Residential land development activity report to December 2014

South Australia



Key figures and tables

Overview

This report summarises activity levels for the various stages of the land subdivision process in South Australia. It is published twice yearly.

South Australia – December quarterly change

- Proposed lots in subdivision plans for the quarter were up 95 per cent from the same time last year, from 1,804 to 3,525.
- Completed lots in final plans deposited were up 11 per cent from 1,589 to 1,765.
- Dwelling approvals decreased slightly from 2,952 to 2,892.

South Australia – Annual change

- Proposed lots increased 13 per cent from 9,174 in 2013 to 10,375 in 2014.
- Completed lots increased 20 per cent from 5,590 in 2013 to 6,728 in 2014.
- Dwelling approvals increased by 13 per cent to 11,212.

indicates opposite movement (up/down) to previous quarter/year

trending in the same direction (up/down) to previous quarter/year

steady from previous quarter/year (within 2%)

Government of South Australia
Department of Planning, Transport and Infrastructure

The land subdivision process in South Australia

All subdivision applications in South Australia must be lodged with the Development Assessment Commission (DAC). The majority of applications are lodged electronically via the online land division lodgement (EDALA) system, which allows agents, members of the public, councils and state government agencies to electronically monitor their progress. The central processing of subdivision applications creates a valuable and timely source of information and data on the land division pipeline in South Australia.

The key land subdivision steps and corresponding land supply pipeline indicators are:

- lodgement of Subdivision Plan with DAC (see Table 1 – Proposed Lots)

- a Certificate of Approval, issued by DAC when all the planning conditions and land division requirements have been met by the applicant (see Table 2 – Lots with a Certificate of Approval)

- deposit of the subdivision plan in the Lands Titles Office (LTO) following an examination of the plan and presentation of the required documents (see Table 3 – Completed Lots)

- the council issues an approval to construct a dwelling (this data is collected by the ABS; see Table 4 – Dwelling Approvals).

Proposed lots in residential subdivision plans

There were 10,375 proposed lots in subdivision plans lodged over the 12 months to December 2014, an increase of 13 per cent from the previous year.

In 2014, 84 per cent of total net lots proposed in South Australia were in the Greater Adelaide region.

Over the six months to December 2014, the metropolitan councils recording the highest number of proposed lots were Playford (1,853), Adelaide (402), Onkaparinga (366) and Charles Sturt (327). The non-metropolitan councils recording the highest numbers were Mount Barker (292), Barossa (261) and Yorke Peninsula (108).

All South Australian Government Regions (SAGRs) experienced steady to strong growth in proposed lots between the corresponding December quarters, with the exception of the Southern Adelaide and Murray & Mallee region (refer Figure 4 and Table 1).

Completed lots in final deposited plans

The number of lots in final deposited plans increased by 20 per cent from 5,590 in 2013 to 6,728 lots in 2014.

In the six months to December 2014, the metropolitan councils recording the highest number of completed lots were Onkaparinga (416), Playford (359) and Port Adelaide Enfield (339). For the non-metropolitan areas, the highest numbers were found in Port Augusta (98), Barossa (94) and Gawler (77).

The largest plan deposited in the last six months was for 247 lots in Walkerville, followed by 70 lots at Seaford Meadows in Onkaparinga.

Between the corresponding December quarters, one-third of the government regions recorded a decrease in the number of completed lots. This included Western Adelaide, Eastern Adelaide, Fleurieu & Kangaroo Island and the Limestone Coast (refer Figure 4 and Table 3).

Dwellings approvals

There were 11,212 dwellings approved in 2014, an increase of 13 per cent from the previous year. Of that total, 86 per cent of the dwellings approved came from the Greater Adelaide region.

The metropolitan councils having the highest number of dwelling approvals over the six months to December 2014 were: Adelaide (879), Port Adelaide Enfield (590) and Onkaparinga (511). Apartment developments in the City of Adelaide made a significant contribution to the overall growth in approvals over the past 6 months.

The non-metropolitan councils recording the highest number of approvals were: Mount Barker (169), Alexandrina (142), Gawler (108) and the Copper Coast (112).

Figures 1, 2 and 3 show key land supply pipeline indicators for South Australia, Greater Adelaide and regional South Australia, respectively.

