

CoreLogic

Cordell Construction Monthly

AUSTRALIA | APRIL 2025





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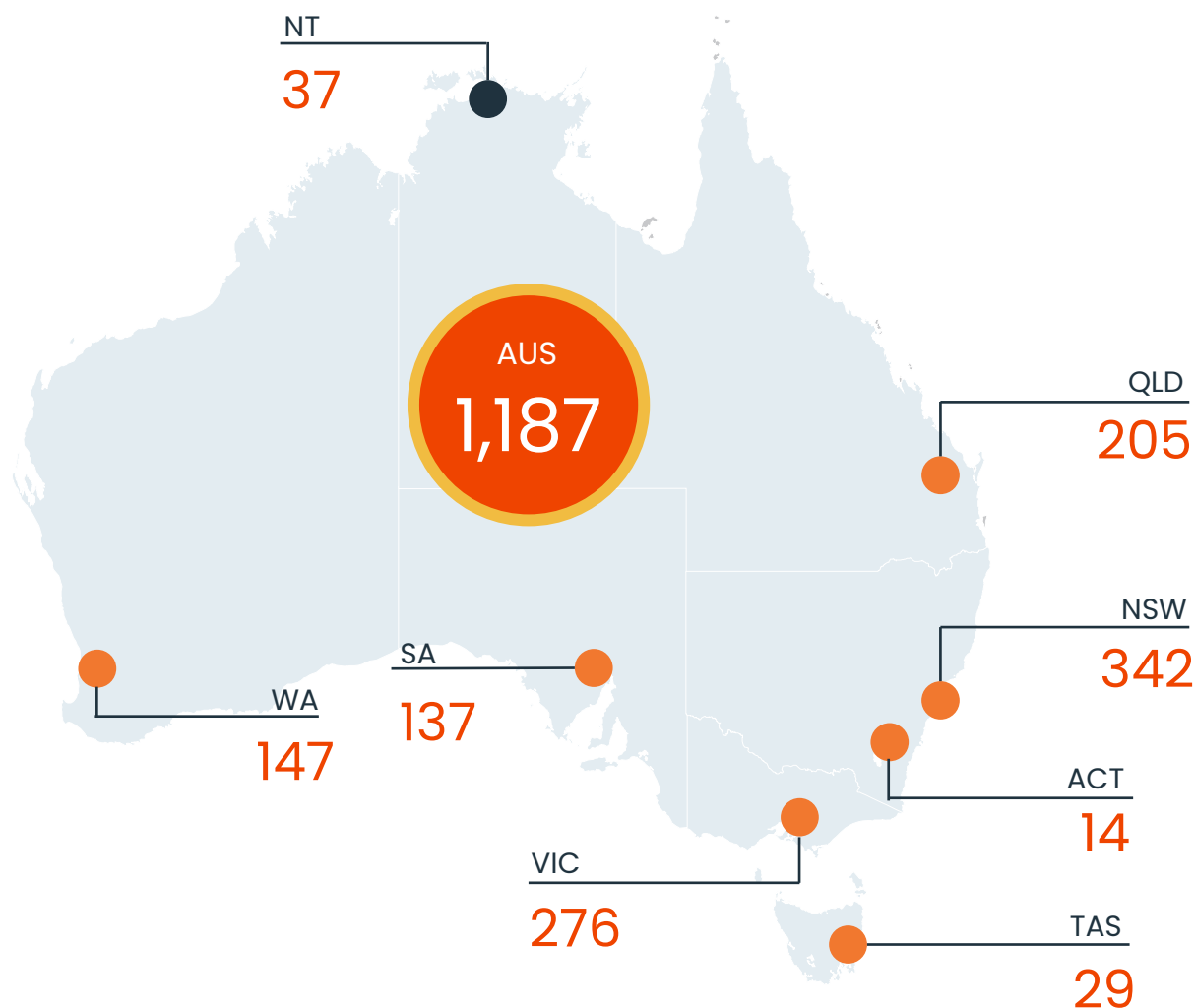
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The data behind the Construction Monthly Report is now available for purchase. Please contact your Account Manager for more details.

