



# Local Area (SA2 and LGA) Population Projections for South Australia, 2021 to 2041

March 2024





# Local Area Population Projections for South Australia, 2021 to 2041



This document is a summary of the Local Area Population Projections for South Australia, 2021 to 2041.

## For further information

Please visit [www.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au) or contact Planning and Land Use Services, the Department for Trade and Investment.



**Government of South Australia**

Department for Trade  
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## Executive Summary

This report presents local area population projection results for South Australia at the Statistical Area Level 2<sup>1</sup> (SA2) and Local Government Area (LGA) level, for the 20-year period from 2021<sup>2</sup> to 2041. These projections follow on from, and are concordant with, the State and regional population projections for the period 2021 to 2051 released in June 2023<sup>3</sup>.

In South Australia there are 174 SA2s and these projections are concordant with and have been constrained to the projections prepared for 19 population projection regions<sup>4</sup>. Age-sex population projections for 68 LGAs have also been prepared.

For the SA2s and LGAs in the Greater Adelaide Planning Region, the distribution of population is driven by assumptions about the spatial distribution of future land supply and development opportunities. To achieve this a detailed analysis of general infill, strategic infill and greenfield land supply, and the potential for future development was prepared by Planning and Land Use Services, Department for Trade and Investment (DTI).

For SA2s outside of the Greater Adelaide Planning Region the projections are largely based on demographic trends with some intervention to reflect local economic drivers likely to influence population growth.

This report provides a detailed summary of the assumptions and results for the medium series (base case) population projection. A high series projection has also been prepared and the results and key differences in land supply and development assumptions are summarised in Appendix B.

Population projections are estimates of the future size, age structure and geographic distribution of populations based on assumptions about future fertility, mortality, migration and land supply. Unforeseen policy, economic and societal changes may result in population outcomes different from those presented here.

In addition, the uncertainty of population projections increases as you move further from the base year into the future, and the smaller the population. Population change in local areas (SA2 and LGAs) is much more uncertain, and more difficult to predict, than at the state or regional level. As a result, these projections have been developed for a 20-year period from the base year (2021).

## Population Projection Results

### *South Australia and Regions*

Population projections for South Australia and 19 regions were completed and released in June 2023. These projections are the basis for the local area projections described and summarised in this report. For further details about the key demographic assumptions used to develop these projections refer to the report titled [Population Projections for South Australia and Regions 2021-51](#).

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<sup>1</sup>The Australian Bureau of Statistics' Statistical Area Level 2 (SA2) is part of the hierarchy of sub-state regions in the main structure of the Australian Statistical Geography Standard (ASGS).

<sup>2</sup> Population projections are based on the most recent census year as this is the official count of population every 5 years. References to years in the text relate to 30 June of those years.

<sup>3</sup> For further information about the method and demographic assumptions used to develop the projections please refer to the DPTI report, Population Projections for South Australia and Regions, 2016-2041, [saplanningportal.sa.gov.au](http://saplanningportal.sa.gov.au)

<sup>4</sup> Based on the [19 regions used for state level reporting](#).

### Local Area Projections (SA2)

Local area (Statistical Areas Level 2 (SA2)) population projections have been produced for the period 2021 to 2041. For each SA2, a medium series population projection was developed based on its underlying demographic characteristics and the potential for future development.

Table 1 presents projected population change from 2021-2041 for the 10 highest growth SA2s in the State, all of which fall within the Greater Adelaide Planning region. The Munno Para West – Angle Vale SA2 has the highest growth with a projected increase of more than 35,000 people by 2041. The Mount Barker SA2 is second highest with a projected increase just over 20,000 people.

The Virginia – Waterloo Corner (includes Riverlea development) and Gawler – South SA2s are also projected to have high growth and are both in the Outer North Region. Adelaide has the fifth highest growth with nearly 14,500 additional residents by 2041.

By 2041, it is projected that almost 134,000 additional people could be living in the top 10 SA2s, which is almost 40% of the total projected growth for Greater Adelaide.

**Table 1: Top 10 SA2s by highest projected population change, 2021-2041**

SA2	Region	2021 ERP	2041 projection	2021 to 2041 change	Percentage change 2021 to 2041 (%)
Munno Para West - Angle Vale	Outer North	16,463	51,806	35,342	214.7
Mount Barker	Adelaide Hills	22,414	42,687	20,273	90.4
Virginia - Waterloo Corner	Outer North	5,740	22,963	17,223	300.1
Gawler - South	Outer North	21,958	36,550	14,591	66.5
Adelaide	Inner Metro	18,625	33,124	14,498	77.8
Victor Harbor	Fleurieu Peninsula	16,131	23,858	7,726	47.9
Murray Bridge	Murray Bridge	18,864	25,839	6,975	37.0
Hindmarsh - Brompton	Adelaide West	19,365	25,442	6,077	31.4
Northgate - Northfield	Inner North	18,457	24,193	5,735	31.1
Enfield - Blair Athol	Inner North	26,030	31,292	5,262	20.2

Outside of the Greater Adelaide Planning region, Country SA is projected to grow by almost 27,500 by 2041. Table 2 presents the 5 highest growth SA2s in Country SA. Mount Gambier (East and West) SA2s are projected to increase by over 4,500 people. Port Lincoln has the second highest growth with an increase of 2,357, and Whyalla and Moonta complete the top 5.

**Table 2: Top 5 Country SA SA2s by highest growth 2021-2041**

SA2	Region	2021 ERP	2041 Projection	2021 - 2041 Change	Percentage Change 2021 to 2041 (%)
Mount Gambier - West	Mount Gambier	14,897	17,369	2,472	16.6
Port Lincoln	Eyre Peninsula and South West	16,844	19,201	2,357	14.0
Mount Gambier - East	Mount Gambier	15,379	17,549	2,170	14.1
Whyalla	Whyalla	21,868	23,595	1,727	7.9
Moonta	Yorke Peninsula	5,300	7,000	1,700	32.1

**Local Government Area (LGA) Projections**

Table 3 lists the 10 highest growth LGAs and shows that Playford is projected to grow by nearly 66,000 people by 2041, a 65% increase. Onkaparinga LGA has the second highest projected growth with an additional 27,000 people by 2041, however this is only a 15% increase given its much larger base population.

It is projected that over 240,000 additional people will be living in the top 10 LGAs by 2041, all of which are within the Greater Adelaide region.

**Table 3: Top 10 LGAs by highest projected growth, 2021-2041**

LGA	Region	2021 ERP	2041 projection	2021 to 2041 change	Percentage change 2021 to 2041 (%)
Playford	Outer North	100,556	166,334	65,778	65.4
Onkaparinga	Outer South	176,595	203,681	27,086	15.3
Port Adelaide Enfield	Adelaide West	134,134	159,866	25,732	19.2
Mount Barker	Adelaide Hills	39,629	64,027	24,397	61.6
Charles Sturt	Adelaide West	123,102	147,194	24,092	19.6
Salisbury	Inner North	147,523	169,775	22,252	15.1
Adelaide	Inner Metro	25,522	41,154	15,632	61.2
Marion	Inner South	95,610	109,886	14,276	14.9
Tea Tree Gully	Inner North	102,042	113,550	11,508	11.3
Gawler	Outer North	25,300	36,201	10,901	43.1



# 1 Introduction

This report presents the local area population projection results for South Australia at the Statistical Area Level 2 (SA2) and Local Government Area (LGA) level, for the 20-year period from 2021<sup>5</sup> to 2041. It provides a detailed summary of the assumptions and results for the medium series (base case) population projection. A high series projection has also been prepared to provide an alternative growth outcome. The results and key differences in land supply and development assumptions are summarised in Appendix B.

These projections follow on from, and are concordant with, the Population Projections for South Australia and Regions, 2021 to 2051 released in June 2023<sup>6</sup>. high, medium and low growth projections were developed.

## 1.1 Method

Population projections are developed through a staged process and the projection system used consists of three closely connected models which produce outputs at different geographical scales as outlined in Table 4 below.

All models are cohort-component models which project the population by single years of age and proceed forwards in time in single year time intervals. The 'cohort-component' element of the model means that population is stratified by birth cohort, and the projected size of each cohort is influenced by the various demographic components of change (i.e. births, deaths and migration).

**Table 4: Population projection systems by geographical scale.**

Scale	Geography	No of areas	Scenarios	Projection horizon	Use
State	All-of-State, GAPR, Country SA	3	High, Med & Low	2021-51	Provides a common understanding of potential growth and demographic change.  GARP regional plan target (High scenario)
Regional	SA4s and a few smaller areas (i.e. KI and Whyalla)	19	High, Med & Low	2021-41 (2021-51 not published)	Regional level analysis of demographic change. Spatial distribution guided by future residential and economic development opportunities.
Local area	SA2s & LGAs	174/68	Medium, High	2021-41	Detailed infrastructure and service planning, regional plans. Projections at this level are heavily influenced by current land supply and planning policy.

Except for LGAs, all ABS geographical areas nest perfectly within larger geographical areas (i.e. SA2s nest within regions; regions nest within the State). The system is a top-down system, which means that projections are constrained to the higher geography by age, sex and every demographic component. For example, interstate out-migration from all large regions of the State when summed over regions equals State-wide interstate out-migration for every age-sex group. However, it is

<sup>5</sup> References to years in the text relate to 30 June of those years.

<sup>6</sup> For further information about the method and demographic assumptions used to develop the projections please refer to the DTI report, Population Projections for South Australia and Regions, 2021-2051, [saplanningportal.sa.gov.au](http://saplanningportal.sa.gov.au)

important to note that regional and SA2 projections are still strongly influenced by projection assumptions formulated at the State scale.

Local area projections are inherently more complex because they involve the distribution of the regional populations (19 regions across South Australia) to much smaller geographic units (174 SA2s which are then aggregated to the 68 LGAs). The distribution of population to the local areas is guided by land supply assumptions based on existing development patterns, current zoning and potential future growth options.

At the State and regional level, a high, medium and low series of population projections were produced. Each series is based on different demographic assumptions for the major components of population change designed to represent the likely range of future population growth. While the medium series is considered the most likely outcome based on our underlying demography and historical growth patterns, the high series represents a level of growth that is important to consider when planning for future land supply.

Both medium and high series projections have been developed at the local area level. This report focuses on the medium series, however high series results and assumptions are available in Appendix B.

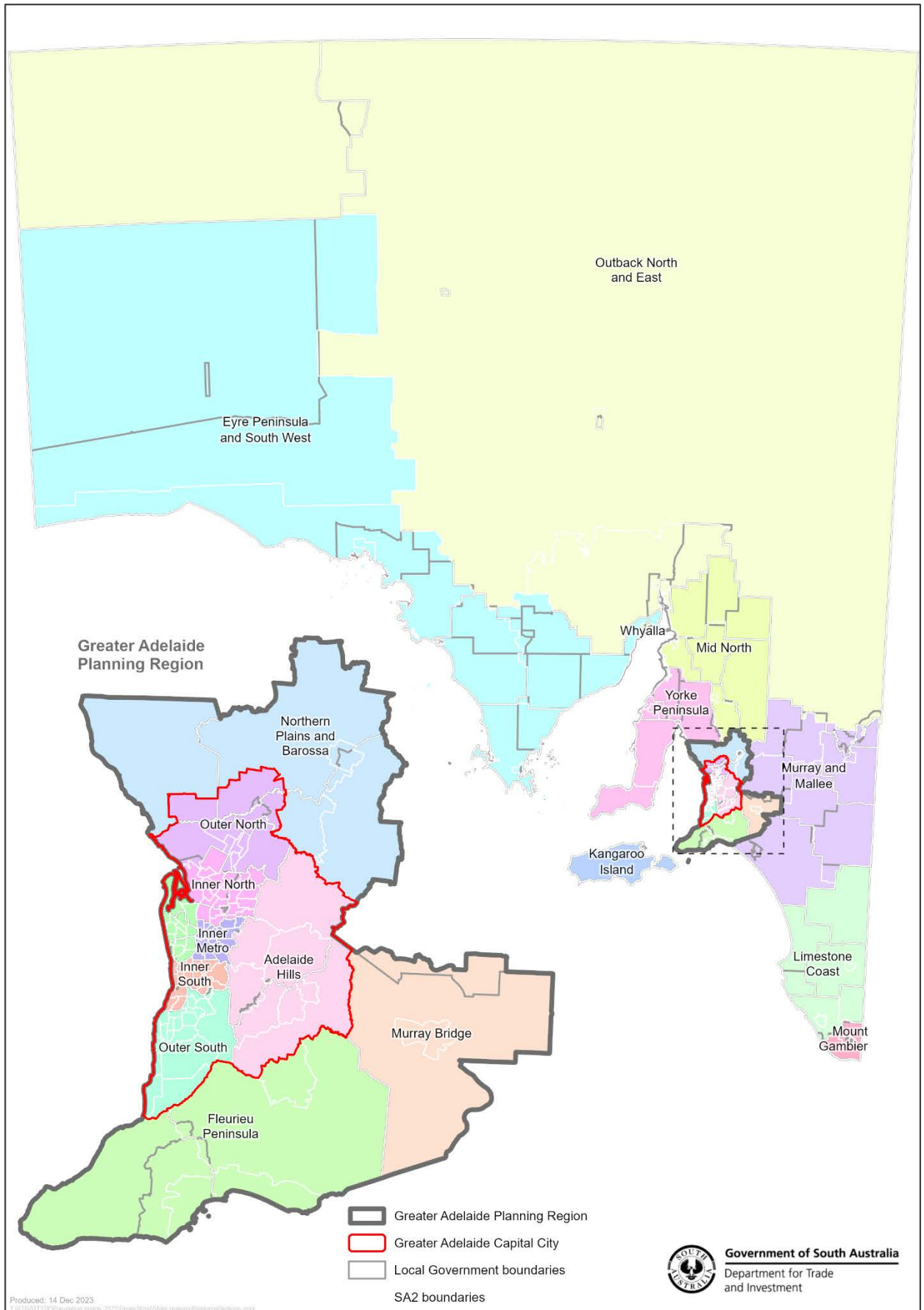
## **1.2 Local area geography**

Map 1 shows the 19 regions and the alignment of LGA and SA2 geographies with the State and region boundaries. There are 174 SA2s in South Australia, however nine have either zero or a very small population and have been merged into a neighbouring SA2.

There are 10 regions with the Greater Adelaide Planning Region with 127 SA2s. The remaining 9 regions make up Country SA and comprise 47 SA2s.

SA2 boundaries and LGAs are not always concordant thus making it difficult to compare the two. Further, the LGA boundaries are not concordant with the region boundaries. These variations are further represented on the maps throughout Sections 2 and 3 of this report. LGA projections have been developed from the SA2 projections and are summarised in Section 4 of this report.

**Map 1: Population projections regions, South Australia**



### 1.3 Local area population change 2011 to 2021

Analysis of recent local area population change provides important insights into the spatial distribution of growth (and decline) across Greater Adelaide, and country South Australia. For many of these areas these trends and patterns are carried forward in the projections presented in Section 2.

Table 5 summarises population change between 2011 to 2021 for SA2s in Greater Adelaide. In this time the total population of Greater Adelaide increased by 153,000 people (11%). Some of the key points to note at the SA2 level are:

- The Munno-Para West – Angle Vale SA2 had the largest population increase with the population more than doubling. This SA2 is projected to grow by another 35,000 people over the next 20 years.
- The Mt Barker SA2 had the second largest increase of almost 7200 people. Strong growth is projected to continue in this SA2 over the next 20 years.
- The Northgate-Northfield SA2 increased by 6,600 people driven mainly by the Lightsview development in recent years. Growth will continue in this SA2 albeit at a slower rate due to the completion of Lightsview.
- Many SA2s in the older established suburbs and Adelaide Hills (Glenelg, Adelaide Hills & St Peters-Marden) experienced relatively low population growth over the 10-year period.
- A handful of SA2s (Happy Valley, Modbury Heights, Aberfoyle Park) experienced zero or negative growth mainly due to an ageing population and children leaving home to establish their own households ('empty nesters').

**Table 5: Population by SA2 2011 to 2021, Greater Adelaide**

SA2 name	ERP 2011	ERP 2021	Change 2011 to 2021	% change 2011 to 2021
Munno Para West - Angle Vale	7,880	16,452	8,572	109%
Mount Barker	15,228	22,406	7,178	47%
Northgate - Northfield	11,837	18,455	6,618	56%
Adelaide	13,875	18,639	4,764	34%
Seaford - Seaford Meadows	10,048	14,303	4,255	42%
Gawler - South	17,981	21,957	3,976	22%
Enfield - Blair Athol	22,263	26,031	3,768	17%
Woodville - Cheltenham	15,785	19,537	3,752	24%
Windsor Gardens	19,211	22,911	3,700	19%
Craigmore - Blakeview	16,543	20,227	3,684	22%
Plympton	23,548	26,871	3,323	14%
Rostrevor - Magill	21,249	24,294	3,045	14%
Parafield Gardens	15,754	18,718	2,964	19%
Mawson Lakes - Globe Derby Park	11,146	14,051	2,905	26%
Davoren Park	15,819	18,641	2,822	18%
Warradale	13,562	16,360	2,798	21%
Morphettville	13,936	16,706	2,770	20%
Salisbury North	16,115	18,788	2,673	17%
Paradise - Newton	19,340	21,888	2,548	13%
Salisbury	16,404	18,842	2,438	15%
Victor Harbor	13,752	16,131	2,379	17%
Flinders Park	14,223	16,508	2,285	16%
Hindmarsh - Brompton	17,210	19,364	2,154	13%
Goolwa - Port Elliot	10,670	12,719	2,049	19%
The Parks	17,914	19,936	2,022	11%
Mitchell Park	14,687	16,698	2,011	14%
Virginia - Waterloo Corner	3,841	5,737	1,896	49%
Light	8,211	10,035	1,824	22%
Murray Bridge	17,071	18,864	1,793	11%
Elizabeth East	12,406	14,195	1,789	14%
Edwardstown	12,993	14,733	1,740	13%
Aldinga	14,384	16,066	1,682	12%



SA2 name	ERP 2011	ERP 2021	Change 2011 to 2021	% change 2011 to 2021
Beverley	7,436	8,989	1,553	21%
Yankalilla	5,048	6,600	1,552	31%
McLaren Vale	5,842	7,389	1,547	26%
Paralowie	16,525	18,066	1,541	9%
Blackwood	11,531	13,035	1,504	13%
Strathalbyn	6,558	8,028	1,470	22%
Hope Valley - Modbury	16,257	17,684	1,427	9%
Strathalbyn Surrounds	6,724	8,134	1,410	21%
Prospect	14,551	15,955	1,404	10%
Seaton - Grange	16,285	17,674	1,389	9%
Brighton (SA)	13,954	15,295	1,341	10%
Seaford Rise - Moana	9,381	10,713	1,332	14%
Henley Beach	14,489	15,760	1,271	9%
Nuriootpa	6,056	7,297	1,241	20%
Lewiston - Two Wells	5,343	6,566	1,223	23%
Christies Beach	10,075	11,162	1,087	11%
Salisbury East	17,578	18,640	1,062	6%
Valley View - Gilles Plains	9,612	10,609	,997	10%
Beaumont - Glen Osmond	9,422	10,403	981	10%
Lyndoch	5,749	6,681	932	16%
Richmond (SA)	16,372	17,264	892	5%
Toorak Gardens	15,879	16,768	889	6%
Elizabeth	10,092	10,973	881	9%
Morphett Vale - West	9,367	10,232	865	9%
Nairne	4,509	5,370	861	19%
Mount Barker Surrounds	6,022	6,863	841	14%
West Lakes	14,521	15,327	806	6%
Lockleys	12,757	13,562	805	6%
Golden Grove	9,688	10,476	788	8%
Walkerville	7,308	8,091	783	11%
Payneham - Felixstow	12,465	13,240	775	6%
Ingle Farm	15,087	15,849	762	5%
Christie Downs	8,820	9,580	760	9%
St Agnes - Ridgehaven	12,489	13,248	759	6%
Unley - Parkside	20,500	21,255	755	4%
Royal Park - Hendon - Albert Park	5,858	6,561	703	12%
Norwood (SA)	10,285	10,965	680	7%
Gawler - North	8,940	9,613	673	8%
Port Adelaide	11,114	11,703	589	5%
Barossa - Angaston	6,028	6,616	588	10%
Uraidla - Summertown	5,513	6,085	572	10%
Aldgate - Stirling	17,869	18,410	541	3%
North Haven	14,426	14,949	523	4%
West Beach	4,685	5,206	521	11%
Burnside - Wattle Park	18,791	19,273	482	3%
Sheidow Park - Trott Park	9,827	10,303	476	5%
Colonel Light Gardens	15,528	15,994	466	3%
Highbury - Dernancourt	10,683	11,119	436	4%
Panorama	8,095	8,531	436	5%
Nailsworth - Broadview	6,139	6,542	403	7%
Hahndorf - Echunga	4,355	4,750	395	9%
Reynella	9,989	10,370	381	4%
Marino - Seaview Downs	9,415	9,780	365	4%
Hackham - Onkaparinga Hills	6,580	6,933	353	5%
Pooraka - Cavan	7,804	8,148	344	4%
Mitcham (SA)	16,343	16,667	324	2%
Woodcroft	11,328	11,635	307	3%
Para Hills	14,905	15,212	307	2%
Fulham	2,653	2,944	291	11%
Lobethal - Woodside	9,235	9,522	287	3%
Willunga	3,362	3,625	263	8%

SA2 name	ERP 2011	ERP 2021	Change 2011 to 2021	% change 2011 to 2021
Hackham West - Huntfield Heights	7,678	7,915	237	3%
Belair	4,698	4,927	229	5%
Morphett Vale - East	13,736	13,954	218	2%
Smithfield - Elizabeth North	12,393	12,609	216	2%
Bellevue Heights	7,522	7,686	164	2%
Glenelg (SA)	20,570	20,727	157	1%
Redwood Park	16,265	16,410	145	1%
Athelstone	9,547	9,669	122	1%
Adelaide Hills	6,973	7,095	122	2%
Flagstaff Hill	10,741	10,862	121	1%
Coromandel Valley	4,398	4,511	113	3%
St Peters - Marden	13,541	13,645	104	1%
Clarendon	2,714	2,744	30	1%
Hallett Cove	12,682	12,691	9	0%
Largs Bay - Semaphore	14,966	14,963	-3	0%
One Tree Hill	2,486	2,482	-4	0%
Goodwood - Millwood	17,874	17,827	-47	0%
Modbury Heights	19,571	19,480	-91	0%
Happy Valley	14,059	13,954	-105	-1%
North Adelaide	7,045	6,912	-133	-2%
Aberfoyle Park	12,146	11,995	-151	-1%
Greenwith	9,306	9,096	-210	-2%
<b>Greater Adelaide total</b>	<b>1,349,839</b>	<b>1,503,451</b>	<b>153,612</b>	<b>11%</b>

Table 6 summarises population change over a 10-year period from 2011 to 2021 for SA2s in country South Australia. In this time the total population of country SA increased by only 10,000 people (3%). Some of the key points to note at the SA2 level are:

- The Port Lincoln SA2 had the largest population increase with 1223 additional people. The Eyre Peninsula SA2 also grew by 500 people.
- Four SA2s in the lower South East region (Grant, Mt Gambier East & West and Naracoorte) are in the 'top 10', with combined growth of nearly 3,500.
- The 'Copper Triangle' SA2s of Moonta, Wallaroo and Kadina had combined growth of around 2200 people.
- 15 SA2s in country SA experienced a population loss over the 10 years to 2021. Many of these are in the northern and outback areas of South Australia. These losses ranged from 18 people in Millicent to more than 1400 in the Outback SA2.
- The Whyalla SA2 experienced a population loss of 600 people over the 10 years to 2021. Over the next 20 years a return to population growth is projected as new employment generating industries emerge in the region.
- The Port Pirie and Port Augusta SA2s experienced only slight population growth of 16 and 41 persons, respectively.

