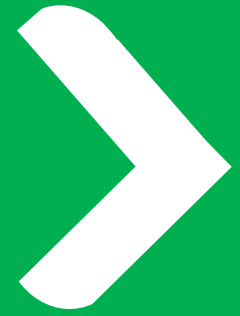


# Residential broadhectare land supply report - 30 June 2019



Greater Adelaide Region and selected regional townships



Government of South Australia  
Department of Planning,  
Transport and Infrastructure



# Residential broadhectare land supply report

## Greater Adelaide region and selected regional townships

Cadastre and Land Information as at 30 June 2019  
State Government Land for Release as at October 2019

This document reports on the supply and consumption of broadhectare land in the Greater Adelaide Region (GAR) and selected regional townships. Within the GAR the data is summarised at both the Local Government Area and South Australian Government Region level.

The data and information in this report is widely used to monitor the targets of *The 30-Year Plan for Greater Adelaide* (2017 Update) and to assist in developing small area population and housing projections.

**For further information:** visit [www.saplanningportal.sa.gov.au/land\\_and\\_development\\_monitoring](http://www.saplanningportal.sa.gov.au/land_and_development_monitoring)

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## Executive Summary

The Residential Broadhectare Land Supply Report provides detailed information on the amount, ownership and spatial distribution of broadhectare land in residential zones in the Greater Adelaide Region (GAR) and selected regional townships, calculated at the end of each financial year. It has been published periodically since 1995 (formerly called the Broadacre Report) and as such provides a thorough history of residential land supply, development and consumption over that time.

The data is used for the ongoing monitoring and reporting of land supply targets outlined in *The 30-Year Plan for Greater Adelaide (2017 Update)*, and to assist in developing small area population and housing projections. Broadhectare data is used by government agencies (such as Renewal SA), by development companies and land market researchers.

This report provides information about the supply of broadhectare land in existing residential zones as well as the potential supply in designated future urban growth areas. Broadhectare land can be located in greenfield locations on the metropolitan fringe, in established urban areas and in townships.

### Key Zoning Changes 2018-19

- In December 2018, 19 hectares of deferred urban land in Aldinga was rezoned to residential and 8.7 hectares of Housing SA land in Noarlunga Downs, Onkaparinga LGA was added to broadhectare.
- SGLR at Hamilton Hill Estate (5.6 ha) and Glenside (6.7 ha) was sold to company ownership in the Adelaide Hills and Burnside LGA's respectively.
- In Charles Sturt LGA, 14.6 hectares at the former AAMI Stadium in West Lakes was approved for redevelopment.
- Two SGLR sites were sold to company ownership in Smithfield Plains and Davoren Park in Playford LGA adding 18.6 hectares to broadhectare stocks.
- In Strathalbyn, Alexandrina LGA, 19.7 hectares was rezoned to residential in September, 2018.
- In Mt. Barker 11.5 hectares was transferred to council ownership and removed from stock.

### Broadhectare Land – Residential Zones

- At 30 June 2019, there were 7,857 hectares of residential zoned broadhectare land in the GAR.
- The four metropolitan South Australian Government Regions (SAGRs) contained 3,855 hectares with Northern Adelaide contributing 3,096 hectares

(80.3%) followed by Southern Adelaide with 595 hectares (15.4%).

- The three mainly non-metropolitan SAGRs cover the remaining LGAs in the GAR, including Gawler and part of the Adelaide Hills Council. The broadhectare land stocks in these SAGRs is more balanced with the Adelaide Hills having 1,308 hectares (32.7%), Barossa Light and Lower North 1,824 hectares (45.6%) and Fleurieu (excluding Kangaroo Island) having 871 hectares (21.8%).
- In Regional South Australia, broadhectare land supply is greatest in the townships of Murray Bridge, Mount Gambier, Port Augusta, Port Lincoln and Clare. The report includes summary tables and maps for these and 12 other regional townships.

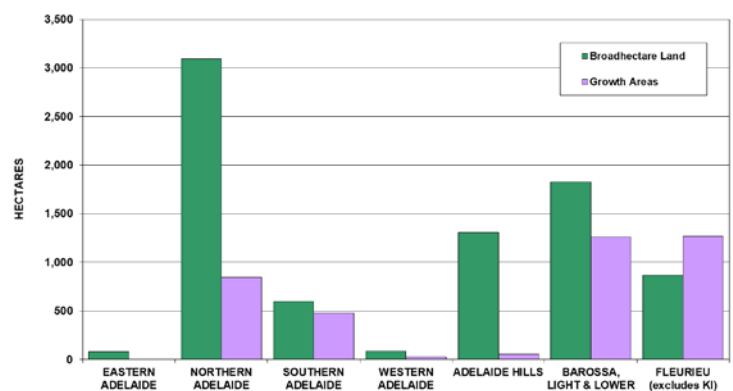


### Broadhectare Land - Future Urban Zones and Growth Areas

This is the land supply that will be considered for future rezoning, as outlined in *The 30-Year Plan for Greater Adelaide* or in existing future urban zones.

- At 30 June 2019, there were 3,925 hectares of land in areas identified for future urban growth in the GAR.
- The majority of this land (1,266 hectares) is located in the Fleurieu, with a further 1,257 hectares in the Barossa, Light and Lower North and 843 hectares in the Northern Adelaide region.

The 2019 stock of residential and growth area broadhectare land in the GAR by SAGR, is shown below.



### Broadhectare Land – Dwelling Yield

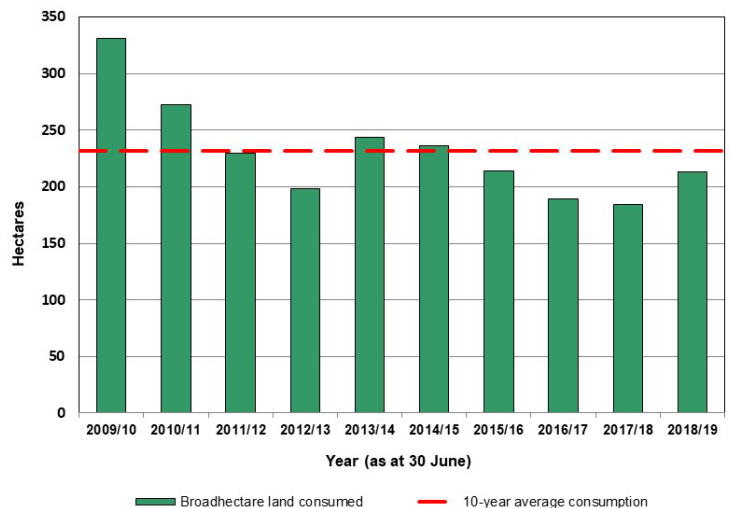
This report also provides an annual update on the gross yield (lots per hectare) being achieved from broadhectare land developments in each LGA.

- At 30 June, 2019, the average gross dwelling yield was 11.6 lots per hectare (lph) in the GAR (13.8 lph in the metropolitan SAGRs and 9.6 lph for non-metropolitan SAGRs). In 2015, the GAR yield from land under a current subdivision was 11.1 lph.
- The metropolitan LGAs with the highest dwelling yield were Norwood, Payneham St. Peters (43.4 lph), West Torrens (33.8 lph), Charles Sturt (29.4 lph - largely impacted by development in St. Clair and West Lakes) and Port Adelaide Enfield (27.7 lph - mainly in the Lightsview development). Mt. Barker (11.7 lph) and Victor Harbor (10.6 lph) LGAs had the highest yields for the non-metropolitan area.
- Although the yields achieved in the Playford (12.6 lph) and Onkaparinga (14 lph) LGAs were low in comparison to some other LGA's in the metropolitan area, the total number of lots in division in these LGAs was significant and together accounted for 79 per cent of all lots in division in the metropolitan SAGRs.
- Since 2001 the yield achieved from broadhectare land in the GAR has increased from 9.5 lph to 11.6 lph, peaking at 11.9 lph in 2018. Yields have increased in both the metropolitan and non-metropolitan area.
- Around 27 per cent of broadhectare land in the GAR was under a current plan of division. Based on these proposed land divisions the number of residential allotments that could be created by these proposals was 24,502 lots. It is worth noting that not all land division proposals will proceed for various reasons, and that development will be spread over time.

### Broadhectare Land Consumption

The consumption of broadhectare land reflects the level of residential development activity. The following chart shows that in 2018-19 the amount of broadhectare land consumed for residential development in the GAR was 213 hectares. This is below the 10-year average consumption of 231 hectares per annum.

Broadhectare land consumption peaked in 2007-08 at 454 hectares but annual land consumption has not exceeded 250 hectares for the past 8 years.





## Introduction

The Department of Planning, Transport and Infrastructure (DPTI) (and its predecessors) monitor the supply of broadhectare land zoned for future residential use annually. This work provides invaluable baseline data for monitoring the residential land supply targets and objectives outlined in *The 30-Year Plan for Greater Adelaide* and to assist in developing small area population and housing projections. Such data is highly informative and valuable to the department, associated agencies and the private sector, and access to this data and maps can greatly assist in their decision-making.

This report summarises the results of the 2019 broadhectare land supply analysis and is divided into the following sections:

- 2019 Residential Broadhectare land supply - Greater Adelaide
- 2019 Broadhectare land supply - selected regional Townships

Each section contains tables, charts and maps summarising the key data and themes by both South Australian Government Region (SAGRs) and Local Government Areas (LGAs), or townships for regional areas. The maps in the report highlight both the zoned supply of residential land by ownership type as well as any designated future urban growth areas.

### What is Broadhectare Land?

Land is classified as broadhectare if it is residentially zoned (including mixed use zones), greater than 4,000 square metres, and satisfies certain land use and ownership criteria. These criteria are used to identify land with a reasonable long-term probability of being available for urban development (see Appendix 1 – Classification).

Broadhectare land supply data is divided into the following categories:

- **Residential Broadhectare:** Residentially zoned broadhectare land owned by companies, private individuals, Renewal SA, Housing SA, other government and associations. Other government and association owned land is included in the study only if it is subject to a current land division.
- **State Government Land for Release:** Residentially zoned land deemed surplus to government requirements, other than that owned by Renewal SA and Housing SA.

It is important to note that broadhectare land can be located in greenfield locations on the metropolitan fringe, in established urban areas and also in townships.

## Future Urban Zones and Growth Areas

In addition to the land that is currently residentially zoned, this report also includes land in future (deferred) urban zones and growth areas that were identified in *The 30-Year Plan*. At 30 June 2013, land at Buckland Park (865ha), Mount Barker (1265ha), Nairne (45ha), Gawler East (320ha), Mount Pleasant (26ha) and Tanunda (43ha) had been zoned for residential development. By 30 June 2014, land at Angle Vale (560ha), Playford North extension (580ha), Virginia (122ha), Two Wells (365ha) and Mallala (36ha) had been rezoned for residential development.

In the 2015 Broadhectare report, large areas at Roseworthy (3,370ha), Two Wells (133ha) and Goolwa (380ha) had been removed from growth areas to reflect restraints enforced by the new Environment and Food Production Areas (EFPA) that were ultimately assented in April 2016 as part of The Planning, Development and Infrastructure Act 2016. At 30 June 2016, 334ha were rezoned to residential at Roseworthy. The remaining growth areas identified in *The 30-Year Plan* can be seen in the relevant maps displayed in the report.

### Study Area

For the Greater Adelaide Region (GAR), land supply data has been summarised to Local Government Areas (LGAs) and then aggregated to South Australian Government Regions (SAGRs) and the Greater Adelaide Capital City (GACC) region. To allow for spatial analysis in this report the GAR has also been divided into Metropolitan Adelaide and Outer Adelaide areas. Metropolitan Adelaide is the metropolitan boundary of Adelaide as defined in the *Development Act 1993* and is similar to the well-recognised former Adelaide Statistical Division boundary as defined by the Australian Bureau of Statistics (ABS). Outer Adelaide is very similar to the former Outer Adelaide Statistical Division boundary as defined by the ABS. Together, Metropolitan Adelaide and Outer Adelaide form the GAR. Selected regional townships in South Australia have been summarised to township and balance of the LGA.

### Local Government Areas

The report uses the current LGA boundaries (refer Location SA Map Viewer).

### South Australian Government Regions

In December 2007, new government reporting boundaries were determined for South Australia and are known as South Australian Government Regions (SAGRs). Maps were generated for the GAR based on these boundaries. The LGAs comprising each region can be viewed on Location SA Map Viewer and identified via the tables.

## Regional Townships

Broadhectare land supply was analysed for the following rural townships; Port Lincoln, Whyalla, Port Augusta, Port Pirie, Berri, Barmera, Loxton, Waikerie, Renmark, Paringa, Kadina, Wallaroo, Moonta, Balaklava, Clare, Murray Bridge and Mount Gambier.

## Residential Broadhectare Land Supply - Greater Adelaide Region

This section reports on the total stock of broadhectare land at 30 June 2019 in residential zones (including surplus government land) and the amount of this land that is subject to an active or proposed land division application at that time.

### Recent Zoning and Land Use Changes

Significant changes to holdings of broadhectare land in the Greater Adelaide Region between the 2018 and 2019 Residential Broadhectare Land Supply Reports include:

- SGLR at Hamilton Hill Estate (5.6 ha) and Glenside (6.7 ha) was sold to company ownership in the Adelaide Hills and Burnside LGA's respectively.
- In Charles Sturt LGA, 14.6 hectares at the former AAMI Stadium in West Lakes was approved for redevelopment.
- In December 2018, 19 hectares of deferred urban land in Aldinga was rezoned to residential and 8.7 hectares of Housing SA land in Noarlunga Downs, Onkaparinga LGA was added to broadhectare.
- Two SGLR sites were sold to company ownership in Smithfield Plains and Davoren Park in Playford LGA adding 18.6 hectares to broadhectare stocks.
- In Strathalbyn, Alexandrina LGA, 19.7 hectares was rezoned to residential in September, 2018.
- In Mt. Barker 11.5 hectares was transferred to council ownership and removed from stock.

As a result of consumption and other small changes in broadhectare stocks, 2019 has seen a decrease of over 113 hectares in the supply of broadhectare land in the GAR from 7,970 hectares in 2018 to 7,857 hectares in 2019.

### Residential Zoned Land Supply - 30 June 2019

Table 1 shows that at 30 June 2019, there were 7,857 hectares of residential zoned broadhectare land in the Greater Adelaide Region. In Metropolitan Adelaide

there were 4,409 hectares and in Outer Adelaide 3,448 hectares. In Metropolitan Adelaide there were a further 64 hectares of residential zoned State Government Land for Release (SGLR) and 11.5 hectares in Outer Adelaide.

**Table 1: Greater Adelaide Region - Residential Broadhectare and SGLR by LGA**

LGA / SAGR	Hectares	
	Residential Broadhectare Land	SGLR
Adelaide	-	-
Burnside	39.0	-
Campbelltown	27.0	-
Norwood Payneham St Peters	2.7	-
Prospect	2.0	-
Unley	4.1	-
Walkerville	6.4	-
<b>Eastern Adelaide SAGR</b>	<b>81.3</b>	<b>0</b>
Playford	2,871.2	-
Port Adelaide Enfield (East)	15.7	56.2
Salisbury	136.9	-
Tea Tree Gully	72.0	-
<b>Northern Adelaide SAGR</b>	<b>3,095.8</b>	<b>56.2</b>
Holdfast Bay	3.4	-
Marion	66.1	-
Mitcham	107.6	-
Onkaparinga	418.5	-
<b>Southern Adelaide SAGR</b>	<b>595.5</b>	<b>0</b>
Charles Sturt	38.6	-
Port Adelaide Enfield (West)	43.3	7.3
West Torrens	0.4	-
<b>Western Adelaide SAGR</b>	<b>82.3</b>	<b>7.3</b>
<b>Metropolitan SAGRs</b>	<b>3,854.9</b>	<b>63.5</b>
Adelaide Hills	144.9	-
Mount Barker	1,163.2	-
<b>Adelaide Hills SAGR</b>	<b>1,308.1</b>	<b>0</b>
Adelaide Plains (formerly Mallala)	469.9	-
Barossa	348.1	-
Gawler	490.7	-
Light	514.9	-
<b>Barossa Light &amp; Lower North SAGR</b>	<b>1,823.5</b>	<b>0</b>
Alexandrina	486.1	-
Victor Harbor	279.3	11.5
Yankalilla	105.3	-
<b>Fleurieu SAGR (excludes KI)</b>	<b>870.7</b>	<b>11.5</b>
<b>Non-Metropolitan SAGRs</b>	<b>4,002.3</b>	<b>11.5</b>
<b>Greater Adelaide Region</b>	<b>7,857.1</b>	<b>75.0</b>
<b>Metropolitan Adelaide</b>	<b>4,409.0</b>	<b>63.5</b>
<b>Outer Adelaide</b>	<b>3,448.2</b>	<b>11.5</b>
<b>Greater Adelaide Capital City</b>	<b>6,398.2</b>	<b>63.5</b>

Note: SGLR is residentially zoned government land deemed available other than land owned by Housing SA and Renewal SA and may not fit broadhectare category or LUC criteria.  
Note: Metropolitan Adelaide is the boundary of Metropolitan Adelaide as defined in the Development Act 1993. Metropolitan Adelaide and Outer Adelaide make up the GAR.

The Greater Adelaide Capital City region had 6,398 hectares or 81.4% of all broadhectare land in the Greater Adelaide Region.

Land ownership is an important consideration because it can, and often does, influence the availability of the land. For example, land under company ownership or owned by the government is more likely to be available for development in the short to medium term than is land owned by private individuals. Table 2 shows broadhectare by ownership in the GAR. The ownership breakdown in Metropolitan Adelaide is as follows:

- companies: 1,763 hectares (40.0%)
- private: 1,820 hectares (41.3%)
- Housing SA: 24 hectares (0.5%)
- Renewal SA: 752 hectares (17.1%)

- other government: 1 hectares (0.0%)
- associations: 50 hectares (1.1%)

In Outer Adelaide, the ownership is split predominantly between companies and private individuals.

- companies: 1,458 hectares (42.3%)
- private: 1,971 hectares (57.2%)
- association: 20 hectares (0.6%)

In the Greater Adelaide Capital City region private individuals hold 3,030 hectares (47.7%) of broadhectare land and companies 2,523 hectares (39.4%).

**Table 2: Greater Adelaide Region - Residential Broadhectare by Ownership by LGA**

LGA / SAGR	Hectares						TOTAL
	Company	Private	Housing SA	Renewal SA	Other Govt.	Association	
Adelaide	-	-	-	-	-	-	-
Burnside	19.3	19.7	-	-	-	-	39.0
Campbelltown	1.5	24.1	-	-	-	1.4	27.0
Norwood Payneham St Peters	1.1	0.9	-	-	-	0.8	2.7
Prospect	1.5	0.5	-	-	-	-	2.0
Unley	-	4.1	-	-	-	-	4.1
Walkerville	0.4	6.0	-	-	-	-	6.4
<b>Eastern Adelaide SAGR</b>	<b>23.8</b>	<b>55.3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2.2</b>	<b>81.3</b>
Playford	1,269.6	979.2	1.9	620.5	-	-	2,871.2
Port Adelaide Enfield (East)	6.7	-	0.4	7.9	-	0.7	15.7
Salisbury	9.1	127.2	0.6	-	-	-	136.9
Tea Tree Gully	13.5	58.5	-	-	-	-	72.0
<b>Northern Adelaide SAGR</b>	<b>1,299.0</b>	<b>1,164.9</b>	<b>2.9</b>	<b>628.4</b>	<b>0</b>	<b>0.7</b>	<b>3,095.8</b>
Holdfast Bay	1.1	2.3	-	-	-	-	3.4
Marion	29.5	25.0	-	11.6	-	-	66.1
Mitcham	9.1	88.3	-	-	-	10.2	107.6
Onkaparinga	233.2	152.1	14.8	0.8	-	17.6	418.5
<b>Southern Adelaide SAGR</b>	<b>272.8</b>	<b>267.7</b>	<b>14.8</b>	<b>12.4</b>	<b>0</b>	<b>27.8</b>	<b>595.5</b>
Charles Sturt	11.9	12.3	-	-	-	14.4	38.6
Port Adelaide Enfield (West)	19.7	-	5.6	17.2	0.7	-	43.3
West Torrens	-	-	0.4	-	-	-	0.4
<b>Western Adelaide SAGR</b>	<b>31.6</b>	<b>12.3</b>	<b>6.0</b>	<b>17.2</b>	<b>0.7</b>	<b>14.4</b>	<b>82.3</b>
<b>Metropolitan SAGRs</b>	<b>1,627.2</b>	<b>1,500.2</b>	<b>23.7</b>	<b>658.1</b>	<b>0.7</b>	<b>45.0</b>	<b>3,854.9</b>
Adelaide Hills	18.4	126.5	-	-	-	-	144.9
Mount Barker	470.8	672.7	-	-	-	19.6	1,163.2
<b>Adelaide Hills SAGR</b>	<b>489.2</b>	<b>799.2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19.6</b>	<b>1,308.1</b>
Adelaide Plains (formerly Mallala)	164.0	305.9	-	-	-	-	469.9
Barossa	123.5	224.6	-	-	-	-	348.1
Gawler	130.0	262.3	-	93.8	-	4.5	490.7
Light	223.1	291.8	-	-	-	-	514.9
<b>Barossa Light &amp; Lower North SAGR</b>	<b>640.6</b>	<b>1,084.6</b>	<b>0</b>	<b>93.8</b>	<b>0</b>	<b>4.5</b>	<b>1,823.5</b>
Alexandrina	211.4	274.6	-	-	-	-	486.1
Victor Harbor	191.1	88.2	-	-	-	-	279.3
Yankalilla	61.1	44.1	-	-	-	-	105.3
<b>Fleurieu SAGR (excludes KI)</b>	<b>463.7</b>	<b>407.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>870.7</b>
<b>Non-Metropolitan SAGRs</b>	<b>1,593.5</b>	<b>2,290.8</b>	<b>0</b>	<b>93.8</b>	<b>0</b>	<b>24.1</b>	<b>4,002.3</b>
<b>Greater Adelaide Region</b>	<b>3,220.6</b>	<b>3,791.0</b>	<b>23.7</b>	<b>751.9</b>	<b>0.7</b>	<b>69.2</b>	<b>7,857.1</b>
<b>Metropolitan Adelaide</b>	<b>1,762.8</b>	<b>1,820.3</b>	<b>23.7</b>	<b>751.9</b>	<b>0.7</b>	<b>49.5</b>	<b>4,409.0</b>
<b>Outer Adelaide</b>	<b>1,457.9</b>	<b>1,970.7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19.6</b>	<b>3,448.2</b>
<b>Greater Adelaide Capital City</b>	<b>2,522.8</b>	<b>3,029.9</b>	<b>23.7</b>	<b>751.9</b>	<b>0.7</b>	<b>69.2</b>	<b>6,398.2</b>

Note: The availability of privately owned broadhectare land for residential development is likely to be low. Other govt. and association owned land is only included where under division.  
 Note: Metropolitan Adelaide is the boundary of Metropolitan Adelaide as defined in the Development Act 1993. Metropolitan Adelaide and Outer Adelaide make up the GAR.

## Broadhectare Land - Future Urban Zones and Growth Areas

In December 2007, significant changes were made to the metropolitan urban boundary that incorporated a further 2,110.8 hectares of land. Most of this land was zoned deferred urban, rural or rural living and, at June 30 2019, only 414 hectares in Playford LGA, 363 hectares in Gawler LGA and 69 hectares in Onkaparinga LGA had been rezoned for residential development.

In February 2010, The Plan identified land in the GAR to be used for future urban growth areas to 2038. In Metropolitan Adelaide around 5,000 hectares was added to the previous urban boundary and in Outer Adelaide around 7,650 hectares was added to define the new boundary, now referred to as 'Planned Urban Lands'. The Plan incorporated most of the land from the December 2007 urban boundary changes that had yet to be rezoned.

The main changes to zoning over growth area land that had occurred by June 2019 include:

- In Metropolitan Adelaide, 1,340 hectares of growth area land at Buckland Park (December 2010) had been rezoned for residential development, with 865 hectares of that land rezoned to residential.
- March 2014, 440 hectares was rezoned in Angle Vale for residential purposes, 105 hectares around Virginia and 515 hectares in the Playford North Extension area.
- April 2015, 50 hectares of growth area land was rezoned to residential with the Hackham SE DPA in Onkaparinga council.
- In December 2015, 31 hectares of growth area land at Virginia was rezoned to residential.
- February 2018, 43 hectares of deferred urban land was rezoned to residential in Evanston Gardens.
- In Outer Adelaide, around 1,050 hectares in Mt. Barker and 43 hectares in Nairne was rezoned for residential development in December 2010.

- October 2010, 26 hectares of land at Mount Pleasant was rezoned for residential.
- February 2013, 43 hectares of land in Tanunda was rezoned to residential.
- In Two Wells in August 2013, 365 hectares was rezoned to residential and 10 hectares was rezoned to rural living.
- In May 2014, 22 hectares was rezoned to residential at Mallala.
- In November 2016, 334 hectares at Roseworthy, was rezoned to residential. See note below.
- In December 2018, 19 hectares of deferred urban land was rezoned to residential in Aldinga.

In 2015 large areas at Roseworthy (3,370ha), Two Wells (133ha) and Goolwa (380ha) were removed from growth areas to reflect restraints enforced by the new Environment Food Production Areas (EFPA) that were ultimately assented in April 2016 as part of The Planning, Development and Infrastructure Act 2016.

Land in the future growth areas identified in *The 30-Year Plan* that had not been rezoned to residential or for residential use at 30 June 2019, is shown in Tables 3 and 4. Deferred urban land includes all land in deferred urban zones within the current planned urban lands boundary, including townships. All land zoned as rural living is shown on the maps and in the tables as rural living zoned land.



