



PROPERTY DEVELOPMENT POTENTIAL REPORT

This report has been prepared for the property located at:
45 Pretend Avenue, Adelaide, SA 5000

Customer Reference: N/A

Order ID: N/A

Date/Time: 06/04/2021 04:42PM

pointData.

📍 45 Pretend Avenue, Adelaide, SA 5000



PROPERTY DETAILS



CT Reference	CTXXXXXXX
Parcel ID	DXXXX/AXX
Lot Size	774 m²
Street Frontage	33.2 m
Year Built	1953
LGA	Council Name

Note: Parcel dimensions are based on cadastral boundaries. Street frontage refers to the longest boundary adjacent a public road. Parcel dimensions and street frontage may not accurately reflect title information, to confirm please seek advice from a qualified surveyor.



ESTIMATED PROPERTY VALUE

PointData's automated valuation model uses machine learning and up to 2,000 comparable property sales, historic data and neighbourhood and property specific qualities to determine an estimated property value. For more information visit: www.pointdata.com.au

The estimated property value range is reflective of the volume and quality of the data used to calculate this value. This value aims to be market realistic and is not the same as the capital value.



ESTIMATED LAND VALUE

● Land Value per m²: **\$757**

PointData's machine learning **Land Value Algorithm** determines the unique value of this property based on its size, shape and reflects locational features such as distance from the beach, schools, roads, transport and quality of an area (leafy suburbs, etc.).





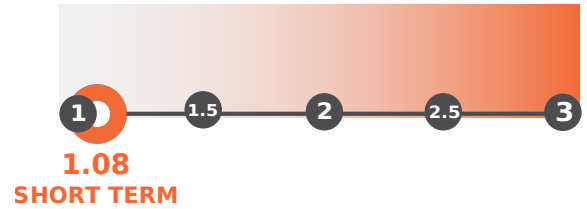
REDEVELOPMENT FEASIBILITY TIMELINE

The Redevelopment Feasibility Timeline reflects the optimum time to redevelop this property. The redevelopment index is indicative of the relationship between the Estimated Property Value and the Estimated Land Value.

Less than 1.3	SHORT TERM
1.3 to 2.0	MEDIUM TERM
Above 2.0	LONG TERM

If the Estimated Property Value is significantly higher than the Estimated Land Value it may not be worthwhile to redevelop the site in the short term because the site is considered to be over capitalised. While some sites may not be profitable to develop now, they may be profitable at some time in the future.

REDEVELOPMENT FEASIBILITY INDEX



Note: The index number does not represent the number of years.



PLANNING AND DESIGN CODE ZONING SUMMARY

The following zoning and overlays are relevant to this property:

Zone: Housing Diversity Neighbourhood

Sub-Zone: N/A

Overlays:

- > Affordable Housing
- > Airport Building Heights (Regulated)
- > Building Near Airfields
- > Prescribed Wells Area
- > Regulated and Significant Tree
- > Stormwater Management
- > Urban Tree Canopy

Note: see the **Additional Information** section of this report for more details regarding overlays which may impact on the potential subdivision yield identified in this report.



PLANNING AND DESIGN CODE DEVELOPMENT CRITERIA

The minimum site areas and minimum frontages identified are based on Code Assessed development criteria to inform and guide development. PointData recommends engaging with a Planner (Accredited Professional) to determine the appropriate assessment pathway for land division and/or dwelling type.

DWELLING TYPE	MIN. SITE AREA	CRITERIA SOURCE*	MIN FRONTAGE	CRITERIA SOURCE*
Detached	250 m ²	TNV	9.0 m	TNV
Semi-Detached	200 m ²	TNV	9.0 m	TNV
Row	150 m ²	TNV	5.0 m	TNV
Group	150 m ²	TNV	7.0 m	TNV
Flats	150 m ²	TNV	15.0 m	TNV

Criteria Source Definitions (within the Planning and Design Code)

TNV: Technical and Numeric Variations of site area and frontage which are spatially applied through the operation of the Code.

Sub-zone DPF: Designated Performance Feature pertaining to Site Dimension and Land Division Performance Outcomes.

Zone DPF: Designated Performance Feature pertaining to Site Dimension and Land Division Performance Outcomes.

Net Residential Density: Where no value is available for minimum site area or minimum frontage, but a 'net residential density' is applied, this net density is converted to an average site area per dwelling.