Figure 1: Land supply pipeline indicators for South Australia

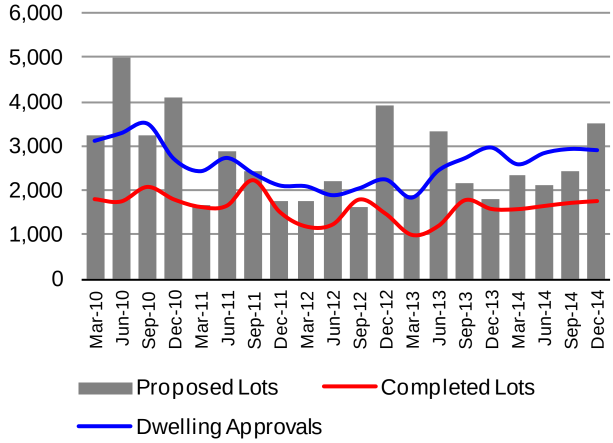


Figure 2: Land supply pipeline indicators for Greater Adelaide

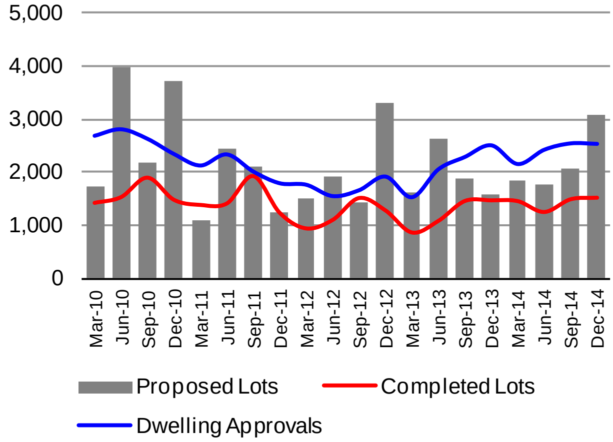


Figure 3: Land supply pipeline indicators for regional South Australia

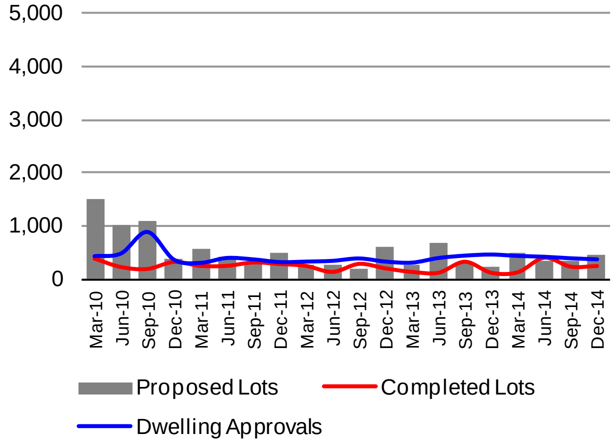
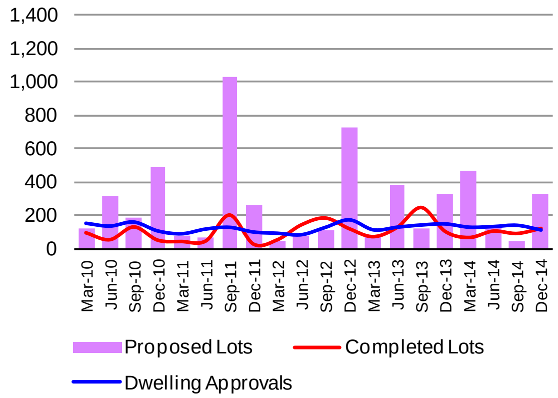


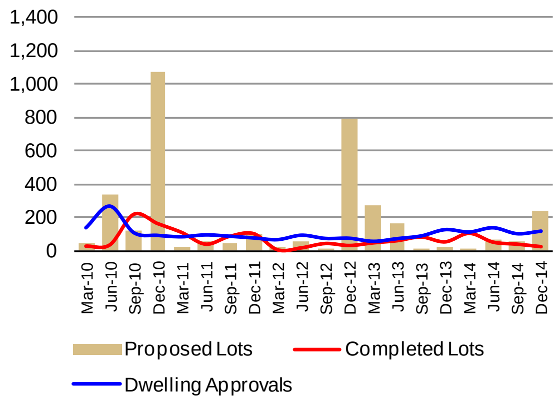
Figure 4: Land supply pipeline indicators for SAGRs in Greater Adelaide

Barossa, Light & Lower North



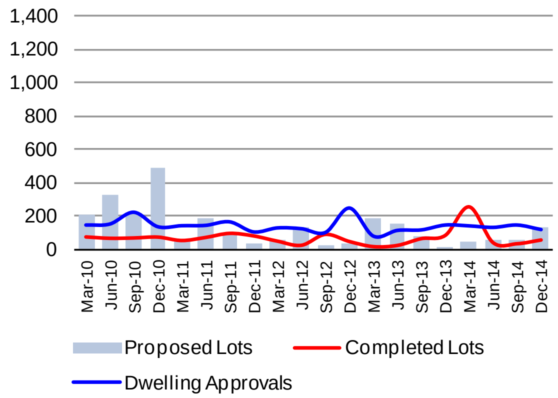
The Barossa, Light & Lower North September 2011 quarter (1,029 lots total) includes 999 lots lodged in the Gawler LGA.

Adelaide Hills

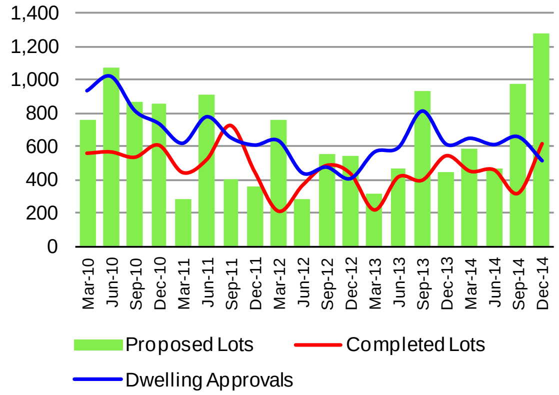


The Adelaide Hills December 2010 quarter (1,070 lots total) includes an overcount of approximately 490 lots due to two applications being lodged over the same piece of land.

