

PointData Urban Policy Model Project

EVALUATION REPORT

lga. South
Australia



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1 EXECUTIVE SUMMARY

LGA South Australia (LGA) procured pointData's Urban Policy Model (UPM) as part of an initiative to support local government's strategic planning obligations to deliver Local Area Plans (LAPs) under the *Planning, Development and Infrastructure Act 2016* (PDI Act) which includes supporting the local government sector to implement the seven planning regions plans.

LGA and the Department of Housing and Urban Development (DHUD) have been working closely to develop a suite of templates that will support local government to prepare LAP's as prescribed by the PDI Act.

The aim of procuring pointData's digital mapping platform was to make available a centralised data source that all local governments in South Australia can utilise is to deliver increasing value as councils progress their LAPs and broader strategic planning activities. The tool supports decision making to ensure plans are realistic and implementable.

The project aims to deliver a consistent, data-driven approach to housing capacity and yield analysis, enabling councils to understand the development potential of existing planning controls, including housing supply, dwelling typologies, baseline economic feasibility data and the spatial distribution of growth. Procured centrally on behalf of participating councils, the project establishes a shared, high-quality evidence base to inform the development of LAP's in alignment with the states regional plan housing targets, actions and recommendations.

The project was delivered across 48 councils (27 Greater Adelaide and 21 regional) and has resulted in:

- High levels of participation and satisfaction (84% satisfaction rate)
- Significant sector-wide cost savings (~\$1.3M)
- Improved planning capability and decision-making
- A consistent, scalable dataset to support long-term strategic planning

The LGA received 12 survey responses from various councils within metropolitan and regional areas. Uptake has been strongest in metropolitan areas as this reflects the staged rollout of Local Area Planning processes and how progressed each council is in the preparation of their LAPs

2 BACKGROUND AND CONTEXT

Under the PDI Act, South Australian councils are required to prepare LAPs that demonstrate progress against targets, actions and recommendations in regional plans.

This strategic planning exercise is essential to understanding how these requirements will be achieved, where growth will be targeted, what planning policy changes may be required, and the extent of civil and social infrastructure that is needed to support growth. Having evidence base strategic plans will also assist in expediting spatial application of zones through a faster, less cumbersome code amendment process under s75 of the PDI Act.

Despite these obligations, many councils lack the resources, expertise and budget to undertake this work wholly independently. Many councils do not have a clear picture of how their current planning policy setting will deliver their housing targets particularly in terms of how much housing can be built, what types of dwellings are possible, and in some cases exactly where growth should occur. Without a raft of detailed technical information and land development feasibility studies, councils find it difficult to define how they will achieve the intended housing growth within an entire council area.

LGA recognised that this was a sector-wide problem requiring a coordinated response. In early 2025, LGA initiated the LAP Delivery Project to provide councils with templates, guidance notes and baseline data to support LAP preparation. Central to this initiative was the procurement of the pointData Urban Policy Modelling for Growth Management project by LGA on behalf of all participating councils.

3 PROJECT UNDERSTANDING AND METHODOLOGY

The UPM is a geospatial and economic mapping tool, uses zone-specific attributes extracted from the Planning & Design Code (PD Code) such as height limits, setbacks and frontage requirements or Deemed-to-Satisfy (DTS) and Designated Performance Features (DPF) sections of the Planning and Design Code as the baseline development assessment criteria.

These technical and numerical variations as part of the planning policy framework are applied to individual properties and cross-referenced with minimum site frontages and site areas to calculate a theoretical development yield based on size of the allotment per square metre.

Some overlays that restrict development (such as Local and State Heritage) are discounted and are not included in the outputs, however some overlays that control development outcomes (such as Hazard Risks for flooding or bushfires requiring specific building outcomes) are still included.

Outputs are generated for all envisaged dwelling types within an existing residential zone, including Detached, Semi-Detached, Row and Group Dwellings with the maximum yield of these dwelling types applied to the analysis. These outputs calculate all properties that can theoretically be subdivided by applying the P&D Code assessment criteria and the *Theoretical Development Potential Maximum* (not the market driven development outcomes). The UPM aims to provide a level of accuracy and detail that has not been available previously to local government.

