

Cordell Construction Monthly

AUSTRALIA | MARCH 2026



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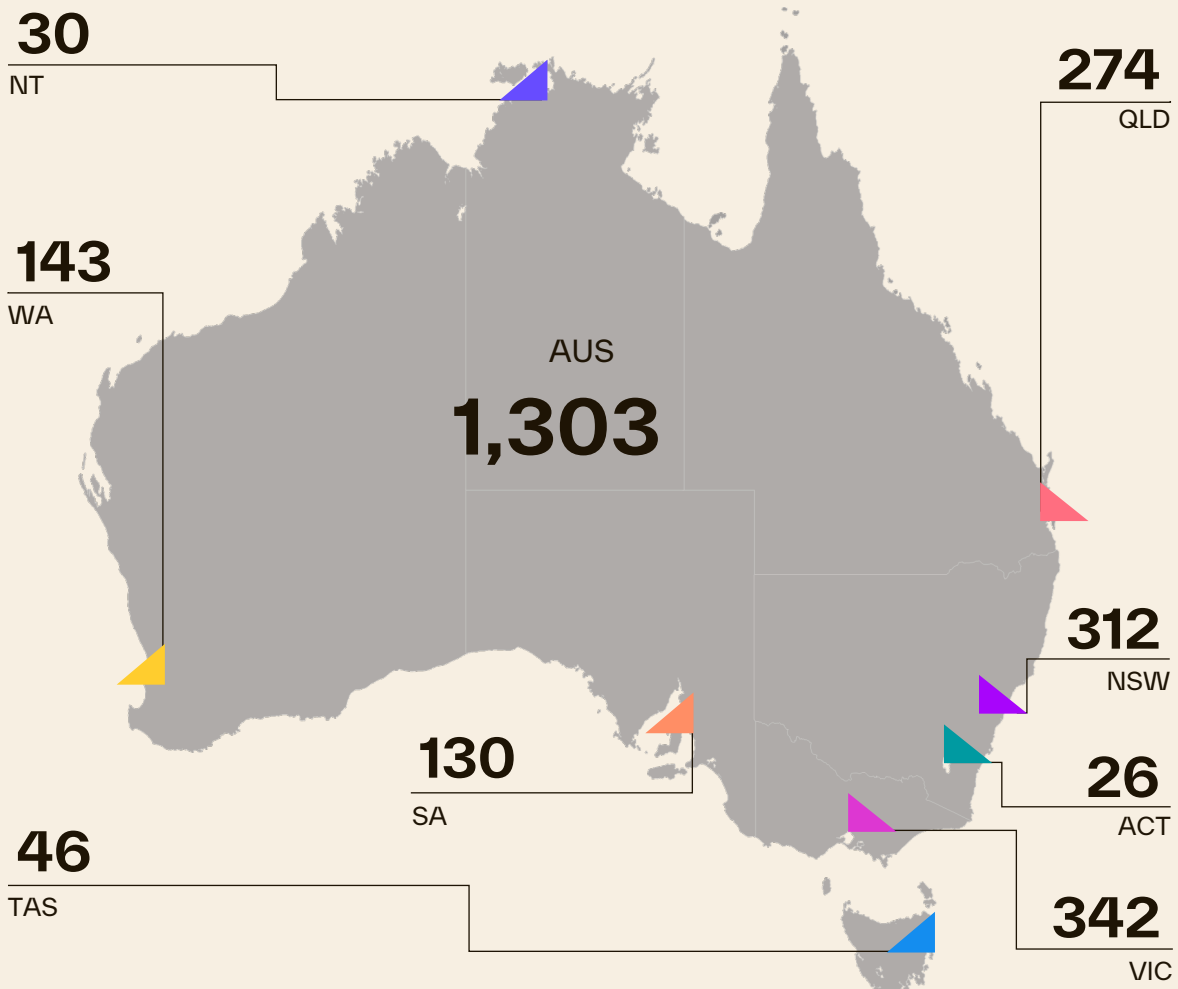
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Pipeline - Australia

There were 1,303 new projects identified by Cordell nationally in February. The number of new projects identified nationally over the past three months was -5.3% lower than the previous three-month period, while the number of new projects seen over the past 12 months was -7.2% lower compared to the 12 months to February 2025.

