District

04 August 2026 | Development & Residential Insights | Sector Spotlight | Interviews

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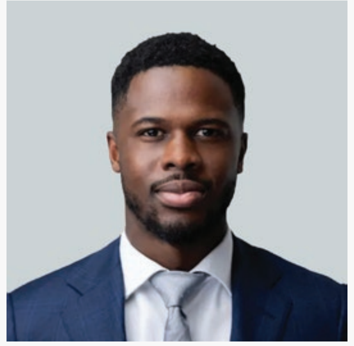
WELCOME



Welcome to District 4, arriving at a time when demand across Australia's property markets is spreading further than ever, into new regions, new sectors and new asset classes.

Despite changing economic conditions, sites offering scale, zoning certainty and proximity to infrastructure continue to attract strong competition, with solid prices being achieved across commercial and residential sectors.

What has become increasingly apparent is that demand is no longer concentrated in a handful of traditional hotspots. Across the country, population growth, infrastructure investment, expanding employment hubs and evolving lifestyle preferences are reshaping where people choose to live, work and invest. The result is a market defined not only by resilience, but by diversity, with different regions and asset classes creating their own unique opportunities.

This edition takes a closer look at that shift, examining the regional centres and outer-metropolitan markets now absorbing population and investment once concentrated in the capitals, from Geelong and Bendigo to Cairns, the Gold Coast, the Hunter and Western Australia's South West.

We also explore how development in Australia is evolving beyond traditional residential projects. From healthcare and data infrastructure to industrial precincts, logistics hubs and renewable energy developments, this edition examines the sectors attracting investment as developers respond to changing demographics, new technologies and the transition to a lower-carbon economy.

This edition also features a conversation with WA Director Derek Barlow, who shares his insights on the opportunities, challenges and market dynamics shaping Western Australia, one of the country's most closely watched property markets.

Lord Darkoh
Director
Capital Markets NSW – Private Wealth

The New Growth Belts

Regional and Outer-Metro Markets on the Rise

Australia's housing shortage is increasingly being felt beyond the capital cities, and that's creating a real opportunity. Regional centres and outer-metropolitan communities are absorbing new residents at a rapid pace, but affordability is only part of the reason why.

Many of these areas are becoming economic centres in their own right, backed by major infrastructure projects, expanding healthcare and education precincts, freight and logistics investment, and growing local employment bases.

That combination of jobs and population growth is opening up demand for new housing well beyond the usual search for a cheaper postcode.

The numbers show just how much room there is to build. Some regional areas have recorded rent growth of 40% to 50% in recent years, with vacancy rates remaining exceptionally low, a clear signal of how much these markets need, and can support, more supply.

The result is a very different housing landscape to the one that existed a decade ago. Demand is no longer concentrated solely in capital cities. Instead, pressure is building across regional cities and satellite communities that are attracting families, workers and retirees seeking affordability, lifestyle and employment opportunities.

While the drivers vary from state to state, a common theme is emerging: population growth is increasingly following jobs, infrastructure and investment.

From coastal centres experiencing strong migration to inland cities benefiting from healthcare, education and industrial expansion, several regions are positioning themselves as key contributors to Australia's next phase of growth.

Victoria

Victoria's clearest regional momentum is running through Geelong and the Bellarine Peninsula, southwest of Melbourne, and inland through Bendigo. The City of Greater Geelong reports Gross Regional Product now sits at $21.5 billion, growing close to 4% a year over the past five years.

Jobs have grown strongly in recent years, with the population itself forecast to climb from around 295,000 to 442,000 over the next twenty years. House prices across the municipality have moved up accordingly, though estimates vary by source. Clifton Springs, on the Bellarine, has attracted buyers seeking a more affordable coastal alternative to inner Geelong.

Bendigo tells a similar story inland, with council figures pointing to a strengthening local economy anchored by the Bendigo Hospital precinct and La Trobe University's campus. Flora Hill sits close to both, which has kept demand steady from students, staff and owner-occupiers. White Hills, on the city's eastern fringe, has drawn buyers wanting an easier entry point while staying close to the Bendigo CBD.

GEELONG

BENDIGO

Queensland

Queensland's growth runs from Far North Queensland down through the Gold Coast. Cairns Regional Council's economic development strategy shows the local economy has grown to $12.2 billion, with more than 9,500 new jobs created in the past four years, against a target of a $13 billion economy and 15,000 new jobs by 2026.

Bentley Park, in the city's southern growth corridor, has ridden that expansion, remaining popular with families for its established amenities and relative affordability. The Gold Coast is the standout for economic growth in the state. The city's 2026 State of the City Report, released by council, shows the local economy has grown 25% since 2020/21 to become the largest non-capital city economy in the country.

Parkwood sits inside that growth story directly, positioned alongside Griffith University, Gold Coast University Hospital and the light rail network.

CAIRNS

GOLD COAST

District

New South Wales

HUNTER REGION

In New South Wales, the clearest growth belt runs north of Sydney through the Hunter Region and the Central Coast, and further afield along the Mid North Coast and Sydney's south western precinct. The Hunter Region is already home to around 860,000 people and is projected to approach 950,000 residents by 2041, reinforcing its position as Australia's largest regional economy. New housing, infrastructure investment and employment growth are expected to continue supporting that expansion.

Tarro and Beresfield sit inside the Hunter's freight and logistics network, with both benefiting from proximity to the Hunter Expressway and the industrial and distribution activity concentrated around Newcastle and the Lower Hunter.

Windale, in the Lake Macquarie area, has seen renewal activity reshape parts of the suburb over the past decade, with residents gaining easier access to both Newcastle's jobs base and Lake Macquarie's recreational areas.

Further afield, Kanwal on the northern Central Coast benefits from its position between Sydney and Newcastle and from nearby healthcare infrastructure including Wyong Hospital. Nambucca Heads continues to draw retirees and lifestyle-focused movers for its beaches, waterways and relaxed coastal setting. Tahmoor, in Sydney's south-west growth corridor, has grown alongside ongoing residential development across the Wollondilly Shire as buyers look for more space than is available closer to the city.

KANWAL

Western Australia

BUNBURY

ALBANY

Western Australia's growth is concentrated in its Great Southern, Mid West and South West regions. Population growth, migration and sustained economic activity continue to support regional centres across the state, particularly in areas linked to resources, agriculture, tourism, healthcare and renewable energy.

The South West remains the state's standout regional growth corridor. The region's population has increased steadily over recent years, with the Bunbury-Busselton corridor now home to more than half of the South West's population and accounting for around 55% of its workforce. Bunbury continues to strengthen its role as Western Australia's second city, while Busselton's growing tourism, healthcare and service sectors help drive ongoing population growth.

Further south, Albany remains the economic centre of the Great Southern region, supported by healthcare, education, agriculture and emerging renewable energy opportunities. In the Mid West, Geraldton plays a key role as a logistics, mining services and export hub, underpinning economic activity across a large part of regional Western Australia.

