

# Watpac National Project Update | June 2016

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

## CONSTRUCTION

### HEALTH & SCIENCE

#### **Knox Private Hospital Expansion**

Melbourne, VIC – \$50M

The final stage of the Knox Private Hospital expansion project reached practical completion in March 2016. This stage required an expansion to the imaging department and delivery of a new kitchen, supply and storage area, and maintenance and workshop areas. North precinct works, completed in late 2015, involved expanding the existing hospital infrastructure including the in-patient unit, which features a new hospital main entry, a prefabricated curtain wall façade and an atrium with feature timber balustrading. The in-patient unit includes new patient wards with 60 beds, seven consulting suites, a Discharge and Admissions lounge, Pharmacy shell, new lift and stair cores, and a basement car park.

#### **ANSTO Nuclear Medicine Molybdenum-99 Facility**

Lucas Heights, NSW – \$84M

This complex health and science project reached a significant milestone in March 2016 with the completion of the hot cell factory acceptance test in the USA. The first of the hot cells are scheduled to arrive on site in July. The hot cells, an integral part of the facility, are central to the delivery of the project and their design and production have been two years in planning. Work is now focused on completing critical waste management components and the installation of the first hot cells. The facility has been designed to meet the requirements of the Australian Radiation Protection and Nuclear Safety Agency and Australian Non-proliferation and Safeguards Office. When complete it will significantly increase the Australian Nuclear Science and Technology Organisation's capacity to produce the critical life-saving radioisotope molybdenum-99 for healthcare providers throughout Australia and overseas.

## Ronald McDonald House South Brisbane

South Brisbane, QLD – \$30M

Located opposite the Lady Cilento Children's Hospital in South Brisbane, construction of the new Ronald McDonald House is currently focused on finalising internal fit out, external cladding and the Stanley Street awning structural steel. This follows the completion of the super structure in March. The 12-storey building, which will be the largest Ronald McDonald House in the world, will feature 112 accommodation rooms, communal spaces including lounges, kitchen and dining facilities, work spaces, indoor and outdoor recreation areas, a rooftop function area and 266 square metres of ground level retail. Construction includes associated landscaping, vehicle access facilities and on-site parking for up to 19 cars.

## Frankston Private Hospital

Melbourne, VIC – \$35M

In December 2015, Watpac was contracted to deliver a major expansion to the Frankston Private Hospital, a high quality cancer treatment facility. Works to be undertaken include the construction of a new building adjacent to the existing hospital. A further 60 beds will be made available through the expansion in addition to three operating theatres and a day oncology unit. The new building will serve as the main entry to the hospital. Watpac will also undertake refurbishment works to the existing hospital including converting the day oncology unit into a second stage recovery unit and expanding the Central Sterile Services Department.

## Medium Secure Mental Health Rehabilitation Unit, Townsville Hospital

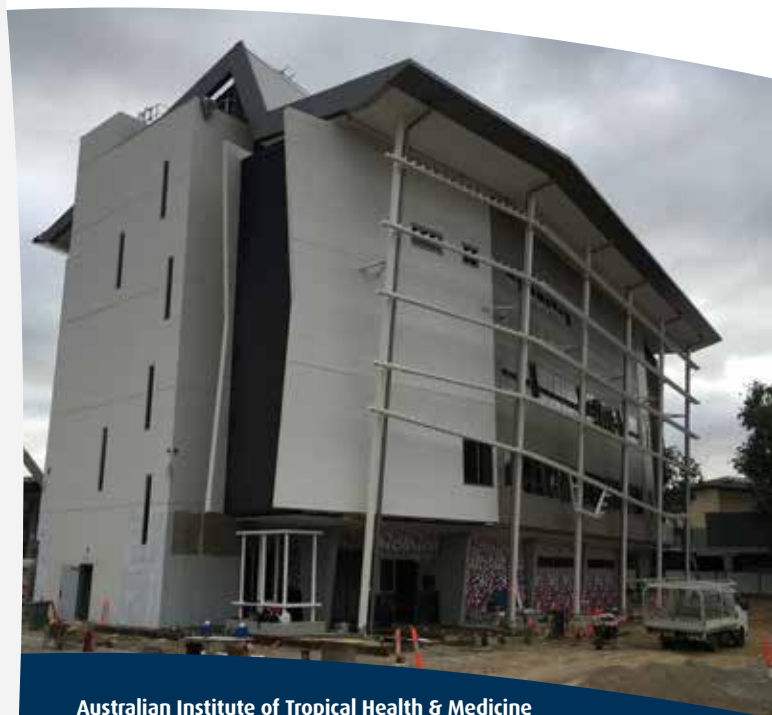
Townsville, QLD – \$10M

Watpac has achieved practical completion of the refurbishment and extension to Townsville Hospital's Mental Health Rehabilitation Facility. The project involved the partial demolition and refurbishment of two-thirds of the existing facility, allowing for the construction of three additional wings to accommodate a further 25 patients.

