Residential land development activity report to June 2016

South Australia

Key figures and tables

Overview

This report provides a comprehensive overview of recent residential land development activity for South Australia's regions and local government areas. It is published twice yearly.

Half year change

- Proposed lots in subdivision plans for the six months to June 2016 were down 28 per cent from the previous half, from 8,099 to 5,841.
- Completed lots in final plans deposited were down 14 per cent for the half year, from 4,223 to 3,643.
- Dwelling approvals increased slightly from 5,856 to 5,940.

Annual change

- Proposed lots increased slightly from 13,858 in 2014/15 to 13,940 in 2015/16.
- Completed lots increased 14 per cent from 6,893 in 2014/15 to 7,866 in 2015/16.
- Dwelling approvals increased 9 per cent from 10,807 to 11,796.

indicates opposite movement (up/down) to previous period

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

steady from previous period (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

Across South Australia there were 5,841 new allotments proposed in the six months to June 2016, a decrease of 28% from the previous half year total of 8,099 lots.

In the six months to June 2016, the metropolitan councils recording the highest number of proposed lots were Adelaide (1,073 lots), Playford (569 lots), Charles Sturt (404 lots) and Port Adelaide Enfield (355 lots).

The non-metropolitan councils with the highest numbers were Mount Gambier (387 lots), Mount Barker (298 lots) and Barossa (124 lots). The remaining non-metropolitan councils all recorded less than one hundred new lots.

The largest individual plan of division lodged was in Suttontown at Mount Gambier with 311 new lots proposed. This was followed by several apartment developments in the City of Adelaide, each producing over 200 lots. There were also multiple staged proposals for the Blakes Crossing development within the Playford Council totalling around 300 lots.

Completed lots in final deposited plans

There were 4,223 completed allotments in the six months to June 2016 across the state, a decrease of 14% from the previous half year total of 3,643 lots.

In the six months to June 2016, the metropolitan councils recording the highest number of completed lots were Port Adelaide Enfield (413 lots), Adelaide (411 lots), Charles Sturt (382 lots) and Onkaparinga (317 lots).

For the non-metropolitan areas the highest numbers were found in Mount Barker (251 lots) and Gawler (110 lots). The remaining councils all had figures below one hundred lots.

Dwellings approvals

Dwelling approvals in South Australia increased slightly between the December and June half year, from 5,856 to 5,940.

Over the six months to June 2016 the metropolitan councils with the highest number of dwelling approvals were Charles Sturt (717), Onkaparinga (537), Port Adelaide Enfield (527) and Salisbury (422).

In the non-metropolitan areas, the councils with the highest approvals were Mount Barker (211), Alexandrina (141), Gawler (140) and Victor Harbor (113).

In regional South Australia, only two councils recorded dwelling approval figures above fifty in the past six months. They were Murray Bridge (98) and the Copper Coast (75).