South Australia

South Australia's growth is in the Upper Spencer Gulf towns of Port Augusta, Port Pirie and Whyalla.

CBRE's residential market commentary has flagged Adelaide and its surrounding regions among the states continuing to record price growth into 2026, even as larger markets soften.

The state government's investment in energy, infrastructure and industrial development underpins much of the activity in the Upper Spencer Gulf, home to around 55,000 people across the three cities.

Major renewable energy, critical minerals and green industry projects are expected to play an increasingly important role in the region's economic future.

PORT AUGUSTA

ADELAIDE

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PROJECTS POWERING AUSTRALIA'S NEXT GROWTH CYCLE

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From housing estates and transport corridors to solar farms and data centres, the projects reshaping Australia reflect the scale of the nation's transformation. Population growth, technological change and the shift to a lower-carbon economy are driving investment across a diverse mix of sectors, creating new opportunities for developers, investors and communities alike.

This shift is not confined to any single city or asset class. From regional renewable energy zones to metropolitan data centre precincts, capital is flowing to wherever growth, energy and connectivity intersect, a pattern that is redrawing the map of where development activity in Australia is focused.

The scale of future opportunity is reflected in Australia's growing pipeline of major projects. Infrastructure Australia estimates the nation's five-year Major Public Infrastructure Pipeline has reached $242 billion, driven by increased spending on housing, transport and energy. Utilities investment, including energy transmission networks, is expected to more than double over the next five years as governments work to meet both housing and net-zero objectives.

One of the most promising growth areas is renewable energy. As Australia accelerates its transition away from fossil fuels, demand is rising for large-scale solar farms, wind projects, battery storage facilities and the transmission lines required to connect them. The shift is creating opportunities for developers, contractors and investors capable of delivering complex energy projects, particularly in regional areas where many renewable developments are located.

The renewable energy sector is also helping reshape regional economies. Large-scale projects often require significant supporting works, including roads, worker accommodation, logistics facilities and grid upgrades.

For many regional communities, these developments represent a substantial source of jobs and long-term investment.

At the same time, digital capacity is emerging as one of Australia's fastest-growing sectors. The rapid rise of artificial intelligence, cloud computing, streaming services and digital business operations is driving unprecedented demand for data centres.

As organisations process larger volumes of information and increase their reliance on advanced technology platforms, the need for secure, high-capacity facilities continues to grow.

Data Centre

The shift is being reflected in investment trends across the economy. CBRE estimates Australia's data centre market could attract $46 billion in capital by 2029, while the broader renewable energy transition is expected to require more than $1.2 trillion in additional funding to meet the nation's net-zero ambitions. Major data centre hubs are already expanding across Melbourne, Sydney and Perth, while selected regional locations are beginning to attract interest due to land availability and access to power. These facilities demand substantial capital, technical expertise and reliable energy supplies, making them attractive prospects for developers looking beyond traditional property assets.

Public works also continue to present significant opportunities. Population growth and urban expansion are increasing pressure on transport systems, utilities and public services, creating ongoing demand for roads, rail, freight networks, water systems and social assets. Governments at all levels continue to spend heavily on projects designed to improve connectivity, productivity and liveability.

The logistics and industrial sectors are benefitting from many of the same trends. The growth of e-commerce, changing consumer expectations and evolving supply chains have increased demand for warehousing and distribution facilities located close to major transport corridors.

Industrial property has become one of the strongest-performing asset classes in recent years, with developers increasingly targeting logistics hubs that can service growing metropolitan populations.

Perhaps the most exciting opportunities lie where these trends intersect. Large-scale masterplanned communities are increasingly weaving housing, retail, industrial space, renewable energy and digital capacity into a single integrated vision. These projects reflect growing demand for places that are not only homes, but also hubs of employment, technology and sustainable growth.

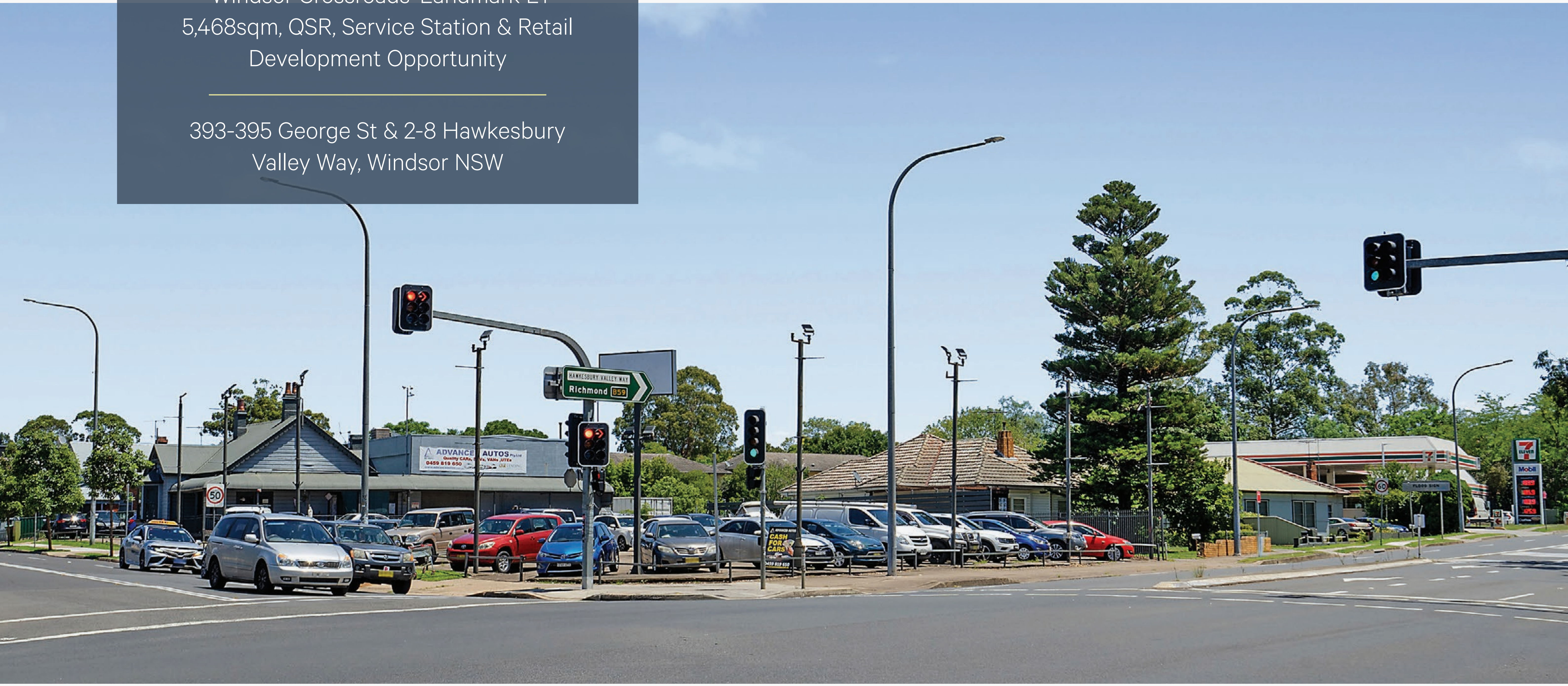
Looking ahead, Australia's development future appears far more diverse than in previous decades. While housing will remain a critical national priority, sectors such as renewable energy, digital capacity, logistics and major public works are creating new pathways for growth.

