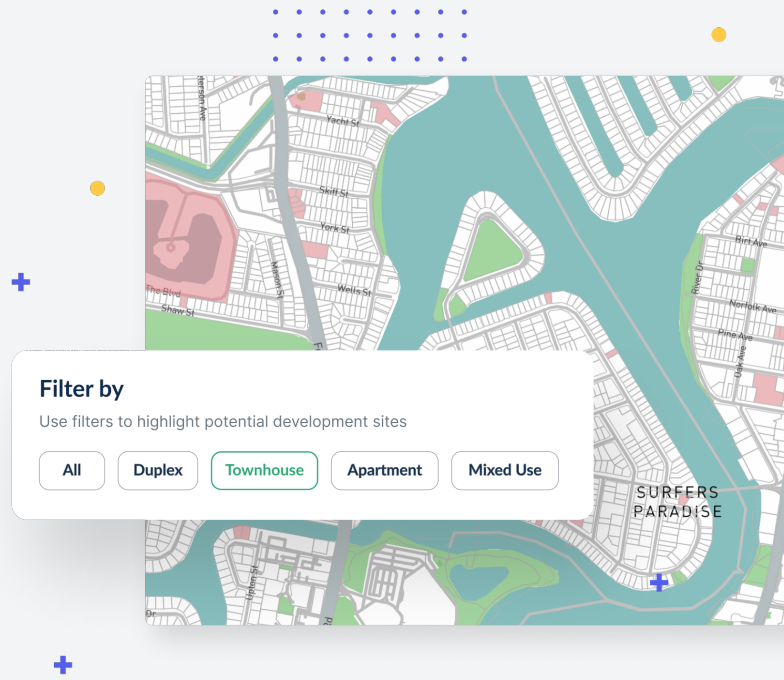


Gold Coast Townhouses

Development Snapshot

Gold Coast has over 55kms of beaches and is the second most populous local government area in Australia.



Summary

Population

A population of 630,000. From 2001 semi-detached and townhouses have averaged a growth of 18% every 5 years.

Geographical Advantages

55kms of beaches, 270kms of navigable waterways and access to 77,000 hectares of natural environment including a world heritage forest makes this LGA highly sought after for residential living.

Developments

Currently sitting at 7th highest number of construction projects in Australia.

[Multi dwelling Rules ↓](#)

Development Projects

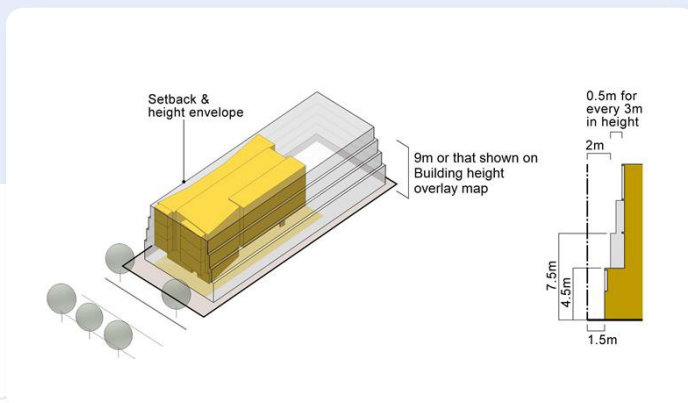
Powered by **Cordell**

Housing Mix	Projects	Estimated value
Townhouse	60	\$1,627,400,000
Apartment	159	\$9,082,333,000
Mixed Use	25	\$4,510,000,000
Office	55	\$695,872,000
Subdivision	28	\$160,804,000
Warehouse	20	\$114,650,000
Duplex/Other	124	\$1,627,400,000
Total	471	\$17,679,766,000

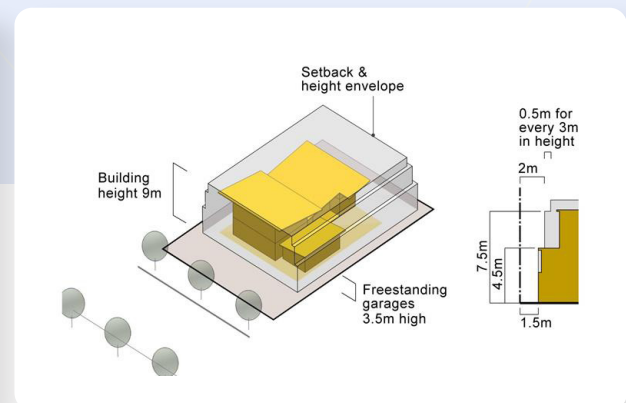
Multi dwelling Rules*

Rule	Low density zone	Medium density zone
Front Setback	6m	4m (excluding covered car parking) 6m for a covered car park
Side Setback	1.5m for Height of building up to 4.5 metres. 2m for HOB between 4.5m-7.5m. 0.5m for each additional 3m in height	1.5m for Height of building up to 4.5m, 2m for the part between 4.5 and 7.5m, 0.5m for every 3m over 7.5m
Rear Setback	4m ground floor	-
Height of building	9m	9m or 2 storeys
Private open space	5×5m ² per dwelling	-
Site coverage	50% of total	50% on lots of 400m ² and greater
Minimum lot size	600m (400m for dual frontage)	-
Minimum street frontage	20m	20m

Medium density



Low density



*www.cityplan.goldcoast.qld.gov.au/eplan/#/Start

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

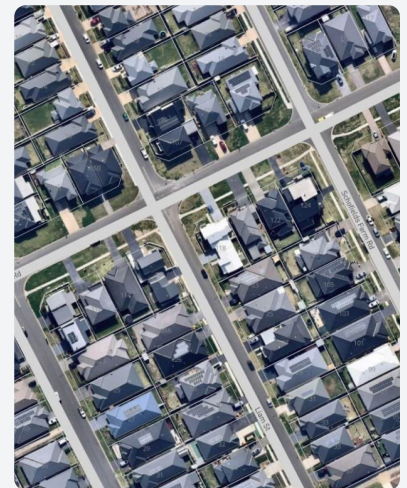
Rapid due diligence and feasibility calculation

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.