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

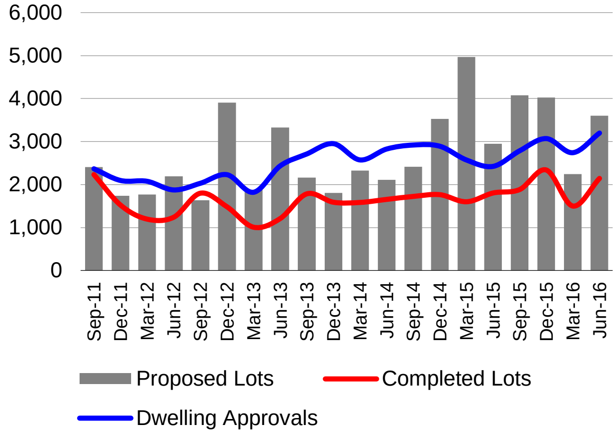


Figure 2: Land supply pipeline indicators for Greater Adelaide

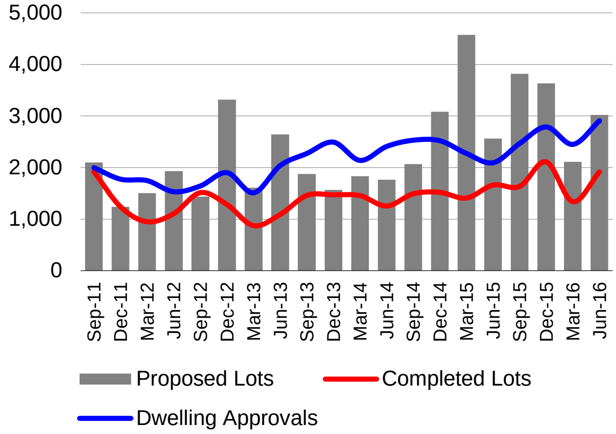


Figure 3: Land supply pipeline indicators for regional South Australia

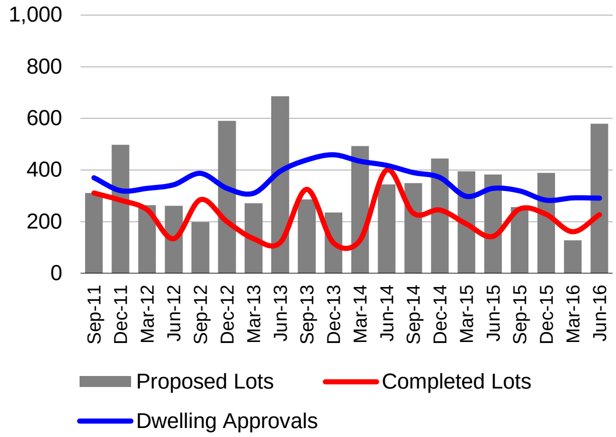
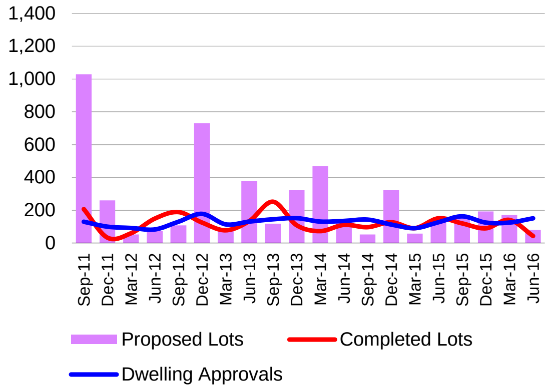


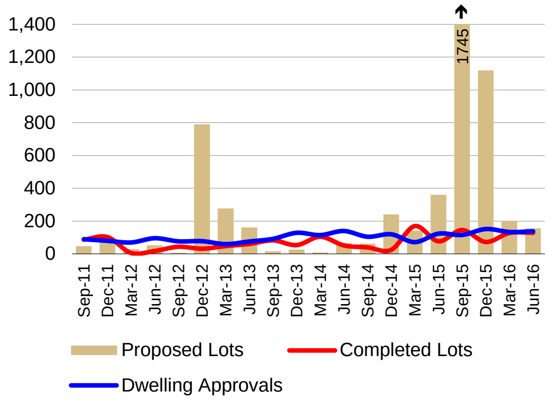
Figure 4: Land supply pipeline indicators for SAGRs in Greater Adelaide

Barossa, Light & Lower North

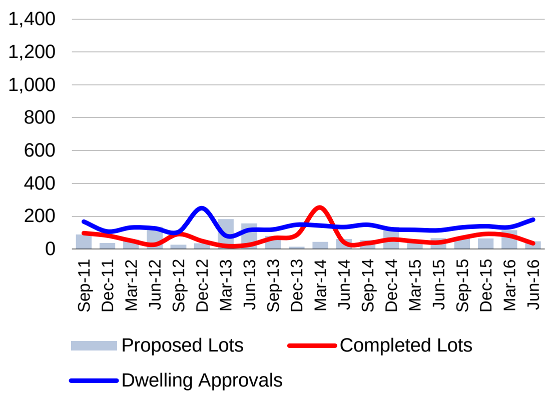


The September 2011 quarter (1,029 lots total) includes 999 lots lodged in the Gawler LGA.