Pipeline – Australia

There were 1,187 new projects identified by Cordell nationally in March, down from the 1,416 observed in February. The number of new projects identified over the past three months was up 7.4% compared to the previous three-month period, while the number of new projects seen over the past 12 months was -4.3% lower compared to the previous 12-month period. The estimated value of new projects in March came in at \$8.3 billion. The most expensive project identified in March was the Brockman Syncline Iron Ore Operations Extension project in Western Australia’s Pilbara region, which has an estimated construction value of \$1.8 billion.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$900,000	\$950,000	\$900,000	\$1,800,000	\$900,000	\$1,000,000

Pipeline – Australia

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	1,187	30.0%	9.6%	24.3%	17.4%	16.1%	2.6%
NSW	342	31.0%	11.7%	27.5%	18.1%	11.4%	0.3%
VIC	276	29.3%	7.2%	22.1%	18.1%	22.8%	0.4%
QLD	205	36.6%	8.8%	26.8%	13.2%	12.7%	2.0%
SA	137	25.5%	8.8%	18.2%	21.9%	25.5%	0.0%
WA	147	25.2%	10.2%	21.8%	17.0%	13.6%	12.2%
TAS	29	41.4%	6.9%	17.2%	20.7%	10.3%	3.4%
ACT	14	21.4%	7.1%	35.7%	28.6%	7.1%	0.0%
NT	37	18.9%	16.2%	29.7%	8.1%	10.8%	16.2%

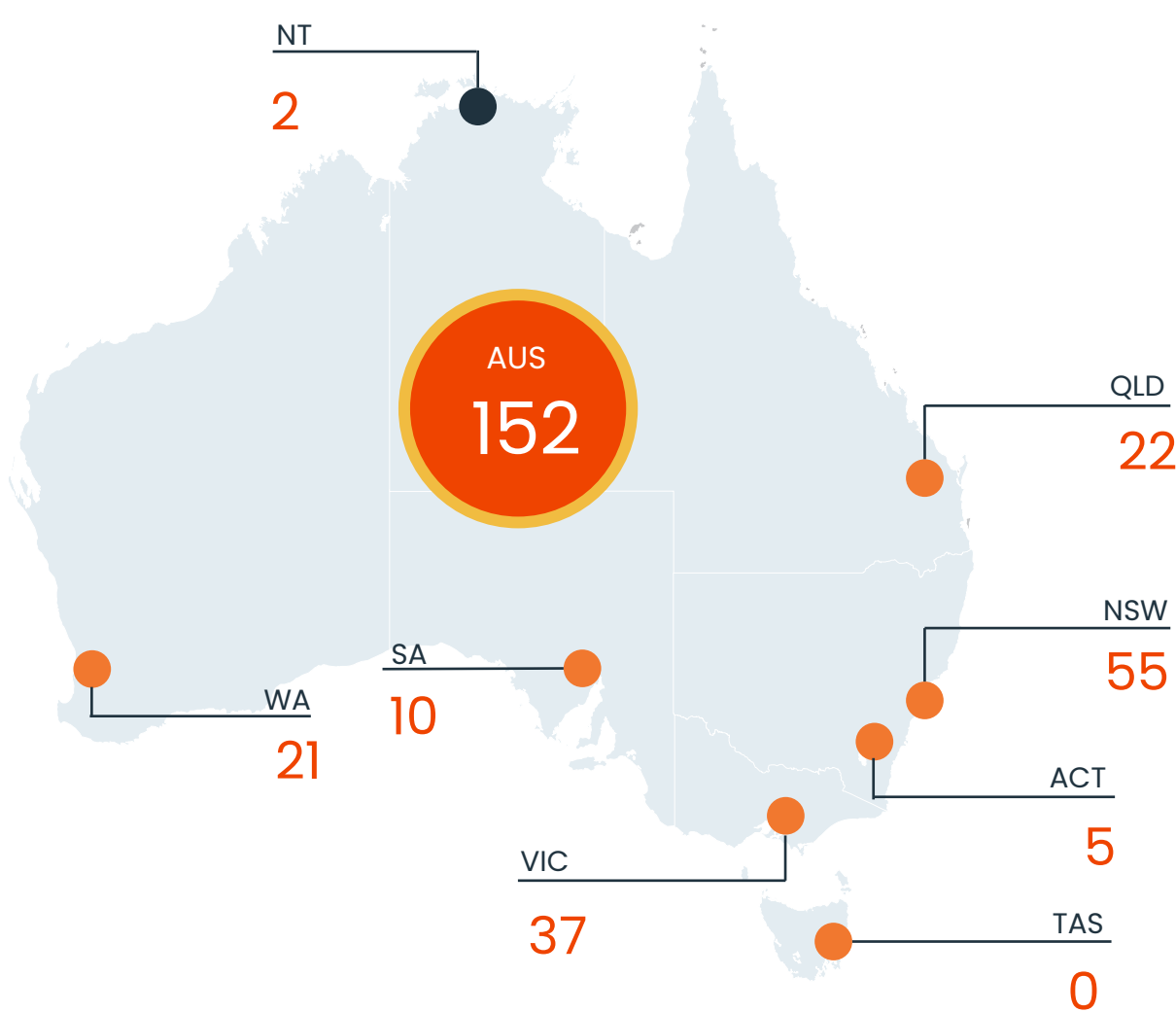
Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	\$8.3 billion	18.9%	8.2%	22.2%	22.5%	6.1%	22.1%
NSW	\$2.3 billion	47.3%	8.0%	9.0%	28.0%	7.6%	0.1%
VIC	\$1.4 billion	7.5%	23.8%	17.1%	38.1%	13.4%	0.0%
QLD	\$2.1 billion	12.6%	2.2%	60.5%	19.9%	4.6%	0.2%
SA	\$300 million	20.1%	27.7%	18.0%	24.2%	10.1%	0.0%
WA	\$2.1 billion	1.8%	1.7%	3.4%	6.7%	0.8%	85.6%
TAS	\$40 million	49.9%	3.9%	7.5%	34.5%	1.8%	2.5%
ACT	\$67 million	6.0%	1.8%	12.0%	78.5%	1.7%	0.0%
NT	\$40 million	12.7%	18.7%	26.6%	9.4%	13.8%	18.8%