For developers willing to adapt to changing market demands, the next generation of opportunities may be found as much in data, energy and transport as in bricks and mortar.

CASE STUDY

‘Windsor Crossroads’ Landmark E1
5,468sqm, QSR, Service Station & Retail
Development Opportunity

393-395 George St & 2-8 Hawkesbury
Valley Way, Windsor NSW



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Landmark Windsor NSW QSR Development Site

2-8 Hawkesbury Valley Way & 393-395 George Street, Windsor NSW presents a rare development opportunity comprising multiple consolidated lots on a substantial 5,490 sqm* landholding in Windsor's established local centre.

The property features an impressive combined 152m* of dual street frontage to both George Street (77m*) and Hawkesbury Valley Way (75m*), providing excellent exposure and access to passing traffic.

Currently improved with three residential dwellings and an operational car yard, the site offers significant potential for redevelopment under its flexible E1-Local Centre zoning as designated by the Hawkesbury Local Environmental Plan 2012. The property benefits from a maximum building height control of 12 metres, allowing for future development opportunities subject to council approval.

The property is superbly positioned on a prominent corner landholding boasting frontage to both George Street and Hawkesbury Valley Way, providing excellent visibility and access to passing vehicles and foot traffic.

The site is located approximately 700m* from Windsor's core commercial precinct, anchored by Windsor Riverview Shopping Centre and surrounded by established national tenants including Coles, Liquorland, Australia Post and Westpac.

Transport connectivity is exceptional, with Windsor railway station just 200m* away providing direct rail access to Sydney CBD, while regular bus services further enhance accessibility.

Key Property Information

Sale Price
$7,200,000

Land Area
5,490 sqm

Zoning
E1 - Local Centre - Hawkesbury Local Environmental Plan 2012

Planning Controls
Maximum Building Height 12 Metres

Purchaser
QSR/Fuel Developer

Sale Date
April 2026

Principal Sales Agents

CBRE

Lord Darkoh
0434 675 724

Ray Ahsan
0402 270 888

Outline/Boundaries Indicative Only

Potential Development Concept

Potential Development Concept

*Approx

In Conversation

From commercial agency and property development to launching a property technology start-up, Derek Barlow's career has taken him across nearly every corner of the property industry. Now a Director at CBRE in Perth, he brings more than 20 years of experience advising clients across Western Australia's commercial property market. We sat down with Derek to discuss his career journey, opportunities in WA and his outlook for the market.

What drew you to a career in property, and how did you get your start in the industry?

After studying commerce at university, majoring in marketing and finance, I wasn't entirely sure which direction to take. Following a nine-month backpacking trip around Europe, I returned home and a friend working at a small property firm mentioned a leasing role that had become available. As soon as I started, I knew property was where I wanted to build my career.

What appealed to me was the tangible nature of the industry, the variety of work and the importance of relationships in every transaction. I've also always enjoyed the entrepreneurial aspect of agency, where the results are directly linked to the effort you put in.

Can you walk us through your career to date and how you've come to your role at CBRE?

My first role was with Werrett Property Group before I was approached by CBRE's then Head of Large Format Retail to join the business. It was a busy period for the sector in Western Australia and I worked across both leasing and sales.

During that time I completed several transactions with Bunnings, which ultimately led to a role as WA and South Australia Property Acquisitions and Development Manager.

My time there coincided with the arrival of Masters into the market, making it an incredibly active and valuable learning experience.

The next phase of my career was more entrepreneurial. I established development syndicates focused on projects in regional WA and later launched a property technology start-up in the crowdfunding space.

In 2018, I returned to CBRE and commercial agency. Throughout my career, agency had always been the part of the industry I enjoyed most, and since returning I've never looked back.

How would you describe current conditions in the WA market?

Western Australia continues to present a compelling investment story. The state has an unprecedented pipeline of public and private infrastructure projects underway, including AUKUS, Westport, Skyfields at Perth Airport and the new Women's and Babies Hospital.

That investment is supporting economic expansion, low unemployment and demographic growth, which in turn is driving demand across the retail, office, healthcare and industrial sectors. At the same time, elevated construction costs and limited future supply are placing upward pressure on occupancy levels and rents.

Enquiry levels have increased noticeably in recent months, particularly from private investors in WA and along the east coast, and we expect transaction activity to strengthen into late 2026 and 2027.

Where are you seeing the strongest opportunities at the moment, and what sectors are attracting the most interest?

The market requires a selective approach, but there are still excellent prospects available. Residential development remains attractive due to ongoing housing shortages and population growth, although securing suitable sites continues to be challenging. Childcare and healthcare assets also stand out given their favourable underlying demand drivers and the relative scarcity of quality investment opportunities.

Retail and Large Format Retail continue to attract significant buyer interest, supported by a growing population and resilient consumer spending. In many cases, the challenge isn't demand from purchasers but finding owners willing to sell.

Lastly, we are seeing CBD, fringe and suburban office rents all under upwards pressure as the remaining stock is soaked up and the reality of a 4-5 year supply impacts the market.

Well located offices with value-add or repositioning will be the ideal opportunity for the coming upswing.

Finally, what is your outlook for the WA market over the next 12 to 24 months?

While there are always challenges and periods of uncertainty, I believe the current market environment presents one of the most compelling buying opportunities we've seen in the past decade.

WA enters the second half of 2026 from a position of considerable resilience, supported by population growth, infrastructure investment, business activity and limited new supply. Perth continues to outperform many other Australian capital cities across a range of key economic indicators, and those conditions continue to underpin the commercial property market.

Opportunities to secure well-located, high-quality assets in a market supported by enduring economic drivers do not come along often. For buyers with a long-term perspective, I believe the next 12 to 24 months will provide an attractive window to acquire quality assets and position themselves for future growth.

Derek Barlow
Director, Capital Markets - Private Wealth WA

District

Prime Blue Chip Development Site

572 Stirling Highway, Mosman Park WA

Extended Highway Exposure - 35,000^ Vehicles Passing Daily

Rare landholding of scale – A substantial 2,603sqm* landholding providing a prime parcel along the tightly held Stirling Highway Commercial precinct.

Blue-chip location – Mosman Park is a highly sought-after, western suburbs market characterised by high household incomes, proximity to the beach, Swan River, and limited comparable development sites of this scale. The median house value in Mosman Park is $2,678,500, up 20.9% over the past 12 months.

Underutilised asset – The existing 678sqm* NLA represents a low site coverage relative to the land area and permissible plot ratio, highlighting the potential to unlock considerable additional GFA (STCA).