The mapping system that underpins the data analysis is broken down into statistical areas (SA1, SA2, SA3 & SA4) designed by the Australian Bureau of Statistics and which capture demographic and economic data to form the basis of the UPM. These are defined as:

- Theoretical Potential Assessment
- Financially Viable Development Potential
- Market Realistic Uptake

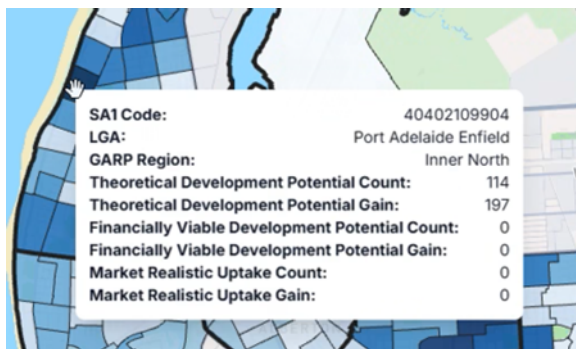
The ***Theoretic Development Potential Gain*** extrapolates the planning policy in the P&D Code to define a yield estimate by calculating how many additional dwellings could be built based on the planning policy.

The ***Financially Viable Development Potential*** creates an algorithm that analyses theoretically developable properties against a range of economic, market and property-specific factors, including land value, sale price assumptions, return on investment, dwelling age and historic development trends in order to identify which sites are most likely to be financially viable and proceed to redevelopment.

The ***Market Realistic Uptake*** is the estimated rate at which financially viable properties are expected to realistically transition into actual redevelopment over time, based on historic development patterns, market demand and development activity trends

Each council can click on a precinct within their area and obtain baseline data which can underpin the basis for further investigations, housing policy development and feasibility assessments, local scenario testing, and identifying the enabling infrastructure required to deliver additional housing stock and for more detailed urban design and architectural exercises.

See Figure 1.0 below for an example of the mapping and data set.



3.1 Project delivery

The UPM was delivered across five key stages:

- **Project initiation:** The project commenced with a project initiation meeting, supported by early engagement with councils and the Department for Housing and Urban Development (DHUD) to confirm the need for a consistent, evidence-based approach to housing yield analysis. At this stage, the project scope, delivery timeframes, and technical requirements for the Urban Planning Model (UPM) and online platform were defined. Initial KPI measures were also established to track performance, including council participation, model usage, and analysis outputs.
- **Project preparation:** Following procurement, LGA and pointData undertook detailed preparation activities, including configuration and enhancement of the UPM, integration of planning policy and market data inputs, and development of a standardised web-based interface. Early briefings were delivered to Greater Adelaide councils to understand onboarding needs and tailor delivery. This stage also included planning for council-specific outputs and establishing support mechanisms for ongoing use of the model.
- **Project testing:** The UPM and online platform were tested to ensure usability, functionality and reliability. This included internal review of model outputs, refinement of interface design, and validation of outputs against planning assumptions. Feedback from early interactions and technical review informed improvements to ensure clarity, accuracy and ease of interpretation prior to release.
- **Project launch:** The platform was rolled out to all twenty-seven Greater Adelaide councils and twenty-one country councils. This stage involved extensive onboarding, including individual “UPM handover” sessions delivered between August and September 2025 to address varying levels of understanding across councils. Training was provided to planning and related business units, supported by ongoing engagement from pointData to assist with interpretation and application of outputs. Councils were also supported through ongoing queries and scenario testing as they began using the model.
- **Project closure:** The project moved into closure following implementation, during which user access was established across all participating councils, training was completed, and support mechanisms were embedded. Issues relating to system access, usability and interpretation were resolved through direct engagement with councils. By this stage, all 48 councils had received UPM outputs specific to their areas, enabling immediate application in strategic planning processes.

3.2 Project Methodology

The project involved the application of the Urban Policy Modelling at a parcel level using zone-specific planning controls from the *Planning and Design Code*, including attributes such as building height, setbacks, site frontage and Deemed-to-Satisfy or Designated Performance Features. These controls are applied to individual properties and cross-referenced with site characteristics to calculate theoretical development potential yield. Overlays that prohibit development (such as Local and State Heritage) are excluded from

outputs, while overlays that influence development outcomes (such as hazard risks including flooding and bushfire) are incorporated into the modelling.