**Table 3: Greater Adelaide Region – Growth Areas by Zoning by LGA**

(including all available deferred urban zoned land within the planned urban lands boundary - including townships)

LGA / SAGR	Hectares						TOTAL
	Rural	Rural Living	Deferred Urban	Recreation / Open Space	Industry	Con / Enviro Constraints	
Adelaide	-	-	-	-	-	-	-
Burnside	-	-	-	-	-	-	-
Campbelltown	-	-	-	-	-	-	-
Norwood Payneham St Peters	-	-	-	-	-	-	-
Prospect	-	-	-	-	-	-	-
Unley	-	-	-	-	-	-	-
Walkerville	-	-	-	-	-	-	-
<b>Eastern Adelaide SAGR</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Playford	491.3	-	311.2	34.6	-	-	837.1
Port Adelaide Enfield (East)	-	-	-	-	-	-	-
Salisbury ++	-	-	-	-	-	-	-
Tea Tree Gully	-	-	6.0	-	-	-	6.0
<b>Northern Adelaide SAGR</b>	<b>491.3</b>	<b>0</b>	<b>317.2</b>	<b>34.6</b>	<b>0</b>	<b>0</b>	<b>843.2</b>
Holdfast Bay	-	-	-	-	-	-	-
Marion	-	-	-	-	-	-	-
Mitcham	-	-	-	-	-	-	-
Onkaparinga	258.5	-	206.2	-	14.7	-	479.4
<b>Southern Adelaide SAGR</b>	<b>258.5</b>	<b>0</b>	<b>206.2</b>	<b>0</b>	<b>14.7</b>	<b>0</b>	<b>479.4</b>
Charles Sturt	-	-	25.0	-	-	-	25.0
Port Adelaide Enfield (West)	-	-	-	-	-	-	-
West Torrens	-	-	-	-	-	-	-
<b>Western Adelaide SAGR</b>	<b>0</b>	<b>0</b>	<b>25.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25.0</b>
<b>Metropolitan SAGRs</b>	<b>749.8</b>	<b>0</b>	<b>548.4</b>	<b>34.6</b>	<b>14.7</b>	<b>0</b>	<b>1,347.6</b>
Adelaide Hills	-	-	-	-	-	-	-
Mount Barker	-	-	54.1	-	-	-	54.1
<b>Adelaide Hills SAGR</b>	<b>0</b>	<b>0</b>	<b>54.1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54.1</b>
Adelaide Plains (formerly Mallala)	-	163.0	30.7	-	-	-	193.7
Barossa	949.5	-	42.5	-	-	-	992.0
Gawler	-	-	42.7	-	-	-	42.7
Light	28.9	-	-	-	-	-	28.9
<b>Barossa Light &amp; Lower North SAGR</b>	<b>978.4</b>	<b>163.0</b>	<b>115.9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,257.3</b>
Alexandrina	504.5	-	345.2	-	-	-	849.6
Victor Harbor	39.7	-	216.4	-	-	-	256.2
Yankalilla	160.6	-	-	-	-	-	160.6
<b>Fleurieu SAGR (excludes KI)</b>	<b>704.8</b>	<b>0</b>	<b>561.6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,266.4</b>
<b>Non-Metropolitan SAGRs</b>	<b>1,683.2</b>	<b>163.0</b>	<b>731.6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,577.8</b>
<b>Greater Adelaide Region</b>	<b>2,433.0</b>	<b>163.0</b>	<b>1,280.1</b>	<b>34.6</b>	<b>14.7</b>	<b>0</b>	<b>3,925.4</b>
<b>Metropolitan Adelaide</b>	<b>749.8</b>	<b>0</b>	<b>591.2</b>	<b>34.6</b>	<b>14.7</b>	<b>0</b>	<b>1,390.3</b>
<b>Outer Adelaide</b>	<b>1,683.2</b>	<b>163.0</b>	<b>688.9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,535.1</b>
<b>Greater Adelaide Capital City</b>	<b>1,728.2</b>	<b>163.0</b>	<b>645.3</b>	<b>34.6</b>	<b>14.7</b>	<b>0</b>	<b>2,585.8</b>

Note: Broadhectare land located in growth areas as identified in The 30-Year Plan for Greater Adelaide, 2017. Includes other deferred urban zoned land.

Note: Growth area stocks in Light Regional Council fell by around 3,350ha between 2014 and 2015 broadhectare reports as the growth area boundary was altered around Roseworthy for the EFPA. Growth area land also decreased around Two Wells in Mallala Council and Alexandrina Council around Goolwa for the same reason.

Note: Growth area stocks between 2015 and 2016 broadhectare reports increased in Virginia (Playford LGA), Mallala (Mallala LGA) and Clayton Bay and Milang (Alexandrina LGA) due to expansion of the Planned Urban Lands boundary as shown in the update of The 30 Year Plan, May 2017.

Note: ++ The owners of the Cheetham / Globe Derby land have put further investigations of this land on hold at this time. Land at Bolivar is currently an investigation area for urban growth and not included in the above table.

Note: The availability of privately owned broadhectare land for residential development is likely to be low. Other govt. and association owned land is only included where under division.

Note: Metropolitan Adelaide is the boundary of Metropolitan Adelaide as defined in the Development Act 1993. Metropolitan Adelaide and Outer Adelaide make up the GAR.

**Table 4: Greater Adelaide Region – Growth Areas by Ownership by LGA**

(including all available deferred urban zoned land within the planned urban lands boundary - including townships)

LGA / SAGR	Hectares						TOTAL
	Company	Private	Renewal SA	Local Council	Other Government	Association	
Adelaide	-	-	-	-	-	-	-
Burnside	-	-	-	-	-	-	-
Campbelltown	-	-	-	-	-	-	-
Norwood Payneham St Peters	-	-	-	-	-	-	-
Prospect	-	-	-	-	-	-	-
Unley	-	-	-	-	-	-	-
Walkerville	-	-	-	-	-	-	-
<b>Eastern Adelaide SAGR</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Playford	364.8	420.0	-	12.0	39.7	0.6	837.1
Port Adelaide Enfield (East)	-	-	-	-	-	-	-
Salisbury ++	-	-	-	-	-	-	-
Tea Tree Gully	5.7	-	-	0.3	-	-	6.0
<b>Northern Adelaide SAGR</b>	<b>370.5</b>	<b>420.0</b>	<b>0</b>	<b>12.4</b>	<b>39.7</b>	<b>0.6</b>	<b>843.2</b>
Holdfast Bay	-	-	-	-	-	-	-
Marion	-	-	-	-	-	-	-
Mitcham	-	-	-	-	-	-	-
Onkaparinga	167.8	136.6	158.5	1.9	7.2	7.4	479.4
<b>Southern Adelaide SAGR</b>	<b>167.8</b>	<b>136.6</b>	<b>158.5</b>	<b>1.9</b>	<b>7.2</b>	<b>7.4</b>	<b>479.4</b>
Charles Sturt	-	-	25.0	-	-	-	25.0
Port Adelaide Enfield (West)	-	-	-	-	-	-	-
West Torrens	-	-	-	-	-	-	-
<b>Western Adelaide SAGR</b>	<b>0</b>	<b>0</b>	<b>25.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25.0</b>
<b>Metropolitan SAGRs</b>	<b>538.3</b>	<b>556.6</b>	<b>183.5</b>	<b>14.2</b>	<b>46.9</b>	<b>8.0</b>	<b>1,347.6</b>
Adelaide Hills	-	-	-	-	-	-	-
Mount Barker	1.3	52.8	-	-	-	-	54.1
<b>Adelaide Hills SAGR</b>	<b>1.3</b>	<b>52.8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54.1</b>
Adelaide Plains (formerly Mallala)	12.5	181.2	-	-	-	-	193.7
Barossa	557.7	428.0	-	-	6.3	-	992.0
Gawler	-	32.7	-	10.0	-	-	42.7
Light	-	28.9	-	-	-	-	28.9
<b>Barossa Light &amp; Lower North SAGR</b>	<b>570.2</b>	<b>670.8</b>	<b>0</b>	<b>10.0</b>	<b>6.3</b>	<b>0</b>	<b>1,257.3</b>
Alexandrina	325.6	476.1	-	15.4	10.8	21.8	849.6
Victor Harbor	5.9	248.9	-	-	-	1.4	256.2
Yankalilla	59.9	100.7	-	-	-	-	160.6
<b>Fleurieu SAGR (excludes KI)</b>	<b>391.3</b>	<b>825.7</b>	<b>0</b>	<b>15.4</b>	<b>10.8</b>	<b>23.1</b>	<b>1,266.4</b>
<b>Non-Metropolitan SAGRs</b>	<b>962.8</b>	<b>1,549.4</b>	<b>0</b>	<b>25.4</b>	<b>17.1</b>	<b>23.1</b>	<b>2,577.8</b>
<b>Greater Adelaide Region</b>	<b>1,501.1</b>	<b>2,105.9</b>	<b>183.5</b>	<b>39.6</b>	<b>64.1</b>	<b>31.1</b>	<b>3,925.4</b>
<b>Metropolitan Adelaide</b>	<b>538.3</b>	<b>589.3</b>	<b>183.5</b>	<b>24.2</b>	<b>46.9</b>	<b>8.0</b>	<b>1,390.3</b>
<b>Outer Adelaide</b>	<b>962.8</b>	<b>1,516.6</b>	<b>0</b>	<b>15.4</b>	<b>17.1</b>	<b>23.1</b>	<b>2,535.1</b>
<b>Greater Adelaide Capital City</b>	<b>1,088.6</b>	<b>1,228.2</b>	<b>183.5</b>	<b>24.2</b>	<b>53.3</b>	<b>8.0</b>	<b>2,585.8</b>

Note: Broadhectare land located in growth areas as identified in The 30-Year Plan for Greater Adelaide, 2017. Includes other deferred urban zoned land.

Note: Growth area stocks in Light Regional Council fell by around 3,350ha between 2014 and 2015 broadhectare reports as the growth area boundary was altered around Roseworthy for the EFPA. Growth area land also decreased around Two Wells in Mallala Council and Alexandrina Council around Goolwa for the same reason.

Note: Growth area stocks between 2015 and 2016 broadhectare reports increased in Virginia (Playford LGA), Mallala (Mallala LGA) and Clayton Bay and Milang (Alexandrina LGA) due to expansion of the Planned Urban Lands boundary as shown in the update of The 30 Year Plan, May 2017. Deferred urban land stocks decreased also in Victor Harbor as land was rezoned to residential.

Note: ++ The owners of the Cheetham / Globe Derby land have put further investigations of this land on hold at this time. Land at Bolivar is currently an investigation area for urban growth and not included in the above table.

Note: The availability of privately owned broadhectare land for residential development is likely to be low. Other govt. and association owned land is only included where under division.

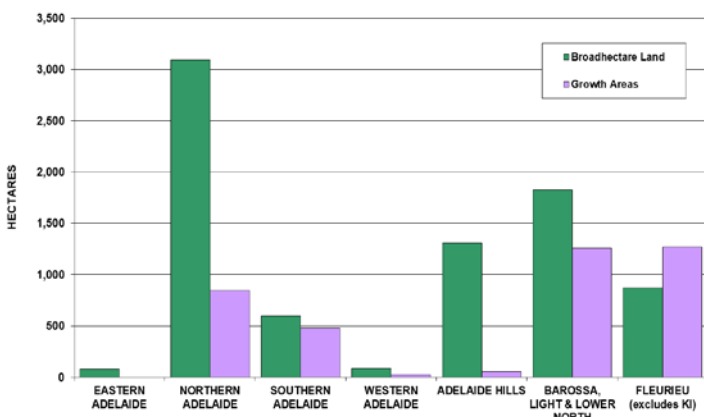
Note: Metropolitan Adelaide is the boundary of Metropolitan Adelaide as defined in the Development Act 1993. Metropolitan Adelaide and Outer Adelaide make up the GAR.

**Summary Chart - Zoned and Future Growth Areas**

Figure 1 shows the amount of broadhectare in residential zones and growth areas for each SAGR in the GAR. Land in designated growth areas will be an important source of future broadhectare land supply in the Northern Adelaide, Southern Adelaide and Barossa, Light & Lower North and Fleurieu SAGRs. Most growth area land in the Northern Adelaide SAGR is located in the Playford LGA (837ha) and Southern Adelaide SAGR has 479 hectares in the Onkaparinga LGA.

In Outer Adelaide, Barossa LGA has the greatest amount of growth area land with over 990 hectares, followed by Alexandrina LGA (850ha), Victor Harbor LGA (256ha), Adelaide Plains 194 hectares and Yankalilla 160 hectares (see Tables 3 and 4).

**Figure 1: Residential Broadhectare and Growth Area land in the Greater Adelaide Region by SAGR**



Note : Northern Adelaide SAGR excludes Gawler LGA (included in Barossa SAGR) and Eastern Adelaide SAGR excludes Adelaide Hills LGA (part in Metropolitan Adelaide included in Adelaide Hills SAGR). The Fleurieu SAGR excludes Kangaroo Island.



**Status of Residential Broadhectare Land**

**Land under Division**

All subdivision applications in South Australia must be lodged with the State Commission Assessment Panel (SCAP) and the majority of applications are lodged electronically via the online land division lodgement (EDALA) system. This central processing of subdivision applications creates a valuable and timely data source on the land division pipeline in South Australia. As land division applications move through the approval process information is added to the EDALA system allowing their status to be tracked.

Analysis of the amount of broadhectare land under a plan of division provides key information about the status of that land and its availability for development. The table below outlines the 4 categories used to show the relative availability of broadhectare land for development. Market ready and Development ready represent the broadhectare land under a current subdivision application. It is the broadhectare land in these two categories that is most likely to be developed in the short to medium term.

The residual zoned supply of broadhectare land includes all residential zoned broadhectare land not under a current subdivision application and which may or may not have an infrastructure agreement in place.

All future growth area land identified in the Plan, or other deferred urban land, is the fourth category. This land that has been identified for urban purposes in the future will be rezoned to residential when deemed necessary.

Categorisation of Land for Urban Development	
<b>Market Ready</b>	Land which has an application for subdivision lodged and <b>has been granted</b> development approval. Lots may be ready for sale.
<b>Development Ready</b>	Land which has an application for subdivision lodged but is <b>awaiting</b> planning approval.
<b>Residual zoned supply</b>	All other residential zoned broadhectare land that may or may not have an infrastructure agreement in place.
<b>Future Growth Areas</b>	Land identified in the 30 Year Plan for Greater Adelaide as future growth areas and other deferred urban zoned land.

## Market Ready and Development Ready Land

At 30 June 2019, 1,444 hectares (69%) of broadhectare land under division in the GAR had a development approval and is therefore considered to be market ready (Table 5). Of this land 780 hectares is in Metropolitan Adelaide with a yield of 10,164 lots. The remaining 665 hectares in Outer Adelaide had a yield of 6,477 lots.

A further 660 hectares is development ready (under a current plan of division but without a development approval) and the yield from this land is 7,861 lots.

The overall yield from the market and development ready supply across Greater Adelaide was around 24,500 lots at June 2019 (see Table 6). The remaining residential broadhectare land is classified as the residual zoned supply.

**Table 5: Market Ready and Development Ready Land by LGA**

LGA / SAGR	Market Ready		Development Ready		Residual Zoned Supply	TOTAL ha
	ha	Lots	ha	Lots	ha	
Adelaide	-	-	-	-	-	-
Burnside	1.7	1	4.4	4	32.9	39.0
Campbelltown	2.4	35	1.3	19	23.3	27.0
Norwood Payneham St Peters	1.9	82	-	-	0.9	2.7
Prospect	-	-	-	-	2.0	2.0
Unley	-	-	-	-	4.1	4.1
Walkerville	0.5	12	-	-	5.9	6.4
<b>Eastern Adelaide SAGR</b>	<b>6.4</b>	<b>130</b>	<b>5.7</b>	<b>23</b>	<b>69.1</b>	<b>81.3</b>
Playford	556.9	6,657	163.6	2,404	2,150.7	2,871.2
Port Adelaide Enfield (East)	12.5	326	1.9	42	1.4	15.7
Salisbury	17.2	206	20.9	253	98.8	136.9
Tea Tree Gully	3.8	20	3.0	70	65.3	72.0
<b>Northern Adelaide SAGR</b>	<b>590.3</b>	<b>7,209</b>	<b>189.4</b>	<b>2,769</b>	<b>2,316.1</b>	<b>3,095.8</b>
Holdfast Bay	0.9	5	-	-	2.5	3.4
Marion	9.7	398	15.1	233	41.2	66.1
Mitcham	12.7	112	3.5	17	91.4	107.6
Onkaparinga	64.8	739	81.1	1,298	272.5	418.5
<b>Southern Adelaide SAGR</b>	<b>88.2</b>	<b>1,254</b>	<b>99.7</b>	<b>1,548</b>	<b>407.7</b>	<b>595.5</b>
Charles Sturt	5.8	187	4.1	104	28.7	38.6
Port Adelaide Enfield (West)	14.2	427	14.4	394	14.6	43.3
West Torrens	-	-	0.4	14	0.4	0.4
<b>Western Adelaide SAGR</b>	<b>20.1</b>	<b>614</b>	<b>18.9</b>	<b>512</b>	<b>43.7</b>	<b>82.3</b>
<b>Metropolitan SAGRs</b>	<b>705.0</b>	<b>9,207</b>	<b>313.8</b>	<b>4,852</b>	<b>2,836.1</b>	<b>3,854.9</b>
Adelaide Hills	16.6	165	2.6	14	125.7	144.9
Mount Barker	272.3	3,172	58.7	705	832.2	1,163.2
<b>Adelaide Hills SAGR</b>	<b>288.9</b>	<b>3,337</b>	<b>61.3</b>	<b>719</b>	<b>957.9</b>	<b>1,308.1</b>
Adelaide Plains (formerly Mallala)	69.4	553	17.8	99	382.7	469.9
Barossa	81.5	603	40.5	313	226.1	348.1
Gawler	68.3	866	177.4	1,496	244.9	490.7
Light	41.9	435	18.5	100	454.5	514.9
<b>Barossa Light &amp; Lower North SAGR</b>	<b>261.1</b>	<b>2,457</b>	<b>254.2</b>	<b>2,008</b>	<b>1,308.2</b>	<b>1,823.5</b>
Alexandrina	97.6	757	24.3	177	364.2	486.1
Victor Harbor	72.9	739	4.3	83	202.1	279.3
Yankalilla	18.9	144	2.5	22	83.9	105.3
<b>Fleurieu SAGR (excludes KI)</b>	<b>189.4</b>	<b>1,640</b>	<b>31.1</b>	<b>282</b>	<b>650.2</b>	<b>870.7</b>
<b>Non-Metropolitan SAGRs</b>	<b>739.4</b>	<b>7,434</b>	<b>346.6</b>	<b>3,009</b>	<b>2,916.3</b>	<b>4,002.3</b>
<b>Greater Adelaide Region</b>	<b>1,444.4</b>	<b>16,641</b>	<b>660.4</b>	<b>7,861</b>	<b>5,752.4</b>	<b>7,857.1</b>
<b>Metropolitan Adelaide</b>	<b>779.6</b>	<b>10,164</b>	<b>492.2</b>	<b>6,350</b>	<b>3,137.1</b>	<b>4,409.0</b>
<b>Outer Adelaide</b>	<b>664.8</b>	<b>6,477</b>	<b>168.1</b>	<b>1,511</b>	<b>2,615.3</b>	<b>3,448.2</b>
<b>Greater Adelaide Capital City</b>	<b>1,133.7</b>	<b>13,998</b>	<b>608.6</b>	<b>7,402</b>	<b>4,655.9</b>	<b>6,398.2</b>

Note: Not all land under a current land division application will be deposited. Some applications may be lapsed or refused.

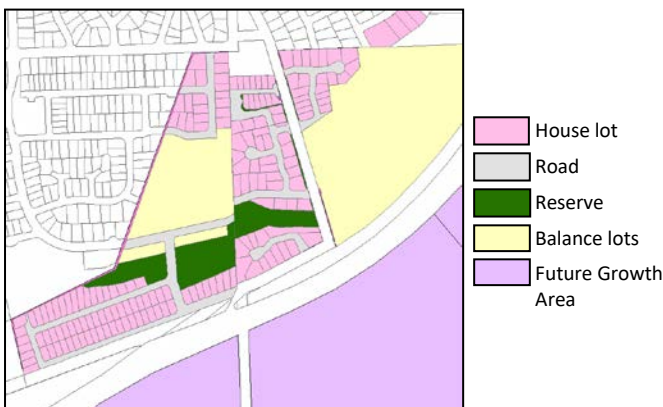


## Lot production and broadhectare yield

As part of the processing of an application in the EDALA system, each parcel created in a proposed land division has its intended use recorded, such as residential lot, road, reserve, marina etc.

Figure 2 shows a typical subdivision, coloured by the intended purpose for each parcel, and explains the various concepts discussed in this section. The example shows parcels of land to be used for individual house lots (pink), roads (grey), reserves (green) and yellow allotments that the owner/developer could further subdivide at a later date (commonly referred to as a balance allotment). The purple parcel is land identified as a future Growth Area in *The 30 Year Plan*.

**Figure 2: Example of Land under an Application for Division**



To measure the gross yield (number of new residential allotments per hectare) of residential land currently under division, the following method is used:

1. The total number of eligible residential allotments in a division is divided by the total area under division. Allotments are deemed to be eligible residential allotments if they are greater than 100m<sup>2</sup> (this largely avoids processing issues associated with zoning boundaries splitting allotments).
2. The total area of the application includes residential lots, roads, reserves and land for public purpose use (water courses, golf courses, playgrounds etc.). Balance lots are not included in the calculation.
3. The gross yield, ie. number of residential allotments being achieved per hectare, is calculated at the LGA level.

Table 6 shows the amount of residential broadhectare land under division (ie. market ready and development ready land supply). Of the total amount of broadhectare land (7,857 ha) in the GAR, 26.8% (2,105 ha) was under a current plan of division at 30 June 2019. Based on the

subdivision plans lodged, the number of residential allotments that could be created by these proposals is 24,502 lots and the average gross yield was 11.6 lots per hectare (lph) in the GAR.

In Metropolitan Adelaide the gross yield was 13.0 lph and in Outer Adelaide it was 9.6 lph. The LGAs with the highest yields Norwood Payneham St. Peters 43.4 lph, West Torrens 33.8 lph, Charles Sturt 29.4 lph, Port Adelaide Enfield 27.7 lph, Marion 25.4 lph, Walkerville 24.8 lph, Campbelltown 14.6 lph, Onkaparinga 14 lph, Tea Tree Gully 13.4 lph, Playford 12.6 lph, Salisbury 12 lph and Gawler 9.6 lph.

In Outer Adelaide the gross yields were between 7 to 8 lph for all LGAs except for Mount Barker 11.7 lph, Victor Harbor 10.6 lph, Adelaide Hills 9.3 lph and Light 8.9 lph.

Note that the number of allotments under division includes both land under a plan of division at 30 June 2019 and completed lots (ie. lots deposited over broadhectare land between July 2018 and June 2019 and not captured by the DCDB at 30 June 2019).

Broadhectare land that was not under division at 30 June 2019 (residual zoned supply) amounted to 5,752 hectares. Balance lots within land division applications were excluded from the yield calculations as they will most likely undergo further subdivision at a later stage and are included in the residual zoned supply.



Table 6: Greater Adelaide Region - Residential Broadhectare Land by Division Status by LGA

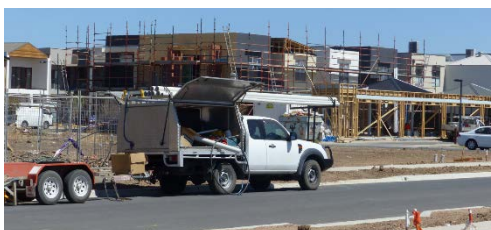
LGA / SAGR	ha			ha		%
	Broadhectare Under Division	* Number of Allotments in division	** Lots per hectare)	Broadhectare Not Under Division	Total Broadhectare	
Adelaide	-	-	-	-	-	-
Burnside	6.1	5	0.8	32.9	39.0	15.6%
Campbelltown	3.7	54	14.6	23.3	27.0	13.7%
Norwood Payneham St Peters #	1.9	82	43.4	0.9	2.7	68.7%
Prospect	-	-	-	2.0	2.0	-
Unley	-	-	-	4.1	4.1	-
Walkerville	0.5	12	24.8	5.9	6.4	7.6%
<b>Eastern Adelaide SAGR</b>	<b>12.2</b>	<b>153</b>	<b>12.6</b>	<b>69.1</b>	<b>81.3</b>	<b>15.0%</b>
Playford	720.5	9,061	12.6	2,150.7	2,871.2	25.1%
Port Adelaide Enfield (East)	14.3	368	25.7	1.4	15.7	91.4%
Salisbury	38.2	459	12.0	98.8	136.9	27.9%
Tea Tree Gully	6.7	90	13.4	65.3	72.0	9.3%
<b>Northern Adelaide SAGR</b>	<b>779.7</b>	<b>9,978</b>	<b>12.8</b>	<b>2,316.1</b>	<b>3,095.8</b>	<b>25.2%</b>
Holdfast Bay	0.9	5	5.7	2.5	3.4	26.4%
Marion	24.8	631	25.4	41.2	66.1	37.6%
Mitcham	16.2	129	8.0	91.4	107.6	15.0%
Onkaparinga	145.9	2,037	14.0	272.5	418.5	34.9%
<b>Southern Adelaide SAGR</b>	<b>187.9</b>	<b>2,802</b>	<b>14.9</b>	<b>407.7</b>	<b>595.5</b>	<b>31.5%</b>
Charles Sturt #	9.9	291	29.4	28.7	38.6	25.6%
Port Adelaide Enfield (West)	28.7	821	28.6	14.6	43.3	66.3%
West Torrens	0.4	14	33.8	-	0.4	100.0%
<b>Western Adelaide SAGR</b>	<b>39.0</b>	<b>1,126</b>	<b>28.9</b>	<b>43.3</b>	<b>82.3</b>	<b>47.4%</b>
<b>Metropolitan SAGRs</b>	<b>1,018.7</b>	<b>14,059</b>	<b>13.8</b>	<b>2,836.1</b>	<b>3,854.9</b>	<b>26.4%</b>
Adelaide Hills	19.2	179	9.3	125.7	144.9	13.2%
Mount Barker	331.0	3,877	11.7	832.2	1,163.2	28.5%
<b>Adelaide Hills SAGR</b>	<b>350.2</b>	<b>4,056</b>	<b>11.6</b>	<b>957.9</b>	<b>1,308.1</b>	<b>26.8%</b>
Adelaide Plains (formerly Mallala)	87.2	652	7.5	382.7	469.9	18.6%
Barossa	122.0	916	7.5	226.1	348.1	35.0%
Gawler	245.7	2,362	9.6	244.9	490.7	50.1%
Light	60.4	535	8.9	454.5	514.9	11.7%
<b>Barossa Light &amp; Lower North SAGR</b>	<b>515.3</b>	<b>4,465</b>	<b>8.7</b>	<b>1,308.2</b>	<b>1,823.5</b>	<b>28.3%</b>
Alexandrina	121.9	934	7.7	364.2	486.1	25.1%
Victor Harbor	77.2	822	10.6	202.1	279.3	27.6%
Yankalilla	21.4	166	7.8	83.9	105.3	20.3%
<b>Fleurieu SAGR (excludes KI)</b>	<b>220.5</b>	<b>1,922</b>	<b>8.7</b>	<b>650.2</b>	<b>870.7</b>	<b>25.3%</b>
<b>Non-Metropolitan SAGRs</b>	<b>1,086.0</b>	<b>10,443</b>	<b>9.6</b>	<b>2,916.3</b>	<b>4,002.3</b>	<b>27.1%</b>
<b>Greater Adelaide Region</b>	<b>2,104.7</b>	<b>24,502</b>	<b>11.6</b>	<b>5,752.4</b>	<b>7,857.1</b>	<b>26.8%</b>
<b>Metropolitan Adelaide</b>	<b>1,271.8</b>	<b>16,514</b>	<b>13.0</b>	<b>3,137.1</b>	<b>4,409.0</b>	<b>28.8%</b>
<b>Outer Adelaide</b>	<b>832.9</b>	<b>7,988</b>	<b>9.6</b>	<b>2,615.3</b>	<b>3,448.2</b>	<b>24.2%</b>
<b>Greater Adelaide Capital City</b>	<b>1,742.3</b>	<b>21,400</b>	<b>12.3</b>	<b>4,655.9</b>	<b>6,398.2</b>	<b>27.2%</b>

Note: The availability of privately owned broadhectare land for residential development is likely to be low. Other govt. and association owned land is only included where under division.

Note: \* Not all land under a current land division application will be deposited. Some applications may be lapsed or refused.

Note: \*\* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for Public Purpose use (i.e. the water course in "The Marina" development on Hindmarsh Island in Pt. Elliot and Goolwa LGA will reduce the number of lots per hectare in that development).