Moving into Construction – Australia

Nationally, the number of projects moving into the construction phase has been declining over the past five months, with just 152 projects identified in March, down from 288 over the previous month and 565 this time last year. While down significantly month-on-month (-47.2%), the number of projects moving into construction over the past 12 months is just -5.0% lower than the previous 12-month period. The total estimated value of projects moving into construction in March came in at \$1.6 billion.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$1,158,552	\$3,500,000	\$3,034,832	\$3,400,000	\$10,000,000	n.a.

Moving into construction – Australia

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	152	32.9%	9.9%	29.6%	14.5%	12.5%	0.7%
NSW	55	60.0%	9.1%	16.4%	5.5%	9.1%	0.0%
VIC	37	21.6%	8.1%	43.2%	13.5%	13.5%	0.0%
QLD	22	18.2%	13.6%	45.5%	9.1%	13.6%	0.0%
SA	10	10.0%	10.0%	20.0%	60.0%	0.0%	0.0%
WA	21	14.3%	14.3%	38.1%	9.5%	19.0%	4.8%
TAS	0	n.a	n.a	n.a	n.a	n.a	n.a
ACT	5	20.0%	0.0%	0.0%	60.0%	20.0%	0.0%
NT	2	0.0%	0.0%	0.0%	50.0%	50.0%	0.0%

Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	\$1.6 billion	19.5%	17.4%	27.4%	14.0%	21.5%	0.3%
NSW	\$367 million	31.6%	2.5%	22.6%	10.0%	33.3%	0.0%
VIC	\$600 million	4.4%	11.7%	44.7%	12.7%	26.4%	0.0%
QLD	\$174 million	12.5%	7.8%	29.6%	42.0%	8.1%	0.0%
SA	\$159 million	2.0%	81.6%	4.4%	12.0%	0.0%	0.0%
WA	\$100 million	3.2%	40.9%	22.4%	7.0%	22.5%	3.9%
TAS	n.a	n.a	n.a	n.a	n.a	n.a	n.a
ACT	\$146 million	93.8%	0.0%	0.0%	3.5%	2.6%	0.0%
NT	\$19 million	0.0%	0.0%	0.0%	16.2%	83.8%	0.0%

