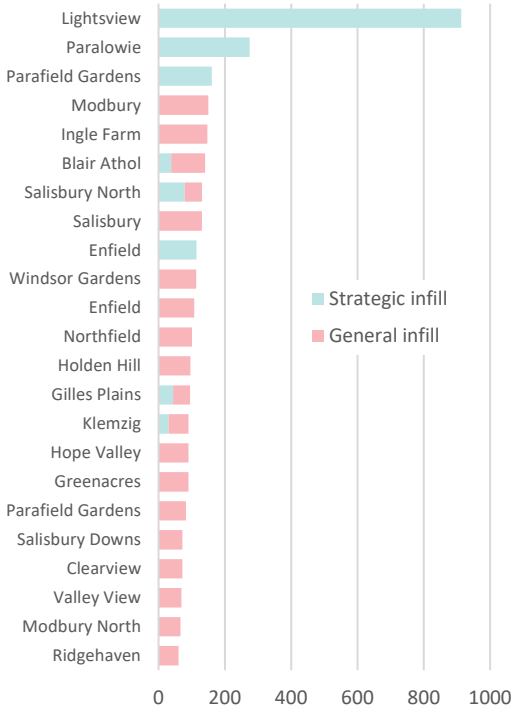
URBAN INFILL – INNER NORTH

The Inner North Region has grown by 852[1] dwellings per year since 2017. This growth has been driven by the Lightsview infill development along with other smaller strategic infill developments and widespread general infill. This region has the largest potential for general infill development, and it is expected this development type will increase over the next decade.

NET DWELLING INCREASE BY SUBURB[3], 2017-2021



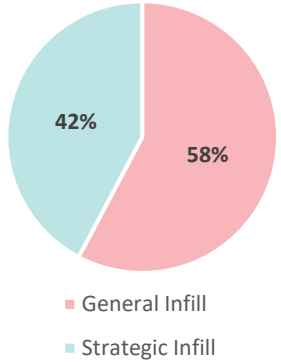
DWELLINGS BUILT, 2017-2021

7,125

1,425 p.a.

80% detached

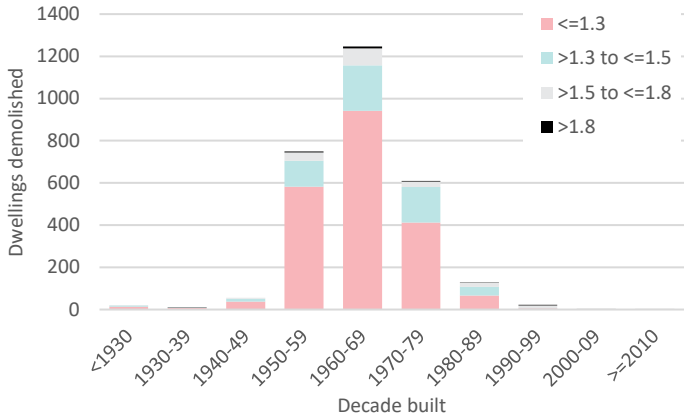
DEVELOPMENT TYPE, 2017-2021 (NET)



RECENT DEVELOPMENT TRENDS

DEMOLITIONS, 2017-2021

- **573** p.a. (average)
- **1.9**[2] – Replacement rate
- **85%** of demolished dwellings:
  - Built 1950-1979
  - CV:SV ratio <=1.5



DWELLING CHARACTERISTICS, JUNE 2022

- **134,770** dwellings
- **16%** built since 2010
- **37%** built 1950 to 1979
- **39,830** (43% of total dwellings) have general infill potential

[1] net dwelling increase equals dwellings built minus dwellings demolished.

[2] replacement rate of 1.9 means that for every dwelling demolished, on average 1.9 new dwellings are built in its place.

[3] not all suburbs are included in the chart.

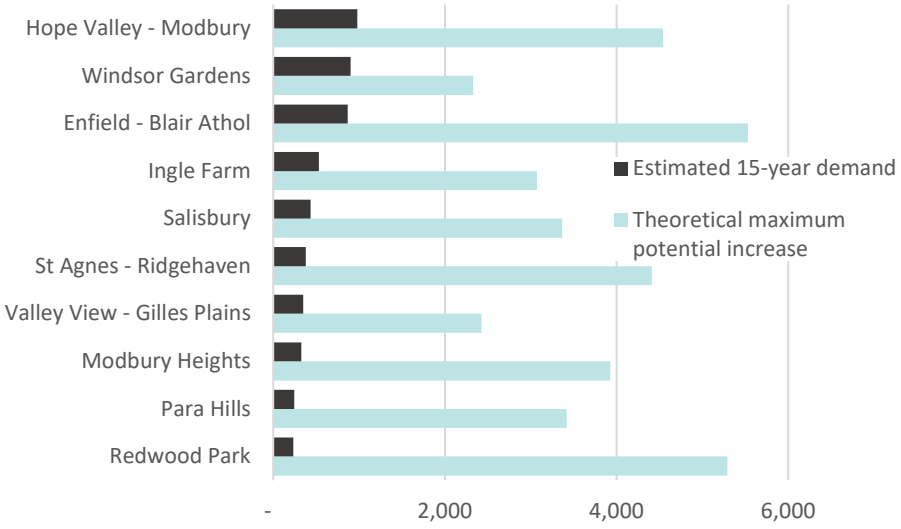
GENERAL INFILL LAND SUPPLY

THEORETICAL MAXIMUM POTENTIAL INCREASE[4]	ESTIMATED 15-YEAR DEMAND[5]
51,850	6,750

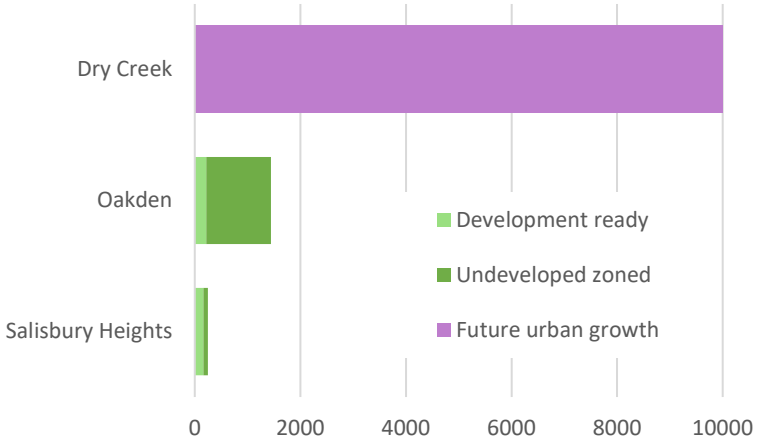
STRATEGIC INFILL LAND SUPPLY

DEVELOPMENT READY	UNDEVELOPED ZONED	FUTURE URBAN GROWTH
500	3,950	10,050

GENERAL INFILL LAND SUPPLY BY SA2



STRATEGIC INFILL LAND SUPPLY BY DEVELOPMENT FRONT



[4] the increase in dwellings that could be achieved should each parcel with potential be developed to its maximum capacity.

[5] 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.