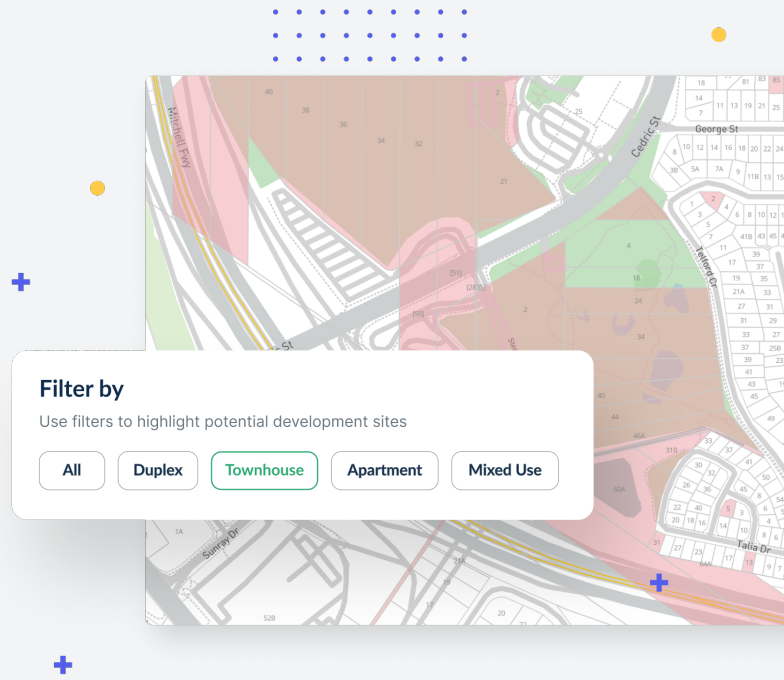


## Stirling Townhouses

# Development Snapshot

Stirling is a coastline LGA located 8kms north of Perth CBD, Western Australia.



### Summary

#### Population Growth

Stirling is the largest LGA by population in Western Australia.

#### Median Prices

Housing prices in the area have shot up dramatically since 2020, increasing to a median price value of \$885k from \$741k the previous year.

This represents an annual growth rate of 19.4%.

#### Residential Makeup

With over 1,700 hectares of open reserves, 600 hectares of bushland and 6.5kms from the coastline, this area will continue to attract residential development.

[Duplex Rules](#) ↓

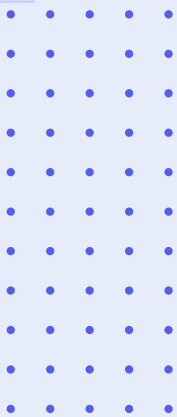
### Development Projects

Powered by **Cordell**

Housing Mix	Projects	Estimated value
Townhouse	26	\$120,590,000
Apartment	12	\$398,660,000
Mixed Use	7	\$367,290,000
Office	15	\$214,528,000
Subdivision	2	\$15,000,000
Warehouse	3	\$7,650,000
Duplex/Other	30	\$599,442,000
<b>Total</b>	<b>95</b>	<b>\$1,723,160,000</b>

## 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 <sup>2</sup> 4m when site is 300m <sup>2</sup> and above.
Height of building	9m	9m
Private open space	Less than 301m <sup>2</sup> = 24m <sup>2</sup> Greater than 301m <sup>2</sup> = 60m <sup>2</sup>	Less than 301m <sup>2</sup> = 24m <sup>2</sup> Greater than 301m <sup>2</sup> = 60m <sup>2</sup>
Site coverage	50%	60%
Minimum lot size	-	300m <sup>2</sup>
Minimum street frontage	-	9m



\*[www.dplh.wa.gov.au/getmedia/5926602c-ab14-46f0-be6f-56dc31c45902/SPP-7-3-R-Codes-Apartments](http://www.dplh.wa.gov.au/getmedia/5926602c-ab14-46f0-be6f-56dc31c45902/SPP-7-3-R-Codes-Apartments)

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

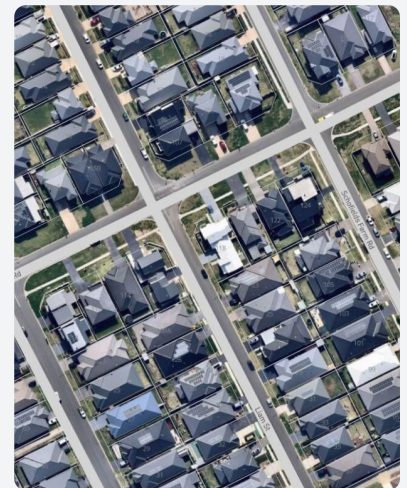
Rapid due diligence and feasibility calculation

### 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.