NSW

A project on Kerr Parade, Auburn, designed by Stanisis Architects, with an estimated construction cost of over \$56 million, has had a development application submitted. The project involves demolishing the existing improvements and constructing a mixed-use development that includes apartments, a shop and a childcare centre.

The TriCare Hastings Point Independent Living Units project has reached the stage where the development application has been submitted, and the town planner, designer, and consultants have been named. The project involves constructing three-storey seniors housing buildings comprising 69 independent living units across four stages. Stage 3 will focus on communal facilities, including a bowling green and pavilion with a bowls store, amenities, kitchen, covered seating area, indoor swimming pool and spa and a perimeter walking trail for exercise and recreation. The development will also provide car parking for 132 vehicles, including 20 accessible spaces and 63 bicycle spaces, along with over 19,000 sqm of landscaping. The project has been designed by Arqus Design.

Two apartment buildings up to 18 storeys high, on New McLean Street in Edgecliff, have been forwarded for a state significant planning proposal application. The project involves constructing accommodation totalling 246 apartments, with 2.8% designated as affordable housing. The development will also feature basement car parking and landscaping.

ACT

The St. Pauls Anglican Church Hall replacement project in Griffith has received conditional development approval. The project involves the demolition of the existing hall and the construction of a new hall that will include a kitchen, offices, meeting rooms, and amenities.

The development application was approved on April 4, 2025, and the project is being designed by AMC Architecture.

The refurbishment project for the HC Building at HMAS Creswell, in Jervis Bay, is currently open for tenders. The project involves updating or replacing various elements of the building's external fabric and internal areas. Additionally, civil works will be carried out at the rear of the building. The project has an estimated budget of \$1.5 million to \$2 million, with tenders closing early May 2025.

NT

A development application has been submitted for the construction of a four-storey residential care facility on Mangola Court, Larrakeyah. The facility will include nine two-bedroom units and two one-bedroom overnight accommodation units. The project will feature a lift, signage, and car parking for 10 vehicles, including four accessible spaces. Additionally, landscaping will be incorporated into the design. The project is being designed by Jazz Designs.



VIC

A planning application for a \$75 million Costco mixed-use development at Pakenham has been submitted. The development includes construction of a service station, supermarket, and restricted retail premises. The service station will feature a control building, service areas, bowsters, a canopy, and underground fuel tanks. Additionally, the development will include signage, associated car parking, and landscaping.

Bonnie Brook is set to receive a new \$45 million town centre following an application by developer OYOB Property Group, including an indoor recreation facility. The development over a site of 27,000 sqm is planned to cater to the current and future needs of a growing community. A major supermarket, medical centre and other compatible tenancies are expected to lease over 8,000 sqm of planned floor space.

A Monash University Student Accommodation project in Clayton is currently inviting expressions of interest for the head contractor, with pre-registered tenders anticipated to be invited in April 2025. The \$40 million project involves constructing a single hybrid cross laminated timber building of approximately 8,000 sqm, which will comprise 252 student beds in the form of single ensuite rooms.

A \$31 million Coles supermarket and mixed-use development project at Coburns Road, Kurunjang has reached the stage where the town planning application has been submitted. The project involves the removal of native vegetation with the construction of the mixed-use development to include a supermarket, office, medical centre, food and drink premises and a gymnasium.

Developer Merivale has acquired a site on Little Collins Street, Melbourne with plans for an adaptive re-use of an existing eight-storey car park to create a high-end precinct. This development will feature a boutique hotel, retail tenancies, bars, and restaurants, including Italian Tottis and Asian restaurant Mumu. Additionally, the project will include offices, a sky garden and an art gallery.

