

Cordell Construction Monthly

AUSTRALIA | SEPTEMBER 2025





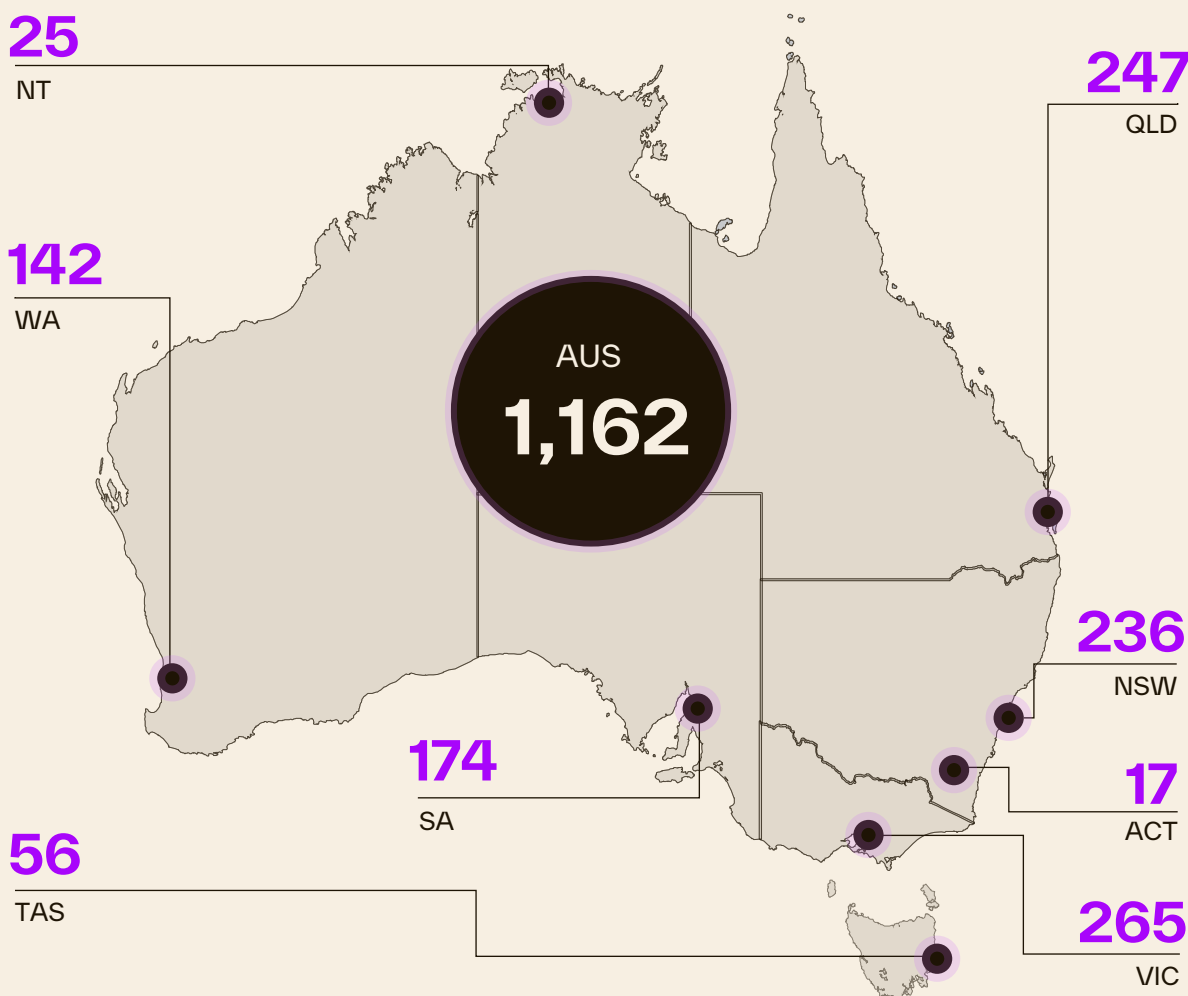
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Pipeline – Australia