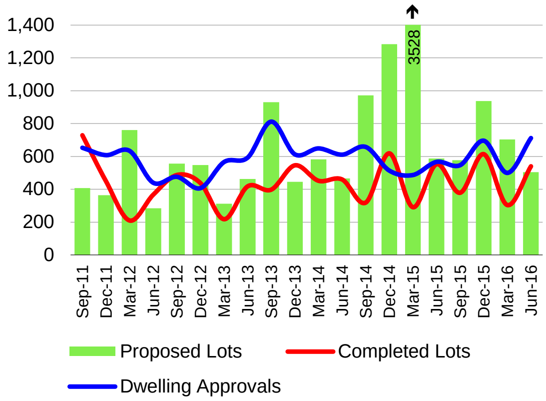
Adelaide Hills



Fleurieu & Kangaroo Island

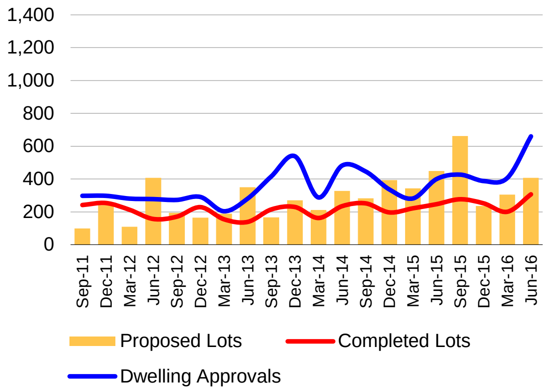


Northern Adelaide

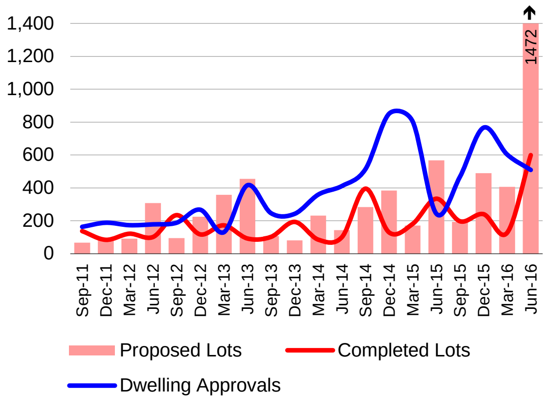


The March 2015 quarter includes 2,650 lots at Buckland Park.

Western Adelaide



Eastern Adelaide (includes City of Adelaide)



Southern Adelaide

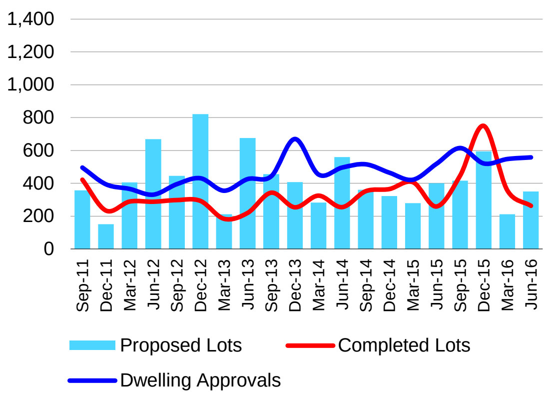


Table 1: Proposed lots in subdivision plans lodged by LGA and SAGR by quarter

LGA / SAGR	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Playford	269	369	596	471	98
Port Adel. Enfield (East)	87	64	123	77	160
Salisbury	171	81	153	84	163
Tea Tree Gully	60	64	65	71	83
Northern Adelaide	**587**	**578**	**937**	**703**	**504**
Port Adel. Enfield (West)	121	110	24	43	75
Charles Sturt	259	478	122	174	230
West Torrens	69	74	90	88	103
Western Adelaide	**449**	**662**	**236**	**305**	**408**
Adelaide	221	2	274	213	860
Burnside	18	12	6	25	23
Campbelltown	102	100	99	77	158
Norwood P'ham St Peters	83	18	79	23	274
Prospect	96	23	12	42	86
Unley	34	19	10	5	22
Walkerville	13	19	10	22	49
Eastern Adelaide	**567**	**193**	**490**	**407**	**1,472**
Holdfast Bay	21	19	44	17	30
Marion	135	115	116	100	116
Mitcham	22	22	34	18	33
Onkaparinga	223	260	401	77	171
Southern Adelaide	**401**	**416**	**595**	**212**	**350**
Metropolitan Adelaide	**2,004**	**1,849**	**2,258**	**1,627**	**2,734**
Barossa	60	6	37	122	2
Gawler	51	135	76	8	43
Light	13	5	46	1	23
Mallala	8	6	34	41	13
Barossa L&LN	**132**	**152**	**193**	**172**	**81**
Adelaide Hills	262	4	296	40	20
Mount Barker	98	1,741	823	161	137
Adelaide Hills	**360**	**1,745**	**1,119**	**201**	**157**
Alexandrina	37	61	20	18	34
Victor Harbor	13	6	11	16	8
Yankalilla	1	3	30	6	5
Kangaroo Island	16	4	3	74	1
Fleurieu & KI	**67**	**74**	**64**	**114**	**48**
Outer Adelaide	**559**	**1,971**	**1,376**	**487**	**286**
Greater Adelaide	**2,563**	**3,820**	**3,634**	**2,114**	**3,020**

Source: *EDALA*, Development Division, Department of Planning, Transport and Infrastructure

