

Cordell Construction Monthly

AUSTRALIA | JUNE 2026



Contents

Pipeline – Australia	3
Pipeline – By State	4
Moving into construction – Australia	5
Moving into construction – By State	6
NSW	7
VIC	7
QLD	8
WA	8
TAS	8
ACT	8
SA	9
NT	9
Mining	10

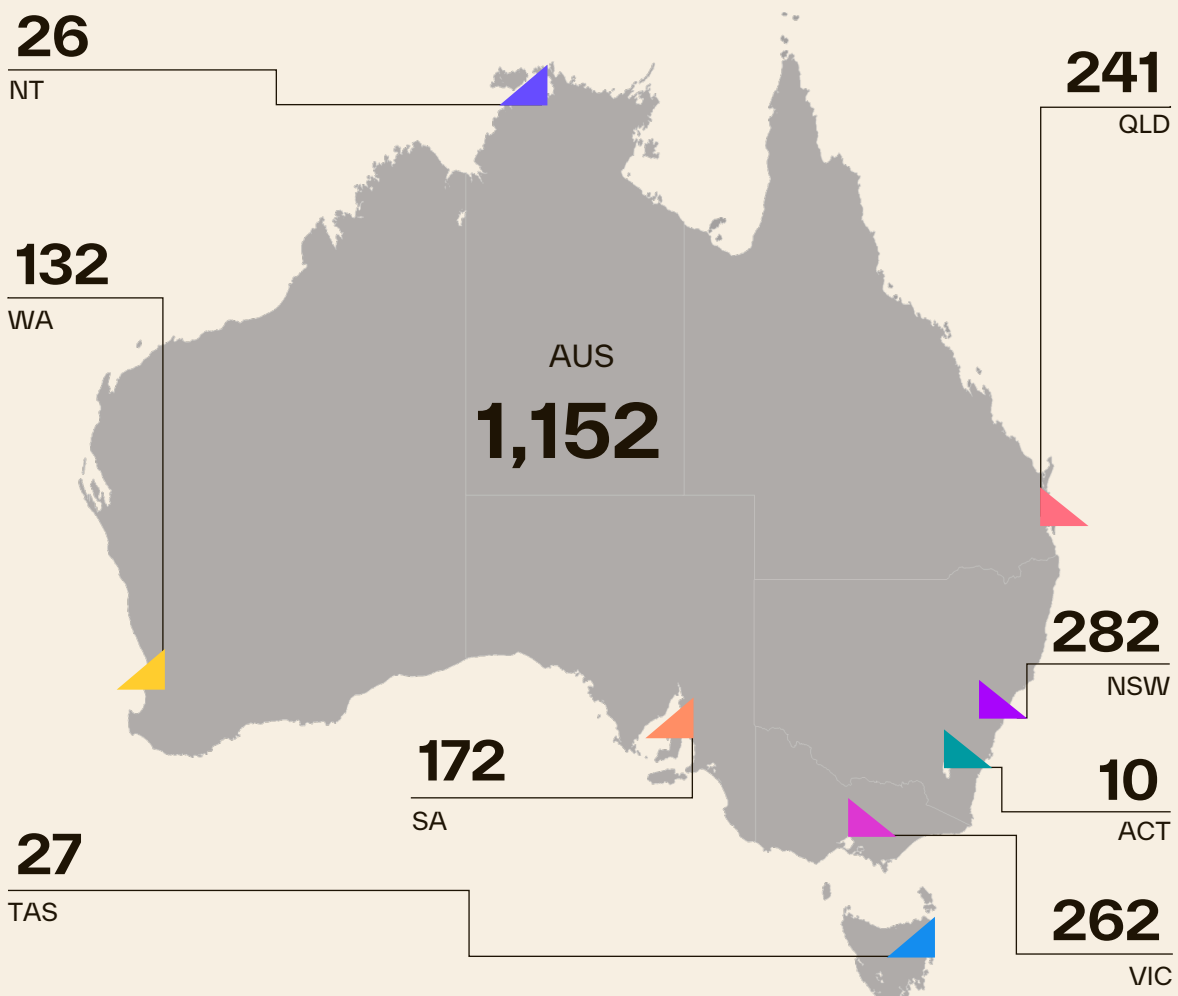
Pipeline - Australia

There were 1,152 new projects identified by Cordell nationally in May, up 0.8% month-on-month. The number of new projects identified nationally over the past three months was 4.5% lower than the previous three-month period, while the number of new projects seen over the past 12 months was 2.6% lower compared with the 12 months to May 2025.