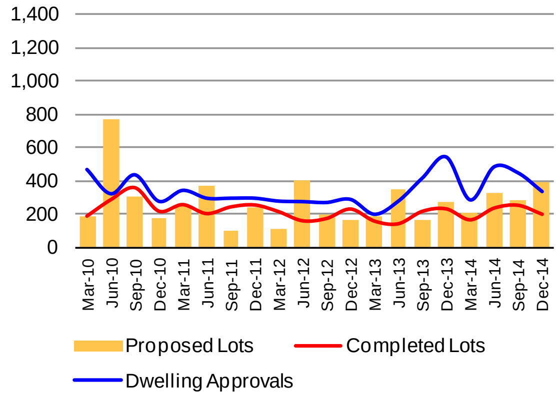
Fleurieu & Kangaroo Island



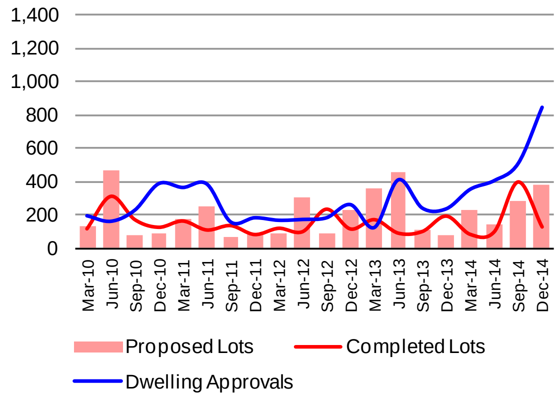
Northern Adelaide



Western Adelaide



Eastern Adelaide



Southern Adelaide

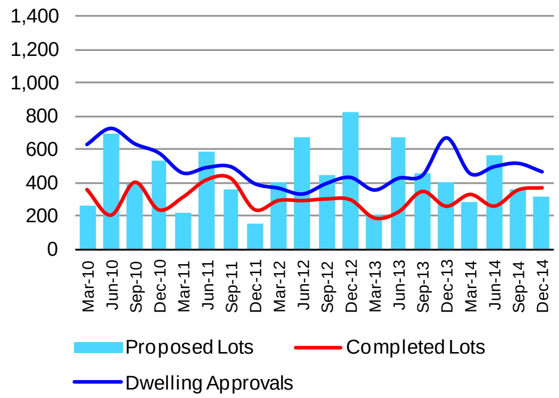


Table 1: Proposed lots in subdivision plans lodged by LGA and SAGR by quarter

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Playford	253	234	177	767	1,086
Port Adel. Enfield (East)	85	210	73	65	64
Salisbury	58	109	134	83	63
Tea Tree Gully	49	30	82	57	70
Northern Adelaide	**445**	**583**	**466**	**972**	**1,283**
Port Adel. Enfield (West)	34	70	58	112	99
Charles Sturt	191	89	203	86	241
West Torrens	45	52	66	85	53
Western Adelaide	**270**	**211**	**327**	**283**	**393**
Adelaide	0	67	14	172	230
Burnside	5	7	12	13	9
Campbelltown	40	28	50	40	67
Norwood P'ham St Peters	8	110	40	26	30
Prospect	23	6	5	15	30
Unley	1	10	16	9	7
Walkerville	4	4	6	8	10
Eastern Adelaide	**81**	**232**	**143**	**283**	**383**
Holdfast Bay	12	28	45	45	19
Marion	111	109	168	105	109
Mitcham	10	13	30	15	24
Onkaparinga	274	133	317	196	170
Southern Adelaide	**407**	**283**	**560**	**361**	**322**
Metropolitan Adelaide	**1,203**	**1,309**	**1,496**	**1,899**	**2,381**
Barossa	3	2	73	30	231
Gawler	32	112	61	13	81
Light	46	0	4	5	10
Mallala	244	355	3	4	2
Barossa L&LN	**325**	**469**	**141**	**52**	**324**
Adelaide Hills	11	4	11	5	8
Mount Barker	15	6	55	58	234
Adelaide Hills	**26**	**10**	**66**	**63**	**242**
Alexandrina	6	37	37	4	107
Victor Harbor	4	4	12	8	4
Yankalilla	3	1	3	31	1
Kangaroo Island	2	2	9	11	22
Fleurieu & KI	**15**	**44**	**61**	**54**	**134**
Outer Adelaide	**366**	**523**	**268**	**169**	**700**
Greater Adelaide	**1,569**	**1,832**	**1,764**	**2,068**	**3,081**

Source: Planning Division, Department of Planning, Transport and Infrastructure

Note: Proposed lots can include multiple applications over the same land parcel(s).

