



Developing

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Property developers set to swamp the Barossa

RICHARD EVANS

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The Urban Development Institute of Australia (SA) will host its annual bash this Thursday under the theme "Urban futures".

"It's about what the future demand and shape of living in Adelaide and SA will be," said UDIA (SA) executive director Pat Gerace.

"It's sold out. There'll be 160 people there and close to 50 per cent of these will be developers. There's a real spread,

from greenfield to apartments to senior living to community housing developments."

The get-together will be the genesis of much planned development around SA Mr Gerace said with many rezoning and investment decisions made now, albeit the physical manifestation make take a couple of years to show itself.

Demographer and population expert Ivan Motley will be looking at the makeup of households within SA and examining requirements and data around why people move, and why they don't, Mr Gerace said.

"The former (state) govern-

ment promoted apartment living and had an aggressive target," he said with infill development dominant.

Mr Gerace takes a balanced

view on where the development is happening now with the current cycle of population growth at a new stage and not in synch with previous, large scale development projects.

Geographical constraints make Adelaide's south a tight market he said, with the reverse scenario of more space north of Adelaide leading to greater development there.

"I think the previous government made no bones about



it – when it delivered the 30-year plan they wanted to focus on infill – they had a target of 70 per cent in infill and 30 per cent greenfield development. Some of the key sites that have been successful, and

where we've seen development take place, is where there's been large parcels of land where something existed before and it's been redeveloped.

"Tonsley, obviously, with the closure of Mitsubishi provided an opportunity for development.

"The Caroma site at Norwood as well, with the company deciding to end operations there.

"I think opportunities for development are at sites where there has been a restriction or difficulty in developing the area in the past – it always comes down to supply and demand.

"The government needs to be very careful as to why they're getting involved in property development, which should otherwise be done by the private sector.

"It should be a social outcome or public good that is very clear if they're going to get involved in property development. It's a combination of government planning, consumer choice and economics."

Do not forget a role for traditional detached homes, apartments represent a very small portion of sales still he said.

"By and large if people are buying a property it's a detached traditional home."

The impact of ageing upon the population and how that affects developers and the type of product they put out is expected to be a key topic. Subdivision, and how it varies in the eastern and western sub-

urbs will also be discussed. Developers aside, infrastructure and utilities professionals will

fill out much of the contingent.

"The UDIA is the only body where we bring three people together.

"There'll be gas, water, power, planning, all together in one place to look at infrastructure requirements."

Minister for planning, transport, infrastructure and local government, Stephan Knoll, will give an evening address.

It's about what the future demand and shape of living in Adelaide and SA will be

PAT GERACE





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The Urban Development Institute of Australia (SA)'s award winning Springlake development.