**Table 6: Population by SA2 2011 to 2021, Country South Australia**

SA2 name	ERP 2011	ERP 2021	Change 2011 to 2021	% change 2011 to 2021
Port Lincoln	15,621	16,844	1,223	8%
Mount Gambier - West	13,711	14,897	1,186	9%
Moonta	4,307	5,300	993	23%
Grant	5,448	6,296	848	16%
Mannum	5,900	6,722	822	14%
Mount Gambier - East	14,568	15,379	811	6%
Wallaroo	3,704	4,503	799	22%
Naracoorte	5,841	6,444	603	10%
Eyre Peninsula	6,470	6,971	501	8%
Kangaroo Island	4,522	4,999	477	11%
Yorke Peninsula - North	7,169	7,621	452	6%

SA2 name	ERP 2011	ERP 2021	Change 2011 to 2021	% change 2011 to 2021
Kadina	5,143	5,539	396	8%
Wakefield - Barunga West	9,311	9,707	396	4%
Murray Bridge Surrounds	3,437	3,825	388	11%
Waikerie	6,409	6,787	378	6%
Loxton	5,331	5,698	367	7%
Tatiara	6,740	7,072	332	5%
Renmark	4,502	4,818	316	7%
Gilbert Valley	4,832	5,114	282	6%
Mallala	3,140	3,411	271	9%
Renmark Surrounds	4,927	5,191	264	5%
Wattle Range	3,274	3,536	262	8%
Tanunda	4,531	4,757	226	5%
Clare	3,963	4,178	215	5%
Yorke Peninsula - South	4,029	4,209	180	4%
Kingston - Robe	3,774	3,943	169	4%
Port Pirie Surrounds	3,293	3,403	110	3%
Ceduna	2,728	2,818	90	3%
Berri	4,171	4,257	86	2%
West Coast (SA)	3,686	3,769	83	2%
Jamestown	4,623	4,691	68	1%
Port Augusta	14,084	14,125	41	0%
Western	112	144	32	29%
Penola	3,147	3,170	23	1%
Loxton Surrounds	1,759	1,781	22	1%
Port Pirie	14,281	14,297	16	0%
Millicent	5,371	5,353	-18	0%
Kimba - Cleve - Franklin Harbour	4,315	4,286	-29	-1%
Peterborough - Mount Remarkable	5,493	5,449	-44	-1%
Naracoorte Surrounds	2,501	2,452	-49	-2%
The Coorong	5,671	5,612	-59	-1%
Baramera	6,639	6,553	-86	-1%
Goyder	4,252	4,155	-97	-2%
Karoonda - Lameroo	3,092	2,989	-103	-3%
APY Lands	2,660	2,554	-106	-4%
Quorn - Lake Gilles	2,303	2,197	-106	-5%
Le Hunte - Elliston	2,304	2,172	-132	-6%
Cooper Pedy	1,760	1,624	-136	-8%
Whyalla	22,471	21,868	-603	-3%
Roxby Downs	4,826	4,115	-711	-15%
Outback	3,510	2,099	-1,411	-40%
<b>Country SA total</b>	<b>289,656</b>	<b>299,694</b>	<b>10,038</b>	<b>3%</b>



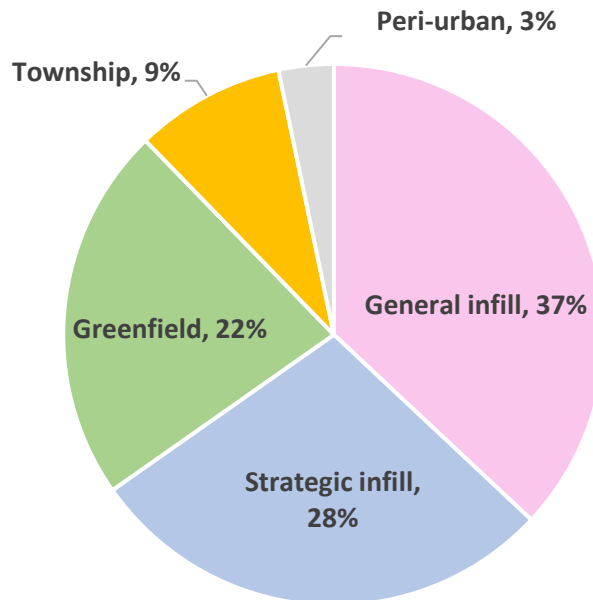
## 2 Land Supply and Development Assumptions

### 2.1 Recent development trends

Recent development trends are an important consideration in the future distribution of residential development used in these projections. Over the five-year period from 2018 to 2022, on average, there has been a net increase of 7,550 dwellings per annum across Greater Adelaide. This is a slight decrease from the 2017 to 2021 average of 7,950, due mostly to a surge in development within the CBD in 2017 and 2018.

General infill<sup>7</sup> development has been the most significant contributor to overall land supply accounting for 37% (Figure 1) of the annual dwelling increase. A further 28% comes from strategic infill which includes apartments, strategic infill sites, and aged care developments. The remaining 34% of new dwelling supply is generated through development on greenfield land, including land located in metropolitan fringe areas and development within townships and peri-urban areas.

**Figure 1: Residential development trends for Greater Adelaide Planning Region, 2018 to 2023**



### 2.2 Future land supply and assumptions

Assumptions about residential land supply and future development opportunities are a key input used to produce local area population projections. They are used to distribute projected population growth for each of the 19 regions, across the SA2s within that region. Land supply assumptions were compiled at a point in time (June 2023) based on development trends, active development fronts, current policy and known potential policy amendments that have been identified as highly likely to proceed.

These projections have assumed that future development will follow a similar distribution of supply as recent development trends (Figure 1). It is expected strategic infill development will continue with new opportunities opening and densities increasing to make better use of supply close to public transport and lifestyle options. At the same time, greenfield development is expected to remain

<sup>7</sup> DTI [Land Supply Report for Greater Adelaide](#) available from Plan SA

strong, particularly within the Outer North, with continued growth across multiple fronts including; Riverlea Park, Angle Vale and Playford. In the Outer South, new opportunities at Hackham and Aldinga are expected to lift supply to 2036, while Mount Barker continues to provide supply in the hills.

General infill development is expected to continue at a relatively steady rate. The spatial pattern of general infill is expected to shift towards the middle and outer suburbs, with the inner north (Ingle Farm and Hope Valley - Modbury) and Outer South (Christies Beach and Morphett Vale) expected to drive growth.

Key land supply announcements by the government have provided additional insight into potential housing supply within Greater Adelaide over the next 20 years. The following recent announcements were considered:

- In 2023 the state government introduced the Better Housing Future plan by announcing the rezoning of land to accommodate more than 25,000 new dwellings<sup>8</sup>. It included:
  - expanding supply in the Outer South with 2,000 dwellings at Hackham, 1,700 dwellings at Sellicks Beach, and 600 homes at Noarlunga Downs.
  - In the north, Concordia could deliver 10,000 new homes, Dry Creek has longer-term potential for up to 10,000 dwellings, while land at Golden Grove could deliver 500 homes.
- In May 2023, a further announcement to unlock around 2,500 regional homes at Goolwa North was made. This land requires rezoning and if approved will greatly boost supply options within the Fleurieu Peninsula region.
- In late 2023, Renewal SA announced significant urban renewal projects at Keswick in the Inner Metro region, the Thebarton brewery site in Adelaide West and Smithfield in the Outer North. These sites sit adjacent fixed rail corridors and offer opportunity for medium to high density development.

### 2.2.1 Strategic objectives

These projections are guided by the strategic objectives of the regional plans. For Greater Adelaide, the most recently published plan is the 30-Year Plan for Greater Adelaide, 2017 Update (The 30-Year Plan), which broadly aims to; contain our urban footprint, make better use of our existing infrastructure and protect our natural resources. An update of the Greater Adelaide regional plan is currently in progress, with the release of the Greater Adelaide regional plan (GARP) discussion paper<sup>9</sup> in the second half of 2023.

The GARP discussion paper highlights the importance of urban corridor development as an ongoing contributor to supply, as well as the importance of master planned strategic developments. Future strategic infill growth opportunities have been identified, and included in our projection assumptions, which are summarised for each region in section 3. The discussion paper also highlighted options for neighbourhood regeneration, as well as development around larger retail centres. General infill will also continue to make up a significant part of our supply.

### 2.2.2 Strategic infill land supply opportunities

Strategic infill opportunities are often generated through a change in land use within the built-up urban area, such as a rezoning of industrial or commercial land to residential. Strategic infill also includes Urban Corridor development aimed at concentrating growth along major transport corridors. The Adelaide CBD contains further opportunities for large scale apartment development.

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<sup>8</sup> [Better Housing Future](#) residential land release, Department of Treasury and Finance.

<sup>9</sup> [Summary of the Discussion Paper \(plan.sa.gov.au\)](#)

Table 7 summarises the known strategic infill supply opportunities used as inputs into the SA2 population projections are shown on the maps in Section 3 of this report.

**Table 7: Strategic infill development potential by SA2**

SA2 Name	Region	Strategic Infill - zoned	Strategic Infill - future growth
Beverley	Adelaide West	Woodville West	
Flinders Park	Adelaide West	Kidman Park	
Fulham	Adelaide West		
Hindmarsh - Brompton	Adelaide West	Bowden	
Largs Bay - Semaphore	Adelaide West	Fletchers Slip	
Lockleys	Adelaide West	Lockleys	
North Haven & Torrens Island	Adelaide West	Taperoo	
Plympton	Adelaide West	Anzac Highway Corridor, Morphettville	
Port Adelaide	Adelaide West	Dock One	
Richmond (SA)	Adelaide West	Thebarton, Port Road corridor	
Seaton - Grange	Adelaide West	Seaton renewal	
The Parks & Dry Creek - South	Adelaide West	Angle Park	
West Lakes	Adelaide West	AAMI Stadium	
Woodville - Cheltenham	Adelaide West	St Clair and Woodville Rd	
Adelaide	Inner Metro	CBD	
Goodwood - Millswood	Inner Metro	Le Cornu site, Forrestville	Keswick Barracks
North Adelaide	Inner Metro	Apartments	
Norwood (SA)	Inner Metro	Norwood Green	
Paradise - Newton	Inner Metro	Paradise	
Prospect	Inner Metro	Churchill Road	
Rostrevor - Magill	Inner Metro		Uni SA Magill Campus
St Peters - Marden	Inner Metro	Ottos site, Hackney Hotel	
Toorak Gardens	Inner Metro	Glenside	
Unley - Parkside	Inner Metro	Urban corridor, Julia Farr site	
Walkerville	Inner Metro	Walkerville Tce	
Enfield - Blair Athol	Inner North	SAHA redevelopment potential in Blair Athol and Enfield.	
Golden Grove	Inner North		Golden Grove
Hope Valley - Modbury	Inner North	Suburban Activity Centre, Modbury	
Mawson Lakes - Globe Derby Park & Dry Creek - North	Inner North	Mawson Lakes	Dry Creek
Northgate - Northfield	Inner North	Oakden Rise	
Salisbury East	Inner North	Salisbury Heights	
Valley View - Gilles Plains	Inner North	Government owned land adjacent Oakden Rise	
Windsor Gardens	Inner North	Hillcrest & Klemzig	
Bellevue Heights	Inner South	Flinders University	
Blackwood	Inner South	Blackwood Park	
Glenelg (SA)	Inner South	Glenelg apartments	
Marino - Seaview Downs	Inner South	Seacliff Village	
Mitchell Park	Inner South	Tonsley Village	
Morphettville	Inner South	Morphettville	
Warradale	Inner South	Oaklands Park	
Davoren Park	Outer North	Renewal SA redevelopment	
Smithfield - Elizabeth North	Outer North		Smithfield
Christie Downs	Outer South	Noarlunga Downs	
Christies Beach & Lonsdale	Outer South	Noarlunga Downs	O'Sullivan Beach
Flagstaff Hill	Outer South	Flagstaff Hill Golf Course	
Reynella	Outer South	Old Reynella Winery	
Woodcroft	Outer South	Thaxted Park Golf Course	

### 2.2.3 Greenfield land supply opportunities

Greenfield land provides opportunities for growth on the fringe of metropolitan Adelaide and around townships. The main opportunities extend to the north and south of Greater Adelaide and east to Mount Barker in the Adelaide Hills. In the south, supply is constrained by the McLaren Vale Character Preservation District<sup>10</sup>, whilst opportunities to the north are significantly greater.

During the 20-year period to 2041 it is expected that the current supply of greenfield land in the Outer South and Adelaide Hills will be mostly exhausted, while supply in the Outer North will continue to provide growth options. The most significant longer-term supply option in the Outer North is at Concordia, which is estimated to begin development between 2026 and 2031 and contribute a proportion of its full potential by the end of the projection period. The Greater Adelaide Plan Discussion Paper<sup>11</sup> has also identified some potential future growth opportunities which may supply some growth opportunities towards the end of the projection period.

Table 8 summarises the known greenfield supply opportunities used as inputs into the SA2 population projections are shown on the maps in Section 3 of this report.

**Table 8: Greenfield development potential by SA2**

SA2 Name	Region	Greenfield - zoned	Greenfield - future growth
Mount Barker	Adelaide Hills	Mount Barker, Littlehampton	
Mount Barker Surrounds	Adelaide Hills	Mount Barker	
Nairne	Adelaide Hills	Nairne	
Craigmore - Blakeview	Outer North	Blakeview	
Gawler - North	Outer North	Roseworthy	
Gawler - South	Outer North	Evanston Gardens, Evanston South, Gawler East	Concordia, Kudla, Hillier residential park
Lewiston - Two Wells	Outer North	Two Wells	
Munno Para West - Angle Vale	Outer North	Angle Vale, Munno Para, Munno Para Downs, Andrews Farm.	
Virginia - Waterloo Corner	Outer North	Riverlea, Virginia	
Aldinga	Outer South	Aldinga	Sellicks Beach
Hackham - Onkaparinga Hills	Outer South	Onkaparinga Heights	
McLaren Vale	Outer South	Seaford Heights	
Goolwa - Port Elliot	Fleurieu Peninsula	Hindmarsh Island	Goolwa North, Middleton, Port Elliot.
Strathalbyn	Fleurieu Peninsula	Strathalbyn	
Strathalbyn Surrounds	Fleurieu Peninsula	Mt. Compass, Clayton Bay, Milang	
Victor Harbor	Fleurieu Peninsula	Victor Harbor	Victor Harbor
Yankalilla	Fleurieu Peninsula	Normanville \ Yankalilla	
Murray Bridge	Murray Bridge	Murray Bridge	Murray Bridge
Murray Bridge Surrounds	Murray Bridge	Gifford Hill	
Barossa - Angaston	Northern Plains and Barossa	Angaston, Mount Pleasant	
Light	Northern Plains and Barossa	Freeling, Kapunda, Wasleys	
Lyndoch	Northern Plains and Barossa	Lyndoch and Williamstown	
Mallala	Northern Plains and Barossa	Mallala	
Nuriootpa	Northern Plains and Barossa	Nuriootpa	
Tanunda	Northern Plains and Barossa	Tanunda	

<sup>10</sup> Planning, Development and Infrastructure Act 2016

<sup>11</sup> [Greater Adelaide Plan Discussion Paper](#)



## 2.2.4 General infill land supply opportunities

General infill is expected to continue to produce a steady supply of dwellings into the future. This potential is highest in areas where there is an older dwelling stock (>50 years) and the capital value to site value ratio is relatively low (<1.5)<sup>12</sup>.

The current potential for general infill developments is most notable in locations within 10km of the city, but it is gradually shifting further to the south and northeast. From 2026, supply is expected to increase in many SA2s as the capital to site value ratios decrease with an ageing dwelling stock. The dwelling increase achieved from general infill between 2018 and 2022 was almost 2,800 per year. This historic development trend together with estimated development potential were used to calculate assumed future dwelling supply for SA2s. Table 9 summarises the potential general infill supply for the top 30 SA2s.

**Table 9: General infill development potential – top 20 SA2s**

SA2 Name	Region	Estimated potential general infill supply, 2021-2041
Plympton	Adelaide West	2,400
Morphettville	Inner South	2,000
Paradise - Newton	Inner Metro	1,900
Rostrevor - Magill	Inner Metro	1,850
Hope Valley - Modbury	Inner North	1,750
Flinders Park	Adelaide West	1,650
Christies Beach	Outer South	1,650
Enfield - Blair Athol	Inner North	1,600
Ingle Farm	Inner North	1,550
Windsor Gardens	Inner North	1,500
Warradale	Inner South	1,400
Seaton - Grange	Adelaide West	1,350
Mitchell Park	Inner South	1,250
Morphett Vale - East	Outer South	1,050
Edwardstown	Inner South	1,000
West Lakes	Adelaide West	900
Woodville - Cheltenham	Adelaide West	900
Henley Beach	Adelaide West	850
Morphett Vale - West	Outer South	850
Hindmarsh - Brompton	Adelaide West	850

## 2.3 Land supply limitations

The land supply assumptions used to prepare these projections may be impacted by changes to a range of factors including planning policy, market demand, land ownership, zoning, infrastructure and competing development opportunities.

The known limitations factored into these projections are outlined below.

<sup>12</sup> [Land Supply Report for Greater Adelaide, Residential, July 2023](#)

### **2.3.1 Greenfield land supply limitations**

Greenfield land supply opportunities across Greater Adelaide are unevenly distributed, with the majority located in the Outer North. The Outer South is limited geographically by the McLaren Vale Character Preservation District and therefore has less growth options. Similarly, Adelaide Hills townships are restricted by the Environment and Food Production Area. Apart from the currently zoned Mount Barker growth area, there is limited scope for growth opportunities within this region.

The availability of infrastructure (i.e. sewer, roads, water, electrical supply) can limit the ability to deliver housing within greenfield estates. Without this critical infrastructure, zoned greenfield land cannot be developed. Other factors that may limit greenfield development include; competing growth fronts, market demand, land suitability and zoning.

### **2.3.2 Strategic infill limitations**

Strategic infill developments have produced a steadily increasing supply of apartments within Adelaide CBD and Urban Corridor Zones in recent years. However, the main limitation associated with this type of development is the uncertainty around the location and timing of future developments.

Several strategic infill sites across Greater Adelaide have been delivering apartments and townhouses including; Glenside, Bowden, Tonsley, Port Adelaide, West Lakes (AAMI stadium) and Lightsview. Some of the new opportunities expected to deliver homes from 2024 and beyond include; Oakden, Taperoo, Seacliff Village, Morphettville racecourse, Kidman Park and Thebarton (Brewery).

New opportunities for strategic infill sites are limited by zoning and land ownership. The process of Code Amendment rezoning can open new opportunities, however the ability to identify the location and timing of such opportunities is also limited.

### **2.3.3 General infill limitations**

General infill land supply opportunities are limited by policy, age and condition of the dwelling stock, allotment size, market forces and infrastructure. DTI uses a residential development potential analysis tool to identify opportunities for infill, based on the site value to capital value ratio, age of dwelling and allotment dimensions.

The actual supply generated from this potential is limited by fragmented ownership, market forces and allotment characteristics (slope, significant trees, etc). Despite this, it remains one of the biggest contributors to supply within Greater Adelaide.

### 3 SA2 Level Projection Results, 2021 to 2041

Each region's capacity to absorb population growth is varied. Map 2 shows projected growth for the SA2s in the Greater Adelaide Planning Region (GAPR). The pattern shows a distribution of growth to the outer north, outer south<sup>13</sup> and east<sup>14</sup> where greenfield opportunities are greatest. There is also significant growth in the Adelaide CBD and the inner and middle ring suburbs, aligning with opportunities for infill development.

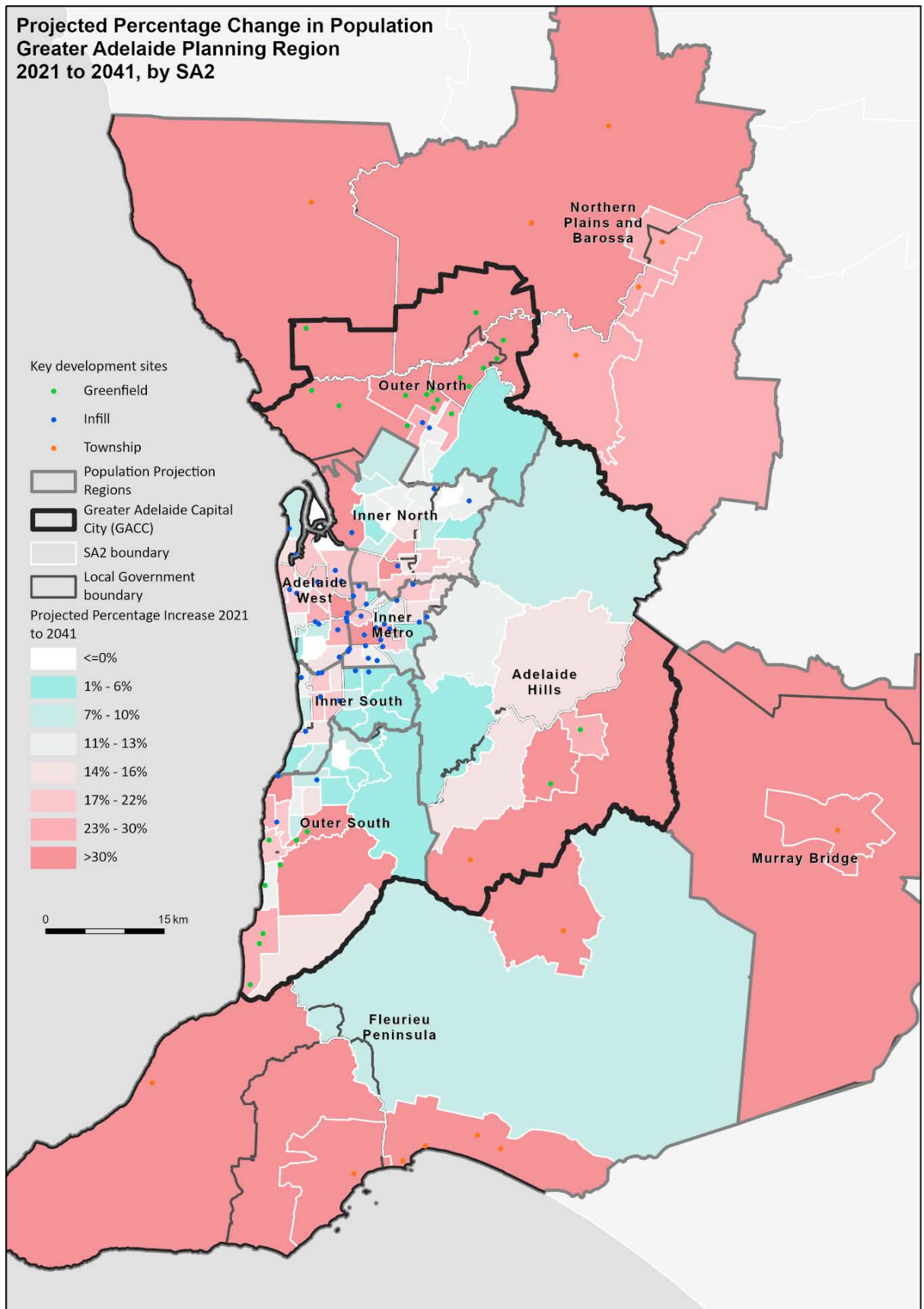
The region summaries for the whole of South Australia presented in Section 3 outline the total projected population change at the SA2 level, and the land supply assumptions used to guide the share of projected growth to each SA2.

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<sup>13</sup> The McLaren Vale SA2 shows high growth but it should be noted this is limited to the Seaford Heights land development.

<sup>14</sup> Mount Barker and Nairne

Map 2: Projected population change, Greater Adelaide, 2021 to 2041



### 3.1 Inner Metro region

Including LGAs of Adelaide, Prospect, Walkerville, Norwood Payneham and St Peters, Campbelltown, Burnside and Unley.

Including SA2s of Adelaide, North Adelaide, Burnside - Wattle Park, Beaumont – Glen Osmond, Toorak Gardens, Athelstone, Paradise – Newton, Rostrevor – Magill, Norwood (SA), Payneham – Felixstow, St Peters – Marden, Nailsworth – Broadview, Prospect, Walkerville, Goodwood – Millswood, Unley – Parkside.

#### Region Summary

At the 2021 census, the population of the region was 235,366. By 2041, it is projected to grow by 44,452 to reach 279,818 under the medium growth scenario.

Strategic infill developments and the construction of numerous residential apartments have seen the population increase by almost 11,000 between 2016 and 2021.

Key development assumptions for this region include:

- Adelaide CBD – significant supply of apartments including student accommodation;
- Urban Corridor Zones (UrC) – continued supply with new opportunities particularly in the south and east of the CBD;
- Strategic infill opportunities – Glenside and Norwood Green continuing until 2024, with new opportunities likely within Norwood (SA) and Toorak Gardens SA2s. The LeCornu Site at Forestville is expected to commence in 2024, with the Keswick Barracks identified as a future development opportunity;
- General Infill opportunities – increasing supply of dwellings on general infill sites, particularly within Campbelltown LGA and Payneham – Felixstow SA2.

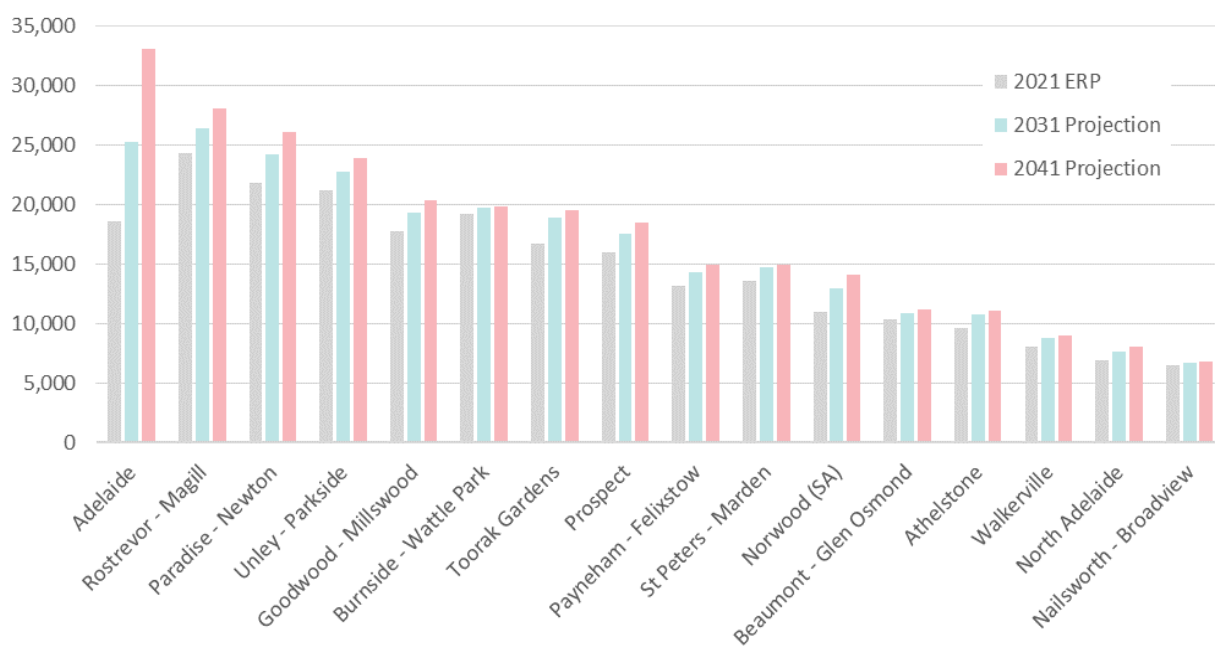
The highest projected population growth is expected in the Adelaide SA2, followed by Paradise Newton, Rostrevor-Magill and Norwood SA2s. (see Table 10, Figure 2, Map 3 and for details).