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Ceduna	0	0	2	0	0
Cleve	1	0	0	20	0
Elliston	0	0	3	3	0
Franklin Harbor	1	1	0	0	3
Kimba	5	0	0	0	0
Lower Eyre Peninsula	3	0	28	79	6
Port Lincoln	10	4	14	7	13
Streaky Bay	0	0	0	1	1
Tumby Bay	0	2	0	4	2
Whyalla	5	3	21	5	5
Wudinna	0	0	0	0	2
Eyre & Western	**25**	**10**	**68**	**119**	**32**
Coober Pedy	0	0	0	3	0
Flinders Ranges	0	0	0	0	0
Port Augusta	6	32	0	2	14
Roxby Downs	0	0	0	1	0
Out of Councils	0	2	3	1	0
Far North	**6**	**34**	**3**	**7**	**14**
Grant	1	1	2	16	49
Kingston	0	2	1	0	8
Mount Gambier	36	301	20	5	49
Naracoorte and Lucindale	6	4	2	23	4
Robe	2	0	1	0	13
Tatiara	5	2	0	2	7
Wattle Range	0	2	4	4	1
Limestone Coast	**50**	**312**	**30**	**50**	**131**
Berri Barmera	4	3	2	43	0
Coorong	2	2	47	0	20
Karoonda East Murray	1	0	0	21	1
Loxton Waikerie	20	4	6	4	6
Mid Murray	3	1	2	19	7
Murray Bridge	80	108	37	26	48
Renmark Paringa	1	1	1	0	7
Southern Mallee	0	0	0	1	1
Murray & Mallee	**111**	**119**	**95**	**114**	**90**
Barunga West	0	0	0	0	0
Clare and Gilbert Valley	7	4	2	4	11
Copper Coast	4	8	96	29	13
Goyder	0	0	2	0	0
Mount Remarkable	0	0	2	0	3
Northern Areas	13	2	6	1	0
Orroroo Carrieton	1	0	0	0	1
Peterborough	0	0	0	0	0
Port Pirie	6	2	38	8	57
Wakefield Regional	4	1	1	1	0
Yorke Peninsula	8	1	1	16	92
Yorke & Mid North	**43**	**18**	**148**	**59**	**177**
Regional SA	**235**	**493**	**344**	**349**	**444**
South Australia	**1,804**	**2,325**	**2,108**	**2,417**	**3,525**

Table 2: Lots with a certificate of approval by LGA and SAGR (section 51) by quarter

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Playford	101	80	191	113	154
Port Adel. Enfield (East)	129	110	203	120	178
Salisbury	265	149	123	112	175
Tea Tree Gully	59	66	27	53	34
Northern Adelaide	**554**	**405**	**544**	**398**	**541**
Port Adel. Enfield (West)	44	28	18	46	73
Charles Sturt	122	139	188	173	104
West Torrens	46	40	39	50	60
Western Adelaide	**212**	**207**	**245**	**269**	**237**
Adelaide	82	0	67	37	53
Burnside	9	11	9	13	16
Campbelltown	58	25	44	32	39
Norwood P'ham St Peters	22	12	6	38	33
Prospect	6	3	7	4	26
Unley	22	6	4	5	21
Walkerville	3	6	40	252	7
Eastern Adelaide	**202**	**63**	**177**	**381**	**195**
Holdfast Bay	34	27	18	23	27
Marion	109	100	78	98	110
Mitcham	7	8	42	56	9
Onkaparinga	157	152	232	162	221
Southern Adelaide	**307**	**287**	**370**	**339**	**367**
Metropolitan Adelaide	**1,275**	**962**	**1,336**	**1,387**	**1,340**
Barossa	10	33	21	48	65
Gawler	63	50	46	37	58
Light	4	10	21	5	17
Mallala	2	10	14	25	1
Barossa L&LN	**79**	**103**	**102**	**115**	**141**
Adelaide Hills	7	2	7	1	5
Mount Barker	52	110	55	15	38
Adelaide Hills	**59**	**112**	**62**	**16**	**43**
Alexandrina	31	12	37	19	45
Victor Harbor	29	231	14	7	13
Yankalilla	23	3	6	3	5
Kangaroo Island	3	5	2	13	1
Fleurieu & KI	**86**	**251**	**59**	**42**	**64**
Outer Adelaide	**224**	**466**	**223**	**173**	**248**
Greater Adelaide	**1,499**	**1,428**	**1,559**	**1,560**	**1,588**