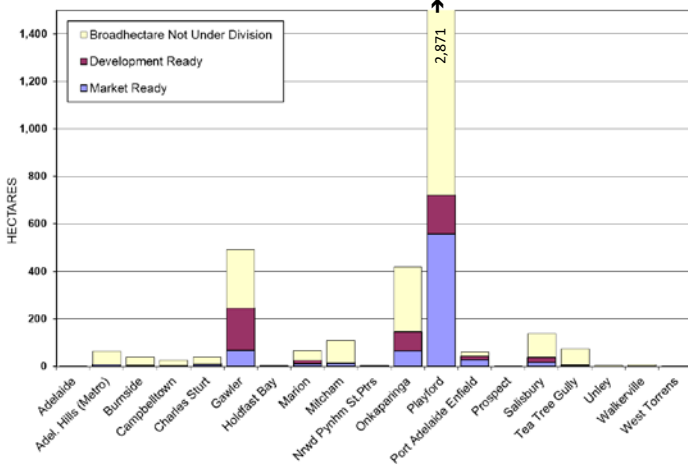
Note #: The yield of 29.4 lph in Charles Sturt is largely due to the high yields being achieved in development activity at St. Claire and in Norwood Payneham and St. Peters a yield of 43.4 lph is due to a high yield application in Hackney.



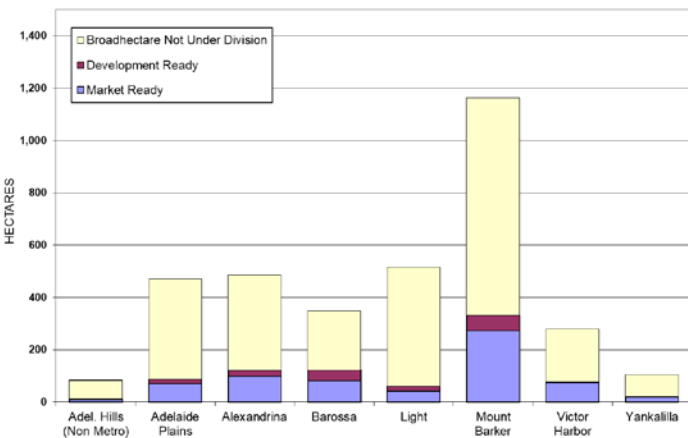
### Broadhectare Land Division Status by LGA

Figures 3 and 4 summarise the total supply (in hectares) and the status of broadhectare land for LGAs in the GAR. These charts show the amount of land under division relative to the total supply in each LGA and that only a few councils account for most of the broadhectare land supply in the GAR.

**Figure 3: Status of Residential Broadhectare Land in Metropolitan Adelaide by LGA**



**Figure 4: Status of Residential Broadhectare Land in Outer Adelaide by LGA**



**Note:** Broadhectare land includes residential broadhectares owned by companies, private individuals, Housing SA, other govt. and associations. Other govt. and association owned land is only included where under division.

## Broadhectare Land - Historical Supply and Consumption Trends

### Introduction

This section presents an historical comparison of broadhectare land holdings between 1995 and 2019 for Metropolitan Adelaide and between 1999 and 2019 for Outer Adelaide. Understanding the supply of broadhectare land is assisted by tracing the change in

its characteristics over time. Careful monitoring of the amount of residentially zoned broadhectare land is required to ensure that the land supply targets stipulated in The Plan can be monitored over time. In addition to the total level of broadhectare land, this report also monitors the ownership of that land, and therefore its potential availability for housing in the future. See Table 2, Figures 5 and 6 for Metropolitan Adelaide and Table 2, Figures 7 and 8 for Outer Adelaide.

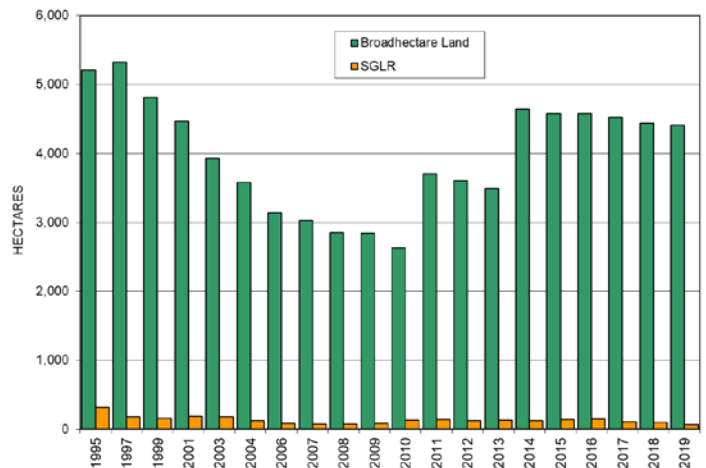
### Comparison of Broadhectare Land Holdings and SGLR between 1995 & 2019

#### Metropolitan Adelaide

Figure 5 shows that Metropolitan Adelaide’s steadily decreasing supply of broadhectare land over the period 1997 and 2010 was halted in 2011, when stocks increased by around 1,075 hectares, but then continued decreasing in 2012 and 2013. The increase in 2011 was due to large additions to residential broadhectare stocks in both Playford and Gawler LGAs. By 2014, further significant rezoning in Playford LGA again lifted metropolitan broadhectare stocks. At 2019 there were 4,409 hectares of broadhectare land.

The consumption of broadhectare land is greatest in the middle and outer areas of Metropolitan Adelaide where its availability is also greatest. This is in contrast with holdings in the inner LGAs which are fairly stable at low levels and in the form of smaller broadhectare parcels which are gradually being made available for division. The availability of State Government Land for Release (SGLR) varies over time. For details refer to Table 7.

**Figure 5: Residential Broadhectare and SGLR in Metropolitan Adelaide - 1995 to 2019**



**Note:** Broadhectare land coding depends on certain zoning, land use and ownership criteria. If any of these items change between assessment periods then a parcel may be excluded or included as broadhectare land in the next period. Land in this category may be under a current land division. Other govt. and assoc. owned land is only included where under division. SGLR is residentially zoned land deemed available, other than land owned by the Housing SA and Renewal SA that may not fit broadhectare category or land use code criteria

The level of broadhectare land holdings depends on zoning, land use code and ownership criteria. If any of these criteria change between one year and the next, then a parcel may be excluded or included as broadhectare land in the next year. Some of the key rezoning's in recent years are listed below (see appendix 2 for more information):

- Between 1995 and 1997, 330ha at the Mawson Lakes site in Salisbury was rezoned from future urban to a mixed use zone allowing residential development.
- In March 2002, the introduction of the *Metropolitan Urban Boundary* resulted in the loss of around 330ha from broadhectare holdings in the Playford LGA and even gains in Port Adelaide of 32ha and 33ha in Willunga saw overall supply of broadhectare land reduced.
- In March 2003, the *Metropolitan Urban Boundary PAR* was amended resulting in the reinstatement of 48.8ha in Playford LGA.
- In March 2004, the *Southern Metropolitan Growth Management PAR* rezoned around 95ha of residential broadhectare land in Aldinga and Sellicks Beach to deferred urban.
- In September 2005, the Tea Tree Gully council rezoned 51ha from industry to residential on the north-eastern boundary of the residential area.
- In November 2005, the Gawler Council rezoned over 40ha of rural living zoned land and 33ha of rural land to deferred urban.
- In November 2006 over 20ha of industrial land was rezoned to residential adjacent to the Cheltenham Racecourse in Charles Sturt LGA, which by June 2008 itself added 49ha to broadhectare stocks.
- In May 2007, a policy change over R5 zoned land saw a further 48ha included as residential zoned broadhectare in Tea Tree Gully LGA.
- In November 2007, 37ha was added in Onkaparinga council.
- Over 410ha of land in Playford LGA around Blakeview, Munno Para West and Penfield, was rezoned to residential in March 2009.
- In August 2010, there were mass rezoning's in Gawler LGA with 225ha rezoned from rural to residential and 49ha rural living to residential in Gawler East and a further 117ha deferred urban to residential and 53ha rural to residential in Evanston South and Evanston Gardens.
- At Buckland Park in Playford LGA in December 2010, 865ha of rural land was rezoned to residential.
- In March 2014, 440ha of growth area land and 120ha of rural land was rezoned to residential around Angle Vale, 515ha of growth area and 62ha of rural land was rezoned to residential in Playford North extension and 105ha of growth area land and 16ha of rural land was rezoned to residential around Virginia (Playford LGA).
- Rezoning at Hackham in April 2015, saw 50ha of growth area land rezoned to residential.
- Around 53ha was rezoned from rural to residential in Salisbury Heights in July 2015.
- In December 2015, 31ha in Virginia, Playford LGA, was rezoned from rural to residential.
- In November 2016, a residential subdivision plan was lodged over a 15.5ha section of miscellaneous zoned land at Tonsley.
- 16ha was added to broadhectare stocks in Glenside, Burnside LGA.
- In December 2017 in the Port Adelaide Enfield LGA, over 10ha in the port areas known as Fletchers Slip and Port Approach was rezoned to residential.
- In February 2018, 23ha of deferred urban land in Evanston Gardens, Gawler LGA, was rezoned to residential. A further 20ha was rezoned but was held under association ownership and thus excluded.
- 16ha in Aldinga township were rezoned from deferred urban to residential in December 2018.
- 19.7ha was rezoned to residential in Strathalbyn, Alexandrina LGA in September 2018.

Ownership of broadhectare land largely determines the short and medium term availability of land (see Figure 6). Over the 1995 to 2019 period, Renewal SA (formerly LMC) and company owned land provided the majority of broadhectare land consumed for housing development (see Figure 7). In 1995, the LMC held 2,084 hectares (40% of all broadhectare land). By 2008, LMC land holdings had fallen to 902 hectares (31.6%); by 2009 it had increased to 1,128 hectares (39.7%); by 2013 the now called Renewal SA held 849 hectares (24.3%) with holdings decreasing to 752 hectares (17.1%) by 2019. Over the same period, company holdings have fallen dramatically and then risen dramatically from 1,141 hectares in 1995 to 559 hectares in 2010 to 1,389 hectares in 2011. Currently company holdings are at 1,763 hectares (40%).

Private holdings, which decreased by around 48% from 1,742 hectares (33.4% of all broadhectare land) in 1995

to 906 hectares (34.4%) in 2010, recovered to 1,233 hectares (33.3%) by 2011. Private losses were exaggerated however, due to land rezoned to deferred urban in Onkaparinga LGA in 2004. From 2011 private holdings increased until major rezoning in Playford council took holdings to a record level of 1,945 hectares (41.9%) in 2014. In 2002, private individuals became the main holders of broadhectare land in Metropolitan Adelaide, however by 2009 the LMC had re-established its majority share, mainly due to rezoning of over 410 hectares of land in Playford LGA (this land was incorporated into the Urban Boundary in December 2007 but rezoned to residential in March 2009). Large rezoning's undertaken in both Gawler and Playford LGAs in late 2010 boosted both private individual and company broadhectare holdings. Companies were the major holders of broadhectare land between 2011 and 2013, but private holdings jumped dramatically in 2014 to regain dominance and by 2018 was at 1,820 hectares (41.3%).

Historically, private broadhectare holdings are usually consumed at a much slower rate than Renewal SA and company owned land and thus as Renewal SA and company owned land is consumed, the percent of broadhectare land owned by private individuals increases unless changes of ownership or rezoning occurs. This is evident in many of the inner councils

where private holdings are the main source of broadhectare land, such as Campbelltown 24.1 hectares (89.2%), Unley 4.1 hectares (100%) and Walkerville 6 hectares (93.6%). Middle and outer LGAs where the percent of private ownership is large, will also begin to notice a tightening of supply as remaining company, Renewal SA, association and SGLR owned land is consumed, such as Tea Tree Gully where private ownership is 58.5 hectares (81.2%), Salisbury 127.2 hectares (92.9%), Mitcham 88.3 hectares (82.1%) and Adelaide Hills (part metropolitan) 57.8 hectares (91.1%). Renewal SA had large holdings in Port Adelaide Enfield with 25.1 hectares (42.7%), Playford 620.5 hectares (21.6%) and Gawler 93.8 hectares (19.1%). See Table 2. Renewal SA owned further land in Gawler, Playford and Onkaparinga LGAs within the Metropolitan Boundary, but this land is not yet zoned residential.

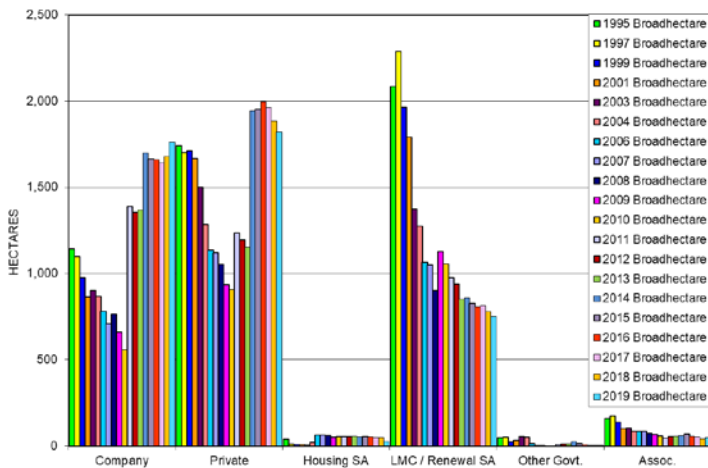
Both private and company broadhectare holdings are spread largely across all LGAs in Metropolitan Adelaide whereas Renewal SA holdings are limited to several middle and outer LGAs where its holdings, although substantial, are concentrated and being systematically consumed. An example of this can be seen in Tea Tree Gully where in 1995 LMC owned 224 hectares (73.5% of broadhectare land in the LGA), but by 2006 ownership had fallen to nil with the completion of the Golden Grove development.

**Table 7: Metropolitan Adelaide -**

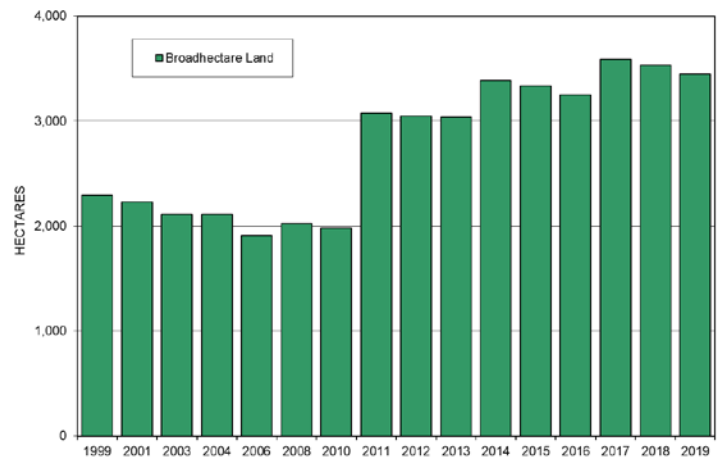
LGA / SAGR	1995		2012		2014		2016		2018		2019	
	BH	SGLR	BH	SGLR	BH	SGLR	BH	SGLR	BH	SGLR	BH	SGLR
Adelaide	0.8	-	-	-	-	-	-	-	-	-	-	-
Adelaide Hills (part metro)	221.8	22.8	63.9	19.1	61.1	19.1	60.4	19.1	59.4	5.6	63.4	-
Burnside	41.1	-	29.5	9.4	28.9	2.1	26.8	16.6	34.8	7.7	39.0	-
Campbelltown	73.5	2.6	33.5	-	31.8	-	29.6	-	29.5	-	27.0	-
Charles Sturt	75.6	3.0	69.1	-	52.5	-	32.1	1.5	26.9	-	38.6	-
Gawler	198.0	-	534.5	-	507.9	6.0	499.2	-	500.7	-	490.7	-
Holdfast Bay	2.3	10.5	3.3	-	4.8	-	4.8	-	4.3	-	3.4	-
Marion	212.0	64.7	67.4	-	62.5	-	52.9	-	65.3	-	66.1	-
Mitcham	258.0	5.7	148.1	-	140.4	-	126.7	-	115.8	-	107.6	-
Norwood P'ham St Peters	5.4	0.9	0.9	-	3.0	-	1.7	1.5	2.7	-	2.7	-
Onkaparinga	1,418.6	25.0	498.3	7.2	465.8	4.7	465.8	1.0	409.3	-	418.5	-
Playford	1,655.2	20.9	1,805.5	16.9	3,002.8	18.1	2,971.5	23.0	2,891.1	18.6	2,871.2	-
Port Adelaide Enfield	276.8	93.8	79.0	70.0	58.1	69.6	52.2	88.5	64.9	66.6	58.9	63.5
Prospect	-	-	5.7	-	0.5	-	5.7	-	3.4	-	2.0	-
Salisbury	449.1	57.6	161.2	3.5	134.2	3.5	163.2	-	147.6	-	136.9	-
Tea Tree Gully	304.6	-	93.1	-	73.5	-	71.5	0.8	69.9	-	72.0	-
Unley	4.2	-	5.2	-	4.1	-	4.1	-	4.1	-	4.1	-
Walkerville	6.7	-	8.1	-	6.8	-	6.8	-	6.9	-	6.4	-
West Torrens	6.9	12.2	2.5	-	2.5	-	2.0	-	0.9	-	0.4	-
<b>Metropolitan Adelaide</b>	<b>5,210.5</b>	<b>319.6</b>	<b>3,608.8</b>	<b>126.1</b>	<b>4,641.4</b>	<b>123.2</b>	<b>4,577.1</b>	<b>152.1</b>	<b>4,437.7</b>	<b>98.6</b>	<b>4,409.0</b>	<b>63.5</b>
<b>Eastern Adelaide SAGR</b>			<b>82.9</b>	<b>9.4</b>	<b>75.1</b>	<b>2.1</b>	<b>74.8</b>	<b>18.2</b>	<b>81.4</b>	<b>7.7</b>	<b>81.3</b>	<b>-</b>
<b>Northern Adelaide SAGR</b>			<b>2,114.2</b>	<b>78.7</b>	<b>3,254.0</b>	<b>79.3</b>	<b>3,233.7</b>	<b>92.8</b>	<b>3,132.5</b>	<b>72.3</b>	<b>3,095.8</b>	<b>56.2</b>
<b>Southern Adelaide SAGR</b>			<b>717.1</b>	<b>7.2</b>	<b>673.6</b>	<b>4.7</b>	<b>650.2</b>	<b>1.0</b>	<b>594.8</b>	<b>-</b>	<b>595.5</b>	<b>-</b>
<b>Western Adelaide SAGR</b>			<b>96.1</b>	<b>11.7</b>	<b>69.6</b>	<b>12.0</b>	<b>58.8</b>	<b>21.0</b>	<b>68.9</b>	<b>12.9</b>	<b>82.3</b>	<b>7.3</b>
<b>Metropolitan SAGRs</b>	<b>4,790.6</b>	<b>296.8</b>	<b>3,010.3</b>	<b>107.0</b>	<b>4,072.3</b>	<b>98.1</b>	<b>4,017.5</b>	<b>133.0</b>	<b>3,877.5</b>	<b>93.0</b>	<b>3,854.9</b>	<b>63.5</b>

Note: Broadhectare data for years not shown is available in previous reports.

Note: Not all land under a current land division application will be deposited. Some applications may be lapsed or refused.

**Figure 6: Residential Broadhectare in Metropolitan Adelaide by Ownership, 1995 to 2019**

Note: Other govt. and association owned land is only included where under division. See Appendix 1 for more detail.

**Figure 7: Residential Broadhectare in Outer Adelaide, 1999 to 2019**

Note: Broadhectare land coding depends on certain zoning, land use and ownership criteria. If any of these items change between assessment periods then a parcel may be excluded or included as broadhectare land in the next period. Land in this category may be under a current land division. Other govt. and assoc. owned land is only included where under division.

## Outer Adelaide

The Outer Adelaide area offers many options for people to live and work locally, live and commute to Metropolitan Adelaide or to retire. Ease of access to the city has increased following the construction of the Heysen Tunnels on the Freeway to Stirling / Mt. Barker and opening of the Southern Expressway in 2001 and the Northern Expressway in 2010.

Table 8 and Figure 7 show that broadhectare land holdings in Outer Adelaide over the 1999 to 2010 period decreased. In 2011, broadhectare land holdings increased substantially to 3,076 hectares due to rezoning's in Mount Barker, Mount Pleasant and Gawler East. A further 400 hectares of land was rezoned in 2014 to residential at Two Wells and Mallala, and 334 hectares was rezoned in November 2016 at Roseworthy in the LGA of Light. 64 hectares was rezoned to residential on Hindmarsh Island in early 2017. Currently broadhectare land holdings are 3,448 hectares.

In Outer Adelaide between 1999 and 2019, the LGA's of Adelaide Plains, Light, Mount Barker and Victor Harbor achieved an increase in the supply of residential broadhectare land. The level of broadhectare holdings across Outer Adelaide over that time has increased by 50.2% from 2,296 hectares to 3,448 hectares.



The level of broadhectare land holdings depends on zoning, land use code and ownership criteria. If changes occur between one year and the next then a parcel may be excluded or included as broadhectare land in the next year. Some of the key rezonings that have occurred in recent years are:

- In March 2004, the Alexandrina Council rezoned several large parcels of land to residential (111ha) in Strathalbyn, both north and south of the township.
- In November 2005, the Alexandrina Council rezoned over 30ha of rural land to residential on its western boundary with Victor Harbor Council and a further 43ha in Goolwa. South of the township of Strathalbyn over 48ha of residential zoned land was rezoned back to industrial, which it had been prior to 2004.
- In early 2007, over 40ha of rural land was rezoned to residential adjacent the northern town boundary of Nuriootpa.
- Between late 2006 and early 2007, over 30ha of broadhectare land south of Mount Barker township was rezoned from deferred urban to residential and around 80ha was rezoned to residential from rural land.
- In late 2006, over 70ha of deferred urban land was rezoned to residential in Victor Harbor.
- In March 2008, 40ha of rural zoned land was rezoned to residential in the town of Kapunda in Light LGA.
- In the 2008 report, 27ha of rural land that was previously counted as broadhectare due to

coverage by a residential land division was removed in Nairne, Mt. Barker LGA, due to refusal of the application.

- In January 2008, over 21ha of land in Strathalbyn was rezoned from rural to residential.
- The rezoning of over 90ha of land, in December 2008, from rural to residential, substantially boosted broadhectare stocks in Victor Harbor.
- In July 2009, on Hindmarsh Island (Alexandrina Council), around 25ha was rezoned from rural to residential.
- In the Barossa LGA, 26ha of growth area land at Mt. Pleasant was rezoned to residential in October 2010 and a further 21ha was rezoned from rural to residential in Kalbeeba (adjacent Gawler East) in late 2010.
- In Mt. Barker in December 2010, around 1,050ha of predominantly designated growth area land was rezoned from rural to residential and 43ha in Nairne was likewise rezoned.
- In February 2013, 43ha of land classified as growth area at Tanunda, Barossa LGA, was rezoned to residential.
- In August 2013, 365ha of growth area land in Mallala LGA was rezoned to residential at Two Wells. In May 2014, 22ha of growth area land and 14ha of deferred urban land was rezoned to residential in Mallala township.
- 63ha of deferred urban land in Victor Harbor was rezoned to residential in May 2016.
- In May 2016, 95 hectares of residential land in Rapid Bay and Second Valley, Yankalilla LGA, was reclassified as heritage with no further subdivision, and was removed from broadhectare stocks.
- In November 2016, 334ha of growth area land was rezoned to residential at Roseworthy, Light Council.
- 64ha of rural living land was identified as residential on Hindmarsh Island in early 2017 in *The 30-Year Plan*.
- In September 2018, 19.7 hectares of rural land was rezoned to residential in Strathalbyn, Alexandrina LGA.

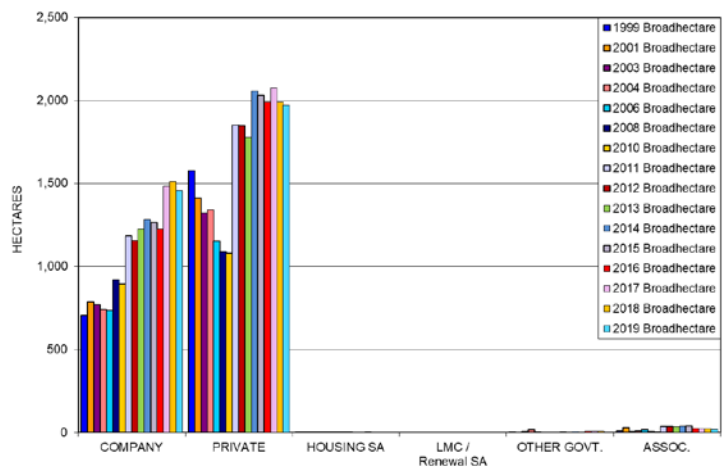
Ownership of broadhectare land largely determines the short and medium term availability of the land. Over the 1999 to 2019 period, private and company owned land provided the vast majority of broadhectare land consumed for housing development (see Figure 8). In

1999, private broadhectare land holdings were 1,578 hectares (68.9% of all broadhectare holdings) but by 2017 this had grown to 1,990 hectares (56.3%). Over the same period company holdings grew from 706 hectares (30.8% of all broadhectare holdings) to 1,512 hectares (42.8%), mainly through acquisition of private broadhectare land or land rezoned for residential use.

Private individuals in both Metropolitan Adelaide and Outer Adelaide are large holders of broadhectare land. However, in Outer Adelaide, unlike Metropolitan Adelaide, where private broadhectare holdings are consumed at a much slower rate than company owned land, private broadhectare land is the main supplier of land for residential land division. As land supply declines in many of the Outer Adelaide townships, a tightening of supply will become evident as many of the remaining private broadhectare holders resist the temptation to subdivide their land.

The private sector dominates supply in most Outer Adelaide LGAs such as Adelaide Hills Council (part Outer Adelaide) (84.3%), Adelaide Plains (65.1%), Barossa (64.5%), Mt. Barker (57.8%), Light (56.7%) and Alexandrina (56.5%) and Company ownership dominates the market in Victor Harbor (68.4%), and Yankalilla (58.1%). See Table 2.

**Figure 8: Residential Broadhectare in Outer Adelaide by Ownership, 1999 to 2019**



Note: Other govt. and association owned land is only included where under division. See Appendix 2 for more detail.



**Table 8: Outer Adelaide - Residential Broadhectare by LGA, 1999 to 2019**

LGA / SAGR	1999	2008	2010	2012	2014	2016	2018	2019
	BH	BH	BH	BH	BH	BH	BH	BH
Adelaide Hills (part non-metro) #	123.9	89.0	86.2	79.8	78.4	86.2	81.6	81.5
Adelaide Plains (formerly Mallala)	93.0	100.4	98.4	91.7	498.8	495.6	479.2	469.9
Alexandrina	504.9	495.2	483.4	464.1	449.8	434.7	482.6	486.1
Barossa	374.2	326.7	303.8	349.0	367.3	362.3	361.0	348.1
Light	379.6	236.8	200.1	207.2	200.6	191.0	518.6	514.9
Mount Barker	390.3	396.8	353.3	1,411.1	1,349.8	1,279.3	1,216.7	1,163.2
Victor Harbor	169.0	159.9	243.7	232.4	232.8	289.3	284.9	279.3
Yankalilla	260.9	215.8	210.9	210.2	208.5	110.7	107.5	105.3
<b>Outer Adelaide</b>	<b>2,295.7</b>	<b>2,020.6</b>	<b>1,979.9</b>	<b>3,045.5</b>	<b>3,386.0</b>	<b>3,249.0</b>	<b>3,532.2</b>	<b>3,448.2</b>
<b>Adelaide Hills SAGR ##</b>	<b>732.9</b>	<b>701.8</b>	<b>504.3</b>	<b>1,554.8</b>	<b>1,489.3</b>	<b>1,425.9</b>	<b>1,357.8</b>	<b>1,308.1</b>
<b>Barossa Light &amp; Lower North SAGR ##</b>	<b>1,022.7</b>	<b>763.6</b>	<b>692.3</b>	<b>1,182.3</b>	<b>1,574.7</b>	<b>1,548.0</b>	<b>1,859.5</b>	<b>1,823.5</b>
<b>Fleurieu SAGR (excludes KI)</b>	<b>934.8</b>	<b>870.9</b>	<b>938.0</b>	<b>906.7</b>	<b>891.0</b>	<b>834.7</b>	<b>875.0</b>	<b>870.7</b>
<b>Non-Metropolitan SAGRs</b>	<b>2,690.5</b>	<b>2,336.4</b>	<b>2,134.7</b>	<b>3,643.9</b>	<b>3,955.0</b>	<b>3,808.6</b>	<b>4,092.3</b>	<b>4,002.3</b>

Note: Broadhectare data for years not shown is available in previous reports.

