, followed by civil engineering projects at 20 per cent.

Share of Project Numbers by Category



1,710
Number of Projects

Share of Project Values by Category

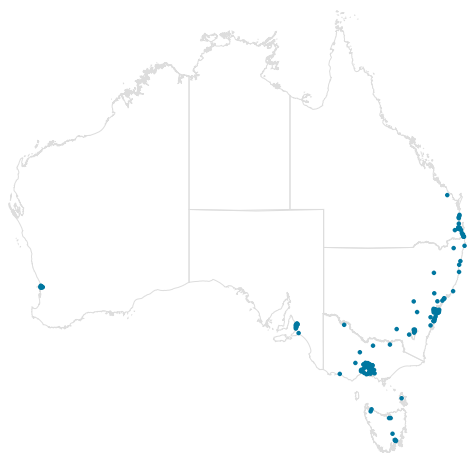


\$13,096M
Value of Projects

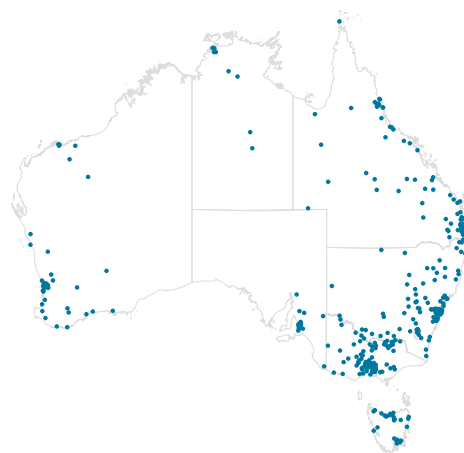
Median Project Value

Civil Engineering	\$500,000
Commercial	\$1,000,000
Community	\$1,000,000
Apartments & Units	\$1,200,000
Industrial	\$725,000
Mining	\$1,000,000