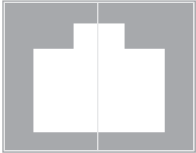
DWELLING TYPOLOGY DEFINITIONS



Street Frontage



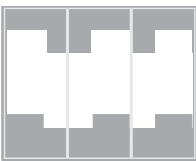
DETACHED DWELLING: a detached building comprising 1 dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road, or to a road proposed in a plan of land Carpark division that is the subject of a current development authorisation.



Street Frontage



SEMI-DETACHED DWELLING: means a dwelling a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road; and b) comprising 1 or 2 dwellings erected side by side, joined together and forming, by themselves, a single building.



Street Frontage



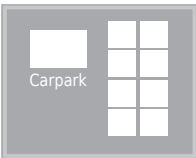
ROW DWELLING: means a dwelling a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road; and b) comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building.



Street Frontage



GROUP DWELLING: means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road.



Street Frontage



FLAT DWELLING: means a dwelling within a single building in which there are 2 or more dwellings.



REDEVELOPMENT OPTIONS

To determine the dwelling type, dwelling yield, site area and frontage width PointData reference property attributes against the minimum site areas and minimum frontages specified in the Planning and Design Code (see details in Planning and Design Code Development Criteria section). Only dwelling types permissible in accordance with Code Assessed development of the Planning and Design Code are shown.

DWELLING TYPE	DWELLING YIELD	SITE AREA	FRONTAGE WIDTH
DETACHED	2	387 m ²	16.6 m
SEMI-DETACHED	2	387 m ²	16.6 m
GROUP	2	387 m ²	33.2 m
FLATS	2	774 m ²	33.2 m
DETACHED	3	258 m ²	11.1 m
ROW	3	258 m ²	11.1 m
GROUP	3	258 m ²	33.2 m
FLATS	3	774 m ²	33.2 m
ROW	4	194 m ²	8.3 m
GROUP	4	194 m ²	33.2 m
FLATS	4	774 m ²	33.2 m
ROW	5	155 m ²	6.6 m
GROUP	5	155 m ²	33.2 m
FLATS	5	774 m ²	33.2 m

Note:

Other planning requirements that may impact on the developable envelope and dwelling yield that have not been considered include (but are not limited to): setbacks, private open space, access and parking, building height, landscaping, site coverage, stormwater management, etc. PointData recommends engaging a planner (Accredited Professional) to assess Planning and Design Code consent conditions. Relevant authorities assess development proposals against both qualitative and quantitative requirements of the Planning and Design Code which influence development outcomes. These include Desired Outcomes, Performance Outcomes and Designated Performance Features, all of which can be contained within Zones, Sub-zones, Overlays and/or General Development Policies.

For more information, please refer to the Planning and Design Code at code.plan.sa.gov.au

- > Analysis is limited to a maximum of 6 dwelling yield
- > If the site is large or irregular shaped this analysis may not be accurate. For irregular shaped parcels please contact enquiries@pointdata.com.au
- > Flat dwelling type assumes no land division
- > Land parcels under strata and community titles may not realise same value of increase due to shared ownership conditions

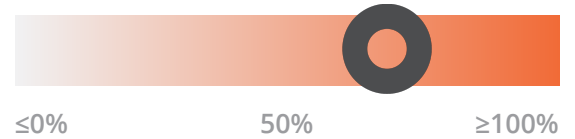


SUBDIVISION GROSS PROFIT INDEX

The gross profit index reflects the gross profit margin on the subject land as a result of subdivision. The index is calculated using the Estimated Property Value, the subdivided Land Value, a nominal fee for stamp duty and other government fees, and a nominal cost of \$25,000 per additional lot created from subdivision.

This indicator is only to be used as a guide and is subject to further analysis by qualified experts. The index does not include costs associated with demolition of existing structures or land access/preparation, agent or marketing fees, GST margin or holding costs.

GROSS PROFIT INDEX



MAXIMUM SUBDIVIDED VALUE: \$1,189,800



○	Maximum lots calculated:	5
○	Lot Area m²:	155 m²
○	Estimated Land Value per m²:	\$1,537
○	% Land Value uplift:	+ 103.0%
○	Estimated Land Value per lot:	\$238,000

The process of sub-division can increase the value of land. Location and amenity influences the amount of upside or improved value.

See [Page 8](#) for other options.



