RESEARCH

Cordell Construction Monthly

AUSTRALIA | JULY 2026

Contents

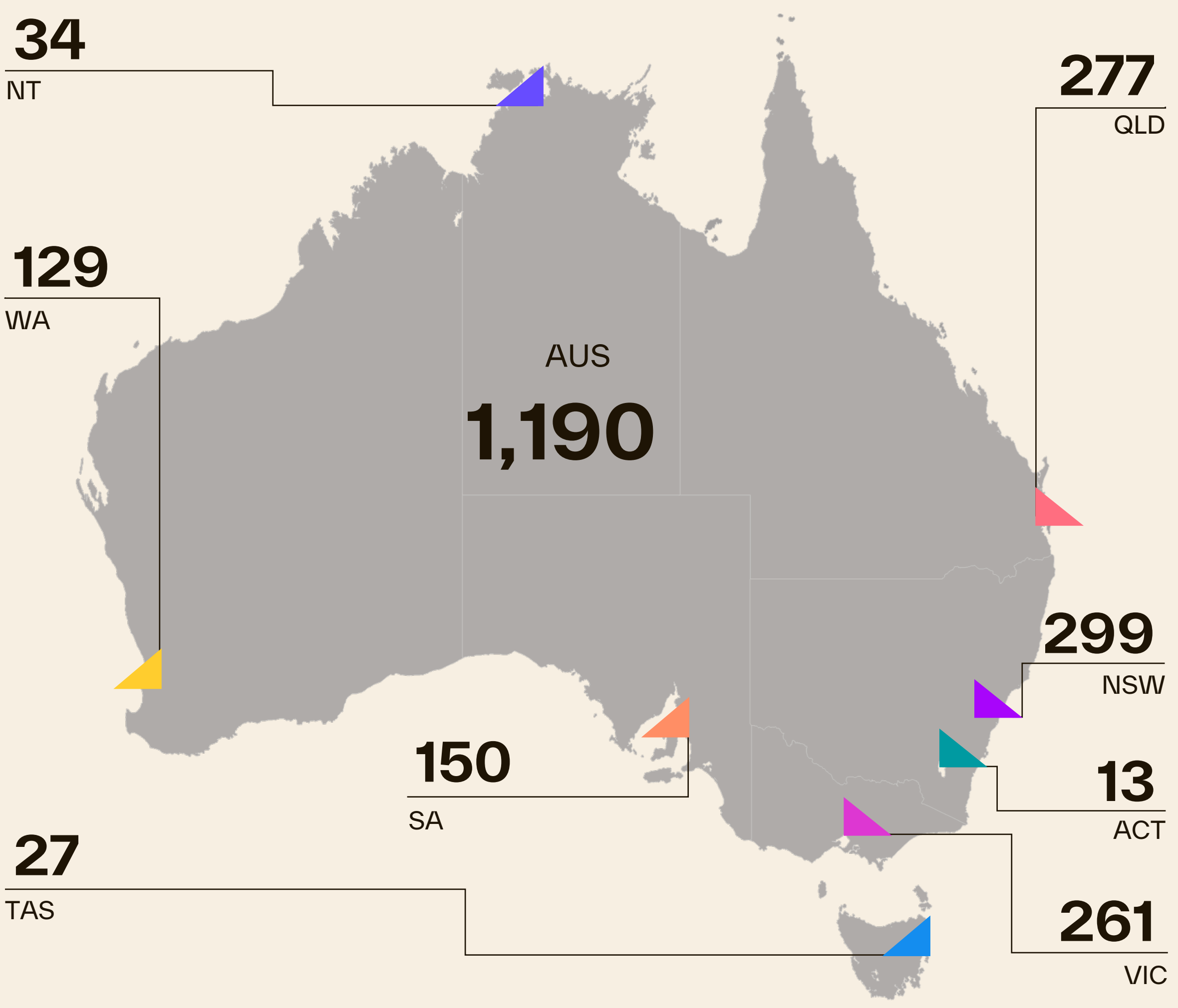
Pipeline – Australia

There were 1,190 new projects identified by Cordell nationally in June, up 3.3% month-on-month. The number of new projects identified nationally over the past three months was 11.3% lower than the previous three-month period, while the number of new projects seen over the past 12 months was 2.4% lower compared with the 12 months to June 2025.

Over the past 12 months, the number of new projects identified by Cordell increased by 14.0% in Queensland, 8.4% in Western Australia, 5.2% in Tasmania and 4.6% in South Australia when compared with the previous 12-month period. On the other hand, Victoria (-17.3%), New South Wales (-7.9%), the ACT (-7.7%) and the NT (-1.1%) recorded a decline in new projects over the same period.

