

# WATPAC NATIONAL PROJECT UPDATE

DECEMBER 2014



Watpac is pleased to provide the following update on our key projects.

## CONSTRUCTION

## HEALTH & SCIENCE



Mater Private Hospital Springfield

### **Mater Private Hospital Springfield**

Greater Springfield, QLD – \$47M

Stage 1 construction works for the new Mater Private Hospital Springfield west of Brisbane commenced in April 2014. The hospital will be located at Springfield Central within 'Health City' – a 52-hectare master planned health and wellness precinct designed by Springfield Land Corporation in collaboration with Harvard Medical International. The project involves the construction of a six-level, 10,000 square metre hospital comprising four operating theatres, an inpatient unit, a day surgery unit and Greater Springfield's first cancer care centre. Works are scheduled for completion in late 2015.



Port Macquarie Base Hospital

**Port Macquarie Base Hospital Expansion**  
Port Macquarie, NSW – \$68M

The Port Macquarie Base Hospital Expansion project achieved practical completion in June 2014. Works comprised of a new four-storey clinical extension to the existing hospital including improved access to a wider range of services such as cardiology including a new Cardiac Catheterisation Laboratory, increased capacity for elective surgery, and Emergency Department admissions. In addition, the

facility now houses new hospital departments including ICU, paediatrics and emergency, and includes new operating theatres, ambulance forecourt and main entry, and inpatient ward.

**Gold Coast Private Hospital**  
Gold Coast, QLD – \$148M

Work is progressing on the new Gold Coast Private Hospital with a topping off ceremony held in November 2014 to mark the completion of the highest part of the concrete

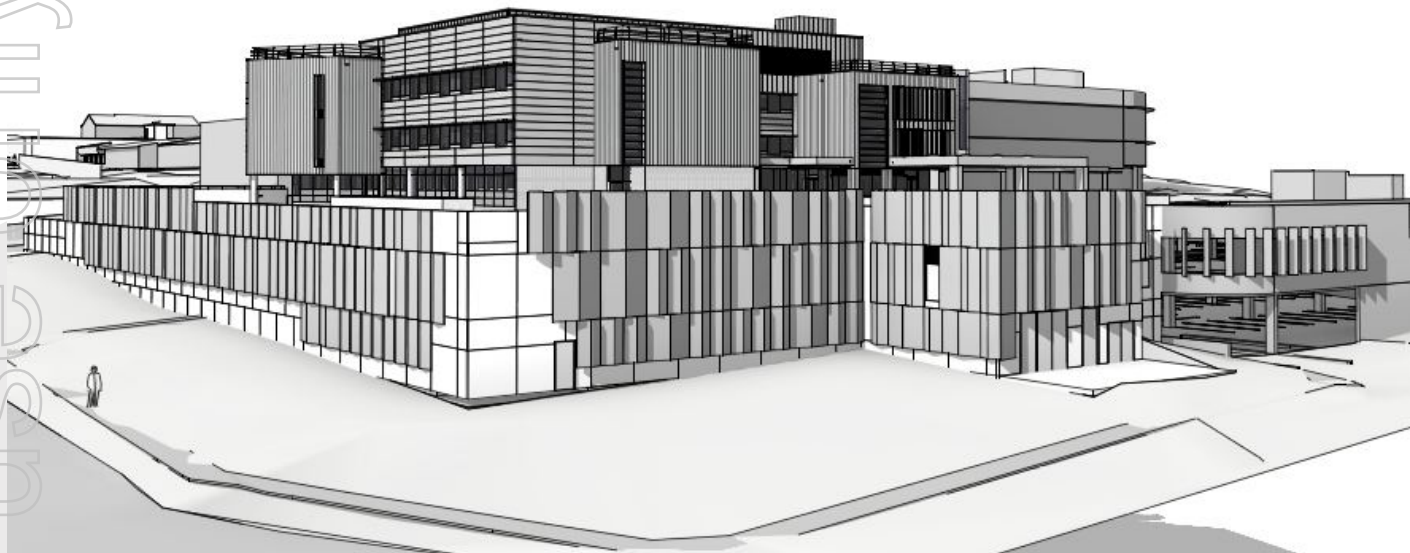
structure. The 284-bed private hospital will feature a 24 hour Emergency Care Centre and 13 operating theatres including two Catheterisation Laboratories and a state-of-the-art Hybrid theatre, with the capacity to expand further in the future. The facility will also provide medical specialties including cardiology, oncology, urology, orthopaedics, gynaecology and new paediatric and obstetric services. The hospital is scheduled to open in early 2016.