Over the past 12 months, the number of new projects identified by Cordell increased by 19.6% in Western Australia, 14.8% in Queensland, 7.2% in Tasmania and 0.6% in South Australia when compared to the previous 12-month period. On the other hand, Victoria (-27.2%), ACT (-19.3%), New South Wales (-15.3%) and the Northern Territory (-2.6%) have seen the number of new projects fall over the same period.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
\$1,500,000	\$1,035,000	\$2,500,000	\$2,000,000	\$1,000,000	\$7,750,000

Pipeline – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	312	31.1%	9.0%	33.7%	17.6%	8.7%	0.0%
VIC	342	32.5%	7.3%	22.2%	28.4%	9.1%	0.6%
QLD	274	32.8%	7.7%	25.9%	19.0%	10.6%	4.0%
SA	130	23.1%	7.7%	16.9%	37.7%	14.6%	0.0%
WA	143	35.7%	11.2%	27.3%	8.4%	9.1%	8.4%
TAS	46	30.4%	15.2%	13.0%	26.1%	15.2%	0.0%
ACT	26	23.1%	3.8%	26.9%	38.5%	7.7%	0.0%
NT	30	43.3%	13.3%	16.7%	6.7%	10.0%	10.0%
AUS	1,303	31.6%	8.6%	25.4%	22.2%	10.1%	2.1%

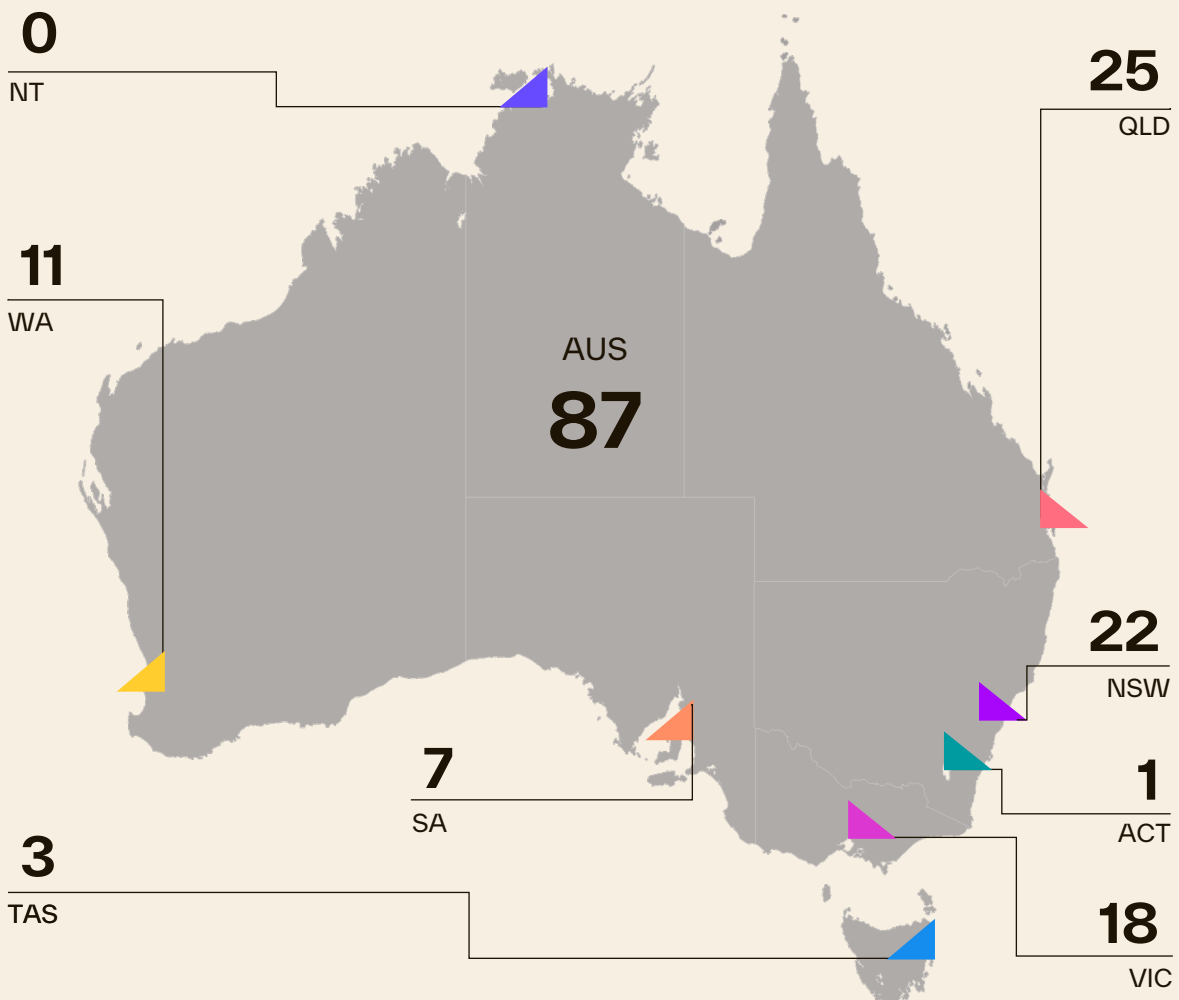
Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	\$5.8 billion	81.1%	2.2%	5.7%	10.2%	0.7%	0.0%
VIC	\$3.3 billion	26.0%	4.7%	35.0%	29.3%	4.2%	0.8%
QLD	\$12.1 billion	4.8%	0.2%	5.0%	5.9%	0.9%	83.1%
SA	\$624 million	18.4%	2.8%	20.8%	55.3%	2.7%	0.0%
WA	\$1.5 billion	23.0%	5.8%	18.7%	7.8%	1.9%	42.7%
TAS	\$342 million	48.9%	3.9%	25.0%	19.5%	2.6%	0.0%
ACT	\$594 million	21.2%	0.8%	44.0%	33.6%	0.4%	0.0%
NT	\$2.4 billion	6.2%	2.1%	0.4%	0.2%	0.1%	90.9%
AUS	\$26.7 billion	26.4%	1.8%	10.7%	11.2%	1.3%	48.6%