Civil Engineering (8.2%) and Apartments & Units (5.1%) were the only sectors to see an increase in the number of new projects identified by Cordell over the year to June 2026, with Commercial, Community, Industrial and Mining all recording a lower number of projects when compared to the 12 months to June 2025.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
$2,000,000	$2,000,000	$2,000,000	$2,000,000	$1,500,000	$5,000,000

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Pipeline – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	299	27.8%	15.4%	20.4%	23.7%	12.0%	0.7%
VIC	261	29.5%	7.7%	23.4%	28.4%	11.1%	0.0%
QLD	277	30.0%	12.3%	18.4%	21.7%	14.8%	2.9%
SA	150	19.3%	7.3%	8.0%	46.0%	19.3%	0.0%
WA	129	28.7%	12.4%	34.9%	14.0%	4.7%	5.4%
TAS	27	44.4%	7.4%	25.9%	7.4%	14.8%	0.0%
ACT	13	0.0%	0.0%	38.5%	46.2%	15.4%	0.0%
NT	34	20.6%	8.8%	8.8%	2.9%	5.9%	52.9%
AUS	**1,190**	**27.6%**	**11.1%**	**20.6%**	**25.3%**	**12.5%**	**2.9%**

Share of Project Values by Category

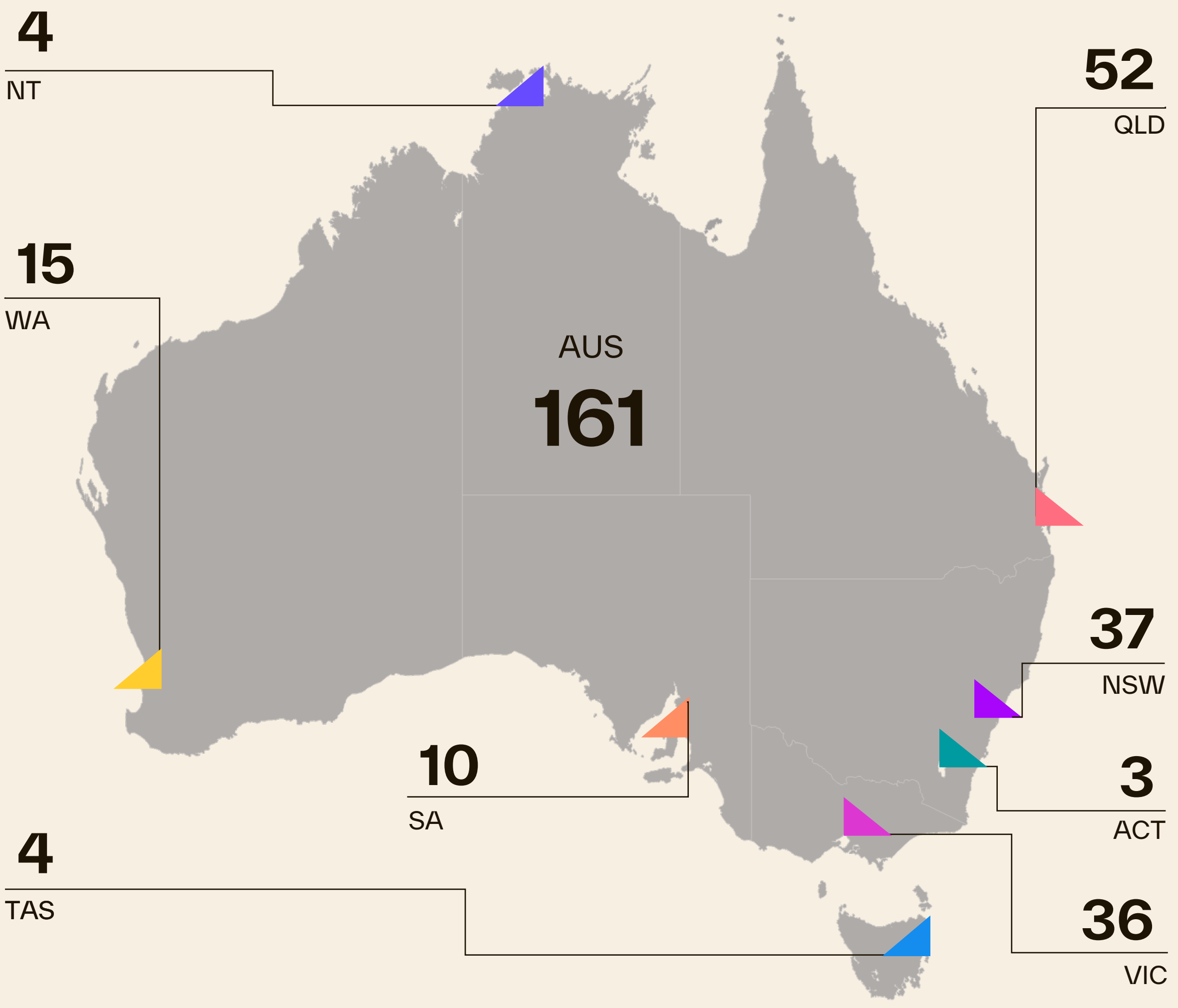
	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	$7.2 billion	7.9%	63.2%	14.5%	10.4%	3.4%	0.6%
VIC	$6.2 billion	33.5%	48.0%	10.7%	7.1%	0.7%	0.0%
QLD	$4.4 billion	9.1%	2.5%	36.2%	40.9%	7.1%	4.2%
SA	$353 million	21.0%	6.9%	8.0%	55.5%	8.6%	0.0%
WA	$783 million	22.2%	14.7%	26.4%	4.3%	3.4%	29.0%
TAS	$132 million	47.4%	0.9%	27.8%	3.3%	20.6%	0.0%
ACT	$458 million	0.0%	0.0%	5.0%	94.3%	0.7%	0.0%
NT	$2.0 billion	0.9%	5.9%	0.2%	0.1%	0.4%	92.5%
AUS	**$21.6 billion**	**15.7%**	**36.5%**	**16.7%**	**17.0%**	**3.2%**	**10.8%**

