

# Cordell Construction Monthly

AUSTRALIA | MAY 2025





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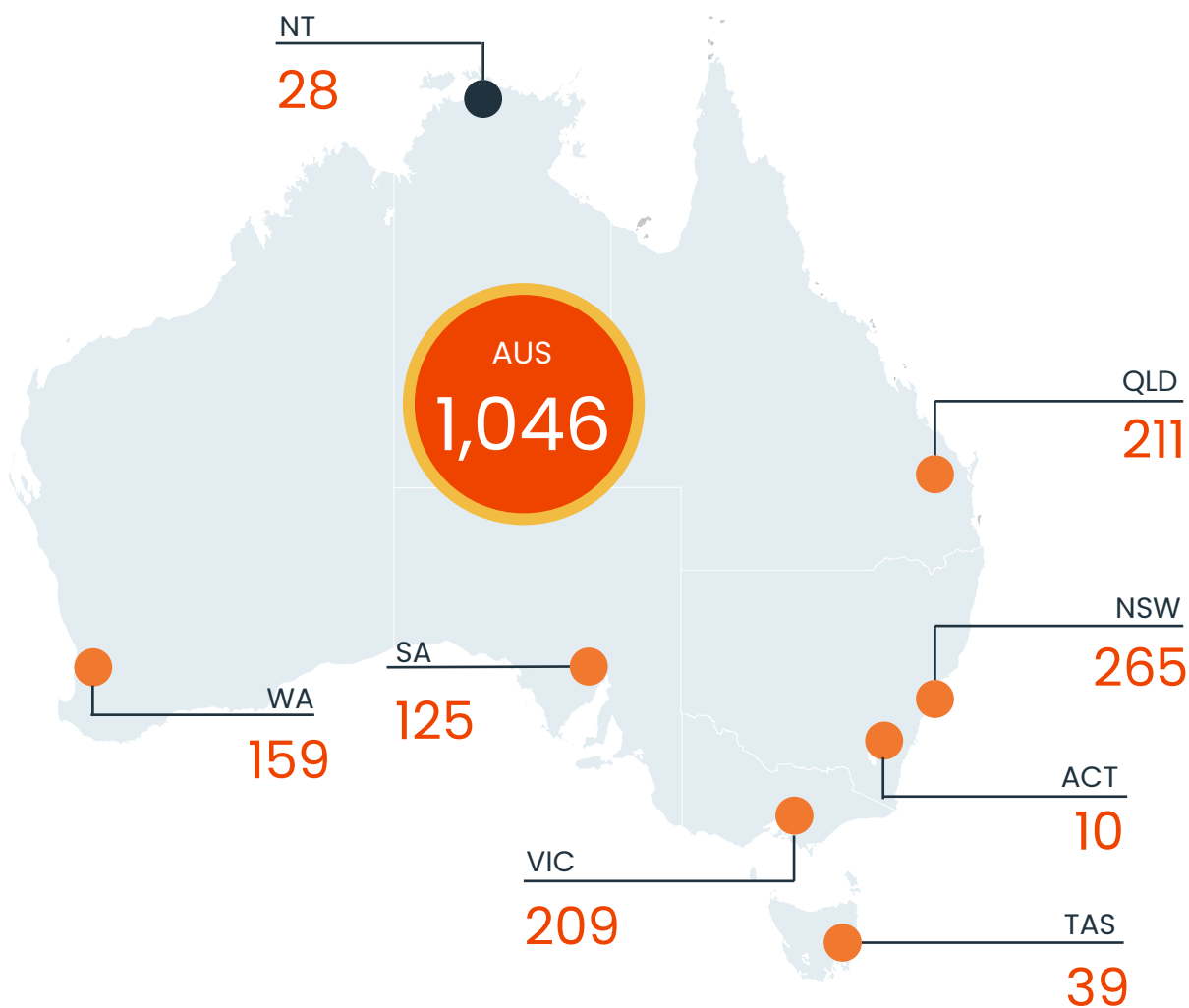
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The data behind the Construction Monthly Report is now available for purchase.  
Please contact your Account Manager for more details.

# Pipeline – Australia

There were 1,046 new projects identified by Cordell nationally in April, down -11.9% from the 1,187 observed in March. The number of new projects identified over the past three months was down -1.5% compared to the previous three-month period, while the number of new projects seen over the past 12 months was -5.8% lower compared to the previous 12-month period. The estimated value of new projects in April came in at \$4.4 billion. The highest value project identified in April was a data centre in Truganina, Victoria, with an estimated value of \$250 million, followed by a \$210 million over 50's land lease community project in Townsville, Queensland.