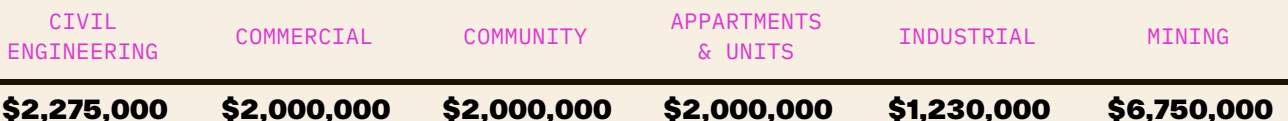
Over the past 12 months, the number of new projects identified by Cordell increased by 16.9% in Queensland, 14.1% in Western Australia, 5.8% in Tasmania, 3.9% in South Australia and 1.1% in the Northern Territory when compared with the previous 12-month period. On the other hand, Victoria (-19.7%), ACT (-12.8%) and New South Wales (-9.5%) recorded a decline in new projects over the same period.

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

Number of projects



Median Project Value



Pipeline – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	282	28.0%	13.8%	19.9%	25.2%	12.1%	1.1%
VIC	262	32.1%	6.1%	18.3%	29.8%	13.0%	0.8%
QLD	241	30.3%	7.9%	22.0%	26.1%	10.8%	2.9%
SA	172	20.9%	6.4%	13.4%	44.8%	14.5%	0.0%
WA	132	31.8%	7.6%	34.8%	10.6%	4.5%	10.6%
TAS	27	37.0%	22.2%	18.5%	22.2%	0.0%	0.0%
ACT	10	60.0%	0.0%	30.0%	0.0%	10.0%	0.0%
NT	26	23.1%	7.7%	34.6%	3.8%	7.7%	23.1%
AUS	1,152	29.2%	8.9%	21.1%	26.9%	11.1%	2.8%

Share of Project Values by Category

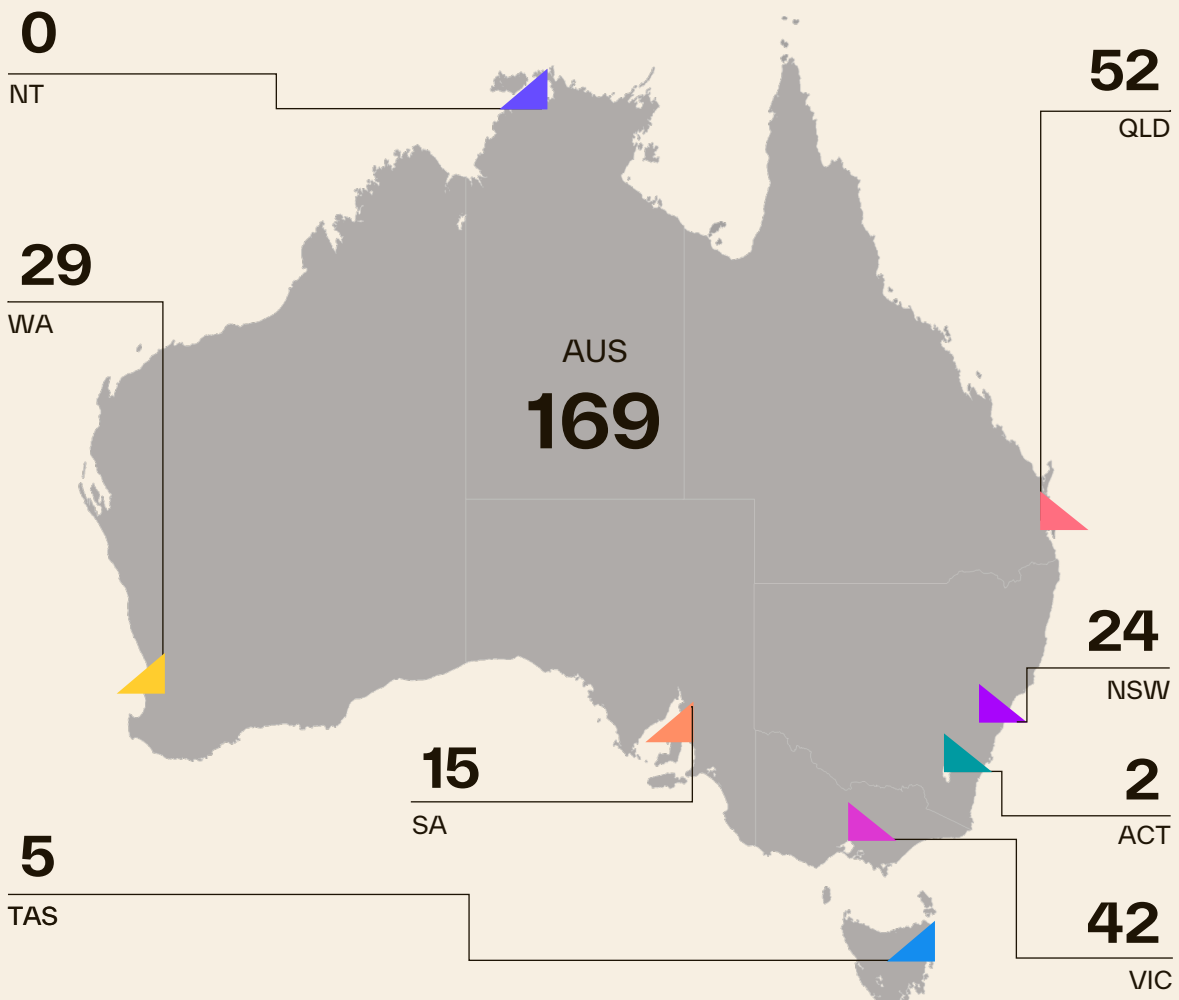
	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	\$1.9 billion	23.0%	26.0%	12.9%	25.5%	12.3%	0.2%
VIC	\$3.7 billion	34.1%	1.0%	12.7%	49.5%	2.0%	0.7%
QLD	\$3.4 billion	17.2%	32.5%	10.4%	31.9%	5.4%	2.7%
SA	\$834 million	12.9%	11.1%	26.9%	24.0%	25.2%	0.0%
WA	\$2.4 billion	27.8%	8.4%	8.6%	2.2%	0.7%	52.3%
TAS	\$122 million	51.4%	29.3%	4.6%	14.7%	0.0%	0.0%
ACT	\$43 million	66.4%	0.0%	29.2%	0.0%	4.4%	0.0%
NT	\$180 million	20.2%	1.1%	47.8%	1.9%	1.7%	27.3%
AUS	\$12.6 billion	25.4%	15.6%	12.7%	29.1%	5.8%	11.4%