**ANSTO Nuclear Medicine Molybdenum-99 Facility**  
Lucas Heights, NSW – \$83M

Watpac commenced work on the Australian Nuclear Science and Technology Organisation (ANSTO) Nuclear Medicine Molybdenum-99 Facility in May 2014. The new multi-level 4,250 square metre facility at Lucas Heights will significantly increase ANSTO's capacity to produce the radioisotope molybdenum-99 – an active pharmaceutical ingredient used in more than 45 million nuclear medicine diagnostic procedures each year worldwide. Structural work has commenced on site including the use of a high density concrete using aggregates specifically imported from overseas. Hot cells that will be installed at the facility are undergoing nuclear design and fabrication in the US.



ANSTO Nuclear Medicine Molybdenum-99 Facility



*Knox Private Hospital*

### **Kempsey District Hospital Kempsey, NSW – \$46M**

In early 2014 Watpac was awarded a contract to undertake a major redevelopment of the Kempsey District Hospital, located on the New South Wales Mid-North Coast. The expansion forms part of an \$80 million joint State and Federal Government project and involves the construction of a new 10,000 square metre, five-storey hospital building to accommodate a new emergency department and emergency medical unit, new clinical support services, a coronary care unit, acute inpatient beds, operating theatres and a day surgery unit. The main building structure is nearing completion, with fit-out of high level services on the lower floors underway. Work on the façade will commence shortly.

### **Townsville Sub-Acute Facility Townsville, QLD – \$14M**

Watpac completed building works for Queensland Health's new Townsville Sub-Acute Facility in October 2014. This North Queensland project involved the construction of two accommodation wings and a third wing comprising leading-edge patient, specialist

rehabilitation and therapy areas. This new 45-bed facility located in the eastern campus of the Townsville Hospital precinct provides specialist rehabilitation services for general and elderly patients.

### **Joint Health Education Facility Port Macquarie, NSW – \$14M**

Work continues on the University of New South Wales' Joint Health Education Facility in Port Macquarie. The specialist training facility is being constructed adjacent to the Port Macquarie Base Hospital and will be the first campus in regional Australia where undergraduates can complete their full six-year medical degree. The project comprises 3,500 square metres of staff and administration offices, lecture theatres and seminar rooms, anatomy laboratories, simulation laboratories for allied health, and research work space. Works are scheduled for completion in early 2015.

### **Knox Private Hospital Expansion Melbourne, VIC – \$45M**

In August 2014 Watpac was awarded the contract to undertake expansion works for the Knox Private Hospital, the largest private

hospital in eastern Melbourne. This is the second project Watpac is undertaking for Healthscope and will provide an extension to the existing Inpatient Unit creating an additional 60 beds, eight consulting suites, a new main entrance and pharmacy/gift shop. The project will also deliver an expanded imaging department and new kitchen, supply and storage areas, maintenance and workshop areas, and an additional 240 plus car parks.

### **BaptCare Residential Aged Care Facility Macleod, VIC – \$24M**

Watpac has been awarded the contract to build a new state-of-the-art aged care and respite facility in eastern Melbourne. The project involves construction works for Stage 1C of BaptCare's New Residential Aged Care Facility including staff offices, dining areas, leisure/sitting rooms, a hair salon, utility areas, laundry and a commercial kitchen. In addition, associated landscaping, access road and car park pavements will also be delivered. Site work commenced in October 2014 and is scheduled for completion in early 2016.