The model generated outputs across all permissible dwelling typologies within each zone, including detached, semi-detached, row, group dwellings and residential flat building, with maximum yield applied. This produced a **Theoretical Development Potential Maximum**, identifying all properties that can be subdivided or developed under current planning controls, rather than reflecting market-driven outcomes. The scope also includes spatial identification of development capacity across council areas and the establishment of a consistent, high-quality dataset to support planning and housing analysis.

4 PROJECT EVALUATION

The survey findings demonstrate that pointData's UPM was generally well received by participating councils and is considered a valuable strategic planning tool for understanding infill development potential and supporting LAP processes. Councils particularly valued the model's ability to move beyond theoretical capacity assessments by incorporating financially viable and market realistic development scenarios, with the "Market Realistic Uptake" outputs consistently identified as the most useful and practical component of the analysis.

The feedback also highlights the model's role in improving evidence-based decision making, validating council assumptions, and identifying opportunities and constraints associated with future housing growth. At the same time, respondents identified several areas for refinement, including greater transparency around modelling assumptions, improved integration of infrastructure and policy changes, and expanded coverage of mixed-use corridors and greenfield growth areas. The following section provides a more detailed analysis of the key themes, benefits, limitations and opportunities identified through the survey responses.

4.1 Key findings

The overall results of survey are positive which indicated a strong satisfaction (84%) and increasing use of the model, particularly within Greater Adelaide councils. Evaluation also considered broader outcomes such as sector-wide cost savings (~\$1.3M), improved productivity, and the integration of UPM outputs into Local Area Planning processes. Findings from this stage are informing ongoing improvements, future applications, and a proposed follow-up evaluation in 2027 to assess long-term benefits.

4.2 Performance objectives

Performance objectives were established at the beginning of the project. These metrics focused on key areas including:

- **Adoption and Access:** Councils actively accessed and utilised the UPM across participating regions.
- **Usability and Capability:** Council staff were able to easily use and interpret the model outputs.
- **Application and Output Use:** Councils applied the model to assess development potential at site and local government area levels.
- **Efficiency and Cost Savings:** The project reduced costs and minimised reliance on external consultants through centralised delivery.
- **Decision-Making and Planning Outcomes:** The model improved the quality and defensibility of planning decisions.
- **Sector-Wide Impact:** A consistent evidence base was established, strengthening planning capability across the sector.

4.3 Performance against objectives

To support the evaluation, a survey was undertaken in March 2026 (See Appendix A for detailed survey results) with participating councils to capture user experience, levels of adoption, and the perceived value of the model in informing planning activities. The following section summarises the performance against each metric.

The project has delivered strong outcomes against its performance objectives, demonstrating clear value at council and sector levels. High participation rates, positive user feedback, and measurable cost savings indicate that the initiative has successfully improved access to high quality data. Councils are increasingly using the outputs to inform housing capacity analysis and strategic planning, with early adoption strong within the metropolitan areas. While uptake in the regional areas is still slow, this aligns with the staged rollout of the LAP programs. Table 1 summarises performance against each objective.

TABLE 1 PROJECT PERFORMANCE AGAINST PERFORMANCE OBJECTIVES

Objectives	Description	Result	Performance
Adoption and Access	Achieve broad participation across Greater Adelaide and regional councils Increase the number of councils actively accessing and using the UPM	27 Greater Adelaide and 21 regional councils participated Strong early uptake in metro areas	Achieved
Usability and capability	Ensure the UPM is user-friendly and accessible to council staff Enable councils to confidently interpret and apply model outputs in planning processes	84% of councils reported being very or somewhat satisfied Training supported usability	Achieved
Application and output use	Support councils to investigate development potential at both site-specific and council-wide levels Increase the number of councils completing housing capacity and development potential analysis	Councils used outputs for housing analysis Increasing use for scenario testing and further procurement	Achieved / Ongoing growth expected
Efficiency and cost savings	Reduce reliance on external consultants and manual analysis Deliver measurable cost savings through centralised procurement and shared data	~\$1.3M total savings Costs reduced from ~\$30K per council	Exceeded
Decision making and planning outcomes	Improve the quality and defensibility of planning decisions	Consistent evidence base established to	Achieved