LAND SUBDIVISION ANALYSIS

The following subdivision options reflect the number of lots that can be created under the Planning and Design Code, but is restricted to observed development yields and market conditions within the neighbourhood. These may differ from the subdivision yields identified in the **Redevelopment Options** section of this report.

LAND SUBDIVISION VALUE		LAND PRICE UPLIFT	
SUBDIVISION INTO 2 LOTS			
Area per lot:	387 m ²	Total land value:	\$760,900
Land value per m ² :	\$983	Total land uplift:	\$174,700
Estimated value per lot:	\$380,400	Uplift percentage:	+ 30.0%
SUBDIVISION INTO 3 LOTS			
Area per lot:	258 m ²	Total land value:	\$945,300
Land value per m ² :	\$1,221	Total land uplift:	\$359,100
Estimated value per lot:	\$315,100	Uplift percentage:	+ 61.0%
SUBDIVISION INTO 4 LOTS			
Area per lot:	194 m ²	Total land value:	\$1,022,200
Land value per m ² :	\$1,321	Total land uplift:	\$436,000
Estimated value per lot:	\$255,500	Uplift percentage:	+ 74.0%
SUBDIVISION INTO 5 LOTS			
Area per lot:	155 m²	Total land value:	\$1,189,800
Land value per m² :	\$1,537	Total land uplift:	\$603,600
Estimated value per lot:	\$238,000	Uplift percentage:	+ 103.0%

Note these limitations:

The **Estimated Land Value** per lot does not include the cost of sub-division, taxes, duties and other costs or commissions.

The **Maximum Lots calculated** is subject to Planning and Design Code criteria identified in this report and other factors. If land lots are to be sold / developed separately the **Maximum Lots calculated** may reduce.

Land value is impacted by titling land ownership models. These value estimates are applicable only to Torrens Titled land parcels. Strata and Community titled land may not realise the same value of increase due to shared ownership conditions.

The analysis is limited to a maximum of 6 lots. If the site is large or odd shaped this analysis may not be accurate. For irregularly shaped parcels please contact enquiries@pointdata.com.au for further advice.

ADDITIONAL INFORMATION

This Property Development Potential Report is the first step of the property development process and should be used as a guide only. This report is only an indication of whether the property is worth developing. There are many important variables at play when calculating developability based on profit. The net profit results are highly dependent on the purchase price of the property or parcel.

If you are intending to only sub-divide this property, you may want to know more about:

- > What are the financial considerations?
- > Are there other subdivisions in the area?
- > Encumbrances/Easements listed against the property
- > Survey advice
- > Organisations that can assist you in the sub division process
- > Due diligence assessment of constraints;

Additional information on key overlays which may be relevant to this property can be found below.

Affordable Housing

Allotments covered by the *Affordable Housing* overlay can have the minimum site area specified for a dwelling reduced by up to 20%, or the maximum density per hectare increase by up to 20%, where it is to be used to accommodate affordable housing.

Aircraft Noise Exposure

Land division resulting in additional allotments is not permissible in areas with an *Australian Noise Exposure Forecast* value of 30 or more. For more information, visit <https://www.defence.gov.au/aircraftnoise/anef>

Future Local Road Widening / Future Road Widening

Allotments covered by overlays pertaining to future road widening may require increased setbacks to accommodate future projects of the sort, with a potential impact on subdivision yield.

Hazards

Allotments covered by overlays pertaining to hazards may have additional requirements to assist in hazard mitigation (e.g. required fire tracks, building heights etc), with a potential impact on subdivision yield.

Regulated and Significant Trees

The *Regulated and Significant Trees* overlay covers most of metropolitan Adelaide and does not necessarily allude to any given allotment having a regulated and/or significant tree(s) within its boundaries, but instead sets out additional requirements if there is a regulated and/or significant tree(s) identified on an allotment. These additional requirements may impact subdivision yield.

State Heritage Area / Historic Area

Allotments covered by the State Heritage Area or Historic Area overlays have additional requirements to ensure any development maintains the heritage and cultural values of the area, with a potential impact on subdivision yield.

Urban Tree Canopy

The *Urban Tree Canopy* overlay covers most of metropolitan Adelaide and prescribes a requirement to contribute to the urban tree canopy. The contribution may come in the form of the retention of existing trees and/or the planting of new trees, which may impact subdivision yield.

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