**Table 10: Inner Metro projected population and land supply assumptions**

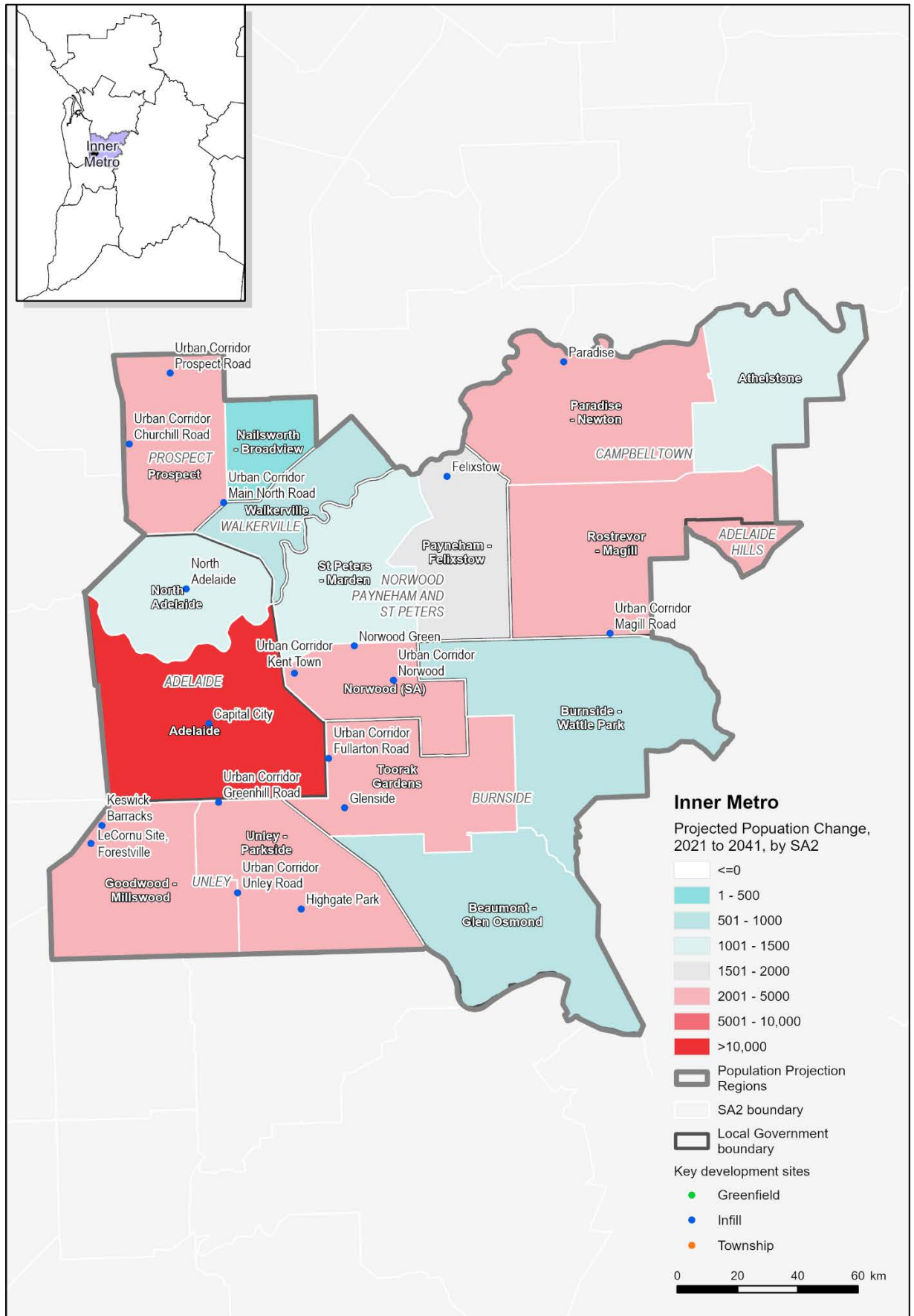
SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Adelaide	18,625	33,124	14,498	77.8	Apartment developments such as - Adelaide Central Market, Victoria Towers and the former Post Office distribution centre on Grote St.
Athelstone	9,673	11,151	1,478	15.3	General infill opportunities. Small strategic infill developments
Beaumont - Glen Osmond	10,407	11,184	777	7.5	General infill opportunities. Several small strategic infill developments assumed.
Burnside - Wattle Park	19,275	19,848	574	3.0	Limited general infill opportunities.
Goodwood - Millswood	17,828	20,432	2,604	14.6	Corridor development to continue. LeCornu site to be fully developed by end of projection period. Assumed development at Keswick Barracks from 2031.
Nailsworth - Broadview	6,541	6,814	273	4.2	General infill opportunities.
North Adelaide	6,911	8,030	1,119	16.2	Redevelopment of former LeCornu site to be completed by 2026. Further apartment building opportunities.
Norwood (SA)	10,961	14,172	3,211	29.3	Norwood Green completed by 2026. Other apartment opportunities.

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Paradise - Newton	21,894	26,099	4,205	19.2	Site adjacent OBahn interchange to begin 2024/25, general infill to continue.
Payneham - Felixstow	13,240	14,971	1,731	13.1	General infill opportunities to continue. Small strategic infill opportunities assumed on main road corridors.
Prospect	15,959	18,519	2,560	16.0	Prospect 1838 & Renewal SA land at 250 Churchill Rd to be completed by 2031. Corridor development to continue.
Rostrevor - Magill	24,295	28,077	3,781	15.6	Small strategic infill opportunities assumed on corridors. General infill opportunities. Some development at Magill UniSA site to occur within projection period.
St Peters - Marden	13,643	14,963	1,321	9.7	Completion of Otto's site and Hackney Hotel developments and Marden SAHA land. New strategic infill opportunities assumed.
Toorak Gardens	16,769	19,514	2,745	16.4	Glenside development to be completed by 2031. Assumed new strategic infill opportunities. General infill opportunities to continue.
Unley - Parkside	21,255	23,936	2,682	12.6	Urban Corridor development to continue, including Unley Central. Julia Farr site to be developed. General infill opportunities.
Walkerville	8,090	8,982	892	11.0	Walkerville Tce code amendment to start 2024. New strategic infill opportunities assumed.
<b>TOTAL</b>	<b>235,366</b>	<b>279,818</b>	<b>44,452</b>	<b>18.9</b>	

**Figure 2: Inner Metro population 2021, 2031 and 2041, by SA2**



**Map 3: Inner Metro projected population change 2021 to 2041, by SA2**



### 3.2 Adelaide West region

LGAs of West Torrens, Charles Sturt, Port Adelaide Enfield (part).

SA2s of Beverley, Flinders Park, Henley Beach, Hindmarsh – Brompton, Royal Park - Hendon - Albert Park, Seaton – Grange, West Lakes, Woodville – Cheltenham, Dry Creek – South, Largs Bay – Semaphore, North Haven, Port Adelaide, The Parks, Torrens Island, Adelaide Airport, Fulham, Lockleys, Plympton, Richmond (SA), West Beach.

#### Region Summary

At the 2021 census, the population of the region was 247,123. It is projected to grow by 43,355 (medium series) to reach around 290,478 by 2041.

Key development assumptions for this region include:

- Bowden – development to continue to 2036, with a variety of townhouse and apartment options.
- AAMI Stadium, West Lakes – to be mostly completed by 2026
- Port Adelaide – Dock 1 and Fletchers Slip to be completed by 2031. Other opportunities in the area to continue steadily.
- Thebarton – development opportunities along Port Road, beginning with the West End Brewery site by 2026.

The strategic infill and urban renewal opportunities in Bowden, Woodville West, Port Adelaide, St Clair and West Lakes will continue to drive growth in the region along with new opportunities at Thebarton and abundant general infill potential (see Table 11, Figure 3 and Map 4 for details).

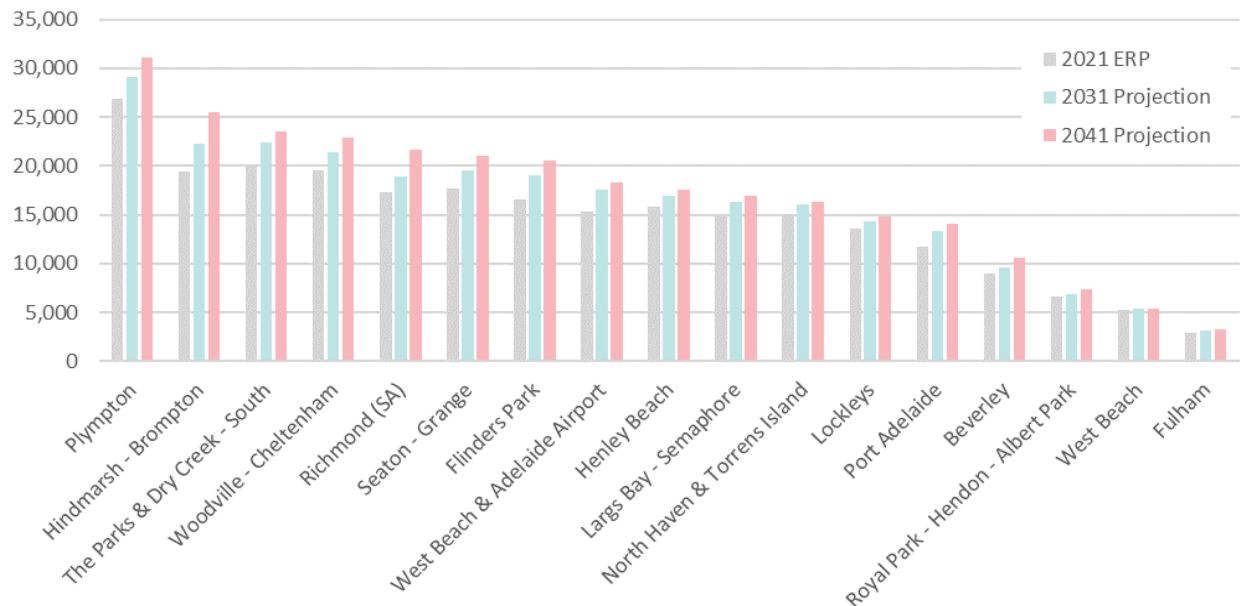
**Table 11: Adelaide West projected population and land supply assumptions**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Beverley	8,989	10,584	1,595	17.7	Woodville West redevelopment to be completed by 2026. New strategic infill opportunities assumed.
Flinders Park	16,513	20,524	4,012	24.3	Development at Kidman Park to be completed by 2031. New strategic infill opportunities assumed. General infill assumed.
Fulham	2,942	3,215	273	9.3	General infill assumed.
Henley Beach	15,760	17,540	1,780	11.3	Several small strategic infill sites consumed by 2026. New strategic infill opportunities assumed.
Hindmarsh - Brompton	19,365	25,442	6,077	31.4	Bowden Renewal SA development to be completed by 2031. Bowden (MAB former Gasworks site) development commencing after 2026. New strategic infill opportunities assumed. Corridor potential on Port Road assumed.
Largs Bay - Semaphore	14,965	16,924	1,959	13.1	Fletchers Slip development to be completed by 2031. New strategic infill opportunities assumed. General infill to increase towards end of projection period.
Lockleys	13,558	14,789	1,231	9.1	Strategic infill at Lockleys to commence after 2026. General infill assumed.
North Haven & Torrens Island	14,959	16,267	1,309	8.8	Strategic infill development at Taperoo completed by 2026. General infill opportunities.

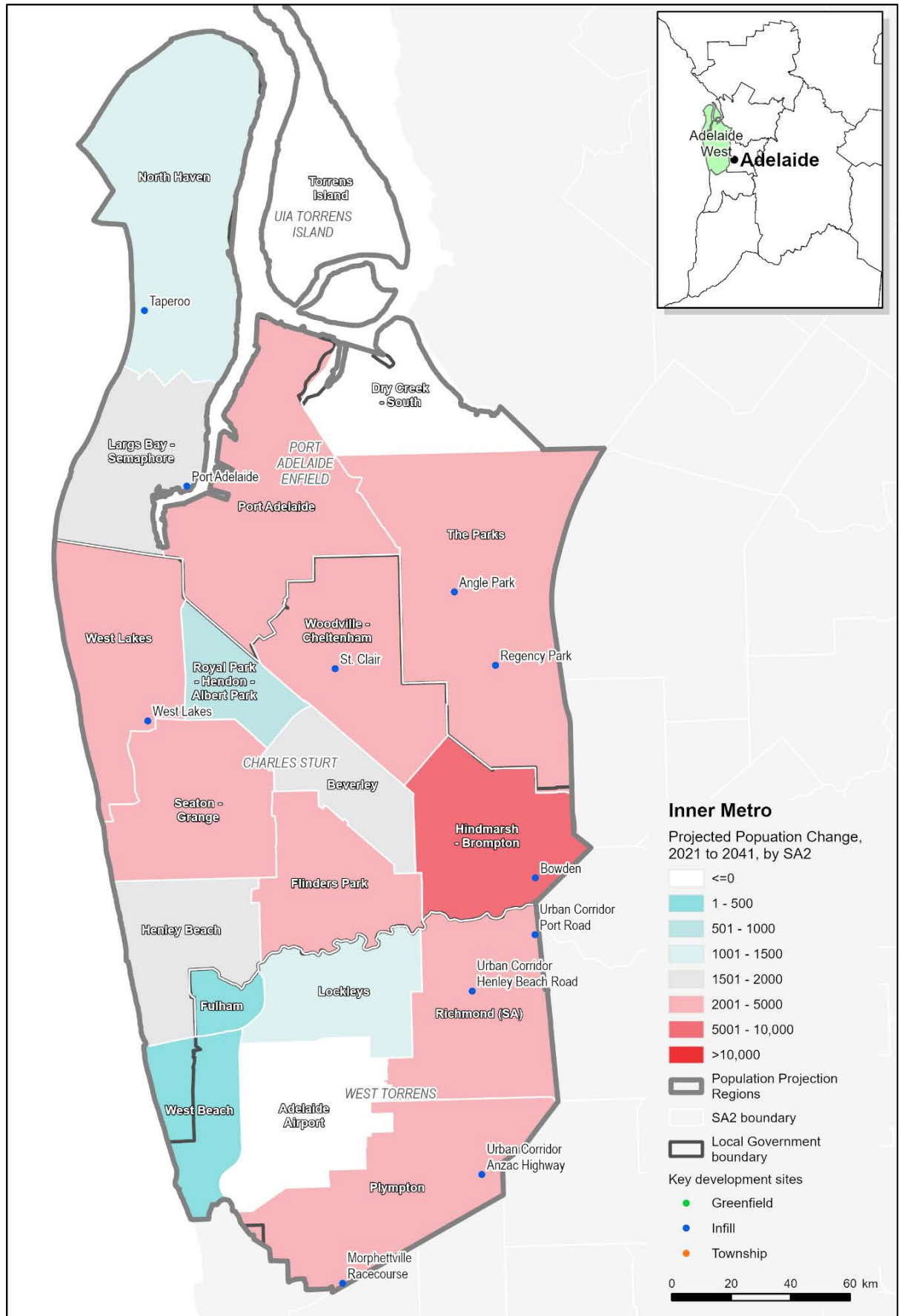


SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Plympton	26,861	31,082	4,220	15.7	Continued corridor development along Anzac Highway, including SAHA land at Camden Park and other strategic infill opportunities. Redevelopment of the Morphettville Racecourse land north of the tramline to be completed in 2026-31 timeframe.
Port Adelaide	11,704	14,083	2,378	20.3	Dock One to start development on northern side of dock with completion before 2031.
Richmond (SA)	17,260	21,664	4,404	25.5	West End Brewery site at Thebarton to commence redevelopment after 2026. Assumed Corridor development along Port Road.
Royal Park - Hendon - Albert Park	6,563	7,324	761	11.6	General infill opportunities.
Seaton - Grange	17,675	20,982	3,307	18.7	Seaton SAHA renewal project to continue over the period. Potential along Grange Road.
The Parks & Dry Creek - South	19,928	23,475	3,547	17.8	Strategic infill in Angle Park and Regency Park to be completed by 2031. General Infill assumed.
West Beach & Adelaide Airport	5,210	5,434	224	4.3	Constrained by airport building heights. General infill opportunities.
West Lakes	15,334	18,274	2,940	19.2	AAMI stadium redevelopment at West Lakes mostly completed by 2026. SA Water site & new smaller strategic infill opportunities assumed.
Woodville - Cheltenham	19,536	22,876	3,340	17.1	St Clair and Woodville Road developments completed by 2031. General infill opportunities.
<b>TOTAL</b>	<b>247,123</b>	<b>290,477</b>	<b>43,355</b>	<b>17.5</b>	

**Figure 3: Adelaide West population 2021, 2031 and 2041 by SA2**



**Map 4: Adelaide West projected population change 2021 to 2041, by SA2**



### 3.3 Inner North region

Including LGAs of Salisbury, Tea Tree Gully, Port Adelaide Enfield (part).

Including SA2s of Enfield - Blair Athol, Northgate – Northfield, Valley View - Gilles Plains, Windsor Gardens, Dry Creek – North, Ingle Farm, Para Hills, Parafield, Parafield Gardens, Paralowie, Salisbury, Salisbury East, Salisbury North, Mawson Lakes - Globe Derby Park, Pooraka – Cavan, Golden Grove, Greenwith, Highbury – Dernancourt, Hope Valley – Modbury, Modbury Heights, Redwood Park, St Agnes – Ridgehaven.

#### Region Summary

The Inner North region covers a large area north of Adelaide, from Windsor Gardens in the south to Salisbury North in the north. The area has significant opportunities for growth through large scale infill developments, such as the new Oakden development, along with future growth opportunities at Golden Grove and Dry Creek.<sup>15</sup> The region also has significant opportunities for general infill development and is likely to be one of the largest sources of supply for this type of development over the next 10 years.

At the 2021 census, the population of the region was 321,850. It is projected to grow by 50,130 (medium series) to reach around 371,980 by 2041. High population growth could see around 66,000 more people in this region by 2041

Key development assumptions for this region include:

- Oakden – first dwellings completed 2024.
- Golden Grove – assumed commencement after 2026.
- Dry Creek – assumed commencement by 2031.
- Significant general infill opportunities throughout the region.

Highest growth in this region is expected within Northgate-Northfield, Dry Creek – North, Enfield - Blair Athol, Windsor Gardens, Ingle Farm and Hope Valley – Modbury SA2s (see Table 12, Figure 4 and Map 5 for details).

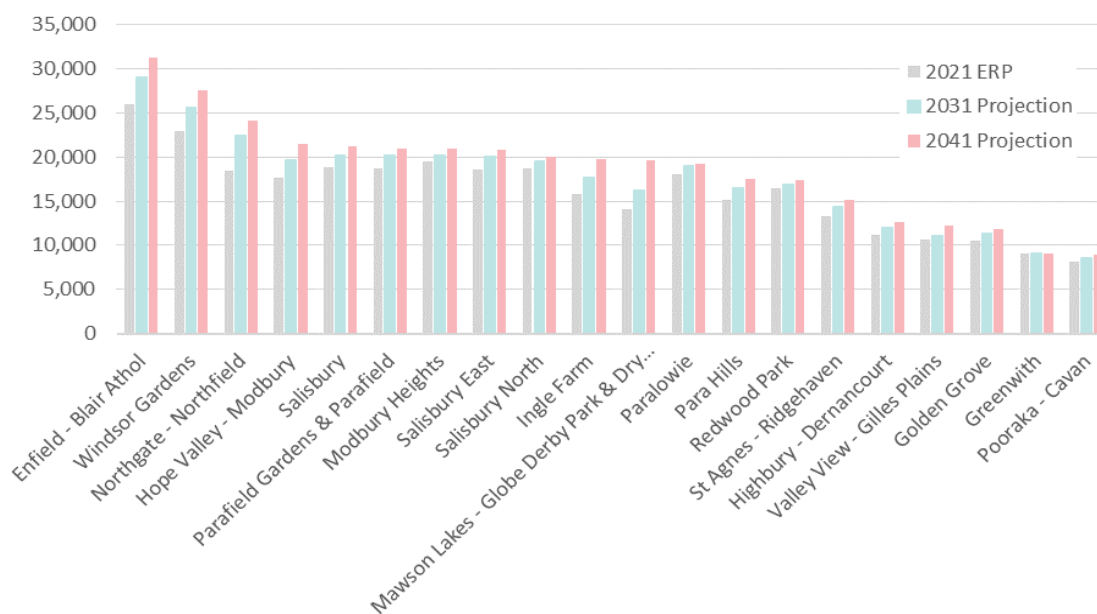
**Table 12: Inner North projected population and land supply assumptions**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Enfield - Blair Athol	26,030	31,292	5,262	20.2	Potential along Grand Junction Rd for redevelopment. General infill opportunities and SAHA redevelopment potential in Blair Athol and Enfield.
Golden Grove	10,478	11,800	1,322	12.6	Assumed strategic infill site following rezoning approval at Golden Grove.
Greenwith	9,096	9,021	-75	-0.8	
Highbury - Dernancourt	11,123	12,690	1,567	14.1	Small strategic infill opportunities and general infill opportunities.
Hope Valley - Modbury	17,685	21,548	3,863	21.8	Assumes Suburban Activity Centre development and opportunities for strategic infill.
Ingle Farm	15,851	19,844	3,993	25.2	Assumes future strategic infill opportunities and increasing general infill development.

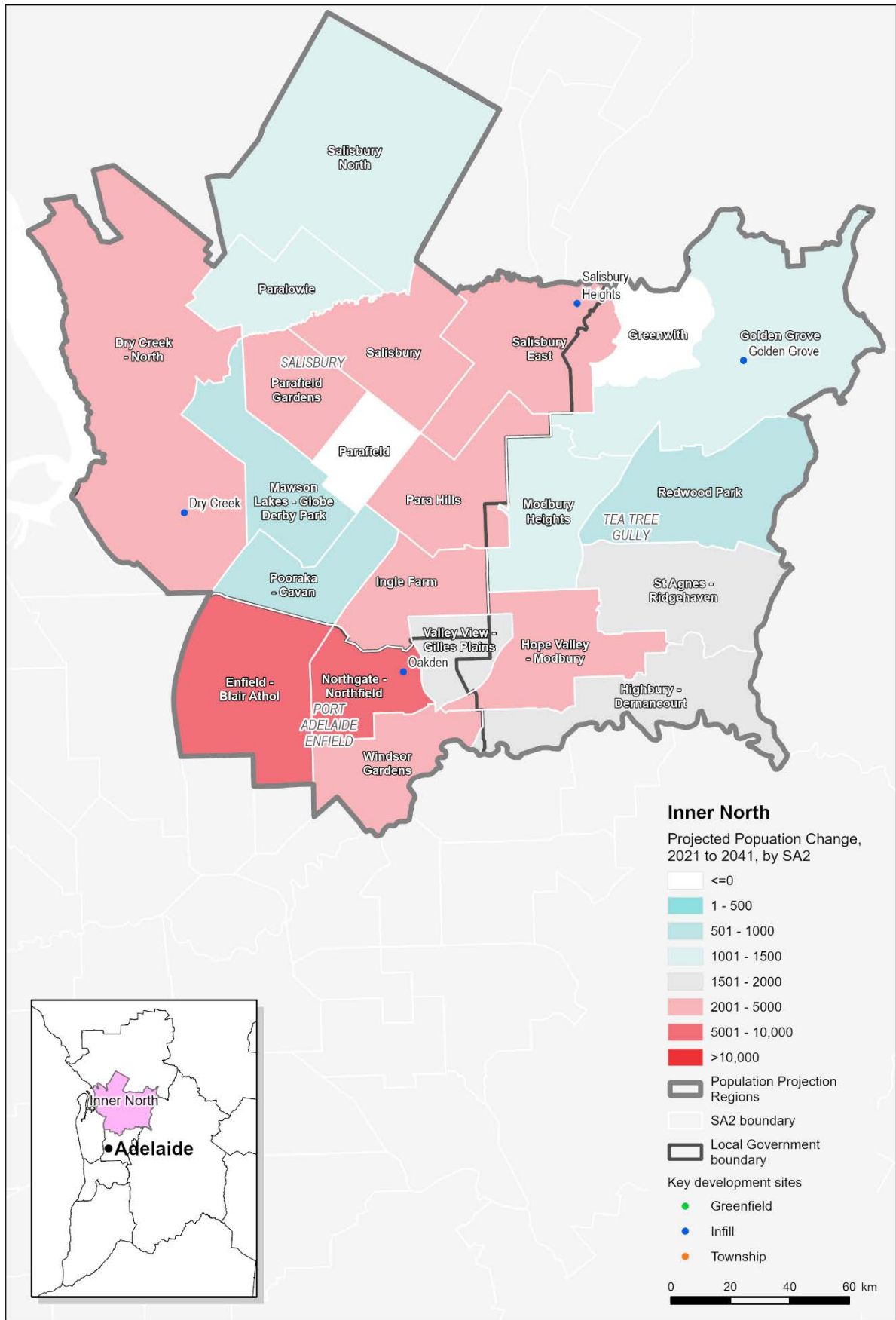
<sup>15</sup> Better Housing Futures, [Residential land release and rezoning | PlanSA](#)

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Mawson Lakes - Globe Derby Park & Dry Creek - North	14,039	19,671	5,631	40.1	Mawson lakes aged care apartments by 2024. Dry Creek to begin after 2026.
Modbury Heights	19,487	20,929	1,442	7.4	
Northgate - Northfield	18,457	24,193	5,735	31.1	Lightsview completed by 2024. Oakden Rise commenced 2023.
Para Hills	15,211	17,595	2,384	15.7	Several small strategic infill opportunities and increasing general infill development.
Parafield Gardens & Parafield	18,734	20,962	2,228	11.9	Small strategic infill development opportunities and general infill to continue.
Paralowie	18,069	19,251	1,182	6.5	Several small strategic infill opportunities and general infill.
Pooraka - Cavan	8,146	8,915	769	9.4	General infill opportunities.
Redwood Park	16,416	17,374	957	5.8	Small strategic infill opportunities. General infill opportunities.
Salisbury	18,839	21,186	2,347	12.5	Small strategic infill opportunities. Increasing general infill.
Salisbury East	18,641	20,828	2,187	11.7	Strategic Infill to continue at Salisbury Heights. General infill.
Salisbury North	18,787	20,002	1,215	6.5	General infill opportunities.
St Agnes - Ridgehaven	13,250	15,122	1,872	14.1	Several small strategic infill opportunities. General infill.
Valley View - Gilles Plains	10,611	12,211	1,600	15.1	Development on Government owned land adjacent Oakden Rise to commence after 2031.
Windsor Gardens	22,900	27,549	4,648	20.3	Small strategic sites at Hillcrest and Klemzig infill to be completed by 2024. Aged care opportunities and increasing general infill
<b>TOTAL</b>	<b>321,850</b>	<b>371,980</b>	<b>50,130</b>	<b>15.6</b>	

**Figure 4: Inner North population 2021, 2031 and 2041 by SA2**



**Map 5: Inner North projected population change 2021 to 2041, by SA2**



### 3.4 Inner South region

Includes LGAs of Mitcham, Marion, Holdfast Bay.