	Support Local Area Plan (LAP) preparation and alignment with Regional Plan housing targets	support LAPs and housing targets	
Sector-wide impact	Establish a consistent, high-quality evidence base across councils Strengthen sector capability in housing supply analysis and strategic planning Reduce the risk of State Government intervention through improved transparency and accountability	Standardised dataset delivered Reduced duplication Benefits increasing as uptake grows	Achieved / Ongoing growth expected

5 VALUE FOR MONEY

A key outcome of the project is the significant net savings achieved across the sector. An investment of \$145,000 from the Research and Development Fund has enabled 48 councils to access the UPM outputs tailored to their local areas. By comparison direct procurement of the model would have cost approximately \$30,000 per council.

This represents an average saving of \$26,979 per council, equating to a total sector-wide saving of approximately \$1.3 million.

A comparison of the investment and savings is provided in Table 2.

TABLE 2 COMPARATIVE INVESTMENT AND SAVINGS REALISED ON THE PROJECT

	Number of councils	Per council	Total Investment	Savings per council
Direct Procurement	48	\$30,000	\$1,440,000	0
RD Fund Investment	48	\$3,020.83	\$145,000	\$26,979.17
RD Fund Investment	27	\$5,370.37	\$145,000	\$24,629.63

6 ALIGNMENT TO RESEARCH AND DEVELOPMENT SCHEME OUTCOMES

Table 3 summarises the project's alignment with the key outcomes of the Local Government Research and Development Scheme.

TABLE 3 PROJECT ALIGNMENT TO THE RESEARCH AND DEVELOPMENT SCHEME OUTCOMES

Scheme outcome	Project alignment
Collaboration across the local government sector	The project enabled cross-council collaboration by providing consistent UPM outputs across 48 councils. Councils are sharing data and insights, particularly across adjoining areas, to support coordinated sub-regional planning and infrastructure decision-making.
Councils have the knowledge and capacity to improve services	The UPM provides councils with robust, evidence-based insights on housing yield, market trends and infrastructure requirements,

	strengthening strategic planning capability and supporting more informed decision-making.
Councils deliver more with less	Centralised procurement and delivery of the model eliminated the need for individual council procurement, delivering approximately \$1.3M in sector-wide savings and allowing resources to be redirected to local investigations and priorities.
Councils are thought leaders and ready for the future	The project establishes a consistent, data-driven foundation for integrated strategic planning, positioning councils to respond to housing demand, population growth and infrastructure challenges in a proactive and coordinated manner.
Communities understand the role and value of local government	The outputs support councils in communicating planning decisions, growth scenarios and infrastructure needs to elected members and the community through a transparent, evidence-based approach.
Clear return on investment from research and development	The project demonstrates strong value for money, with significant cost savings per council and sector-wide efficiencies, alongside long-term benefits through continued use of the model over the next 3–5 years.

7 LESSONS LEARNED

Table 4 summarises lessons learned on the project.

TABLE 4 LESSONS LEARNED

Lesson	Description
Timing of delivery is critical	The rollout of the UPM occurred ahead of councils receiving LAP guidance and information packs, limiting immediate uptake, particularly in regional areas. Future initiatives should align more closely with key policy and planning milestones to maximise utilisation.
Staged implementation supports broader adoption	While initial uptake was stronger in Greater Adelaide, regional councils are beginning to engage as their planning processes commence. This highlights the value of a staged approach, recognising different levels of readiness across the sector.
Early access still provides long-term value	Despite timing challenges, providing early access to the model has positioned councils to begin familiarisation and initial analysis, enabling more effective use as LAP processes progress.
Centralised delivery reduces risk and improves access	Proceeding with the project despite funding uncertainty ensured all councils had access to the tool. This reduced the risk of inequitable access and demonstrated the importance of coordinated sector-wide delivery.
Benefits realisation is dependent on external factors	The full value of the project will only be realised as councils progress Regional Plan implementation and complete LAPs. This reinforces that benefits from strategic planning tools are often long-term and linked to broader policy cycles.
Multiple evaluation measures are required	Survey results alone do not fully capture project value. Additional indicators, such as cost savings, integration into LAP templates, and

	ongoing procurement of further analysis, provide a more comprehensive assessment of impact.
Ongoing support and engagement are essential	Continued engagement with councils, including support from pointData, has been critical in driving uptake and enabling councils to interpret and apply outputs effectively.