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

LGA / SAGR	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Ceduna	0	2	1	0	0
Cleve	0	21	3	0	3
Elliston	0	0	0	0	0
Franklin Harbor	0	0	0	4	0
Kimba	0	0	0	3	0
Lower Eyre Peninsula	8	46	0	4	45
Port Lincoln	25	24	1	8	4
Streaky Bay	1	0	1	0	8
Tumby Bay	3	3	2	1	1
Whyalla	2	5	2	1	0
Wudinna	0	1	0	0	1
Eyre & Western	**39**	**102**	**10**	**21**	**62**
Coober Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	10	5	0	1	3
Roxby Downs	2	0	0	0	0
Out of Councils	0	0	0	0	1
Far North	**12**	**5**	**0**	**1**	**4**
Grant	4	9	14	0	12
Kingston	1	1	0	3	1
Mount Gambier	25	22	133	33	354
Naracoorte and Lucindale	3	0	4	6	7
Robe	23	4	0	2	1
Tatiara	5	0	1	0	1
Wattle Range	53	1	23	7	4
Limestone Coast	**114**	**37**	**175**	**51**	**380**
Berri Barmera	29	0	1	3	0
Coorong	15	60	105	1	1
Karoonda East Murray	0	0	0	0	2
Loxton Waikerie	15	2	2	10	4
Mid Murray	5	1	0	5	58
Murray Bridge	5	18	9	14	22
Renmark Paringa	4	1	5	2	6
Southern Mallee	0	0	2	0	1
Murray & Mallee	**73**	**82**	**124**	**35**	**94**
Barunga West	2	0	0	0	9
Clare and Gilbert Valley	1	3	35	9	0
Copper Coast	112	6	2	4	17
Goyder	0	0	0	0	0
Mount Remarkable	0	0	0	0	0
Northern Areas	4	0	1	1	0
Orroroo Carrieton	0	0	0	0	0
Peterborough	0	0	0	0	0
Port Pirie	1	6	40	3	3
Wakefield Regional	1	0	0	1	3
Yorke Peninsula	24	15	2	2	7
Yorke & Mid North	**145**	**30**	**80**	**20**	**39**
Regional SA	**383**	**256**	**389**	**128**	**579**
South Australia	**2,946**	**4,076**	**4,023**	**2,242**	**3,599**

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

LGA / SAGR	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Playford	119	56	193	44	171
Port Adel. Enfield (East)	144	135	182	170	182
Salisbury	81	184	110	135	179
Tea Tree Gully	54	88	52	52	27
Northern Adelaide	**398**	**463**	**537**	**401**	**559**
Port Adel. Enfield (West)	52	34	28	21	37
Charles Sturt	224	204	205	138	342
West Torrens	33	48	42	39	49
Western Adelaide	**309**	**286**	**275**	**198**	**428**
Adelaide	264	100	3	192	402
Burnside	12	11	4	5	15
Campbelltown	39	79	54	52	94
Norwood P'ham St Peters	22	21	44	56	27
Prospect	9	23	17	18	22
Unley	21	18	8	7	6
Walkerville	16	4	41	13	21
Eastern Adelaide	**383**	**256**	**171**	**343**	**587**
Holdfast Bay	30	35	41	17	25
Marion	107	104	114	94	121
Mitcham	47	21	47	25	28
Onkaparinga	114	231	606	230	143
Southern Adelaide	**298**	**391**	**808**	**366**	**317**
Metropolitan Adelaide	**1,388**	**1,396**	**1,791**	**1,308**	**1,891**
Barossa	33	10	48	15	17
Gawler	145	12	128	67	35
Light	12	18	0	0	3
Mallala	2	4	2	21	3
Barossa L&LN	**192**	**44**	**178**	**103**	**58**
Adelaide Hills	3	2	14	4	0
Mount Barker	72	179	56	122	121
Adelaide Hills	**75**	**181**	**70**	**126**	**121**
Alexandrina	41	12	62	50	54
Victor Harbor	9	12	60	12	14
Yankalilla	7	15	10	23	9
Kangaroo Island	7	32	6	6	10
Fleurieu & KI	**64**	**71**	**138**	**91**	**87**
Outer Adelaide	**331**	**296**	**386**	**320**	**266**
Greater Adelaide	**1,719**	**1,692**	**2,177**	**1,628**	**2,157**

Source: *EDALA*, Development Division, Department of Planning, Transport and Infrastructure

