



Adelaide's Hotspots ... Suburbs for Developments

Zybek is continually reviewing market trends and development plans to assist with identifying the best property development opportunities.

The below list was compiled based on extensive research of the current and proposed development plans and state government initiatives; and with strong consideration to growth potential (value relative to surrounds), infrastructure projects and gentrification that is occurring within the suburbs.

This issue we reveal the suburbs ranked 1-2.

Just to recap the top 10 (councils in brackets) as identified within previous editions.

10. Dover Gardens (Marion)
9. Largs North (Port Adelaide Enfield)
8. Woodville North (Charles Sturt)
7. Payneham South (Norwood, Payneham, St Peters)
6. Prospect (Prospect)
5. Christies Beach (Onkaparinga)
4. Campbelltown (Campbelltown)
3. Plympton (West Torrens)

The market is certainly improving and competition for sites is increasing. When you also consider that new hotspots are emerging and development plan changes are on the horizon, it shows how important it is to strategically identify the right sites at the right cycle in the market.

It is crucial to secure the sites with the right dimensions and size as well as understanding any potential risks and full project financials before determining any offer. Zybek can provide a detailed [feasibility](#) on any site.

2

Semaphore (Port Adelaide Enfield)

Semaphore is located on the Lefevre Peninsula and offers an excellent retail and commercial centre. The recent announcement of the submarine contract should bring renewed interest to this centre as well as the broader north western suburbs (particularly those that are coastal).

The suburb offers an interesting mix of property from character to modern coastal homes; however there are numerous larger sites that are suitable for development. This area may be of particular interest for developers looking to hold for future profits, as increased demand for rentals will likely exist due to jobs being created within the area.

1

Modbury (Tea Tree Gully)

Modbury is located to the north east of Adelaide within the Tea Tree Gully council. The area is undergoing positive transformation and council encourages good medium density development within much of the suburb (and surrounding suburbs). There are also opportunities for higher density developments closer to Tea Tree Plaza.

The improved transport links to the CBD will make the area even more accessible, whilst there exist many urban renewal initiatives to stimulate the growth of the Modbury hub. Modbury is also listed as a potential TOD (Transit Oriented Development) site within Adelaide's 30 Year Plan.

From an investment point of view, the area has very low vacancy rates compared to Adelaide's average.

Recently, Zybek was asked for their opinion on Adelaide's development hotspots by API Magazine. Within the interview in December 2015, Zybek provided further insight into this hotspot.

Project Gallery

13 Fox Avenue, Christies Beach



Industry Article - Understanding Development Plans

Development Plans are the guiding documents planners use to assess development applications in South Australia. Each Council in SA has its own Development Plan, the format of which is very similar. There are four main components:

- A General section with guidelines that apply to development across the Council area.
- Various Zones, Policy Areas and sometime Precincts which contain more detailed guidelines relating to particular areas.
- A set of Tables which provide additional detail regarding issues such as on-site parking rates and Local Heritage listings.
- A set of Maps which show allotment boundaries and the location of different Zone, Policy Areas, Precincts, arterial roads, flood or bushfire prone areas etc.

In assessing a development application, it is important to first determine whether the application is consistent with the provisions of the relevant Zone and Policy Area (and sometimes Precinct). Zones and Policy Areas often contain Desired Character statements that create a word picture of what development should be like in a particular area. Ensuring that the proposed development satisfies, or at least does not offend, these Desired Character statements is important. Only then should the proposal be measured against the provisions in the General section and the Tables of the Development Plan.

For example, when assessing an application for residential development the provisions of the Zone or Policy Area should be applied first, with the provisions for "Residential Development" within the General section filling the gaps where the more specific Zone or Policy Area provisions do not provide guidance on a particular issue.

The location of your land relevant to hazards and other features, as well as the nature of your proposed development, can result in referrals to State Government agencies such as the CFS, (DPTI) Traffic Division or Heritage SA. These agencies can have a significant role in the assessment process, but are typically also bound by the provisions of the Development Plan.

