

# Watpac National Project Update | December 2016

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

## CONSTRUCTION



Ronald McDonald House South Brisbane

## HEALTH & SCIENCE

### Ronald McDonald House South Brisbane

South Brisbane, QLD – \$30M

Practical completion of the new Ronald McDonald House was achieved in September 2016, with families moving into the building in October. At 46 metres high, the new Ronald McDonald House has a total floor area of 11,080 square metres and incorporated approximately 5,735 cubic metres of concrete and 578 tonnes of reinforcing steel during construction. More than 8,000 square metres of metal cladding was used in the building's eye-catching façade.

Located opposite the Lady Cilento Children's Hospital, the project required detailed site management to minimise impacts to pedestrians and the nearby public transport hub. The 12-level tower in South Brisbane is the largest Ronald McDonald House in the world, and features 84 accommodation rooms with capacity to expand to 112 rooms. The House also comprises communal spaces including lounges, kitchen and dining facilities, work spaces, indoor and outdoor recreation areas, a roof top function area and 266 square metres of ground level retail. Works also included associated landscaping, vehicle access facilities and on-site parking for up to 19 cars.

**Australian Institute of Tropical Health & Medicine  
and Translational Research Facility**

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## **Australian Institute of Tropical Health & Medicine and Translational Research Facility**

Townsville, QLD – \$24M

Watpac achieved practical completion of the new world-class infectious diseases research facility at James Cook University in Townsville in September 2016. The new facility comprises high-end PC2 and PC3 laboratories. In addition to a biological facility, specialist support spaces and offices, the completed building houses the Translational Research Facility – providing 1,000 square metres of offices, workstations, conference facilities, consultant rooms and back-of-house services.



**Frankston Private Hospital**

Melbourne, VIC – \$35M

Watpac is currently delivering a major expansion to the Frankston Private Hospital, a high quality cancer treatment facility. Works being undertaken include the construction of a new building adjacent to the existing hospital, which will serve as the main entry to the hospital, and refurbishment works to the existing hospital. The concrete structure was topped out in mid-September, with the façade elements approximately 75 per cent complete. The internal fit-out, in addition to fit-out of the operating theatres and commercial kitchen, is progressing well. Upon project completion an additional 60 beds will be available at the hospital, with three extra operating theatres and an expanded Central Sterile Services Department. A new day oncology unit will also be delivered, with the existing day oncology unit to be converted into a second stage recovery unit.

**ANSTO Nuclear Medicine Molybdenum-99 Facility**

Lucas Heights, NSW

This complex health and science project moved a step closer to completion in November with the arrival of the final hot cell on site. The 10 hot cells are now under construction and will be installed by a team of specialist trades from the USA. Australian Nuclear Science and Technology Organisation (ANSTO) have commenced installation of their process equipment inside the hot cells, with testing also underway. Radiation shielding engineered components are also currently being installed on site, with work nearing completion on the critical waste management systems. With all external works complete, upcoming activities are focused on the completion of the hot cells and commissioning. When complete the facility will significantly increase ANSTO’s capacity to produce the critical life-saving radioisotope molybdenum-99 for healthcare providers throughout Australia and overseas.

ANSTO Nuclear Medicine Molybdenum-99 Facility



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RESIDENTIAL

**Union Tower**

Melbourne, VIC – \$47M

Works have commenced on site for Union Tower, Melbourne’s newest inner-city residential tower development. Watpac was awarded the contract for the project in July 2016. The new 35-storey development on Little Lonsdale Street will offer 165 sophisticated one and two bedroom apartments, with only five apartments per typical level to suit the building’s tall and slender design. The development also features a six-storey podium that will provide amenities including shared and private work spaces, gymnasium, bike storeroom, common workshop facilities and a retail precinct.

**Kodo**

Adelaide, SA

In April 2016, Watpac was announced as preferred contractor to build the Kodo residential apartment development in Adelaide, and has commenced structural design works. Situated in the centre of Adelaide, Kodo will be the city’s tallest residential apartment complex, and feature 208 apartments, a sky garden, plus ground floor retail and commercial tenancies. Construction is expected to commence on site in early 2017, with an expected peak workforce of 150.