Note #: Adelaide Hills Council includes only that part in outer Adelaide.

Note ##: Adelaide Hills SAGR includes Adelaide Hills LGA (part metropolitan Adelaide) and Barossa SAGR includes Gawler LGA.

### Broadhectare Land - Dwelling Yields 2001-2019

Since 2001 the yield achieved in the GAR has increased from 9.5 lph to 11.6 lph (see Table 6 and previous broadhectare reports). 11.9 lph was achieved in 2018 and was the highest yield achieved in the GAR since broadhectare data has been collected in 1999. Yields over that time have increased in both Metropolitan Adelaide and Outer Adelaide. In 2001 the yield in Metropolitan Adelaide was 10.3 lph. By 2006 the yield had increased marginally to 10.6 lph and by 2011 had more significantly increased to 13.7 lph before falling back to 12.6 lph in 2012. At 2017 the yield was 13.8 lph before falling back to 13 lph by 2019. In Outer Adelaide the yield moved from 8.1 lph in 2001, 9.1 lph in 2014 and in 2019 is at 9.6 lph. In metropolitan LGA's where substantial development activity is occurring, Charles Sturt LGA has achieved the biggest increase in yield rising from 15 lph in 2001 to 29.4 lph in 2019. Yields also increased substantially in Port Adelaide Enfield LGA rising from 10.6 lph in 2001 to 27.7 lph in 2019 and in Marion LGA rising from 11.4 lph in 2001 to 25.4 lph in 2019.

Average allotment yields have generally increased in Metropolitan Adelaide in recent times, although at the LGA level there is some variation from this trend. Whereas yields in Mitcham LGA have slowly reduced from 9 lph to 8 lph since the early 2000's, yields in Charles Sturt LGA, which were steady in the 12-16 lph range for much of that time, have in recent years increased substantially to be at 29.4 lph in 2019, due mainly to development at St. Clair in Woodville and the AAMI stadium redevelopment in West Lakes. In the Marion LGA yields which had fallen from 13.3 lph in 2007 to 9.5 lph in 2012 are currently at 25.4 lph in 2019. Salisbury, Gawler and Playford LGAs have seen a

reduction in yield from 2018 to 2019 whereas Port Adelaide Enfield and Onkaparinga LGA's experienced a slight rise.



In Outer Adelaide yields over the last year have decreased slightly or remained the same in most LGAs with only Mt Barker and Adelaide Plains experiencing small increases. The highest yield was in Mt Barker LGA at 11.7 lph. Although some gross yields may only increase or decrease marginally, this can have a significant effect on the number of lots produced by LGA, especially if activity levels are also high in these areas.

### Broadhectare Land - Consumption

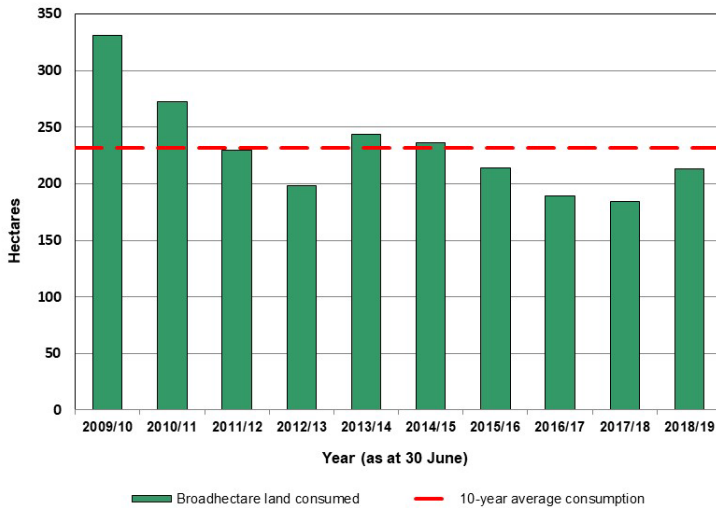
The consumption of broadhectare land each year is a reflection of the level of development activity (see Figure 9). In the 2018/19 financial year, 213 hectares of broadhectare land was consumed for residential development. The 10-yearly average consumption per annum of 231 hectares. Consumption in 2018/19 rose from the previous financial year, and reverses the steady decline seen in consumption over the last 4 year period. Prior to the global financial crisis in late 2008 broadhectare consumption was at an 8-year peak of 454



hectares in 2007/08. Annual land consumption has not exceeded 250 hectares for the past 8 years.

Broadhectare land consumption is an important element in the departments understanding of development trends in the GAR and aids the development of the proposed rezoning schedule needed to achieve the land supply targets of the Plan. In the future, as *The 30-Year Plan for Greater Adelaide* takes effect through zoning changes and increased opportunities for urban consolidation, the level of consumption of broadhectare land on the fringes should decrease. Consumption of broadhectare land in the already established metropolitan area will also reduce over time as stocks in the inner and middle suburbs are consumed.

**Figure 9: Consumption of Residential Broadhectare Land in the Greater Adelaide Region, 2009/10 - 2018/19**



**Note:** Consumption adjusted to take into account additions and subtractions to broadhectare land stocks due to zoning changes

## Greater Adelaide Region Maps

### Broadhectare maps by South Australian Government Region for the Greater Adelaide Region

Northern Adelaide SAGR .....	21
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Fleurieu SAGR .....	27

Broadhectare land reports and mapping can be viewed on the web at the [SA Planning Portal](#) on the Land Supply and Development Monitoring page and online mapping via the [Location SA Map Viewer](#).



# 2019 Broadhectare Land in Residential Zones - Northern Adelaide

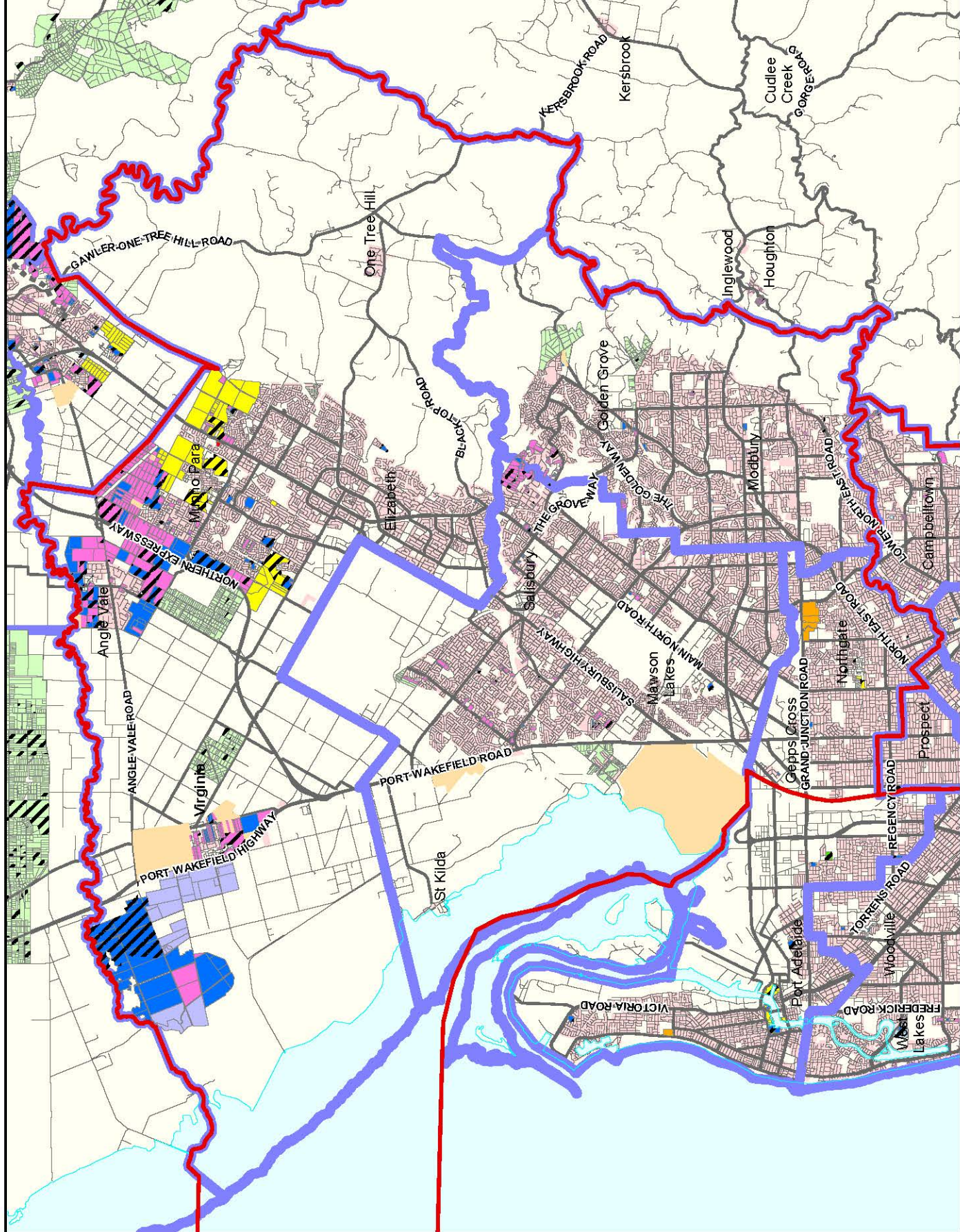
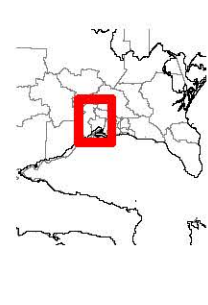
For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Built-up area
  - Main road
  - Other road



Produced by Department of Planning, Transport and Infrastructure from valuation data has been supplied DTF and is current to 30 June 2019. To prepare this data supplied by DEWNR, DFTI and Geoscience Australia. Imagery supplied by Government of South Australia.

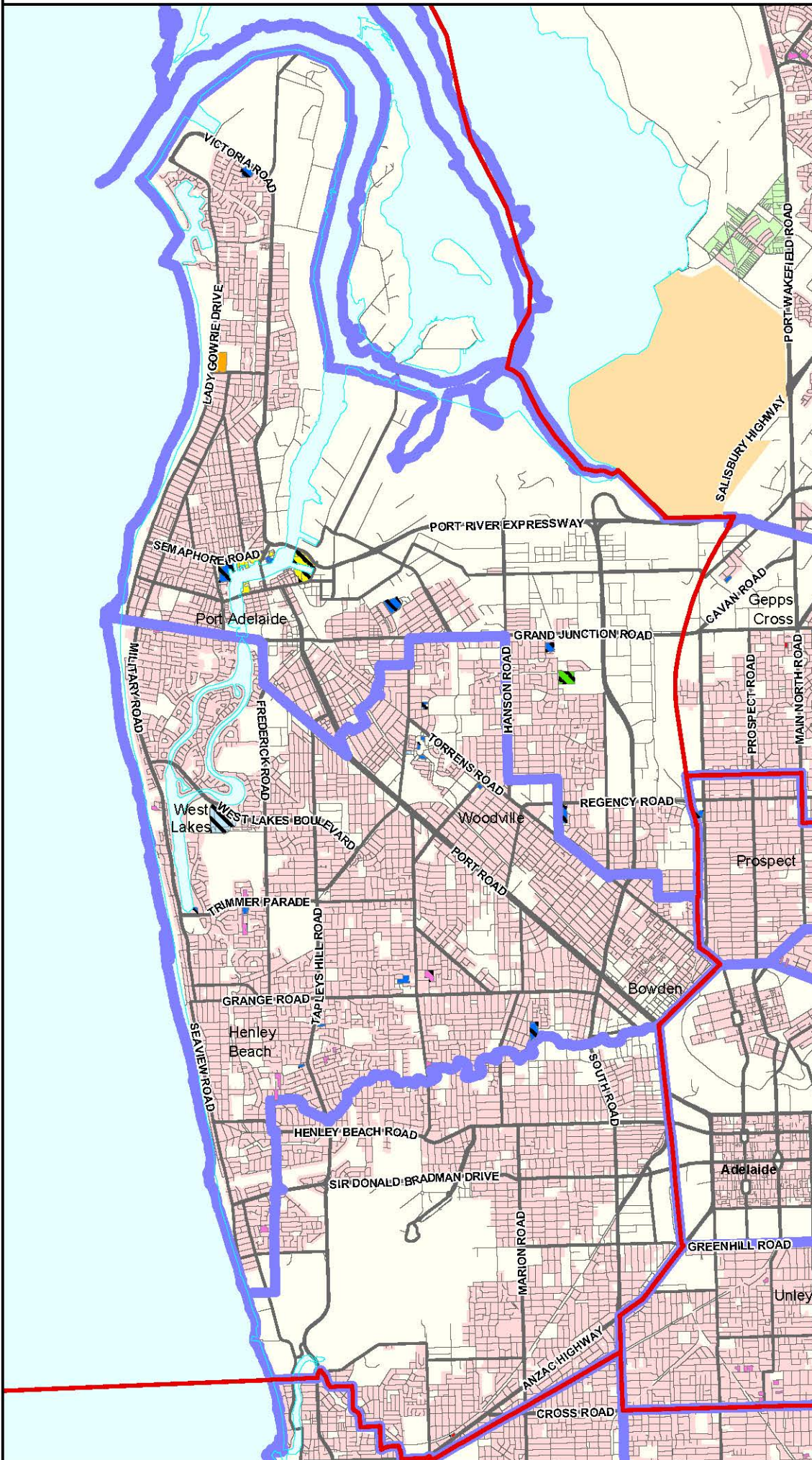


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# 2019 Broadhectare Land in Residential Zones - Western Adelaide

For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

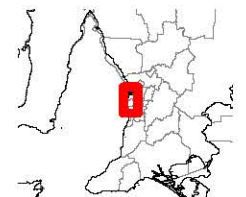


- Broadhectare (2019)**
- Private broadhectare
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  - Built-up area
  - Main road
  - Other road



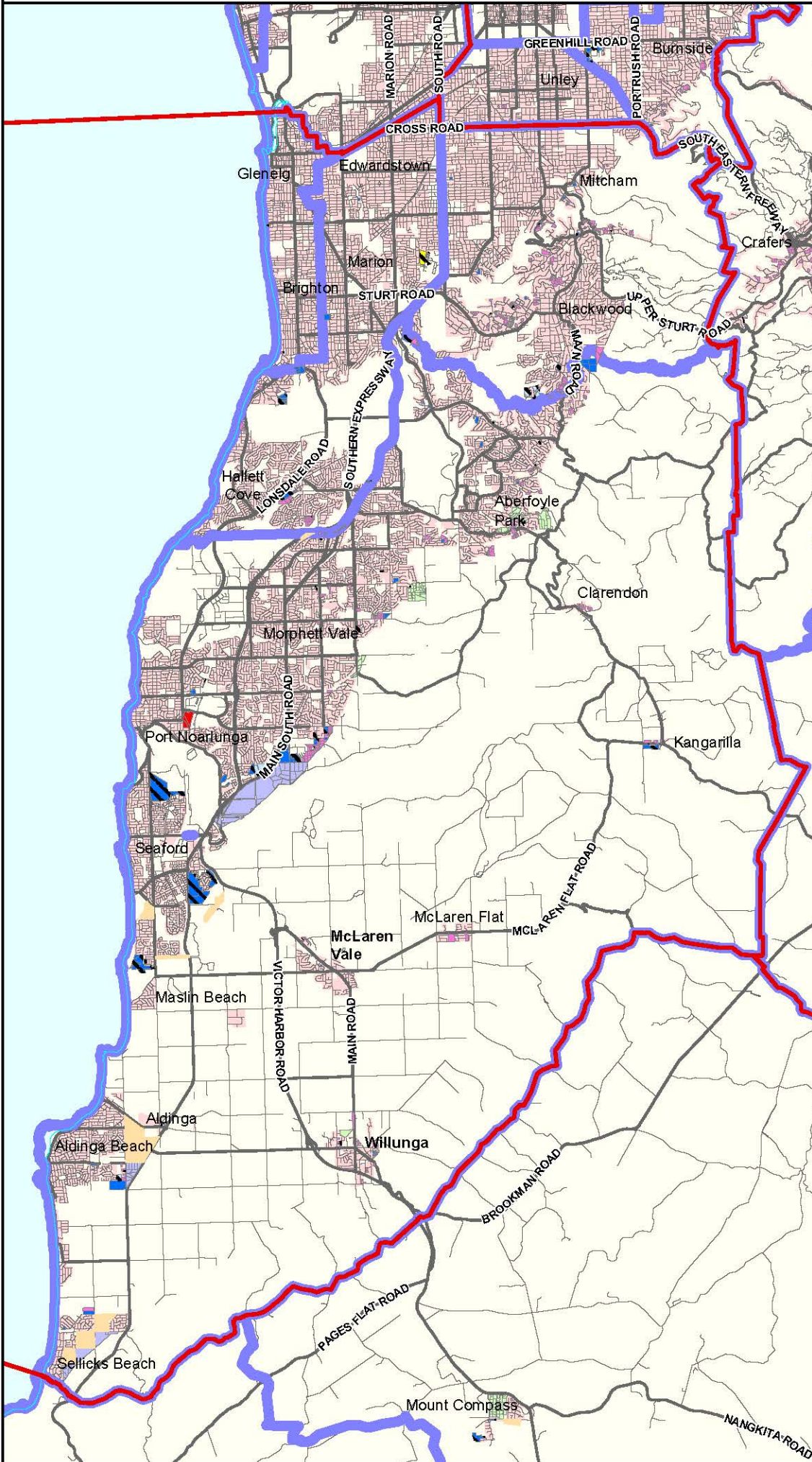
Produced by Department of Planning, Transport and Infrastructure.

Information derived from valuation data has been supplied by DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.





# 2019 Broadhectare Land in Residential Zones - Southern Adelaide



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

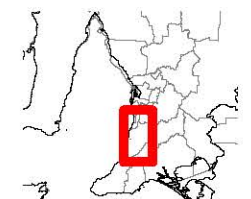
Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
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  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Govt Regions
  - Built-up area
  - Main road
  - Other road



Produced by Department of Planning, Transport and Infrastructure.

Information derived from valuation data has been supplied by DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



# 2019 Broadacre Land in Residential Zones - Barossa, Light & Lower North

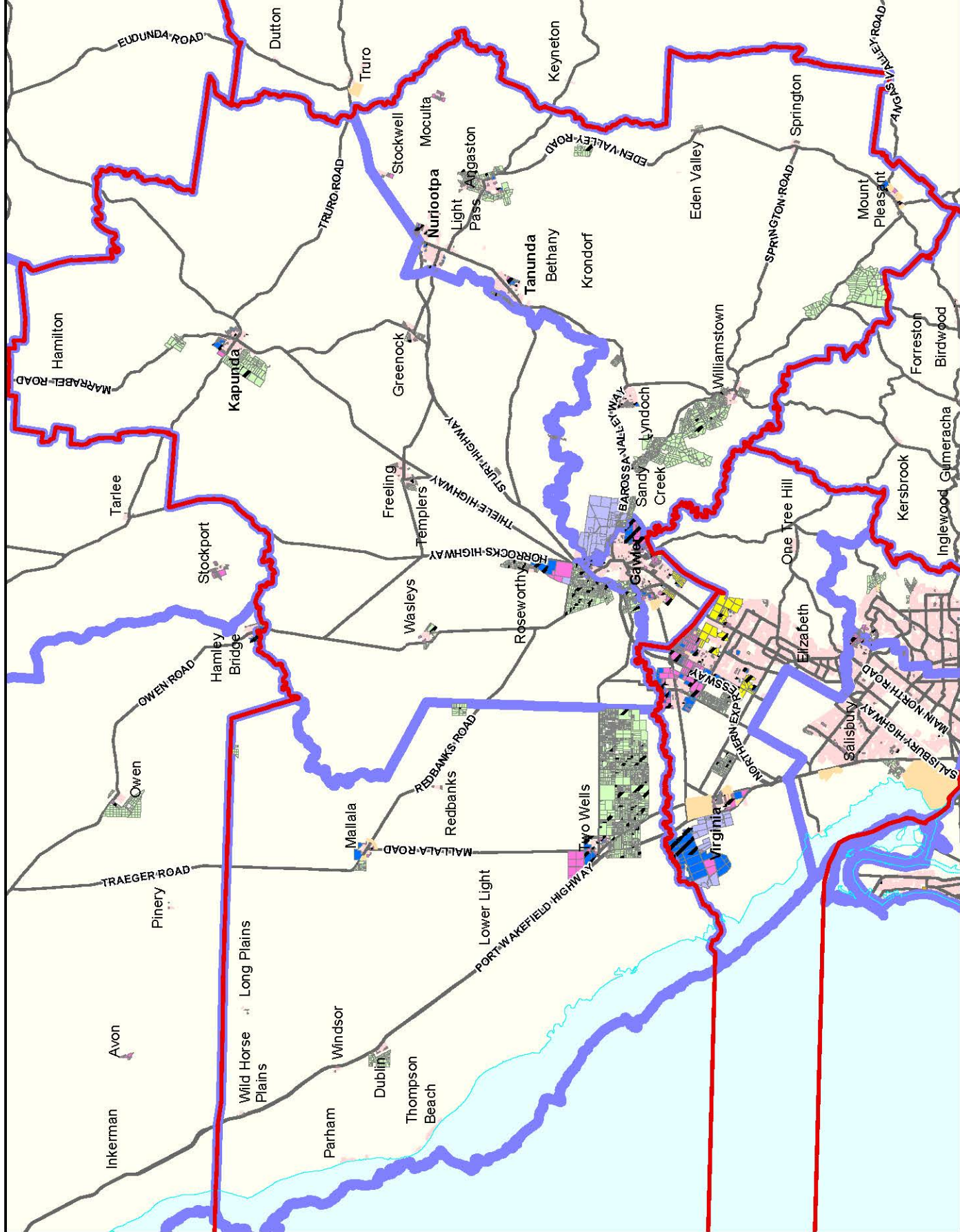
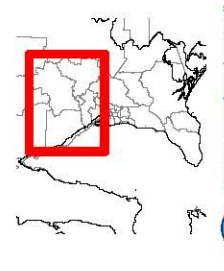
For the purpose of this map, broadacre land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadacre land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan or division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadacre (2019)**
- Private broadacre
  - Company broadacre
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Built-up area
  - Main road

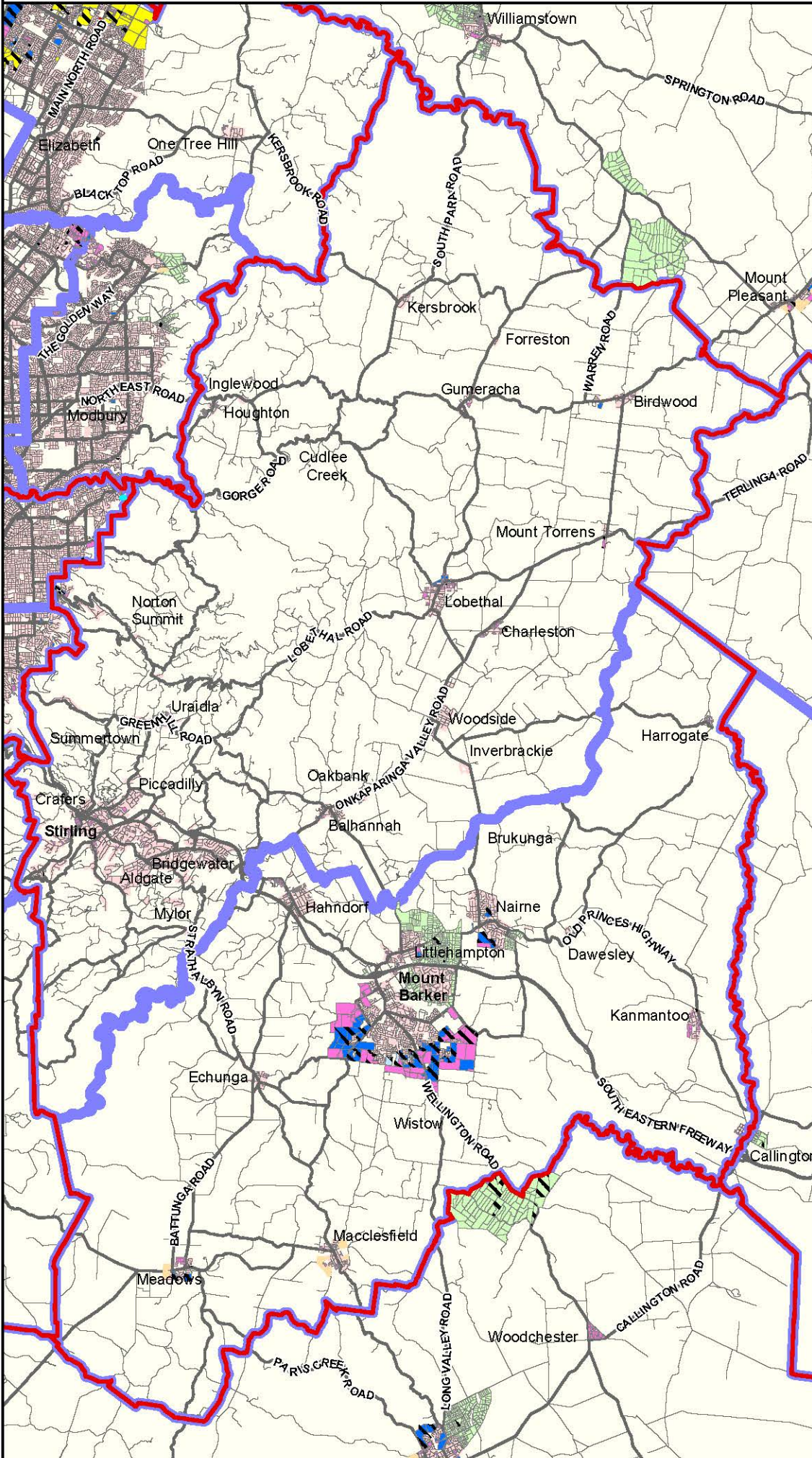


Produced by Department of Planning, Transport and Infrastructure. Information from valuation data has been supplied by DTI and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



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# 2019 Broadhectare Land in Residential Zones - Adelaide Hills



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

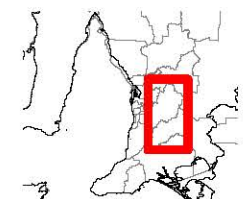
Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
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  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Govt Regions
  - Built-up area
  - Main road
  - Other road



Produced by Department of Planning, Transport and Infrastructure.

