

Key Services

Economic Impact Analysis

Retail Assessment

Financial Analysis and
Feasibility Studies

Market Research

Demographic Trends and
Analysis

Supply & Demand
Analysis

Infrastructure Needs
Assessments

Infrastructure Investment
Impacts

Highest & Best Use
Studies

Tourism Studies

Property Research

Community Engagement

Economic and Research

Holmes Dyer provides a wide range of economic research capabilities which draw upon skills and experience gained over 35 years in local and State Government and the development sector. We assist our clients in making informed decisions on property transactions, public and private sector projects investments, infrastructure delivery and community service provision.

Project research varies from local studies into the opportunities for an individual property to the investigation of international projects and trends.

Our range of services include:

- Employment, investment and multiplier impacts of urban development projects
- Consequences of new infrastructure investment
- State taxation and council rate revenue projections arising from new development
- Feasibility studies for residential, commercial and industrial projects,
- including discounted cash flow analysis, profit and loss projections, project viability, development margins and peak debt requirements
- Retail studies, involving catchment area analysis, trade performance, turnover projections and floorspace demand
- Centres analyses, addressing demographic trends and retail spending, centre performance, governance and policy requirements
- Market research, including primary and secondary research methods and qualitative and quantitative research, on-site interviews, telephone surveys, online and mail out surveys, workshops and focus groups
- Demographic research, population trends and projection of future populations and demographic characteristics
- Supply and demand for residential, commercial and industrial land and floorspace
- Infrastructure supply and demand for new projects and new communities,

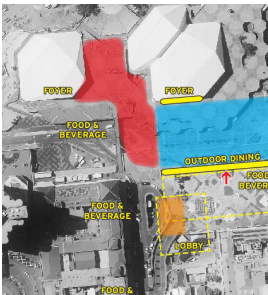
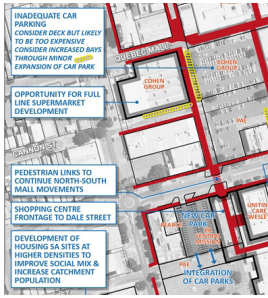
Economic and Research

including key service infrastructure, road and transport requirements, community services and facilities and recreation and open space requirements

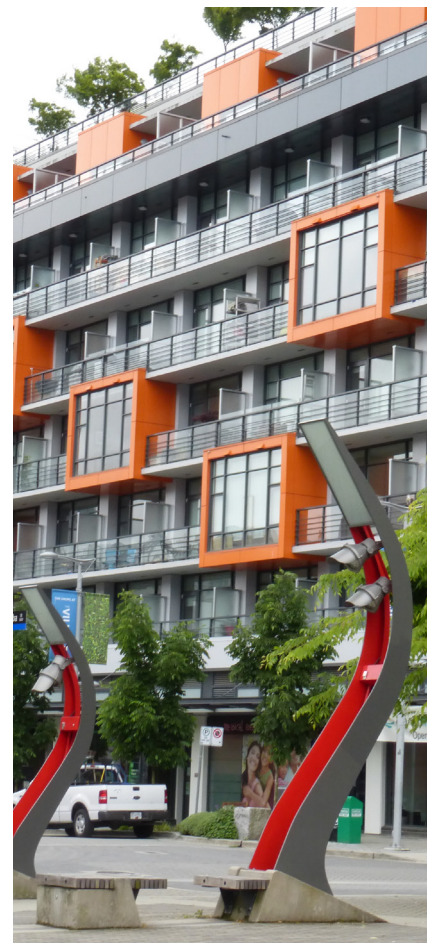
- Infrastructure delivery negotiation, costings and responsibility allocations for complex, multiple ownership precincts in infill and fringe locations
- Land development and investment opportunities arising from investment in key transport

interchanges and infrastructure

- Visitation levels, spending levels and occupancy rates for tourist development projects and investment in tourist precincts and facilities
- Establishment of the highest and best use of properties or precincts based on property research, planning policies, infrastructure availability and identification of opportunities provided by population, policy and governance changes

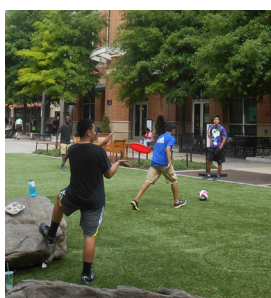


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Project Examples



Economic Research

- Royal Adelaide Hospital Relocation – Impact on East End
- Royal Adelaide Hospital Relocation – Impact on Hindley Street
- Replacement Land Use Strategy to Reinstate East End Economic Activity
- Port Adelaide Centre Revitalisation Strategy
- Introduction of Transit Network
- Relocation of Employment
- Release of Surplus Government Land Holdings
- Commercial Development & Employment Analysis for Playford North
- Greater Edinburgh Parks Strategic Plan
- Roseworthy Economic Development & Retailing Assessment
- Economic Impact of Roseworthy Township Development
- Economic Impact of Wallaroo Shores Development
- Employment Strategy for Mt Barker
- Wilton New Town Employment Strategy
- Employment & Investment for the Local and State Economies arising from the Marina Regency Hotel Development
- Economic Benefits of Development
- Development Impact of PANSOPS (Aircraft Flight Zone)
- Impact of Heritage Listing on the Development Potential of the City
- Riverbank Precinct Car Parking Demand