Mixed-use/commercial redevelopment potential – The zoning and height bonuses point to potential for a mixed-use outcome (residential, commercial, retail), aligning with strong underlying demand in the affluent western suburbs corridor.

Flexible acquisition proposition – The property is offered with vacant possession, providing a purchaser with immediate flexibility to occupy, redevelop, or reposition the asset on their own terms. For buyers seeking holding income, the site presents a strong interim leasing opportunity given its prominent profile and Stirling Highway exposure.

Significant development upside – Zoned 'Commercial R –AC3' under the Town of Mosman Park Planning Scheme No. 3, with a generous 2:1 plot ratio and height allowance of 6 levels (with bonuses).

Property Highlights

Site Area	2,603sqm*
Zoning	Commercial R-AC3
Plot Ratio	2:1
Height Limit	6 levels (with bonuses)
NLA	678sqm*
Tenure	Vacant Possession

Expressions of Interest

Closing 5pm (AWST)
Tuesday 8 September 2026

Contact

Chloe Mason
0466 610 729

Derek Barlow
0417 941 478

Lachlan Andrew
0426 890 080

* Approx ^MainRoads WA

Centre Zoned Development Site in Logan Hyperdome Precinct

14 Bryants Road, Shailer Park QLD

Substantial Centre Zoned Neighbourhood Development Site within the Logan Hyperdome Commercial Precinct

Comprising a significant 7,215sqm* landholding, the property presents a rare opportunity to deliver a mixed-use or commercial development of scale within an established urban precinct.

The site is located within the established suburb of Shailer Park and benefits from being within 700m* of the Pacific Motorway, providing direct connectivity to both the Brisbane CBD (30km*) and the Gold Coast (55km*), as well as being positioned adjoining the Logan Hyperdome, a major sub-regional shopping centre.

Located approximately 27km south-east of the Brisbane CBD, Shailer Park is a well-established residential suburb within the City of Logan, offering a balance of lifestyle amenity, connectivity, and family-oriented living. The suburb is recognised for its leafy streets, quality housing stock, and proximity to major retail and recreational facilities, making it a highly sought-after location in the Logan region.

Property Highlights

Site Area	7,215sqm*
Zoning	Centre
Total Frontage	147 metres*
Potential Land Uses	Car Wash Community Use Dwelling Unit / Multiple Dwellings Food and Drink Outlet Hotel Retirement Facility Rooming Accommodation Service Station Low Impact Industry

Expressions of Interest

Closing 4pm (AEST),
Thursday 27 August 2026

Contact

Will Carman
0477 666 355

John Nucifora
0490 196 034

* Approx

Residential Home Block — Ready to Build

Kanwal NSW, 43 Wahroonga Road

Titled and services block in an established residential neighbourhood

43 Wahroonga Road comprises a 684sqm* infill landholding in the established and family-friendly suburb of Kanwal, located on the Central Coast of New South Wales. The landholding presents a ready-to-build residential opportunity within a well-serviced suburban neighbourhood, zoned R2 Low Density Residential under the Central Coast Council planning scheme.

Kanwal's property market has shown steady growth over the past 12 months, with house values increasing by 4.1% to a median of $896,750. The suburb appeals to families and retirees alike, supported by quality schools, parks, and local services — all within easy reach.

Property Highlights

Site Area	684sqm*
Zoning	R2 Low Density Residential
Frontage	15 metres*
Planning Authority	Central Coast Council

Offers over $788,000

Contact

Leo Guzman
0420 412 047

Will Carman
0477 666 355

* Approx

District

Residential Block — Coastal Living Awaits

Nambucca Heads NSW, 7 Gaduying Court

Titled Block in a Coastal Lifestyle Pocket

7 Gaduying Court comprises a 620sqm* infill landholding in the thriving coastal town of Nambucca Heads on the NSW Mid North Coast. Zoned R1 General Residential, the site presents a serviced, ready-to-build opportunity within an established residential neighbourhood.

Nambucca Heads has recorded a median house price of $730,000, surging 16.8% in the last 12 months as buyers recognise its value relative to Coffs Harbour and Port Macquarie. The town has recorded a remarkable five-year growth of 76.1%. Demand from families, first home buyers and sea-changers continues to underpin the market.

Property Highlights

Site Area	620sqm*
Zoning	R1 General Residential
Frontage	11 metres*
Planning Authority	Nambucca Valley Council

Offers over $294,000

Contact

Leo Guzman
0420 412 047

Will Carman
0477 666 355

* Approx

Infill Residential Block in Established Area

Tahmoor NSW, 8 Fothergill Place

An Outstanding Opportunity to Build New in an Already Thriving Community

8 Fothergill Place comprises a 747sqm* infill landholding in the growing suburb of Tahmoor, located approximately 75 kilometres* south-west of Sydney's CBD within the Wollondilly local government area. Zoned R2 Low Density Residential, the fully serviced block presents a straightforward residential development opportunity in an established street.

Tahmoor's median house price reached $970,000 in 2025, up 7.8% on the previous year, reflecting continued demand from families and owner-occupiers priced out of closer Sydney suburbs. With a median age of just 34, Tahmoor is a young and growing community with strong long-term residential fundamentals.

Property Highlights

Site Area	747sqm*
Zoning	R2 Low Density Residential
Frontage	10 metres*
Planning Authority	Wollondilly Shire Council

Offers over $900,000

Contact

Leo Guzman	Will Carman
0420 412 047	0477 666 355

* Approx

District

Vacant Infill Residential Landholding

Tarro NSW, 9 Burbank Close

Residential Development Opportunity

9 Burbank Close comprises a 685sqm* infill landholding in the growing and thriving suburb of Tarro. The landholding provides a shovel-ready residential development opportunity within an existing suburban neighbourhood.

The site is zoned R2 Low Density Residential under the City of Newcastle planning scheme, providing opportunity for residential development.

Tarro is a family-friendly suburb in Newcastle's growth corridor in the Lower Hunter region of New South Wales, with the median house price growing 14.5%* in the last 12 months to $750,000*. Newcastle is the largest city in NSW outside of Sydney and a key growth region, with a population of 178,935 and a Gross Regional Product of $22.11 billion. The city's population is forecast to grow to more than 205,000 by 2046, underpinning sustained residential demand.

Property Highlights

Site Area	685sqm*
Zoning	R2 Low Density Residential
Frontage	15 metres*
Planning Authority	City of Newcastle

Offers over $610,000

Contact

Leo Guzman	Will Carman
0420 412 047	0477 666 355

* Approx

District

Prime Infill Residential Development Site

Beresfield NSW, 25 Greville Street

Rare Vacant Landholding

25 Greville Street comprises a 684sqm* infill landholding in the established Newcastle suburb of Beresfield. The regular, level lot offers a shovel-ready residential development opportunity within an existing suburban neighbourhood, with a generous 15.76m* frontage well suited to a quality new home or dual-occupancy development (STCA).

The site is zoned R2 Low Density Residential under the City of Newcastle planning scheme and is well positioned approximately 22km* from the Newcastle CBD, with Beresfield railway station providing direct rail access to Newcastle and Maitland.