Source: Planning Division, Department of Planning, Transport and Infrastructure

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Ceduna	1	5	0	7	0
Cleve	0	1	1	1	1
Elliston	1	0	0	0	0
Franklin Harbor	1	0	0	1	0
Kimba	0	1	4	1	0
Lower Eyre Peninsula	13	14	5	3	18
Port Lincoln	6	28	5	25	16
Streaky Bay	0	0	5	1	0
Tumby Bay	4	2	0	0	0
Whyalla	13	10	70	4	43
Wudinna	0	0	0	2	0
Eyre & Western	**39**	**61**	**90**	**45**	**78**
Coober Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	5	33	56	8	48
Roxby Downs	0	0	0	0	0
Out of Councils	0	0	3	1	2
Far North	**5**	**33**	**59**	**9**	**50**
Grant	2	17	1	7	13
Kingston	0	1	3	1	1
Mount Gambier	19	48	22	60	32
Naracoorte and Lucindale	2	4	0	3	5
Robe	9	0	0	18	0
Tatiara	1	5	8	0	3
Wattle Range	1	13	5	2	4
Limestone Coast	**34**	**88**	**39**	**91**	**58**
Berri Barmera	1	6	4	17	5
Coorong	0	13	3	16	3
Karoonda East Murray	0	1	0	0	0
Loxton Waikerie	7	16	27	4	13
Mid Murray	1	7	5	7	7
Murray Bridge	18	23	62	53	31
Renmark Paringa	1	3	2	6	4
Southern Mallee	7	2	7	0	0
Murray & Mallee	**35**	**71**	**110**	**103**	**63**
Barunga West	0	0	4	5	0
Clare and Gilbert Valley	6	1	1	11	1
Copper Coast	22	3	4	35	2
Goyder	0	0	2	0	4
Mount Remarkable	0	6	7	0	2
Northern Areas	5	16	3	3	1
Orroroo Carrieton	0	1	0	0	0
Peterborough	0	4	0	0	0
Port Pirie	2	2	7	3	1
Wakefield Regional	0	0	3	2	1
Yorke Peninsula	6	5	17	2	3
Yorke & Mid North	**41**	**38**	**48**	**61**	**15**
Regional SA	**154**	**291**	**346**	**309**	**264**
South Australia	**1,653**	**1,719**	**1,905**	**1,869**	**1,852**

Table 3: Completed lots deposited by LGA and SAGR by quarter

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Playford	144	65	114	173	186
Port Adel. Enfield (East)	121	112	179	69	199
Salisbury	252	205	115	46	184
Tea Tree Gully	29	70	52	31	50
Northern Adelaide	**546**	**452**	**460**	**319**	**619**
Port Adel. Enfield (West)	40	23	22	43	28
Charles Sturt	146	105	165	172	127
West Torrens	44	35	48	37	42
Western Adelaide	**230**	**163**	**235**	**252**	**197**
Adelaide	71	11	12	72	8
Burnside	19	9	8	13	27
Campbelltown	54	32	24	42	36
Norwood P'ham St Peters	21	8	8	8	36
Prospect	3	4	3	5	10
Unley	18	17	5	4	10
Walkerville	7	4	40	251	2
Eastern Adelaide	**193**	**85**	**100**	**395**	**129**
Holdfast Bay	20	18	13	17	30
Marion	101	88	92	87	86
Mitcham	8	6	32	40	41
Onkaparinga	125	213	118	208	208
Southern Adelaide	**254**	**325**	**255**	**352**	**365**
Metropolitan Adelaide	**1,223**	**1,025**	**1,050**	**1,318**	**1,310**
Barossa	30	24	27	29	65
Gawler	74	43	58	23	54
Light	4	0	11	24	2
Mallala	1	6	15	21	6
Barossa L&LN	**109**	**73**	**111**	**97**	**127**
Adelaide Hills	3	2	6	3	2
Mount Barker	51	103	46	37	23
Adelaide Hills	**54**	**105**	**52**	**40**	**25**
Alexandrina	24	14	19	25	35
Victor Harbor	26	232	12	7	15
Yankalilla	33	4	5	4	4
Kangaroo Island	2	3	6	0	4
Fleurieu & KI	**85**	**253**	**42**	**36**	**58**
Outer Adelaide	**248**	**431**	**205**	**173**	**210**
Greater Adelaide	**1,471**	**1,456**	**1,255**	**1,491**	**1,520**

Source: Planning Division, Department of Planning, Transport and Infrastructure

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Ceduna	0	1	0	2	0
Cleve	0	0	1	0	0
Elliston	1	0	0	0	0
Franklin Harbor	0	1	0	1	0
Kimba	0	0	1	3	0
Lower Eyre Peninsula	2	5	24	5	15
Port Lincoln	8	5	29	6	21
Streaky Bay	0	0	0	5	1
Tumby Bay	0	0	6	0	0
Whyalla	9	8	61	5	42
Wudinna	0	0	0	0	0
Eyre & Western	**20**	**20**	**122**	**27**	**79**
Coober Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	2	3	32	61	37
Roxby Downs	0	0	0	0	0
Out of Councils	0	0	1	0	1
Far North	**2**	**3**	**33**	**61**	**38**
Grant	8	18	0	1	1
Kingston	0	1	1	3	1
Mount Gambier	23	19	44	41	14
Naracoorte and Lucindale	0	4	1	1	2
Robe	0	3	6	0	1
Tatiara	1	2	6	5	0
Wattle Range	3	5	8	6	2
Limestone Coast	**35**	**52**	**66**	**57**	**21**
Berri Barmera	4	1	6	0	4
Coorong	6	14	3	4	15
Karoonda East Murray	0	0	1	0	0
Loxton Waikerie	13	7	13	16	5
Mid Murray	1	1	10	6	5
Murray Bridge	20	14	80	33	30
Renmark Paringa	3	0	3	0	7
Southern Mallee	0	1	9	0	0
Murray & Mallee	**47**	**38**	**125**	**59**	**66**
Barunga West	0	0	1	0	8
Clare and Gilbert Valley	3	5	0	10	2
Copper Coast	1	3	6	7	22
Goyder	0	0	2	1	0
Mount Remarkable	0	0	13	0	0
Northern Areas	1	4	18	2	2
Orroroo Carrieton	0	0	1	0	0
Peterborough	0	0	4	0	0
Port Pirie	2	1	3	4	1
Wakefield Regional	0	0	0	1	4
Yorke Peninsula	7	2	6	4	2
Yorke & Mid North	**14**	**15**	**54**	**29**	**41**
Regional SA	**118**	**128**	**400**	**233**	**245**
South Australia	**1,589**	**1,584**	**1,655**	**1,724**	**1,765**