**Newstead Series**

Brisbane, QLD – \$96M

Works on the boutique Newstead Series residential development continue with Watpac completing the bulk earthworks in early November. The installation of foundation piles and the erection of the second tower crane has recently been completed, with two of the four residential towers now emerging above street level. From early 2017 the final tower crane will arrive on site to progress the structures of the four residential towers. Fit-out will progressively commence from April 2017 onwards. When complete the new development will include a total of 300 apartments and townhomes across four boutique towers – The Carlyle, The Donaldson, The Ajax and The Koerstz. The buildings will be brought together by an expansive half acre of subtropical landscaped gardens and amenities including a 25 metre lap pool and spa, sauna, gymnasium, alfresco dining areas, outdoor cinema, recreational lawns and exercise spaces.



Union Tower

**York & George**

Sydney, NSW – \$129M

Located in Sydney’s CBD, the 39-storey York & George mixed-use tower will feature 199 apartments, a seven-storey mixed-use podium structure and two underground basement levels. The project incorporates heritage restoration works on two existing buildings – the heritage-listed Spiden House and Carlton House. Construction of the tower is anticipated to commence in the coming weeks.

## Central Adelaide

Adelaide, SA – \$64M

Completion of the external structure for Central Adelaide occurred in late September, with the fit-out of the 18-storey residential development currently well progressed. When complete, the building will comprise 260 apartments available in studio, one, two and three bedroom configurations, with ground floor retail and car parking facilities. The development will feature a sky garden with barbecue facilities, sky pool, three-hole mini golf course, stone massage walking track, gym and fitness centre, mini cinema and billiard rooms.



Central Adelaide

## Riverlight

Brisbane, QLD – \$78M

In October 2016, construction officially commenced at Riverlight, the latest residential development at Brisbane's Hamilton Reach. The two-building Riverlight project will comprise a combination of one, two and three bedroom apartments and five high-end penthouses. Recreational facilities will include an alfresco dining room, an outdoor master-chef barbecue retreat, a 20 metre lap pool and sun deck, a sensory garden and a fully equipped gymnasium. In addition to building the 240 apartments across two residential towers, a two-level 8,130 square metre basement carpark will be delivered as part of the project, providing 283 spaces. Riverlight is expected to employ more than 200 workers during the construction period.

## Summer Hill Flour Mill

Sydney, NSW – \$75M

Construction is progressing on Stage 1 and 2 of the Summer Hill mixed-use residential precinct in Sydney. Buildings in Stage 1 have topped out with internal fit-out underway and external works now commenced. Stage 2 activities have included completion of demolition to part of the silo walls, with the project team now completing internal and façade works. When complete, the historic silos will house 45 apartments, forming part of the 127 apartments and townhouses to be delivered across seven buildings. The precinct will also feature 18 three-storey terrace homes. Construction includes landscaping and road works, services infrastructure and retail spaces.

## Ryde Garden

## Ryde Garden

Sydney, NSW – \$260M

Construction of the Ryde Garden residential development continues with the basement structure complete and the three tower structures progressing well. The first prefabricated pod bathrooms arrived on site in early December, with façade and fit-out trades to commence in January 2017. When complete, the development will feature three residential towers comprising 830 apartments over a shared basement, with parking for 730 cars, 2,100 square metres of public park, roof top gardens and a communal pool. The project will also provide 1,100 square metres of non-residential floor space including retail space, gymnasium and an area dedicated for a future child care centre.