# RESIDENTIAL



One Central Park

### **One Central Park, Park Lane and The Mark Sydney, NSW – \$600M**

Watpac reached a major milestone in its 30-year history in June 2014 with the completion of One Central Park, part of the Group's largest project to date, the Central Park precinct. Located in Chippendale, this mixed-use residential and retail project delivered by Watpac for joint venture partners Frasers Property Australia and Sekisui House Australia includes more than 1,400 apartments in five separate residential towers across three complexes with more than 15,000 square metres of retail space. The project has become a community landmark due to its striking architectural design incorporating unique green walls, a sky deck and the iconic heliostat, which produces a light show every evening. One Central Park, the largest of the precinct's residential towers has received an enormous accolade being named Best Tall Building in the World by the Council for Tall Buildings and Urban Habitat.

### **STK Residential Apartments St Kilda, VIC – \$80M+**

Watpac is progressing construction works on the prestigious STK Apartments residential tower on St Kilda Road for Caydon Property Group. Upon completion the 26-storey tower, which includes a five-level podium and a four-level basement, will be the tallest building in St Kilda. STK Apartments will feature 328 luxury residences, a private garden and pool with resort amenities, a fitness centre and art gallery. The project is scheduled for completion in early 2016.

### **30 Esplanade – Stage 1 Brighton, VIC – \$21M**

Stage 1 of the 30 Esplanade boutique residential development in Brighton comprises 24 luxury four-storey townhouses, designed by award-winning Melbourne architects Wood Marsh. Many of the townhouses will feature open north facing courtyards, and all will include large entertaining roof gardens with northern views of the Melbourne skyline or of the bay to the south and west. Construction is scheduled for completion in September 2015.

### **333 George Street Sydney CBD, NSW – \$72M**

Construction works commenced in August 2014 on a new office tower for Charter Hall Group's wholesale managed fund, the Core Plus Office Fund. This new commercial tower at 333 George Street is set to become one of Sydney's most contemporary workspaces. Watpac will deliver 15 levels of A-Grade office space, three levels of premium retail, rooftop terraces and basement parking. Demolition of the existing building is now complete and excavation works have commenced. The building is scheduled for completion in mid-2016.

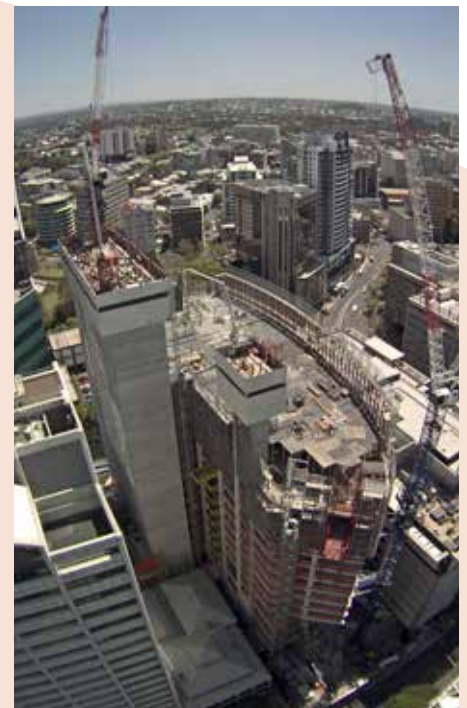
### **180 Brisbane Brisbane CBD, QLD – \$206M**

In early 2013 Watpac was awarded the design and construct contract for the prestigious 180 Brisbane office tower, located at 180 Ann Street in the heart of the Brisbane CBD. The 34-storey office tower is being developed by Daisho Co Ltd and will feature 59,100 square metres of A-Grade

commercial space, ground floor and podium retail, and basement parking. Its design will achieve a 6 Star Green Star rating by the Green Building Council of Australia and an A-Grade Property Council of Australia rating. The project is scheduled for completion in late 2015.