There were 1,162 new projects identified by Cordell nationally in August, -8.2% lower than the previous month (1,266). The number of new projects identified over the past three months was 7.5% higher than the previous three-month period, while the number of new projects seen over the past 12 months was -6.6% lower compared to the 12 months to August 2024. The estimated value of new projects in August came to \$5.9 billion, down -13.3% month-on-month.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
\$800,000	\$900,000	\$900,000	\$1,500,000	\$800,000	\$1,000,000

Pipeline – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	236	36.9%	8.5%	26.7%	19.1%	8.5%	0.4%
VIC	265	38.9%	7.2%	22.6%	16.2%	15.1%	0.0%
QLD	247	31.6%	6.5%	28.7%	16.2%	15.8%	1.2%
SA	174	22.4%	5.2%	14.4%	34.5%	23.6%	0.0%
WA	142	35.2%	7.7%	32.4%	5.6%	12.0%	7.0%
TAS	56	42.9%	5.4%	17.9%	19.6%	14.3%	0.0%
ACT	17	23.5%	17.6%	23.5%	17.6%	17.6%	0.0%
NT	25	44.0%	8.0%	36.0%	4.0%	4.0%	4.0%
AUS	1,162	34.1%	7.1%	24.8%	18.2%	14.5%	1.3%

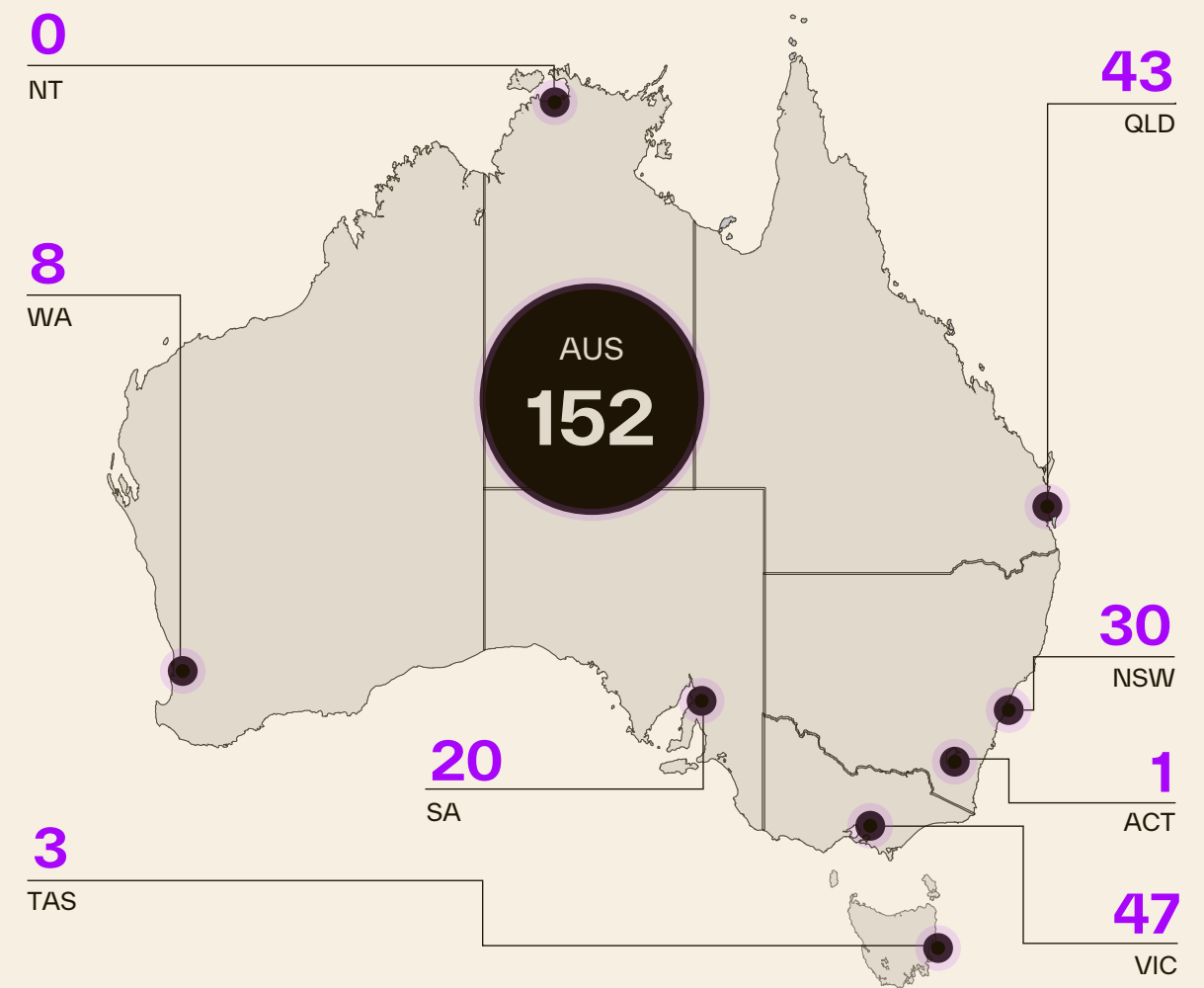
Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	\$1.3 billion	22.9%	8.3%	31.2%	31.7%	5.8%	0.1%
VIC	\$734 million	41.6%	3.6%	19.0%	19.1%	16.7%	0.0%
QLD	\$1.5 billion	17.9%	7.3%	39.6%	25.0%	10.1%	0.2%
SA	\$282 million	17.0%	3.4%	8.5%	55.7%	15.3%	0.0%
WA	\$1.2 billion	47.7%	6.1%	35.0%	2.4%	8.0%	0.9%
TAS	\$150 million	33.8%	8.6%	18.8%	32.9%	5.9%	0.0%
ACT	\$413 million	1.2%	1.7%	12.8%	82.5%	1.7%	0.0%
NT	\$281 million	3.3%	0.6%	91.1%	4.3%	0.3%	0.4%
AUS	\$5.9 billion	26.4%	6.0%	32.7%	26.0%	8.6%	0.3%