Moving into construction - Australia

Nationally, 87 projects moved into the construction phase in January, up just 2.4% month-on-month, with 85 projects recorded in January. The number of projects moving into construction over the past three months is -51.5% lower than the previous three-month period, while the number of projects moving into construction over the 12 months to February is -37.5% lower than the previous 12-month period. The total estimated value of projects moving into construction in February came in at \$1.6 billion.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
\$5,100,000	\$10,732,865	\$4,524,366	\$9,813,050	\$6,977,700	n.a.

Moving into construction – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	22	18.2%	9.1%	45.5%	22.7%	4.5%	0.0%
VIC	18	11.1%	16.7%	38.9%	11.1%	22.2%	0.0%
QLD	25	12.0%	16.0%	20.0%	32.0%	20.0%	0.0%
SA	7	0.0%	14.3%	28.6%	57.1%	0.0%	0.0%
WA	11	18.2%	9.1%	36.4%	18.2%	18.2%	0.0%
TAS	3	33.3%	0.0%	33.3%	33.3%	0.0%	0.0%
ACT	1	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
NT	0	n.a	n.a	n.a	n.a	n.a	n.a
AUS	87	13.8%	12.6%	34.5%	25.3%	13.8%	0.0%

Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	\$521 million	21.4%	7.4%	18.4%	50.4%	2.4%	0.0%
VIC	\$194 million	6.3%	29.0%	24.3%	24.3%	16.2%	0.0%
QLD	\$693 million	4.7%	5.2%	50.6%	21.3%	18.2%	0.0%
SA	\$70 million	0.0%	2.9%	56.7%	40.5%	0.0%	0.0%
WA	\$76 million	9.2%	28.2%	33.4%	8.2%	21.1%	0.0%
TAS	\$21 million	18.4%	0.0%	14.4%	67.2%	0.0%	0.0%
ACT	\$5 million	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
NT	n.a	n.a	n.a	n.a	n.a	n.a	n.a
AUS	\$1.6 billion	10.6%	9.8%	35.9%	32.0%	11.8%	0.0%

NSW

A major \$3.9 billion transport infrastructure project is advancing with the next stage of the Parramatta Light Rail Stage 2, with Expressions of Interest currently invited for a Design & Construct package under an Early Contractor Involvement (ECI) delivery model. Led by Transport for NSW, the project involves the design, construction and commissioning of approximately 4.5 kilometres of new light rail corridor, together with associated systems, infrastructure integration and interface works. Key elements include construction of a new bridge linking Camellia and Rydalmere, delivery of nine new light rail stops, expansion of the existing stabling and maintenance facility and procurement of additional light rail vehicles. The project represents a major expansion of the network and will significantly strengthen east-west connectivity across the Greater Parramatta region.