8 SUMMARY & NEXT STEPS

We consider the UPM to be a valuable tool for the local government sector and a prudent investment by LGA under the Local Government Research and Development Scheme Grant Guidelines 2025–26.

This is largely due to the benefit of establishing a consistent, evidence-based dataset across the sector, providing councils with a stronger foundation to inform detailed strategic planning, housing policy and urban design processes using ABS data, planning policy settings and land value analysis.

To maximise the value of the project and support ongoing adoption across the sector, the following actions are recommended:

■ **Align with Local Area Plan rollout:**

Continue to support councils as LAP guidance is released, ensuring the UPM is actively used to inform strategic planning and demonstrate alignment with Regional Plan targets.

■ **Targeted support for regional councils:**

Provide additional onboarding, training and technical support to country and regional councils as they commence their planning processes to drive uptake and capability.

■ **Ongoing engagement and scenario testing:**

Maintain collaboration with pointData to support councils in undertaking more detailed, localised scenario testing and refinement of outputs.

■ **Enhance integration with planning frameworks:**

Continue embedding UPM outputs into LAP templates, guidance materials and broader strategic planning processes to ensure consistent application across the sector.

■ **Monitor usage and performance:**

Track council engagement, application of outputs and emerging use cases to better understand adoption trends and inform future improvements.

■ **Undertake follow-up evaluation:**

Conduct a sector-wide re-survey in early 2027 to assess long-term outcomes, including uptake, impact on planning decisions and overall value to councils.

■ **Refine and evolve the model:**

Work with pointData to incorporate updated data, improve functionality and enhance usability, ensuring the tool remains relevant as policy and market conditions change.

■ **Promote sector-wide learnings:**

Share case studies, insights and best practice examples through LGA channels to support knowledge sharing and encourage broader utilisation.

■ **Collaboration with Department for Housing & Urban Development**

Work with DHUD to frame local housing policy and enabling infrastructure planning requirements based on the strategic planning findings within the UPM to support the implementation of the Local Area Plans across South Australia.

9 DISCLAIMER

This evaluation has been prepared by Egis for the sole purpose of assessing whether the pointData Urban Policy Model project represents an appropriate and effective expenditure of funds under the 2025–26 Local Government Research and Development Scheme Grant Guidelines.

The assessment is based on the information, survey responses and materials made available at the time of review and reflects a high-level strategic evaluation only; it does not constitute financial, legal, planning or technical certification, nor does it verify the underlying assumptions, methodologies or outputs of the Urban Policy Model itself.

10 APPENDICES

- Appendix A – Survey Results

APPENDIX A: SURVEY RESULTS



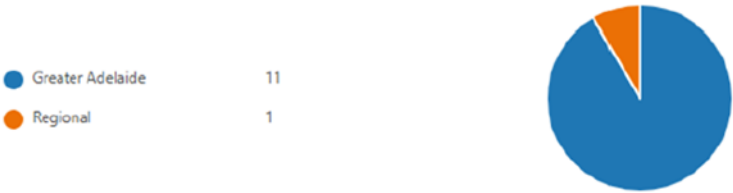
SURVEY RESULTS OVERVIEW

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build stronger communities.

PointData Urban Policy Project Evaluation Survey

12 Responses 20:45 Average time to complete Closed Status

1. Are you a Greater Adelaide Council or Country Regional Council?



2. Council Name

12
Responses

Latest Responses
"City of Burnside"
"City of West Torrens"
"City of Mitcham"

3. How satisfied were you with the project overall

Very satisfied	2
Somewhat satisfied	8
Neither satisfied nor dissatisfied	2
Somewhat dissatisfied	0
Very dissatisfied	0



4. Has the Urban Policy Model provided greater insight on infill development in your council area?

Yes	7
No	2
Maybe	2
Other	1



5. Have you used the information demonstrated in the Urban Policy Model?

Yes	6
No	3
Maybe	1
Other	2



6. Did the project meet your expectations in terms of information provided, handover and reporting?

Yes	7
No	0
Maybe	3
Other	2



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7. What benefits has your council gained from receiving the information in PointData Urban Policy Model?