Table 4: Dwelling approvals by LGA and SAGR by quarter

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Playford	193	182	148	193	118
Port Adel. Enfield (East)	220	207	190	224	201
Salisbury	91	208	200	159	135
Tea Tree Gully	109	52	73	82	60
Northern Adelaide	**613**	**649**	**611**	**658**	**514**
Port Adel. Enfield (West)	118	77	49	99	66
Charles Sturt	344	140	337	307	152
West Torrens	77	71	96	40	119
Western Adelaide	**539**	**288**	**482**	**446**	**337**
Adelaide	52	183	131	283	596
Burnside	21	15	30	32	34
Campbelltown	97	86	96	81	91
Norwood P'ham St Peters	29	27	93	49	78
Prospect	18	11	38	16	11
Unley	17	24	17	22	23
Walkerville	8	13	6	31	18
Eastern Adelaide	**242**	**359**	**411**	**514**	**851**
Holdfast Bay	80	32	26	39	40
Marion	204	126	127	183	117
Mitcham	46	47	41	46	45
Onkaparinga	340	249	302	248	263
Southern Adelaide	**670**	**454**	**496**	**516**	**465**
Metropolitan Adelaide	**2,064**	**1,750**	**2,000**	**2,134**	**2,167**
Barossa	33	27	36	36	41
Gawler	75	69	59	58	50
Light	23	26	29	31	17
Mallala	21	9	11	18	5
Barossa L&LN	**152**	**131**	**135**	**143**	**113**
Adelaide Hills	21	19	28	25	31
Mount Barker	108	96	112	80	89
Adelaide Hills	**129**	**115**	**140**	**105**	**120**
Alexandrina	82	81	66	90	52
Victor Harbor	41	31	37	36	41
Yankalilla	12	19	25	12	12
Kangaroo Island	13	12	6	10	16
Fleurieu & KI	**148**	**143**	**134**	**148**	**121**
Outer Adelaide	**429**	**389**	**409**	**396**	**354**
Greater Adelaide	**2,493**	**2,139**	**2,409**	**2,530**	**2,521**

Source: Australian Bureau of Statistics, *Building Approvals, Australia*, cat. no. 8731.0, ABS, Canberra.

Note: Out of Council in the Far North SAGR contains data for all unincorporated areas.

LGA / SAGR	Dec 2013	Mar 2014	Jun 2014	Sep 2014	Dec 2014
Ceduna	4	2	4	5	3
Cleve	1	2	0	4	0
Elliston	0	0	1	2	0
Franklin Harbor	4	1	1	2	2
Kimba	0	0	0	2	0
Lower Eyre Peninsula	17	25	19	18	9
Port Lincoln	23	20	26	16	15
Streaky Bay	3	10	4	1	7
Tumby Bay	6	6	3	2	6
Whyalla	45	30	34	36	32
Wudinna	2	1	1	1	2
Eyre & Western	**105**	**97**	**93**	**89**	**76**
Coober Pedy	1	0	0	0	0
Flinders Ranges	1	1	1	2	1
Port Augusta	31	23	6	8	14
Roxby Downs	0	0	0	0	0
Out of Councils	0	12	23	0	1
Far North	**33**	**36**	**30**	**10**	**16**
Grant	12	8	5	11	7
Kingston	2	1	8	10	3
Mount Gambier	27	50	26	26	27
Naracoorte and Lucindale	3	4	8	5	11
Robe	6	4	5	7	5
Tatiara	2	7	2	2	7
Wattle Range	9	10	14	8	8
Limestone Coast	**61**	**84**	**68**	**69**	**68**
Berri Barmera	6	7	5	6	6
Coorong	12	7	8	10	7
Karoonda East Murray	2	0	0	0	0
Loxton Waikerie	11	14	17	7	10
Mid Murray	20	16	19	17	13
Murray Bridge	51	49	62	42	44
Renmark Paringa	10	11	13	13	13
Southern Mallee	1	1	0	0	1
Murray & Mallee	**113**	**105**	**124**	**95**	**94**
Barunga West	2	2	4	6	5
Clare and Gilbert Valley	14	15	17	7	9
Copper Coast	41	37	44	52	60
Goyder	0	0	0	3	2
Mount Remarkable	10	0	1	2	1
Northern Areas	6	1	2	5	6
Orroroo Carrieton	1	3	1	0	0
Peterborough	6	0	0	0	0
Port Pirie	24	14	13	14	15
Wakefield Regional	6	20	2	6	3
Yorke Peninsula	37	20	19	32	16
Yorke & Mid North	**147**	**112**	**103**	**127**	**117**
Regional SA	**459**	**434**	**418**	**390**	**371**
South Australia	**2,952**	**2,573**	**2,827**	**2,920**	**2,892**

Residential Demolitions and Resubdivisions (minor infill)

This section provides an overview of minor infill that occurred in metropolitan Adelaide between 2008 and 2014. 'Minor infill' refers to sites less than 4,000m^2 involving the permanent removal of a dwelling (demolition), or resubdivision of a parcel to create an additional allotment/s with the original dwelling retained (resubdivision).