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

Townsville, QLD – \$23M

Watpac is building the new world-class infectious diseases research facility at James Cook University in Townsville. The new facility will include PC2 and PC3 laboratories, which are now complete and ready to undergo functional testing. A biological facility, specialist laboratory support spaces and offices will also be provided. It will also house the Translational Research Facility – a building of approximately 1,000 square metres containing offices, open plan workstations, conference facilities, consultant rooms and back-of-house facilities. Floor coverings and workstations have been installed and external concrete works and sun screen installation are underway and due for completion in coming months.



Australian Institute of Tropical Health & Medicine and Translational Research Facility

Baptcare Residential Aged Care Facility



## Baptcare Residential Aged Care Facility

Macleod, VIC – \$29M

Watpac achieved practical completion of Stage 1 construction works for Baptcare's new state-of-the-art aged care and respite facility in May 2016. The facility provides 120 new bedrooms with ensuites, staff offices, dining areas, leisure/sitting rooms, a hair salon, utility areas, laundry and a commercial kitchen. Watpac also delivered a new access road, car park and associated landscaping.



## RESIDENTIAL

### STK Apartments

St Kilda, VIC – \$85M

Practical completion of the final stage of STK Apartments was achieved in March 2016. The 26-storey tower, the tallest in St Kilda, features 328 residences, six levels of basement parking providing spaces for 336 cars, a five-level podium, private garden and pool with resort amenities, fitness centre and art gallery. Watpac successfully handed over each stage of the project as per agreed contractual dates. The completion of this high-rise residential project represents an important milestone for the Victorian business.

### Newstead Series

Brisbane, QLD – \$95M

Main works at the boutique Newstead Series residential development commenced in April 2016. Initial works involved construction of a diaphragm wall to the site perimeter, which forms part of the retention system for the two level basement car park. Bulk excavation and ground anchors will commence shortly. 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.



STK Apartments



York & George

### York & George

Sydney, NSW – \$133M

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 also incorporates heritage restoration works on two existing buildings – the heritage-listed Spiden House and Carlton House. These conservation works commenced in May and are expected to be carried out over the next six months. Bulk excavation was completed in February 2016 and part one of the basement level slab was poured in April.



## Central Adelaide

Adelaide, SA – \$60M

Construction of the 18-storey Central Adelaide residential development continues to progress well and in accordance with program. 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 also 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. Completion of the external structure is scheduled for coming weeks.



Central Adelaide

## Summer Hill Flour Mill

Sydney, NSW – \$70M

Watpac is currently delivering Stages 1 and 2 of the Summer Hill mixed-use residential precinct. Excavation work has been completed and basement structures are well advanced. In May the project team commenced work on the development's key feature – the historic silo structures, with the removal of part of the silo walls. The silos will house 45 apartments when the project is complete, 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.

## Riverlight

Brisbane, QLD – \$78M

In May 2016, Watpac was awarded a contract to build the Riverlight residential development in Brisbane's prestigious waterfront community – Hamilton Reach. The development will feature 240 apartments across two residential towers offering uninterrupted views of the Brisbane River and surrounding parklands. The Stage 1 building – Riverlight East, will include 155 apartments with the Stage 2 building – Riverlight North, comprising 85 apartments. A two level 8,130 square metre basement car park providing 283 spaces will also be constructed as part of the project.

## Ryde Garden Residential Development

Sydney, NSW – \$264M

On site works have commenced at the Ryde Garden residential development in North Ryde, following finalisation of the construction contract in April 2016. The development features 830 residential apartments, basement parking for 730 cars, rooftop gardens, a communal pool and 2,100 square metres of public park. In addition, the Ryde Garden project will provide 1,100 square metres of non-residential floor space including retail space, gymnasium and an area dedicated for a future child care centre.



Ryde Garden Residential Development



## COMMERCIAL

### 333 George Street

Sydney CBD, NSW – \$70M

Construction is progressing on the 18-storey premium office tower Watpac is delivering for Charter Hall Group's wholesale managed fund, Core Plus Office Fund. The concrete structure has been completed with the façade nearing completion. Works are currently focused on the removal of temporary hoists, progressing fitout and commissioning activities. When complete the tower will feature 15 levels of A-Grade commercial space, three levels of premium retail, landscaped rooftop terraces and basement parking.