Moving into construction – Australia

Nationally, 152 projects moved into the construction phase in August, down -11.6% month-on-month, with 172 projects recorded in July. The number of projects moving into construction over the past three months is significantly higher than the previous three-month period, however the number of projects moving into construction over the 12 months to August is -9.8% lower than the previous 12-month period. The total estimated value of projects moving into construction in August came in at \$2.0 billion

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$5,000,000	\$6,000,000	\$7,500,000	\$5,000,000	\$4,300,000	n.a.

Moving into construction – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	30	23.3%	6.7%	36.7%	33.3%	0.0%	0.0%
VIC	47	21.3%	8.5%	48.9%	12.8%	8.5%	0.0%
QLD	43	2.3%	2.3%	34.9%	34.9%	25.6%	0.0%
SA	20	15.0%	10.0%	25.0%	45.0%	5.0%	0.0%
WA	8	12.5%	12.5%	75.0%	0.0%	0.0%	0.0%
TAS	3	33.3%	33.3%	0.0%	0.0%	33.3%	0.0%
ACT	1	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
NT	0	n.a	n.a	n.a	n.a	n.a	n.a
AUS	152	15.1%	7.2%	39.5%	27.0%	11.2%	0.0%

Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	\$598 million	28.2%	1.7%	31.3%	38.8%	0.0%	0.0%
VIC	\$487 million	24.1%	19.9%	35.4%	10.6%	9.9%	0.0%
QLD	\$662 million	0.3%	5.3%	38.0%	47.2%	9.2%	0.0%
SA	\$122 million	12.2%	7.4%	48.1%	30.6%	1.7%	0.0%
WA	\$73 million	13.7%	3.6%	82.7%	0.0%	0.0%	0.0%
TAS	\$7 million	32.2%	27.1%	0.0%	0.0%	40.7%	0.0%
ACT	\$2 million	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
NT	n.a	n.a	n.a	n.a	n.a	n.a	n.a
AUS	\$2.0 billion	16.2%	8.0%	37.4%	32.6%	5.9%	0.0%

NSW

Palm Lake Works has submitted plans for a \$147 million residential estate at Old Bar. The project spans 11 hectares and will deliver 204 dwellings. The proposal includes landscaped tree-lined streets, pocket parks, BBQ areas, and pedestrian pathways, with sustainable stormwater systems incorporated. The project forms part of a masterplan featuring recreational and community facilities that will enhance housing availability and lifestyle options across the Mid North Coast.