Moving into construction – Australia

Nationally, 161 projects moved into the construction phase in June, down 4.7% month-on-month, with 169 projects recorded in May. While the number of projects moving into construction over the past three months is 59.8% higher than the previous three-month period, the number of projects moving into construction over the 12 months to June is 12.4% lower than the previous 12-month period.

Apartments & Units was the only sector to record an increase in the number of projects moving into construction over the 12 months to June 2026, with all other sectors recording a decline when compared with the previous 12-month period.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
$4,154,688	**$3,935,661**	**$3,936,426**	**$5,500,000**	**$3,900,000**	**n.a.**

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Moving into construction – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	37	29.7%	13.5%	10.8%	24.3%	21.6%	0.0%
VIC	36	11.1%	11.1%	50.0%	16.7%	11.1%	0.0%
QLD	52	30.8%	3.8%	11.5%	19.2%	34.6%	0.0%
SA	10	30.0%	10.0%	30.0%	30.0%	0.0%	0.0%
WA	15	20.0%	20.0%	40.0%	6.7%	13.3%	0.0%
TAS	4	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%
ACT	3	0.0%	0.0%	33.3%	66.7%	0.0%	0.0%
NT	4	50.0%	25.0%	0.0%	0.0%	25.0%	0.0%
AUS	**161**	**25.5%**	**11.2%**	**23.6%**	**19.3%**	**20.5%**	**0.0%**

Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	$1.9 billion	63.3%	24.0%	0.8%	7.5%	4.4%	0.0%
VIC	$836 million	3.6%	20.7%	60.4%	12.2%	3.2%	0.0%
QLD	$711 million	11.4%	1.4%	31.7%	11.8%	43.8%	0.0%
SA	$106 million	12.4%	23.5%	49.9%	14.2%	0.0%	0.0%
WA	$971 million	1.1%	0.9%	87.8%	9.8%	0.4%	0.0%
TAS	$39 million	69.2%	30.8%	0.0%	0.0%	0.0%	0.0%
ACT	$11 million	0.0%	0.0%	22.2%	77.8%	0.0%	0.0%
NT	$60 million	83.8%	12.9%	0.0%	0.0%	3.3%	0.0%
AUS	**$4.7 billion**	**30.7%**	**15.0%**	**35.4%**	**9.6%**	**9.2%**	**0.0%**

NSW

The $850 million Frenchs Forest Town Centre is progressing through registrations with tenders called. The project involves development of a major mixed-use precinct anchored by education and community infrastructure, alongside public domain and supporting works. Property & Development NSW and the NSW Department of Education are jointly delivering the project, with JLL engaged in project and procurement management. The development is expected to reshape the Frenchs Forest precinct, supporting population growth and improved community infrastructure delivery.

A proposed $280 million mixed use development in Pyrmont is currently at Development Application stage. The project comprises a large-scale mixed-use scheme with residential, commercial and supporting infrastructure components, underpinned by a multidisciplinary consultant team including BVN Architecture and Colliers Urban Planning. The proposal reflects continued high-density development activity within Sydney's inner harbour precincts.