Moving into construction - Australia

Nationally, 169 projects moved into the construction phase in May, up 18.2% month-on-month, with 143 projects recorded in April. While the number of projects moving into construction over the past three months is 94.6% higher than the previous three-month period, the number of projects moving into construction over the 12 months to May is 17.7% 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 May 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
\$4,950,000	\$3,500,000	\$5,000,000	\$8,500,000	\$5,750,000	n.a.

Moving into construction – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	24	20.8%	12.5%	29.2%	25.0%	12.5%	0.0%
VIC	42	16.7%	11.9%	50.0%	14.3%	7.1%	0.0%
QLD	52	5.8%	9.6%	21.2%	44.2%	19.2%	0.0%
SA	15	26.7%	0.0%	20.0%	46.7%	6.7%	0.0%
WA	29	6.9%	31.0%	41.4%	17.2%	3.4%	0.0%
TAS	5	40.0%	0.0%	60.0%	0.0%	0.0%	0.0%
ACT	2	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%
NT	0	N.A	N.A	N.A	N.A	N.A	N.A
AUS	169	14.2%	13.6%	33.7%	27.8%	10.7%	0.0%

Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	\$316 million	9.7%	11.1%	53.1%	22.4%	3.8%	0.0%
VIC	\$698 million	13.7%	35.5%	36.9%	5.4%	8.5%	0.0%
QLD	\$1.2 billion	2.1%	2.4%	23.1%	64.4%	8.0%	0.0%
SA	\$124 million	11.2%	0.0%	12.0%	72.9%	3.9%	0.0%
WA	\$625 million	3.0%	70.2%	16.5%	10.0%	0.3%	0.0%
TAS	\$99 million	9.1%	0.0%	90.9%	0.0%	0.0%	0.0%
ACT	\$22 million	31.8%	68.2%	0.0%	0.0%	0.0%	0.0%
NT	N.A	N.A	N.A	N.A	N.A	N.A	N.A
AUS	\$3.0 billion	6.5%	25.2%	29.6%	33.1%	5.6%	0.0%

NSW

A \$251 million mixed use development at Box Hill is currently at Development Application stage. The multi-stage proposal includes bulky goods retail buildings, warehouses, distribution centres, a five-storey self-storage facility and a two-storey pub, together with extensive earthworks, internal roads, drainage infrastructure and parking for over 900 vehicles. Buchan has been engaged as architect, shaping a major commercial and logistics precinct that will support employment growth in Sydney's north-west corridor.