Beresfield is a family-friendly suburb in Newcastle's growth corridor in the Lower Hunter region of New South Wales, with the median house price rising 14.8%* in the last 12 months to $720,000*. Newcastle is the largest city in NSW outside of Sydney and a key growth region, with a population of 178,935 and a Gross Regional Product of $22.11 billion. The city's population is forecast to grow to more than 205,000 by 2046, underpinning sustained residential demand.

Property Highlights

Site Area	684sqm*
Zoning	R2 Low Density Residential
Frontage	16 metres*
Planning Authority	City of Newcastle

Offers over $610,000

Contact

Leo Guzman
0420 412 047

Will Carman
0477 666 355

* Approx

Shovel-Ready Residential Opportunity

Windale NSW, 12 Neikah Place

An Established Residential Pocket

12 Neikah Place comprises a 695sqm* infill landholding in the established suburb of Windale, within the City of Lake Macquarie. The regular, level parcel offers a shovel-ready residential development opportunity within an existing suburban neighbourhood, well suited to a quality new home (STCA).

The site is zoned R2 Low Density Residential under the Lake Macquarie planning scheme, providing opportunity for residential development. It is positioned within Greater Newcastle, approximately 10 minutes from Newcastle and a short drive to Charlestown's retail and commercial precinct.

Windale sits within the Lake Macquarie LGA, one of the largest councils in the Hunter region, home to more than 222,000 residents and forecast to grow to approximately 260,000 by 2046. The City generates a Gross Regional Product of $17.35 billion and continues to attract strong residential demand, underpinned by its coastal lifestyle, beaches and established infrastructure.

Property Highlights

Site Area	695sqm*
Zoning	R2 Low Density Residential
Frontage	11 metres*
Planning Authority	Lake Macquarie City Council

Offers over $583,000

Contact

Leo Guzman
0420 412 047

Will Carman
0477 666 355

* Approx

Premium DA Approved Childcare

Baulkham Hills NSW, 9 Cook Street

Substantial 1,560sqm* Landholding

The subject site comprises a 1,560sqm* landholding at Baulkham Hills, zoned R3 Medium Density Residential, and benefits from a Development Approval for the construction of a two-storey 100-place childcare facility. The approval provides a turnkey opportunity for developers and operators seeking to capitalise on strong demand within a well-established residential catchment.

The property presents as a highly accessible and well-positioned development opportunity, offering flexibility in delivery and strong underlying fundamentals for childcare use. With approval in place, purchasers are afforded the ability to expedite development timelines and minimise planning risk, making it an attractive proposition within the current market.

Situated approximately 30km* north-west of the Sydney CBD, Baulkham Hills is a highly sought-after Hills District location, characterised by strong population growth, established infrastructure, and proximity to key arterial roads, including Windsor Road and the M2 Motorway. The area is well-serviced by public transport and benefits from a family-oriented demographic, supporting long-term demand for childcare and essential community services.

Property Highlights

Site Area	1,560sqm*
Zoning	R3 Medium Density
DA Approved	100 Places
Building Height	9 metres*

Expressions of Interest

Closing 4pm (AEST) Wednesday 2 September 2026

Contact

Lord Darkoh
0434 675 724

Adrian Cabral
0414 579 517

Ray Ahsan
0402 270 888

* Approx

DA-Approved 60 Place Childcare Development

North Nowra NSW, 22 Mcmahons Road

Well Designed 60 Place Centre

22 McMahons Road is a 1,040sqm* landholding with 17.04m* of frontage to McMahons Road. Development approval is in place for a modern two-storey long day care centre licensed for 60 places, with an existing dwelling tenanted at $600 per week to offset holding costs prior to construction.

The 2km catchment contains only 2 long day care facilities with 78 combined places, producing a ratio of 6.50 children aged 0 to 5 per available place, well above the NSW average of 2.69 and national average of 2.58. With 6.24% of the local population aged 0 to 4 years (NSW average 5.73%), unmet demand is acute.

The property sits 580m* from North Nowra Public School, with 6 schools within a 3km radius and approximately 5km* to Nowra CBD. The Shoalhaven area is underpinned by more than $900M in committed public infrastructure and a population forecast to grow more than 30% to 142,936 by 2051.*

Property Highlights

Site Area	1,040 sqm*
Zoning	R3 Medium Density
DA Approved	60 Places
Building Height	15 metres*