### **Southpoint South Bank, QLD – \$114M**

Watpac has been awarded the contract to build Anthony John Group's new 21-level transit-oriented development located near the South Bank railway station. The tower will feature 24,000 square metres of A-Grade commercial space with 3,000 square metres of ground floor retail and dining, a gymnasium and basement parking. Stage 1 construction will include Flight Centre's new global headquarters. Its design aims to meet a number of environmental objectives through the use of natural light and high standards of energy and water conservation. Works commenced in April 2014 with completion scheduled for mid-2016.



180 Brisbane

# COMMERCIAL

## **Darwin International Airport Expansion** Darwin, NT – \$44M

In September 2014 Watpac completed the Darwin International Airport Expansion, its first construction project in the Northern Territory. The project involved the design and construction of a major extension to Darwin International Airport. It included the expansion of the domestic and international terminals and delivery of additional departure gate lounge areas and security screening zones, new office and retail areas, and improved baggage systems.

## **Cardinia Shire Offices** Officer, VIC – \$35M

Work on Cardinia Shire Council's new administration building reached practical completion in October 2014. The building comprises three levels of office space and multi-purpose Council facilities on the ground floor, including meeting and consultation rooms, reception, customer service areas and retail tenancy. The upper office floors are separated into two distinct zones, divided by a central four-level atrium spanning the length of the building and connected by

multiple feature link bridges. The project is targeting 5 Star Green Star Design and As-Built ratings and a 4.5 Star NABERS rating.

## **Overseas Passenger Terminal** Sydney NSW – \$30M

Watpac is delivering a major upgrade of the Overseas Passenger Terminal at Circular Quay in Sydney. The main scope of works includes extending and refurbishing the ground floor to increase passenger capacity and improving access via road upgrades, a new taxi drop off area and the installation of new internal and external lifts. The upgrade will also deliver a new mezzanine floor to increase the Terminal's internal seating capacity and an extension to the south forecourt to provide additional covered seating areas. Construction is well advanced with works taking place in a live and operational passenger terminal. Site activities have continued 24 hours a day seven days a week since September in order to accelerate the works, which will be progressively handed over from late December 2014.



*Darwin International Airport Expansion*



*Cardinia Shire Offices*

# DEFENCE



*AE2 residential community*

## **Base Security Improvement Program** National, multi-site project – \$160M

This national construction project for the Department of Defence involves the delivery of building and infrastructure upgrades at 16 bases located in Queensland, New South Wales, the Australian Capital Territory and Victoria. The extensive program of works, which commenced in July 2013, comprises a broad range of facility upgrades, civil works and enhancements to security and visitor management across a number of bases. Works are well advanced with 12 bases already completed. The remaining four bases are scheduled for completion in the first quarter of 2015.

## **AE2 residential community** Ermington NSW – \$68M

Construction of a new master planned residential community for Defence Housing Australia was completed in October 2014, two months ahead of schedule. Watpac designed and constructed Tranches 1 and 2 of the new AE2 residential community in Ermington north-west of Sydney. The development was named in recognition of those on-board the HMAS AE2 submarine, which paved the way for Allied submarines by crossing the Dardanelles during the Gallipoli campaign in World War I. Watpac has delivered 210 new residential dwellings, including associated landscaping, on the 16.3-hectare land parcel, which fronts the Parramatta River.



*Leicester Street Student Accommodation*

### **Queensland Schools Project PPP South-East Queensland**

This major infrastructure program will see Watpac build 10 new schools for the Queensland Government as part of the Plenary Schools consortium. Watpac's component of the works program involves the design and construction of new schools in high growth regions of South East Queensland. The construction program is part of the State's \$1.517 billion investment over the 30 year PPP concession term delivered in partnership with Plenary Group and Delta FM Australia. The five-year construction program commenced in January 2014 and is expected to create more than 3,000 jobs throughout the life of the project. Stage 1A works at Pimpama and Burpengary were handed over in October 2014 and ground works for Pallara, Ripley, Caboolture West and Griffin have commenced.