Includes SA2s of Brighton (SA), Glenelg (SA), Edwardstown, Hallett Cove, Marino - Seaview Downs, Mitchell Park, Morphettville, Sheidow Park - Trott Park, Warradale, Belair, Bellevue Heights, Blackwood, Colonel Light Gardens, Mitcham (SA), Panorama.

#### Region Summary

The Inner South region covers an area south of Adelaide, between the sea to the west and the hills to the east. The region has significant retail and commercial centres at Oaklands Park (Marion Shopping Centre) and Glenelg; and health and education at Bedford Park (Flinders University / Flinders Medical Centre).

At the 2021 census, the population of the region was 200,133. It is projected to grow by 20,995 (medium series) to reach around 221,128 by 2041.

Key development assumptions for this region include:

- Tonsley redevelopment – continuing until 2028
- Oaklands Green – to commence in 2024
- Seacliff Village – to commence in 2024
- Morphettville racecourse – to commence by 2026
- Urban corridor development to continue along Anzac Highway
- Strategic infill opportunities (apartments) at Glenelg
- General infill supply to continue steadily.

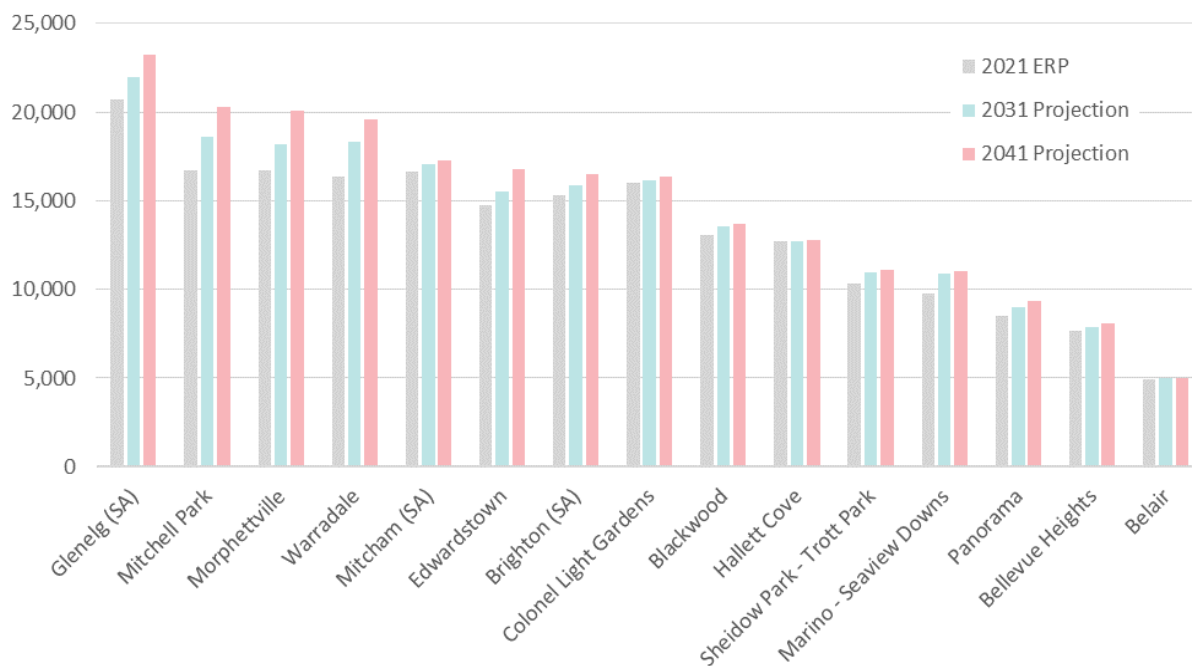
The redevelopment of Tonsley and the proposed redevelopment of Morphettville racecourse will drive much of the region's growth. Seacliff Village and Oaklands Green will add to housing options in the region. General Infill opportunities are expected to provide growth within Warradale, Mitchell Park, Edwardstown and Morphettville SA2s (see Table 13, Figure 5 and Map 6 for details).

**Table 13: Inner South projected population and land supply assumptions**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Belair	4,929	5,021	92	1.9	
Bellevue Heights	7,682	8,083	402	5.2	Student accommodation at Flinders University
Blackwood	13,037	13,706	669	5.1	Blackwood Park completed by 2026. General infill.
Brighton (SA)	15,300	16,486	1,185	7.7	General infill
Colonel Light Gardens	15,996	16,336	341	2.1	
Edwardstown	14,731	16,755	2,024	13.7	Medium density and general infill. Hills site development delayed until end of period, due to South Road corridor construction.
Glenelg (SA)	20,723	23,259	2,536	12.2	Several apartment buildings currently under construction. Continued medium to high density developments likely. General infill to continue.
Hallett Cove	12,690	12,761	70	0.6	
Marino - Seaview Downs	9,782	11,063	1,281	13.1	Seacliff Village to begin 2024. General infill to increase.
Mitcham (SA)	16,668	17,240	572	3.4	

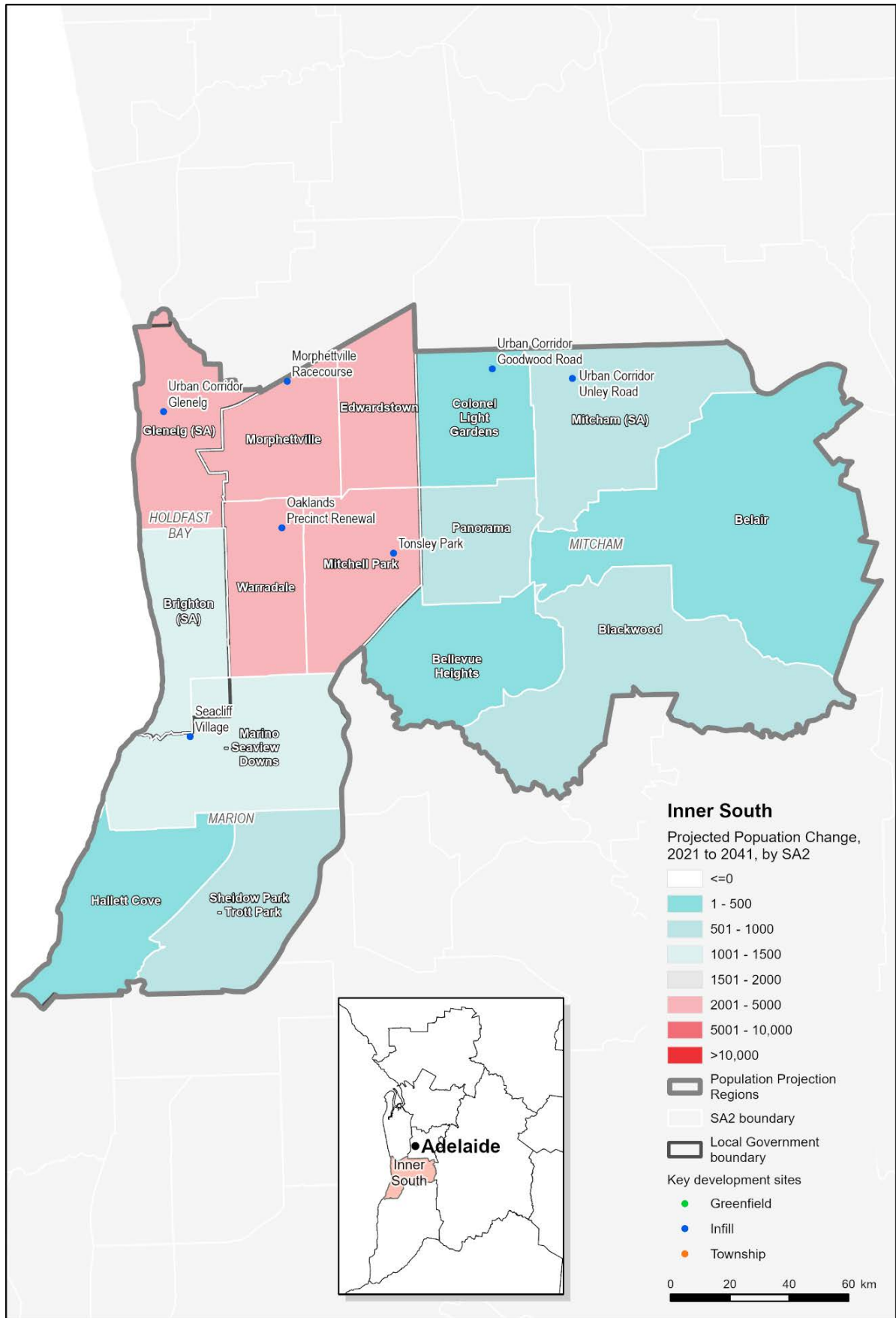
SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Mitchell Park	16,698	20,320	3,622	21.7	Tonsley Village development to continue. General infill expected to increase.
Morphettville	16,706	20,073	3,368	20.2	Redevelopment of the Morphettville Racecourse land south of the tramline to commence by 2026. SAHA renewal opportunities to continue.
Panorama	8,534	9,337	803	9.4	General infill
Sheidow Park - Trott Park	10,303	11,091	788	7.7	Scattered infill developments likely.
Warradale	16,355	19,598	3,243	19.8	Oaklands Park redevelopment completed by 2031 and infill to occur across region.
<b>TOTAL</b>	<b>200,133</b>	<b>221,128</b>	<b>20,995</b>	<b>10.4</b>	

**Figure 5: Inner South population 2021, 2031, 2041 by SA2**





**Map 6: Inner South projected population change 2021 to 2041, by SA2**





### 3.5 Outer North region

Including LGAs of Gawler, Playford, Barossa (part), Light (part), Adelaide Plains (part).

Including SA2s of Gawler – North, Gawler – South, Lewiston - Two Wells, Craigmore – Blakeview, Davoren Park, Elizabeth, Elizabeth East, Munno Para West - Angle Vale, One Tree Hill, Smithfield - Elizabeth North, Virginia - Waterloo Corner.

#### Region Summary

The Outer North region covers a large area north of Adelaide, extending to Roseworthy and Two Wells. The region provides the greatest opportunity of all regions for greenfield development into the future.

At the 2021 census, the population of the region was 139,452. It is projected to grow by 89,663 (medium series) to reach around 229,115 by 2041.

Key development assumptions for this region include:

- Evanston South and Evanston Gardens – Renewal SA land to be developed after 2026;
- Virginia and Eyre – to continue at a steady rate;
- Elizabeth (Gawler rail corridor) and Davoren Park - increasing general infill opportunities;
- Blakeview – Renewal SA land assumed to be released by 2026;
- Roseworthy – to continue at an increasing rate beyond 2026;
- Riverlea Park – to continue at an increasing rate beyond 2026;
- Concordia - to commence gradually after 2026.

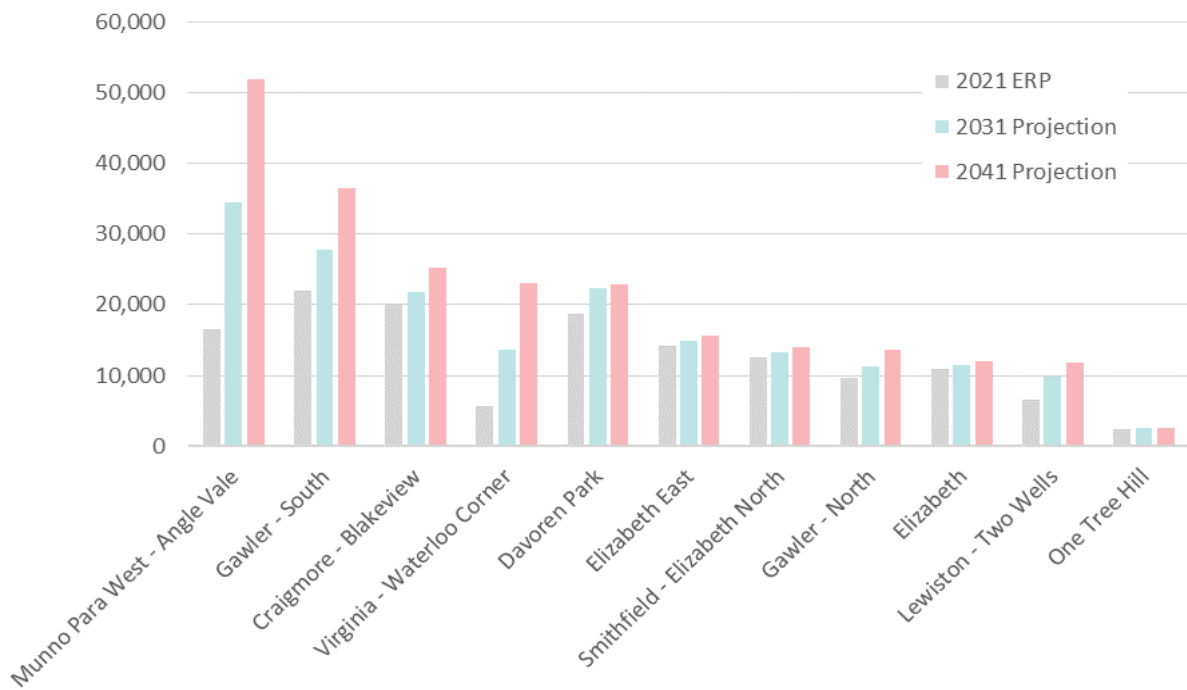
Growth is expected to be distributed predominantly within greenfield land projects in the SA2s of Munno Para West – Angle Vale, Gawler – South, and Virginia – Waterloo Corner. Smaller opportunities exist within Lewiston – Two Wells, Craigmore – Blakeview and Davoren Park (see Table 14, Figure 6 and Map 7 for details).

**Table 14: Outer North projected population and land supply assumptions**

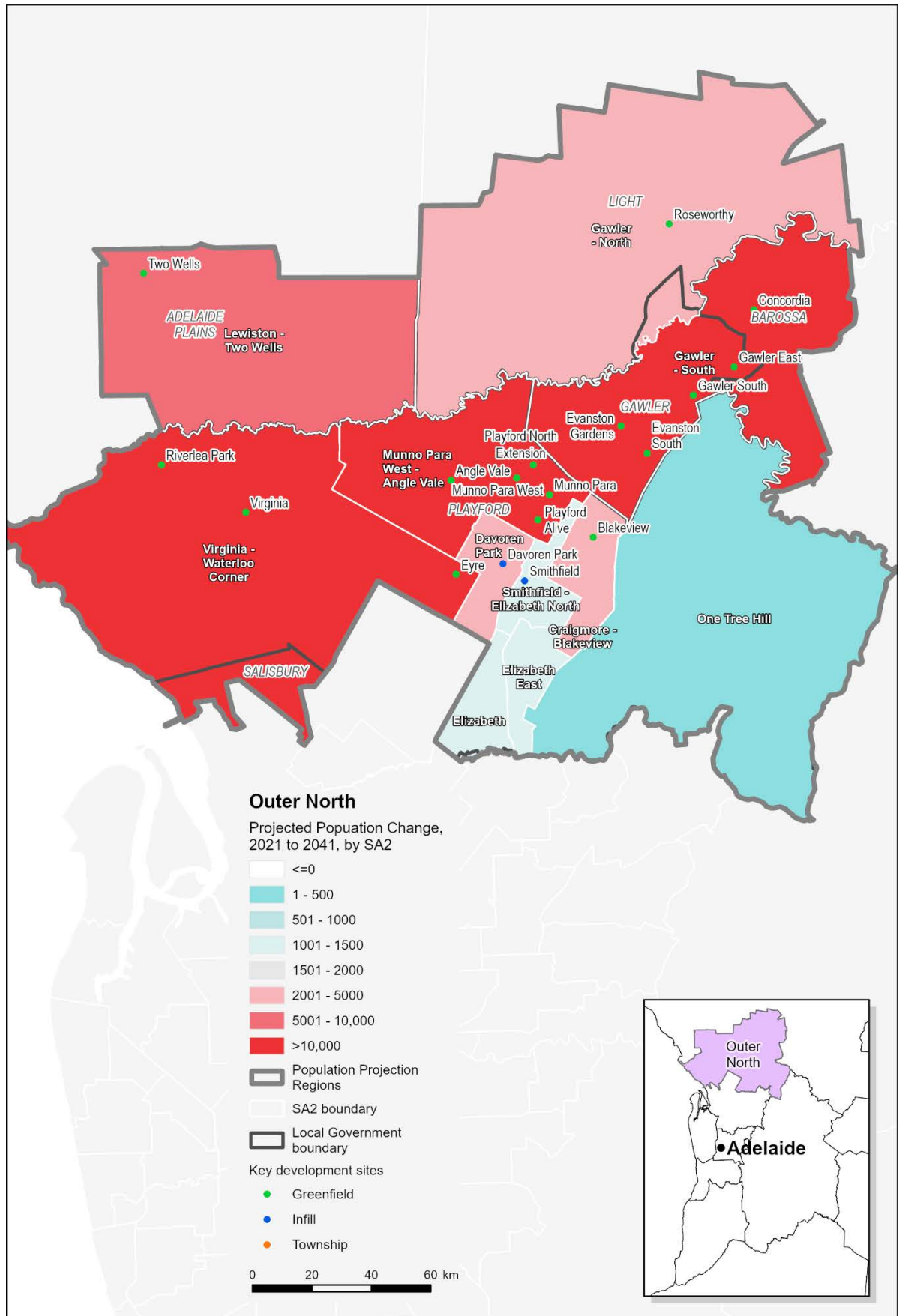
SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Craigmore - Blakeview	20,227	25,151	4,924	24.3	Development upon Renewal SA greenfield land at Blakeview.
Davoren Park	18,639	22,942	4,303	23.1	Renewal SA redevelopment scheduled for completion 2027. Infill opportunities.
Elizabeth	10,965	12,088	1,123	10.2	General infill. Possible strategic infill opportunity after 2025.
Elizabeth East	14,193	15,636	1,443	10.2	General infill.
Gawler - North	9,612	13,700	4,087	42.5	Roseworthy greenfield land development to continue. Limited growth opportunities in Willaston and Hewett.
Gawler - South	21,958	36,550	14,591	66.5	Greenfield supply to be consumed within Evanston Gardens, Evanston South and Gawler East. Some suburbs will be fully developed in the period. Hillier residential park likely to commence 2025-26. Greenfield development at Concordia to start within 5 years. Supply from Kudla after 10 years.
Lewiston - Two Wells	6,567	11,742	5,175	78.8	Greenfield development at Two Wells to continue. Small scale rural living development at Lewiston to continue.

Munno Para West - Angle Vale	16,463	51,806	35,342	214.7	Greenfield supply to be heavily consumed over the period, with multiple estates underway at Angle Vale, Munno Para, Munno Para Downs, Andrews Farm. Some suburbs will be fully developed in the period. Opportunities for new land to become available through rezoning, expected after 2030.
One Tree Hill	2,482	2,589	107	4.3	
Smithfield - Elizabeth North	12,605	13,950	1,345	10.7	Former Federal Government owned land at Smithfield to be developed by 2031.
Virginia - Waterloo Corner	5,740	22,963	17,223	300.1	Continued greenfield development at Riverlea and Virginia.
<b>TOTAL</b>	<b>139,452</b>	<b>229,115</b>	<b>89,663</b>	<b>64.3</b>	

**Figure 6: Outer North population 2021, 2031 and 2041 by SA2**



**Map 7: Outer North projected population change 2021 to 2041, by SA2**



### 3.6 Outer South region

Including LGAs of Onkaparinga.

Including SA2s of Aberfoyle Park, Aldinga, Christie Downs, Christies Beach, Clarendon, Coromandel Valley, Flagstaff Hill, Hackham - Onkaparinga Hills, Hackham West - Huntfield Heights, Happy Valley, Happy Valley Reservoir, Lonsdale, McLaren Vale, Morphett Vale – East, Morphett Vale – West, Reynella, Seaford – Seaford Meadows, Seaford Rise - Moana, Willunga, Woodcroft.

#### Region Summary

The Outer South region covers an extensive area from Flagstaff Hill to Sellicks Beach. The region has a significant industry centre at Lonsdale, while the southeastern part of the region is rural and dominated by the McLaren Vale wine region and Character Preservation Area.

At the 2021 census, the population of the region was 177,968. It is projected to grow by 27,087 (medium series) to reach around 205,055 by 2041.

Key development assumptions for this region include:

- Aldinga – Renewal SA land to commence by 2025
- Noarlunga Downs – Renewal SA land to commence 2024
- Hackham – Onkaparinga Heights to commence after 2025
- Seaford Heights – supply continuing until 2026

Greenfield opportunities in the SA2s of Seaford-Seaford Meadows, Seaford Rise - Moana and McLaren Vale (Seaford Heights) continue to provide growth in the region. New Greenfield opportunities beginning from 2024 exist in Aldinga and Hackham – Onkaparinga Hills SA2s, with future growth opportunities identified for Sellicks Beach. Greenfield supply in the region is diminishing, with opportunities restricted by the Urban Growth boundary and McLaren Vale Character Preservation District.

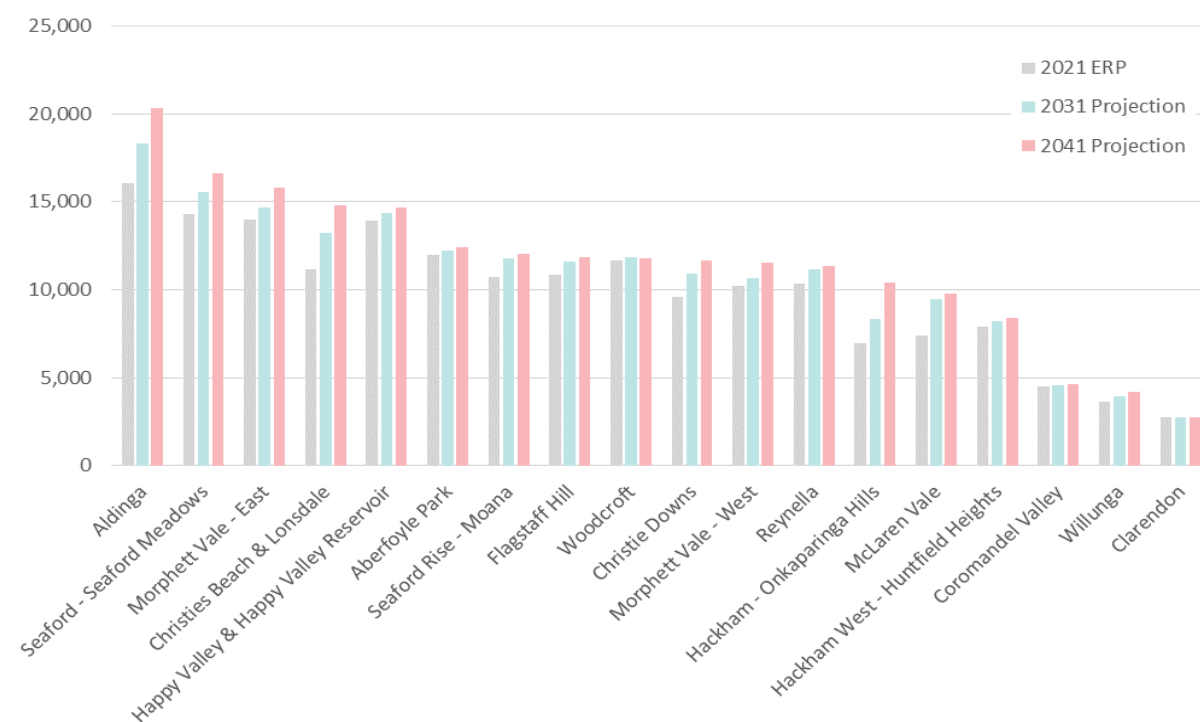
Infill opportunities exist within Christies Beach and Christie Downs SA2s (Noarlunga Downs Renewal land) expected to begin from 2024. Continued growth through general infill is expected through Christies Beach, Christie Downs and Morphett Vale – East/West SA2s (see Table 15, Figure 7 and Map 8 or details).