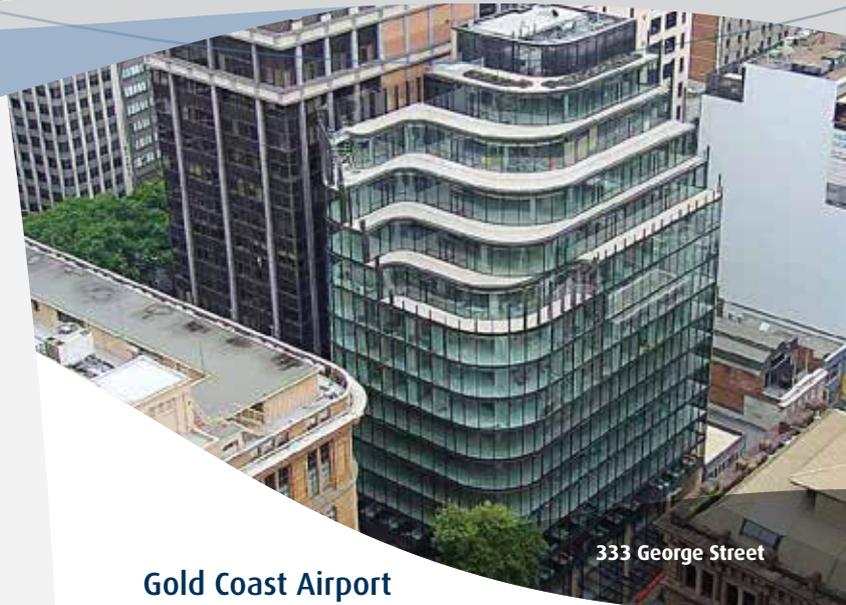


COMMERCIAL

**333 George Street**

Sydney CBD, NSW

Construction of this 18-storey premium office tower for Charter Hall Group's wholesale managed fund, Core Plus Office Fund, reached practical completion in early December. Located in the heart of the CBD, the tower comprises 15 levels of A-Grade contemporary commercial space, three levels of premium retail, landscaped rooftop terraces and basement parking.