On demolition sites it is estimated that 19,348 new dwellings will potentially be constructed in place of the 10,589 demolished dwellings. This equates to an estimated net increase of 8,759 dwellings over the six year period, or an average annual net increase of 1,460 dwellings.

The total number of additional dwellings built on resubdivision sites is estimated to be 3,154 dwellings which is an average of 526 dwellings per year.

Over the period 2008 to 2014, the total estimated dwelling increase resulting from minor infill is 11,913 dwellings, at an average of 1,986 dwellings per year.

Figure 5 summarises the total estimated dwelling increase on all minor infill sites by LGA. With an estimated increase of 1,909 additional dwellings, Charles Sturt LGA had the greatest increase. The LGA with the greatest dwelling increase resulting from the construction of additional dwellings on resubdivision sites was Onkaparinga (609).

Figure 5: Estimated dwelling increase on minor infill sites by LGA, 2008 to 2014

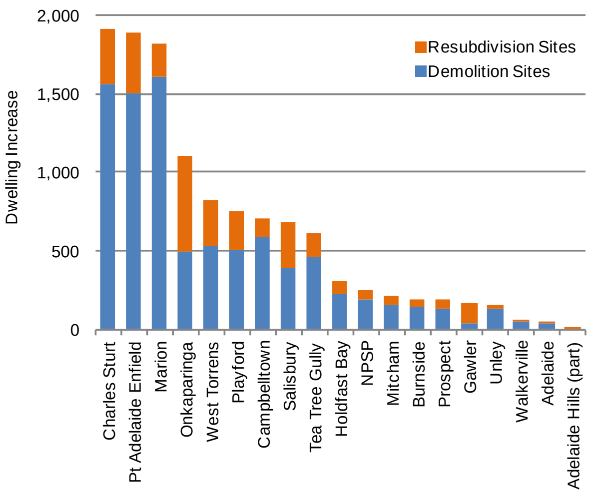
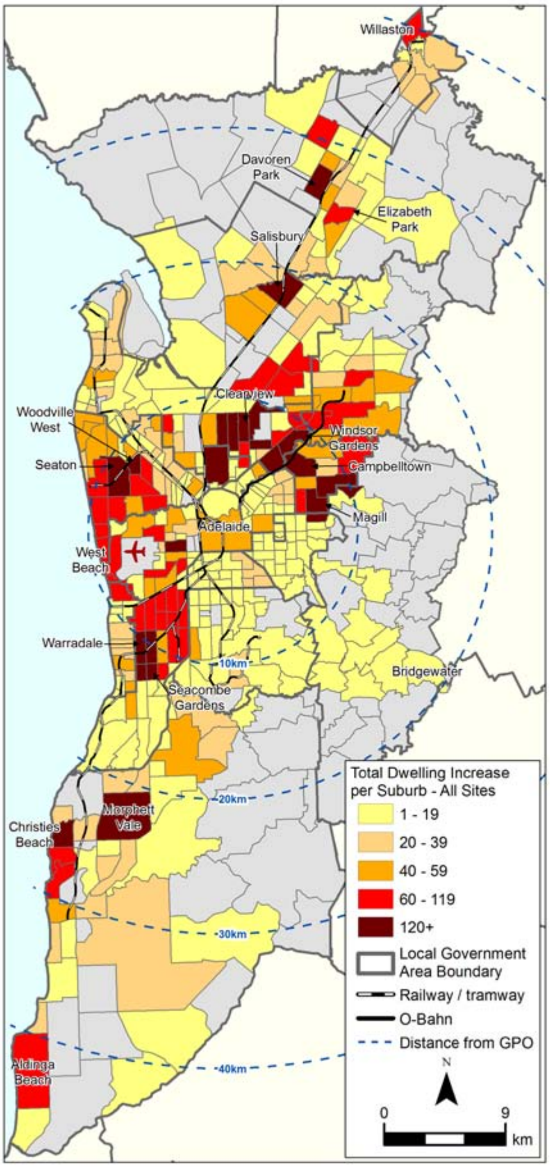


Figure 6 shows the estimated dwelling increase resulting from minor infill by suburb. As a result of Housing SA's redevelopment of Woodville West, the suburb is expected to have the greatest increase with almost 300 dwellings.