The $120 million Macquarie Park Precinct and Bus Interchange project has reached the tenders called stage. The development involves delivery of a major transport interchange and associated precinct upgrades to improve accessibility and connectivity. Transport for NSW is leading the project as developer and tendering authority, reinforcing infrastructure investment in one of Sydney's key employment hubs.

The $76 million Reserve Bank of Australia Head Office Redevelopment is progressing through consultant tenders. The project involves redevelopment and engineering upgrades to the central head office building, with the Reserve Bank of Australia leading procurement and delivery. This project represents a key institutional upgrade within Sydney's CBD infrastructure pipeline.

A $72 million shopping centre development in Leppington has been submitted and is progressing through Development Application. The project comprises a new retail centre development designed to service the growing Leppington region, with Home Consortium/HMC Capital leading the development. The proposal reflects continued investment in retail and commercial infrastructure to support population growth in Sydney's south-west growth areas.

VIC

A proposed $305 million Dandenong Hospital Redevelopment Project is currently at the Sketch Plans stage. The project comprises major redevelopment works to upgrade and expand hospital facilities, improving healthcare capacity and service delivery. The Victorian Infrastructure Delivery Authority (VIDA) is overseeing the project as both developer and tendering authority, driving early planning and procurement activities. This significant investment supports long-term healthcare infrastructure planning in Melbourne's south-east growth corridor.

The $50 million RAAF East Sale Building Refurbishment project has reached the tenders called stage. Department of Defence is leading the works as both developer and tendering authority, with procurement now progressing under a firm market process. The project stands out as a significant government-led refurbishment package in regional Victoria, supporting renewal of defence-related built infrastructure.

The $45 million Moorabool Aquatics & Recreation Centre Stage 2 in Maddingley is progressing through registrations with tenders called. The project will deliver a new aquatic centre facility supported by associated recreational infrastructure, with Moorabool Shire Council leading the development while Debtech manages project delivery and Peddle Thorp Architects provides design input. This project represents a key investment in community and recreation infrastructure in Victoria's growing peri-urban areas.

QLD

A $1.3 billion Baillie Henderson Toowoomba Hospital Relocation project in Cranley is progressing through a design and construct tender phase. The development includes relocation and redevelopment of major hospital campus buildings, delivering new clinical facilities and supporting infrastructure. Queensland Health is leading the project as developer and tendering authority, representing one of the largest regional healthcare investments in the state.

The proposed $1 billion Mark Lane Precinct mixed use development at Kangaroo Point is currently before council under Development Application. The project comprises a large-scale mixed-use precinct including residential, commercial and associated infrastructure, supported by a broad multidisciplinary consultant team. This high-value development is expected to significantly contribute to the transformation of Brisbane's inner-city riverfront precincts.

A $300 million redevelopment of the Noosa Heads Bowls Club site is at an early planning stage. The project involves a large-scale mixed-use redevelopment of the existing site, with Calile Malouf Investments, Coles Group Property Developments and Frank Developments identified as key development stakeholders. The proposal signals a major redevelopment opportunity within the Noosa region.

The $130 million Miami Arts Depot development in Miami is progressing through registrations with tenders invited. The project involves delivery of a major arts and cultural facility, with Invest Gold Coast leading development and procurement. This project will provide important cultural infrastructure for the Gold Coast, supporting community engagement and creative industries.

A $70 million residential apartment project in Coolangatta is currently at Development Application stage. The proposal comprises construction of a multi-storey apartment development supported by a comprehensive consultant team including Cottee Parker Architects and ADG Engineers. The development continues strong residential growth along the Gold Coast corridor.

WA

The $90 million High Wycombe Community Hub Development is progressing through the tender phase. Designed by Christou Design Group and supported by a large consultant team, the project will deliver a multi-purpose community hub integrating civic, recreational and public spaces. The City of Kalamunda is leading the development, delivering a key community infrastructure project for the region's growing population.

The $51 million Onslow Airport Runway Strengthening and Aircraft Capacity Expansion project is progressing through consultant tenders. The project involves upgrades to runway pavement and infrastructure to support increased aircraft capacity, with the Shire of Ashburton leading development and procurement. This project is critical to supporting aviation capacity and regional connectivity in Western Australia's resource-driven regions.

A $45 million Matilda Bay EV Ferry Terminal and Shoreside Embayment package in Crawley is progressing through design and construct procurement. The project includes delivery of new ferry terminal infrastructure and associated public realm works, with the Public Transport Authority leading the development and consultants including AECOM and Arup engaged. The project supports expansion of sustainable transport infrastructure across Perth's waterways.