**Table 15: Outer South projected population and land supply assumptions**

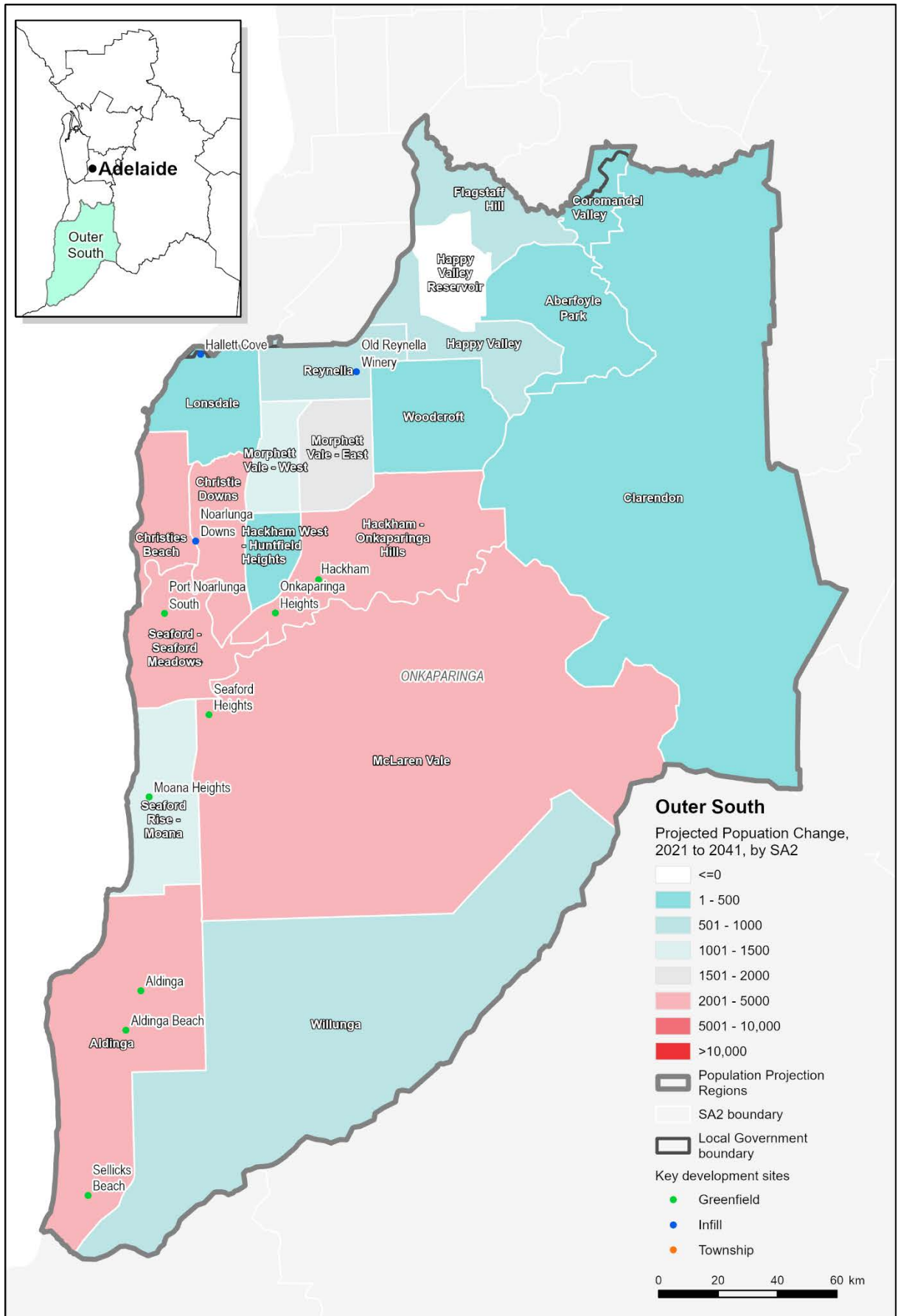
SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Aberfoyle Park	11,994	12,440	445	3.7	General infill opportunities.
Aldinga	16,067	20,304	4,237	26.4	Aldinga development to commence from 2025. Sellicks Beach development to increase from 2026. General infill at Aldinga.
Christie Downs	9,580	11,684	2,104	22.0	SAHA development at Noarlunga Downs from 2024. General infill and SAHA regeneration opportunities.
Christies Beach & Lonsdale	11,189	14,779	3,590	32.1	SAHA development at Noarlunga Downs from 2024. General infill and SAHA regeneration opportunities. Assumed strategic infill opportunities, including rezoned land at O'Sullivan Beach.
Clarendon	2,745	2,750	5	0.2	
Coromandel Valley	4,511	4,609	98	2.2	

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Flagstaff Hill	10,860	11,846	986	9.1	Retirement development at golf course. General infill.
Hackham - Onkaparinga Hills	6,935	10,428	3,493	50.4	Onkaparinga Heights development to begin within 5 years. Hackham land mostly consumed by 2031. General infill.
Hackham West - Huntfield Heights	7,911	8,410	499	6.3	General infill.
Happy Valley	13,953	14,679	726	5.2	General infill.
McLaren Vale	7,390	9,775	2,385	32.3	Seaford Heights land mostly consumed by 2031.
Morphett Vale - East	13,955	15,829	1,874	13.4	Increased general infill.
Morphett Vale - West	10,232	11,561	1,330	13.0	Increased general infill.
Reynella	10,368	11,359	991	9.6	Old Reynella winery site completed by 2026. General infill.
Seaford - Seaford Meadows	14,306	16,617	2,311	16.2	Greenfield land consumed by 2031. General infill opportunities.
Seaford Rise - Moana	10,715	12,044	1,329	12.4	Greenfield land mostly consumed by 2026. General infill.
Willunga	3,626	4,178	552	15.2	Small greenfield land supply within Willunga to be mostly consumed.
Woodcroft	11,632	11,763	131	1.1	Thaxted Park Golf Course development by 2026. Scattered strategic infill opportunities.
<b>TOTAL</b>	<b>177,968</b>	<b>205,055</b>	<b>27,087</b>	<b>15.2</b>	

Figure 7: Outer South population 2021, 2031 and 2041 by SA2



**Map 8: Outer South projected population change 2021 to 2041, by SA2**



### 3.7 Adelaide Hills region

Including LGAs of Adelaide Hills, Mount Barker.

Including SA2s of Adelaide Hills, Aldgate – Stirling, Hahndorf – Echunga, Lobethal – Woodside, Mount Barker, Mount Barker Surrounds, Nairne, Uraidla – Summertown.

#### Region Summary

The Adelaide Hills region lies to the east of Adelaide. The region's economy is primarily agricultural, with fruit production, dairy farms and wineries, while Mount Barker and Stirling serve as the region's primary commercial and retail centres. Growth is predominantly located in the Mount Barker SA2 which has significant greenfield growth opportunities.

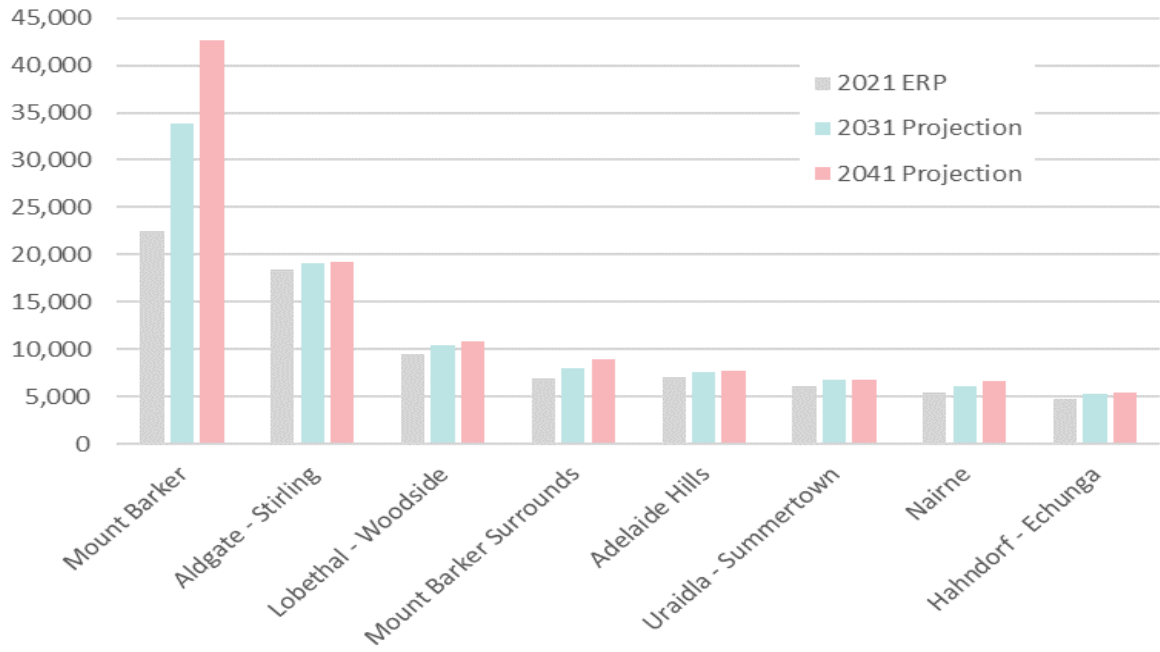
At the 2021 census, the population of the region was 80,501. It is projected to grow by 27,790 (medium series) to reach around 108,291 by 2041.

Growth opportunities throughout the region are minimal, except for Mount Barker, Mount Barker Surrounds and Nairne SA2s (see Table 16, Figure 8 and Map 9 for details).

**Table 16: Adelaide Hills projected population and land supply assumptions**

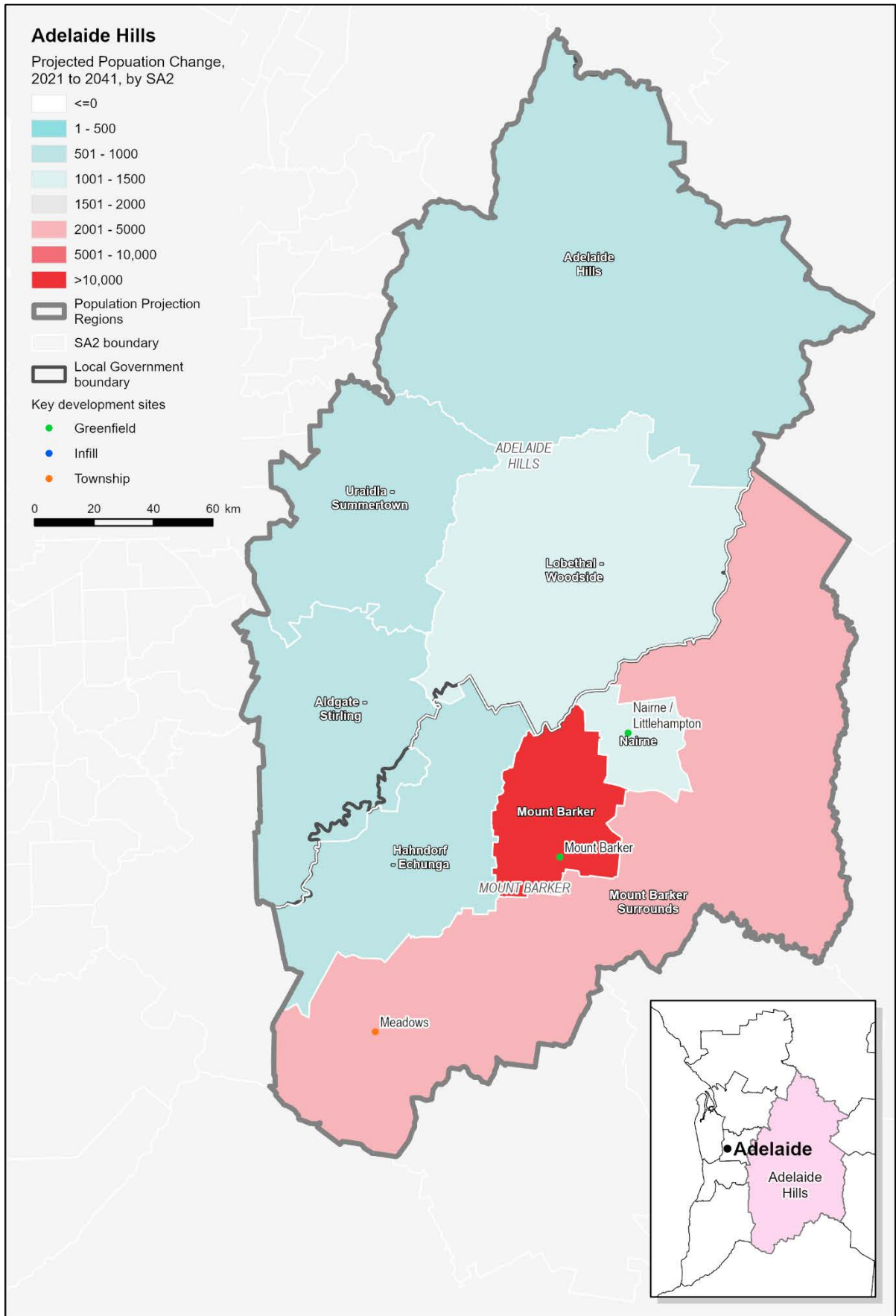
SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Adelaide Hills	7,093	7,754	661	9.3	Dispersed small greenfield opportunities to be developed along with infill across the region. Constrained by EFPA and CPD.
Aldgate - Stirling	18,406	19,191	785	4.3	Dispersed small greenfield opportunities to be developed along with infill across the region. Constrained by EFPA.
Hahndorf - Echunga	4,747	5,479	732	15.4	Current zoned greenfield supply to be mostly consumed within projection period. Constrained by EFPA.
Lobethal - Woodside	9,522	10,816	1,294	13.6	Current zoned greenfield supply to be mostly consumed within projection period. Constrained by EFPA.
Mount Barker	22,414	42,687	20,273	90.4	Current zoned greenfield supply to be mostly consumed within projection period. Infill opportunities. Constrained by EFPA.
Mount Barker Surrounds	6,865	8,940	2,076	30.2	Current zoned greenfield supply and deferred urban land to be mostly consumed within projection period. Constrained by EFPA.
Nairne	5,372	6,674	1,303	24.3	Current zoned greenfield supply to be consumed within projection period. Constrained by EFPA.
Uraidla - Summertown	6,083	6,749	667	11.0	Current zoned greenfield supply to be mostly consumed within projection period. Constrained by EFPA.
<b>TOTAL</b>	<b>80,501</b>	<b>108,291</b>	<b>27,790</b>	<b>34.5</b>	

**Figure 8: Adelaide Hills population 2021, 2031 and 2041 by SA2**





**Map 9: Adelaide Hills projected population change 2021 to 2041, by SA2**



### 3.8 Murray Bridge region

Including LGAs of Murray Bridge, Mid Murray (part).  
Including SA2s of Murray Bridge, Murray Bridge Surrounds.

#### Region Summary

The Murray Bridge region includes the city of Murray Bridge, Monarto and several smaller towns on the River Murray. In 2021 the region had a population of 22,689. Since 2016, the population has increased by just 777 people.

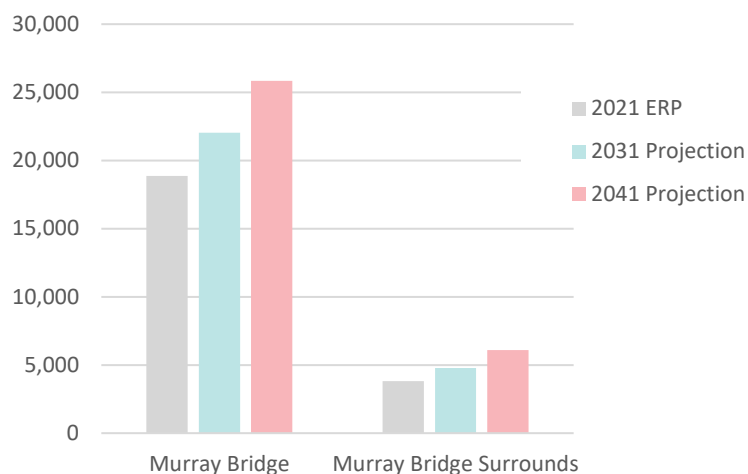
The town of Murray Bridge has ample land to accommodate growth in the region beyond 2041. Job opportunities and demand for housing in Murray Bridge and the surrounding areas will be increased with Thomas Foods International scheduled to open a new upgraded meat processing facility by the end of 2023, with further expansions to follow.

This region is projected to grow by 9,246 to reach 31,935 by 2041. Growth opportunities in the region are expected to be located within Murray Bridge (see Table 17, Figure 9 and Map 10 for details).

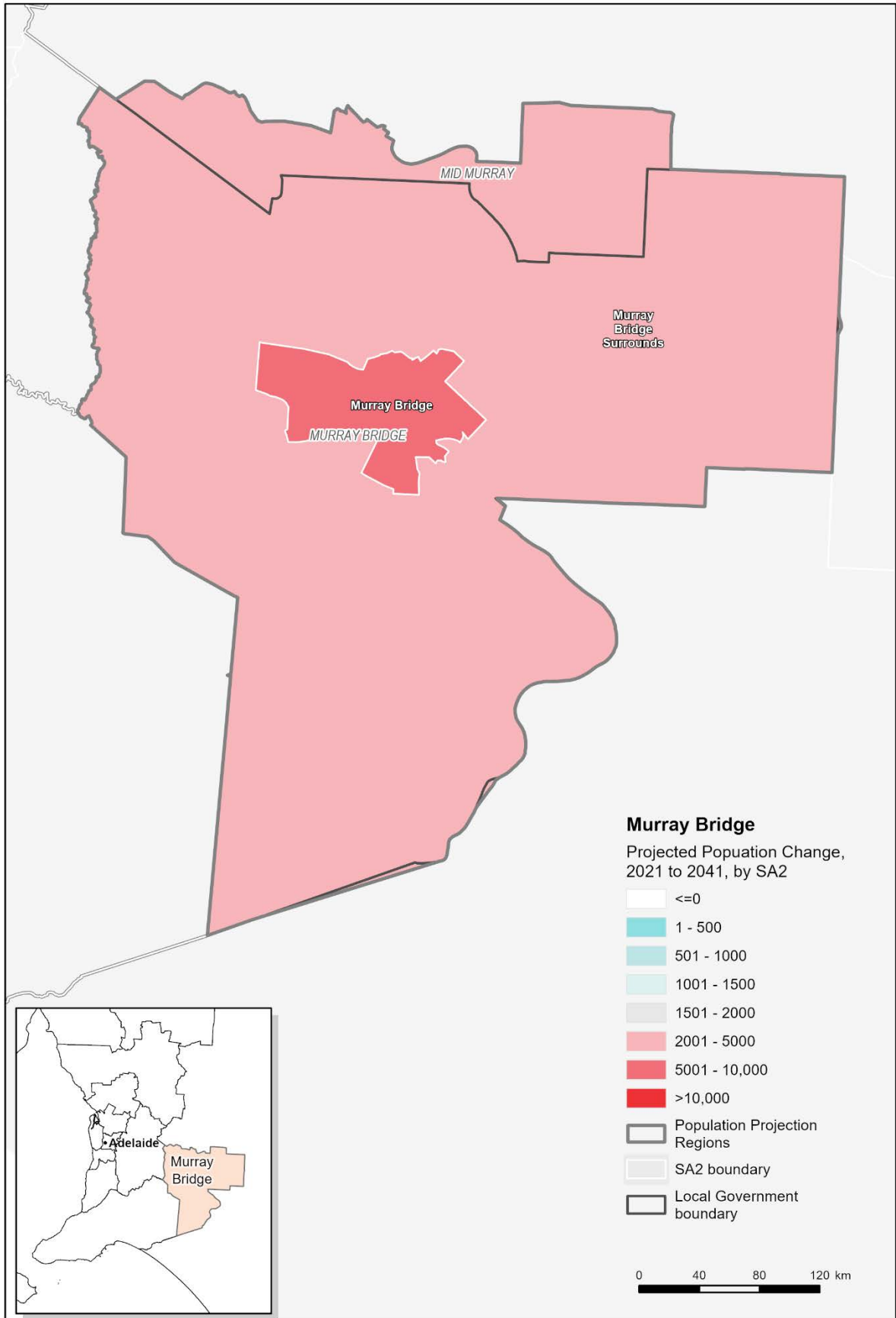
**Table 17: Murray Bridge projected population and land supply assumptions**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Murray Bridge	18,864	25,839	6,975	37.0	Greenfield supply to be consumed steadily. Newbridge and Hindmarsh estates well underway. New residential land likely with availability after 2026. Further expansion of Murray Bridge township constrained by EFPA.
Murray Bridge Surrounds	3,825	6,096	2,271	59.4	Gifford Hill development likely to start after 2026 along with opportunities in the rural living area. Constrained by EFPA.
<b>TOTAL</b>	<b>22,689</b>	<b>31,935</b>	<b>9,246</b>	<b>40.8</b>	

**Figure 9: Murray Bridge population 2021, 2031 and 2041 by SA2**



**Map 10: Murray Bridge projected population change 2021 to 2041, by SA2**



### 3.9 Northern Plains and Barossa region

Including LGAs of Adelaide Plains (part), Barossa (part), Light (part).  
Including SA2s of Barossa – Angaston, Light, Lyndoch, Mallala, Nuriootpa, Tanunda.

#### Region Summary

The Northern Plains and Barossa region is an economically diverse area and includes; wine in the Barossa Valley; grain and livestock farming; horticulture; and tourism.

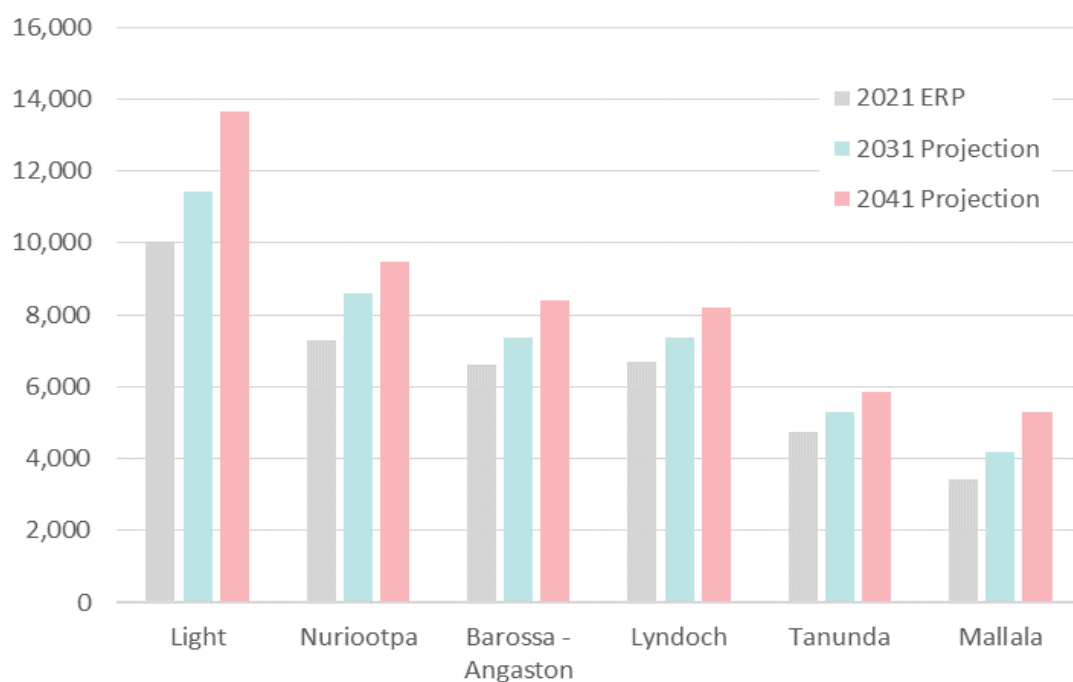
At the 2021 census, the population of the region was 38,797. The region is projected to grow by 12,069 to reach around 50,866 by 2041.

The dominant growth opportunities in the region are in townships within the Barossa Valley, along with the townships of Freeling, Kapunda and Mallala (see Table 18, Figure 10 and Map 11 for details).

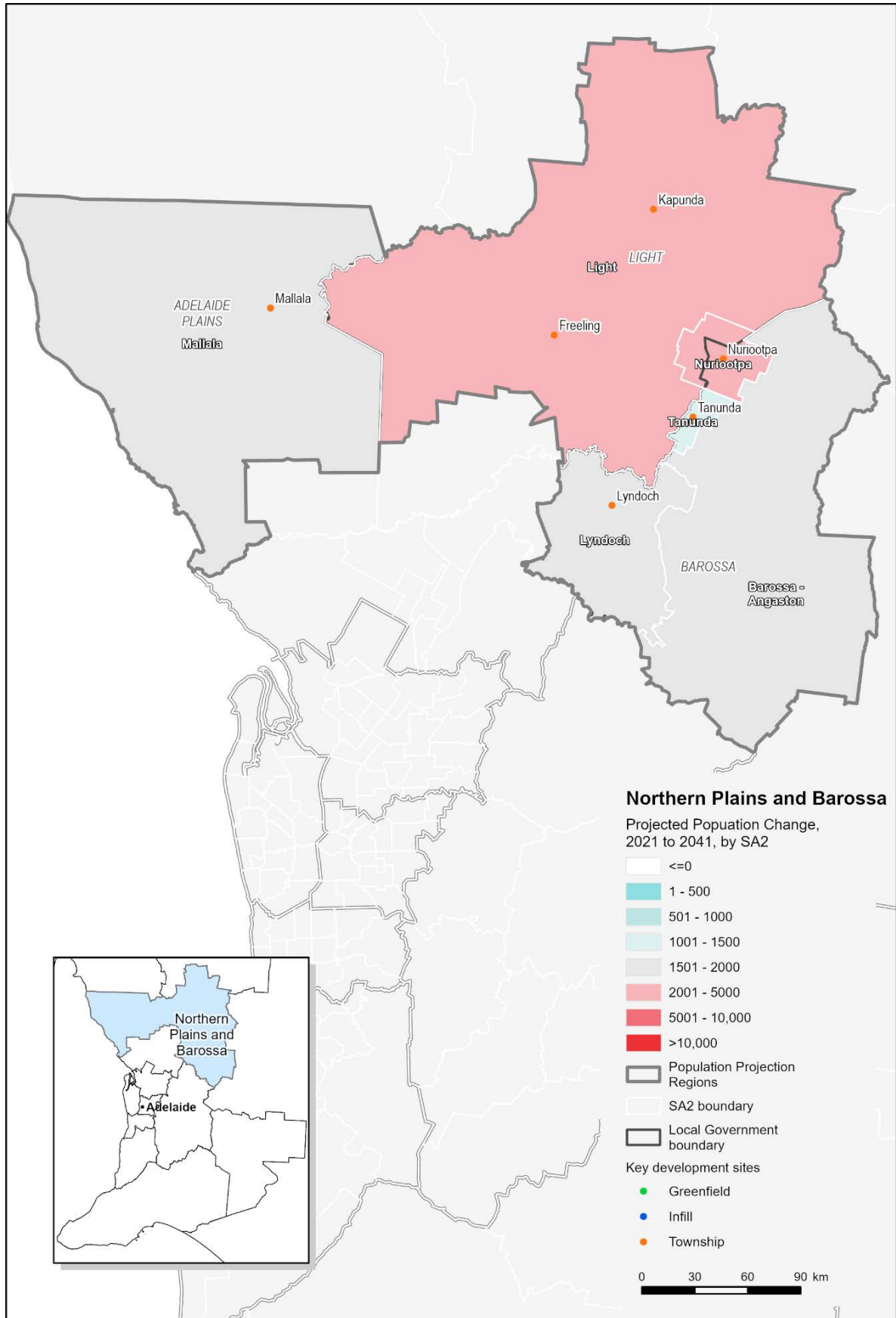
**Table 18: Northern Plains and Barossa projected population and land supply assumptions**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Assumptions
Barossa - Angaston	6,615	8,410	1,795	27.1	Greenfield land supply to be developed within Angaston, Mount Pleasant and other smaller townships Growth constrained by CPD.
Light	10,037	13,650	3,614	36.0	Greenfield supply in Freeling and Kapunda will support growth over the 20-year period, along with smaller supply options in Greenock and Wasleys. Constrained by EFPA and CPD.
Lyndoch	6,681	8,188	1,507	22.6	Greenfield in Lyndoch and Williamstown mostly consumed with limited supply in other smaller towns. General infill opportunities. Township expansion constrained by CPD.
Mallala	3,410	5,308	1,899	55.7	Greenfield opportunities in Mallala, with assumed new land supply opportunities at Dublin after 2031. Constrained by EFPA.
Nuriootpa	7,301	9,460	2,159	29.6	Greenfield land consumption to continue. More aged care developments likely. Further expansion of Nuriootpa constrained by CPD.
Tanunda	4,754	5,850	1,097	23.1	Greenfield land to be mostly consumed within period. Further expansion of Tanunda constrained by CPD.
<b>TOTAL</b>	<b>38,797</b>	<b>50,866</b>	<b>12,069</b>	<b>31</b>	

**Figure 10: Northern Plains and Barossa population 2021, 2031 and 2041 by SA2**



**Map 11: Northern Plains and Barossa projected population change 2021 to 2041, by SA2**



### 3.10 Fleurieu Peninsula region

Including LGAs of Alexandrina, Victor Harbor, Yankalilla.