### **Kirwan State High School – Year 7 Building Townsville, QLD – \$8.1M**

This project comprises a new three-storey Year 7 Block which will accommodate 20 general learning areas, three collaboration areas, staff facilities plus amenities. The building is being delivered within the existing Kirwan State High School campus. On completion, the building will be the hub of the school's Year 7 'Flying Start' initiative, providing students and staff with a purpose-built facility. Works commenced on site in January 2014 and are due for completion in late 2014.

### **Charles Sturt University Campus – Stage 1 Port Macquarie, NSW – \$34M**

Construction has commenced on Stage 1 of the new Charles Sturt University Campus in Port Macquarie where Watpac is delivering 5,700 square metres of education and

research areas, built around a centralised courtyard, to accommodate more than 1,000 students and 100 staff. The campus will offer teaching and research areas, staff office accommodation, an Indigenous Student Centre, outdoor learning spaces, car parking for 350 vehicles and Port Macquarie-Hastings Council's Food, Soil and Water Testing Centre, a specialist research facility. Bulk earthworks and civil infrastructure are well advanced.

### **Leicester Street Student Accommodation Parkville, VIC – \$60M**

Watpac is delivering this 14-level, 648 bedroom student accommodation facility for Campus Living Villages and the University of Melbourne. This 22,500 square metre facility will include a mix of Studio, 1 and 4-bedroom units and is being designed to achieve a 5 Star Rating for a multi-unit complex. Construction commenced in June 2014 and is scheduled for completion ahead of the 2016 school year.

# SPORTS

## **Gold Coast Aquatic Centre** Gold Coast, QLD – \$41M

Construction of the Gold Coast Aquatic Centre was officially completed in June ahead of the 2014 Pan Pacific Swimming Championships, the first event to be hosted at the new world-class facility. The centre is the first competition venue to be completed for the Gold Coast 2018 Commonwealth Games where it will host the swimming and diving events. The facility features a new 10-lane 50 metre competition pool, learn-to-swim pool and upgrades to the existing eight-lane 50 metre pool, 25 metre pool and dive pool.

## **Werribee Sports and Fitness Centre** Werribee, VIC – \$36M

In December 2013 Wyndham City Council appointed Watpac to undertake a major expansion of the Werribee Sports and Fitness Centre in Victoria. The existing complex will be redeveloped to deliver nine

indoor multi-sports courts including a 1,500 seat show court, as well as a café, crèche, four outdoor netball courts and additional car parking. The upgrade will also deliver a new gymnasium, indoor courts, and improved access to the site. Early works commenced in January 2014, with the bulk of the expansion to be delivered in three phases between early 2015 and early 2016.

## **Queensland State Velodrome** Chandler, QLD

Watpac has been awarded Stage 1 managing contractor services for construction of the Queensland State Velodrome in Brisbane for the Gold Coast 2018 Commonwealth Games. This is the second project Watpac is undertaking for this international event. The \$55M velodrome will include a world-class timber track, streamlined roof design, mixed use sports courts, function spaces and a café. Construction commenced in November 2014 with works expected to be completed by mid-2016.



Gold Coast Aquatic Centre



Queensland State Velodrome



Ibis Adelaide Hotel

## **Ibis Hotel** Adelaide CBD, SA – \$32M

Works on the new premium economy Ibis Adelaide Hotel reached practical completion in June 2014. The hotel, located on Grenfell Street in the heart of the Adelaide CBD, was developed by Hines Property and is managed by global hotel group Accor following an extensive, worldwide operator



Ibis Adelaide Hotel

# HOTELS

selection process. The 17-storey hotel is the largest Ibis hotel in the country and features 311 hotel rooms, conference and meeting facilities, a guest lounge, food and beverage retail and a fitness centre.

## **Mayfair Hotel** Adelaide CBD, SA – \$32M

Watpac commenced work on the redevelopment of Adelaide's historic Colonial Mutual Life building in August 2012 to transform the former office tower into a 4.5 star boutique hotel. The project reached practical completion in November 2014. The Mayfair Hotel was developed by Adabco Properties and includes 170 luxury suites, entertainment spaces and high-end retail. In addition to the redevelopment of the existing 14-storey building, the hotel features a six-storey extension on its southern side called the 'jewel box', which is a visual centrepiece.