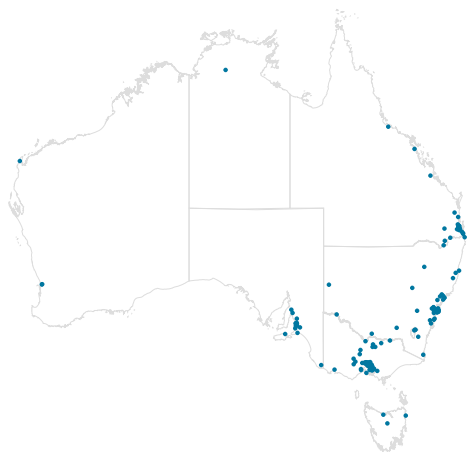
Pipeline - Location



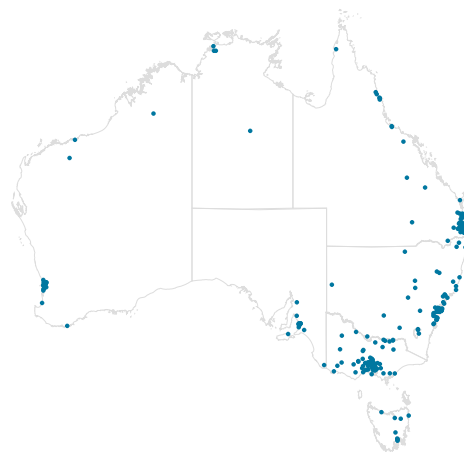
Apartments & Units



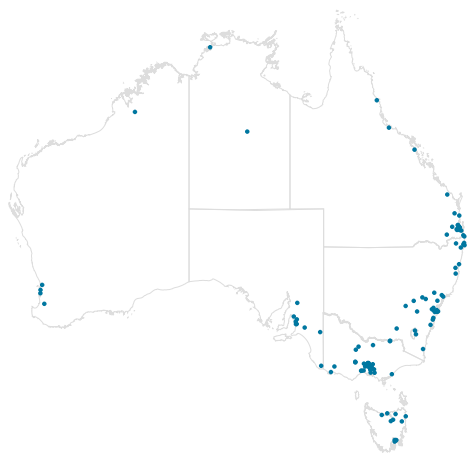
Civil Engineering



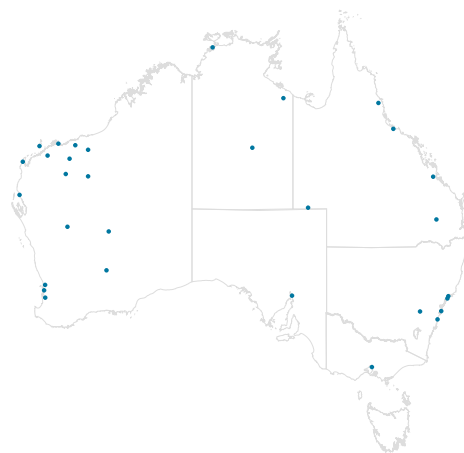
Commercial



Community



Industrial

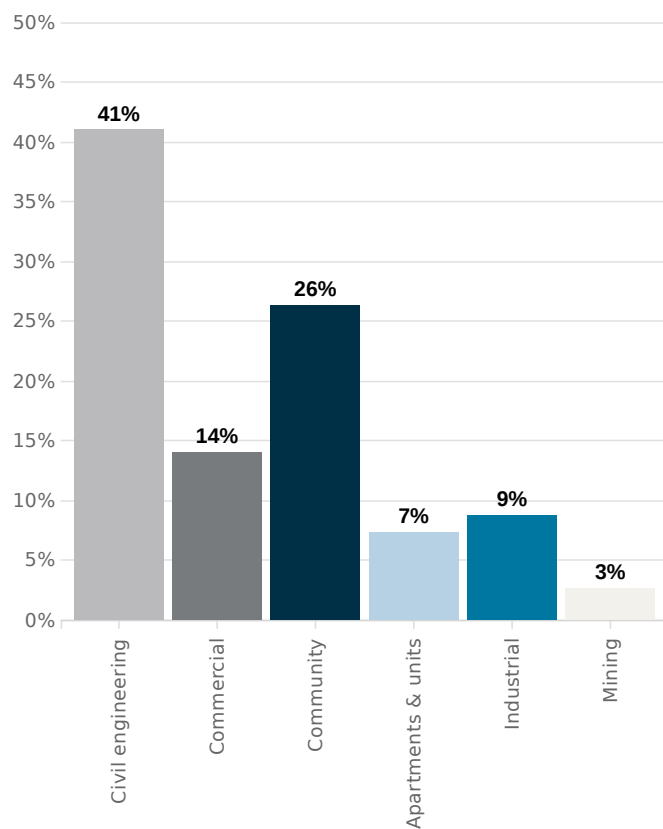


Mining

Moving into construction - Australia

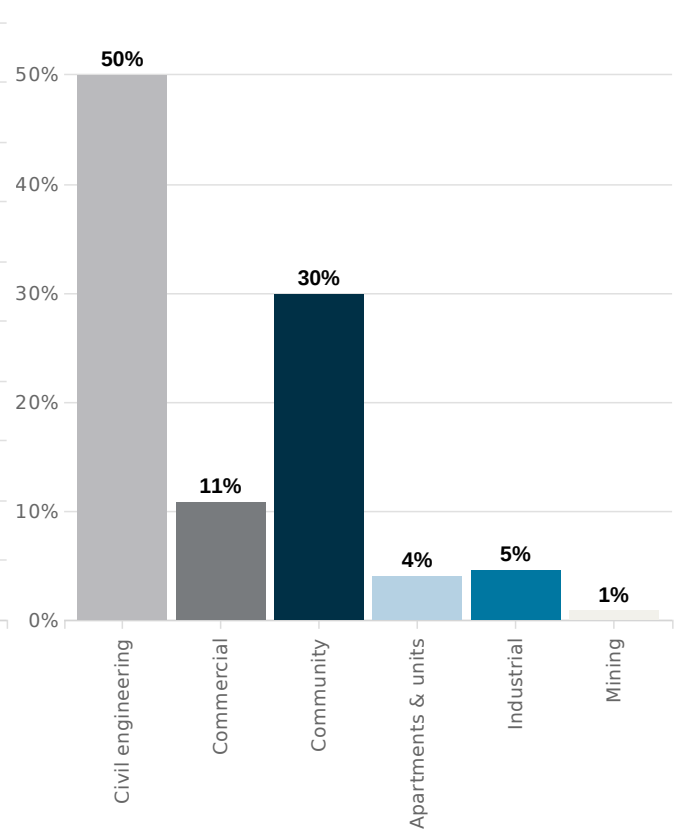
There were 642 projects moving into the construction phase over the month of September, down -7 per cent over the month. The total value of those projects is estimated to be around \$4.2 billion. Civil engineering projects made up 41 per cent of projects moving into construction, followed by community projects (26 per cent). Over the 3 months to September, the number of projects moving into the construction phase increased by 26 per cent when compared to the previous 3 month period, however the number of projects moving into construction over the last 12 months is -14 per cent lower than the previous 12 month period.