Including SA2s of Goolwa - Port Elliot, Strathalbyn, Strathalbyn Region, Victor Harbor, Yankalilla.

#### Region Summary

The Fleurieu Peninsula region is an attractive and economically diverse area. Industries include wine in Langhorne Creek, tourism, forestry, retirement services and a diverse range of agriculture across the region.

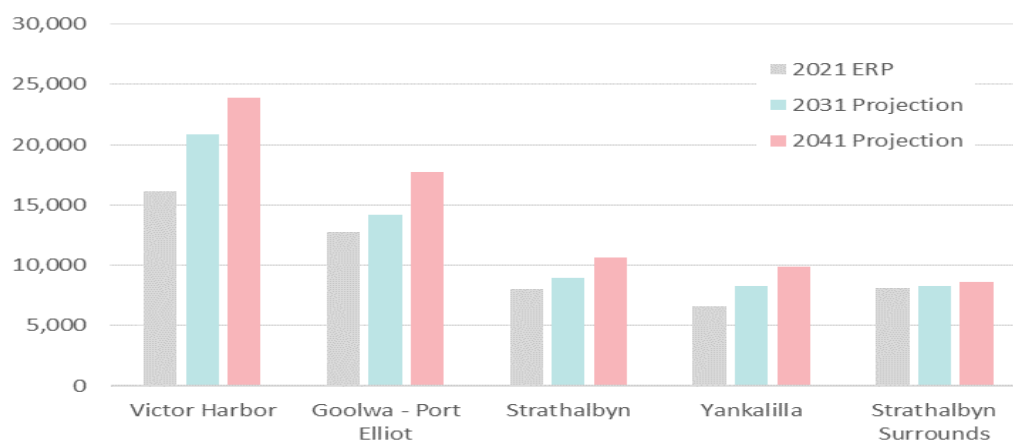
At the 2021 census, the population of the region was 51,612. This region is projected to grow by 19,142 to reach around 70,750 by 2041.

Growth opportunities are expected to occur predominantly within lifestyle locations of Victor Harbor, Goolwa, Normanville and Strathalbyn (see Table 19, Figure 11 and Map 12 for details).

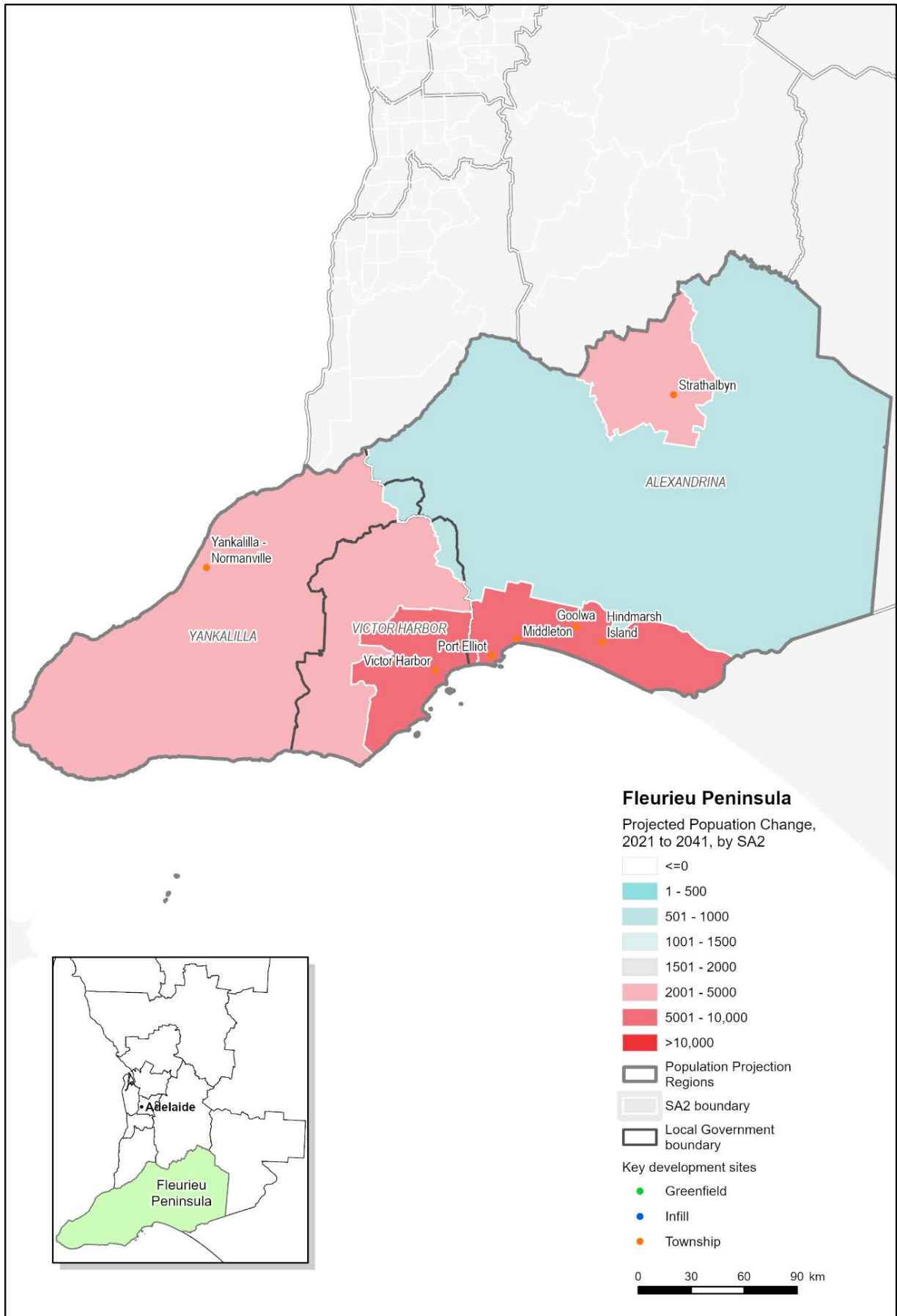
**Table 19: Fleurieu Peninsula projected population and land supply assumptions**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Assumptions
Goolwa - Port Elliot	12,722	17,732	5,010	39.4	Development at Goolwa North after 2026. Hindmarsh Island and Port Elliot to continue at slow rates. Deferred urban land at Middleton, Goolwa and Port Elliot to be developed. Constrained by EFPA.
Strathalbyn	8,026	10,607	2,580	32.2	Greenfield supply to be significantly consumed within projection period. Constrained by EFPA.
Strathalbyn Surrounds	8,130	8,654	523	6.4	Greenfield supply to be significantly consumed. Deferred Urban land in townships to be rezoned by 2031 to maintain supply. EFPA constrained.
Victor Harbor	16,131	23,858	7,726	47.9	Continued greenfield and infill development. Deferred urban land assumed to be rezoned. Constrained by EFPA.
Yankalilla	6,602	9,904	3,301	50.0	Continued greenfield and infill development mainly in Normanville \ Yankalilla area with smaller supply in Cape Jervis, Myponga and Second Valley. Constrained by EFPA.
<b>TOTAL</b>	<b>51,612</b>	<b>70,754</b>	<b>19,142</b>	<b>37.1</b>	

**Figure 11: Fleurieu Peninsula population 2021, 2031 and 2041 by SA2**



**Map 12: Fleurieu Peninsula projected population change 2021 to 2041, by SA2**





### 3.11 Kangaroo Island region

Including LGA of Kangaroo Island.

Including SA2 of Kangaroo Island.

#### Region Summary

The Kangaroo Island region is an economically diverse area with attractive landscapes and sea vistas. Tourism is the main industry, with forestry, aquaculture and agriculture also contributing to the economy of the region.

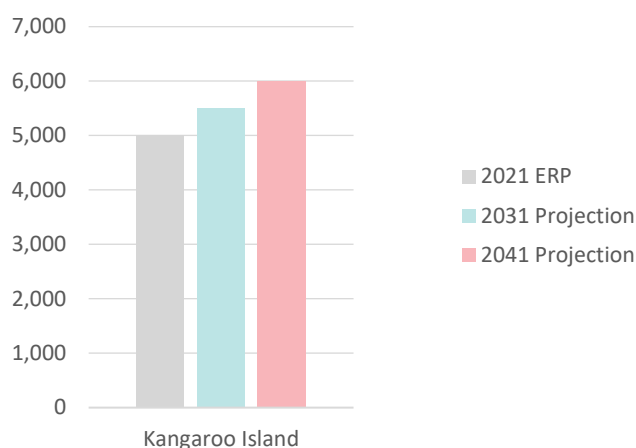
At the 2021 census, the population of the region was 4,999. It is projected to grow by 1,002 (medium series) to reach around 6,000 by 2041.

Growth in the Kangaroo Island region is expected to be driven by tourism and jobs in the agriculture and aquaculture sectors (see Table 20, Figure 12 and Map 13 for details).

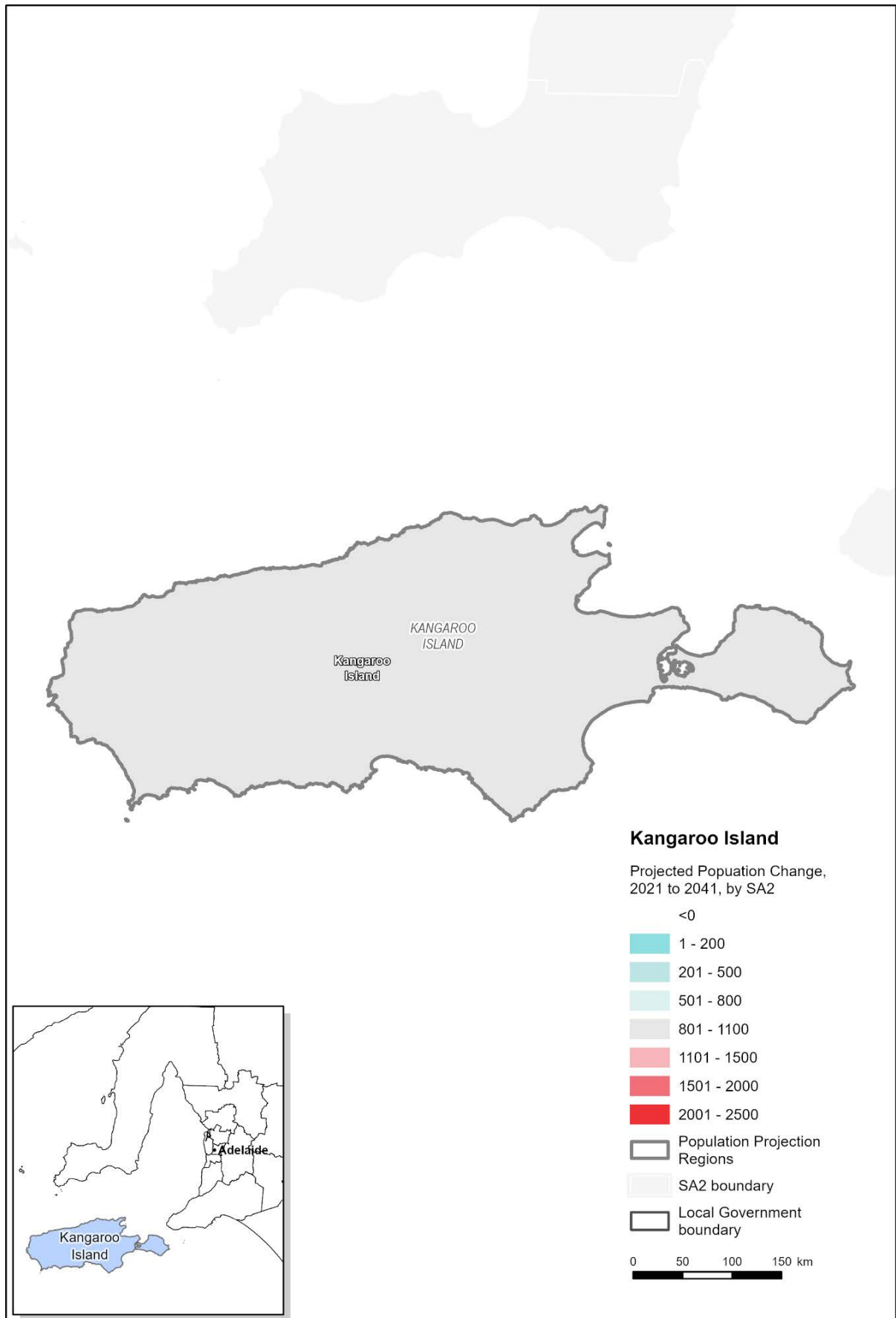
**Table 20: Kangaroo Island projected population**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 % change
Kangaroo Island	4,999	6,001	1,002	20.0

**Figure 12: Kangaroo Island population 2021, 2031 and 2041 by SA2**



**Map 13: Kangaroo Island projected population change 2021 to 2041, by SA2**



### 3.12 Eyre Peninsula and South West region

Including LGAs of Ceduna, Cleve, Elliston, Franklin Harbour, Kimba, Lower Eyre Peninsula, Maralinga Tjarutja, Port Lincoln, Pastoral Unincorporated Area (part), Streaky Bay, Tumby Bay, Wudinna, Whyalla (part). Including SA2s of Ceduna, Eyre Peninsula, Kimba - Cleve - Franklin Harbour, Le Hunte – Elliston, Port Lincoln, West Coast (SA), Western.

#### Region Summary

Major towns in this region include Port Lincoln, Ceduna and Wudinna. It is an economically diverse area with industries that include mining, manufacturing, grain and livestock farming, aquaculture and tourism. The population in 2021 was 37,000. Since 2016, the region has grown by just over 1,000 people.

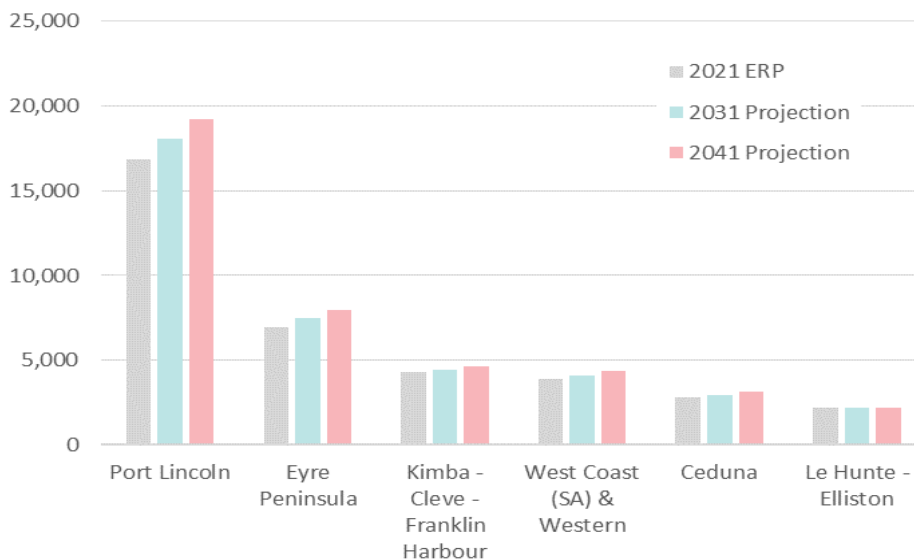
Port Lincoln is the main service centre for the lower reaches of the Peninsula. Ceduna on the west coast also functions as service centres for the region. Growth in the region is expected to be driven by jobs in renewables, agriculture and aquaculture and supporting infrastructure

This region is projected to grow by 4,415 people by 2041 (see Table 21, Figure 13 and Map 14 for details).

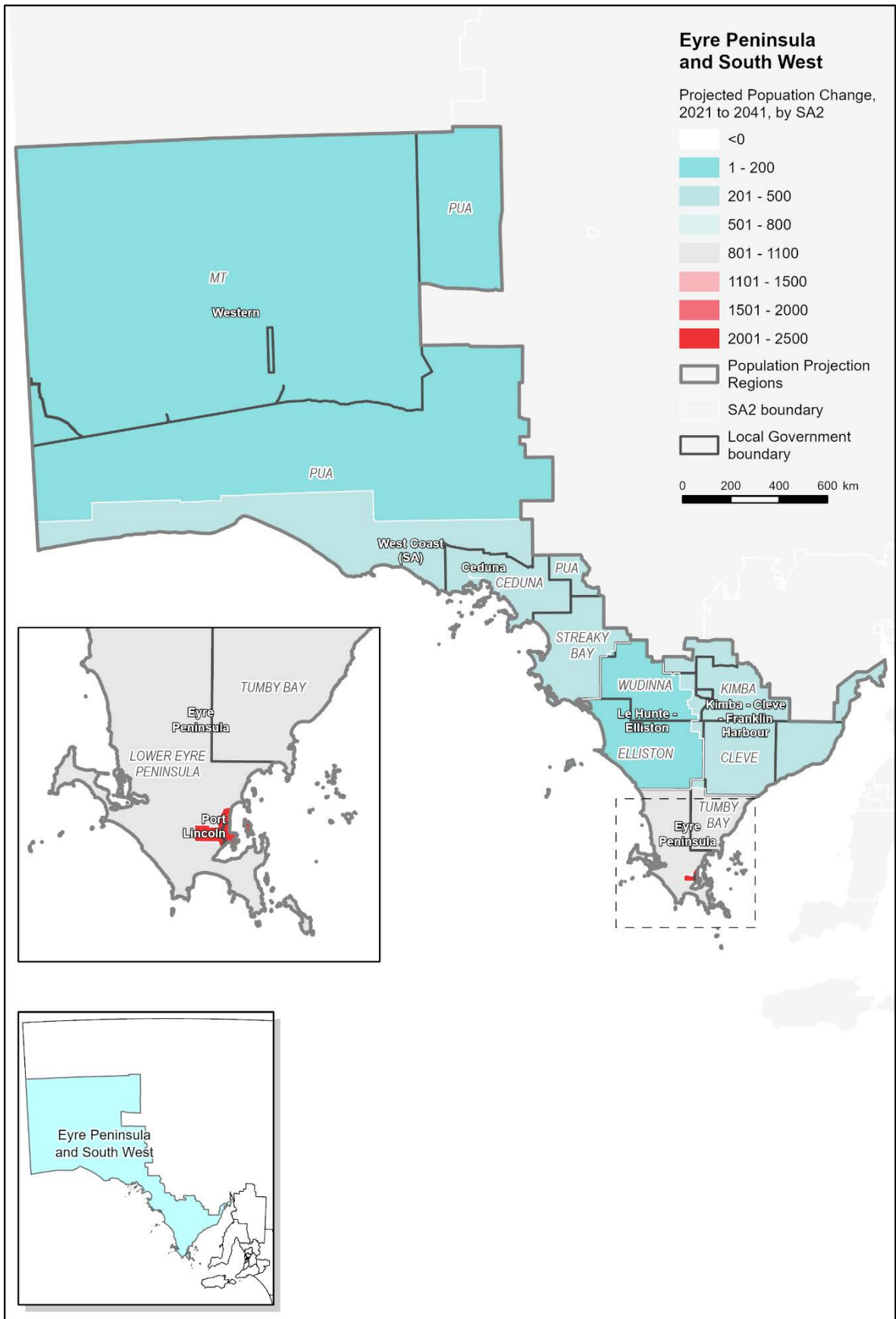
**Table 21: Eyre Peninsula and South West projected population**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)
Ceduna	2,818	3,125	307	10.9
Eyre Peninsula	6,971	7,943	972	13.9
Kimba - Cleve - Franklin Harbour	4,286	4,617	331	7.7
Le Hunte - Elliston	2,172	2,195	23	1.0
Port Lincoln	16,844	19,201	2,357	14.0
West Coast (SA) & Western	3,913	4,338	425	10.9
<b>TOTAL</b>	<b>37,004</b>	<b>41,419</b>	<b>4,415</b>	<b>11.9</b>

**Figure 13: Eyre Peninsula and South West population 2021, 2031 and 2041 by SA2**



**Map 14: Eyre Peninsula and South West projected population change 2021 to 2041, by SA2**



### 3.13 Whyalla region

Including LGA of Whyalla (part) and Unincorporated SA (part).  
Including SA2s of Whyalla and Whyalla - North.

#### Region Summary

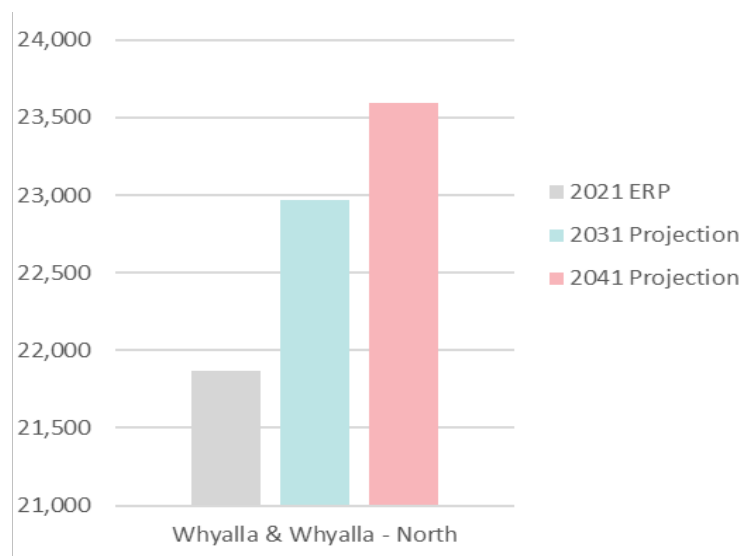
The township of Whyalla is the second largest South Australian town outside of the Greater Adelaide Planning Region, behind Mount Gambier. Population in the town is influenced by the operations of the Whyalla Steelworks, which is the main employer in the region. Growth in the Whyalla region is expected to be driven by jobs in renewables (green energy), steel and mining sector.

Since 2016, the population of Whyalla has declined by around 560 people to reach 21,868 at the 2021 Census. The region is projected to grow by 1,727 to reach around 23,595 by 2041 (see Table 22, Figure 14 and Map 15 for details).

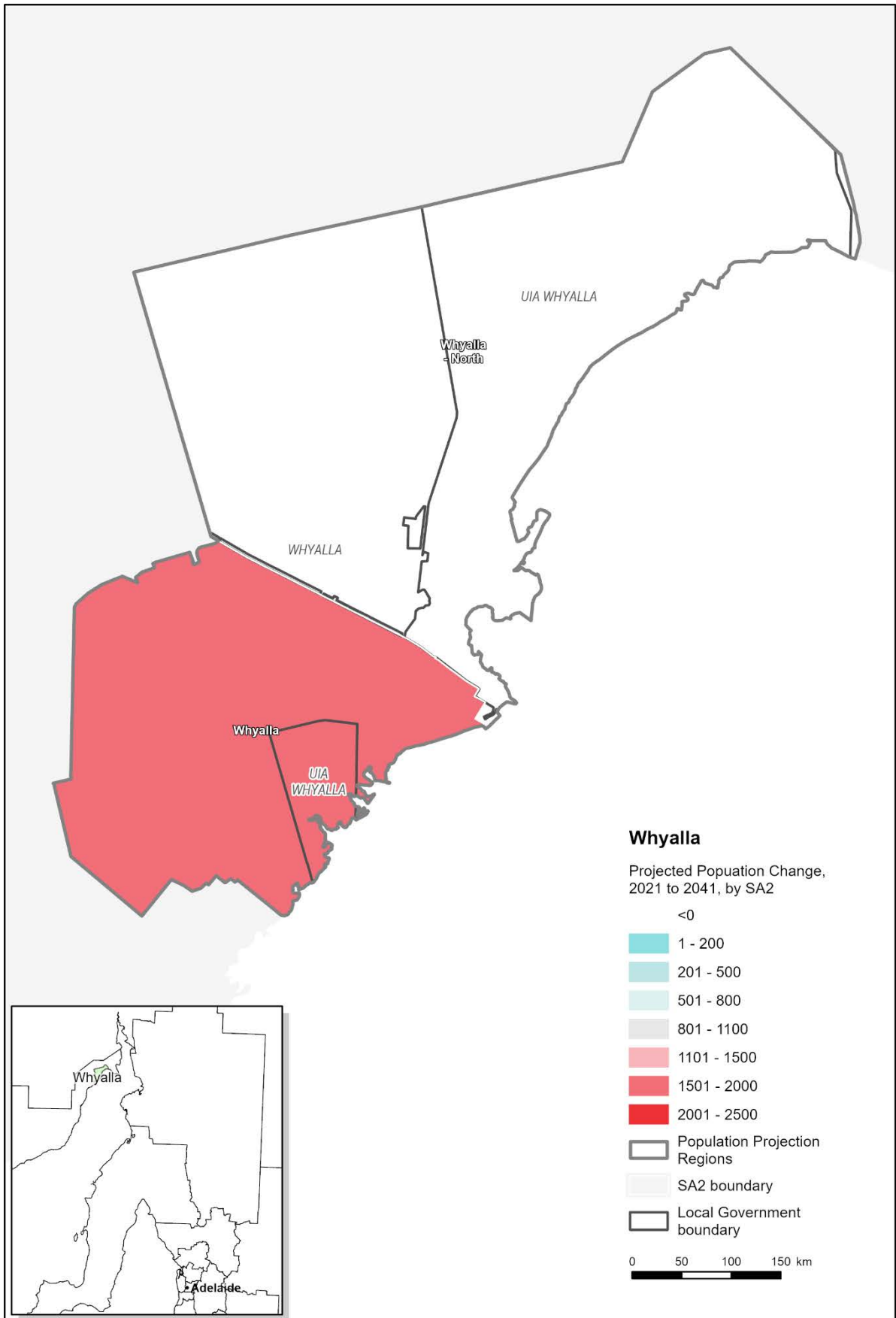
**Table 22: Whyalla projected population**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)
Whyalla & Whyalla - North	21,868	23,595	1,727	7.9

**Figure 14: Whyalla population 2021, 2031 and 2041 by SA2**



**Map 15: Whyalla projected population change 2021 to 2041, by SA2**



### 3.14 Limestone Coast region

Including LGAs of Kingston, Naracoorte Lucindale, Robe, Tatiara, Wattle Range.