LGA / SAGR	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Ceduna	1	3	0	0	2
Cleve	6	7	0	3	1
Elliston	0	1	0	2	0
Franklin Harbor	0	0	0	0	2
Kimba	1	0	0	0	0
Lower Eyre Peninsula	18	2	5	16	14
Port Lincoln	2	39	4	7	35
Streaky Bay	1	1	2	0	0
Tumby Bay	5	0	38	5	3
Whyalla	6	1	1	7	3
Wudinna	0	8	0	0	1
Eyre & Western	**40**	**62**	**50**	**40**	**61**
Coober Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	5	8	4	3	2
Roxby Downs	0	0	2	0	0
Out of Councils	3	1	0	0	0
Far North	**8**	**9**	**6**	**3**	**2**
Grant	1	35	32	14	8
Kingston	5	1	0	2	3
Mount Gambier	7	66	31	9	17
Naracoorte and Lucindale	18	1	18	2	3
Robe	0	2	0	2	13
Tatiara	3	0	5	1	0
Wattle Range	5	3	2	6	13
Limestone Coast	**39**	**108**	**88**	**36**	**57**
Berri Barmera	2	0	3	4	3
Coorong	1	12	43	35	13
Karoonda East Murray	0	0	0	0	0
Loxton Waikerie	11	2	8	5	27
Mid Murray	5	17	15	16	5
Murray Bridge	25	14	16	14	13
Renmark Paringa	1	12	2	1	1
Southern Mallee	0	2	0	0	0
Murray & Mallee	**45**	**59**	**87**	**75**	**62**
Barunga West	0	0	1	0	1
Clare and Gilbert Valley	0	3	5	0	2
Copper Coast	9	23	21	4	15
Goyder	0	0	0	0	0
Mount Remarkable	3	0	0	0	0
Northern Areas	2	1	0	0	1
Orroroo Carrieton	0	0	0	0	0
Peterborough	0	0	0	0	0
Port Pirie	4	4	10	3	7
Wakefield Regional	2	0	0	0	0
Yorke Peninsula	33	2	12	10	16
Yorke & Mid North	**53**	**33**	**49**	**17**	**42**
Regional SA	**185**	**271**	**280**	**171**	**224**
South Australia	**1,904**	**1,963**	**2,457**	**1,799**	**2,381**

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

LGA / SAGR	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Playford	224	61	207	44	165
Port Adel. Enfield (East)	130	71	219	135	237
Salisbury	141	188	145	75	110
Tea Tree Gully	58	59	43	50	28
Northern Adelaide	**553**	**379**	**614**	**304**	**540**
Port Adel. Enfield (West)	27	61	43	26	15
Charles Sturt	172	179	173	128	254
West Torrens	48	37	36	47	38
Western Adelaide	**247**	**277**	**252**	**201**	**307**
Adelaide	231	30	93	3	408
Burnside	13	14	7	6	11
Campbelltown	32	73	39	50	74
Norwood P'ham St Peters	10	31	33	37	45
Prospect	12	21	9	23	24
Unley	25	19	18	5	5
Walkerville	11	9	41	3	32
Eastern Adelaide	**334**	**197**	**240**	**127**	**599**
Holdfast Bay	16	31	35	30	21
Marion	105	96	126	92	89
Mitcham	12	56	14	51	20
Onkaparinga	126	264	575	184	133
Southern Adelaide	**259**	**447**	**750**	**357**	**263**
Metropolitan Adelaide	**1,393**	**1,300**	**1,856**	**989**	**1,709**
Barossa	14	35	18	42	7
Gawler	123	56	66	98	12
Light	6	27	2	0	0
Mallala	8	2	4	1	24
Barossa L&LN	**151**	**120**	**90**	**141**	**43**
Adelaide Hills	3	6	13	1	5
Mount Barker	74	140	60	127	124
Adelaide Hills	**77**	**146**	**73**	**128**	**129**
Alexandrina	29	41	26	53	15
Victor Harbor	7	10	40	19	10
Yankalilla	2	14	10	3	7
Kangaroo Island	2	4	16	6	3
Fleurieu & KI	**40**	**69**	**92**	**81**	**35**
Outer Adelaide	**268**	**335**	**255**	**350**	**207**
Greater Adelaide	**1,661**	**1,635**	**2,111**	**1,339**	**1,916**

Source: *EDALA*, Development Division, Department of Planning, Transport and Infrastructure

