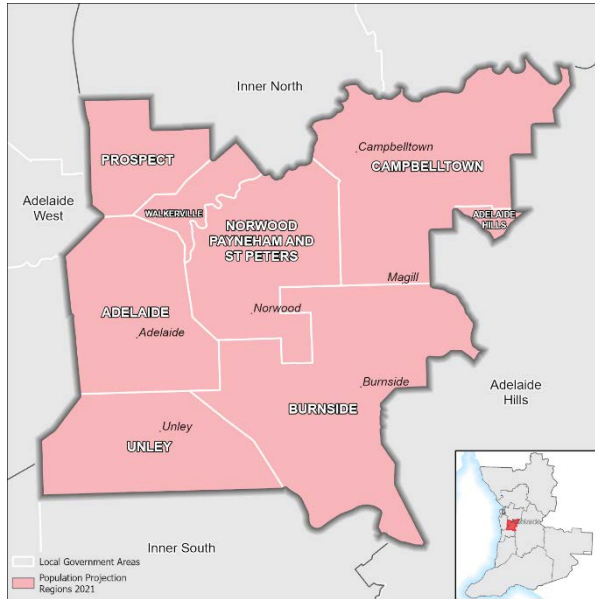
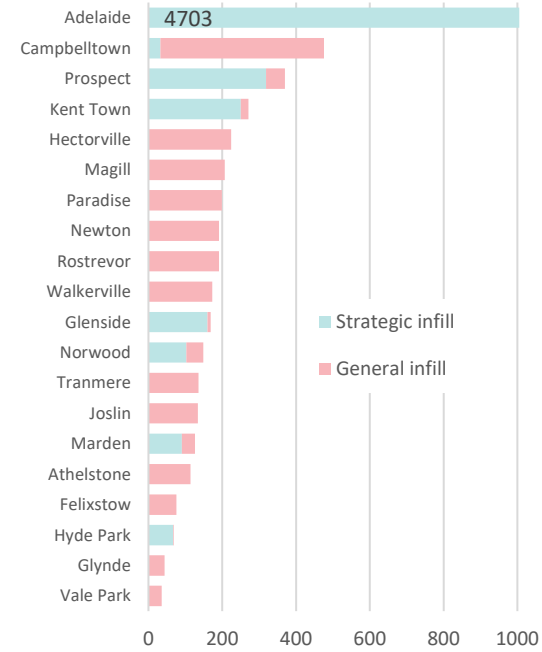


## URBAN INFILL – INNER METRO

The Inner Metro Region has grown by 1,754<sup>1</sup> net dwellings per year since 2017. This growth has been driven by capital city development and numerous other strategic infill developments (Prospect urban corridors, Kent Town, Glenside and Norwood) and general infill, particularly within Campbelltown LGA.



## NET DWELLING INCREASE BY SUBURB<sup>3</sup>, 2017-2021

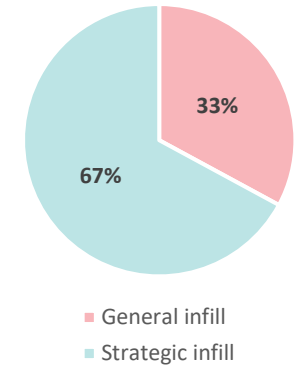


## DWELLINGS BUILT, 2017-2021



11,505 gross  
2,301 p.a.  
24% detached

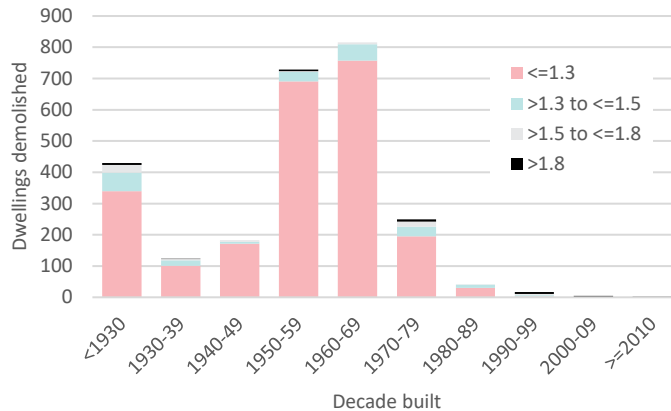
## DEVELOPMENT TYPE, 2017-2021 (NET)



## RECENT DEVELOPMENT TRENDS

### DEMOLITIONS, 2017-2021

- 547 p.a. (average)
- 1.9<sup>2</sup> – Replacement rate
- 82% of demolished dwellings:
  - Built before 1979
  - CV:SV ratio  $\leq 1.3$



## DWELLING CHARACTERISTICS, JUNE 2022

- 118,570 dwellings
- 18% built since 2010
- 50% built before 1979
- 12,850 (11% of total dwellings) have general infill potential

<sup>1</sup> net dwelling increase equals dwellings built minus dwellings demolished.