Expressions of Interest

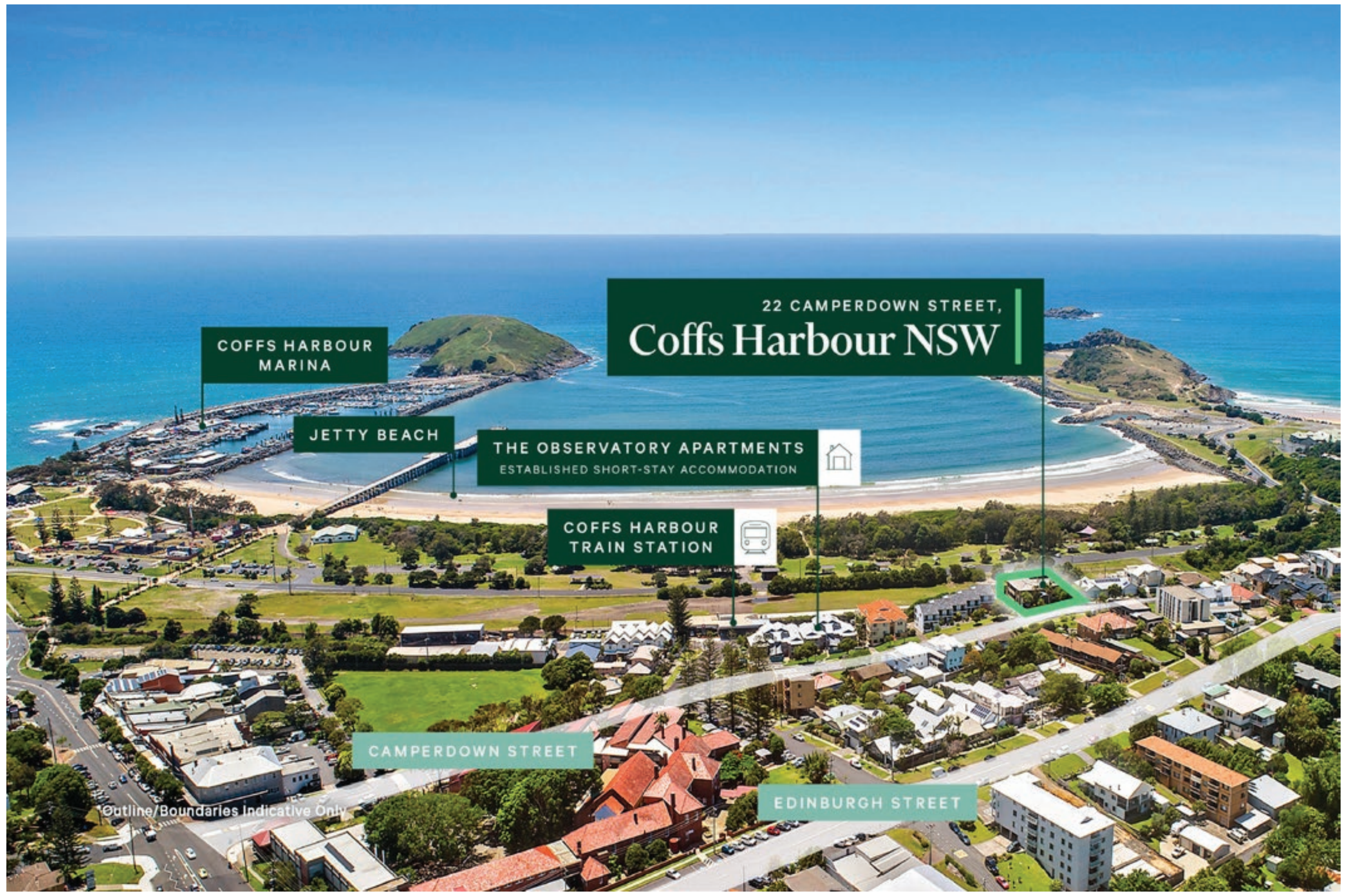
Closing Mid August 2026

Contact

Lord Darkoh
0434 675 724

John Ingui
0486 011 406

* Approx



Blue-Chip Beachside Block of Apartments

Coffs Harbour NSW, 22 Camperdown Street

Income-Producing Freehold Block

22 Camperdown Street presents a blue-chip beachside freehold block of seven residential apartments within the tightly held Coffs Harbour Jetty precinct. Occupying a substantial 1,476sqm* landholding with a 32m* frontage to Camperdown Street, the property offers strong holding income of approximately $200,000 per annum gross*, with elevated outlooks across Jetty Beach and the Pacific Ocean.

The property holds active DA approval for a boutique 10-apartment development, offering multiple value-add opportunities — strata subdivision and sell-down, repositioning, or progressing the approved development (STCA). Significant recent capital investment includes a new roof, full exterior repaint and refurbished common areas.

Positioned within walking distance of Jetty Beach, the Marina and the renowned Jetty Strip dining precinct, the property sits moments from the Coffs Harbour CBD and the $82 million Yarrila Place civic precinct. It stands to benefit from the ongoing Jetty Foreshore revitalisation and the transformative $2.2 billion Coffs Harbour Bypass.

Property Highlights

Site Area	1,476sqm*
Zoning	R1 General Residential
Net Income	approx. $200,000 pa gross*
DA Approval	10 apartments

Expressions of Interest

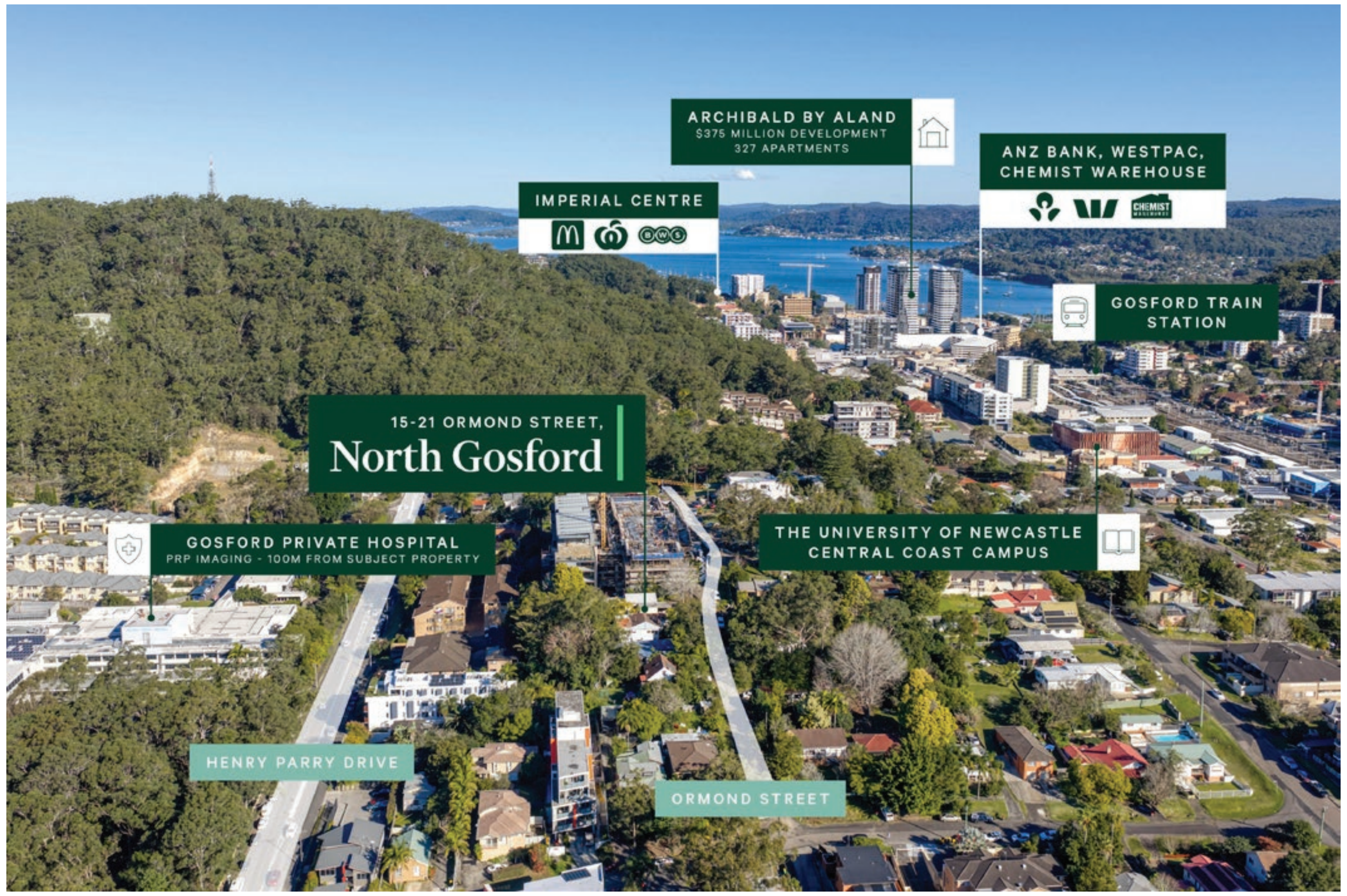
Closing 3pm (AEST) Thursday 10 September 2026

Contact

Lord Darkoh
0434 675 724

Ray Ahsan
0402 270 888

* Approx



Landmark Residential Development Site

North Gosford NSW, 15-21 Ormond Street

Gosford Health Precinct & Growth Corridor

15–21 Ormond Street comprises a substantial 2,693sqm* landholding with approximately 61m* of prominent frontage, offering an expansive and highly flexible development canvas. The site is zoned R1 General Residential with a maximum building height of 12m* and an FSR of 1.5:1, suitable for a range of residential built forms (STCA), with a minimum 550sqm* lot size supporting Torrens title subdivision.