Including SA2s of Kingston – Robe, Millicent, Naracoorte, Naracoorte Surrounds, Penola, Tatiara, Wattle Range (part).

#### Region Summary

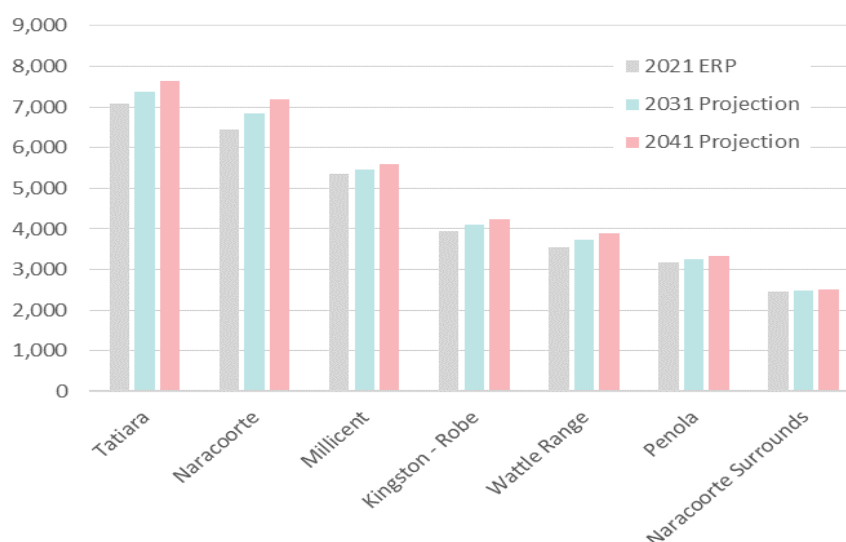
The Limestone Coast region's economy includes viticulture, agriculture, aquaculture, forestry and tourism. Major towns in this region include Robe, Millicent, Naracoorte and Keith. Growth in the region is expected to be driven by jobs in the viticulture, renewables, forestry and education sectors, and tourism.

In 2021 the population in the region was almost 32,000. Between 2016 and 2021, the population grew by 800 people. The region is projected to grow by 2,465 people to reach around 34,435 by 2041 (see Table 23, Figure 15 and Map 16 for details).

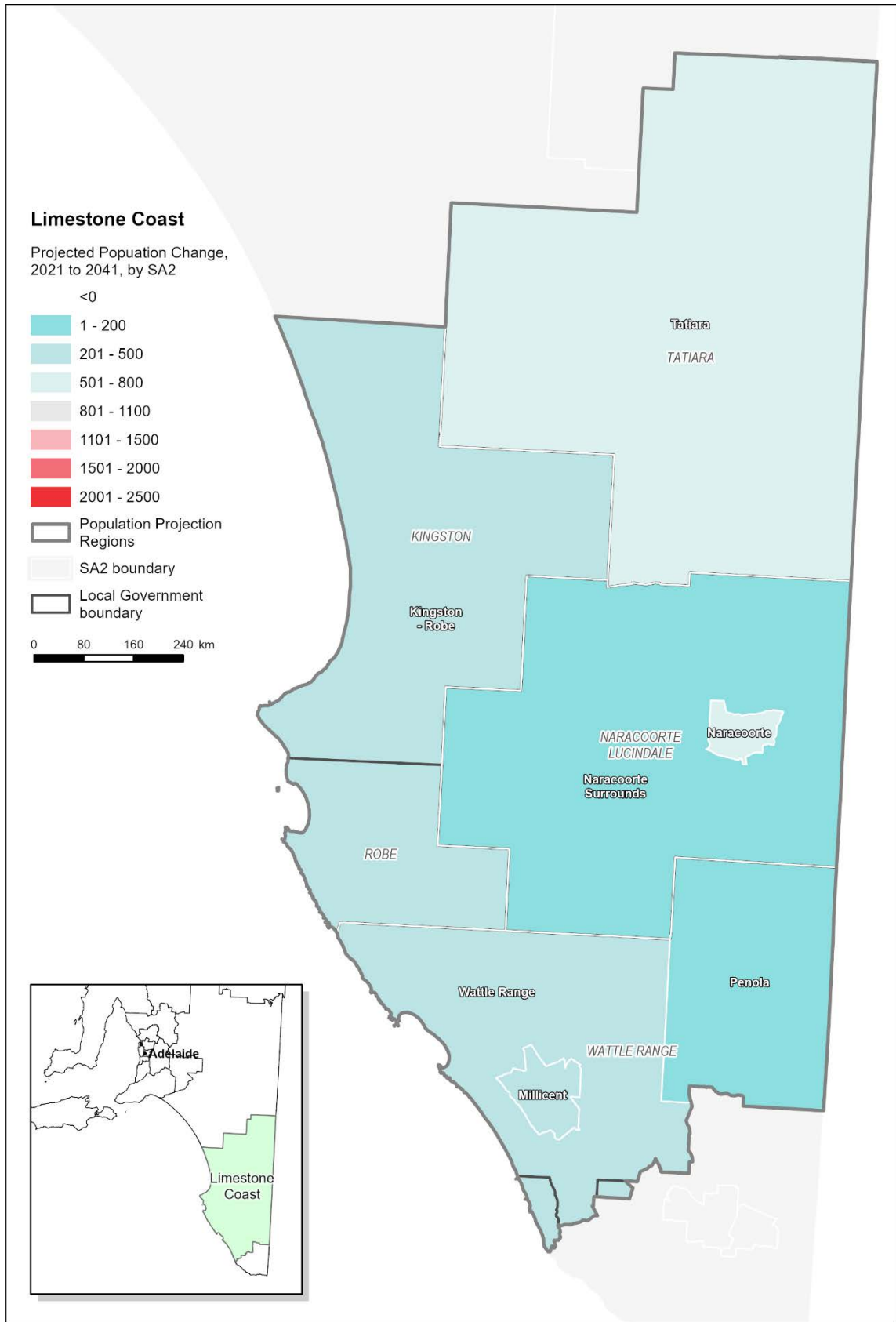
**Table 23: Limestone Coast projected population**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)
Kingston - Robe	3,943	4,252	309	7.8
Millicent	5,353	5,592	239	4.5
Naracoorte	6,444	7,200	756	11.7
Naracoorte Surrounds	2,452	2,509	57	2.3
Penola	3,170	3,341	171	5.4
Tatiara	7,072	7,647	575	8.1
Wattle Range	3,536	3,896	360	10.2
<b>TOTAL</b>	<b>31,970</b>	<b>34,435</b>	<b>2,465</b>	<b>7.7</b>

**Figure 15: Limestone Coast population 2021, 2031 and 2041 by SA2**



**Map 16: Limestone Coast projected population change 2021 to 2041, by SA2**





### 3.15 Mount Gambier region

Including LGAs of Mount Gambier, Grant and Wattle Range (part).  
Including SA2s of Mount Gambier – East, Mount Gambier – West and Grant.

#### Region Summary

Mount Gambier is the main town within this region and is the largest town in South Australia outside of the Greater Adelaide Planning region. Mount Gambier is the major service centre in the South-East region and has historically relied heavily on the forestry industry for jobs creation and growth. Land supply on the fringes of Mount Gambier is expected to supply growth opportunities over the projection period.

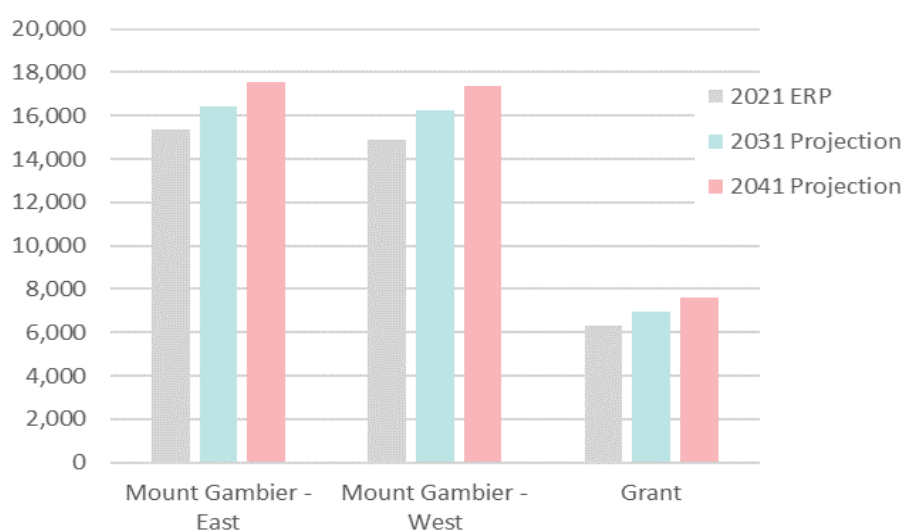
The population in 2021 was 36,600. This region had grown by 1,050 people between 2016 and 2021. Growth in the region is expected to be driven by population serving jobs, jobs in renewables, forestry and education sectors and tourism.

This region is projected to grow by almost 6,000 people by 2041 (see Table 24, Figure 16 and Map 17 for details).

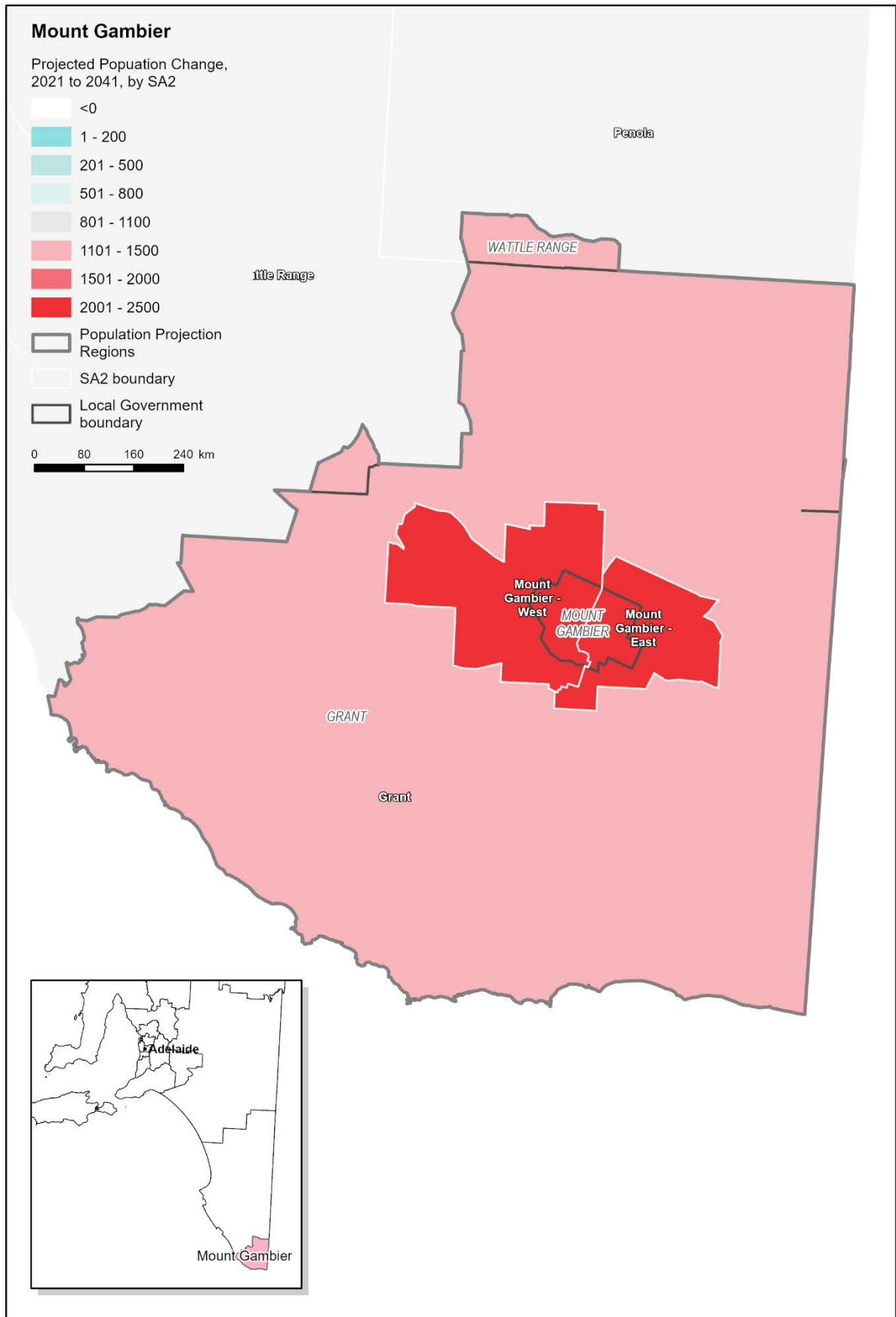
**Table 24: Mount Gambier projected population and land supply assumptions**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)	Land supply assumptions
Grant	6,296	7,629	1,333	21.2	Growth on edge of Mount Gambier township expected to continue.
Mount Gambier - East	15,379	17,549	2,170	14.1	Greenfield land to be largely consumed by 2041 as growth continues.
Mount Gambier - West	14,897	17,369	2,472	16.6	Greenfield land to be largely consumed as growth continues.
<b>TOTAL</b>	<b>36,572</b>	<b>42,547</b>	<b>5,975</b>	<b>16.3</b>	

**Figure 16: Inner North population 2021, 2031 and 2041 by SA2**



**Map 17: Mount Gambier projected population change 2021 to 2041, by SA2**



### 3.16 Mid North region

Including LGAs of Clare and Gilbert Valleys, Goyder, Northern Areas, Port Pirie, Peterborough, Mount Remarkable and Orroroo Carrieton.

Including SA2s of Clare, Gilbert Valley, Goyder, Jamestown, Peterborough – Mount Remarkable, Port Pirie, Port Pirie Surrounds.

#### Region Summary

The Mid North region is an economically diverse area with industries including wine, grain and livestock farming, tourism and energy generation and storage. Tourism is important in the region, with the Clare Valley wine region in the south and the gateway to the Flinders Ranges in the north. The region is backed by its agricultural sector. Port Pirie is the largest town in the region, but services are also provided by Port Augusta and Adelaide.

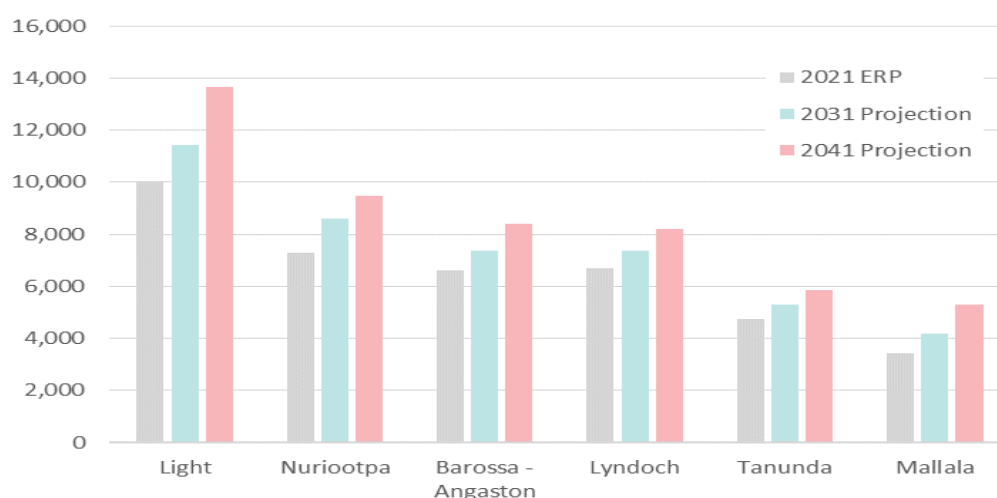
Growth in the region is expected to be driven by job creation in Port Pirie through new industries, jobs in tourism, renewables, viticulture and agriculture sectors, and retirement migration to the Clare Valley.

At the 2021 census, the population of the region was 41,287. The region is projected to grow by 1,442 to reach around 42,729 by 2041 (see Table 25, Figure 17 and Map 18 for details).

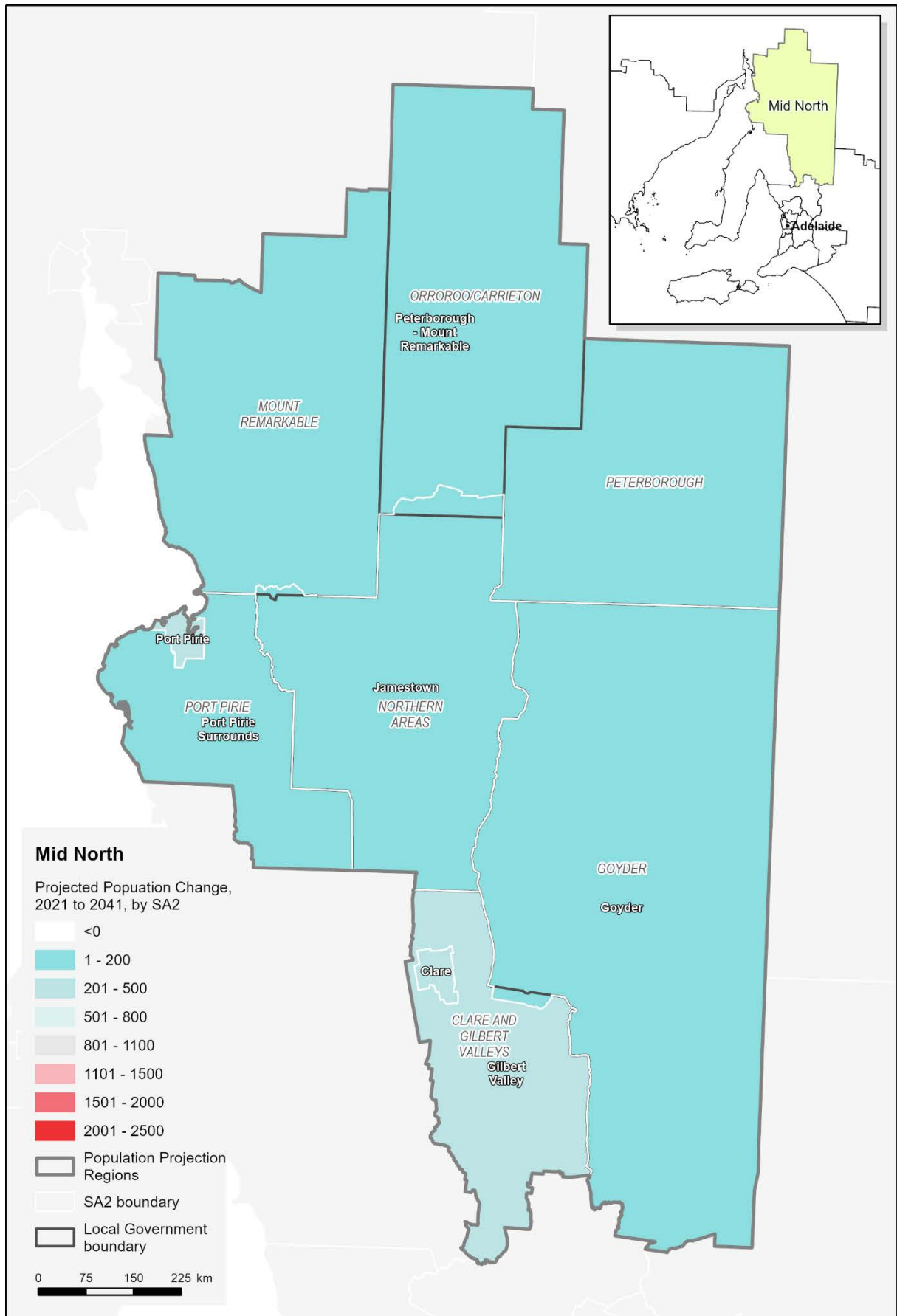
**Table 25: Mid North projected population**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)
Clare	4,178	4,466	288	6.9
Gilbert Valley	5,114	5,480	366	7.2
Goyder	4,155	4,172	17	0.4
Jamestown	4,691	4,799	108	2.3
Peterborough - Mount Remarkable	5,449	5,470	21	0.4
Port Pirie	14,297	14,752	455	3.2
Port Pirie Surrounds	3,403	3,591	188	5.5
<b>TOTAL</b>	<b>41,287</b>	<b>42,729</b>	<b>1,442</b>	<b>3.5</b>

**Figure 17: Mid North population 2021, 2031 and 2041 by SA2**



**Map 18: Mid North projected population change 2021 to 2041, by SA2**



### 3.17 Murray and Mallee region

Including LGAs of Berri Barmera, Coorong, Karoonda East Murray, Loxton Waikerie (part), Mid Murray, Renmark Paringa, Southern Mallee, Pastoral Unincorporated Area (part).

Including SA2s of Barmera, Berri, Karoonda – Lameroo, Loxton, Loxton Surrounds, Mannum, Renmark, Renmark Surrounds, The Coorong, Waikerie.

#### Region Summary

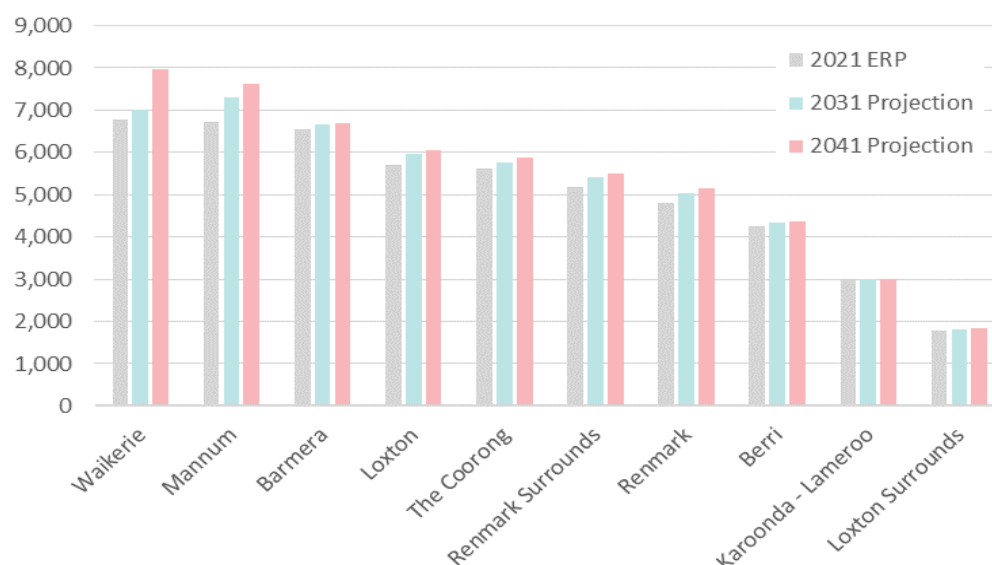
The Murray and Mallee's economy is primarily agricultural, including dairying, piggeries, horticulture and viticulture, with an expanding processing and manufacturing sector. Major towns in this region include Loxton, Waikerie, Berri, Renmark, Mannum and Meningie.

At the 2021 census, the population of the region was 50,408. The region is projected to grow by 3,669 to reach around 54,077 by 2041 (see Table 26, Figure 18 and Map 19 for details).