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# 2019 Broadhectare Land in Residential Zones - Fleurieu



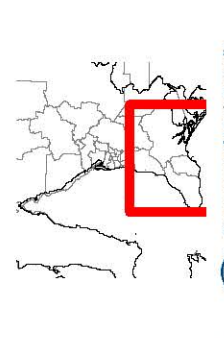
For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
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  - Housing SA owned land
  - Renewal SA owned land
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  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Built-up area
  - Main road



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## Regional Townships

Development in all townships in South Australia is guided by Local Government Development Plans. In South Australia’s major regional centres it is imperative that there is an adequate amount of broadhectare land available for future residential development. Provision of zoned residential broadhectare land ensures a certain level of security for township expansion and is crucial to providing some level of housing affordability in areas of predicted growth. Information on the amount, location and ownership of residential zoned broadhectare land, potentially available for future residential development, is therefore a valuable resource.

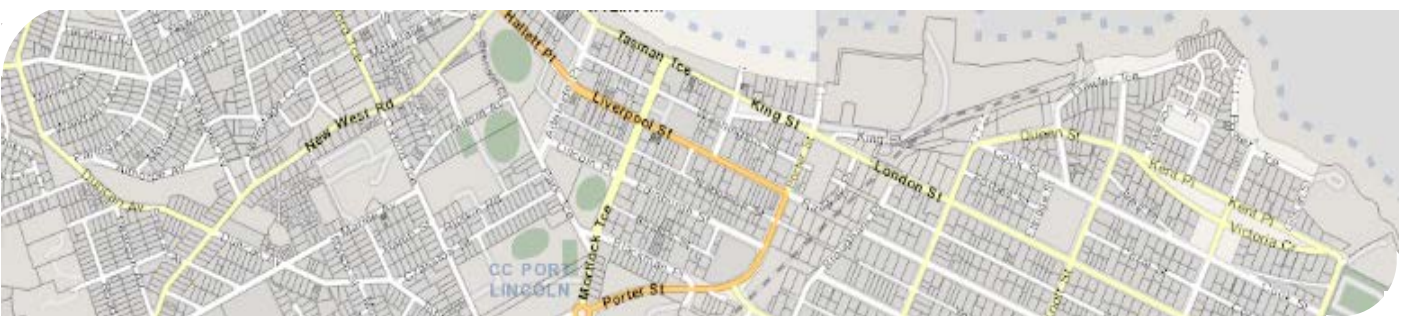
Due to the relative abundance of rural living zoned broadhectare land in many townships in South Australia, the level of rural living broadhectare land has also been reported.

For the selected regional townships the extent of residential and rural living zoned land on the boundary of the towns was used to determine the map extents.



### Regional Township Broadhectare Summary and Maps

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Clare .....	48
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Mount Gambier .....	52



## Port Lincoln

At 30 June 2019, there were 401 hectares of residentially zoned broadhectare land in Port Lincoln (C). There were a further 146 hectares of land zoned rural living. Of the 401 hectares of broadhectare land, companies owned 233.2 hectares (58.1%), private 157.9 hectares (39.3%) and association 10.2 hectares (2.5%). Of the 146 hectares of rural living zoned land, 83.8% is under private ownership.

At 30 June 2019, 105 hectares (26.2%) of broadhectare land was under a current residential land division with the potential for 916 house lots to be developed. This represents a yield of 8.7 lots per hectare for broadhectare land currently under division. Of the 146 hectares of rural living zoned land, 10.3 hectares (7.1%)

was under a current residential land division with the potential for 8 additional lots to be developed. This represents a yield of 0.8 lots per hectare in rural living zoned subdivisions.

In 2017/18 rezoning in the LGA added 92 hectares of land to residential and 60 hectares to rural living broadhectare stocks.

There is substantial deferred urban zoned land (around 290 hectares) in the Port Lincoln LGA on the peninsula to the south of the Lincoln Cove Marina. In August 2014, 42.6 hectares was rezoned to residential for the Lukin Quays development. The extent to which the remaining deferred urban land could be developed in the future for residential purposes will be largely influenced by coastal vista and environmental concerns.

## Port Lincoln Residential Broadhectare and Rural Living Land by Ownership and Division Status

Port Lincoln LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land	233.2	157.9	-	10.2	401.4
Rural Living Land	23.7	122.2	-	-	145.9
<b>Total Port Lincoln LGA</b>	<b>256.9</b>	<b>280.1</b>	<b>0</b>	<b>10.2</b>	<b>547.3</b>

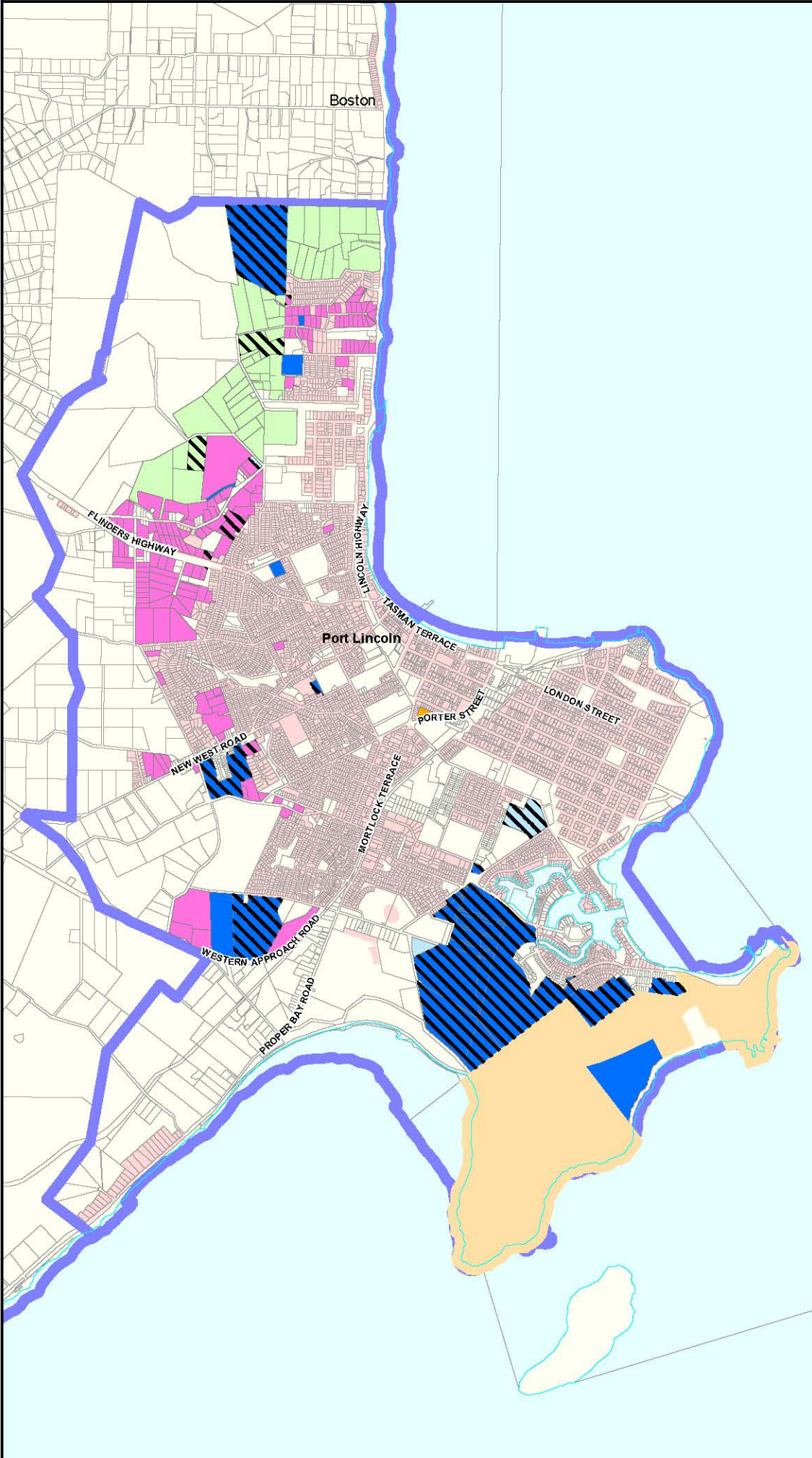
Port Lincoln LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	105.1	916	8.7	296.3	401.4
Rural Living Land	10.3	8	0.8	135.5	145.9
<b>Total Port Lincoln LGA</b>	<b>115.4</b>	<b>924</b>		<b>431.8</b>	<b>547.3</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



# 2019 Broadhectare Land in Residential Zones - Port Lincoln



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

## Broadhectare (2019)

- Private broadhectare
- Company broadhectare
- Association owned land
- Other government owned land
- Housing SA owned land
- Renewal SA owned land
- State Gov Land for Release
- Rural Living zoned land
- Growth Areas
- Land divisions
- Deferred urban
- Local government boundary
- South Australian Govt Regions
- Cadastre (2019)
- Built-up area



Produced by Department of Planning, Transport and Infrastructure.

Information derived from valuation data has been supplied by DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



## Whyalla

At 30 June 2019, there were 157 hectares of residentially zoned broadhectare land in Whyalla (C). There were a further 241 hectares of land zoned rural living. Of the 157 hectares of broadhectare land, companies owned 111.5 hectares (71%) and private 45.5 hectares (29%).

In addition to the broadhectare land described above there was also substantial council owned residential zoned land currently being used for mainly recreational purposes. On the north-western edge of the town there is further substantial residential zoned land holdings owned by other government. These parcels are not included in broadhectare statistics unless under a

current land division application or until sold to company, private or Housing SA ownership.

At 30 June 2019, 71 hectares (45.1%) of broadhectare land was under a current residential land division with the potential for 716 house lots to be developed. This represents a yield of 10.1 lots per hectare for broadhectare land currently under division. Only 3 hectares of rural living land was currently under division with potential for 3 house lots.

There were no deferred urban zoned land in the Whyalla LGA and all land determined as broadhectare or zoned rural living was in the township of Whyalla as seen in the following map.

### Whyalla Residential Broadhectare and Rural Living Land by Ownership and Division Status

Whyalla LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land	111.5	45.5	-	-	157.0
Rural Living Land	12.8	228.6	-	-	241.4
<b>Total Whyalla LGA</b>	<b>124.3</b>	<b>274.1</b>	<b>0</b>	<b>0</b>	<b>398.4</b>

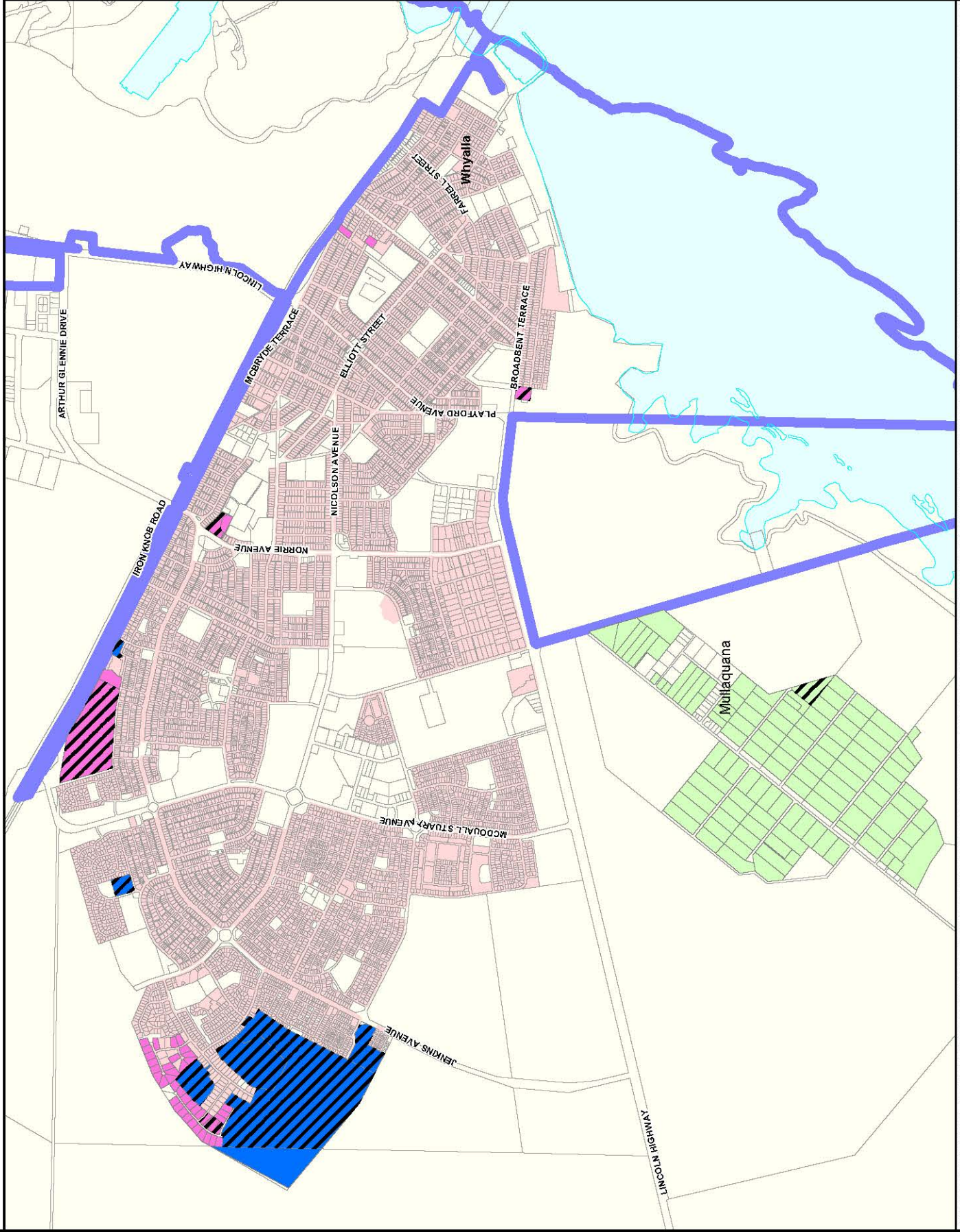
Whyalla LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	70.9	716	10.1	86.2	157.0
Rural Living Land	3.2	3	0.9	238.2	241.4
<b>Total Whyalla LGA</b>	<b>74.1</b>	<b>719</b>		<b>324.4</b>	<b>398.4</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



# 2019 Broadacre Land in Residential Zones - Whyalla



For the purpose of this map, broadacre land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadacre land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadacre (2019)**
- Private broadacre
  - Company broadacre
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
- Growth Areas**
- Land divisions
  - Deferred urban
- Local government boundary**
- South Australian Government Regions**
- Cadastral (2019)**
- Built-up area



Produced by Department of Planning, Transport and Infrastructure  
 Information derived from valuation data has been supplied by DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



## Port Augusta

At 30 June 2019, there were 497 hectares of residentially zoned broadhectare land in Port Augusta (C) and a further 1,052 hectares of land zoned rural living. Of the 497 hectares of broadhectare land, companies owned 168.5 hectares (33.9%), private 273 hectares (55%), Housing SA 33.2 hectares (6.7%) and other government 22 hectares (4.4%). Note that 22 hectares of other government owned land was shown although it was not under a current land division. This land was owned by the Aboriginal Land Trust and has substantial residential potential.

At 30 June 2019, 120 hectares (24.1%) of broadhectare land was under a current residential land division with the potential for 959 house lots to be developed. This represents a yield of 8 lots per hectare for broadhectare land currently under division. Of the 1,052 hectares of

rural living zoned land, 18 hectares (1.7%) was under a current residential land division with the potential for 28 additional lots to be developed. This represents a yield of 1.6 lots per hectare in rural living zoned subdivisions.

The recent acquisition of nearby Whyalla Steelworks and plans for renewable energy industries by Sanjeev Gupta should provide some stability in the area.

All land determined as broadhectare or zoned rural living in the LGA was in the City of Port Augusta and adjacent suburb of Stirling North. There is 16 hectares of land zoned deferred urban in Port Augusta.

On 15 November 2012, the Port Augusta West DPA rezoned around 55 hectares of land to residential, near the airport on the south western edge of town. In July 2016, 109 hectares of rural land was rezoned to rural living adding to the existing stock in the north east of the city.

## Port Augusta Residential Broadhectare and Rural Living Land by Ownership and Division Status

Port Augusta LGA	Hectares					TOTAL
	Company	Private	Housing SA	Other Government	Association	
Broadhectare Land	168.5	273.0	33.2	22.0	-	496.7
Rural Living Land	162.6	889.2	-	-	-	1,051.9
<b>Total Port Augusta LGA</b>	<b>331.1</b>	<b>1,162.2</b>	<b>33.2</b>	<b>22.0</b>	<b>0</b>	<b>1,548.6</b>

Port Augusta LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	119.6	959	8.0	377.2	496.7
Rural Living Land	18.0	28	1.6	1,033.9	1,051.9
<b>Total Port Augusta LGA</b>	<b>137.6</b>	<b>987</b>		<b>1,411.1</b>	<b>1,548.6</b>

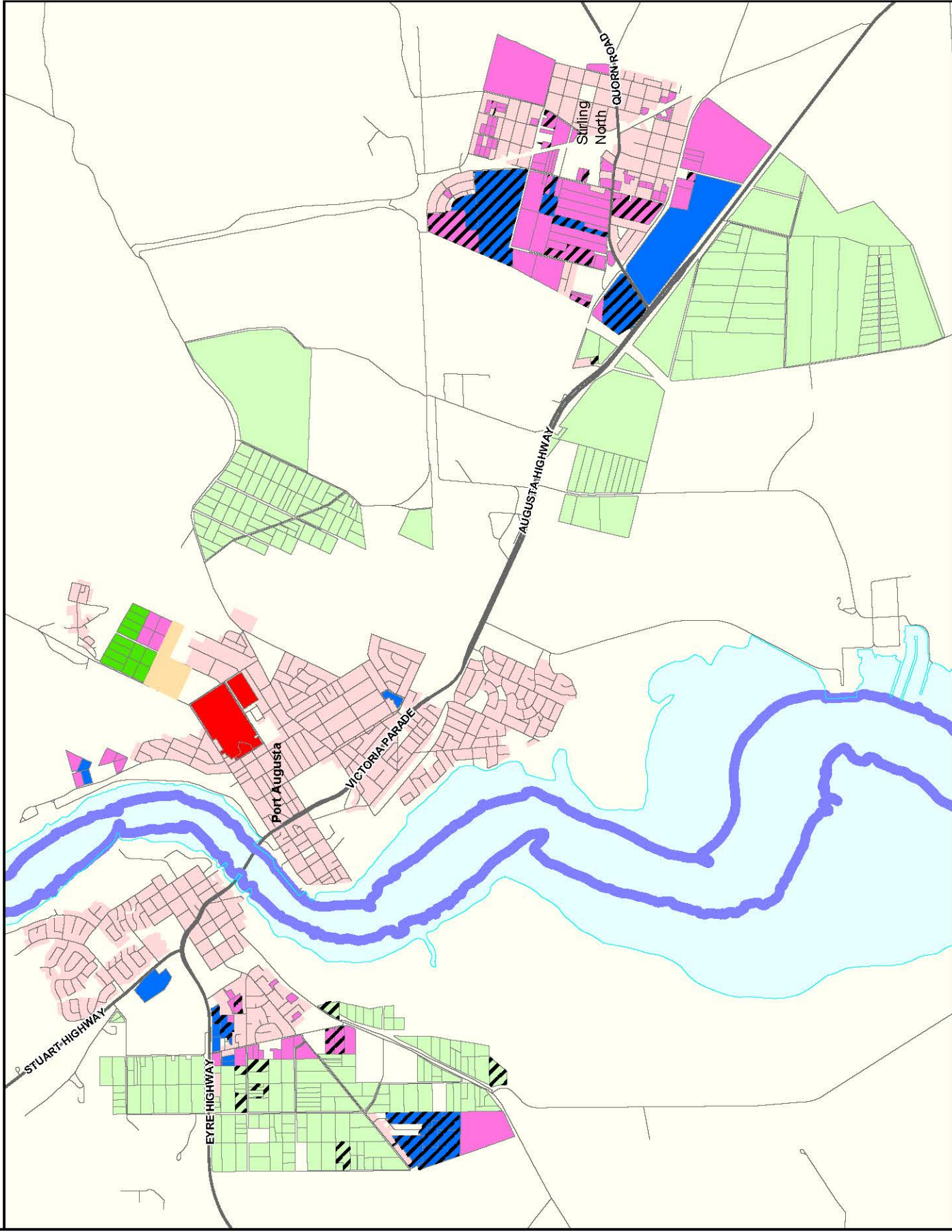
Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.





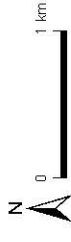
# 2019 Broadectare Land in Residential Zones - Port Augusta



For the purpose of this map, broadectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan or division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadectare (2019)**
- Private broadectare
  - Company broadectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Built-up area
  - Main road
  - Other road



Produced by Department of Planning, Transport and Infrastructure. Information from valuation data has been supplied by DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



## Port Pirie

At 30 June 2019, there were 170 hectares of residentially zoned broadhectare land in the town of Port Pirie and a further 43.7 hectares in the balance of the LGA. There were a further 307 hectares of land zoned rural living within the Port Pirie township, all of which is in private ownership and 1,751 hectares in the balance of the LGA. Of the 170 hectares of broadhectare land in the City of Port Pirie, companies owned 82.8 hectares (48.7%) and private 87.4 hectares (51.3%). The majority of broadhectare and rural living zoned land in the balance of the LGA were located around Crystal Brook, Redhill, Napperby and Warnertown.

At 30 June 2019, 55 hectares (32.3%) of broadhectare land in the City of Port Pirie was under a current

residential land division with the potential for 432 house lots to be developed. This represents a yield of 7.8 lots per hectare for broadhectare land currently under division. Of the 307 hectares of rural living zoned land in the City of Port Pirie, 10 hectares (3.3%) was under a current residential land division with the potential for 19 additional lots to be developed. This represents a yield of 1.9 lots per hectare in rural living zoned subdivisions within the township. In the balance of the LGA the only subdivision activity currently lodged was over rural living zoned land with 30.6 hectares under division with the potential for 10 new lots.

There is 101.5 hectares of deferred urban zoned land in the City of Port Pirie adjacent to the large parcel of company owned broadhectare land on the south-west edge of the township.

## Port Pirie Residential Broadhectare and Rural Living Land by Ownership and Division Status

Port Pirie LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Port Pirie	82.8	87.4	-	-	170.2
Port Pirie Balance	2.2	41.5	-	-	43.7
Rural Living Land					
Port Pirie	-	306.8	-	-	306.8
Port Pirie Balance	132.7	1,618.3	-	-	1,751.0
<b>Total Port Pirie LGA</b>	<b>217.7</b>	<b>2,054.0</b>	<b>0</b>	<b>0</b>	<b>2,271.7</b>

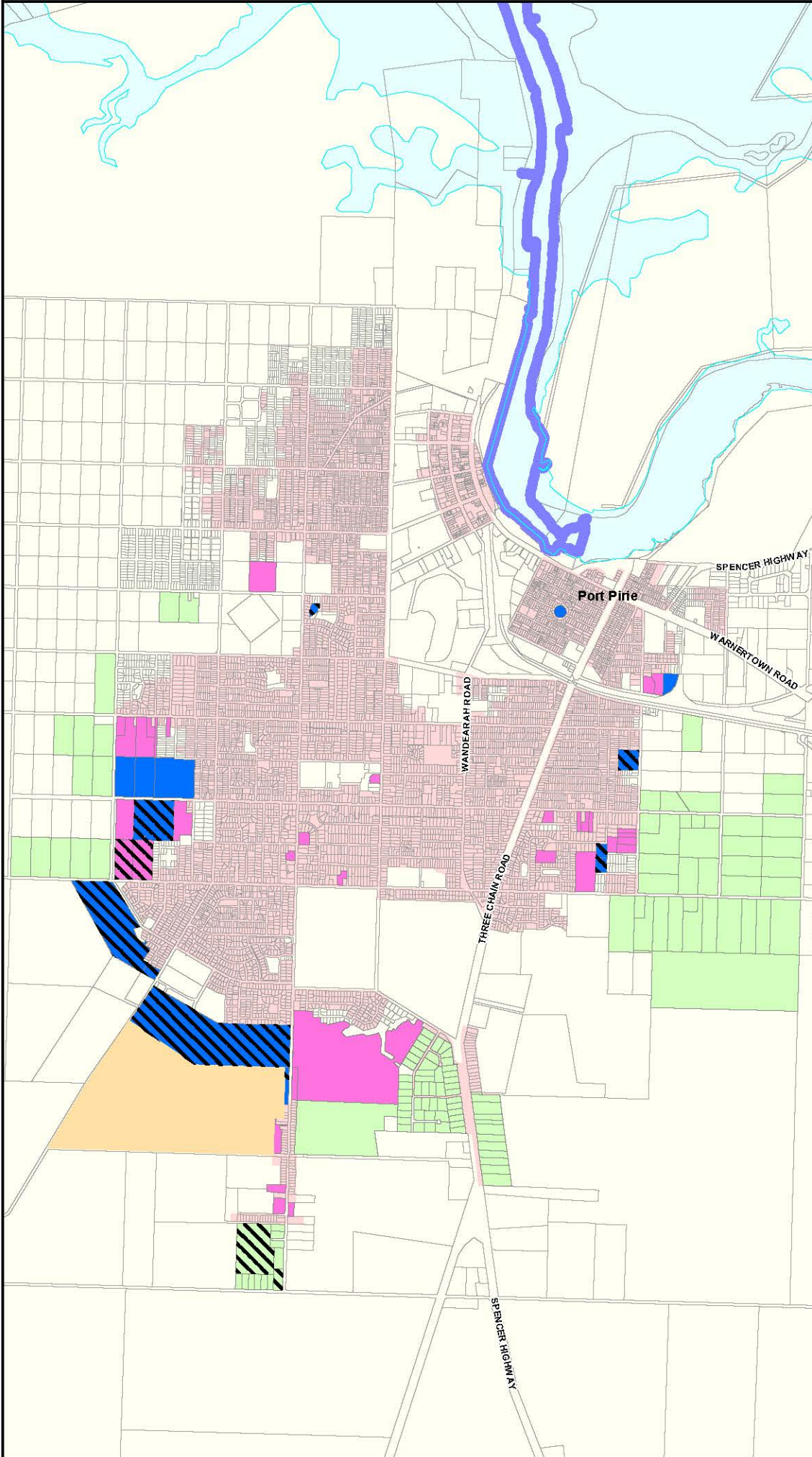
Port Pirie LGA	Ha			Ha		Total Broadhectare & RL Land
	Land Under Division	Number of Allotments in Division	* Lots Per hectare	Land Not Under Division		
Broadhectare Land						
Port Pirie	55.0	432	7.8	115.1		170.2
Port Pirie Balance	-	-	-	43.7		43.7
Rural Living Land						
Port Pirie	10.0	19	1.9	296.8		306.8
Port Pirie Balance	30.6	10	0.3	1,720.4		1,751.0
<b>Total Port Pirie LGA</b>	<b>95.6</b>	<b>461</b>		<b>2,176.0</b>		<b>2,271.7</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



# 2019 Broadhectare Land in Residential Zones - Port Pirie



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

## Broadhectare (2019)

- Private broadhectare
- Company broadhectare
- Association owned land
- Other government owned land
- Housing SA owned land
- Renewal SA owned land
- State Gov Land for Release
- Rural Living zoned land
- Growth Areas
- Land divisions
- Deferred urban
- Local government boundary
- South Australian Govt Regions
- Cadastre (2019)
- Built-up area



Produced by Department of Planning, Transport and Infrastructure.