An \$80 million Randwick Barracks Navy Training Systems Centre project is progressing at the Sketch Plans stage. The project involves new construction, and refurbishment works to deliver advanced training facilities, including a new two-storey training wing, upgrades to existing infrastructure and associated civil and landscape works. The Department of Defence is leading the development, strengthening specialised training capability to support national defence operations.

A \$71.6 million Bunnings Warehouse development is proposed at Box Hill. The project includes demolition of existing structures, site subdivision and construction of a large-format warehouse incorporating a timber trade area, garden centre and associated car parking for more than 400 vehicles. Bunnings Group Ltd is delivering the project, expanding its footprint in a rapidly growing residential and commercial precinct.

Woolworths' \$71 million Georges Cove development at Moorebank is currently under Development Application. The project comprises a full-line supermarket, specialty retail tenancies and first-floor commercial, medical and gymnasium spaces, together with basement and at-grade parking. Clarke Hopkins Clarke Architects is engaged on the design, supporting delivery of a new mixed-use neighbourhood centre for the Liverpool region.

VIC

The \$61 million Early Learning Victoria Building Works Package 2028 is being planned across multiple sites including Warrnambool. The project comprises demolition, site preparation and construction of new early learning facilities including licensed rooms, maternal and child health suites, allied health consulting areas, community rooms and outdoor play spaces, together with car parking and landscaping. The Victorian School Building Authority, under the Department of Education and Training, is delivering the program as both developer and coordinating authority, supporting expansion of early childhood education infrastructure across regional Victoria.

A \$50.2 million residential aged care facility is advancing at Bonbeach, following Development Approval. The project includes demolition of existing structures and construction of a part three and part four-storey facility comprising 101 bedrooms, medical and consulting rooms on each level, communal living and dining areas, a gymnasium, theatre space and landscaped courtyards. Via Architects is engaged on the design, delivering a modern aged care environment that supports health services and community living for an ageing population in Melbourne's south-east.

A \$35 million mixed use development at Footscray is currently progressing through Development Application. The proposal involves construction of a multi-storey building incorporating residential and commercial components, supported by associated car parking and landscaping. The project represents continued mixed-use intensification within Melbourne's inner west and contributes to the ongoing urban renewal of Footscray.



QLD

The \$1 billion Latam Data Centre project at Seventy Mile is currently before council at Development Application stage. The proposal includes development of a large-scale data centre campus comprising 20 buildings, an ancillary office, accommodation facilities and supporting infrastructure such as wastewater systems, roadworks and a helipad. The Australian Energy & Water Corporation is behind the development, marking one of the most significant digital infrastructure investments in regional Queensland.

The \$100 million mixed use tower at Doggett Street, Newstead is progressing through Development Application. Designed by Plus Studio, the project includes a 30-storey building delivering 161 apartments alongside retail and commercial tenancies, communal areas, gymnasium and rooftop facilities.

The \$100 million Barlil and Cooranga Weirs project is currently in the registrations phase. The project involves construction of two new weirs, associated road upgrades, workforce accommodation and major civil works including earthworks, sheet piling and erosion protection. SunWater is managing the procurement and delivery process, providing critical water infrastructure to support regional supply and agricultural activity.

A \$90 million residential apartment development in Teneriffe is progressing through Development Application. The project comprises a 15-storey building delivering 93 apartments, a swimming pool, basement parking and landscaped areas. Plazibat Architects is responsible for the design, contributing to the continued growth of Brisbane's premium inner-city residential market.

The \$85 million mixed use development at Caloundra is also before council. The project will deliver multiple 10-storey buildings incorporating 170 apartments, retail tenancies and food and beverage outlets, with extensive communal facilities including pools and landscaped podium areas. OGE Group Architects is leading the design, reflecting ongoing development momentum on the Sunshine Coast.

WA

The \$100 million high-density mixed-use development opportunity at Joondalup City Centre is progressing through registrations. The project includes office buildings, residential development, hotel accommodation, civic spaces and retail precincts integrated with public realm improvements. The City of Joondalup is leading the initiative, positioning the development as a major catalyst for urban growth in Perth's northern corridor.