LGA / SAGR	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Ceduna	0	1	3	0	0
Cleve	1	6	6	0	0
Elliston	0	0	1	2	0
Franklin Harbor	0	0	0	0	2
Kimba	0	0	0	0	0
Lower Eyre Peninsula	4	12	12	6	1
Port Lincoln	13	2	37	8	24
Streaky Bay	1	0	1	2	0
Tumby Bay	2	1	0	3	38
Whyalla	2	4	1	4	0
Wudinna	0	5	1	0	0
Eyre & Western	**23**	**31**	**62**	**25**	**65**
Coober Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	4	2	3	3	3
Roxby Downs	0	0	0	2	0
Out of Councils	2	1	0	0	2
Far North	**6**	**3**	**3**	**5**	**5**
Grant	7	35	29	4	3
Kingston	0	6	0	2	0
Mount Gambier	4	58	22	10	7
Naracoorte and Lucindale	15	1	20	3	1
Robe	0	0	1	1	13
Tatiara	4	2	0	5	2
Wattle Range	2	1	4	1	6
Limestone Coast	**32**	**103**	**76**	**26**	**32**
Berri Barmera	7	5	2	2	5
Coorong	1	9	3	41	47
Karoonda East Murray	0	0	0	0	0
Loxton Waikerie	13	3	1	10	26
Mid Murray	0	16	7	24	6
Murray Bridge	23	11	22	8	8
Renmark Paringa	3	8	10	1	0
Southern Mallee	0	0	0	1	0
Murray & Mallee	**47**	**52**	**45**	**87**	**92**
Barunga West	0	0	0	0	1
Clare and Gilbert Valley	2	1	6	4	2
Copper Coast	11	38	13	7	17
Goyder	3	0	0	0	0
Mount Remarkable	1	2	0	0	0
Northern Areas	0	1	3	0	0
Orroroo Carrieton	0	1	0	0	0
Peterborough	0	0	0	0	0
Port Pirie	2	1	13	0	3
Wakefield Regional	4	0	0	0	0
Yorke Peninsula	12	16	7	7	10
Yorke & Mid North	**35**	**60**	**42**	**18**	**33**
Regional SA	**143**	**249**	**228**	**161**	**227**
South Australia	**1,804**	**1,884**	**2,339**	**1,500**	**2,143**

Table 4: Dwelling approvals by LGA and SAGR by quarter

LGA / SAGR	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Playford	135	149	130	91	149
Port Adel. Enfield (East)	202	181	200	187	206
Salisbury	148	156	275	141	281
Tea Tree Gully	82	61	91	81	76
Northern Adelaide	**567**	**547**	**696**	**500**	**712**
Port Adel. Enfield (West)	36	78	64	51	83
Charles Sturt	283	275	263	281	436
West Torrens	81	74	61	75	141
Western Adelaide	**400**	**427**	**388**	**407**	**660**
Adelaide	3	60	335	58	79
Burnside	47	29	41	22	37
Campbelltown	70	174	148	135	197
Norwood P'ham St Peters	46	55	158	304	86
Prospect	49	80	53	48	52
Unley	19	29	25	25	16
Walkerville	9	40	6	11	42
Eastern Adelaide	**243**	**467**	**766**	**603**	**509**
Holdfast Bay	47	41	76	56	44
Marion	196	193	189	166	201
Mitcham	49	55	43	45	57
Onkaparinga	227	326	213	281	256
Southern Adelaide	**519**	**615**	**521**	**548**	**558**
Metropolitan Adelaide	**1,729**	**2,056**	**2,371**	**2,058**	**2,439**
Barossa	38	35	39	21	30
Gawler	54	83	55	74	66
Light	19	32	20	16	32
Mallala	16	13	11	14	23
Barossa L&LN	**127**	**163**	**125**	**125**	**151**
Adelaide Hills	31	30	52	26	35
Mount Barker	93	86	100	108	103
Adelaide Hills	**124**	**116**	**152**	**134**	**138**
Alexandrina	67	72	64	68	73
Victor Harbor	20	30	40	37	76
Yankalilla	23	24	33	21	24
Kangaroo Island	4	6	2	7	6
Fleurieu & KI	**114**	**132**	**139**	**133**	**179**
Outer Adelaide	**365**	**411**	**416**	**392**	**468**
Greater Adelaide	**2,094**	**2,467**	**2,787**	**2,450**	**2,907**