Share of Project Numbers by Category



642
Number of Projects

Share of Project Values by Category

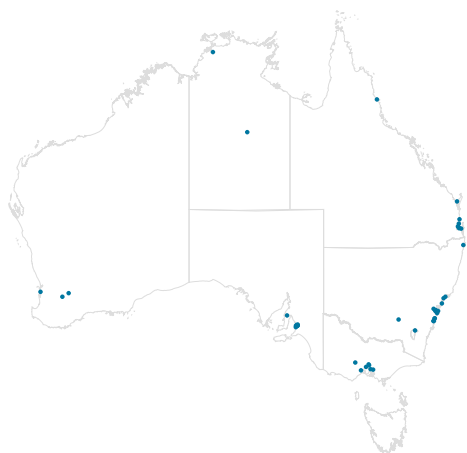


\$4,177M
Value of Projects

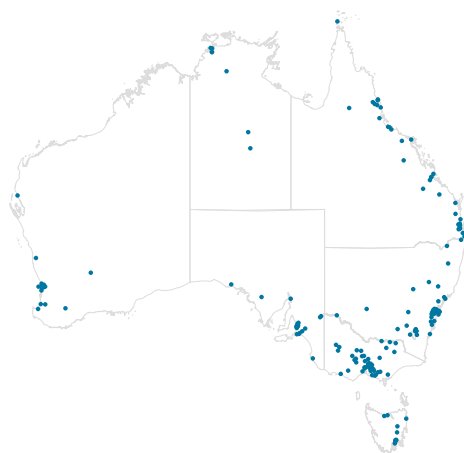
Median Project Value

Civil Engineering	\$500,000
Commercial	\$1,000,000
Community	\$1,174,000
Apartments & Units	\$2,244,000
Industrial	\$800,000
Mining	\$1,000,000

