This factsheet summarises residential demolition and resubdivision activity (minor infill) in Greater Adelaide between 2012 and 2018.

**Key Findings**

**Demolitions**

**2,107**  
Average number of dwellings demolished per year*

**1,458**  
Average annual net dwelling increase on demolition sites**

1.91  
On average for every 1 dwelling demolished 1.91 replaced it**

**Resubdivisions**

**458**  
Average annual number of resubdivision sites*

**441**  
Average annual net dwelling increase on resubdivision sites**

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**Minor Infill Dwelling Increase**

**1,899**  
Average annual net dwelling increase on demolition and resubdivision sites**

**683**  
Average annual number of vacant or partially developed allotments generated from demolitions and resubdivisions***

**Marion LGA**  
Local Government Area with the greatest net dwelling increase from demolition and resubdivision sites** (322 dwellings per year)

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* across all minor infill sites
** net dwelling increase on minor infill sites that contain only completed new dwellings or unfinished dwellings
*** for previous studies, net dwelling increase has been estimated for vacant/partially developed sites. Actual consumption will vary, hence an estimation of consumption has not been provided for this study.
Scope

Demolition
A demolition is defined as the permanent removal of a residential dwelling built prior to 2012 on an allotment less than 4,000m², that is replaced with new or partially constructed residential dwelling(s), or was still vacant in 2018. A demolition ‘site’ refers to the allotment from the 2012 Property Cadastre that the dwelling demolition occurred on.

Resubdivision
A resubdivision site is defined as a parcel of land less than 4,000m² containing a residential dwelling built prior to 2012, that is divided to create multiple land parcels, retaining the existing dwelling. The newly created land parcel(s) may be vacant or contain a new or partially constructed residential dwelling in 2018. In the context of this study a resubdivision does not involve the demolition of a dwelling.

Minor infill development (demolition and resubdivision) includes sites with 10 dwellings or less.

Study Method & Time-Frame
Geographic Information System (GIS) software was used to extract dwelling demolition and resubdivision data from the Property Cadastre and State Valuation files. Aerial photography was used to validate the analysis results.

Sites were identified where a demolition or resubdivision (with original dwelling retained) occurred between July 2012 and June 2018. A six year time-frame was used to account for the time lag which exists between the demolition of a dwelling and the construction of a new dwelling.

Example: Residential demolition site and adjacent resubdivision site

The resubdivision site on the left has retained the original dwelling and constructed a new dwelling at the rear of the original dwelling.

The demolition site on the right has demolished the original dwelling and constructed two new dwellings in its place.

The demolition site has a replacement rate of 1:2, with one dwelling demolished and replaced with two new dwellings. This is the most common replacement rate, accounting for approximately 40% of completed demolitions sites.

Example: Residential demolition sites with 1:5 replacement rate

The two sites below demonstrate the potential of a single dwelling site to accommodate additional dwellings. In these examples, 1 single-storey dwelling has been demolished and replaced with 5 new two-storey dwellings.

Before

After
### Demolitions, 2012-2018

#### Key Trends

- **2,107**
  - Average number of dwellings demolished per year

**Port Adelaide Enfield LGA**

Local Government Area with greatest number of demolished dwellings (average of 315 per year)

- **1,458**
  - Average net dwelling increase on completed demolition sites per year

**Marion LGA**

Local Government Area with greatest net dwelling increase on completed demolition sites (average of 287 per year)

- **1.91**
  - Average replacement rate* on completed demolition sites

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* A site where two dwellings are demolished and replaced with three new dwellings has a replacement rate of 1:1.5

### Resubdivisions, 2012-2018

#### Key Trends

- **458**
  - Average number of dwelling sites resubdivided per year

**Onkaparinga LGA**

Local Government Area with greatest number of resubdivisions (average of 60 per year)

- **292**
  - Average number of retained dwellings on completed resubdivision sites** per year

- **441**
  - Average net dwelling increase on completed resubdivision sites** per year

- **1.51**
  - Average number of additional dwellings constructed on completed resubdivision sites**

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**minor infill resubdivision sites that contain only completed new dwellings or unfinished dwellings**
Demolition Sites

Comparison to Previous Studies

The Department of Planning, Transport and Infrastructure has been reporting on Minor Infill Development since 1992, as part of the Department’s overall land supply monitoring activities.

There has been a steady rate of demolitions within the Adelaide Statistical Division (ASD) since 2004. The average replacement rate across demolition sites has increased from 1:1.62 in 1999 to 1:1.93 in the current study period. This indicates increasing densities on demolition sites.

The 30-Year Plan for Greater Adelaide was introduced in 2010 and sets targets for infill development (minor and major). These targets have impacted planning outcomes across Greater Adelaide, and have resulted in significant changes to zoning. To meet targets, Council Development Plans have been amended to allow for smaller allotment sizes and increased densities within existing residential areas.

In the context of the total number of additional dwellings built each year in metropolitan Adelaide, minor infill contributes around 25 to 35 per cent.

* "Average Replacement Rate" is calculated for completed demolition sites only.
* The figures for 2010-2016 and 2012-2018 have been adjusted to represent the ASD.