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## Berri & Barmera

At 30 June 2019, there were 10.8 hectares of residentially zoned broadhectare land in the town of Barmera and a further 0.8 hectares of land zoned rural living. In Barmera all broadhectare land was held privately. In the Berri township there were 79 hectares of residentially zoned broadhectare land and 97 hectares of rural living land. In the town of Berri the majority of the 79 hectares of broadhectare land was split between privately owned 44 hectares (55.7%), companies 34.5 hectares (43.6%). In the balance of the LGA, in the towns of Monash and Glossop, there were a further 17.5 hectares of residential zoned broadhectare land.

At 30 June 2019, 22.4 hectares (28.4%) of broadhectare land in Berri was under a current residential land division

with the potential for 160 house lots to be developed. This represents a yield of 7.1 lots per hectare for broadhectare land currently under division. There was no land in the township of Barmera under a current residential land division. Of the 97 hectares of rural living zoned land in Berri, 2.3 hectares (2.4%) was under a current residential land division with the potential for 6 additional lots to be developed. This represents a yield of 2.6 lots per hectare in rural living zoned subdivisions. There was no rural living zoned land in Barmera under a current plan of division.

There was no deferred urban zoned land in the Barmera township but Berri had 42.4 hectares on the north eastern side of the town.

## Berri & Barmera Residential Broadhectare and Rural Living Land by Ownership and Division Status

Berri Barmera LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Barmera	-	10.8	-	-	10.8
Berri	34.5	44.0	-	0.5	79.0
Berri Barmera Balance	-	17.5	-	-	17.5
Rural Living Land					
Barmera	-	0.8	-	-	0.8
Berri	9.0	88.1	-	-	97.0
Berri Barmera Balance	-	-	-	-	-
<b>Total Berri Barmera LGA</b>	<b>43.5</b>	<b>161.2</b>	<b>0</b>	<b>0.5</b>	<b>205.1</b>

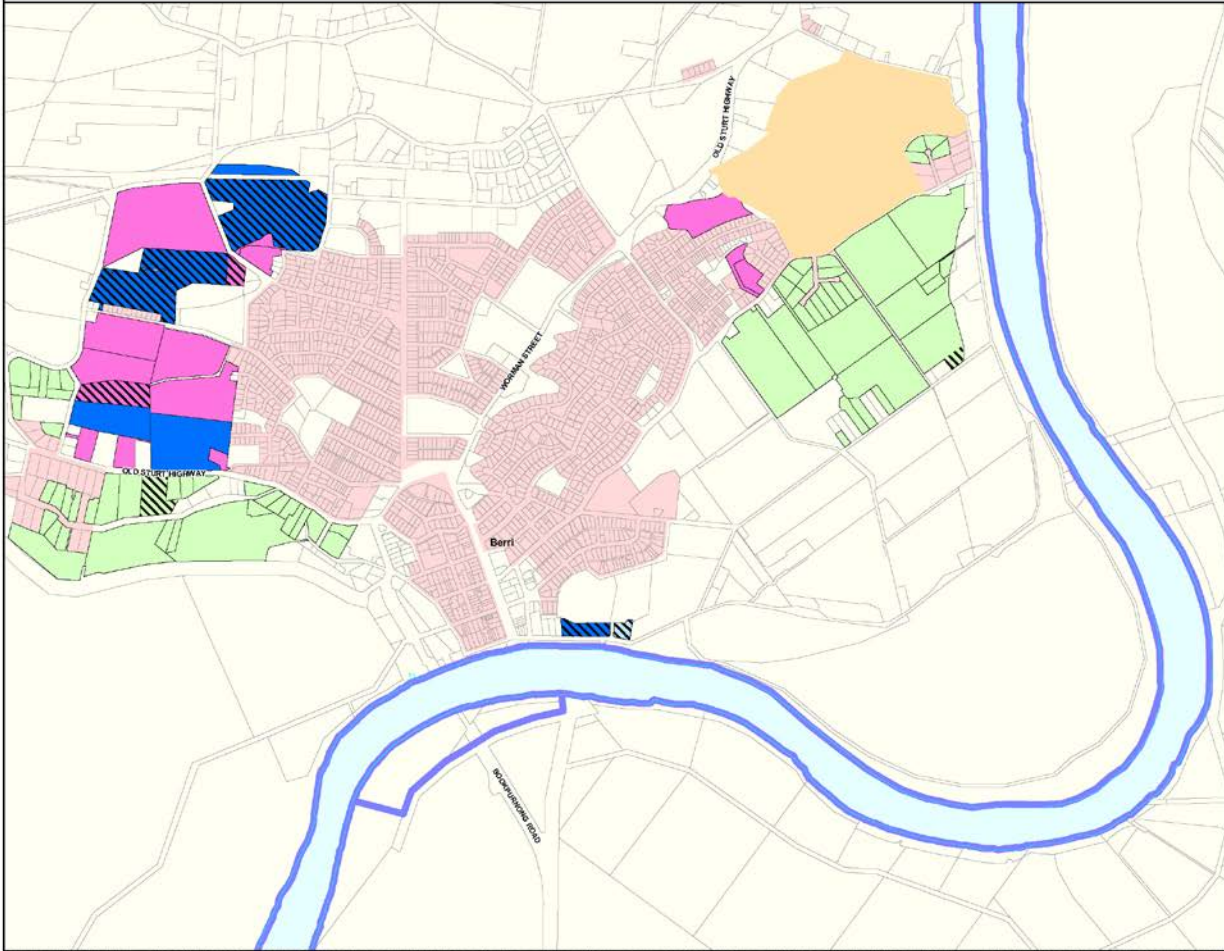
Berri Barmera LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Barmera	-	-	-	10.8	10.8
Berri	22.4	160	7.1	56.6	79.0
Berri Barmera Balance	-	-	-	17.5	17.5
Rural Living Land					
Barmera	-	-	-	0.8	0.8
Berri	2.3	6	2.6	94.7	97.0
Berri Barmera Balance	-	-	-	-	-
<b>Total Berri Barmera LGA</b>	<b>24.7</b>	<b>166</b>		<b>180.4</b>	<b>205.1</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



## 2019 Broadhectare Land in Residential Zones - Berri



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. State government land for release at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Cadastre (2019)
  - Built-up area



Produced by Department of Planning, Transport and Infrastructure.

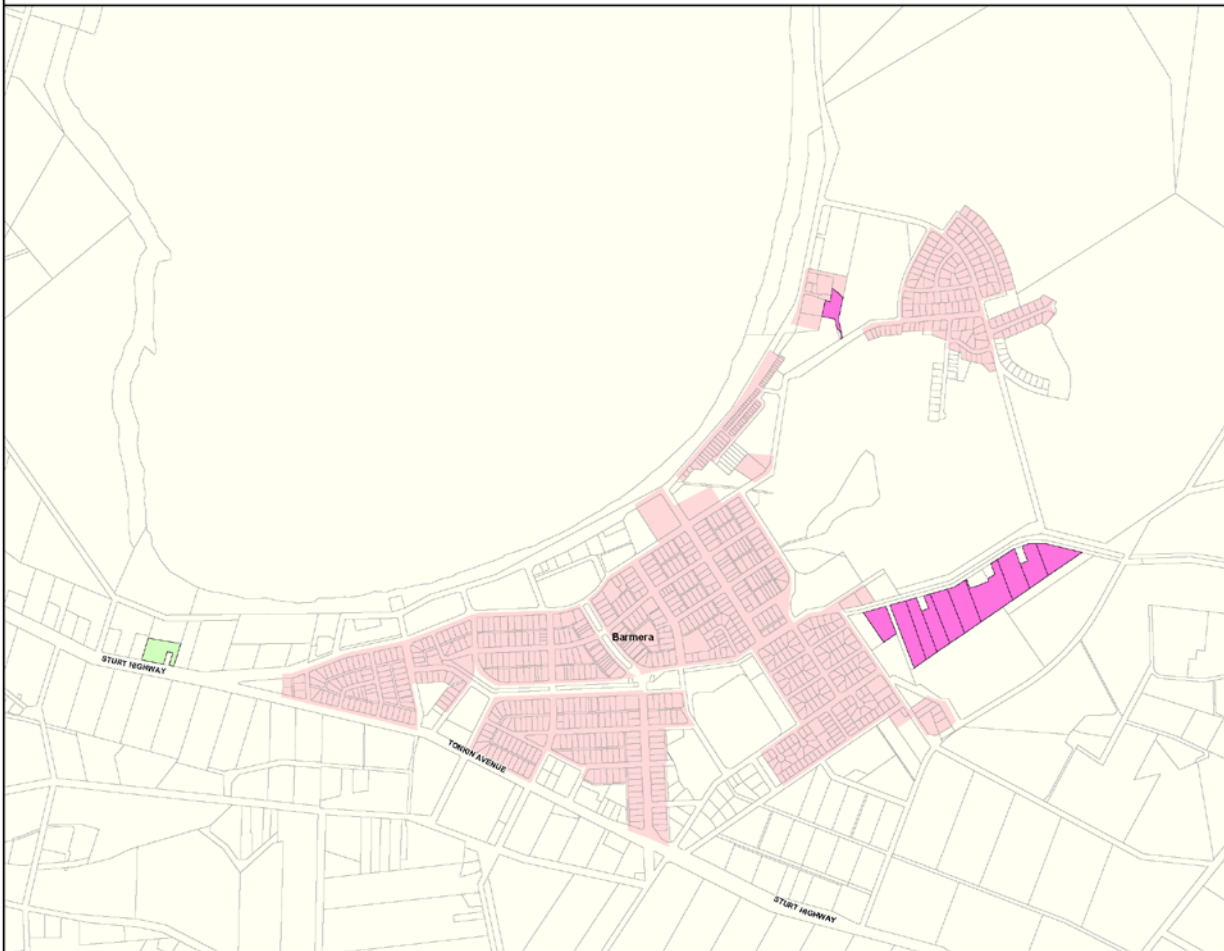
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## 2019 Broadhectare Land in Residential Zones - Barmera



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. State government land for release at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Cadastre (2019)
  - Built-up area



Produced by Department of Planning, Transport and Infrastructure.

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## Loxton & Waikerie

At 30 June 2019, there were 116 hectares of residentially zoned broadhectare land in the town of Loxton and a further 223 hectares of land zoned rural living. In the Waikerie township there were 37 hectares of residentially zoned broadhectare land and 198.4 hectares of rural living land. Of the 116 hectares of broadhectare land in Loxton, companies owned 102.5 hectares (88.5%) and private 13.4 hectares (11.5%). In the town of Waikerie companies owned 11.7 hectares (31.5%) of broadhectare land and private land holders owned 25.6 hectares (68.5%). There were a further 20.2 hectares of land deemed as residential broadhectare land and 109 hectares of rural living zoned land in the balance of the LGA.

At 30 June 2019, 9.8 hectares (8.5%) of broadhectare land in Loxton was under a current residential land division with the potential for 97 house lots to be developed. This represents a yield of 9.9 lots per

hectare for broadhectare land currently under division. In Waikerie there were 8 hectares (21.3%) of broadhectare land under a current residential land division with potential for 83 house lots at a yield of 10.4 lots per hectare. Of the 223 hectares of rural living zoned land in Loxton, 37.9 hectares (17%) was under a current residential land division with the potential for 49 additional lots to be developed at 1.3 lots per hectare. In Waikerie 8 hectares (21.4%) was under a plan of division with potential for 83 lots. There was also 13.3 hectares (6.7%) of rural living zoned land was under division with potential for 22 additional allotments.

In the balance of the LGA, 3.9 hectares (19.4%) of broadhectare land was under a current residential land division with potential for 33 lots at a yield of 8.4 lots per hectare.

There was no deferred urban zoned land in Loxton but Waikerie had 17.7 hectares.

## Loxton & Waikerie Residential Broadhectare and Rural Living Land by Ownership and Division Status

Loxton Waikerie LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Loxton	102.5	13.4	-	-	115.9
Waikerie	11.7	25.6	-	-	37.3
Loxton Waikerie Balance	3.4	16.8	-	-	20.2
Rural Living Land					
Loxton	41.4	181.9	-	-	223.3
Waikerie	22.5	175.9	-	-	198.4
Loxton Waikerie Balance	26.2	82.8	-	-	109.0
<b>Total Loxton Waikerie LGA</b>	<b>207.7</b>	<b>496.4</b>	<b>0</b>	<b>0</b>	<b>704.1</b>

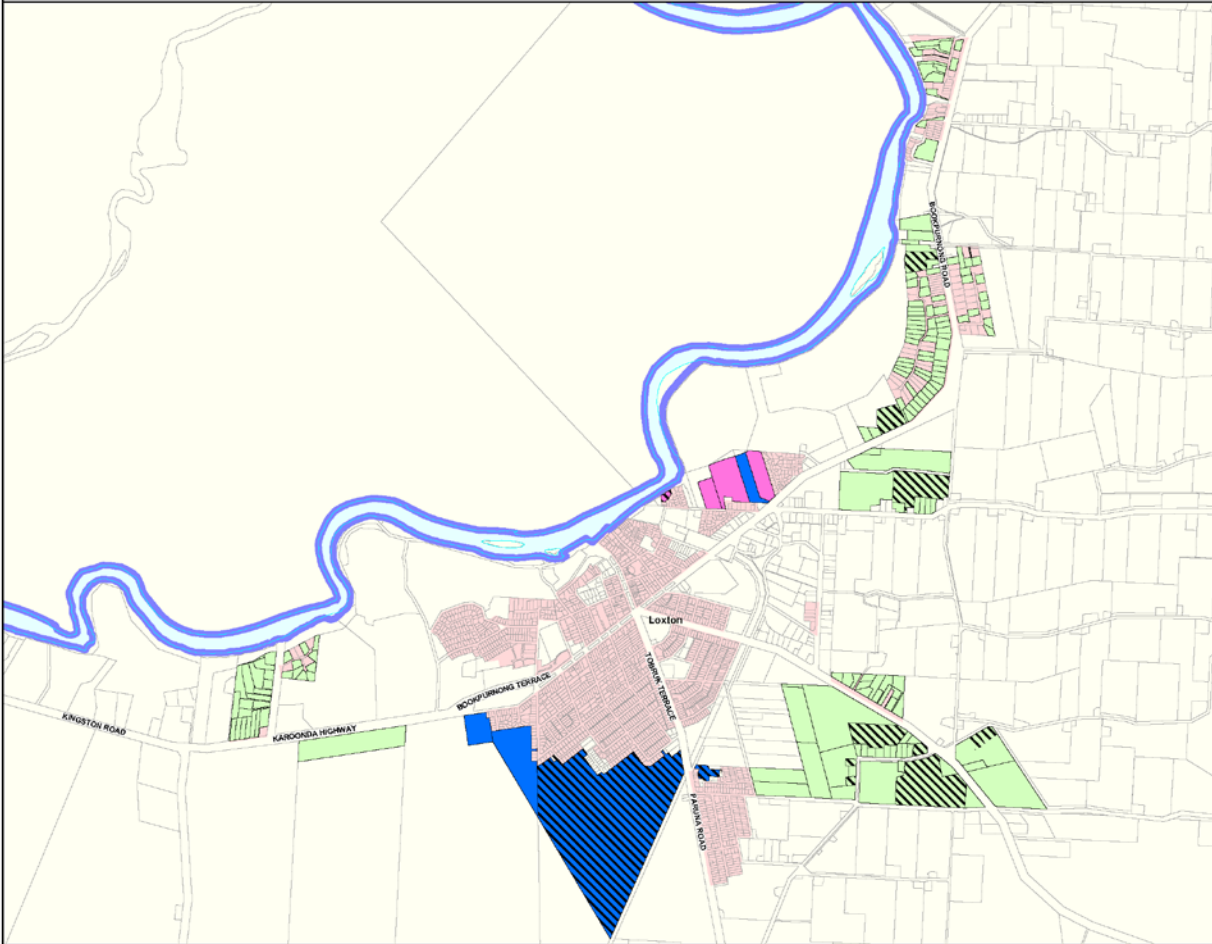
Loxton Waikerie LGA	Ha			Ha	
	Land Under Division	Number of Allotments in Division	* Lots Per hectare	Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Loxton	9.8	97	9.9	106.1	115.9
Waikerie	8.0	83	10.4	29.4	37.3
Loxton Waikerie Balance	3.9	33	8.4	16.3	20.2
Rural Living Land					
Loxton	37.9	49	1.3	185.3	223.3
Waikerie	13.3	22	1.7	185.2	198.4
Loxton Waikerie Balance	-	-	-	109.0	109.0
<b>Total Loxton Waikerie LGA</b>	<b>72.9</b>	<b>284</b>		<b>631.3</b>	<b>704.1</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



## 2019 Broadhectare Land in Residential Zones - Loxton



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre land information and land division information at June, 2019. State government land for release at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Cadastre (2019)
  - Built-up area



Produced by Department of Planning, Transport and Infrastructure.

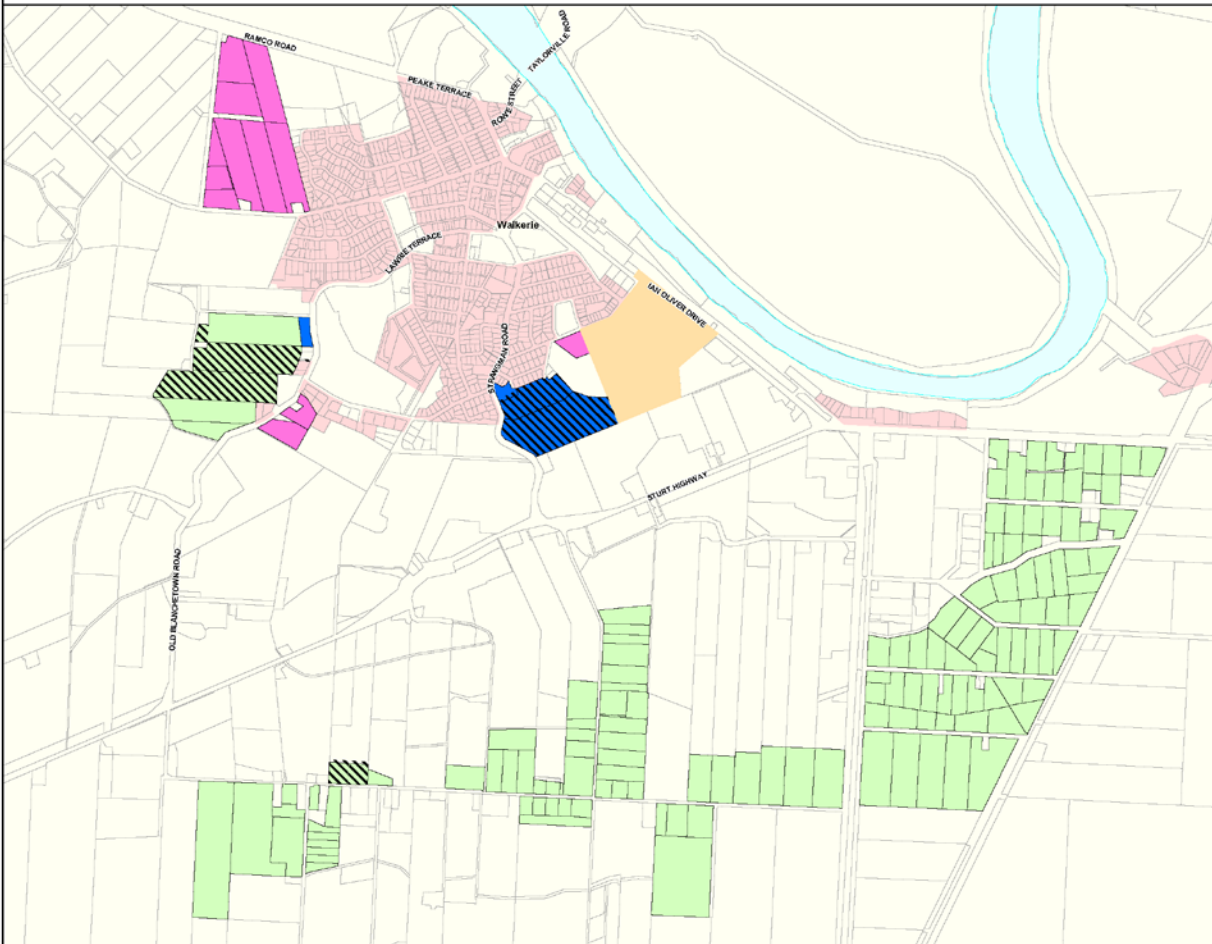
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## 2019 Broadhectare Land in Residential Zones - Waikerie



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre land information and land division information at June, 2019. State government land for release at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
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  - Cadastre (2019)
  - Built-up area



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Information derived from valuation data has been supplied by DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



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PLN ID: 2546

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## Renmark & Paringa

At 30 June 2019, there were 54 hectares of residentially zoned broadhectare land in the town of Renmark and a further 186.7 hectares of land zoned rural living. Of the 54 hectares of broadhectare land in Renmark, companies owned 32.1 hectares (59.3%) and private 22 hectares (40.7%). In the Paringa township there were 22.2 hectares of residentially zoned broadhectare land and 219 hectares of rural living land. Of the 22.2 hectares of broadhectare land in Paringa, companies owned 16.7 hectares (75.1%) and private 5.5 hectares (24.9%). In the balance of the LGA there were a further 5.6 hectares of land deemed residential broadhectare and 104 hectares of rural living zoned land.

At 30 June 2019, 31.2 hectares (57.7%) of broadhectare land in Renmark was under a current residential land division with the potential for 261 house lots to be

developed. This represents a yield of 8.4 lots per hectare for broadhectare land currently under division. In the township of Paringa there was no land under division. Of the 186.7 hectares of rural living zoned land in Renmark only 6.9 hectares (3.7%) was under a current residential land division with the potential for 10 lots. In Paringa 28.6 hectares (13%) of rural living zoned land was under division with potential for 74 lots to be developed at a yield of 2.6 lots per hectare.

In December 2011, large areas of primary production zoned land was rezoned to rural living in the LGA with over 162 hectares rezoned to rural living North West of Renmark and over 110 hectares added on the outskirts of Paringa.

Renmark had 72 hectares of deferred urban zoned land located on the southern side of the town.

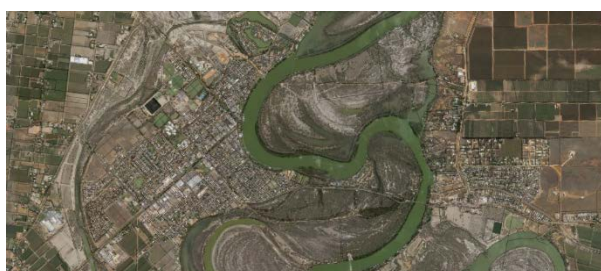
## Renmark & Paringa Residential Broadhectare and Rural Living Land by Ownership and Division Status

Renmark Paringa LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Renmark	32.1	22.0	-	-	54.1
Paringa	16.7	5.5	-	-	22.2
Renmark Paringa Balance	0.6	5.0	-	-	5.6
Rural Living Land					
Renmark	0.6	186.1	-	-	186.7
Paringa	46.9	172.2	-	-	219.1
Renmark Paringa Balance	102.8	1.1	-	-	104.0
<b>Total Renmark Paringa LGA</b>	<b>199.7</b>	<b>391.9</b>	<b>0</b>	<b>0</b>	<b>591.7</b>

Renmark Paringa LGA	Ha			Ha		Total Broadhectare & RL Land
	Land Under Division	Number of Allotments in Division	* Lots Per hectare	Land Not Under Division		
Broadhectare Land						
Renmark	31.2	261	8.4	22.9		54.1
Paringa	-	-	-	22.2		22.2
Renmark Paringa Balance	0.8	5	6.4	4.8		5.6
Rural Living Land						
Renmark	6.9	10	1.5	179.8		186.7
Paringa	28.6	74	2.6	190.6		219.1
Renmark Paringa Balance	-	-	-	104.0		104.0
<b>Total Renmark Paringa LGA</b>	<b>67.5</b>	<b>350</b>		<b>524.3</b>		<b>591.7</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.





# 2019 Broadhectare Land in Residential Zones - Renmark & Paringa

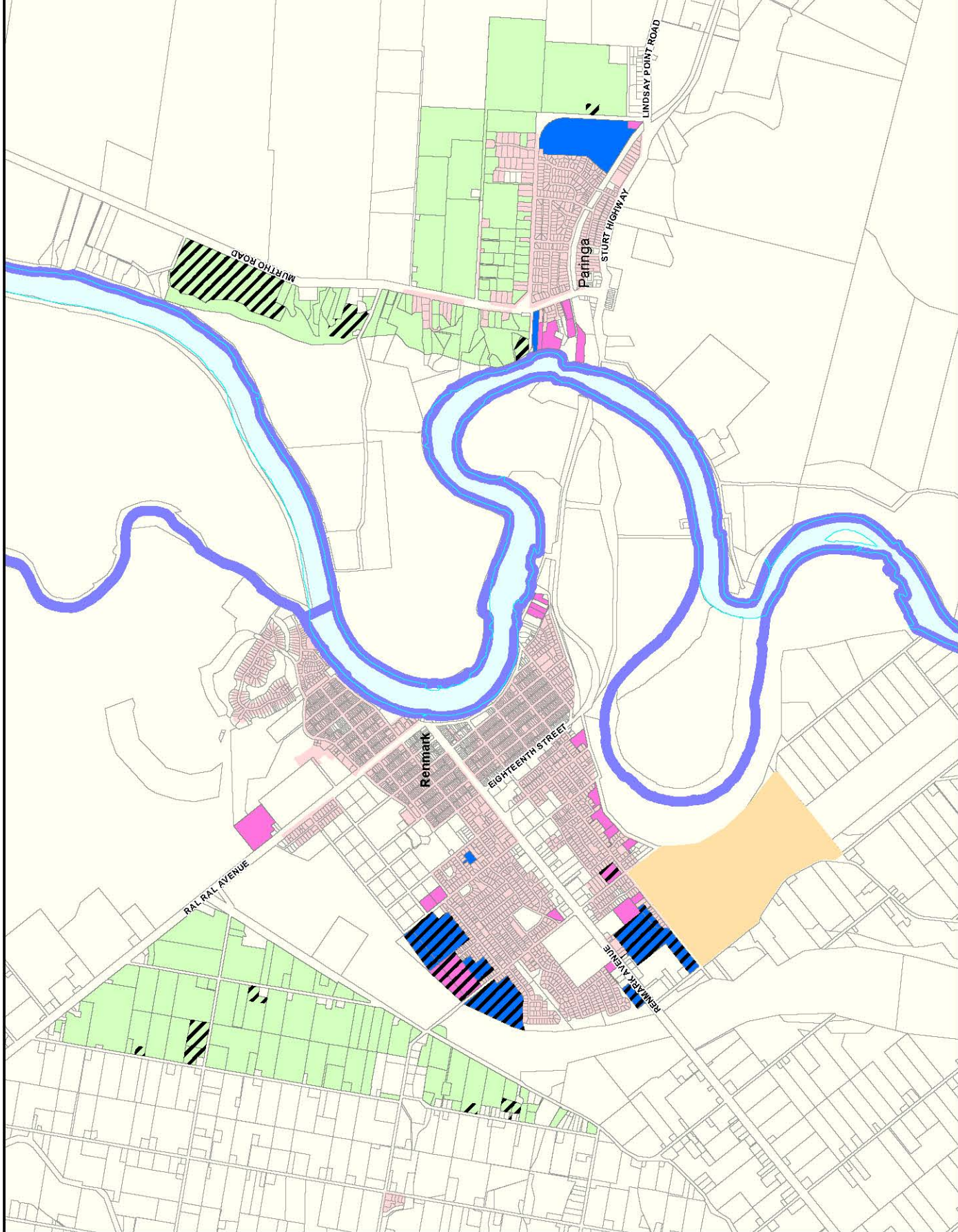
For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Cadastral (2019)
  - Built-up area



Produced by Department of Planning, Transport and Infrastructure from valuation data has been supplied by DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



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## Kadina, Moonta & Wallaroo

At 30 June 2019, there were 85 hectares of residentially zoned broadhectare land in Kadina, of which companies owned 36.4 hectares (42.8%), private 42 hectares (49.4%) and other government 6.6 hectares (7.8%). In Moonta there were 282 hectares with companies owning 216.7 hectares (76.9%) and private 65 hectares (23.1%). Wallaroo had 113.7 hectares of residentially zoned broadhectare land with private land holders owning 59.1 hectares (52%) and the balance in company ownership. In the balance of the Copper Coast LGA there was 110.5 hectares of residentially zoned broadhectare land, of which companies owned 85.6 hectares (77.5%) and private 24.9 hectares (22.5%). 102.8 hectares of this land was located just north of Wallaroo in the area known as North Beach.