Full compliance with all provisions in a Development Plan is not necessary. The Environment, Resources and Development Court has clearly stated that Development Plans are to be utilised as flexible, advisory planning policy documents and as practical guides for practical application.

Development Plans are not mandatory legal statute, nor is any single provision within a Development Plan mandatory. Similarly, the provisions of the Development Plan are not a checklist. Instead, it is necessary to assess a development application against the goals which the Development Plan seeks to achieve.

We are commonly asked to assist applicants with proposals that are deficient in aspects such as setbacks, site area, site coverage and building height. Failing to satisfy one or more of such guidelines does not automatically mean your application should be refused.

Development assessment is necessarily a more complex task involving weighing up the pros and cons and considering whether the proposal achieves the overall intent, purpose, desired character and amenity of the Zone and Policy Area when tested in the context of the specific site and locality.

Matt King, URPS



Zybek Snapshots: Interview with Bray Chan

Recently I was invited along to the Bray Chan offices to share some thoughts on property development. A video interview was something new to me; however I can see the benefit to the viewers in gaining valuable content in a convenient forum.

If you are interested, then check out the [interview](#).

BRAY CHAN
CHARTERED ACCOUNTANTS

On the Market

24 Roy Terrace, Christies Beach



The latest Zybek development will feature 10 high quality townhouses in the popular beachside suburb of Christies Beach. The development is located on the high side of Roy Terrace and just 3 streets from the Esplanade of one of Adelaide's finest beaches. The site is within easy walking distance to the beach and the commercial precinct of Beach Road.

The contemporary modern design showcases an excellent use of materials and angles to create a well articulated facade and striking elevation that will be sure to set the benchmark for developments within the area. Each of the townhouses will feature 3 bedrooms and 2 bathrooms along with the typical high level of finishes expected from a Zybek development including:

- Facade featuring tiled piers, Alucobond and skillion roof
- Private balconies (sea views from several)
- Large format polished porcelain tiles or Quick-Step soft oak timber floor
- Custom designed and built joinery throughout
- Smeg appliances (including dishwasher)
- Stone benchtops and mirrored splashbacks
- Fully tiled bathrooms with rectified edge tiles
- Designer sanitaryware and tapware (Hansa, Argent)
- Semi-frameless shower screens
- Full height mirrored sliding robes to bedrooms
- LED downlights and feature pendants
- Ducted reverse cycle air conditioning system
- Automatic panel glide garage doors
- Fully landscaped gardens

With construction due to commence in October 2016 there is an excellent opportunity to secure early.

All development and sale enquiries can be directed to Simon Zybek on 0410 127 711.

another
zybek development
www.zybek.com.au

Client Testimonial

The successful completion of our first property development has relied heavily on the dedication and passion of our project manager Simon Zybek. From locating a suitable site, right through to final handover from the builder, Simon has been extremely professional with all facets of the project. His detailed feasibility analysis and financial assessment gave us the confidence to move ahead with the project.

In our many years of experience in business some people stand out for their great qualities and Simon is most definitely one of those people. Proving this by keeping the build to budget throughout the entire project which consisted of constructing 4 two storey townhouses.

Simon is well known for his exceedingly high standard of work, reliability and relentless efforts to seek perfection. He is also well respected throughout the development industry for his great communication skills, positive attitude and motivated personality while continually producing great results.

In essence, Simon Zybek is a highly organised, enthusiastic, hard working respectful person, we would without question recommend. We are sure that he would be an invaluable asset to any property development project and would most definitely utilise his services in the future.

Sam and Jenny White, May 2016



Zybek Services

Zybek is Adelaide's leading developer in offering a truly independent end-to-end solution for residential property developments. Zybek has built a team of trusted quality professionals that enable any residential development project to be managed from inception to completion; and has now managed over \$100 million worth of residential development projects within Adelaide. Recently completed projects can be viewed on the [website](#).

Zybek provides a personalised range of consulting and management services for all phases of property developments, including:

- ▶ Site acquisition
- ▶ Feasibility analysis
- ▶ Project management
- ▶ Approvals and divisions
- ▶ Construction quotes
- ▶ Sales management

A full description of the services is described on the [website](#).