Retail

- Trends in Retail Delivery & Retail Policy Development
- Port Pirie Retail & Employment Study
- Wilton New Town Centres Strategy
- Seaford & Aldinga District Centres Analysis
- Rundle Mall Master Plan & Strategy
- Westfield Shopping Centre Cinema Demand Analysis

- Retail Modelling for hundreds of sites
- Seaford Meadows Main Street Development
- Northern Territory Store Opportunities
- Darwin
- Katherine
- Alice Springs
- Berri Retail Analysis for Bulky Goods Centre

Feasibilities

- St Andrews Residential Estate
- Tudor Vale Shopping Centre & Residential Estate
- Mitolo Residential Estate
- Prospect Mixed Use Infill Site
- Vision on Morphet Apartment Development
- Minda Campus Redevelopment
- Raptis Commercial, Retail, Showroom & Apartment Development
- Queen Adelaide Club Redevelopment
- Financial Evaluation of Alternative Office Sites for SA Water
- Review of Land Management Corporation Land Holdings
- Marden Medium Density
- Kingscote Wharf Redevelopment

Infrastructure

- Wollert Gas Pipeline Safety Management Strategy
- AAPT Telecommunications Rollout
- Vodafone Telecommunication Transceiver Station Rollout
- Infrastructure Needs Evaluation for Playford North Urban Release Area
- AAMI Stadium Precinct
- Brompton Village
- Mt Barker Township Expansion
- Roseworthy Township Expansion
- Infrastructure Funding Model for the Development Industry
- Port Augusta Township Infrastructure Strategy
- Infrastructure Strategy for a mixed industrial, commercial & residential development at Waterloo Corner

Economic and Research

Project Examples



Transport

- Tea Tree Plaza Interchange Master Plan
- Paradise Interchange Master Plan
- North West Rail Corridor-Analysis of Norwest & Bella Vista Station Environs Development Potential
- Transit Oriented Development International Research Examples
- Amsterdam Sud, Atlantic Station, Atlanta; NOMO, Washington DC; Ballston-Rosslyn, Washington DC; Pearl District, Portland; South Waterfront, Portland.
- Analysis of Development Activity precipitated by Tram Extension
- Transit Oriented Development Evaluation of Benefits
- Riverbank Precinct Development Opportunities
- Property Divestment Strategy for a large Education Establishment
- Industry location, Floorspace and Demand Analysis
- Strategic Review of Property Assets for a major not-for-profit organisation
- SA Water Relocation Options
- Rundle Mall User Validation Study
- Spending Habits of Royal Adelaide Hospital Precinct Users
- Broadhectare Land Supply and Demand for Metropolitan Adelaide

Demographic Analysis

- School Age Population Projections
- Two Wells
- Mt Barker
- Gawler River
- Growth Precinct Population and Demographic Characteristics
- Buckland Park
- Playford North
- Roseworthy
- Gawler East
- Brompton
- AAMI Stadium Precinct
- Aldinga

Community Infrastructure

- Mt Barker Community Needs Analysis
- Buckland Park Community Needs Analysis
- Playford North Community Needs Analysis
- The Parks Community Centre Redevelopment
- Virginia Community Infrastructure
- Kapunda Community Needs
- Brompton Community Services and Facilities Analysis

Property Research

- Salisbury Residential Needs Assessment
- Demand for Large Floorplate Office Accommodation
- Floorspace Efficiencies in Office Buildings
- Review of Industry Location and Operational Trends
- Land Supply & Affordability in Metropolitan Adelaide
- Affordable Housing Delivery Options
- Delivering Housing for Seniors
- Southern Residential Market Study-Land and Housing Product Options
- Mainstreet Zone Valuations

Tourism Research

- Marina Regency Hotel Analysis of Economic Impact
- Demand for 6 star Hotel Accommodation
- Review of Visitation, Economic Activity & Dining/Entertainment Floorspace in Southbank (Melbourne), Darling Harbour (Sydney), Woolloomooloo Wharf (Sydney), Southbank (Brisbane) & Waterfront Place (Brisbane)
- Evaluation of Visitation to the Festival Theatre Plaza Precinct
- Kangaroo Island Tourism Strategy
- State Tourism Plan