A \$200 million intersection upgrade project has entered the procurement phase for works at the Homebush Bay Drive and Australia Avenue intersection within Sydney Olympic Park. Led by Transport for NSW, the project will convert the existing roundabout into a fully signalised intersection, supported by road widening works along sections of Australia Avenue, Underwood Road and the Homebush Bay Drive off-ramp approaches. The scope also includes installation of a new U-turn lane, improved pedestrian and cycling infrastructure, upgraded shared pathways and new signalised crossings. Additional works include relocation and enhancement of the Underwood Road pedestrian crossing and bus stop, as well as new pedestrian refuge islands designed to improve traffic efficiency and safety within this high-traffic precinct.

A \$110 million seniors housing development has been lodged for Development Application approval at Goonellabah, with Cottee Parker Architects appointed as project designer. The proposal involves delivery of a purpose-built independent living community comprising 200 two and three-bedroom dwellings across a combination of single and two-storey residential forms. At the centre of the development will be a two-storey clubhouse offering a comprehensive range of resident amenities including management offices, meeting rooms, wellness facilities, private dining areas, consultation rooms and recreational facilities. Outdoor amenities will include a swimming pool, yoga lawn, bocce lawn and pickleball courts. The development will feature landscaped open spaces and parking for 455 vehicles, responding to growing demand for high-quality seniors accommodation across the Northern Rivers region.

An \$85 million residential apartment development

has been lodged for Development Application approval in Shell Cove. Developed by Frasers Property Australia and designed by Plus Studio, the project comprises two seven-storey residential buildings delivering a total of 124 apartments across one, two and three-bedroom layouts. Residents will benefit from communal open space, while two basement levels will provide parking for 221 vehicles and 25 bicycles. Contemporary architectural treatments will include aluminium cladding, vertical metal battens, glass balustrades and metal roof sheeting, contributing to a modern coastal architectural aesthetic within the Shell Cove residential precinct.

A \$71 million residential apartment development has been lodged for Development Application approval in Cronulla. Developed by Perifa and designed by SJB Architects Sydney, the project will involve demolition of existing dwellings followed by construction of two residential buildings ranging from six to eight storeys. The development will deliver 48 apartments across one, two and three-bedroom configurations, supported by basement parking for 94 vehicles and 10 bicycles. Landscaped open spaces totalling 1,074sqm will provide enhanced amenity for residents while contributing to medium-density renewal within Cronulla's established coastal neighbourhood.



VIC

A significant \$396 million refurbishment program is progressing at Warrnambool Base Hospital, with Expressions of Interest currently being sought for delivery of the works. Led by South West Healthcare Warrnambool and designed by Kelly Architects, the project involves extensive internal upgrades across several hospital facilities, including the Community Mental Health Centre, Health Information Services areas, the hospital basement store and an off-site administrative building on Timor Street. The refurbishment will modernise key operational spaces across clinical, administrative and support areas, improving service delivery capability while maintaining continuity of operations within the active healthcare environment.

A major \$200 million mixed use residential and commercial tower has secured Ministerial Planning Approval for development within Melbourne's Docklands precinct. Developed and designed by Mirvac Group, the project will involve demolition of existing structures and hardstand areas before construction of a new 32-storey tower delivering 304 apartments comprising one, two and three-bedroom configurations. The development will also incorporate commercial space at the lower levels, along with basement and podium parking for 376 vehicles and 96 bicycles. Landscaped public and private areas will complement the high-density built form, contributing to the continued growth and mixed-use activation of the Docklands urban renewal precinct.

A \$159 million residential and retail development has received Development Approval for construction in Windsor. Designed by Jackson Clements Burrows Architects (JCB), the project will deliver a 9 to 14 storey building comprising 399 apartments, offering a mix of studio, one, two and three-bedroom dwellings. Ground level retail space will activate the street frontage, while residents will benefit from communal open space distributed across three outdoor zones and multiple indoor shared areas totaling 601sqm, including a swimming pool. Three basement levels will provide parking for 163 vehicles and 260 bicycles, supported by landscaped areas designed to enhance residential amenity and contribute to Windsor's evolving high-density residential environment.