## Number of projects



## Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$900,000	\$950,000	\$900,000	\$1,700,000	\$750,000	\$1,000,000

# Pipeline – Australia

## Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	1,046	30.9%	9.8%	24.8%	18.3%	15.0%	1.3%
NSW	265	34.3%	12.1%	26.4%	14.3%	12.8%	0.0%
VIC	209	34.4%	8.6%	22.5%	16.3%	18.2%	0.0%
QLD	211	27.5%	10.4%	31.3%	16.6%	13.7%	0.5%
SA	125	15.2%	11.2%	14.4%	33.6%	25.6%	0.0%
WA	159	30.2%	6.9%	32.1%	14.5%	8.2%	8.2%
TAS	39	38.5%	7.7%	7.7%	23.1%	23.1%	0.0%
ACT	10	20.0%	10.0%	10.0%	40.0%	20.0%	0.0%
NT	28	64.3%	3.6%	10.7%	21.4%	0.0%	0.0%

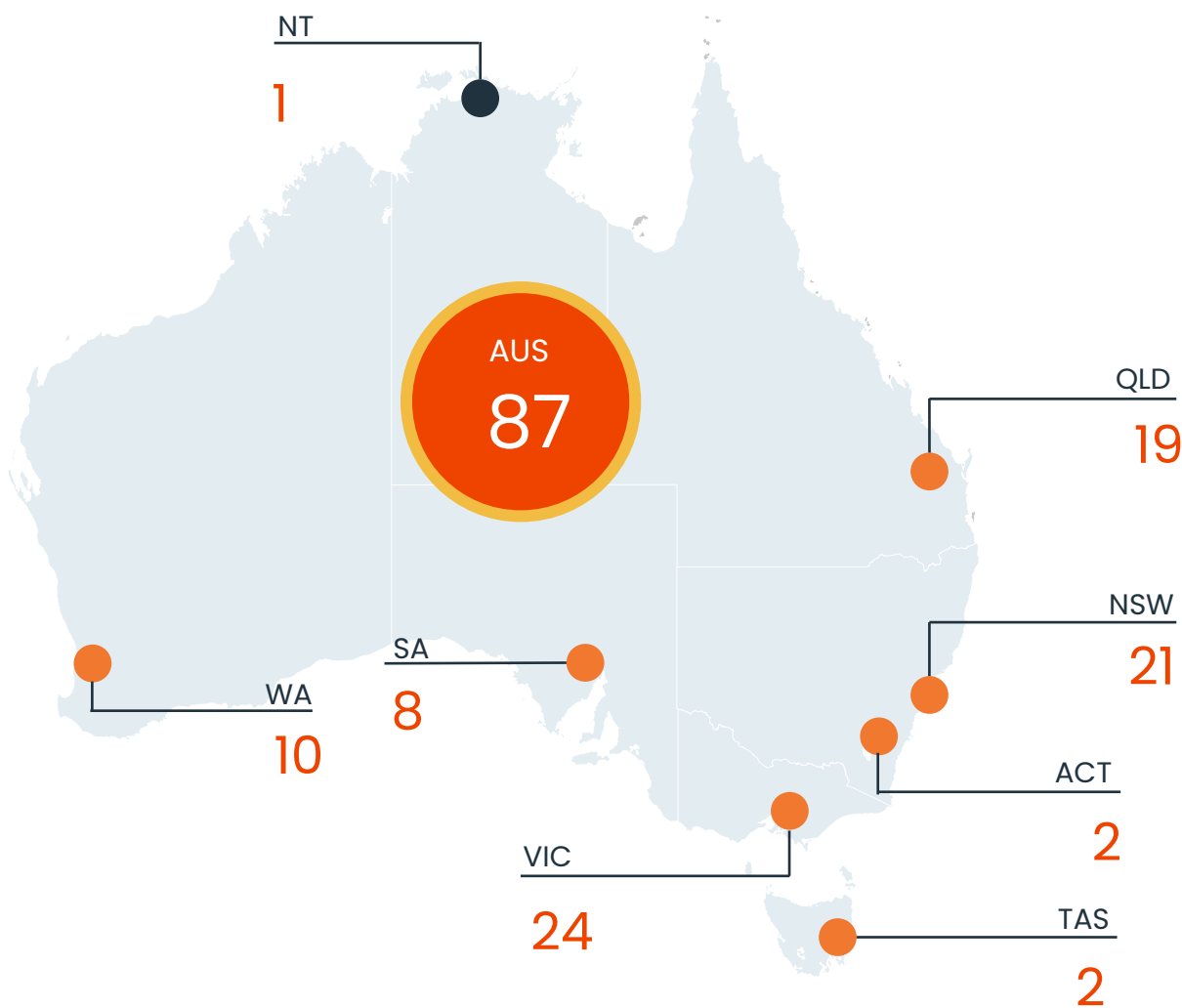
## Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	\$4.4 billion	16.7%	14.9%	23.4%	35.9%	8.7%	0.3%
NSW	\$1.3 billion	13.0%	9.2%	27.3%	42.5%	8.1%	0.0%
VIC	\$730 million	10.2%	36.5%	11.1%	31.8%	10.4%	0.0%
QLD	\$1.1 billion	17.0%	17.1%	24.0%	33.7%	8.1%	0.1%
SA	\$230 million	42.3%	14.6%	7.2%	27.4%	8.5%	0.0%
WA	\$570 million	9.3%	4.0%	49.4%	21.6%	13.5%	2.3%
TAS	\$150 million	74.3%	1.2%	1.1%	20.0%	3.3%	0.0%
ACT	\$174 million	4.0%	0.5%	0.9%	92.5%	2.1%	0.0%
NT	\$31 million	51.7%	16.3%	8.2%	23.8%	0.0%	0.0%