## CIVIL & MINING

### **Hanking Gold** Southern Cross WA – \$29M

Watpac has recently been awarded a contract with Hanking Gold Mining to provide drill, blast and mining services at its Cornishman Pit in the centre of its Southern Cross Operations. Located 400km east of Perth, the project commenced in August 2014 and will continue for a 19-month period. Works involve cutbacks that will extend the existing pit to the south and west to a depth of approximately 130 metres. Watpac is using a mix of 657 scrapers, 200 tonne and 120 tonne class excavators and 777 dump trucks supported by smart drill technology to achieve Hanking's mining schedule of over one million tonnes per month. Ore will be transported approximately 30km from the pit to the recently refurbished Hanking processing plant at Marvel Loch.

### **Mt Magnet Gold Mine** WA – \$200M

Mt Magnet Gold Mine is located approximately 600km north-east of Perth in Western Australia's Central West. The five-year mining contract commenced in 2011 and involves re-establishing the existing mine as an open cut operation within the Galaxy tenement. The project involves drill and blast, load and haul of waste and ore, and feeding the client's gold processing facility. The mine produces approximately 100,000 ounces of gold per annum. Production in 2013-14 has been reduced in line with the lower gold price. Currently Watpac's 200 tonne class excavator and Cat 777 fleet are operating at close to the bottom of the original Saturn pit, some 160 metres below the pit exit. Watpac continues to work closely with its client to achieve a safe and profitable mining operation.

### **Cockatoo Island Iron Ore Project** Cockatoo Island, WA – \$93M

Pluton Resources' iron ore mine at Cockatoo Island is located off the coast of northern Western Australia. Works on the initial two-year agreement commenced in November 2012, including the commissioning of a new crushing and screening facility. Watpac is responsible for all operational mining and civil infrastructure services to the iron ore project, including drill and blast, loading, haulage and processing of ore for direct shipping. Watpac also has responsibility for managing all other aspects of working in a remote location including camp, air travel and barge deliveries on and off the island. Significant milestones include the commencement and soon to be completed section of the stage 4 sea wall, which will allow Watpac to access parts of the ore body previously out of reach.



Hanking Gold Mining





Nullagine Iron Ore Project

### **Nullagine Iron Ore Project Pilbara WA – \$300M**

Watpac continues to provide contract mining services at the Nullagine Iron Ore operations for BC Iron. The five-year contract which commenced in late 2010 involves surface mining of ore and waste up to 10 million tonnes per annum, the design and commissioning of a 5 million tonne per annum dry crushing and screening plant, the design and installation of independent power supply to the plant, and the construction of a 50km haul road for pit haulers. In 2013 Watpac was awarded with a variation which added a Mobile Crushing plant which added an additional 1 million tonnes crushing capacity. In 2014 additional Surface Miner capacity was also added bringing BC Iron's total monthly cutting and hauling capacity to 1.3 million tonnes of ore and waste. More recently Watpac had worked closely with BC Iron to beneficiate ore through the Group's Mobile Crushing plant.

### **Wornack, Rownack and Pirro (WRP) Ouyen, VIC – \$130M**

Watpac is successfully mining mineral sands at two pit locations at the WRP mine site as part of a five-year mining contract which commenced in 2011. By using a combination of conventional trucks, excavators, scrapers and tractor scoops, Watpac has increased the efficiency of

the mine whilst minimising costs and environmental impacts. Watpac's mobile plant has been efficiently mining the topsoil, subsoil, overburden and ore. In 2013-14 Iluka Resources requested Watpac to ramp up production to 65,000 bcm per day until project completion, significantly more than the one million bcm per month previously targeted. Watpac mobilised additional resources to the project and is now achieving the additional mining quantities required.

