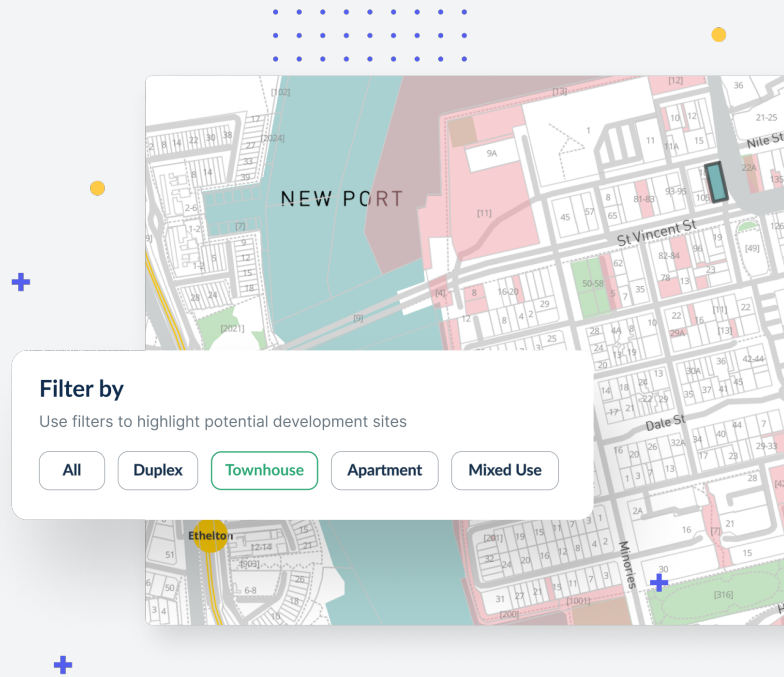


Port Adelaide Enfield Townhouses

Development Snapshot

The City of Port Adelaide Enfield currently has the highest construction activity rate of any LGA in South Australia



Summary

Population Makeup

Strong growth predicted for residents travelling outside for work (68% currently travel outside the LGA for work). With an average commute of 30 minutes, it's ideal for young families to establish a home.

Approvals

In the 21/22 FY, 852 residential buildings have been approved to be built with an average of 1,107 residential buildings being approved every year for the past 4 years

Overall 8.2% (FY) of all South Australia total building approvals are in the Port Adelaide LGA.

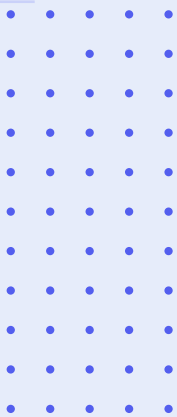
Development Projects

Powered by **Cordell**

Housing Mix	Projects	Estimated value
Townhouse	49	\$122,935,000
Apartment	1	\$3,360,000
Mixed Use	1	\$2,750,000
Office	42	\$247,062,000
Subdivision	7	\$28,630,000
Warehouse	18	\$27,510,000
Duplex/Other	44	\$151,913,000
Total	162	\$584,160,000

Duplex Rules*

Rule	Urban Renewel Neighbourhood	General Neighbourhood
Front Setback	3m	No more than 1m more than average setback on adjoining dwellings.
Side Setback	0.9m	0.9m
Rear Setback	3m	3m when site is under 300m ² 4m when site is 300m ² and above.
Height of building	9m	9m
Private open space	Less than 301m ² = 24m ² Greater than 301m ² = 60m ²	Less than 301m ² = 24m ² Greater than 301m ² = 60m ²
Site coverage	50%	60%
Minimum lot size	-	300m ²
Minimum street frontage	-	9m



*/code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse

1

Find Development Sites

Discover profitable, underdeveloped sites in minutes

High definition data visualisation

Visualise Australia's largest planning and zoning database on a single fast, high-fidelity map. Toggle on satellite imagery, flood zones, bushfire areas, heritage listings, contours and more.

Pinpoint profitable opportunities

Use our advanced filters to instantly highlight sites that you are comfortable working on. Filter by development potential, zoning, building type, floor space ratio, maximum building height and more.



2

Instantly Assess Sites

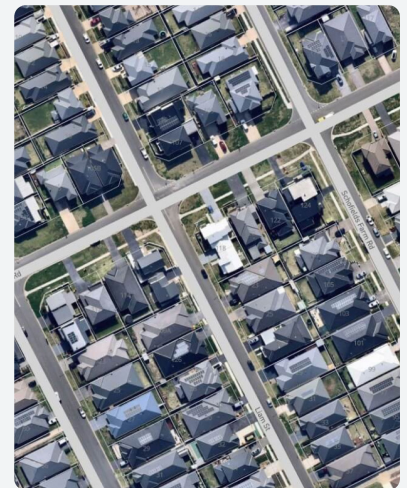
Rapid due diligence and feasibility calculation

1-Click due diligence reports

Everything you need to know about a site in one report, including zoning, planning controls, overlays, sales history, valuation estimate and references to government documents. Automatically estimate the development potential of any site.

Understand context & surrounds

Deep dive into local market and development activity with data from Domain, Commercial Real Estate, CoreLogic RP Data, Cordell Projects, BCI Australia and Nearmap - all on one platform.



3

Create Building Designs

Visualise concept designs in 3D and test scenarios

Instant 3D building designs

Generate concept designs for your project, including subdivisions, townhouses, duplex, terrace houses, manor houses, apartments, commercial buildings, mixed use, hotels, car parks and master plans.

Advanced analysis made easy

Automatically assess each building design for sunlight, cross-ventilation, building separation, ground shadows and more. Test scenarios and get a robust feasibility on your concept building designs.