# Moving into Construction – Australia

Nationally, the number of projects moving into the construction phase continues to decline, with just 87 projects identified in April, down from 152 over the previous month and 528 this time last year. The number of projects moving into construction over the past 12 months is -17.6% lower than the previous 12-month period. The total estimated value of projects moving into construction in April came in at \$1.3 billion.

## Number of projects



## Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$3,530,500	\$4,982,361	\$7,000,000	\$6,585,409	\$5,000,000	n.a.



# Moving into construction – Australia

## Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	87	20.7%	18.4%	31.0%	14.9%	13.8%	1.1%
NSW	21	28.6%	19.0%	23.8%	19.0%	9.5%	0.0%
VIC	24	16.7%	16.7%	45.8%	4.2%	16.7%	0.0%
QLD	19	21.1%	21.1%	31.6%	5.3%	21.1%	0.0%
SA	8	12.5%	12.5%	12.5%	50.0%	12.5%	0.0%
WA	10	10.0%	20.0%	30.0%	20.0%	10.0%	10.0%
TAS	2	0.0%	50.0%	0.0%	50.0%	0.0%	0.0%
ACT	2	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%
NT	1	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%

## Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
AUS	\$1.3 billion	16.5%	16.2%	44.5%	11.5%	9.5%	1.8%
NSW	\$293 million	8.8%	31.6%	38.7%	12.1%	8.8%	0.0%
VIC	\$300 million	4.8%	10.3%	67.4%	1.3%	16.2%	0.0%
QLD	\$332 million	5.2%	6.5%	71.1%	3.0%	14.1%	0.0%
SA	\$84 million	5.0%	3.6%	10.8%	78.3%	2.4%	0.0%
WA	\$200 million	45.4%	25.6%	5.1%	12.0%	1.6%	10.2%
TAS	\$5 million	0.0%	44.4%	0.0%	55.6%	0.0%	0.0%
ACT	\$44 million	57.6%	0.0%	42.4%	0.0%	0.0%	0.0%
NT	\$19 million	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%

## NSW

A \$148 million mixed-use development at Austral will transform the area into a vibrant urban hub. The proposal includes three towers with 495 apartments, commercial space, and a potential childcare centre. The buildings range from eight to 14 storeys, each with podiums and landscaped surroundings, plus associated parking. The project, led by Liverpool City Council and Creative Vision Corp, blends residential, commercial, and community spaces to support local growth and urban renewal.

Squadron Energy has submitted plans by Architect firm Rimcorp, for a \$51 million mixed-use development at Dubbo. The design will feature four districts, including worker accommodation with 97 four-person units and four accessible two-person units. Amenities include a gym, sports court, dining areas, laundry, kitchen, relaxation zones, BBQ areas, and a first aid room, creating a self-sufficient living and working environment.

A residential development on vacant land in Marsden Park, ideally located near public and private schools, includes 102 dwellings with car parking and landscaping to support a comfortable living environment. Led by Universal Property Group, with Bathla Group as architect and Ecoinnovate as project manager, the project aims to deliver quality housing and support Marsden Park's continued growth.