### **Tutunup South Mineral Sands Busselton, WA – \$35M**

Watpac has been undertaking contract mining services on the Tutunup South Mineral Sands project for Iluka Resources, near the town of Busselton, since 2010 as part of a six-year contract. Watpac is working closely with Iluka Resources and the local community to minimise the mine's impact. Work includes the construction of noise bunds and the relocation of a sensitive wet land area to a specially constructed nursery on site. In 2013-14 the mine was put into temporary care and maintenance by Iluka. The Tutunup Mineral Sands project will recommence in February 2015.

### **Capel Satellite Projects Capel, WA**

Watpac has been awarded two satellite projects by Iluka Resources that will run in parallel with the Tutunup South Mineral

Sands Mine. The first project is an iron concentrate harvesting contract that will run from November 2014 to May 2016. Watpac will harvest a number of dams containing iron concentrate, which will be dried out and stockpiled ready for shipping overseas. The second smaller project will run for approximately four months and involves cleaning out one lined dam containing iron man gypsum at Iluka's North Capel site.

### **Logue Brook Dam Spillway Remedial Works Harvey, WA – \$8M**

Watpac has been awarded a nine-month contract by the Water Corporation to upgrade the spillway at Logue Brook Dam, located near Harvey 150km south of Perth. This follows the success of the Samson Brook Dam project Watpac completed in 2013-14. The new project involves demolition of the existing spillway and bridge and construction of a new spillway comprising 2,500 cubic metres of reinforced concrete, a new bridge and associated works. Completion of the spillway will bring the dam into line with ANCOLD safety requirements and increase its capacity to 160,000L/s. Works commenced on site in November and Watpac aims to reach project completion ahead of schedule in May 2015.

## SPECIALTY SERVICES



*Brisbane Girls Grammar School Year 7 and Research Centre*

### **Brisbane Girls Grammar School Year 7 and Research Centre** Brisbane, QLD

Watpac commenced construction on this major school upgrade in September 2013 after successfully completing the design phase of the project. Watpac is responsible for the design management, programming and construction of a new seven-storey building to deliver integrated teaching spaces, administration support facilities, and a new library facility. To operate in the constrained site area within a live school environment, Watpac has established extensive processes and communication procedures to limit the project's impact to the school's activities in 2014. Construction is scheduled for completion in readiness for the 2015 school year.

### **BAC Domestic Terminal Expansion – Virgin Business Lounge** Brisbane, QLD

Watpac has been appointed the Managing Contractor for the expansion of Virgin's domestic terminal for the Brisbane Airport Corporation. This complex project involves expanding the terminal to house a larger Virgin Business Lounge and relocating and upgrading the Virgin Valet area. The project also involves the relocation of vital in-ground

services. Watpac is undertaking extensive stakeholder engagement and communication to successfully deliver this project within the fully-operational airport. Construction is scheduled for completion in early 2015.

### **Baiada Poultry Hanwood Facility Expansion** Hanwood, NSW

Watpac has commenced construction on this intricate project, which complements the Group's extensive expertise in the food manufacturing sector. The project involves the design and delivery of significant facility upgrades within a fully-operational food processing plant, including upgrades to the site's infrastructure, fire fighting capabilities and live bird receiving capacity. Construction is scheduled for completion in June 2015.

### **Brisbane Grammar School Refurbishments** Brisbane, QLD

Watpac is refurbishing five buildings within the operational school campus and has also been engaged to create a contemporary Social Space for Grade 5 and 6 students. The refurbishment project includes the construction of two commercial kitchens and expanding classroom facilities across the school in a staged approach, and delivering upgrades to existing services. Watpac is utilising its extensive safety policies and comprehensive communication strategies to ensure minimal disruption to the school and the students who board there. Construction is scheduled for completion in late 2014.

### **Baiada Poultry Oakburn Protein Plant** Tamworth, NSW

Watpac has been awarded the design and construction of Baiada's new protein plant in Tamworth. Watpac Specialty Services is working closely with Baiada's Danish equipment suppliers to design the new state-of-the-art-facility, which will feature both low and high temperature processing. This project is being fast tracked, with works commencing in April 2014 and scheduled for completion in April 2015.



*BAC Domestic Terminal Expansion*