In Central West, Landcom and Orange City Council are partnering on the \$62 million Redmond Place Precinct residential subdivision. The project involves reconfiguring land into 164 residential lots, supported by new roads, earthworks, stormwater systems, and a sewer pump station. The broader masterplan will deliver over 300 dwellings, with 20% of housing designated as affordable. Open space provision totals 5.3 hectares, with parks and recreation areas designed to create a vibrant, sustainable community.

Gazcorp has lodged a \$35.17 million application for a new industrial facility at Horsley Park. The project includes a warehouse with mezzanine, two-storey office building, meeting rooms, amenities, and 6,018 square metres of landscaped space. Designed by SB Architects, the facility will use modern materials such as precast concrete, aluminium frames, and colour-coated metal roofing.

In Mascot, Smith & Tzannes have designed a \$27.15 million redevelopment of Mascot Oval. The plan involves demolishing existing structures, constructing a new grandstand with improved seating, and building a council amenities facility with club rooms and storage. The redevelopment will also upgrade the car park and provide over 6,000 square metres of landscaping to enhance usability for sporting and community events.

HHH Architects have designed a premium \$25.5 million residential project in Tweed Heads that will replace existing structures with a nine-storey apartment building. The development will feature 11 spacious apartments along with a pool, basement parking and high-quality finishes such as stone cladding and powder-coated balustrades.

QLD

Griffith University is advancing a \$500 million Early Childhood Education and Care Centre at its Logan Campus, as part of its Early Childhood Hub initiative. The centre will deliver cutting-edge facilities supporting research, teaching, and community engagement in early childhood development. Open tenders have been advertised, with the project set to become a cornerstone of the Logan Campus Master Plan.

A \$60 million mixed-use development has been proposed for Flagstone, to be delivered in five stages. Stage 1 will include a KFC, Hungry Jack's, Zarraffa's Coffee, carwash, and showroom, while later stages will deliver restaurants, showrooms, and a self-storage facility. The precinct spans 49,000 square metres with over 25,000 square metres of floor space, 452 car spaces, and more than 16,000 square metres of landscaping.

Manos Projects has secured conditional approval for a \$50 million retirement and aged care precinct in North Booval, featuring 206 independent living units and a nursing home. Three stages will deliver towers ranging from three to six storeys, complemented by a pool, gym, and basement parking for 361 vehicles.

Ingenia Communities has submitted plans for a \$50 million residential community in Rochedale, comprising 166 dwellings across 11 stages. Plans include a clubhouse, wellness centre, community garden, pickleball court, pool, and landscaped courtyards.

Sherlock Construction Homes is proposing a \$50 million townhouse project in Caboolture, with 165 three-bedroom homes. The development will provide 303 car parks, 179 bicycle bays, and landscaped communal areas, creating family-friendly medium-density housing for the Moreton Bay region.



VIC

The Virginia Hill Dwellings project in Eaglehawk is set to transform the region with a \$50 million investment under the Victorian Government's Big Housing Build. Covering almost three hectares, the development will deliver 129 new homes (85 social housing units and 44 affordable dwellings). The project will feature new streets, landscaped public spaces, and at least 5% of homes will be fully accessible for people with disabilities. Although early works were delayed due to soil contamination from historic mining, remediation plans are now in place, with construction completion anticipated by 2028.