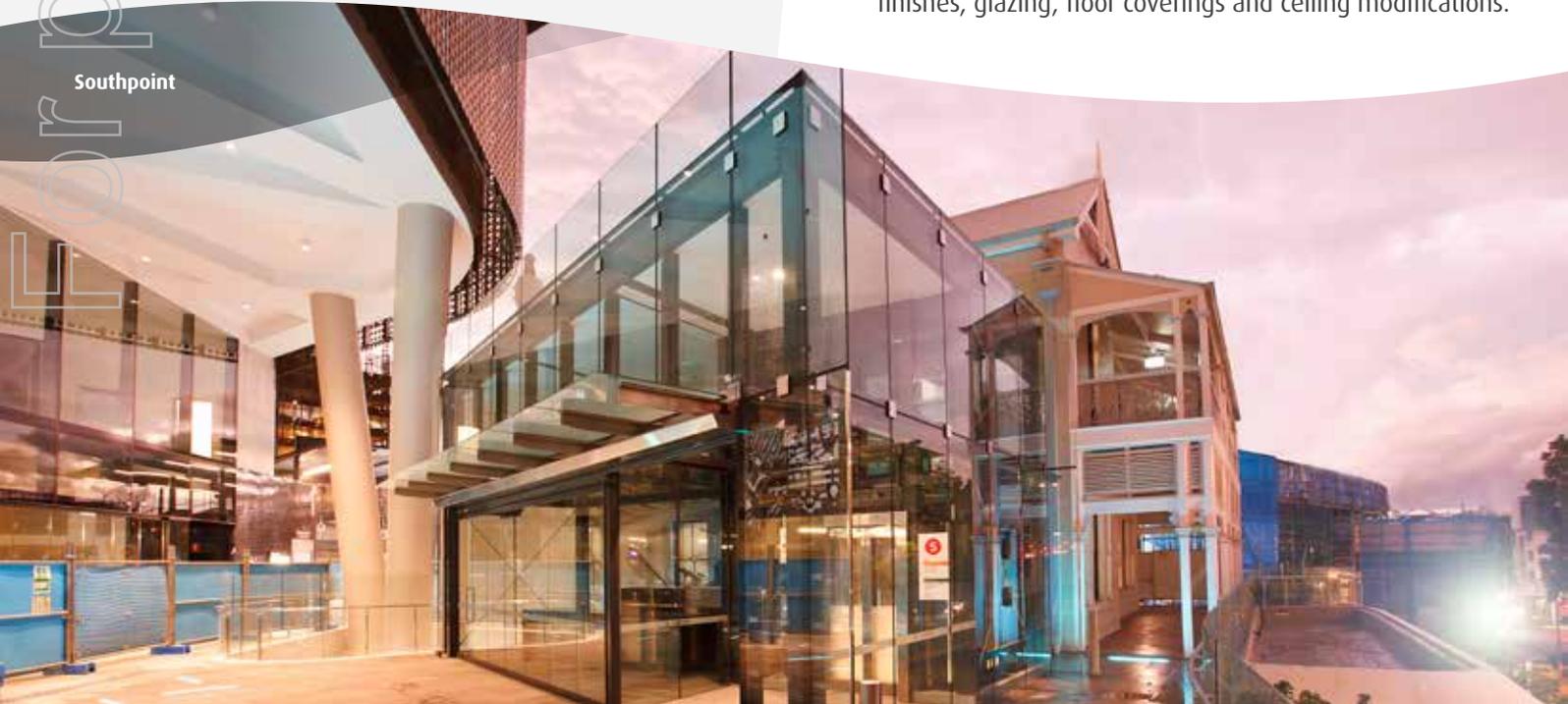


333 George Street

**Southpoint**

South Bank, QLD – \$142M

Southpoint, the new home for Flight Centre's global headquarters, reached practical completion in October 2016. This 21-level transit-oriented development, located at South Bank in Brisbane, provides easy access to public transport including South Bank railway station and the South Eastern Busway. With a gross floor area of 48,000 square metres, the building features 24,000 square metres of A-grade commercial office space, 3,000 square metres of ground floor retail and dining, a gymnasium and basement parking. Designed to draw on optimal natural light, high indoor air quality, and outstanding standards of energy and water conservation, the building was awarded a 5 Star Green Star Design rating for Office V3 from the Green Building Council of Australia and is targeting a 5 Star Green Star As-Built rating, as well as a 4.5 Star NABERS Energy Rating. The project required meticulous restoration works to the heritage-listed Collins Place, and a major upgrade to the South Bank railway station including new station facilities, a ticket office and sheltered passenger waiting areas.



Southpoint

**Gold Coast Airport**

*Project LIFT*

Coolangatta, QLD

*Project LIFT* (Let's Invest for Tomorrow) will deliver a major redevelopment to the southern portion of the Gold Coast Airport Terminal to ensure it meets future demand. To date Watpac has provided construction and scheduling advice to the Project LIFT design team as part of the project's Stage 1 design phase. Upon finalisation of preliminary design, Stage 2 will commence.

**BAC Domestic Terminal Building – Southern Retail Upgrade**

Brisbane, QLD

The major redevelopment of the southern retail area at the Brisbane Airport reached practical completion in June 2016. Watpac managed the design process, project consultants and tenancy coordination. Works involved demolition and strip out of existing components, construction of tenancy shells, modification of existing services and provision of an expanded services infrastructure network along with new joinery, stone finishes, glazing, floor coverings and ceiling modifications.

## Virgin Australia Baggage Handling System Upgrade

Brisbane, QLD

Building on Watpac's delivery of the recent Southern Retail Upgrade at the Brisbane Airport, the Group was awarded the contract to upgrade the Virgin Australia baggage handling system. Early works are currently underway and include installation of equipment and relocation of some existing water, gas and electrical services to allow for proposed new infrastructure. Main works will commence from early 2017. The project team will install new baggage handling systems, modify and replace some existing baggage handling conveyors and upgrade system software. New structural steel members to support extension awnings will also be installed, along with Kingspan roofing for the new baggage handling facility, new mechanical services ventilation, sprinkler services and a dry fire upgrade.

## DEFENCE



### 17th Construction Squadron

Amberley, QLD – \$62M

Five stages have been delivered as part of the project including construction of a fire training area, refurbishment of existing buildings and amenities, and building new facilities including offices, workshops, plant rooms, shelters and a car park.

## EDUCATION

### Queensland Schools PPP

South-East Queensland

Watpac, as part of the Plenary Schools Consortium, is delivering 10 new schools in South East Queensland for the Queensland Government. The new primary schools at Redbank Plains and Caboolture North East are now complete and awaiting handover, concluding Stage 1 works at these schools. The new secondary school at Bellbird Park is progressing well and will be completed for the commencement of the 2017 academic year. Stage 2 works at Pimpama State Primary College and Burpengary State Secondary College are now complete. Planning is now underway for Stage 2 at Griffin State School, Deebing Heights State School, Bellmere State School and Pallara State School. These works are due to commence in January 2017.

### Newington College

Sydney, NSW

Construction works at Newington College reached practical completion in August 2016, providing the school with a large performance stage, a 190-seat theatre, a three-storey Year 7 Centre, and a new entry forecourt. The new complex has been designed to provide seamless interaction between old and new facilities, encouraging the use of different learning spaces, and is positioned between existing College structures.