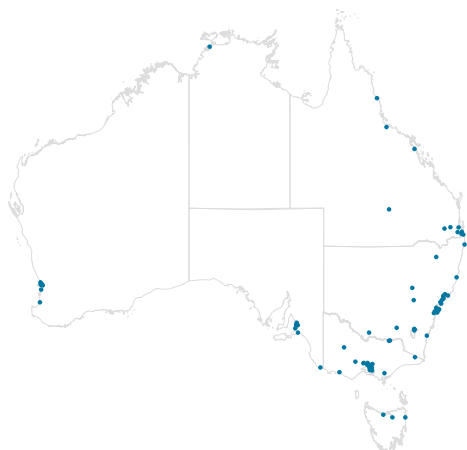
Moving into construction - Location



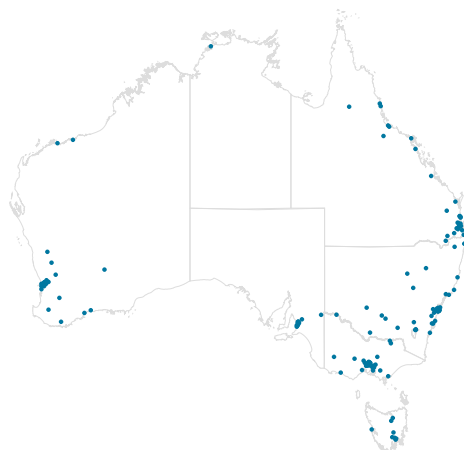
Apartments & Units



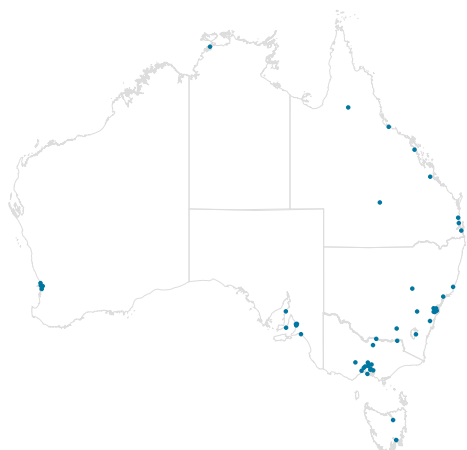
Civil Engineering



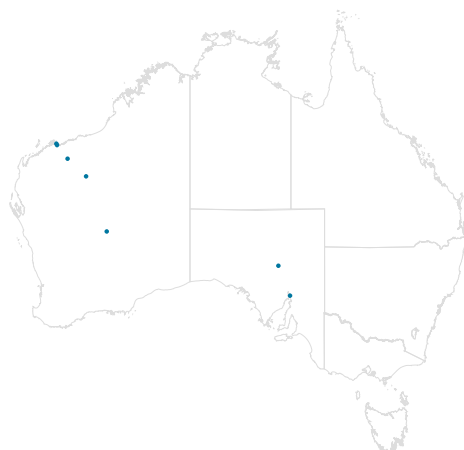
Commercial



Community



Industrial



Mining

NSW

Wee Hur's \$63.3 million student village in Redfern has received fast-tracked approval under Tranche Six of the NSW Government's Planning System Acceleration Program. The 18 storey building will be home to 488 students.

Work is set to commence on UPC\AC Renewables' New England Solar Farm in early 2021 with the appointment of lead EPC contractor Elecnor for the 400MW first stage works of the 720MW project. The solar farm and battery project will be built in two stages. The first stage of the battery project, a 50MW/1hour Battery Energy Storage System (BESS) capable of dispatching energy to the grid at times of high energy demand, will be constructed with the support of the NSW Government's Emerging Energy Program.

The NSW Government has advertised tenders for developers for the leasehold of the 29.4 hectare Light Horse Interchange business hub at Eastern Creek. The site has approval for 165,500sq m of overall floor space which includes 157,600sq m of industrial and light industrial floor space and 7,900sq m of ancillary office space to accommodate a range of land use activities including advanced manufacturing, freight and logistic, warehouse and distribution facilities. Approval for the State Significant application was fast-tracked through Tranche Five of the NSW Government's Planning System Acceleration Program.

Americold is planning a \$65 million expansion of its Prospect facility involving construction of two new cold store buildings and ancillary staging areas, new plant rooms and entry gate.

ACT

Zapari has released plans for its curved twin tower development at Block 4, 5, and 7 Section 12 in Woden Town Centre for community feedback. The proposed development, designed by Cox Architecture will comprise two slender towers with apartments, boutique hotel rooms and double height ground floor retail spaces. There is also an option for a community centre.

Doma Group has been granted development approval for the redevelopment of the former Red Hill public housing site. Doma last year lodged twin development applications for 136 apartments across six blocks bordering the central Lady Nelson Park, including areas that will be pedestrian thoroughfares. Known as 'The Parks', the project has been designed by Stewart Architecture and split into two development applications of 68 apartments each with four storeys plus an attic, and two levels of basement parking.

VIC

ADCO has commenced construction on the \$35.5 million TAFE Gippsland development. The Morwell Trade Skills Centre will provide training in electro technology, new energy systems, instrumentation and plumbing trade training with specialist workshops, lab facilities and more general-purpose classrooms and is due for completion in late 2021.