The property sits at the epicentre of the Central Coast's premier health precinct, immediately adjacent to Gosford Private Hospital and moments from the recently redeveloped Gosford Public Hospital and the University of Newcastle Central Coast Health Campus. It is within walking distance of Gosford Train Station (approx. 1km*), with direct rail access to the Sydney CBD in approximately 90 minutes.

North Gosford is experiencing strong development momentum, with more than $500 million invested since 2014 and a major Gosford City Centre rezoning underway. The Central Coast population of 354,803 is forecast to reach 412,502 by 2046.

Property Highlights

Site Area	2,693sqm*
Zoning	R1 General Residential
FSR	1.5:1
Frontage	61 metres*

Expressions of Interest

Closing 3pm (AEST) Friday 4 September 2026

Contact

Lord Darkoh
0434 675 724

Ray Ahsan
0402 270 888

* Approx

Shovel Ready Development Opportunity - Aura, Sunshine Coast

Aura Boulevard & Central Parkway, Nirimba QLD

Property Details

CBRE are pleased to exclusively offer to market a unique opportunity to be a part of Stockland's largest masterplanned community – Aura on the Sunshine Coast.

This is the first stage of the Aura Central medium density precinct - stage 1 holds Compliance Assessment (MCU-equivalent) approval from Economic Development Queensland, covering 64 townhomes within a 64-lot approval.

Aura is currently home to over 14,000 people, with 50,000 residents planned over 20,000 dwellings on project completion. The community already includes a neighbourhood retail centre, multiple education institutions, sports and recreation parks. A major town centre and rail connection to Brisbane are underway.

Opportunities for external developers have traditionally been limited in this sought after masterplanned community – the gateway to growth on the Sunshine Coast.

Property Highlights

Site Area	14,560sqm*
Approval Status	Compliance Assessment (MCU equivalent) Approved
Lot Plan	Lot 4 SP357739
Planning Authority	EDQ

Expressions of Interest

Closing 4pm (AEST) Thursday 27 August 2026

Contact

Louisa Blennerhassett
0447 904 552

Will Carman
0477 666 355

* Approx


Artist impression for illustration purposes only


Artist impression for illustration purposes only

Hervey Bay Infill Residential Development Opportunity

47-95 Urraween Road, Urraween QLD

Prime Hervey Bay Residential Opportunity

CBRE on behalf of Economic Development Queensland is bringing to market 47-95 Urraween Road, a premium residential development opportunity in Urraween. The development site is positioned at the rear of the TAFE Hervey Bay campus and is surrounded by both essential and established amenity. The site is well positioned to support approximately 175 potential residential dwellings, helping to accommodate the growing population across the broader Hervey Bay area.

Located just 2.4km from Stockland Hervey Bay Shopping Centre, the property benefits from strong lifestyle amenity, excellent transport connectivity, and close proximity to key employment and education hubs. The site is also situated within approximately 4km* of Hervey Bay Golf Club, Hervey Bay Sports Club, and Seafront Oval. Furthermore, the landholding enjoys exceptional access to Hervey Bay's premier coastal attractions, including Torquay Beach, Scarness Beach, and Point Vernon & Gatakers Bay, enhancing its appeal as a highly connected and amenity-rich location.

Property Highlights

Site Area	8.8ha*
Zoning	Community Facilities 1
Development Outcome	175* Potential Development Dwellings

Request for Proposals

Closing 5PM (AEST) Tuesday 29 September 2026

Contact

Will Carman
0477 666 355

John Nucifora
0490 196 034

Request for Proposal Here

* Approx

Cairns Residential Development Opportunity

Lot 3 Bunya Close, Bentley Park (Cairns) QLD

Cairns Residential Development Opportunity

Lot 3 Bunya Close comprises a 640sqm* infill landholding in the growing and thriving suburb of Bentley Park. The landholding provides a residential development opportunity within an existing suburban neighbourhood.

The site is zoned Low Density Residential under the Cairns Regional Council planning scheme, supporting the development of a dwelling house and offering an opportunity to deliver a new residence within an established suburban setting.

Bentley Park is a family-friendly suburb in Cairns' southern corridor in Northern Queensland. The suburb has proven to experience strong residential demand with the median house price growing at just under 15% in the last 12 months to $728,000*, along with median unit prices increasing to $491,000* with a substantial 13.5% growth in the last 12 months also.

Property Highlights

Site Area	640sqm*
Zoning	Low Density Residential
Frontage	20 metres*
Planning Authority	Cairns Regional Council

Offers over $320,000

Contact

Will Carman
0477 666 355

John Nucifora
0490 196 034

* Approx

Residential House Lot in Emerging Community

Lot 7 Bunya Close, Bentley Park QLD

Residential Development Opportunity

7 Bunya Close comprises a 640sqm* infill landholding within the established and rapidly growing suburb of Bentley Park. Situated within an existing residential neighbourhood, the property presents a compelling opportunity for residential development in a location benefiting from strong underlying demand and continued population growth. The site is zoned Low Density Residential under the Cairns Regional Council Planning Scheme, supporting the development of a dwelling house and offering an opportunity to deliver a new residence within an established suburban setting.

Located within Cairns' thriving southern growth corridor, Bentley Park is a well-established, family-oriented suburb that continues to attract strong owner-occupier and investor interest. The suburb has experienced significant residential market growth, with the median house price increasing by almost 15% over the past 12 months to $728,000*. The unit market has also demonstrated strong performance, with the median unit price rising to $491,000*, representing annual growth of 13.5%*.

Property Highlights

Site Area	640sqm*
Zoning	Low Density Residential
Frontage	20 metres*
Planning Authority	Cairns Regional Council

Offers over $320,000

Contact

Will Carman
0477 666 355

John Nucifora
0490 196 034

* Approx

Substantial DA-Approved Residential Landholding

34A Woodlands Way, Parkwood QLD

Residential Development Opportunity

34A Woodlands Way, Parkwood comprises a substantial 4,019sqm* vacant landholding with an existing Development Approval for a five-dwelling residential development incorporating associated resident and visitor parking. The approved scheme comprises approximately 910sqm* of gross floor area across a two-storey building.

The property is strategically positioned approximately 3km* from Griffith University and the Gold Coast University Hospital precinct, one of Southeast Queensland's largest health, education and employment hubs, and approximately 9.5km* from the Gold Coast CBD. The site's proximity to major medical infrastructure, employment centres and essential services supports strong long-term residential demand.

Benefiting from convenient access to the M1 Pacific Motorway, the property offers strong connectivity throughout the Gold Coast and direct access to Brisbane, supporting both resident accessibility and commuting convenience.