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	Jun 2015	Sep 2015	Dec 2015	Mar 2016	Jun 2016
Ceduna	1	1	5	2	0
Cleve	1	1	0	1	0
Elliston	1	0	0	1	0
Franklin Harbor	0	0	2	0	4
Kimba	0	0	0	0	0
Lower Eyre Peninsula	9	20	12	6	6
Port Lincoln	14	21	14	11	15
Streaky Bay	8	6	2	0	6
Tumby Bay	6	4	4	6	1
Whyalla	31	23	8	15	4
Wudinna	1	0	0	0	1
Eyre & Western	**72**	**76**	**47**	**42**	**37**
Coober Pedy	0	0	0	1	0
Flinders Ranges	1	0	0	1	3
Port Augusta	5	4	9	7	7
Roxby Downs	0	0	0	0	0
Out of Councils	1	0	2	0	1
Far North	**7**	**4**	**11**	**9**	**11**
Grant	7	4	3	8	8
Kingston	5	11	3	2	8
Mount Gambier	32	19	21	23	26
Naracoorte and Lucindale	10	11	10	0	10
Robe	4	4	12	3	4
Tatiara	3	3	2	2	2
Wattle Range	6	7	3	10	10
Limestone Coast	**67**	**59**	**54**	**48**	**68**
Berri Barmera	3	9	3	9	5
Coorong	6	8	8	3	9
Karoonda East Murray	2	1	0	0	0
Loxton Waikerie	9	15	3	10	11
Mid Murray	18	20	17	14	21
Murray Bridge	42	29	34	60	38
Renmark Paringa	12	13	10	7	11
Southern Mallee	0	0	3	0	0
Murray & Mallee	**92**	**95**	**78**	**103**	**95**
Barunga West	1	1	6	3	2
Clare and Gilbert Valley	12	10	9	12	4
Copper Coast	35	35	32	41	34
Goyder	0	1	0	1	0
Mount Remarkable	0	1	1	1	4
Northern Areas	5	3	0	4	1
Orroroo Carrieton	1	0	0	0	0
Peterborough	0	0	0	0	0
Port Pirie	13	9	15	6	8
Wakefield Regional	9	7	6	5	7
Yorke Peninsula	15	18	24	17	20
Yorke & Mid North	**91**	**85**	**93**	**90**	**80**
Regional SA	**329**	**319**	**283**	**292**	**291**
South Australia	**2,423**	**2,786**	**3,070**	**2,742**	**3,198**

Annual supply of completed residential allotments

This section provides an overview of annual allotment production trends over the past 10 years.

The number of completed lots in South Australia has continued to rise since hitting a decade low of 5,499 lots in 2012/13.

In 2015/16 there were 7,866 lots created across South Australia, an increase of 14 per cent from the previous year. This is just above the current 10 year average of 7,809 lots and the first time it has been above the average since 2009/10 (Figure 5).

The Greater Adelaide region continues to increase its share of new allotments from 88 per cent in 2014/15 to 89 per cent in 2015/16, the highest proportion observed to date.

Figure 5: Net allotments completed in South Australia, 2006/07 to 2015/16

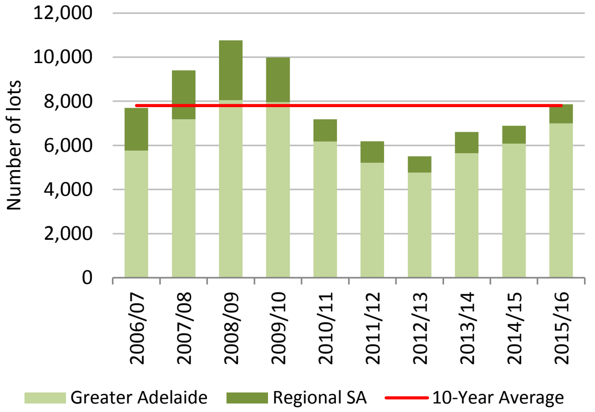
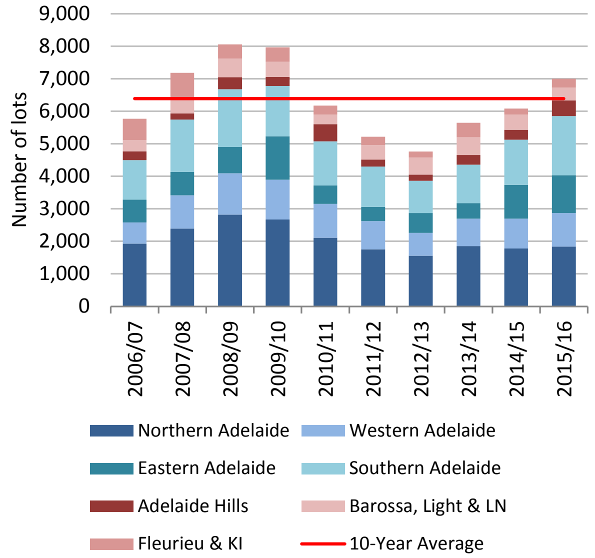


Figure 6 shows that the Northern and Southern Adelaide government regions continue to contribute the highest amount of new allotment stock, with both providing just over 1,800 each in 2015/16. The two regions combined provided 52 per cent of all the new stock created in Greater Adelaide.