The \$85.8 million schools and TAFE additions program across Greater Perth Metropolitan regions is currently out to market. Delivered by the Department of Education, the project spans multiple sites including Harrisdale Senior High School and Como Secondary College, with works including new teaching blocks, car parking, specialist laboratories and landscape upgrades, supporting growth in education infrastructure.

A \$44.2 million renal dialysis expansion at Karratha Health Campus is in the consultant tendering stage. The project includes delivery of a purpose-built dialysis unit and associated accommodation and infrastructure upgrades. The Department of Housing & Works is overseeing procurement, improving healthcare access in regional Western Australia.

Rockingham General Hospital's \$43 million Mental Health Emergency Centre is progressing through tenders. Designed by Iredale Pedersen Hook Architects, the project involves staged construction including demolition, new healthcare facilities and upgraded emergency access infrastructure, enhancing mental health services capacity in the region.

TAS

The \$20 million supermarket and specialty retail development at Lauderdale has received Development Approval. The project will deliver a single-storey supermarket of approximately 3,800 square metres, 10 specialty shops and three larger tenancies, together with loading facilities, parking for 229 vehicles, bicycle spaces and landscaping. I2C Architects (Sydney) is named in the project data, supporting delivery of a substantial new retail centre for this growing Clarence catchment.

ACT

The \$60 million North Weston Residential Estate at Weston Creek District is progressing through consultant tenders. The project involves master planning for a new residential estate incorporating a mix of housing, community facilities and small-scale commercial uses, along with edge roads, street trees and interfaces to surrounding open space and the Molonglo River corridor. The Suburban Land Agency is leading the development and procurement process, shaping a major future residential precinct for Canberra's western growth area.

SA

The \$167 million Bupa Aged Care Morphettville Redevelopment is progressing through Development Application. The project involves redevelopment of the existing aged care facility, including demolition of selected buildings and delivery of new multistorey residential aged care accommodation with 160 units, communal living and dining spaces, healthcare and support areas, staff administration facilities, parking and landscaping. The development will deliver a significant uplift in bed capacity and modernised care infrastructure within Adelaide's southern suburbs.

A \$160 million paint facility is being pursued at Edinburgh through a design and construct tender process. The project centres on delivery of a new aircraft paint facility within the Edinburgh precinct, with WSP Australia as the design consultant. The procurement pathway signals a major specialist industrial development with defence and aviation relevance for the state.

The \$80 million Econo Lodge East Adelaide Redevelopment at Kent Town is moving ahead following rezoning approval. The proposal involves demolition of the existing hotel and construction of a 12-storey mixed-use apartment hotel comprising 113 residential apartments, 138 hotel rooms and associated lobby, retail or food and beverage tenancies and ancillary services. Ginos Group is named in the project data, and the development represents a substantial accommodation and residential redevelopment close to the Adelaide CBD.

NT

The \$50 million Darwin Correctional Precinct Holtze Work Camp Additions project is currently at Development Application stage. The works involve additions to the existing correctional precinct, including a new 192-bed low-security men's facility, a central services building, health and education facilities, a commercial kitchen and bakery, an industry building, four accommodation buildings, recreation space, parking and landscaping. Pedavoli Architects is actively involved, and the package represents a major justice infrastructure expansion in the Territory.

A \$15 million aged care project at Rankine Road, Yirrkala has moved into the tenders called stage. The scope includes demolition and construction of a new aged care building together with associated external civil works. NBC Consultants is identified in the project data, supporting delivery of improved community care infrastructure in East Arnhem.

Mining

The \$490 million Mount Marion Lithium Expansion project near Kalgoorlie is progressing with significant production upgrades planned. Mineral Resources Limited is leading the project, which includes expansion of processing infrastructure and mine operations to increase annual output and improve recovery rates, reinforcing Western Australia's role in global battery mineral supply.

The \$375 million Davyhurst Gold Project expansion in the Goldfields region is advancing, with Ora Banda Mining proposing a new processing plant to increase milling capacity to 4.2Mtpa. The development represents a major investment in gold production infrastructure in Western Australia.

Rio Tinto is progressing a \$270 million car dumper replacement program at Dampier and Cape Lambert, involving design, supply and manufacture of major port handling infrastructure. The project will upgrade critical bulk export systems and improve operational efficiency across its iron ore logistics network.

The \$58.3 million Peak Hill Gold Project in the Murchison region is at early stage, with Great Boulder Resources advancing exploration and resource development across multiple deposits. The project highlights continued activity in Western Australia's gold exploration sector.



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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