### Victorian Schools PPP

Various, VIC

Watpac, as part of the Learning Communities Victoria consortium, is delivering 15 new schools for the Victorian State Government's New Schools PPP Project. The project includes the construction and maintenance of primary, secondary and special schools, in addition to some community facilities. Construction of the eight Tranche 1 schools has been completed and these schools will open for the start of the 2017 school year. Construction of the Tranche 2 schools at Armstrong Creek, North Geelong, Bannockburn and Torquay North commenced in October and November 2016. Early works at these sites have involved earthworks, site mobilisation of staff and sheds, and slab pours.



SPORTS

Queensland State Velodrome



**Queensland State Velodrome**

Chandler, QLD – \$55M

Practical completion of the Queensland State Velodrome was achieved in early September 2016, with the venue officially opened as the 'Anna Meares Velodrome' in November. The state-of-the-art facility features a striking roof design comprising a steel superstructure weighing 1,165 tonnes and enclosed by 10,000 square metres of fabric membrane. Spanning 117 metres north to south and 113 metres east to west, the roof is centred on an eye-catching 165 tonne steel oculus. With a combination of opaque and translucent fabric used for the roof and walls, the design maximises daylight, minimising the requirement for artificial lighting and power consumption through the day. The new velodrome will host the cycling events for the Gold Coast 2018 Commonwealth Games and is the second project Watpac has completed for this international event.

**Griffith University Aquatic Centre**

Southport, QLD – \$15M

The façade of the new Griffith University Aquatic Centre at the Gold Coast campus has been completed, with internal works now well underway. The building's lift has been installed with services and partitions, wet areas and joinery almost complete. The centre's FINA accredited 50 metre swimming pool concourse pavements have been constructed and pool tiling has been completed. When complete the Griffith University facility will host community, regional, state and national sporting competitions, and will be used as a training facility for the Gold Coast 2018 Commonwealth Games.

Queensland State Velodrome



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HOTELS

**Pullman and Ibis Hotels**

Brisbane Airport, QLD – \$78M

Construction of the new 5-star Pullman Hotel, 3.5-star Ibis Hotel and Conference Centre at Brisbane Airport is progressing with the concrete roof slabs for both hotels now complete. Installation of the structural steel and roofing is now underway, as is the façade. Internal hotel fit-out is progressing and the concrete structure of the Conference Centre is now complete. Structural steel works for the Conference Centre are anticipated to commence in January 2017.

**Mary Lane**

Brisbane, QLD – \$188M

Works continue on site for the 37-storey Mary Street tower which will include Brisbane’s newest 5-star international hotel – The Westin, and 184 luxury one, two and three bedroom residences. With design continuing up the tower, the Level 1 suspended slab was completed in early December, with Level 2 works progressing. When complete the Mary Street precinct will feature a multilayered atrium with laneways, fine dining restaurants and bars. The development incorporates separate facilities for residents and guests including a roof top recreation deck with pool, gymnasium, BBQ and function areas. The 286-room 5-star hotel element includes four podium levels with a large, resort-style pool with swim up bar, gymnasium, day spa, function space, lobby bar and restaurant.



Mary Lane

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## CIVIL & MINING



Mt Magnet Gold Mine

### Cornishman Pit

Southern Cross WA – \$58M

Watpac completed drill, blast and mining services at the Cornishman Pit at Hanking Gold's Southern Cross Operations in July 2016. Southern Cross is located 400 kilometres east of Perth. The original contract to extend and deepen the central and southern areas of the mine was extended to include mining of the north pit.

### Axehandle Gold Mine

Southern Cross WA – \$100M

Mining services continue at Hanking Gold's Axehandle Gold Mine, part of its Southern Cross Operations. The Axehandle Pit is located approximately five kilometres from the Cornishman Pit. Works being undertaken by Watpac include the removal and stockpiling of topsoil and bulk excavation of overburden and ore.

### Kathleen Valley Gold Project

WA – \$28M

Open cut mining services at the Kathleen Valley Gold Mine reached completion in September 2016. Located approximately 50 kilometres north of the township of Leinster, services provided by Watpac included clearing, constructing mine infrastructure, drill and blast, and dewatering operations. Watpac, with client Ramelius Resources, collaborated on pit and ramp design to lower the cost of overburden removal and reduce the strip ratio.