Rural living zoned land was plentiful across the LGA with 388 hectares in Kadina, 189 hectares in Moonta, 241 hectares in Wallaroo and 148 hectares in the balance of the LGA. Of the 965 hectares of rural living zoned land 916 hectares (94.9%) was privately owned.

At 30 June 2019, 36.2 hectares (42.6%) of broadhectare land in Kadina was under a current residential land division with the potential for 436 house lots to be developed, representing a yield of 12 lots per hectare. Moonta had 18.5 hectares (6.6%) under current residential land divisions with potential for 207 house lots at a yield of 11.2 lots per hectare. Wallaroo had 20 hectares (17.6%) under a current land division with potential for 266 lots at a yield of 13.3 lots per hectare. In the balance of the Copper Coast LGA the only other land with land under a current land division application was in North Beach, with potential for 467 lots.

In Kadina there were 4.2 hectares of rural living zoned land under division with potential for 2 lots and Moonta had 12.4 hectares with potential for 11 lots. In Wallaroo there were 19.4 hectares under division with potential for 14 lots and in the balance of the LGA there was a further 3 hectares of rural living land under division with potential for another 3 lots.

There was 54 hectares of deferred urban zoned land in Kadina at 30 June 2019.

## Copper Coast Residential Broadhectare and Rural Living Land by Ownership and Division Status

Copper Coast LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Kadina	36.4	42.0	6.6	-	85.0
Moonta	216.7	65.0	-	-	281.7
Wallaroo	54.6	59.1	-	-	113.7
Copper Coast Balance	85.6	24.9	-	-	110.5
Rural Living Land					
Kadina	-	388.5	-	-	388.5
Moonta	20.4	168.2	-	-	188.6
Wallaroo	6.7	234.2	-	-	240.9
Copper Coast Balance	22.5	125.2	-	-	147.7
<b>Total Copper Coast LGA</b>	<b>442.9</b>	<b>1,107.1</b>	<b>6.6</b>	<b>0</b>	<b>1,556.6</b>

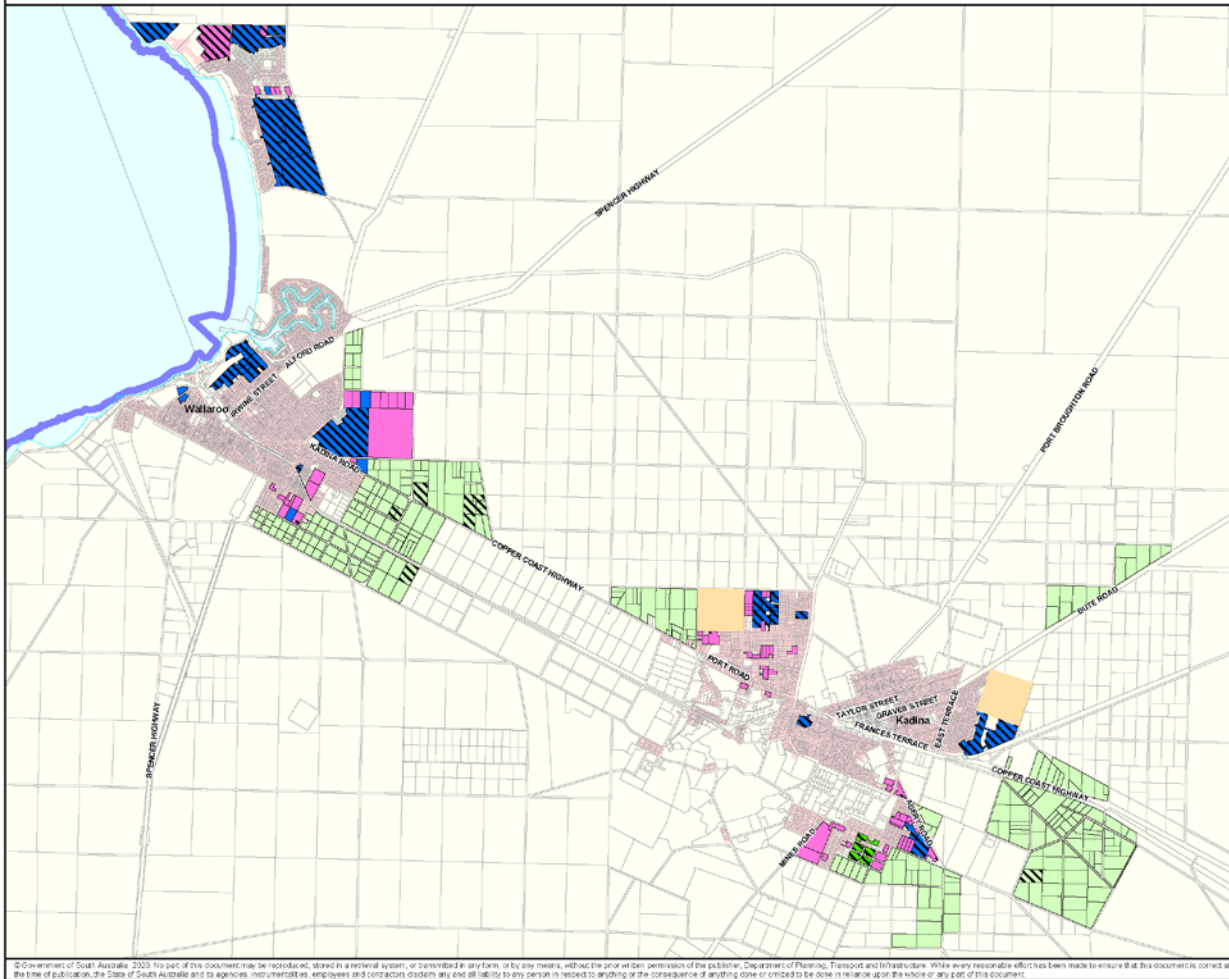
Copper Coast LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Kadina	36.2	436	12.0	48.7	85.0
Moonta	18.5	207	11.2	263.2	281.7
Wallaroo	20.0	266	13.3	93.7	113.7
Copper Coast Balance	55.1	467	8.5	55.4	110.5
Rural Living Land					
Kadina	4.2	2	0.5	384.3	388.5
Moonta	12.4	11	0.9	176.2	188.6
Wallaroo	19.4	14	0.7	221.5	240.9
Copper Coast Balance	3.0	3	1.0	144.7	147.7
<b>Total Copper Coast LGA</b>	<b>168.8</b>	<b>1,406</b>		<b>1,387.7</b>	<b>1,556.6</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



## 2019 Broadhectare Land in Residential Zones - Kadina & Wallaroo



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. State government land for release at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already zoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
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  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Cadastre (2019)
  - Built-up area



Produced by Department of Planning, Transport and Infrastructure.

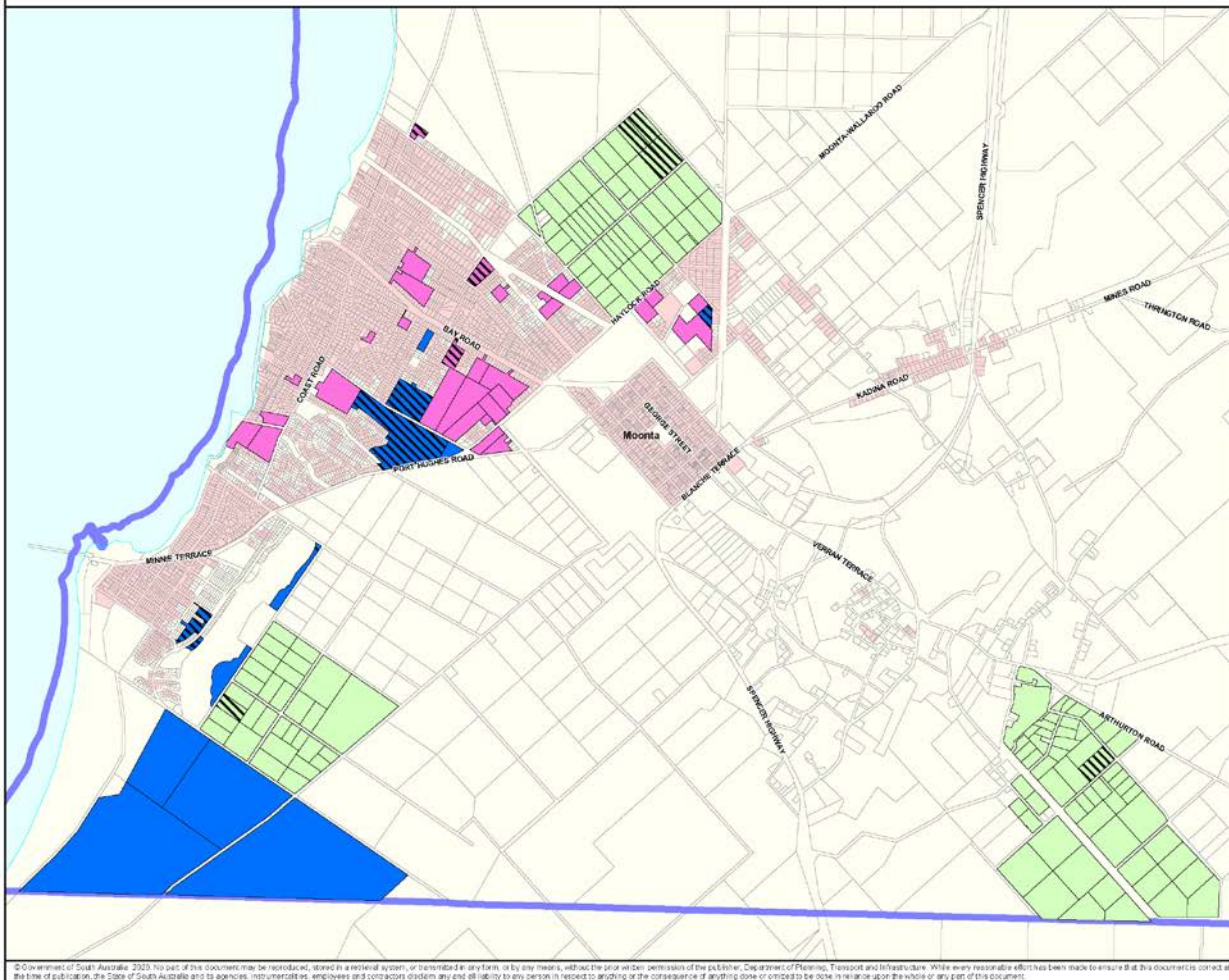
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## 2019 Broadhectare Land in Residential Zones - Moonta



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. State government land for release at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already zoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
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## Balaklava

At 30 June 2019, there were 120 hectares of residentially zoned broadhectare land in Balaklava of which companies owned 27.5 hectares (22.9%) and private 92.5 hectares (77.1%). In Port Wakefield there were 43.6 hectares of broadhectare land of which companies and private owners held 7 hectares (16%) and association 36.7 hectares (84%). In the balance of the LGA there was a further 111 hectares of residentially zoned broadhectare land located mainly in Hamley Bridge 48.2 hectares, Blyth 22.6 hectares, Avon 19.9 hectares and Owen 8.4 hectares. There were also 92 hectares of rural living zoned land, 68.6 hectares in Balaklava and 23.4 hectares in Port Wakefield. Of this land companies owned 62.8 hectares (68.3%) and private 29.2 hectares (31.7%). There are 442 hectares of rural living zoned land in the balance of the LGA.

At 30 June 2019, only 2.7 hectares of residentially zoned broadhectare land in Balaklava was under a current residential land division with the potential for 33 house lots to be developed at a yield of 12.1 lots per hectare. Port Wakefield had 36.7 hectares (84%) under an association owned land division with the potential for 351 house lots, a yield of 9.6 lots per hectare. In the balance of the LGA there was a further 43.7 hectares under a current residential land division with potential for 426 lots to be developed at a yield of 9.8 lots per hectare. The main land division activity in the balance of the LGA was at Hamley Bridge, with 39 hectares under a current land division application with potential for 409 lots to be developed. These application were mainly lodged in April, 2013.

There was no deferred urban zoned land in the Wakefield LGA.

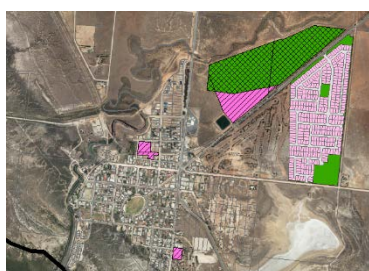
## Wakefield Residential Broadhectare and Rural Living Land by Ownership and Division Status

Wakefield LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
<b>Broadhectare Land</b>					
Balaklava	27.5	92.5	-	-	120.0
Port Wakefield	5.3	1.7	-	36.7	43.6
Wakefield Balance	48.7	62.7	-	-	111.4
<b>Rural Living Land</b>					
Balaklava	39.4	29.2	-	-	68.6
Port Wakefield	23.4	-	-	-	23.4
Wakefield Balance	5.8	436.2	-	-	442.0
<b>Total Wakefield LGA</b>	<b>150.1</b>	<b>622.3</b>	<b>0</b>	<b>36.7</b>	<b>809.0</b>

Wakefield LGA	Ha			Ha	
	Land Under Division	Number of Allotments in Division	* Lots Per hectare	Land Not Under Division	Total Broadhectare & RL Land
<b>Broadhectare Land</b>					
Balaklava	2.7	33	12.1	117.3	120.0
Port Wakefield	36.7	351	9.6	7.0	43.6
Wakefield Balance	43.7	426	9.8	67.8	111.4
<b>Rural Living Land</b>					
Balaklava	-	-	-	68.6	68.6
Port Wakefield	-	-	-	23.4	23.4
Wakefield Balance	-	-	-	442.0	442.0
<b>Total Wakefield LGA</b>	<b>83.1</b>	<b>810</b>		<b>726.1</b>	<b>809.0</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



# 2019 Broadhectare Land in Residential Zones - Balaklava

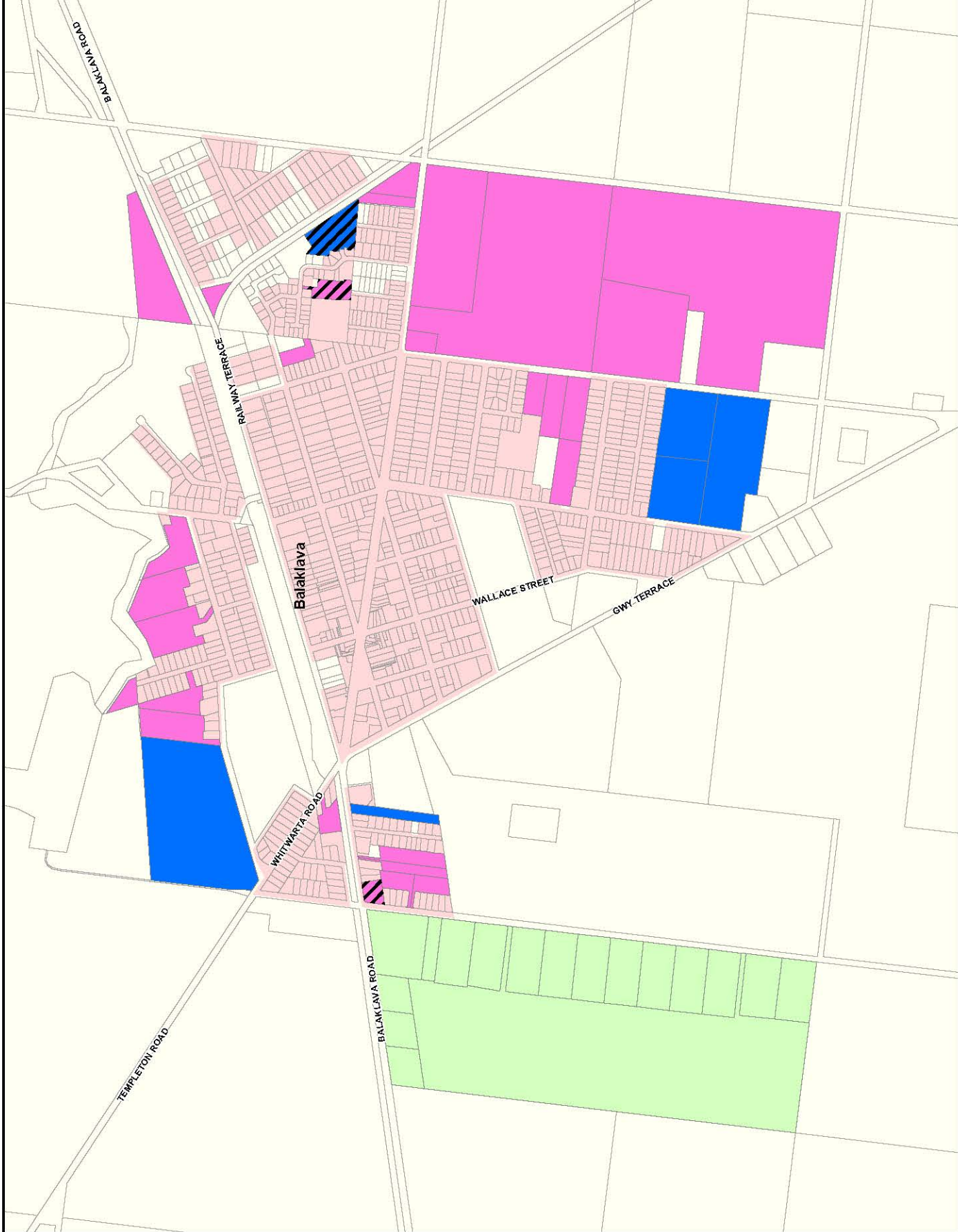
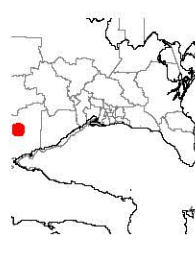
For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
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  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
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## Clare

At 30 June 2019, there were 188 hectares of residentially zoned broadhectare land in the town of Clare and a further 323 hectares in the balance of the LGA. Of the 188 hectares of broadhectare land in the town of Clare, companies owned 47.2 hectares (25.2%) and private 140.5 hectares (74.8%). The majority of broadhectare land in the balance of the LGA, were located around Riverton (118.5ha), Stockport (73.8ha), Mintaro (31.8ha), Rhynie (27.5ha), Saddleworth (25.5ha) and Auburn (23.5ha). There were 104.5 hectares of land zoned rural living adjacent the town of Clare and 91.4 hectares in the balance of the LGA. Rural living zoned land outside of Clare township was located mainly in Auburn (52.7ha), and south of Clare township at Spring Farm/Sevenhill (38.8ha).

At 30 June 2019, 13.7 hectares (7.3%) of broadhectare land in the town of Clare was under a current residential land division with the potential for 93 house lots to be developed. This represents a yield of 6.8 lots per

hectare for broadhectare land currently under division. In the balance of the LGA a further 8.3 hectares (2.6%) of broadhectare land was under a current residential land division with potential for 88 house lots at a yield of 10.6 lots per hectare. Most of this activity was in the townships of Riverton (74 lots) and Auburn (12 lots). No rural living zoned land in the township of Clare was under division and only 1 lot in the balance of the LGA was under a current residential plan of division.

There was 25 hectares of deferred urban zoned land to the north of Clare township, 33.5 hectares in Riverton and 25 hectares in Saddleworth.

In November 2016 broadhectare stocks in many of the townships in Clare and Gilbert Valley were added to via rezoning, notably Auburn gained 19.7 hectares, Saddleworth 7.4 hectares and Riverton 5.9 hectares. At the same time all rural living land in Saddleworth (17.2ha) was rezoned to industrial and Auburn gained 25 hectares to rural living stocks.

## Clare and Gilbert Valleys Residential Broadhectare and Rural Living Land by Ownership and Division Status

Clare & Gilbert Valleys LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Clare	47.2	140.5	-	-	187.8
Clare & Gilbert Valleys Balance	71.8	251.7	-	-	323.4
Rural Living Land					
Clare	2.2	102.4	-	-	104.5
Clare & Gilbert Valleys Balance	1.5	89.9	-	-	91.4
<b>Total Clare &amp; Gilbert Valleys LGA</b>	<b>122.7</b>	<b>584.5</b>	<b>0</b>	<b>0</b>	<b>707.1</b>

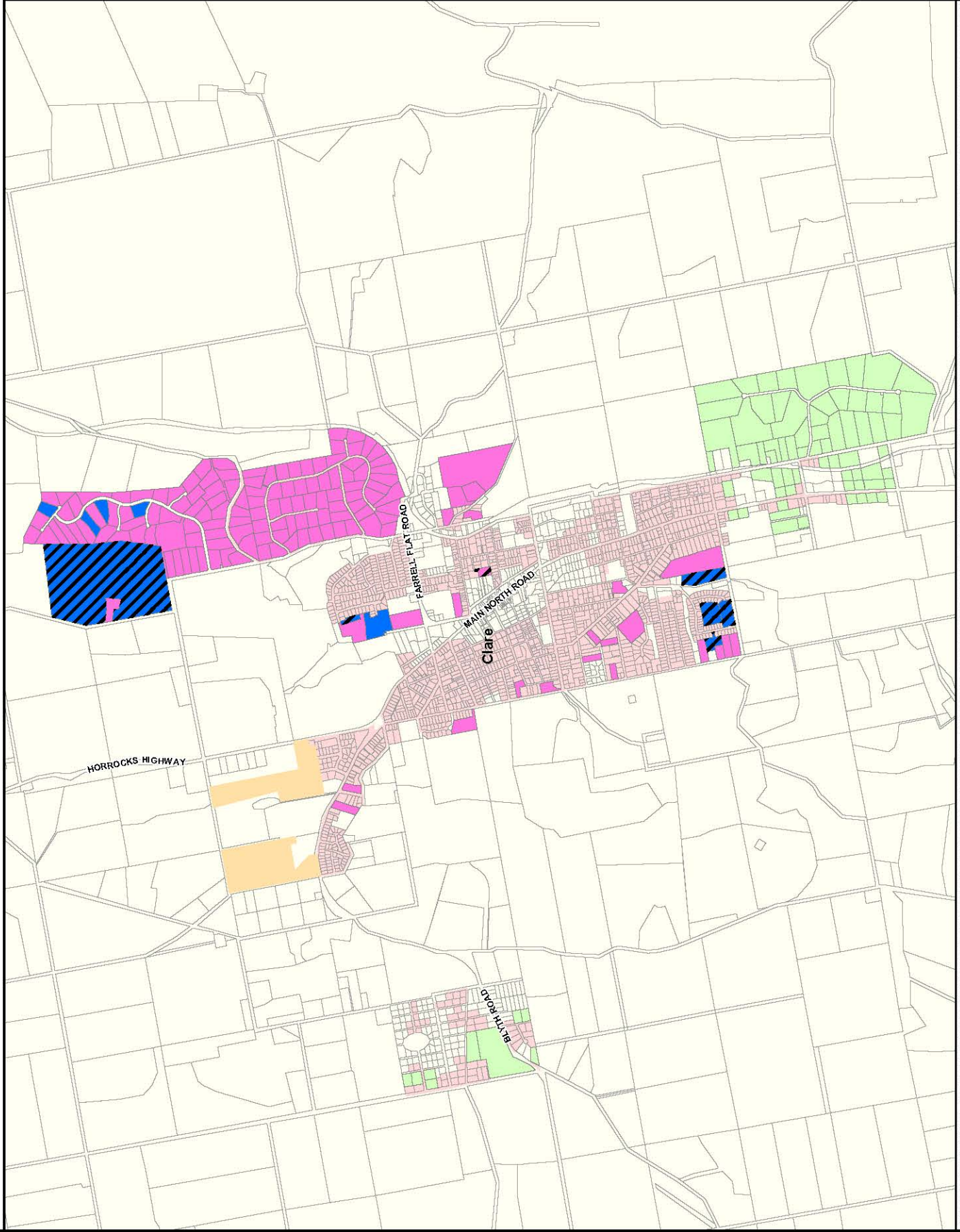
Clare & Gilbert Valleys LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Clare	13.7	93	6.8	174.0	187.8
Clare & Gilbert Valleys Balance	8.3	88	10.6	315.2	323.4
Rural Living Land					
Clare	-	-	-	104.5	104.5
Clare & Gilbert Valleys Balance	0.7	1	1.4	90.7	91.4
<b>Total Clare &amp; Gilbert Valleys LGA</b>	<b>22.7</b>	<b>182</b>		<b>684.4</b>	<b>707.1</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



# 2019 Broadhectare Land in Residential Zones - Clare



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan or division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
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## Murray Bridge

At 30 June 2019, there were 591 hectares of residentially zoned broadhectare land in the town of Murray Bridge, a substantial increase from the 266 hectares available in June 2009, prior to substantial rezonings in 2010. There were a further 931 hectares of land zoned rural living. Of the 591 hectares of broadhectare land, companies owned 444.6 hectares (75.2%), private 100.7 hectares (17%) and association 45.8 hectares (7.8%). In the balance of the LGA there were a further 57.4 hectares of residential broadhectare land, mainly in White Sands, Jervois and Mypolonga and 267.5 hectares of land zoned rural living, located in Wellington, Callington, Monarto and Sunnyside.

In the town of Murray Bridge at 30 June 2019, 26.4 hectares (4.5%) of broadhectare land was under a current residential land division with the potential for 278 house lots to be developed. This represents a yield of 10.5 lots per hectare for broadhectare land currently under division. Of the 931 hectares of rural living zoned land, 197.4 hectares (21.2%) was under a current residential land division with the potential for 271 additional lots to be developed. This represents a yield of 1.4 lots per hectare in rural living zoned subdivisions in and around the town of Murray Bridge.

There was 399 hectares of deferred urban zoned land on the north western side of Murray Bridge.

