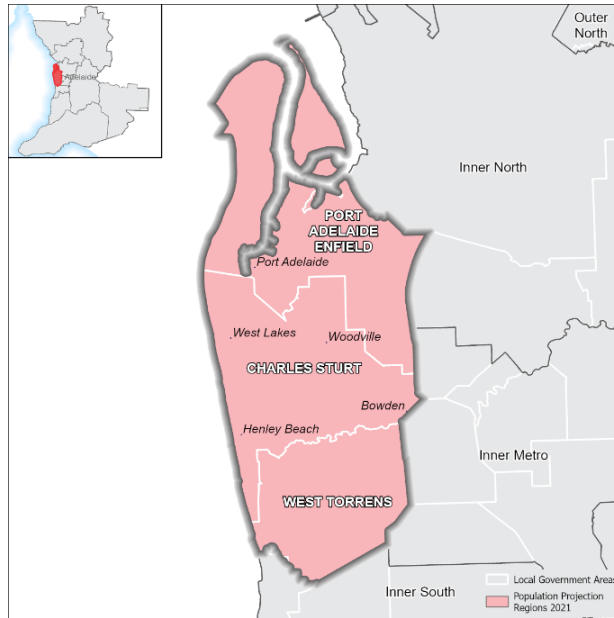


URBAN INFILL – ADELAIDE WEST

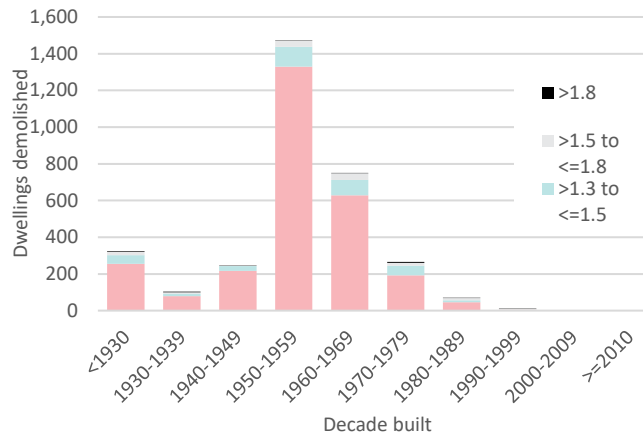
The Adelaide West Region has grown by 1,252¹ dwellings per year since 2017. This growth has been driven by numerous strategic infill developments (Bowden, West Lakes and St Clair) and widespread general infill. General infill is expected to continue with 22% of the existing dwellings having potential for development at higher densities.



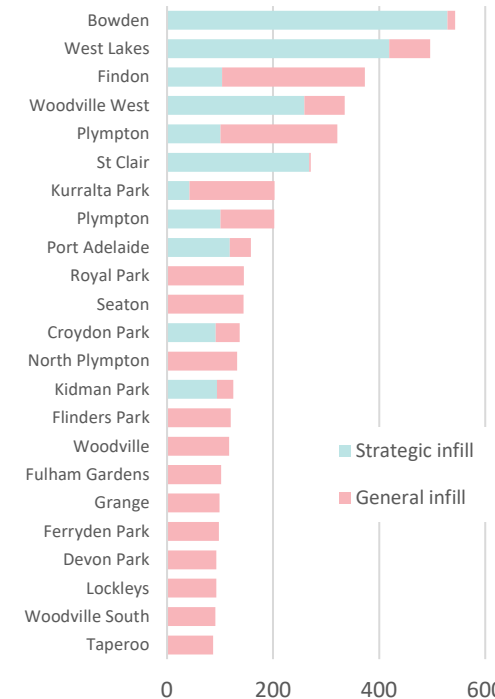
RECENT DEVELOPMENT TRENDS

DEMOLITIONS, 2017-2021

- **664** p.a. (average)
- **1.9²** – Replacement rate
- **66%** of demolished dwellings:
 - Built 1950-1979
 - CV:SV ratio <=1.3



NET DWELLING INCREASE BY SUBURB³, 2017-2021

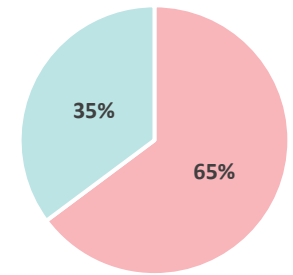


DWELLINGS BUILT, 2017-2021



9,581 gross
1,916 p.a.
60% detached

DEVELOPMENT TYPE, 2017-2021 (NET)



■ General Infill
■ Strategic Infill

DWELLING CHARACTERISTICS, June 2022

- **116,150** dwellings
- **19%** built since 2010
- **34%** built 1950 to 1979
- **25,300** (22% 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.