A new State-owned nursery will be established at Nowa Nowa in East Gippsland, which will help local forests and economies recover from the 2019-20 bushfires. The Victorian Forest Nursery, to be managed by VicForests, is expected to have a production capacity of up to 5 million eucalypt seedlings per year, which could support plantings and reforestation of around 5,000 hectares annually.

The Minister for Planning has given the green light for a planning scheme amendment to facilitate the \$350 million Cape Otway Road Australia (CORA) project near Modewarre on the surf coast. The CORA development will provide a high-performance sports training facility for elite athletes and a range of tourism facilities. The project includes world class sporting facilities, a sports performance hub and education precinct, four and five-star accommodation lodges, a 128-room residential hotel, a wellness centre, a childcare centre and a retail village. It will also include a farmers' market showcasing local produce and an organic farm providing home grown food for the onsite restaurants.

QLD

ARA Asset Management has submitted a development application for a 23 storey office tower at 133 Mary Street



designed by Fender Katsalidis. The building's lower levels will be wrapped in a terracotta lattice frame as a reference to the historical fabric of the city and the design includes an exoskeletal structure concept that provides a green facade grid which aims to be a low maintenance/no soil vegetation solution sustained via water reservoir nutrient supplements.

The Queensland Government has granted \$40 million funding towards developing Queensland's largest entertainment precinct at Wellcamp near Toowoomba. Wagner's proposed Wellcamp Entertainment Precinct is a \$175 million project that incorporates motorsport, driver-training and a 40,000 person performing arts venue. The centre will also support business, tourism and event facilities as well as accommodation for up to 5000 guests.

Global real estate investment manager DWS and Consolidated Properties Group have announced the settlement and construction commencement on a JV development of a landmark, A Grade commercial office building to be located at 895 Ann Street, Fortitude Valley in Brisbane. Hutchinson Builders has been appointed for construction, with practical completion expected in the first quarter of 2023. Designed by John Wardle Architects, the building will comprise nearly 24,000sq m of net lettable space across 15 levels. The building will contain ground floor retail and roof-top bar, along with two levels of basement parking and end of trip facilities. The building's environmental credentials will target a 5 Star Green Star and 5.5 Star NABERS energy rating.

NT

Maxcon (NT) Pty Ltd has been awarded the tender for the new Casuarina Senior College STEM Centre. Existing, unused classrooms will be repurposed as the new STEM centre, which will offer two new learning areas; a MAKER space for digital printing and laser cutting; a digital room; and a refurbished workshop to support student learning by providing interactive, engaging classrooms that make science and technology learning fun.

Community consultation is underway for upgrades on both the City of Darwin's \$25 million Casuarina Aquatic and Leisure Centre and the City of Palmerston's \$15 million Swimming and Fitness Centre. Palmerston's only public pool will see a refurbishment of the 50 metre pool, dedicated warm water program pool, toddlers pools, aquatic adventure play structure, new amenities and cafe. Construction is expected to commence in 2021 subject to finalising funding. The Casuarina draft masterplan by Ashford Architects will include a resort-style lagoon, heated and shaded 25 metre learn to swim pool, cafe, gym and crèche, interactive wet play areas, dry play ninja rope course, barbecues and seating, space for allied health facilities, ample natural and structural shade.

SA

\$103 million has been allocated in the 2020/21 Federal Budget towards construction of the National Radioactive Waste Management Facility near Kimba. The newly

established Australian Radioactive Waste Agency (ARWA) will oversee the facility.

The State Government has acquired two former Kaufland sites at Forestville (former Le Cornu site) and Prospect. The current designs propose a total of 482 dwellings across the two sites, with 150 dwellings (or 30%) targeted to be affordable. This is split between 15% affordable housing at Forestville and 60% affordable/social housing at Prospect. Renewal SA will deliver a masterplan for both sites, and will seek private development partners.