Property Highlights

Site Area	4,019sqm*
Zoning	Rural Residential
Frontage	5 metres*
Approved GFA	910sqm*

Offers over $1,250,000

Contact

Will Carman
0477 666 355

John Nucifora
0490 196 034

* Approx

Prime Corner Opportunity, 842sqm* Vacant Site on the Bellarine Peninsula

Clifton Springs VIC, 48 Dandarriga Drive

Ideally Positioned Near the Beachfront

Premium Coastal Lifestyle Block, New Home / Development Opportunity. Positioned within one of Clifton Springs' most desirable residential precincts, this exceptional vacant landholding of 842.5sqm* presents a rare opportunity to create your dream coastal residence or explore future development potential (STCA).

Significant appeal for owner-occupiers, investors and developers alike. With generous dimensions and a desirable setting, the site provides flexibility for a range of residential outcomes on this rare corner allotment with potential ocean views and proximity to:

- Clifton Springs Golf Club
- Clifton Springs Marina and Boat Harbour
- The Dell and surrounding coastal walking trails
- Clifton Springs Shopping Centre
- Quality schools and childcare facilities
- Local parks and recreation reserves
- Medical and allied health services
- Public transport connections
- Easy access to Geelong and the wider Bellarine Peninsula

Property Highlights

Site Area	842.5sqm *
Zoning	General Residential 1
Lease Terms	Vacant Land
Planning Authority	Greater Geelong

For Sale by Expressions of Interest Guide Price $425,000-$465,000

Contact

Rachael Fabbro
0412 547 690

Matthew Wright
0458 290 588

View the SOI

* Approx

Substantial 817sqm* Landholding Blue-Chip Flora Hill (Bendigo) Location

Flora Hill VIC, 6 Deakin Drive

Generous dimensions of 21.5m* x 38m*

Prime Flora Hill Opportunity: Lifestyle / Investment / Development Potential, this thriving residential setting provides flexibility to create an exceptional family home, or explore future development opportunities (STCA).

One of Bendigo's most established residential precincts for premium lifestyle residence, multi-generational living arrangement, or strategic investment with long-term growth potential.

Renowned for its strong owner-occupier appeal and proximity to Bendigo's major employment/education hubs and amenities:

- La Trobe University Bendigo Campus
- Bendigo South East College
- Bendigo TAFE
- Strath Village Shopping Centre
- Kennington Reservoir and surrounding walking trails
- Bendigo Creek Trail network
- Local parks and recreational facilities
- Schools and childcare centres
- Medical and allied health services
- Public transport connections
- Bendigo CBD, dining and entertainment precincts

Property Highlights

Site Area	817sqm*
Zoning	General Residential
Frontage	21.5 metres*
Planning Authority	Greater Bendigo

For Sale by Expressions of Interest
Guide Price $315,000-$345,000

Contact

Rachael Fabbro
0412 547 690

Matthew Wright
0458 290 588

View the SOI

* Approx

District

Substantial 1,011.7sqm* Landholding Vacant Land with 20m* Frontage

White Hills VIC, 475 Napier Street

Versatile Opportunities (STCA)

Premium 1,011sqm* Block, New Home / Development Opportunity

Positioned in one of White Hills' most sought-after growth corridors, this exceptional vacant landholding presents a rare opportunity to create your dream lifestyle property, or investigate future development potential (STCA).

Located within the City of Greater Bendigo and zoned General Residential, the property offers significant scope for astute buyers, investors, and developers to consider subdivision opportunities, subject to the required council approvals. With generous dimensions and virtually flat allotment the site provides flexibility for a range of outcomes.

Enjoy the perfect balance of space and convenience, with the property located just moments from:

- Bendigo Botanic Gardens
- White Hills Recreation Reserve
- Lake Weeroona
- Bendigo Creek Trail
- Schools and childcare facilities
- Shopping centres and supermarkets
- Public transport
- Medical and allied health services

Property Highlights

Site Area	1,011.7sqm*
Zoning	General Residential
Frontage	20 metres*
Planning Authority	Greater Bendigo

For Sale by Expressions of Interest
Guide Price $560,000-$615,000

Contact

Rachael Fabbro
0412 547 690

Matthew Wright
0458 290 588

View the SOI

* Approx

Short Lease & No Options Offering Unlimited Upside

Belmont VIC, 105 High Street

Commanding Corner Position

The property features a commanding 805sqm* corner landholding with 62m* of dual street frontage, offering immediate holding income with no further options remaining on a short-term lease.

The Commercial 1 Zone landholding provides complete control to the incoming purchaser, allowing the flexibility to re-lease, occupy or develop (STCA).

Excellent exposure is provided to over 20,000** vehicles passing daily.

Indicative development drawings showcasing a possible repositioning of the existing hospitality building, and a drive-thru concept for QSR use are available upon request.

The property is ideally positioned in Geelong, the largest regional city in Victoria and just 2.5km* from the Geelong CBD.

Position perfect in the main retail and lifestyle hub of Belmont, close to multiple national retailers including Aldi, McDonald's, KFC, Subway, Dan Murphy's, Nando's and Belmont Village Shopping Centre anchored by Coles & Kmart.

Property Highlights

Site Area	805sqm*
Zoning	Commercial 1 Zone
Street Frontage	62m* Total Frontage

Expressions of Interest

Closing 2pm (AEST) Wednesday 19 August 2026

Contact

Scott Hawthorne
0400 861 048

Nathan Mufale
0421 224 354

JJ Heng
0411 059 116

* Approx

With offices across Australia, CBRE has a truly national understanding and unparalleled collective expertise.

CBRE

New South Wales

T 02 9232 6288
A Level 21, 363 George Street
Sydney, NSW 2000

T 02 8836 7800
A Level 4, 10-14 Smith Street
Parramatta, NSW 2150

T 02 1300 227 311
A Level 29, 177 Pacific Highway
North Sydney, NSW 2060

T 02 9289 3333
A 2B, 2-12 Lord Street
Botany, NSW 2019

Australian Capital Territory

T 02 6232 2733
A Level 4, 2 Constitution Avenue
Canberra, ACT 2601

Queensland & Northern Territory

T 07 3062 7325
A Level 3, Waterfront Place
1 Eagle Street, Brisbane, QLD 4000

T 07 3184 0139
A Ground Floor, 61-73 Sturt Street
Townsville, QLD 4810

T 07 4051 8922
A Level 1, Village Lane, 20 Lake Street
Cairns, QLD 4870

T 07 5581 2000
A Level 18, 50 Cavill Avenue
Surfers Paradise, QLD 4217

T 07 5457 5757
A Level 1, 17 Duporth Avenue
Maroochydore, QLD 4558

Victoria & Tasmania

T 03 9613 0400
A Level 34, 8 Exhibition Street
Melbourne, VIC 3000

T 03 8621 3333
A 61 Yarra Street
Geelong, VIC 3220

South Australia

T 08 8110 3301
A Level 20, 83 Pirie Street
Adelaide, SA 5000

Western Australia

T 08 9320 0000
A Level 25, 250 St Georges Terrace
Perth, WA 6000