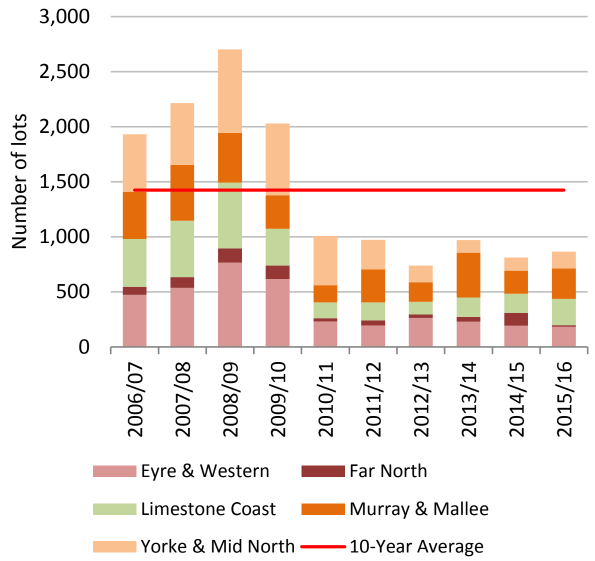
Figure 6: Net allotments completed in Greater Adelaide by SAGRs



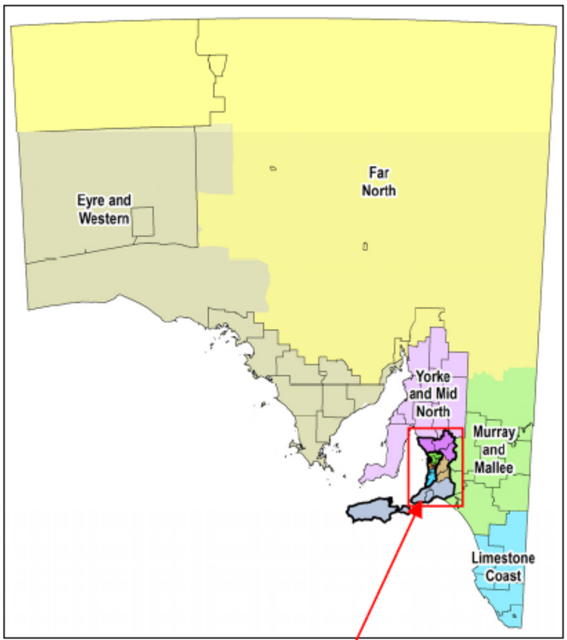
In regional South Australia (Figure 7), production levels continue to remain below the 10 year average.

The Murray and Mallee region was the highest contributor with 276 lots in 2015/16 followed by the Limestone Coast with 237 lots. Both regions together provided 59 per cent of all the new stock created in regional South Australia. In contrast, the Far North recorded the lowest figure with only 16 lots.

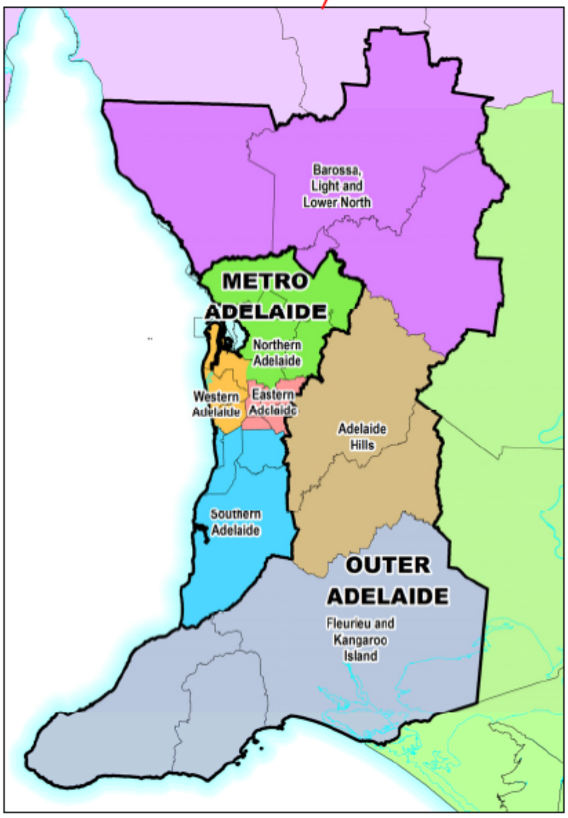
Figure 7: Net allotments completed in Regional SA by SAGRs



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
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visit: www.sa.gov.au/planning/landsupplymonitoring

Government of South Australia
Department of Planning, Transport and Infrastructure