A new two-storey church, estimated at \$38 million, is proposed for Rydalmere after demolishing existing structures and remediating the site, including asbestos capping. Designed by Conybeare Morrison International Pty Ltd, the church will include foyers, admin and meeting rooms, security, sanitary facilities, and seating for up to 3,500 people during events. It will also provide 620 parking spaces and feature extensive landscaping.

## VIC

A mixed-use 38-storey project in Docklands, designed by Fender Katsalidis and developed by Salta Properties, is expected to feature 434 residential apartments and 126 serviced apartments. Amenities include a bicycle workshop, wellness room, pool, café, and parking for 114 vehicles, with landscaped surroundings. The \$150 million project aims to enhance urban living and vibrancy in the area.

Surplus government land in Kew is to be transformed into a new residential community with around 500 dwellings, including mid-rise apartments and public spaces. Managed by Development Victoria, the project is currently seeking experienced developers through an Expression of Interest (EOI) process. Shortlisted developers will then proceed to a Request for Proposal (RFP) stage. Early works, including demolition and site prep, are set to begin mid-2025. The development aims to deliver diverse housing close to transport, schools, jobs, and green spaces.

The Echuca Region is set to benefit from a dental facility upgrade to improve patient care and staff efficiency. The \$10.2 million project, funded by the Regional Health Infrastructure Fund, includes modernising dental spaces and adding a new sterilisation area to minimise surgery delays. Overseen by the Victorian Health Building Authority and delivered by Bowden Corp, the upgrade supports better regional healthcare and workforce retention.





## QLD

The new Gold Coast Arena at Carey Park, Southport, is in early planning. Designed to seat up to 12,000 people, it will host sports, concerts, and cultural events. Key highlights include a modern, multi-purpose design, strong transport links, and major economic benefits—creating 1,800 construction jobs and 740 ongoing roles. Developed by IQ Construct, the arena aims to boost Southport's status as a key entertainment and sports destination.

A Lifestyle community development at Bohle Plains will deliver 350 dwellings. Overseen by Townsville City Council, the project aims to offer quality living with a range of amenities. Highlights include a resident clubhouse featuring a library, theatre, dining area, gym, two pools, bowling green, pickleball courts, and walking paths—along with car parking and landscaping to support a vibrant community lifestyle.

The Benowa Gardens Master Plan at Benowa is a large-scale mixed-use development featuring three residential towers with a total of 441 apartments, complemented by retail, commercial, and community facilities. The project, designed by Neylan Architecture Pty Ltd, includes a supermarket, specialty shops, a shopping centre, office spaces, health care services, and indoor recreation areas. Spread over three stages, the towers will range from 7 to 9 storeys, offering a mix of two and three-bedroom units. Additional features include three levels of basement parking for 1,460 vehicles, 300 bicycle spaces, and extensive landscaping. The development aims to deliver a vibrant, high-quality urban precinct that supports both residential living and local economic growth.

The Mango Hill Urban Village Masterplan is a major mixed-use development located in Mango Hill, designed to create a connected and vibrant community. Submitted across 23 stages, the plan includes 23 residential towers (8–30 storeys) offering around 2,329 dwellings for 5,000 residents, alongside 118,000+ sqm of commercial space, 6,600 sqm of retail and dining outlets, and over 12,000 sqm of open space. The site will feature a linear plaza linking commercial, mixed-use, and residential zones,

with both underground and above-ground parking. Designed by Archipelago Architects, the project aims to transform Mango Hill into a thriving urban village.

Totalling over \$140 million in construction value, a mixed-use development on vacant land at Surfers Paradise features two high-rise towers of 41 and 53 storeys. Designed by DKO Architecture for the Sheng-Lan Group, the project includes 430 apartments and 232 hotel rooms, supported by extensive amenities such as a pool bar, restaurant, lobby bar, wellness areas, lounge spaces, and a multipurpose indoor area. The 7-level podium will house 490 car spaces and 278 sqm of retail space, all enhanced by extensive landscaping. This development aims to elevate Surfers Paradise's urban appeal with a dynamic residential and hospitality offering.

## SA

A \$40 million renovation is set to transform the Hilton Adelaide into a luxury five-star Amora Hotels & Resorts. The project includes a complete overhaul of guest rooms, the lobby, restaurant, and conference spaces, while maintaining facilities such as 20 meeting rooms, a business lounge, tennis court, gym, and swimming pool. This renovation is part of Amora's strategy to expand its footprint in key Australian cities and enhance the guest experience.

A mixed-use development on King William Street, Adelaide, involves constructing a 38-storey building that will include hotel accommodations, office spaces, retail shops, and car parking. The project also features extensive landscaping to enhance the area's aesthetic appeal. Designed to meet diverse community needs, it aims to contribute to Adelaide's growth and urban landscape.