333 George Street

### Southpoint

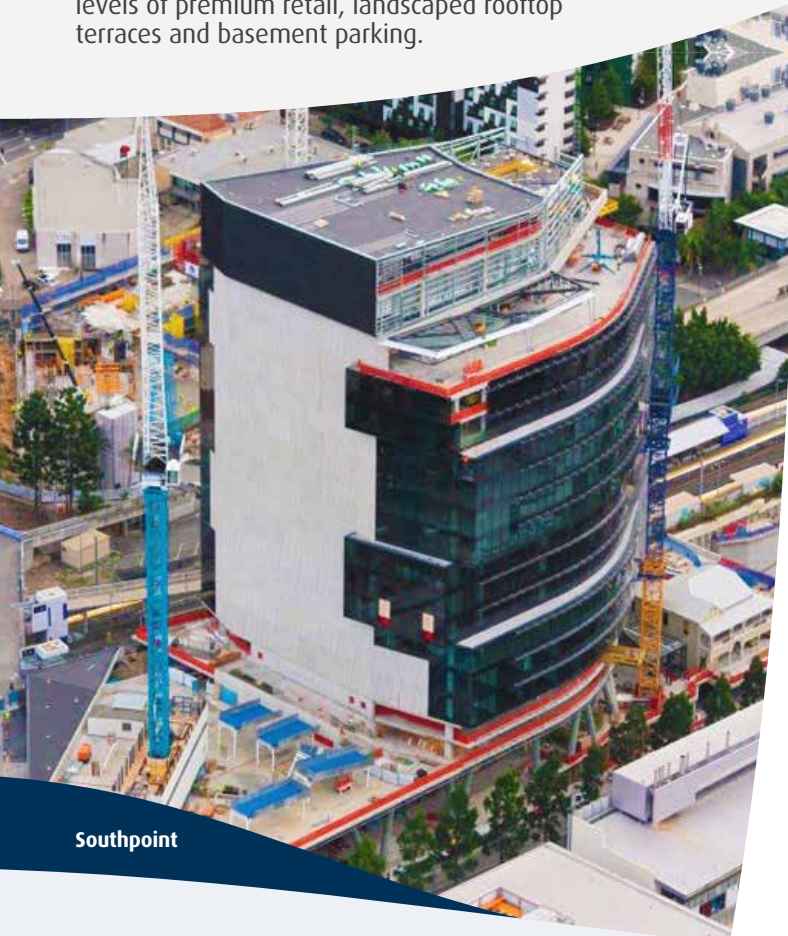
South Bank, QLD – \$140M

A number of milestones have been achieved at the soon-to-be-completed 21-level Southpoint development at South Bank in Brisbane. The concrete structure of the main tower core and structure beneath Collins Place has been completed, with fitout of Flight Centre's new global headquarters currently underway. Upcoming works include completing the façade, restoring internal finishes to Collins Place and installing lower level shopfront glazing. Once complete, 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. The building's design aims to meet a number of environmental objectives through the use of natural light and high standards of energy and water conservation.

### 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's design team as part of the Stage 1 design phase. Upon finalisation of preliminary design Stage 2 will commence, with this stage expected to be reached early in the new financial year.



Southpoint

## DEFENCE

### 17th Construction Squadron

Amberley, QLD – \$56M

Watpac is currently completing works for the 17th Construction Squadron, 6th Engineer Support Regiment, ahead of its relocation to the RAAF Base in Amberley, Queensland. The fire training area is nearing completion with all main slabs, totalling approximately 6,000 cubic metres, now poured. Demolition of the existing fire training area will commence once the new area is complete. Other stages of the project are progressing well with earthworks nearing completion and construction of building pads, footings and slabs now underway.

### Base Security Improvement Program

Various NSW, VIC, ACT, QLD – \$180M

Practical completion of this national construction project for the Department of Defence was achieved in late 2015. Watpac delivered infrastructure upgrades at 16 bases located in Queensland, New South Wales, the Australian Capital Territory and Victoria. The extensive program, which commenced in July 2013, comprised a broad range of facility upgrades, civil works and enhancements to security and visitor management.



## EDUCATION

### Queensland Schools PPP

South-East Queensland

Work continues on this major infrastructure program which will see Watpac deliver 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. Stage 2 works are underway at Pimpama and Burpengary with both schools on track for completion by the end of the year. Construction has commenced on the structural steel for Pimpama's multi-purpose hall, the first of 10 halls to be delivered for the project. Major earthworks and site infrastructure has been completed at Bellbird Park, Redbank Plains and Caboolture North East, and steel framing has commenced. The overall 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.