12
Responses

Latest Responses

- "It provided base level information about the development potential i...
- "West Torrens had previously engaged PointData, and it was informat...
- "Point Data's model of projected housing gain in Mitcham is much les...

8. Which model outputs were most useful and why? (e.g Theoretical Potential, Financially Viable Development Potential or Market Realistic Uptake)

12
Responses

Latest Responses

- "All outputs were useful, but the information can only be used cautiou...
- "All three models are useful in providing a more considered expectatio...
- "We used the Market Realistic Uptake as it is the most realistic (from ...

9. How did the outputs in the model identify the following infill/subdivision opportunities align with your expectation?

More potential	0
Some potential	3
Less Potential	4
Other	5



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10. Please select which form of the outputs you have utilised

The Report (static maps, grap...	7
CSV Files	0
GIS Files	1
Online Data Explorer	1
Other	3



11. Reflecting on the information available in the Urban Policy Model, is there any other information that would add value to the model?

12
Responses

Latest Responses

- "It would be useful to include potential additional dwellings possible L...
- "Opportunity to test policy scenarios to see potential impact from mor...
- "It would be useful if Point Data could provide some comment on why...

12. Do you have any final comments regarding the Urban Policy Model Project?

12
Responses

Latest Responses

- "The outputs from the project will be useful inputs to current work on ...
- "Thank you for undertaking this project, as the LAP develops it will be...
- "We are looking forward to being able to suggest areas to them and h...

QUESTION 7

Council Respondent	What benefits has your council gained from receiving the information in PointData Urban Policy Model?
1.	Nil but could be useful once I take a look
2.	A realistic overview of future infill 'hot spots'. Unfortunately, some of our established suburbs (e.g. Davoren Park) are covered by the Master Planned Neighbourhood Zone and therefore were not factored into the analysis. Whilst we understand why, this is a gap although we could engage Point Data to undertake that work for us (TBD).
3.	It was good to get as a tech savvy market based analysis of infill in the township and RuL zones of Adelaide Plains. Point Data team and output were excellent. All that said, the outcome was underwhelming in terms of planning for growth and possibly - for APC anyway - ahead of what the LAP is asking so of limited benefit.
4.	Confirmation of the theoretical development potential data undertaken internally by Council staff. Pointing out market feasibility differentiations from what Council staff have modelled from DHUD criteria
5.	Greater insight into the theoretical versus likely growth, and the significant role that the market has in influencing development potential.
6.	Confirmation of infill potential to contribute to Unley 'Planning For Growth'
7.	It gave us a clear insight into the market feasibility of various areas across the council that confirms our understanding of infill potential. We also appreciated that this was an LGA funded project at no cost to council, and that we received this data prior to DHUD's data release, which gave us a good understanding of the status quo and potential.
8.	It will be somewhat useful for infill housing assessment.
9.	Unfortunately, with constraints on the use of spatial information in the house as well as time constraints, the data has not been used to its potential
10.	Point Data's model of projected housing gain in Mitcham is much less than actual housing gain. It was interesting to see their figures when compared to what we experience and to wonder what explains the difference.
11.	West Torrens had previously engaged PointData, and it was informative to see the changes across the 2 point in time models (2023 and 2025) to see market impact.
12.	It provided base level information about the development potential in the Suburban Neighbourhood and Established Neighbourhood type zones, which to an extent aligned with the information and research we had already undertaken. However the key areas where our Council would like to focus investigations for residential growth are in the corridor type zones, which were not included in these calculations