<sup>2</sup> replacement rate of 1.9 means that for every dwelling demolished, 1.9 new dwellings are built in its place.

<sup>3</sup> not all suburbs are included in the chart.

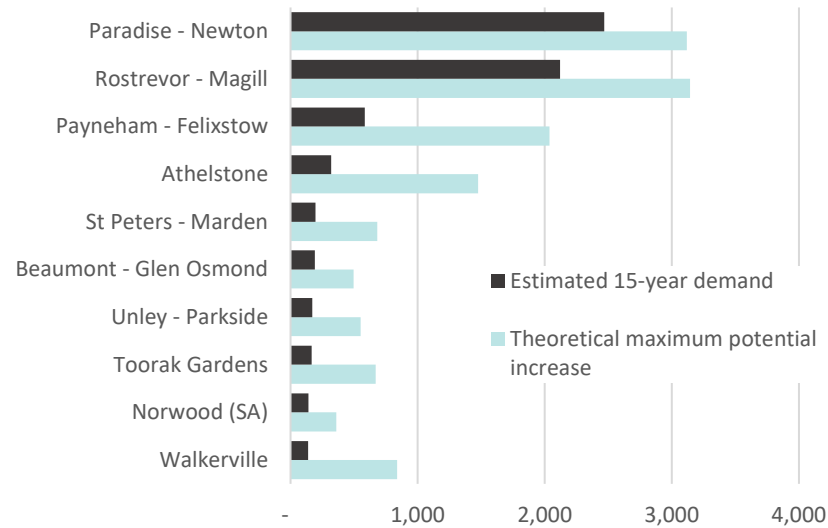
### GENERAL INFILL LAND SUPPLY

THEORETICAL MAXIMUM POTENTIAL INCREASE <sup>3</sup>	ESTIMATED 15-YEAR DEMAND <sup>5</sup>
16,400	7,400

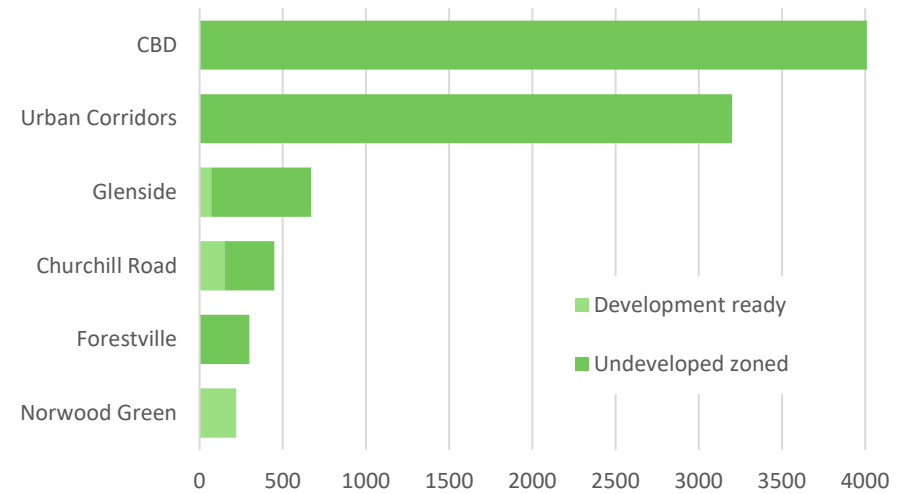
### STRATEGIC INFILL LAND SUPPLY

DEVELOPMENT READY	UNDEVELOPED ZONED	FUTURE URBAN GROWTH
2,600	23,450	0

### GENERAL INFILL LAND SUPPLY BY SA2



### STRATEGIC INFILL LAND SUPPLY BY KEY DEVELOPMENT FRONT



<sup>4</sup> the increase in dwellings that could be achieved should each parcel with potential be developed to its maximum capacity.

<sup>5</sup> Calculated using the rolling 5-year trend, extrapolated forward 15 years to estimate demand. Used as likely supply estimate.

NOTE: General infill land supply figures are based on filtered stock (dwellings built before 1990 and CV:SV ratio <=1.8). This stock is assumed most likely to be developed over the next 15 years.