QLD

A \$76 million residential development project in Hamilton is one of four local projects being undertaken by Silverstone Development. A development application has been submitted for a site on Macarthur Avenue which includes demolishing the existing warehouse and constructing two residential buildings of 13 and 17 storeys. These buildings will accommodate 40 three-bedroom, 188 two-bedroom, and 25 one-bedroom apartments. The development will feature 4,010 sqm of communal open space, including a swimming pool and gymnasium. The project will provide car parking for 297 vehicles, including seven accessible spaces, and 328 bicycle spaces, along with 2,890 sqm of landscaping. The project is designed by Carr Design Group.

A large residential subdivision project has been submitted for a site in Kagaru, to be released across 56 stages. The project involves reconfiguring four lots into 1,747 residential lots ranging from 300 to 800 sqm. It also includes 14 open space lots, a sewer pump station, three balance lots, two local parks, a regional sports park, a regional recreation park and a major linear park. The development will feature new roads and a drainage reserve. The project is being developed by Welsh Developments.

The Gold Coast Airport Terminal 1 - Stage 2 project, has reached the stage where selected tenders have been invited, which includes Badge Constructions and Kane Constructions. This stage involves the demolition of portions of the existing former international areas, including the VA engineering and northern amenities block, as well as the removal of the current Gate 5 queuing area and boarding corridor. The project will expand the building envelope into the former international baggage undercroft and develop three new processing zones and two arrivals corridors. The project has been designed by Mode Design and developed by Queensland Airports Ltd.

WA

The Yilkari Industrial Park project in Kalgoorlie is currently in progress with contractor Ertech. This industrial subdivision involves creating 26 lots ranging from 2,500 sqm to 2 hectares, along with associated roads and services. The project is valued at \$30 million and is expected to significantly boost the local economy by providing essential infrastructure and attracting investment.

The Champion Bay Senior High School Gymnasium project, located at Geraldton has received pledged funding. This project involves constructing a new gymnasium to replace the ageing facility. The project, which will include multi-sport courts and infrastructure to support indoor sports, performing arts, and other activities such as drama and dance, is valued at \$23.5 million.

The Congregation of the Most Holy Redeemer church has received development approval for a site in North Perth. The project involves constructing a new church along with associated car parking and landscaping. The project is estimated to cost over \$8 million and received development approval on March 10, 2025. The contact developer for this project is Hoskins Contracting, who have a wealth of prior experience across commercial, education, health and hospitality projects.

The Belvidere Street Activity Centre Revitalisation projects in Belmont is currently inviting open tenders from consultants for superintendent and contract administration services. This project aims to transform the public space within the Belvidere Street Activity Centre into an active main street, enhancing pedestrian spaces, transport, access, and activity. The revitalisation will include new pedestrian spaces, landscaping, and lighting improvements, with a total project value of around \$8 million.

A new Guzman y Gomez Mexican Kitchen fast food outlet, located in Midland has received development approval. The project involves constructing a popular fast-food outlet with a drive-thru, which will include a dining area, sales, storage, kitchen, preparation areas, office and amenities. Additionally, a 24-seat alfresco area will be provided along the western side of

the restaurant building. Car parking for 15 vehicles and landscaping are also included in the project. The architect for this project is Matthews & Scavalli Architects.

SA

The Summit Precinct Hotel project, located on Springs Road, Mount Barker has submitted a development application. This project involves constructing a 120-room, four-star hotel, which is part of the larger 50-hectare Summit Precinct development, of which a new aquatic and leisure centre is due to open this year. The hotel aims to transform Mount Barker into a premier regional tourism and leisure destination. The hotel aims to be operational by 2028 with construction commencing by early 2026.

Established first in 1865, the SA Government Two Wells Primary School is set to undergo a significant upgrade to replace outdated buildings. The project, which has received \$10 million in funding is currently in the planning stages. This investment aims to modernize the school's facilities, ensuring they are fit for purpose and can support the educational needs of the growing community.

The St Paul's College Stage 3 project, located in Gilles Plains has reached the stage where selected tenders have been invited for the design and construct package. This stage involves constructing a new two-storey technology wing and fitting out the trade training centre. The project aims to enhance the educational facilities at St Paul's College, providing modern and advanced spaces for students.