An Alcohol and Other Drugs Residential Facility will be built in Merbein. The \$36 million purpose-built centre is designed to expand rehabilitation services across the Mallee region. The facility will include 30 adult residential rehabilitation dwellings and two additional withdrawal beds, providing round-the-clock care in a therapeutic setting. Delivered by Sunraysia Community Health Services the project is expected to support around 200 individuals annually. Construction is scheduled to begin in early 2026, with the model of care co-designed by service users to meet local needs.

Central Queensland University (CQU) is relocating its Melbourne campus to a new flagship facility at Victoria Point in Docklands with a \$17.5 million refurbishment and fit-out. Spanning 8,300 square metres, the campus will provide a modern, purpose-built environment adjacent to Marvel Stadium. CQU has committed to a 10-year lease and expects to occupy the site from 2027, aligning with its long-term vision to enhance the student experience and strengthen its national footprint.

Mainline Developments is progressing a \$17.15 million residential development in Langwarrin that will deliver 49 new dwellings across two stages. Stage 1 will include 31 homes, while Stage 2 will add 18, with a mix of three- and four-bedroom double-storey townhouses and single-storey two- and three-bedroom residences. The development will also provide parking for 127 vehicles and 8,534 square metres of landscaped open space.

ADCO Constructions has been appointed to deliver the new Kolorer College at Cobblebank as part of the state government's pledge to build 100 new schools by 2026. This \$7.2 million project will accommodate up to 865 students, including 65 supported inclusion students, across two multi-storey buildings. With construction underway, Kolorer College is set to open for Term 1, 2026.

SA

Plans have been submitted for a \$42.8 million Lakeside Goolwa Residential Park expansion at Goolwa North. The proposal includes 171 new single-storey homes and the adaptive reuse of an existing building into a recreation and community facility. A new swimming pool, amenities building, landscaping, and car parking are also planned. The development follows a rezoning from Rural Living to Residential Park, aimed at supporting demand for over-50s lifestyle housing while adhering to bushfire safety and environmental standards.

A \$12 million mixed-use project in Aldinga Beach will deliver 38 two-storey dwellings and six retail tenancies. Located adjacent to Aldinga Central Shopping Centre, the development will provide car parking and landscaping, contributing to the suburb's transformation as population growth and infrastructure investment continue.

Minuzzo Project Management has submitted plans for a \$10.2 million medium-density residential project in Unley. The proposal includes an eight-storey building with 32 apartments. Communal amenities will include a studio, pool room, and wine room, while basement parking will accommodate 61 vehicles and 12 bicycles. This project forms part of the City of Unley's Residential Vitalisation Strategy to encourage higher-density housing near key transport routes.

Expressions of interest are open for the design and construction of a new footbridge over the River Torrens at Thebarton, valued at \$10 million. The bridge will form part of the Torrens to Darlington (T2D) corridor, providing improved pedestrian and cyclist connectivity with landscaped approaches and integrated lighting for safety and amenity.

At Hendon, EMR Marble & Granite is planning an \$8.1 million industrial development comprising 18 warehouse tenancies delivered in two stages. The site will offer 67 parking spaces, landscaped areas, and modern industrial finishes such as precast panels and colour-coated roller doors, boosting industrial capacity in Adelaide's western corridor.

WA

Vend Property, in collaboration with Meyer Shircore & Associates Architects, has received approval for their \$45 million Gap Ridge Homemaker Centre in Karratha. The development will deliver two large-format retail buildings housing nine tenancies, including a 7,600 square metres Bunnings Warehouse – set to be the first of its kind in the Pilbara. The project will feature 377 car parking spaces and extensive landscaping and is strategically located near Dampier Highway and Karratha Airport. Construction is expected to be completed by early 2027.

The Department of Housing & Works, in partnership with Silver Thomas Hanley, has opened expressions of interest for the construction of a new Secure Extended Care Unit (SECU) at Bentley Health Service. This \$40 million project will see the demolition of existing buildings to make way for a purpose-built facility featuring a secure entry zone, four-bed high dependency area, 20-bed consumer zone, courtyards, staff amenities, and a dedicated ECT suite. With a focus on safety, the SECU will improve mental health service delivery across the East Metropolitan region.