## Major Zoning Changes - June 2010 & December 2010

In June 2010 considerable rezonings occurred in the town of Murray Bridge largely resulting from relocation of the Murray Bridge Horse Racing Club to the southern side of the freeway on the south western outskirts of the town. In conjunction with this two new large residential zones were created adjacent the new racecourse land, south of the freeway. Overall around 365 hectares of land was added to residential broadhectare stocks. 411 hectares of rural zoned land was rezoned to residential adjacent the new racecourse and 46 hectares rezoned to residential at the old racecourse site. In conjunction with this, 92 hectares of former residential broadhectare land was rezoned to rural living over two sites on the south-eastern side of the town. A further 133 hectares of rural land was rezoned to rural living (76 hectares adjacent the new racecourse and 57 hectares adjoining the newly zoned rural living land directly south of the town). In December 2010, over 30 hectares of rural land was rezoned to rural living on the north-eastern fringe of the town, further extending the rural living land in that area.

## Murray Bridge Residential Broadhectare and Rural Living Land by Ownership and Division Status

Murray Bridge LGA	Hectares					TOTAL
	Company	Private	Housing SA	Other Government	Association	
Broadhectare Land						
Murray Bridge	444.6	100.7	-	-	45.8	591.2
Murray Bridge Balance	17.7	39.7	-	-	-	57.4
Rural Living Land						
Murray Bridge	151.2	777.7	2.0	-	-	930.9
Murray Bridge Balance	-	267.5	-	-	-	267.5
<b>Total Murray Bridge LGA</b>	<b>613.5</b>	<b>1,185.6</b>	<b>2.0</b>	<b>0</b>	<b>45.8</b>	<b>1,847.0</b>

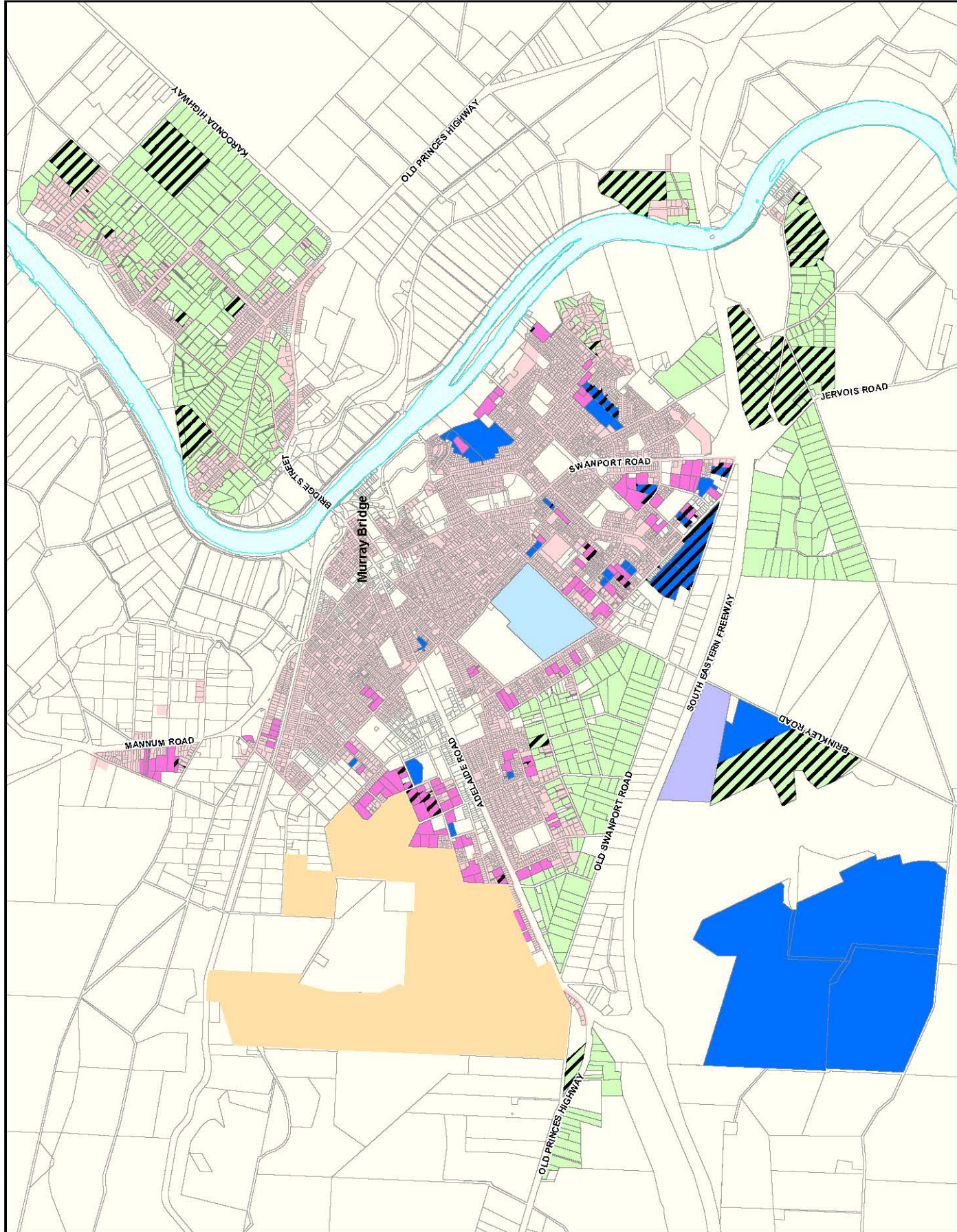
Murray Bridge LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Murray Bridge	26.4	278	10.5	564.8	591.2
Murray Bridge Balance	1.0	5	5.1	56.4	57.4
Rural Living Land					
Murray Bridge	197.4	271	1.4	733.5	930.9
Murray Bridge Balance	2.7	2	0.8	264.9	267.5
<b>Total Murray Bridge LGA</b>	<b>227.5</b>	<b>556</b>		<b>1,619.6</b>	<b>1,847.0</b>

Note: Other government and association land is generally only shown if under a current residential land division, however association owned land at the former racecourse site is included due to its size and location. Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.





# 2019 Broadhectare Land in Residential Zones - Murray Bridge



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Cadastre (2019)
  - Built-up area



Produced by Department of Planning, Transport and Infrastructure. Data from valuation data has been supplied DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DDTI and Geoscience Australia. Imagery supplied by Government of South Australia.



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## Mount Gambier

At 30 June 2019, there were 465.6 hectares of residentially zoned broadhectare land in Mount Gambier (C). There were a further 190 hectares of land zoned rural living of which 87.6% was privately owned. Of the 465.6 hectares of broadhectare land, companies owned 155.2 hectares (33.3%) and private 304.5 hectares (65.4%).

At 30 June 2019, 127.6 hectares (27.4%) of broadhectare land was under a current residential land division with the potential for 993 house lots to be developed. This represents a yield of 7.8 lots per hectare for broadhectare land currently under division. Of the 190 hectares of rural living zoned land 11.6 hectares (6.1%) was under a current residential land division with the potential for 18 additional lots to be developed. This represents a yield of 1.6 lots per hectare in rural living zoned subdivisions in Mount Gambier.

In August 2014 broadhectare stocks increased in the city as 157.6 hectares of deferred urban land was rezoned to residential on the north west of town along with 25.8 hectares of previously rural living zoned land on the south eastern fringe. There is no deferred urban land in Mount Gambier or bordering the city in the surrounding Grant LGA.

### LGA Boundary Change - 1 July, 2010

On July 1, 2010, an historic council boundary change between the City of Mount Gambier and District Council of Grant occurred. The boundary shift added around 695 hectares of land to the City of Mount Gambier, expanding its area by around 25 per cent. Much of the residential expansion of Mount Gambier will take place in these new city areas. The new LGA boundary is shown on the accompanying map.

## Mount Gambier Residential Broadhectare and Rural Living Land by Ownership and Division Status

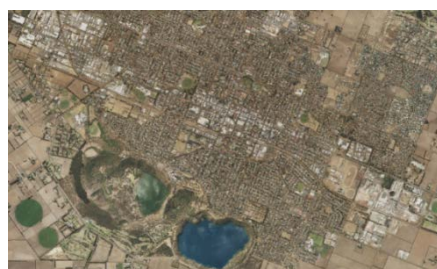
Mount Gambier LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land	155.2	304.5	5.9	-	465.6
Rural Living Land	23.6	166.2	-	-	189.8
<b>Total Mount Gambier LGA</b>	<b>178.8</b>	<b>470.7</b>	<b>5.9</b>	<b>0</b>	<b>655.4</b>

Mount Gambier LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	127.6	993	7.8	338.0	465.6
Rural Living Land	11.6	18	1.6	178.2	189.8
<b>Total Mount Gambier LGA</b>	<b>139.2</b>	<b>1,011</b>		<b>516.2</b>	<b>655.4</b>

Note: Other government and association land is only shown if under a current residential land division.

Note: \* The number of residential allotments per hectare is calculated by dividing the number of allotments in division by the area under division. Lots per ha take into account all land in a division such as roads and reserves, even land that is for public purpose use, but not balance lots.



# 2019 Broadhectare Land in Residential Zones - Mount Gambier

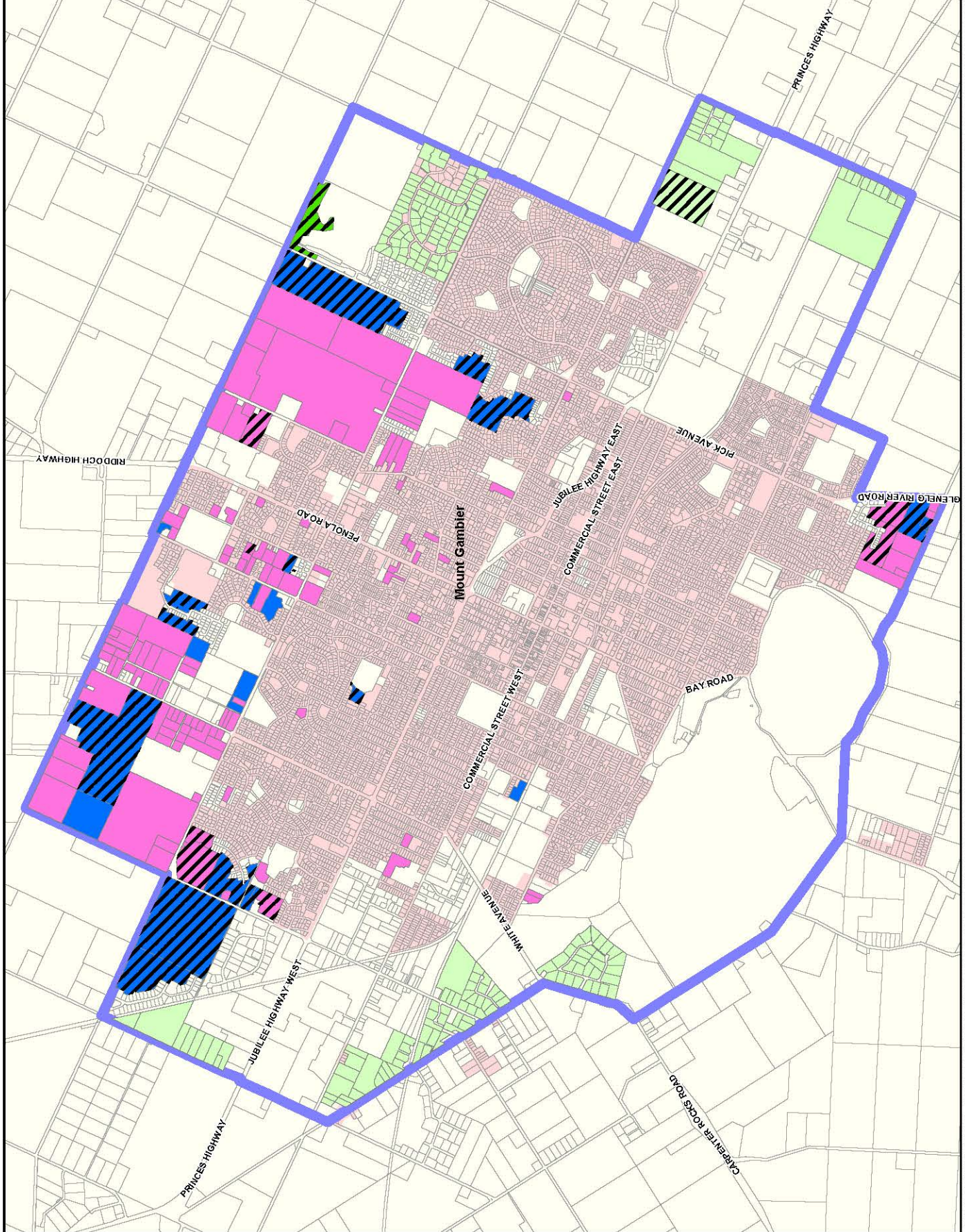
For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m<sup>2</sup> within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agriculture, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2019. SGLR at October 2019.

Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2019)**
- Private broadhectare
  - Company broadhectare
  - Association owned land
  - Other government owned land
  - Housing SA owned land
  - Renewal SA owned land
  - State Government Land for Release
  - Rural Living zoned land
  - Growth Areas
  - Land divisions
  - Deferred urban
  - Local government boundary
  - South Australian Government Regions
  - Cadastral (2019)
  - Built-up area



Produced by Department of Planning, Transport and Infrastructure from valuation data has been supplied DTF and is current to 30 June 2019. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



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## Appendices

### Appendix 1 : Classifications

#### Broadhectare Category

Land Use Code (LUC)	Generalized Zoning Category	Owner Number	Broadhectare Class	
1100 - 1199 1900 - 1999 3139 4000 - 4999 9000 - 9999	Category = Residential or Historic Residential or Community Facilities or Mixed Uses	0 (private) 1 (private) 7 (company)	Y	
		Renewal SA, Housing SA, etc. 9 (govt.)	Y	
		National Parks, Council, etc. 9 (govt.)	X	
		COH, Education, etc. 9 (govt.)	N	
	Category = Rural Living	0 (private) 1 (private) 7 (company)	R	
		Renewal SA, Housing SA, etc. 9 (govt.)	R	
		National Parks, Council, etc. 9 (govt.)	X	
		COH, Education, etc. 9 (govt.)	N	
	Category not = Residential or Historic Residential or Mixed Uses or Community Facilities or Rural Living	any owner number	X	
	all other LUC's	any category	any owner number	X

**Note:** A frequency listing of all government owners and owner numbers was generated for all LGAs under consideration to collect the appropriate owner numbers needed to determine the broadhectare classification of each government owned parcel based on the criteria above.

#### Landuse Codes (LUC)

1100 - 1199	(detached house)
1900 - 1999	(rural residential)
3139	(winery)
4000 - 4999	(vacant land)
9000 - 9999	(primary production - ie. market gardens, agriculture)

#### Broadhectare Classification

**Y = Broadhectare Land** (ie. private, company, association, Renewal SA, Housing SA, Defence Homes etc. land with a Residential (or like) category)

**N = Not Broadhectare Land** (ie. other government, Commissioner of Highways (COH), Education etc. maybe available one day due to surplus land)

**X = Excluded** (ie. reserves, National Parks, gardens, industrial and commercial land etc.)

**R = Rural Living** (ie. private, company, association, Renewal SA, Housing SA, Defence Homes etc. owned land with a category of Rural Living)

Two other land types were also incorporated into the Broadhectare coverage.

#### 1. State Government Land for Release (SGLR)

Residential zoned state government land, other than that owned by Renewal SA and Housing SA, that was deemed surplus to government requirements was incorporated. Data for this category was provided to the Department of Planning, Transport and Infrastructure as current at 31 October 2019, by Renewal SA and from information held in internal DPTI datasets.

#### S = State Government Land for Release (SGLR)

#### 2. Growth Areas (as identified in *The 30-Year Plan for Greater Adelaide -2017 Update*)

Relevant parcels, as identified in *The Plan*, were incorporated into the database and assigned the code below.

#### G = Growth Areas

#### Future Urban Land

Land that was zoned deferred urban was shown on the maps but not in the tables unless stated otherwise. This land although indicating a possible future urban use, doesn't necessarily mean that the land will be rezoned for residential use and indeed may be used for industrial, commercial or other use and is therefore indicative only of possible areas that may be rezoned in the future.

#### Land under Division

Information on land divisions current at 30 June 2019, were included on the maps and in the analysis. Where residential land divisions were identified over parcels of land greater than 4000m<sup>2</sup>, yet not classified as broadhectare, the broadhectare classification indicator was changed to a "Y". Divisions over non-broadhectare land were removed.

When residential land divisions were incorporated into the dataset it was necessary to show association owned land where such land was under a current land division for residential purposes. Government owned land, other than Housing SA and Renewal SA land, was also included in such cases.

The Status code, which indicates the intended use of each parcel in a land division application, was used to calculate the number of residential lots in an application along with the yield achieved in a plan of division.

Where broadhectare land was under a current plan of division, allotments were classified and counted where they were greater than 100m<sup>2</sup> and had a residential Status code (allotments for other purposes and reserves were not counted). Allotments that are under division and do not fit the above criteria are accounted for in the total area but not accounted for in the number of allotments in division. Occasionally some residential allotments could be less than 100m<sup>2</sup>, due to actual size or being split due to a zoning line crossing the allotment and are therefore not counted. However it should be noted that some legitimate applications that are wholly or majority small allotments less than 100m<sup>2</sup> have been counted in the inner suburbs of Metropolitan Adelaide.

Broadhectare under division incorporates the whole area of the division minus balance allotments. If land divisions incorporated a balance allotment the balance area was shaded by owner classification but not indicated as being under division, ie. the hashing (being the relevant division indicator) was not shown thus providing a more accurate picture of land currently under development.

## Appendix 2 : Main Changes to Zoning Boundaries, GAR - 1995 to 2019

## Metropolitan Adelaide

LGA	Zoning Changes
ADELAIDE HILLS (part Metropolitan Adelaide)	In late 2012, 38ha of rural living land was rezoned to rural at Heathfield.
CHARLES STURT	In November 2006 over 20ha was rezoned from industry to residential adjacent to the Cheltenham Racecourse eastern boundary. By June 2008 the Cheltenham Racecourse was made available adding 49ha to broadhectare land stocks. 3.6ha at AAMI Stadium, West Lakes, was added to broadhectare stocks in 2017 and a further 14.6ha at the former stadium site in late 2018.
GAWLER	In November 2005 over 40ha of rural living land and 33ha of rural land was rezoned to deferred urban. Around 14ha of previously designated rural living broadhectare land was rezoned to residential in late 2006 on the eastern side of the township. In August 2010 225ha of rural land was rezoned to residential and 49ha rural living to residential in Gawler East and a further 117ha deferred urban to residential and 53ha rural to residential in Evanston South and Evanston Gardens. 11ha of rural living land was rezoned to Open Space adjacent Gawler East. In November 2014, 10ha was rezoned from deferred urban to residential at Hillier. In February 2018, 42.7ha of land was rezoned from deferred urban to residential in the <i>Evanston Gardens DPA</i> .
MARION	In December 2015, land at Tonsley (former Mitsubishi site) was rezoned from Industrial to Miscellaneous. In November 2016 a residential subdivision plan was lodged over a 15.5ha section of the parcel in the North Western corner and this land was added as residential broadhectare land from that time.
ONKAPARINGA	In early 2002, 33ha of deferred urban land was rezoned to residential in Sellicks Beach. In March 2004, the <i>Southern Metropolitan Growth Management PAR</i> rezoned around 103ha of residential broadhectare land in Aldinga and Sellicks Beach to deferred urban. In November 2007, 37ha of land was rezoned to residential in Noarlunga Downs, thereby extending residential development on both sides of the Southern Expressway where it ends at Main South Road. The <i>Hackham South East DPA</i> , authorised in April 2015, saw 50ha rezoned from Growth Area (rural) to residential. In December 2018, 19 hectares of deferred urban land in Aldinga was rezoned to residential.
PLAYFORD	In March 2002, the <i>Metropolitan Urban Boundary PAR</i> , rezoned 17ha of private residential broadhectare land to rural along with 313ha from LMC broadhectare holdings. In March 2003, 49ha of this LMC land was reinstated back to residential. In March 2009 414ha of land incorporated into the Urban Boundary in December 2007 was rezoned to residential and added to broadhectare stocks. At Buckland Park in December 2010, 865ha of rural land was rezoned to residential. 24ha was also rezoned from residential to commercial in Munno Para West. In March 2014 440ha of growth area land and 120ha of rural land was rezoned to residential around Angle Vale, 515ha of growth area and 62ha of rural land was rezoned to residential in Playford North extension and 105ha of growth area land and 16ha of rural land was rezoned to residential around Virginia. In December 2015, 31ha of growth area land was rezoned to residential south of Virginia.
PORT ADELAIDE ENFIELD	In early 2002, 32ha of industrial land (LMC) at Port Adelaide was rezoned to residential in preparation for the development around the Port Waterfront. The <i>Port Adelaide Centre Renewal (Part 2) DPA</i> rezoned to residential 10.3ha of industrial land at Port Approach South, Fletchers Slip and North West in July 2017.
SALISBURY	In late 1996 the area now known as Mawson Lakes was rezoned from future urban to mixed use (allowing residential development), adding around 330ha to residential zoned broadhectare land. In July 2015, 53ha of rural land was rezoned to residential as part of the <i>Salisbury Heights Residential DPA</i> .
TEA TREE GULLY	In September 2005 around 51ha was rezoned from industry to residential on the north eastern boundary of the residential area. In May 2007, due to a policy change over R5 zoned land, a further 48ha of land was included as broadhectare.

## Outer Adelaide

ADELAIDE HILLS (part Outer Adelaide)	Over 8ha of rural living zoned land was rezoned to residential in the townships of Woodside and Oakbank in the 2015/16 financial year.
ALEXANDRINA	In late 2002 large tracts of rural zoned land was rezoned to residential and rural living land on Hindmarsh Island. In November 2005 over 30ha of rural land was rezoned to residential on the western boundary with Victor Harbor Council and a further 43ha in Goolwa. South of the township of Strathalbyn over 48ha of residential zoned land was rezoned back to industrial, which it had been prior to 2004 and 130ha was rezoned from grazing to rural living. In January 2008 over 21ha of land in Strathalbyn was rezoned from rural to residential. In July 2009 on Hindmarsh Island over 46ha of rural land was rezoned to rural living and around 25ha zoned to residential. In 2017, <i>The 30-Year Plan</i> identified 159ha of rural zoned growth area land on Hindmarsh Island to be used for rural living purposes and 64ha of rural living land to be used as residential. Rezoning of 19.7ha to residential in Strathalbyn occurred in September, 2018.
BAROSSA	In early 2007 over 40ha of rural land was rezoned to residential adjacent the northern town boundary in Nuriootpa township and 14ha added in Lyndoch. 26ha of growth area land at Mt. Pleasant was rezoned to residential in October 2010 and a further 21ha was rezoned from rural to residential in Kalbeeba (adjacent Gawler East) in December 2010. In February 2013, 43ha of growth area land was rezoned from rural to residential in Tanunda.
LIGHT (RC)	In late 2002 there were significant changes to rural living holdings along with a loss of over 90ha of private broadhectare land rezoned to rural in the township of Hamilton. In March 2008, 40ha of rural zoned land was rezoned to residential in the town of Kapunda. In the 2015/16 financial year 243ha of rural living zoned land

was reverted to rural, east of Kapunda township. In November 2016, the *Roseworthy Township Expansion DPA*, rezoned 334ha of rural growth area land to residential.

ADELAIDE PLAINS (formerly MALLALA)	In August 2013, 10 ha of growth area land was rezoned to rural living and 365ha was rezoned to residential at Two Wells. In May 2014, 22ha of growth area land and 14ha of deferred urban land was rezoned to residential in Mallala township.
MOUNT BARKER	Between late 2006 and early 2007, on the southern boundary of the Mount Barker township, over 30ha was rezoned from deferred urban to residential and around 80ha rezoned to residential from rural land. In Littlehampton 8ha of deferred urban land was rezoned to residential, 9ha of rural living land was rezoned to residential and around 8ha in Nairne was rezoned from rural to residential. In December 2010, around 1,050ha of predominantly designated growth area land was rezoned from rural to residential and 43ha in Nairne was rezoned from rural to residential. In Mount Barker 7.5ha of land at Nairne was rezoned to residential in May 2017.
VICTOR HARBOR	In late 2006 over 70ha of deferred urban land was rezoned to residential (in 2 areas) and 7ha from rural living to residential. Over 90ha was rezoned from rural to residential in December 2008 on the north eastern fringe of the town, north of the McCracken development. 10ha of residential land at Greenhill Recreation Park was added to broadhectare stocks due to lodgement of a land division application. In May 2016, 59ha of deferred urban land was rezoned to residential in Waitpinga and 4ha in Hindmarsh Valley with a further 5ha rezoned from commercial to residential in Hindmarsh Valley.
YANKALILLA	In late 2002, adjacent to the southern side of Normanville, over 29ha of land was rezoned to residential. In Rapid Bay and Second Valley, a zoning change from residential to heritage, disallowing subdivision, effectively removed 95ha of residential broadhectare land from broadhectare stocks in the 2015/16 financial year.

**Note:** Changes which have had an impact on residential broadhectare land, rural living and deferred urban land stocks are included.

**Note:** In December 2007 the Metropolitan Urban Boundary was widened to include another 2,100 hectares of land and affects land mainly in Gawler, Playford, Onkaparinga and Barossa LGAs. Growth area land identified in *The Plan* has largely been subsequently rezoned to residential in Playford LGA (March 2014), Mallala LGA (August 2013 and May 2014), Light RC (November 2016) and Hindmarsh Island (May 2017).

# Boundaries Map



## Glossary

ABS	Australian Bureau of Statistics
COH	Commissioner of Highways
DPTI	Department of Planning, Transport and Infrastructure
GACC	Greater Adelaide Capital City (as defined by the ABS)
GAPR	Greater Adelaide Planning Region (as defined by <i>The 30-Year Plan for Greater Adelaide</i> ) GAPR = GAR + Murray Bridge
GAR	Greater Adelaide Region (as defined by the <i>Development Act 1993</i> ) GAR = Metropolitan Adelaide + Outer Adelaide.
HA	Hectare
LGA	Local Government Area
lph	Lots per hectare
LUC	Land Use Code
MA	Metropolitan Adelaide (as defined by the <i>Development Act 1993</i> )
OA	Outer Adelaide (as defined by the <i>Development Act 1993</i> )
SAGR	South Australian Government Region
SGLR	State Government Land for Release

**Growth Area:** Land identified in *The 30-Year Plan for Greater Adelaide*, for future residential growth. Also includes other deferred urban zoned land with the Planned Urban Lands boundary.

**Lots per hectare:** A measure of the residential allotments being achieved per hectare in current subdivision plans. It is a measure of gross yield as it includes both open space and reserves.

**Metropolitan Adelaide:** As defined by the *Development Act 1993*. Similar to the former Adelaide Statistical Division as defined by the Australian Bureau of Statistics. Together Metropolitan Adelaide and Outer Adelaide form the Greater Adelaide Region.

**Outer Adelaide:** Similar to the former Outer Adelaide Statistical Division as defined by the Australian Bureau of Statistics. Together Metropolitan Adelaide and Outer Adelaide form the Greater Adelaide Region.

**Planned Urban Lands:** Land identified in *The 30-Year Plan for Greater Adelaide* that is within the urban boundary. Planned urban land boundaries also encompass many townships in Outer Adelaide.

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