### Victorian Schools PPP

Various, VIC – \$291M

Watpac, as part of the Learning Communities Victoria consortium, is delivering 15 new schools for the New Schools PPP Project. The consortium brings together the expertise of Watpac as builder, Amber Infrastructure and Spotless Group to build and maintain the new government schools across Victoria, including primary, secondary and special schools, in addition to some community facilities. Works are progressing at the eight Tranche 1 schools with civil, concrete slab pours and structural steel installation nearing completion. Construction of Tranche 2 schools will commence in a staged approach in the last half of 2016.

### Newington College

Sydney, NSW – \$14M

This project has focused on the construction of a 190-seat theatre, a large performance stage and a three-storey Year 7 Centre. Watpac is also delivering a new entry forecourt as part of the project. Located between existing College structures, the new complex has been designed to provide seamless interaction between old and new facilities, and encourage the use of different learning spaces.



Charles Sturt University Campus

### Charles Sturt University Campus – Stage 1

Port Macquarie, NSW – \$40M

The new Charles Sturt University Campus in Port Macquarie has welcomed its first students following Watpac reaching practical completion of Stage 1 works in April 2016. Featuring 5,800 square metres of education and research areas, the campus has been built around a central courtyard to accommodate more than 1,000 students and 100 staff. It offers 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. In total 250 tonnes of structural steel, 200,000 bricks, 10 different ceiling products and 580 solar panels were used in the construction of the facility. Utilising Watpac's specialist health and science construction capabilities, the campus also includes a 1,000 square metre PC2 laboratory, and medical imaging and specialist spaces.



Charles Sturt University Campus



## SPORTS

### Werribee Sports and Fitness Centre

Werribee, VIC – \$43M

A major expansion to the existing sports and fitness centre reached practical completion in April 2016. The upgrade has provided twelve FIBA standard indoor basketball courts which can also be used for netball, volleyball and badminton; four outdoor netball courts; a new 1,100 square metre gymnasium; and group fitness rooms. New administration offices and meeting rooms, a café, crèche and 17,000 square metre Kingspan roof have also been delivered. An upgrade to the car park was also delivered increasing its capacity to accommodate 450 cars.

### Queensland State Velodrome

Chandler, QLD – \$55M

A significant milestone in the construction of the Queensland State Velodrome has been achieved with the completion of the 10,000 square metre fabric membrane roof. The concrete slabs have also been completed and installation of the timber cycling track has commenced. In addition to the new world-class timber track and streamlined roof design, the facility will feature mixed-use sports courts, function spaces and a café. The new velodrome will host the cycling events for the Gold Coast 2018 Commonwealth Games and is the second project Watpac is undertaking for this international event.

### Griffith University Aquatic Centre

Southport, QLD – \$15M

Watpac is delivering the two-stage design and construct contract for the new aquatic centre, part of the ongoing facility and amenity expansion at the Gold Coast university campus. The centre will comprise a FINA accredited 50 metre swimming pool and fitness-oriented facility. It will play a vital role in the education of students, providing a state-of-the-art facility that supports teaching and research across a range of disciplines. The new centre will enable Griffith University to host community, regional, state and national sporting competitions, and will be well-utilised as a training facility for the Gold Coast 2018 Commonwealth Games.

Werribee Sports and Fitness Centre





## HOTELS

### **Pullman Ibis Hotels and Conference Centre**

Brisbane Airport, QLD – \$78M

Construction of the new 5-star Pullman Hotel, 3.5-star Ibis Hotel and Conference Centre at Brisbane Airport continues to progress with all basement concrete slabs now complete. The first suspended tower slabs for both hotels have also been completed, with forming of the Level 1 transfer slab underway. Work on the façade panelling is anticipated to commence this month, with construction of the concrete structure expected to be completed in September 2016.



Pullman Ibis Hotels and Conference Centre

Mary Lane



### **Mary Lane**

Brisbane, QLD – \$188M

Early works have commenced 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. Featuring a multilayered atrium with laneways, fine dining restaurants and bars, the development incorporates separate facilities for residents and guests including a rooftop 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



## CIVIL & MINING

### Cornishman Pit

Southern Cross WA – \$58M (original contract)

Watpac is providing drill, blast and mining services for Hanking Gold at the Cornishman Pit, part of its Southern Cross Operations, located 400 kilometres east of Perth. The original contract was to extend and deepen the central and southern areas of the mine with works extending to include mining of the north pit. The project is expected to be completed early in the second half of 2016.