The City of Kwinana is inviting tenders for architectural and lead design services for the \$36.9 million Kwinana Recquatic Centre Upgrade. Supported by \$15 million in federal funding, the redevelopment will expand aquatic facilities to meet community demand, deliver a new gym and wellness areas, and enhance accessibility. Works are expected to start in early 2026, transforming the centre into a state-of-the-art hub for recreation and fitness.

StoreLocal, with T & Z Architects, has received recommended approval for a \$27 million self-storage facility in West Perth. The seven-storey building will house 526 storage units, supported by lifts, signage, and essential amenities, with 24/7 access provided. Sixteen car parking spaces and nine bicycle bays will cater to users.

In Belmont, the city is progressing plans to redevelop the Belmont Oasis Leisure Centre, with tenders recently closed for concept design. The upgrade will replace the ageing 25-metre outdoor pool with a modern, multi-use pool and enhance existing amenities, aligning with the city's vision to improve recreation and wellbeing opportunities for residents of all ages.

TAS

Centacare Evolve Housing, in partnership with Prime Design, has lodged a \$17 million development application to deliver 56 new residential units in Bridgewater. The project will include a mix of single- and two-storey homes, stormwater infrastructure upgrades, reconfigured lots, and new pedestrian pathways through the adjacent reserve. A total of 104 car spaces and 179 bicycle bays will be provided, alongside extensive landscaping.

In Prospect Vale, Another Perspective Pty Ltd has designed a \$11 million residential development comprising 25 single-storey, three-bedroom homes. The homes will feature colour-coated roofing, fibre cement cladding, and landscaped communal areas, forming part of the broader Country Club Estate masterplan and supporting demand for premium housing in Launceston's growth corridor.

At St Leonards, Designhaus Architects has proposed a \$10 million data centre with two levels of operational and office space, including control rooms, boardrooms, and switch rooms. The facility will feature a dedicated loading bay, parking for 20 vehicles, and landscaped surrounds, representing a major investment in Tasmania's digital infrastructure.

NT

In Berrimah, Concept Designs has submitted plans for a \$12 million residential development comprising 48 single-storey three-bedroom homes. The project will feature a children's play area, 3,412 square metres of landscaped space, and parking for 102 vehicles. Durable materials such as rendered blockwork and colour-coated metal roofing will be used, ensuring a modern and functional design suited to the Territory's climate.

ACT

JWLand Development and COX Architecture have submitted a \$147.7 million development application for a landmark mixed-use project in Belconnen. The 19-storey proposal includes 435 apartments, a 144-room hotel with conference facilities, and ground-floor retail and dining. Premium finishes and landscaping will create a vibrant urban precinct, supported by parking for 625 vehicles.

SJB Architects Sydney is also proposing two 13-storey residential buildings in Belconnen, delivering 151 units and a shared podium-level recreation area. Parking for 240 vehicles is included, with design elements focused on accessibility and urban integration.

ACT Shared Services Procurement has invited tenders for pre-qualified consultants to develop a reference design for the \$50 million Canberra Aquatic Centre, a major community infrastructure project aimed at delivering a modern, sustainable facility.



Mining

Arrow Energy is progressing works on the CSG-LNG Surat Basin Gas Project, with inspections and upgrades at the Braemar 2 Gas Turbine facility to maintain performance and reliability.

In the Pilbara, expansion of the Western Australia Joint Venture Iron Ore Project continues with the installation of pump systems and integration of an 18km conveyor network linking crushers to the Paraburdoo processing plant. The West Pilbara Iron Ore Project (WPIOP) is also advancing, supported by major players including Baosteel, POSCO, AMCI, and Mineral Resources, with infrastructure designed to transport ore efficiently to the deep-water port at Anketell Point. These projects are supported by engineering and construction firms such as Fluor and SKM under BHP's WAIO Growth Programme, reinforcing Western Australia's position as a global leader in iron ore production.



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

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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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