The $41 million Perth Metropolitan Region Ferry Terminals project is progressing through procurement. The development involves delivery of multiple ferry terminal upgrades and infrastructure improvements, led by the Department of Transport and Major Infrastructure. The project represents a strategic investment in multimodal transport connectivity within Perth's urban network.

Tenders are now open on the $30 million Eglinton North Primary School project. The project involves construction of a new primary school facility, with the Department of Education and Department of Housing & Works leading delivery. This development supports population growth in Perth's northern corridor and increasing demand for education infrastructure.

SA

A $15 million mixed use development in Adelaide CBD is moving through Development Application. The project comprises a mixed-use scheme including residential and commercial elements, with Fabric Planning & Development and HBC Homes leading development. The project contributes to inner-city intensification and mixed-use activation within central Adelaide.

A $13 million redevelopment of the Tea Tree Gully Sporting Clubroom at Banksia Park is progressing through consultant tenders. The project includes design and redevelopment of community sporting facilities, with the City of Tea Tree Gully leading development alongside Studio Nine Architects and Rider Levett Bucknall. This project enhances local sporting and community infrastructure.

ACT

A $106 million Woolworths Moncrieff Village mixed-use development is progressing through Development Application. The project includes retail, commercial and residential components supported by a multidisciplinary consultant team including Clarke Hopkins Clarke Architects. The development will deliver a new local centre for the growing Gungahlin region.

The $5 million Royal Military College Duntroon building remediation project in Campbell is progressing through tenders. The project involves refurbishment and upgrades to existing defence infrastructure, with the Department of Defence and Aurecon leading delivery. This project supports ongoing maintenance and enhancement of key national defence facilities.

TAS

The $19 million Legana Indoor Multipurpose Sport and Community Facility is progressing through consultant tenders. The project involves development of a large indoor sporting and community facility with associated infrastructure, with West Tamar Council leading development supported by a multidisciplinary consultant team including Cumulus Studio and Engineering Solutions Tasmania. This project will provide significant community and recreational infrastructure for the region.

The $19 million Northern Suburbs Community Recreation Hub Expansion in Mowbray is progressing through tenders. The project includes expansion of an existing recreation hub, with the Department of State Growth leading development and procurement. This development enhances community recreation infrastructure in northern Tasmania.

NT

The $20 million Stokes Hill Road Hotel development in Darwin is currently progressing through Development Application. The project involves construction of a six-storey hotel supported by associated commercial and infrastructure works, with Ashford Lamaya Architects engaged in design. The development signals continued investment in hospitality infrastructure within central Darwin.

Mining

The $4 billion Kurri Kurri (Loxford) Data Centre Development in New South Wales is progressing through Development Application. The project involves construction of a large-scale data centre facility supported by a consultant team including Architectus Sydney, AECOM and GHD, with McCloy Group associated with the development. The project represents one of the largest infrastructure investments nationally, highlighting the growing overlap between digital infrastructure and energy demand.

Registrations are underway for the $1.6 billion Nolans Rare Earth's Project at Ti Tree in the Northern Territory. The project includes surveying and development activities associated with rare earth processing infrastructure, with Arafura Rare Earths leading development and procurement. This project is a key contributor to Australia's critical minerals pipeline.

A $150 million Rio Tinto operations design review project in Gladstone is progressing through procurement. The project involves independent design review services for industrial infrastructure, with Rio Tinto leading development. This project supports continued investment in resources infrastructure and operational optimisation.

Definitions

Pipeline: Reports the flow of new projects identified by Cordell within the data month. The new project pipeline monitors projects that have been flagged with the following status; early, firm, no further information, possible and registrations. The New Project category does not include projects that were both identified and commenced, deferred or abandoned within the same month and excludes projects with an estimated construction value of less than $300,000.

Moving into Construction: 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. Projects with an estimated construction value of less than $2,000,000 have been excluded.

Data Disclaimer

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Aggregate value estimates and median project values are based on raw data from the Cordell Connect database. Data from Cordell Connect includes project values as advised by the project managers, or are estimates provided by Cordell researchers.

Everyone is talking about Big Data

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

Cotality 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 Cotality, we pride ourselves on our tools and analytics that help our clients understand their markets, improve their workflows, save time, make money and make better decisions. We'd love to work with you, too.

6 Ways Big Data Can Help You Succeed

Identify new opportunities

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

Identify properties to purchase

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

Identify pricing and future sweet spots

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

Receive insights into construction

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

Understand your CBD

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

Produce accurate quotes and estimates

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

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