A \$117 million community amenities upgrade program is advancing across several sites within the City of Whittlesea, with open tenders recently closing for a Design & Construct package. Led by the City of Whittlesea, the works will deliver upgrades to key community facilities including

Epping Memorial Hall, May Road Senior Citizens Centre and Mill Park Lakes Recreation Reserve. The project scope includes demolition activities and removal of asbestos at the May Road Senior Citizens Centre, forming part of broader refurbishment works aimed at improving safety, functionality and accessibility. The upgrades are intended to extend the lifespan of important civic facilities while enhancing service capacity for the growing municipality.

A \$100 million mixed use development has secured Ministerial Planning Approval for construction in Dandenong. Developed by Capital Alliance Investment Group and designed by WMK Architecture, the project will involve demolition of existing structures followed by construction of a large-scale mixed-use precinct comprising four basement levels, a two to three storey podium and three towers rising nine, 12 and 18 storeys. The scheme will deliver 325 apartments across studio, one, two and three-bedroom configurations, along with retail and food and beverage tenancies and a 676sqm childcare centre featuring indoor activity spaces and covered outdoor play areas. The development will also include parking for 785 vehicles and 135 bicycles, supported by landscaped public areas, contributing to the continued urban renewal of Dandenong's metropolitan activity centre.

TAS

A \$115 million sports infrastructure project has entered the market for construction of AFL Football Oval 3 within the Kingborough Sports Precinct in Kingston. Developed by the Tasmania Football Club and designed by Populous, the project includes construction of a new AFL standard playing field, bulk earthworks, service installations, electrical works, roadworks and associated infrastructure.

NT

A \$50 million serviced apartment development has been lodged for Development Application approval in Darwin. Designed by Ashford Lamaya Architects, the project will deliver a nine-storey building containing 75 serviced apartments supported by communal open space and swimming pool facilities on Level 1. Basement and ground level parking will provide capacity for 60 vehicles, complemented by landscaped areas.

QLD

A \$300 million mixed use development has been lodged for Development Application approval in Maroochydore. Developed by Pellicano Living and designed by MODE Design, the proposal involves demolition of an existing building followed by construction of a 16-storey twin tower development delivering 196 residential apartments and 62 short-term accommodation units, alongside three ground floor retail tenancies. The development includes activated podium levels incorporating retail spaces, dual lobby entries and shared amenities, while a dedicated recreation level will feature a swimming pool, gymnasium, wellness facilities, entertainment areas and landscaped outdoor terraces. Parking for 235 vehicles, motorcycle bays and 274 bicycle spaces will be provided.

A \$200 million land redevelopment initiative is progressing at James Cook University's Bebegu Yumba Campus in Townsville, with open tenders invited for the appointment of a Principal Lead Consultant. Led by James Cook University and designed by RPS Group, the engagement will guide redevelopment of the western residential land within the campus's north-western precinct. The consultancy scope will support master planning, design coordination, and strategic delivery planning, establishing the framework for future staged redevelopment of this significant university landholding.

A \$150 million mixed-use hotel and residential development has received Development Approval for construction in Maroochydore. Developed by IHG Hotels & Resorts and designed by DBI Design, the 13-storey project will deliver 180 hotel rooms and 24 residential apartments, alongside hospitality and event facilities including two restaurants, three ballrooms and two function rooms. Additional amenities will include wellness facilities, a swimming pool and gymnasium, supported by 132 parking spaces across basement and ground levels.

A \$150 million residential land redevelopment initiative is also progressing at James Cook University's Cairns Campus in Smithfield. The project relates to redevelopment of approximately 8.225 hectares of land, including around 7.09 hectares of developable residential area located on McGregor Road. The consultancy engagement will support planning and coordination activities for future staged redevelopment of the site, establishing the foundation for long-term residential growth aligned with university and regional planning objectives.

A \$30 million mixed use development has been lodged for Development Application approval in Kalkie. Led by Great Northern Developments Pty Ltd, the proposal involves construction of a facility

incorporating short-term accommodation, a food and beverage outlet and a function centre, supported by on-site parking and landscaped areas.

