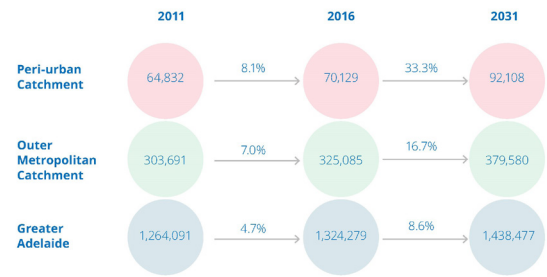




Figure 2 Population Growth between 2011-2031 for peri-urban and outer metropolitan catchment, ABS Census 2016, DPTI



Northern Adelaide Market Analysis

The Outer Adelaide Statistical Division of Metropolitan Adelaide is forecast to continue as the fastest growing region of South Australia and promises to deliver significant economic impact through a range of activities including urban development, agriculture, industrial development, research and education.

Holmes Dyer was engaged to optimise the mixed-use potential of a key land parcel in a recognised growth precinct and to provide diverse and affordable housing opportunities for a mixed demographic and growing employment base.

The market research was underpinned by a comprehensive analysis of supply and demand characteristics, to inform housing, land and accommodation products relevant to the likely market and future development of the area, and was framed by:

- Demographic analyses and forecasting;
- Land supply and demand assessment;
- Land and housing sales and rental activity review;
- Purchaser profile preparation; and
- Time scaled observations of land release and housing construction over time in similar markets.

The central focal point of the expansion area is a town centre comprising mixed use commercial and retail land uses, a new school and an education and innovation precinct. The centre will have links to a University, may include student housing and includes Wi-Fi enabled smart technology.