### Mt Magnet Gold Mine

WA – \$241M

Watpac is continuing to provide mining services at Mt Magnet Gold Mine, located approximately 600 kilometres north-east of Perth, with initial works, worth more than \$195 million, completed in May 2016. Following a \$45 million contract extension, Watpac is now delivering additional works at the Blackmans, Titan and Brown Hill Pits, part of the larger Mt Magnet tenement. The new scope of works includes drill and blast services, load and haul of waste and ore, and shaping of waste dumps. Blackmans Pit is located 38 kilometres north of Mt Magnet and will be a satellite operation for the team, where they will use a combination of 90 tonne rigid and articulated dump trucks loaded by 100 tonne excavators. The Titan Pit will be initially mined by a 200 tonne excavator, however as the pit deepens, geological constraints will dictate the use of a smaller 100 tonne excavator to complete mining using articulated trucks. Mining of the Brown Hill Pit will coincide with works in the Titan Pit. Watpac has provided mining services for Ramelius Resources at Mt Magnet since 2011.

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## **Tutunup South Mineral Sands**

Busselton, WA – \$60M

Since 2010, Watpac has been undertaking contract mining services at Iluka Resources' Tutunup South Mineral Sands project, near the town of Busselton. Works have involved the construction of noise bunds, the relocation of a sensitive wetland area to a specially constructed nursery on site, and the establishment of a new pit south of the Vasse Highway – including construction of a haul road highway crossing. Watpac is working closely with the client and the local community to minimise the impact of the mine.

## **Silver Lake Imperial Majestic Pits**

Kalgoorlie, WA – \$38M

Watpac is providing mining services for Silver Lake Resources at its Imperial Majestic project site, approximately 50 kilometres east of Kalgoorlie. The project involves establishing a gold mine at the greenfield site and mining of the Imperial and Majestic Pits over a 25-month period, using excavators and dump trucks.

## **Albany Highway Widening, Mount Barker Passing Lanes**

Mount Barker, WA – \$2M

Watpac recently recommenced works on the Mount Barker Passing Lanes project for Main Roads Western Australia. Located in the Shire of Plantagenet, the project involves widening a 4.4 kilometre stretch along the Albany Highway to accommodate two separate passing lanes near Woogenellup Road and Martagallup Road. The project involves clearing, earthworks, drainage, pavement construction and stabilisation, sealing, kerbing, line marking and signage.

Silver Lake Imperial Majestic Pits



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Logue River Bridge Strengthening Works

**Logue River Bridge Strengthening Works**

WA – \$2M

The Logue River Bridge Strengthening Works for Main Roads Western Australia commenced in June 2016, with the project reaching completion in October 2016. The project involved strengthening the existing bridge through the installation of carbon fibre reinforced strips under the existing deck, combined with a reinforced concrete overlay, which widened the bridge to 8.6 metres between kerbs. The works required the construction of a sealed side track across the Logue River to allow full access to the bridge, along with sandblasting and protective coating of bridge piers, installation of steel dowels, new guard rails and reconstruction of the bridge approach. The completion of the bridge works has improved the loading capacity, whilst improving serviceability and safety for local and tourist traffic.

**Kalbarri Roadworks**

Kalbarri National Park, WA – \$7M

Watpac is upgrading 20 kilometres of unsealed roads and tracks in the Kalbarri National Park to sealed roads for the Department of Parks and Wildlife in Western Australia. The Stage 2 loop / Z bend access roads and carparks upgrade works will include earthworks, drainage and pavement construction. The project is located 30 kilometres east of Kalbarri – 570 kilometres north of Perth.

**Muja Power Station Fly Ash Dam Embankment Lift**

Collie, WA – \$2M

Watpac has been awarded a contract with energy supplier Synergy to construct an embankment raise on a Fly Ash Dam located 200 kilometres south of Perth. Along with associated drainage and infrastructure activities Watpac is providing additional load and haul work to empty the Bottom Ash Dam.

**Toodyay Treated Wastewater Storage Dam Remedial Works**

Toodyay, WA – \$2M

The Water Corporation of Western Australia has awarded Watpac the contract to undertake remedial works to an existing wastewater storage dam. Works will include the pumping out of sludge, removal of gravel, HDPE liner and sand layers, construction of a clay liner and stabilisation of the downstream face with cement stabilised road base.