### Axehandle Gold Mine

Southern Cross WA – \$89M

Watpac is providing mining services at Hanking Gold's new Axehandle Gold Mine, located approximately five kilometres from the Cornishman Pit where the Group is also undertaking mining activities. Mining services include the removal and stockpiling of topsoil, and bulk excavation of overburden and ore. Scrapers have completed the required works in Stage 1 of the pit and are close to completing work in Stage 2. Conventional large excavators and dump trucks commenced operations in Stage 1 in early February 2016.

### Kathleen Valley Gold Project

WA – \$29M

Located approximately 50 kilometres north of the township of Leinster, Watpac is undertaking a 20-month open cut mining services contract at the Kathleen Valley Gold Mine for Ramelius Resources. Works include clearing, constructing mine infrastructure, drill and blast, and dewatering operations. Mining is carried out at the project's Mossbecker, Yellow Aster, Yellow Aster North and Nils Despernadum Pits using conventional excavator and dump trucks to remove the bulk material. Watpac and Ramelius Resources have collaborated on pit and ramp design to lower the cost of overburden removal and reduce the strip ratio.

### Mt Magnet Gold Mine

WA – \$206M

Watpac is continuing to provide mining services at Mt Magnet Gold Mine, located approximately 600 kilometres north-east of Perth. The five-year mining contract at Ramelius Resources' Mt Magnet Gold Mine commenced in 2011 with the scope of works including drill and blast activities, and load and haul of waste for stockpiling and ore to the run-of-mine pad.

Cornishman Pit





## **Tutunup South Mineral Sands**

Busselton, WA – \$60M

Watpac has been undertaking contract mining services since 2010 at Iluka Resources' Tutunup South Mineral Sands project, near the town of Busselton. Watpac is working closely with the client and local community to minimise the mine's impact. These works have involved the construction of noise bunds and the relocation of a sensitive wet land area to a specially constructed nursery on site. A recent achievement for the team was maintaining zero lost time injuries while successfully establishing a new pit south of the Vasse Highway, including construction of a haul road highway crossing.

## **Silverlake Imperial Majestic Pits**

Kalgoorlie, WA – \$38M

Watpac was awarded a \$38 million contract with Silver Lake Resources in March 2016 to provide mining services 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. The team have completed clear and grub of vegetation as well as removal of topsoil from the Imperial Pit using scrapers. Workshop and office facilities have also been constructed on site.



Tutunup South Mineral Sands

## **South Western Highway, Burekup Realignment**

Burekup, WA – \$10M

Construction of a new bridge across the Collie River reached completion in April 2016. The project involved construction of the three-span precast concrete T-roff bridge with cast insitu deck and is founded on reinforced piles. Watpac also delivered 1.6 kilometres of associated road works to the South Western Highway including bulk earthworks, pavement construction and ancillary works. The existing two bridges have now been demolished and original roads rehabilitated.

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

Mount Barker, WA – \$2M

Watpac has been awarded a contract by Main Roads Western Australia to deliver the Mount Barker Passing Lanes project. 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.

Albany Highway Widening,  
Mount Barker Passing Lanes





## SPECIALTY SERVICES

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

Brisbane, QLD

Watpac is responsible for delivering a major redevelopment of the southern retail area at the Brisbane Airport. Works have involved the modification or 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. A number of tenancies have been completed and have commenced trading, with fitout being carried out at the remaining tenancies. Watpac is managing the design process, project consultants and tenancy coordination.

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



**Brisbane Markets G2 Building Refurbishment**



### **Brisbane Markets G2 Building Refurbishment**

Rocklea, QLD

The major redevelopment and refurbishment of the G2 Building at the Brisbane Markets reached practical completion in May. The building now offers eight new, fully-accessible tenancies over two levels. Significant demolition and remediation works were undertaken with new structural elements created including a concrete mezzanine floor, topping slabs with new floor finishes, remediated façade and renewed brickwork skins, new windows and glazing, roofing and awnings, and landscaping. A substantial upgrade to services infrastructure including a new lift to service the upper floor level has also been delivered as part of the project.

### **Brisbane Grammar School Tennis Courts Upgrade**

Kelvin Grove, QLD

The upgrade of Brisbane Grammar School's tennis courts facility, including the construction of new tennis courts and a raised two-storey Tennis Club House, has reached completion. Significant civil works including new roads and car parking areas were undertaken. Alterations to existing retaining walls, fencing and tennis courts were also completed as part of the project. The upgraded facility features ten competition-grade tennis courts and a new club house building which provides change rooms, public and staff toilets, store rooms, a canteen, open decks, offices, a multi-purpose space, club house and expansive balconies that overlook the courts.