## WA

The WA University Student Accommodation & Commercial Space project at Nedlands is a \$160 million development addressing Perth's student housing demand. The 14-storey building will feature 844 bedrooms in various configurations, a caretaker apartment, and 620 sqm of ground-floor commercial space for retail, food, services, and offices. Designed by Plus Architecture and managed by APP Group for the University of Western Australia, the building will include study areas, recreation zones, a rooftop terrace, 20 car spaces, and 133 bike bays. Targeting a 5-star Green Star rating, it incorporates solar PVs and sustainable design features.

A new project in Perth's Metropolitan and South-West Regions aims to deliver state-of-the-art primary schools, including Eglinton North, Treeby East, Vasse West, and Yanchep East. Currently open for expressions of interest, the project seeks consultants for lead and architectural services across sites in Busselton and Perth. The goal is to meet growing demand with modern, well-equipped learning environments.

An 8-storey mixed-use development at East Perth, includes 56 one-bedroom apartments, a 93 sqm ground-floor retail space, and 21 sqm of office space. With landscaping to enhance visual appeal and parking for four vehicles, the project—designed by Hodge Collard Preston for St Bartholomew's House—aims to deliver a modern, community-focused addition to the East Perth urban landscape.

Approved for development, a \$20 million lifestyle village in Bullsbrook will feature 227 single-storey park homes and a range of communal facilities. Designed by Richard Hammond Architect, the project includes a clubhouse with dining, lounge, café/bar, terraces, cinema, games room, fitness centre, pool, arts and crafts room, and pickleball courts. Additional amenities include landscaped gardens, a community BBQ area, and parking for 470 vehicles, enhancing the site's appeal as a vibrant, socially connected residential community.

A new \$12 million administration and classroom building project at Northshore Christian Grammar School in Alkimos, is currently inviting

expressions of interest. The development will enhance the school's facilities, providing modern spaces for both administrative functions and educational activities to support high-quality learning.

## TAS

Development Approval is being sought for a mixed-use project in Devonport. The estimated \$12.9 million project is to include 35 apartments and eight commercial shops. It will provide parking for 16 vehicles and incorporate extensive landscaping to enhance the area's aesthetic appeal. The project aims to create a modern, functional space that supports the growth and development of Devonport.

A 288 MW solar farm in Cimitiere Plains with an onsite substation and control room has been submitted to George Town council for approval. The 18-month project would transform over 450 hectares of farmland with the power generated transmitted via 6km of power lines to the Tas Networks facilities in George Town.

## NT

The Mantiyupwi Motel extension in Wurrumiyanga, proposes 16 single-storey accommodation pods, 20 parking spaces, and landscaping. Currently at the development application stage, the project is led by Mantiyupwi Pty Ltd, a developer focused on local decision-making and community growth. The existing motel on Tiwi Island includes 30 ensuite rooms, a commercial kitchen, and meeting facilities.



## ACT

A \$93 million development at Belconnen, proposes two buildings (13 and 21 storeys) with 297 one- and two-bedroom apartments and a childcare centre featuring various facilities. The plan includes 393 car bays (331 EV-ready, 8 accessible), 343 bicycle spaces, and landscaping. The project is at the development application stage.

The Jacka Multi Unit Complex at Jacka, involves the design and construction of three buildings—18, 15, and 24 units respectively—along with basement and ground-level parking, new driveways, and landscaping. Open tenders are currently invited for the design and construction package. AMC Architecture is the architect, and the ACT Government Community Services Directorate is the developer.

The Folio Group is project managing a \$17.7 million development application in Braddon which proposes an eight-storey building with 59 apartments, retail and mezzanine spaces and three basement parking levels for 80 vehicles. Currently at the development application stage, the project is designed by DNA Architects.

## Mining

Rio Tinto continue to improve and expand its WA operations, seeking tenders for multiple projects across the East Pilbara and Karratha Regions. They also finalised a joint venture agreement worth around \$430 million with Sumitomo Metal Mining for a low-risk copper-gold project in the Great Sandy Desert.

Santos is still pursuing land access agreements along its Hunter Gas pipeline route, while also awaiting a Native Title Tribunal decision for a \$6 billion gas project in Narrabri NSW. The project is expected to be able to produce 200 TJ per day to the domestic power market once operational.

## 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.



### 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.



Contact us: 1300 734 318  
Email: [ask@corelogic.com.au](mailto:ask@corelogic.com.au)  
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