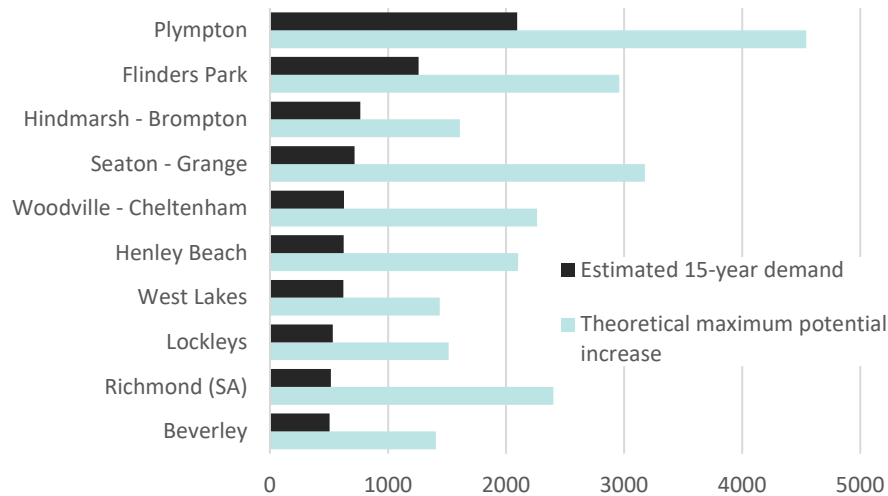
GENERAL INFILL LAND SUPPLY

THEORETICAL MAXIMUM POTENTIAL INCREASE ⁴	ESTIMATED 15-YEAR DEMAND ⁵
32,300	11,050

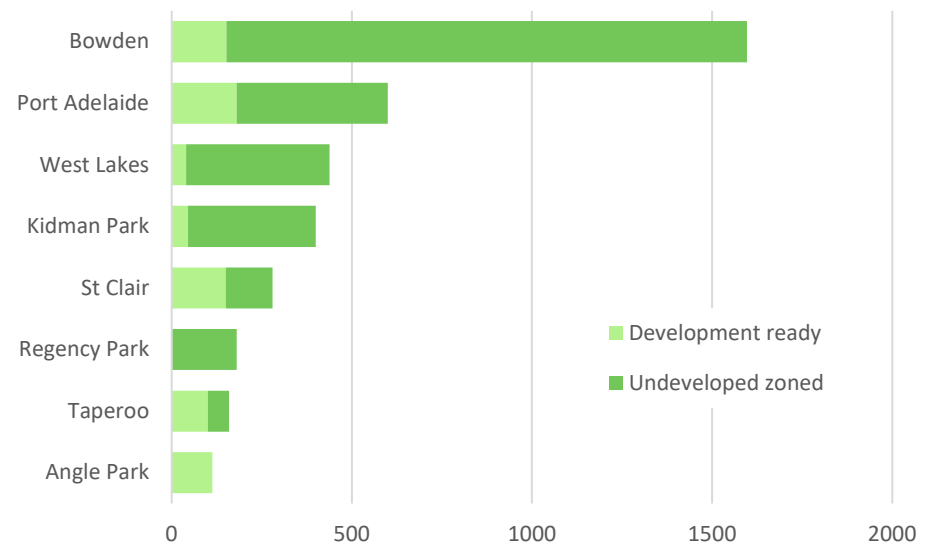
STRATEGIC INFILL LAND SUPPLY

DEVELOPMENT READY	UNDEVELOPED ZONED	FUTURE URBAN GROWTH
4,400	5,175	825

GENERAL INFILL LAND SUPPLY BY SA2



STRATEGIC INFILL LAND SUPPLY BY KEY 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.