QUESTION 8

Council Respondent	Which model outputs were most useful and why? (e.g Theoretical Potential, Financially Viable Development Potential or Market Realistic Uptake)
1.	Cannot answer
2.	All really but the Market Realistic Uptake I think is particularly useful as it projects a 'real world' scenario which can often be missing from planning studies.
3.	Market Realistic
4.	Market realistic - an eye opener as much lower than plotted previously. Assumptions need to be further scoped.
5.	Market Realistic Uptake because it provides more reliable information for long-term projections and strategic planning.
6.	Market Realistic Uptake
7.	They were all useful in different ways, we liked the ability to compare each potential scenario across the spectrum to see the implications of each model.
8.	Market realistic uptake as it gives a clearer picture for comparison against the high growth population target that has been applied.
9.	All are valuable
10.	We used the Market Realistic Uptake as it is the most realistic (from what we understand in talking to Point Data) and therefore the most useful data set..
11.	All three models are useful in providing a more considered expectation of how theoretical potential may develop when considering current market conditions.
12.	All outputs were useful, but the information can only be used cautiously, as we recognise that the zones which were the subject of investigation did not include critical zones for our future needs.

QUESTION 11

Council Respondent	Reflecting on the information available in the Urban Policy Model, is there any other information that would add value to the model?
1.	not in a position to say at this point in time
2.	Not that I can think of.
3.	Greater detail on the assumption used for the market realistic numbers would aid in understanding them more, and whether they need to be tweaked. Mixed use and corridor one data would be beneficial to give the "total picture" I understand point data now have this ability.
4.	Perhaps an ability to link the data to actual development outcomes in the Portal. Council's contribute substantial funds annually to the Portal with limited functionality to link with other databases to reconcile growth projections.
5.	We appreciated the model and understood that this is reflective of a static point in time - which is also its limitation. The model also does not anticipate any zoning changes or infrastructure upgrades that may occur in the near future.
6.	Greenfill analysis and ability to play with different housing typologies so see what the difference could be.
7.	No
8.	It would be useful if Point Data could provide some comment on why our existing housing gain numbers (and they are largely general infill only) are so much greater than what they predict. Point Data predicts that 312 dwellings will be built in Mitcham in the next 5 years. Currently Mitcham has a new housing gain of 230 per year ie a predicted 1150 new dwellings over the next 5 years. Point Data's analysis is based on ASGS SA1s which do not necessarily correspond to suburb boundaries. I appreciate that analysis based on suburb boundaries may be very difficult to do but it would be helpful.
9.	Opportunity to test policy scenarios to see potential impact from more permissive/restrictive planning policy.
10.	It would be useful to include potential additional dwellings possible in the Established Neighbourhood Zone as a result of the introduction of the Co-located Housing Overlay, but recognise that this wasn't an option at that time.

QUESTION 12

Council Respondent	Do you have any final comments regarding the Urban Policy Model Project?
1.	No
2.	I think it is a great project - really useful data.
3.	Model itself is fine, I think a different project scope would get a tech data rich better answer
4.	I wonder whether this would have ben better provided later, once Councils had the DHUD data to then better understand alignment and assumptions used on their yields.
5.	No
6.	Well presented and thorough work. Although infill is limited in Unley, the project helped to understand dynamics of local infill.
7.	There may be a potential to revisit the model but capturing things like proposed rezoning, timeframe changes, infrastructure changes and other more nuanced changes that can cater to the council area and their plans, as well as alignment to the requirements set out by DHUD in the LAP.
8.	Good project. Timing is slightly off compared to when our council needs the data but probably works well for majority of infill councils.
9.	Despite being unable to use the outputs, very pleased with the process of LGA, coordinating this on behalf of councils
10.	We are looking forward to being able to suggest areas to them and have them model those areas with altered zoning (allotment size, dwelling types, reduced carparking etc) conditions in place. We are hoping that their model will be able to accommodate those types of changes. If so, that will enable us to test the potential of our nominated areas and for Point Data to be able to provide more accurate information on potential gain.
11.	Thank you for undertaking this project, as the LAP develops it will be of value.
12.	The outputs from the project will be useful inputs to current work on the Local Area Planning work, now that the guidelines are available and our in-house work program is able to focus on this. At the time of release of data we had a focus on other work and were not in a position to interrogate and build on the outcomes. It would be beneficial to test our Local Area Plan assumptions using the model, where possible, in the coming months.

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