Construction will commence in the coming weeks by Badge Constructions on the Mount Gambier Community and Recreation Hub following a smoking ceremony. The new facility is expected to be completed in autumn 2022 and will be the largest infrastructure project the City of Mount Gambier has ever undertaken. The project will include six regulation size, multi-purpose courts for ball sports, a learn to swim pool, children's water splash/play area, 25 metre pool and a warm water pool, a crèche, cafe, and office space for sporting groups and allied health, gym and fitness spaces located on the first floor along with community and conference rooms and spectator seating.

TAS

Tenders have been advertised for redevelopment of the Peacock Centre as part of the Government's plan to build a better mental health system. The heritage building, known as Ruardean, will be redeveloped following fire damage in 2016. A 2-bed wing will provide short-term stays for people who need extra care or support in the community following a hospital stay. The ground level will operate as an integration hub, bringing together a wide range of care and support services such as housing, alcohol and drug, social and employment. Construction is estimated to take 18 months.

The Tasmanian Government is calling tenders for the design, planning and oversight of construction for a \$20 million multi-sport facility in Glenorchy. The project will deliver a contemporary four court facility, gymnastics centre and multi-use rooms for grassroots sports and community. There will be a 1,200sq m gymnastics centre; retractable spectator seating; unisex change rooms; cafe including adjacent seating; change rooms and office for officials; communal office space; storage for all primary sports; non-binary/trans toilet facilities; parenting facilities and fully functional adult-change space.

Bridge Pro Engineering has been appointed as the successful tenderer to design and construct Australia's longest pedestrian suspension bridge. The 150m Wild Mersey suspension bridge will span the Mersey River at Warrawee Conservation Area as part of the Wild Mersey mountain bike trails project and will be available to both mountain bike riders and pedestrians.

WA

\$2.4 million has been allocated in the 2020-21 State

Budget to establish a 32-bed dedicated mental health unit at Bandyup Women's Prison, the first of such in the 50-year old prison's history. The infrastructure upgrades to create the Bandyup mental health unit will be completed in two stages with the High Dependency Area expected to be complete by late January 2021 and the remaining works completed in early April 2021.

Kerry Hill Architects has created a concept design for the Ningaloo Lighthouse Project, an \$85 million tourist resort developed by Tattarang, which would transform the Exmouth caravan park into a resort for up to 550 overnight guests. The resort will include eco-tents and villas, hotel rooms and small group lodges, caravan bays, as well as food and beverage options, swimming pools, a spa, tennis courts, a recreation and leisure centre, children's playground and boating facilities. The resort will operate using a range of renewable energy sources, including solar and wind power.

Edith Cowan University will establish a new \$695 million campus for 10,000 students in Perth's CBD. With a planned opening date of 2025, the Creative Industries, Business and Technology Campus, which will include the Western Australian Academy of Performing Arts and the university's programs in arts, design, communications, business, law, technology and cybersecurity, will adjoin Perth Railway Station. ECU will contribute \$300 million to the project, while the Federal Government will contribute \$245 million as part of the Perth City Deal. The State Government is providing in-kind support through the provision of land.

Mining

The Queensland Government has approved Pembroke Resources' \$1 billion Olive Downs coal mine in central Queensland which will become the state's third largest coal mine. Core construction activities at the mine site 40km south-east of Moranbah are expected to begin in 2021.

EcoGraf has signed an agreement with the WA Government to lease an industrial site in Kwinana south of Perth to establish a \$98 million graphite processing plant. The facility will produce an initial 5,000tpa, followed by a proposed expansion of production to 20,000tpa of battery graphite. The Kwinana facility will import natural flake graphite from existing producers and turn it into

battery (spherical) graphite using the company's patented, environmentally friendly EcoGraf process.

The New South Wales Independent Planning Commission has conditionally approved Santos' \$3.6 billion Narrabri gas project. The project involves the progressive development of a coal seam gas field over 20 years with up to 850 gas wells and ancillary infrastructure, including gas processing and water treatment facilities.

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.



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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

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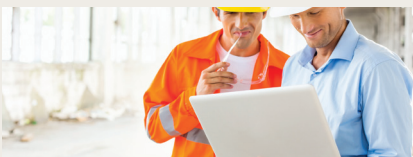
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