The Trinity College Senior Hub project, located in Evanston has reached the stage where selected tenders have been invited, including Sarah Constructions and Mossop Constructions. This project involves constructing a new two-storey addition to the existing Roma White library building and a new changeroom building. The development will also include associated services and site works. The project is valued at \$7.5 million.

TAS

The \$12 million Silverdome redevelopment project, located at Prospect Vale is currently seeking architectural design services. The redevelopment aims to enhance the venue for both community and high-performance sporting use. Key aspects of the project include the installation of new retractable seating on the feature court sideline, upgrading an existing tunnel/ramp to provide an accessible pathway, general upgrades to the venue's AV functionality, refurbishment of existing sky suites, and the installation of four screens in a cube configuration above the feature court using the existing roof structure.

The South Burnie Bowls & Community Club has submitted a development application for the redevelopment of its clubrooms. The project includes the construction of a new bar, kitchen, lockers, storerooms, office, meeting room, seating/viewing area, and amenities. Additionally, a new entry foyer will be added along the south-western side, while the existing bar in the front part of the building will be demolished and the office converted into storage space. The redevelopment also features a new deck, accessible ramp, and garden bed along the north-eastern side, a new canopy over the entry on the north-eastern side, and a new main entry on the south-western side with ramp or at-grade access. An outdoor barbeque and seating area will be added to the rear of the building, along with modifications to the existing bowling greens and car parking, increasing parking capacity to 45 vehicles.

The Montrose Foreshore signalised intersection upgrade in Hobart has extended the closing date for tenders. This \$10 million project aims to enhance safety and traffic flow at the intersection. The scope of work includes pedestrian management, particularly for school pedestrian movements, removal of existing seal, bulk earthworks, construction of retaining walls, and stormwater upgrades including subsoil drains. New street lighting will also be installed to improve visibility and safety.

National support services provider and developer, Centacare has applied for the construction of a two-storey residential building in New Town. This project will feature 12 one-bedroom apartments and one two-bedroom apartment. The development will provide car parking for 12 vehicles and basic landscaping. The project is being developed by Centacare Evolve Housing.

Mining

The Brockman Syncline iron ore operations extension in WA has received approval, with construction expected to commence during 2025. This project involves extending the existing iron ore operations at Nammuldi Silvergrass, Brockman Syncline 2, and Brockman Syncline 4, with plans to process up to 34 million tonnes of iron ore per annum. The extension will include the installation of a new primary crusher, an overland conveyor, a non-process infrastructure precinct, and a temporary camp for construction workers.

Santos is awaiting the determination of a Native Title Tribunal for developing the Gunnedah Basin in NSW to extract coal seam gas for power generation. If successful, a 32km pipeline will deliver gas to the existing Wilga Park power station.

Definitions:

Pipeline – Australia (Page 2): The flow of new projects identified by Cordell within the data month. The New Project category does not include projects that were both identified and commenced, deferred or abandoned within the same month. The new project pipeline monitors projects that have been flagged with the following status; early, firm, no further information, possible and registrations.

Moving into Construction – Australia (Page 4): Reports the volume and value of projects identified within the last 24 months, where the project stage has been updated to “construction” within the data month. Actual construction commencement dates may vary.

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.

CoreLogic is the provider of Australia and New Zealand's most comprehensive residential and commercial property data. Our acquisition of Cordell in 2015 means we are also now proud to be able to provide the most extensive construction data available.

Collectively, our data covers more than 4 billion decision points across residential, commercial, building and construction costing, collected from more than 660 sources. This includes the real estate industry, all levels of government, data partners, media and our own team of researchers creating analytics and insights that fuel decisions from first home buyers right through to federal government.

Big Data that does not tell a story or provide you with actionable insights is just a pile of numbers. At CoreLogic, we pride ourselves on our tools and analytics that help our clients understand their markets, improve their workflows, save time, make money and make better decisions. We'd love to work with you, too.

6 Ways Big Data Can Help You Succeed



Identify new opportunities

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



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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.



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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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