SA

A \$200 million over-50s lifestyle village has been proposed for Encounter Bay, with Hometown Australia confirmed as developer. The concept plan outlines construction of 267 architecturally designed homes supported by landscaped open spaces and modern communal amenities. The development is intended to provide high-quality lifestyle accommodation while expanding housing diversity within the Encounter Bay region.

A \$45 million aged care development has been lodged for Development Application approval at Wynn Vale. Developed by Knowles Group and designed by VIA Architects, the proposal involves construction of a three to four-storey accommodation facility delivering 138 aged care beds. The development will incorporate extensive resident amenities including lounges, dining areas, a café, library, theatre, salon and community spaces.

A \$30 million residential and community facilities project is currently under construction at Somerton Park. Developed by Levande Pty Ltd and designed by COX Architecture, the project will deliver 34 new villas alongside a purpose-built clubhouse supporting shared community facilities. FDC Construction & Fitout (SA) Pty Ltd has been engaged as builder for the works.

ACT

A \$100 million intergenerational retirement living community is in early planning at the University of Canberra's Bruce campus, with developers Opal Healthcare and Pariter identified for the precinct. The proposal includes 230 independent living units alongside a 180-bed residential aged care facility, integrated with health, education and community services.

A \$100 million dementia care village is also in early planning at Curtin, with HammondCare named as developer. The proposal will deliver 11 cottage-style homes providing 90 single rooms, alongside shared living spaces, landscape gardens and community facilities including a café and shop.

WA

A \$157 million potable water infrastructure upgrade is progressing at Rio Tinto's Hope Downs 1 operations near Newman, with registrations invited under EOI 01958. Led by Rio Tinto Limited, the project involves construction of a new water treatment plant at the South Camp, incorporating electro-chlorination systems capable of generating chlorine for dosing into the potable water network via automated monitoring systems. The upgrade aims to improve water quality and reliability across the site's utilities infrastructure.

A \$147 million primary school construction and upgrade program has entered the market across Perth's South and North Metropolitan regions, with Expressions of Interest invited from contractors pre-qualified at Level 5 (Conventional). Led by the Department of Education, the program will deliver new primary schools at Treeby East, Eglinton North and Yanchep East, alongside major upgrades at Karrinyup Primary School. Designed by TAG Architects, Carabiner and Bateman Architects, the program will include classroom blocks, administration buildings, libraries, staff facilities, covered assembly areas and extensive external works.

A \$130 million strategic services initiative is progressing across Rio Tinto's Pilbara operations, with registrations invited for development of a Pilbara Health and Medical Services Strategy. The project will establish a long-term framework guiding Rio Tinto Iron Ore's contribution to community health services across Pannawonica, Paraburdoo, Wickham and Tom Price, supporting workforce wellbeing and regional community resilience.

A \$70 million retirement living development has been lodged for Development Application approval at Two Rocks. Developed by Providence Lifestyle and designed by Richard Hammond Architect, the proposal will deliver 360 retirement units within a secure lifestyle village setting. The development includes a two-storey Country Club with recreational amenities, indoor pool and spa facilities, alongside additional communal spaces and landscaped grounds.

A \$50 million commercial and car parking development has received conditional Development Approval in Murdoch. Developed by H U (Human Urban) and designed by Hassell Pty Ltd, the project comprises a seven-storey car park providing 515 vehicle spaces and 49 motorcycle spaces, together with 1,030sqm of ground floor commercial space including end-of-trip facilities.

Mining

A \$10 billion energy infrastructure initiative is advancing as part of Arrow Energy's Surat Basin Gas Project, with registrations invited for engineering services associated with the Arrow Concentrated Brine Dam 2 (CBD2). The engagement will involve Front End Engineering Design (FEED), construction support and certification services for a new brine storage facility supporting long-term coal seam gas operations in the Surat Basin.

A \$73 million gold resource project is progressing at the Round Dam prospect, located approximately 15 kilometres south of the Davyhurst processing plant near Kalgoorlie. Developed by Ora Banda Mining, the project has completed a Phase 1 drilling campaign involving reverse circulation and diamond drilling rigs. The prospect forms part of an 18-kilometre mineralised trend extending from Waihi to Salmon Gums, with proximity to the Davyhurst mill providing opportunities for rapid development and cost-efficient processing.



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.

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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.

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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.

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