Figure 6: Estimated dwelling increase on minor infill sites by suburb, 2008 to 2014



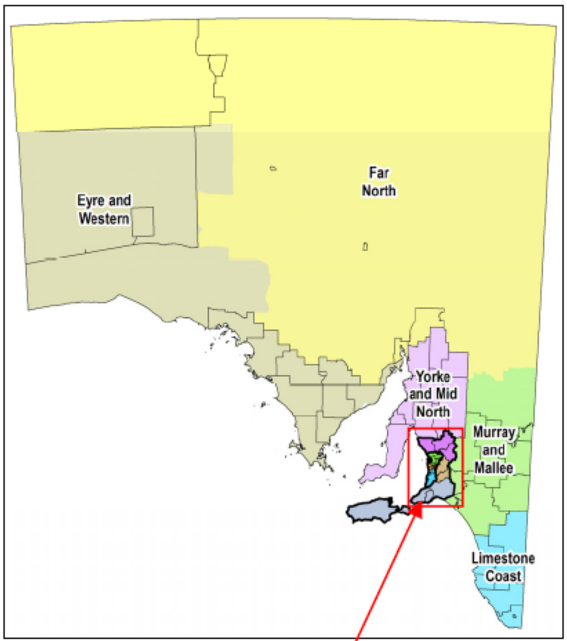
On demolition sites it is possible to calculate replacement rates by dividing the number of new dwellings constructed by the number of dwellings demolished.

The metropolitan Adelaide average replacement rate is 1.8 dwellings constructed for every 1 dwelling demolished or a net increase of 0.8 of a dwelling.

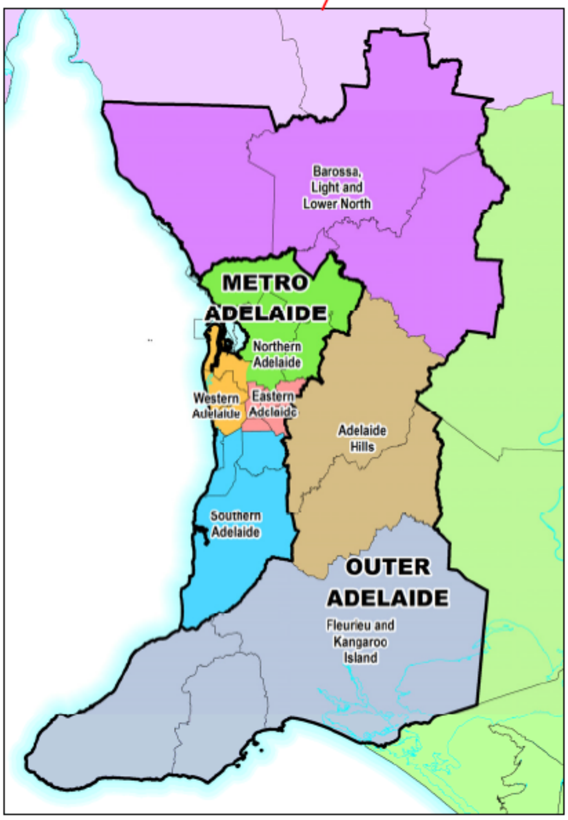
42.7 per cent of new dwellings are estimated to be built on sites with a replacement rate of 1:2.0, or a net increase of one dwelling per site. Around 15.4 per cent of new dwellings are on sites where the demolished dwelling will be replaced with one new dwelling resulting in no increase in the number of dwellings. A further 28 per cent of new dwellings are on sites with a replacement rate of greater than 2.

Note: In this section 'metropolitan Adelaide' also includes the Gawler LGA and part of the Adelaide Hills LGA.

SA Government Regions



Greater Adelaide



Glossary

ABS	Australian Bureau of Statistics
DAC	Development Assessment Commission
DPTI	Department of Planning, Transport and Infrastructure
GAR	Greater Adelaide Region (as defined by *The 30-Year Plan for Greater Adelaide*). GAR = MA + OA.
LGA	Local Government Area
LTO	Lands Titles Office
MA	Metropolitan Adelaide
OA	Outer Adelaide
Regional SA	South Australia minus Greater Adelaide
SAGR	South Australian Government Region

Proposed Lots in Subdivision: The number of additional lots lodged with the DAC. This includes community strata titles (i.e. apartments). An application for land division in South Australia must be lodged centrally with the DAC. Activity levels within an LGA reflect the sporadic level of lodgement of applications. The speed with which applications proceed through the planning process can vary greatly and some applications could be Refused, Withdrawn or Lapsed.

Certificate of Approval: The number of lots issued with the DAC Certificate of Approval. This stage indicates that all the planning conditions and land division requirements have been complied with (i.e. final construction of roads, services and open space). The Planning process is completed. However, the allotments are not yet legally created at this stage.

Completed Lots (Deposits): The number of lots deposited at the LTO. A final plan of division, together with the Land Division Certificate of Approval is lodged with the Registrar General for deposit at the Lands Titles Registration Office. The allotments are legally created following the deposit of the plan at the LTO.

Dwelling Approvals: Data collected by the Australian Bureau of Statistics on the number of houses and other residential dwellings approved to be built.

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For further information
call: (08) 7109 7134, (08) 7109 7124
visit: www.sa.gov.au/planning/landsupplymonitoring

Government of South Australia
Department of Planning, Transport and Infrastructure