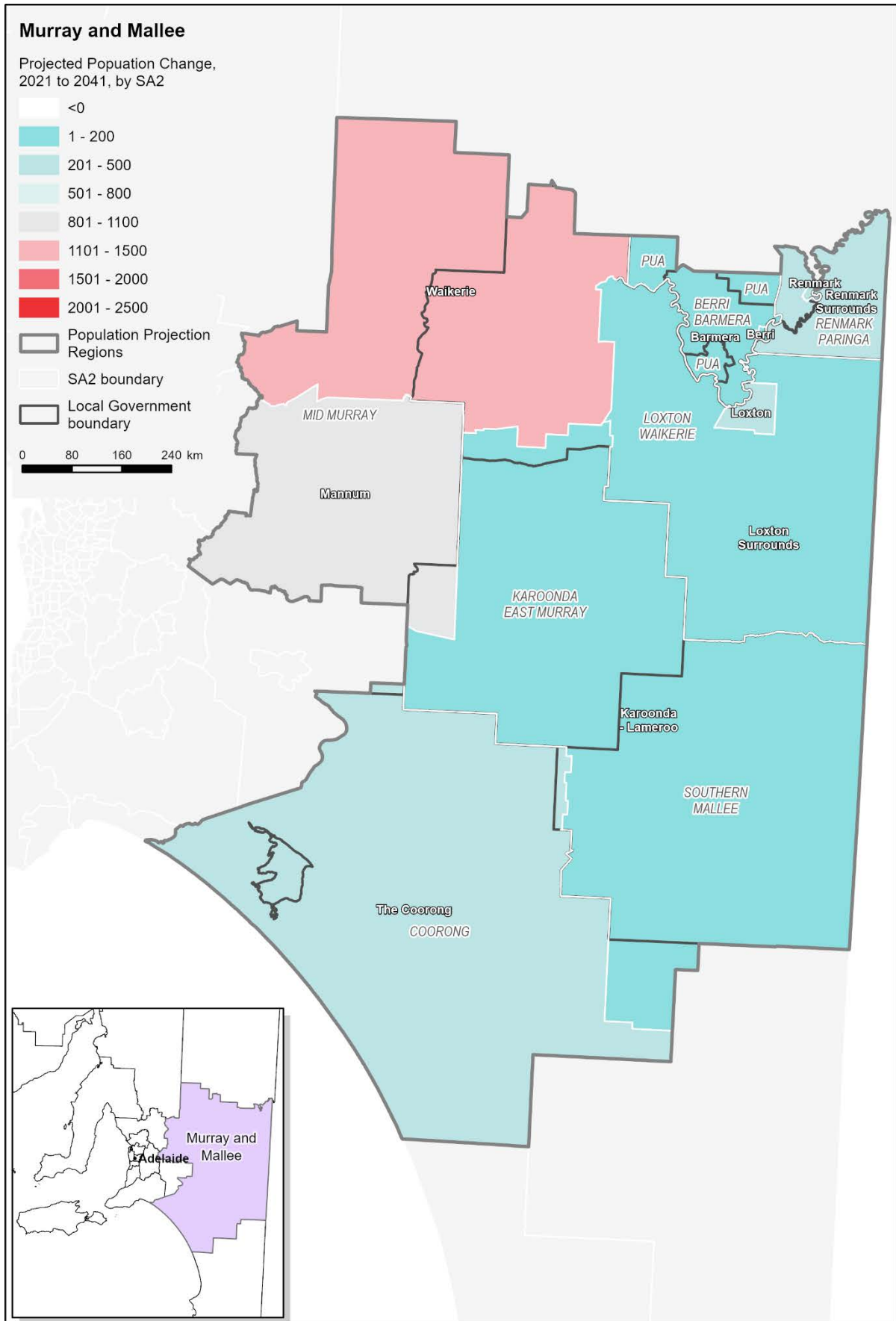
**Table 26: Murray and Mallee projected population**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)
Barmera	6,553	6,693	140	2.1
Berri	4,257	4,364	107	2.5
Karoonda - Lameroo	2,989	3,010	21	0.7
Loxton	5,698	6,063	365	6.4
Loxton Surrounds	1,781	1,837	56	3.1
Mannum	6,722	7,623	901	13.4
Renmark	4,818	5,148	330	6.8
Renmark Surrounds	5,191	5,490	299	5.8
The Coorong	5,612	5,888	276	4.9
Waikerie	6,787	7,961	1,174	17.3
<b>TOTAL</b>	<b>50,408</b>	<b>54,077</b>	<b>3,669</b>	<b>7.3</b>

**Figure 18: Murray and Mallee population 2021, 2031 and 2041 by SA2**



**Map 19: Murray and Mallee projected population change 2021 to 2041, by SA2**



### 3.18 Outback North and East region

Including LGAs of APY, Coober Pedy, Flinders Ranges, Loxton Waikerie (part), Port Augusta, Roxby Downs, Pastoral Unincorporated Area (part), UIA Riverland (part).  
 Including SA2s of APY Lands, Coober Pedy, Outback, Port Augusta, Quorn - Lake Gilles, Roxby Downs.

#### Region Summary

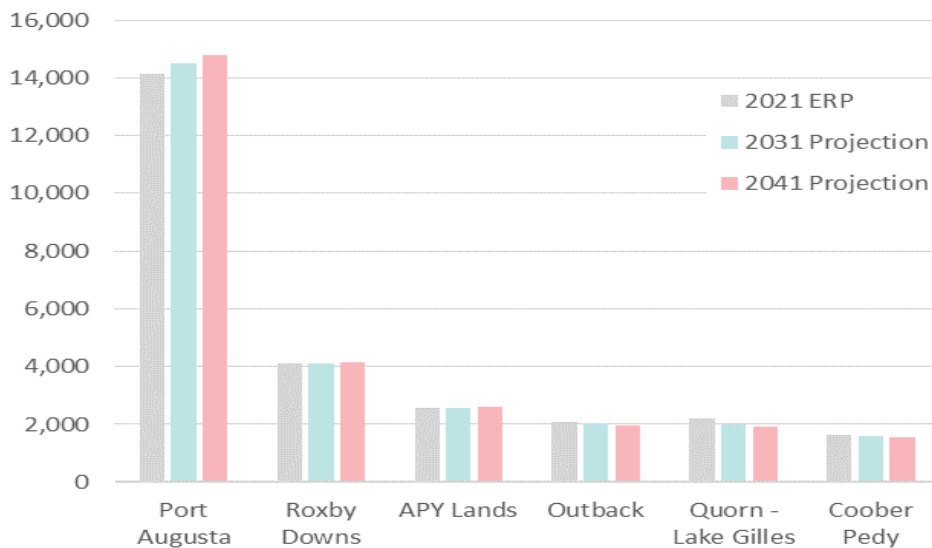
The Outback North and East region covers the remote northern part of the state. Port Augusta is the largest town. The main industries are mining and pastoralism, with recent growth in the renewables sector. The population in 2021 was 26,700. The region has declined by around 600 people since 2016. Growth in the region is expected to be driven by support sector jobs within Port Augusta, being a main service centre for the area as well as jobs in the mining, renewables and hydrogen sector.

This region is projected to grow by 215 people to reach a population of 26,929 by 2041. Growth in Port Augusta SA2 is projected to offset population declines across much of the region. (see Table 27, Figure 19 and Map 20 for details).

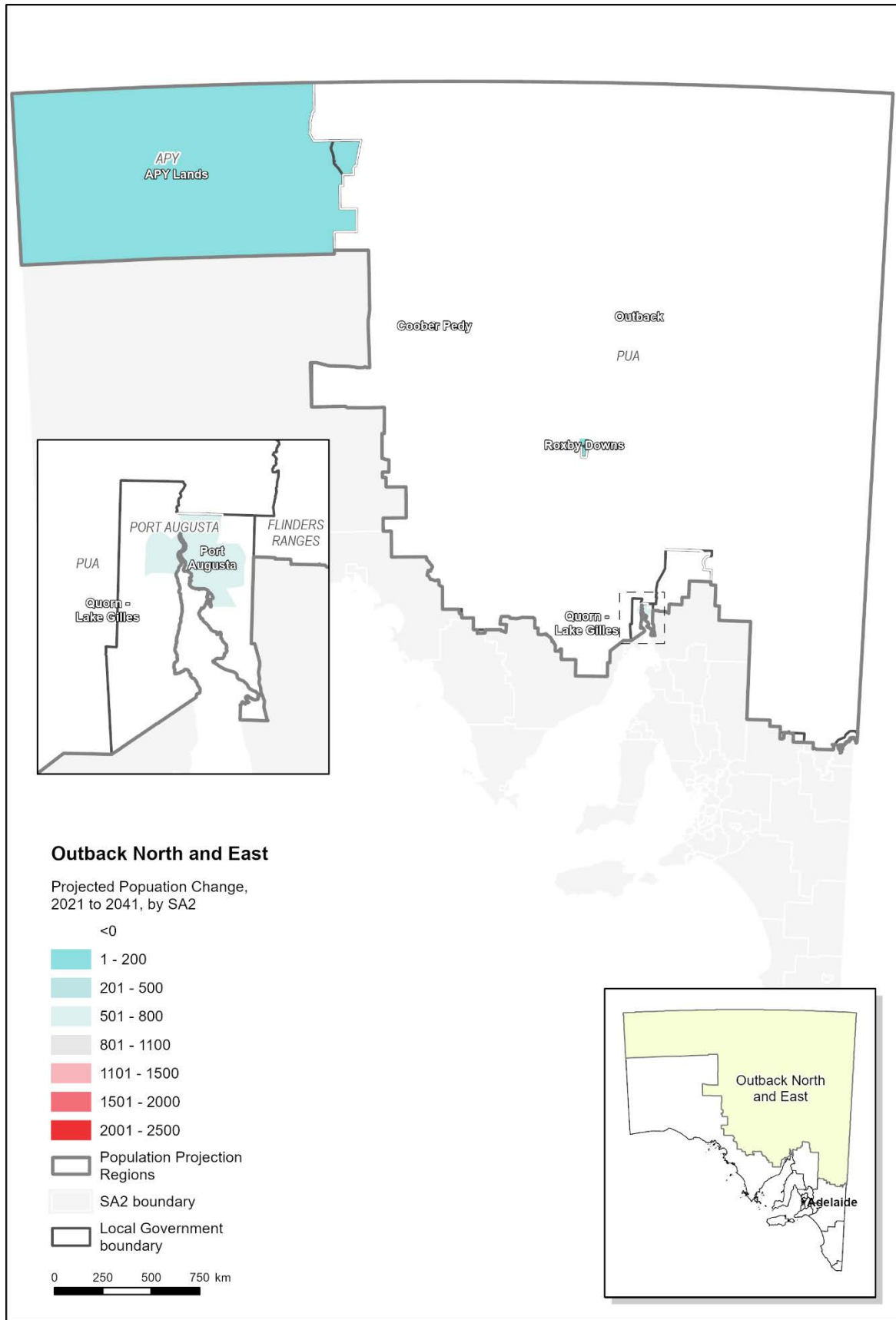
**Table 27: Outback - North and East projected population**

SA2 Name	2021 ERP	2041 Projection	2021-2041 Change	2021-2041 Change (%)
APY Lands	2,554	2,596	42	1.7
Coober Pedy	1,624	1,569	-55	-3.4
Outback	2,099	1,961	-138	-6.6
Port Augusta	14,125	14,770	645	4.6
Quorn - Lake Gilles	2,197	1,903	-294	-13.4
Roxby Downs	4,115	4,129	14	0.3
<b>TOTAL</b>	<b>26,714</b>	<b>26,929</b>	<b>215</b>	<b>0.8</b>

**Figure 19: Outback - North and East population 2021, 2031 and 2041 by SA2**



**Map 20: Outback - North and East projected population change 2021 to 2041, by SA2**





### 3.19 Yorke Peninsula region

Including LGAs of Copper Coast, Yorke Peninsula, Wakefield and Barunga West.

Including SA2s of Wallaroo, Kadina, Moonta, Yorke Peninsula – North, Yorke Peninsula – South and Wakefield – Barunga West.

#### Region Summary

Major towns in this region include Kadina, Wallaroo, Balaklava, Maitland and Yorktown. The main industries in the area are grain and livestock farming, aquaculture and tourism.

Tourism is popular in the region, particularly in the Copper Coast towns of Wallaroo, Kadina, Moonta and Port Hughes, and coastal towns further down the peninsula. The area is attracting 'sea-change' retirees and is popular due to its proximity to Adelaide. The main service centre in the region is Kadina. Growth in the region is also expected to be driven by job creation in the mining sector, grain industry and Ports.

In 2021 the population was 36,900. Since 2016, the region grew by almost 1,500 people. This region is projected to grow by 6,465 people to reach a population of 43,344 by 2041. (see Table 28, Figure 20 and Map 21 for details).

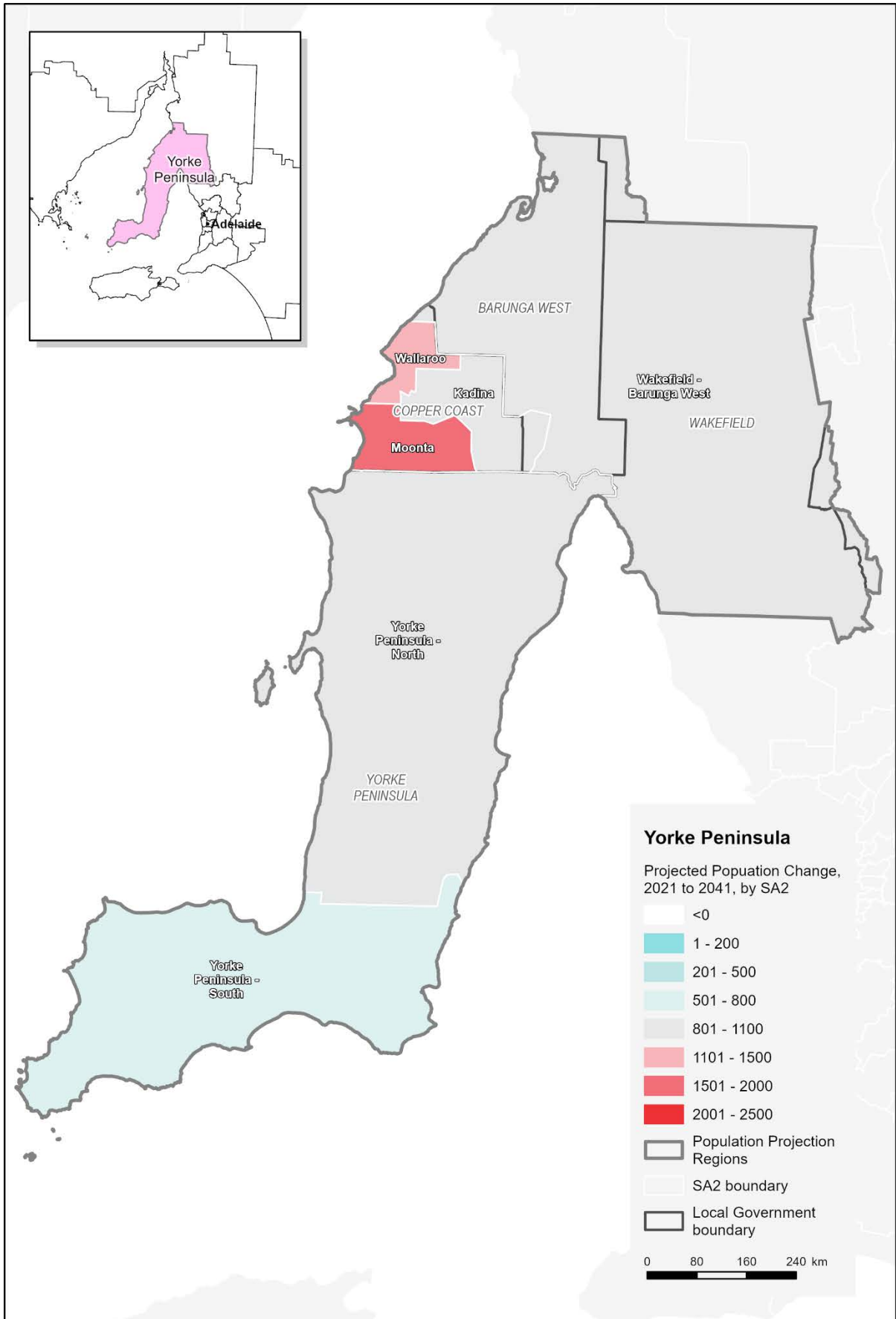
**Table 28: Yorke Peninsula projected population**

SA2 Name	2021 ERP	2041 projection	2021-2041 change	2021-2041 change (%)
Kadina	5,539	6,402	863	15.6
Moonta	5,300	7,000	1,700	32.1
Wakefield - Barunga West	9,707	10,532	825	8.5
Wallaroo	4,503	5,972	1,469	32.6
Yorke Peninsula - North	7,621	8,705	1,084	14.2
Yorke Peninsula - South	4,209	4,733	524	12.5
<b>TOTAL</b>	<b>36,879</b>	<b>43,344</b>	<b>6,465</b>	<b>17.5</b>

**Figure 20: Yorke Peninsula population 2021, 2031 and 2041 by SA2**



**Map 21: Yorke Peninsula projected population change 2021 to 2041, by SA2**



## 4 LGA Projection Results by Region, 2021 to 2041

Local Government Area projections were derived from the SA2 projections. In several cases the SA2 and LGA boundaries do not align so an estimated share of growth was applied to each LGA, where applicable.

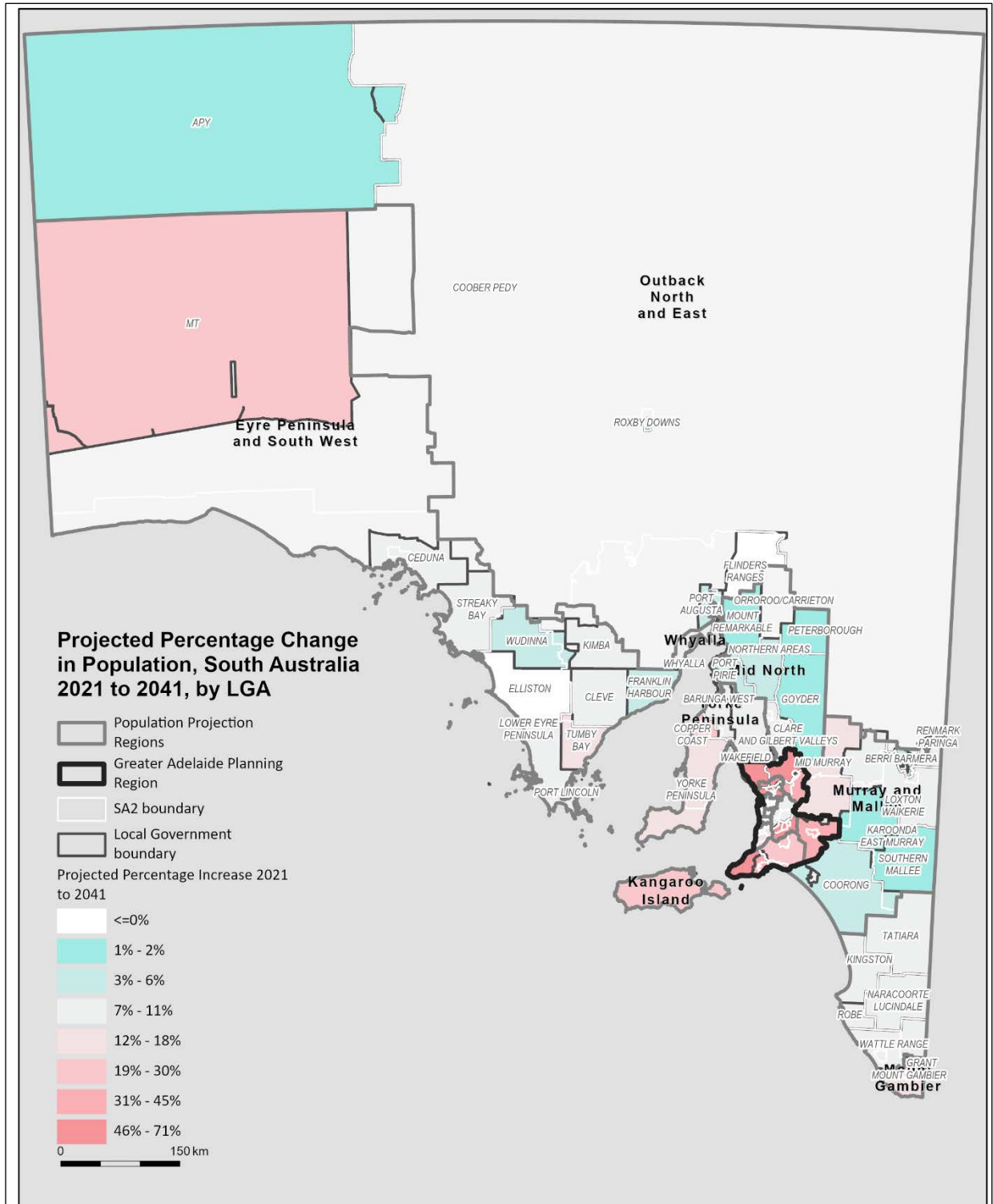
Table 29 below lists the projected population growth for each LGA for the Greater Adelaide Planning Region and Country SA (medium series). The distribution of this growth can be seen in Maps 22 and 23.

Greater Adelaide Planning Region is projected to absorb 91% of the state's total population growth over the 20-year period, while the top 10 LGAs for growth are projected to absorb 57% of the state's growth.

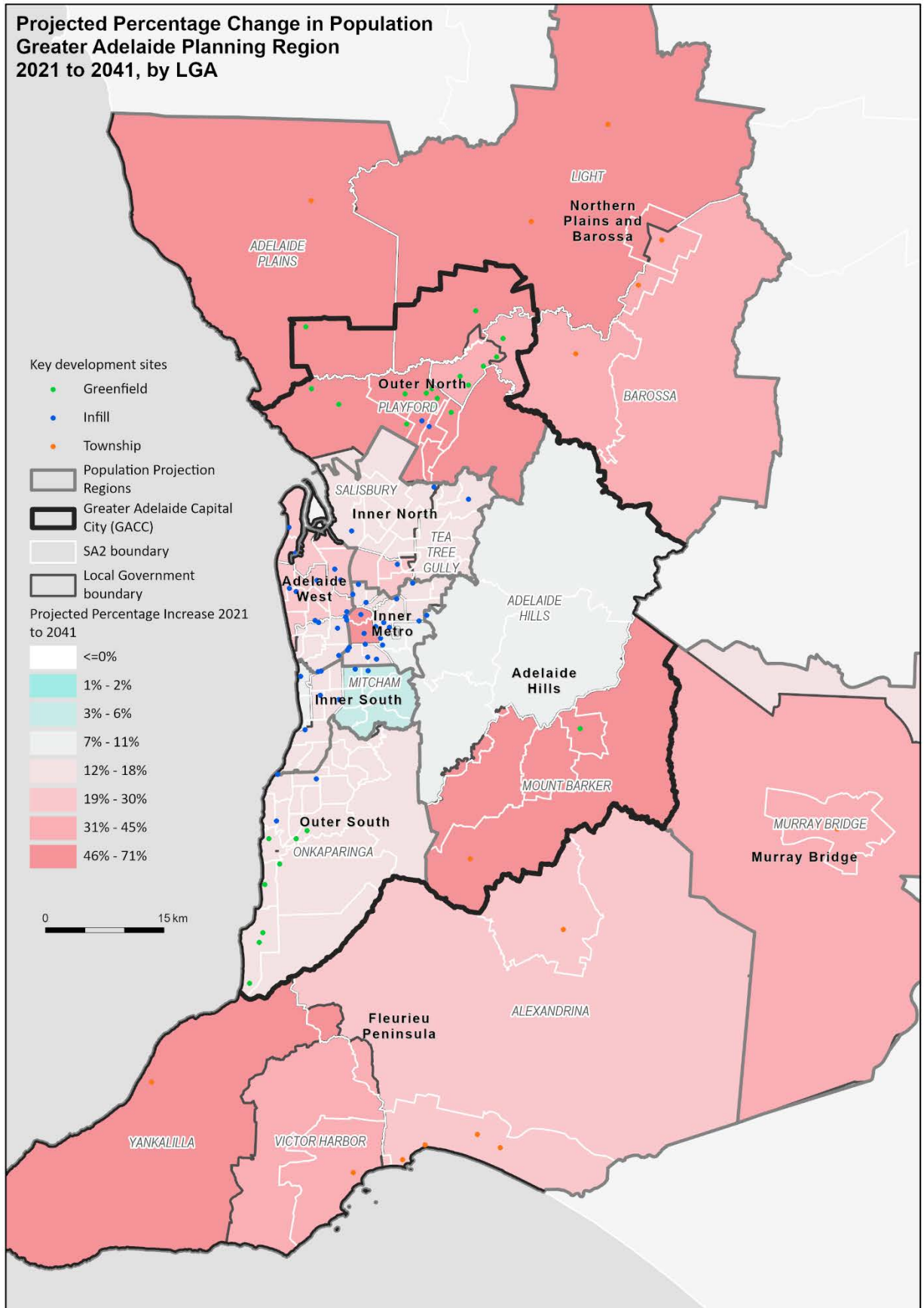
Playford LGA is projected to have the greatest growth, increasing by over 65%. Playford will become the third largest LGA by 2041, with a population of over 166,000, following Onkaparinga and Salisbury. These top 3 LGAs are projected to increase by 115,000 people to contain 25% of the total population.

In 2021, there were 36 LGAs with less than 10,000 people. By 2041, it is projected that 32 LGAs will still have a population of less than 10,000, increasing by 116,000 to contain just 5% of the total population in 2041.

**Map 22: Projected change in population by LGA, 2021-2041, South Australia**



**Map 23: Projected change in population by LGA, 2021-2041, Greater Adelaide Planning Region**



**Table 29: LGA population projections, 2021 to 2041 (medium series)****Greater Adelaide Planning Region (GAPR)**

LGA	2021	2041	2021-2041 Change	Percentage Change 2021-2041 (%)
Playford	100,556	166,334	65,778	65.4
Onkaparinga	176,595	203,681	27,086	15.3
Port Adelaide Enfield	134,134	159,866	25,732	19.2
Mount Barker	39,629	64,027	24,397	61.6
Charles Sturt	123,102	147,194	24,092	19.6
Salisbury	147,523	169,775	22,252	15.1
Adelaide	25,522	41,154	15,632	61.2
Marion	95,610	109,886	14,276	14.9
Tea Tree Gully	102,042	113,550	11,508	11.3
Gawler	25,300	36,201	10,901	43.1
Barossa	25,565	36,259	10,694	41.8
West Torrens	62,425	72,614	10,189	16.3
Campbelltown (SA)	55,456	64,913	9,457	17.1
Murray Bridge	22,339	31,567	9,228	41.3
Alexandrina	29,258	37,933	8,675	29.6
Victor Harbor	16,428	23,641	7,213	43.9
Adelaide Plains	9,975	17,050	7,075	70.9
Norwood Payneham and St Peters	37,823	44,107	6,284	16.6
Unley	39,061	44,369	5,308	13.6
Burnside	46,425	50,547	4,122	8.9
Holdfast Bay	37,857	41,761	3,904	10.3
Adelaide Hills	41,240	44,679	3,439	8.3
Yankalilla	5,931	9,180	3,249	54.8
Mitcham	68,162	71,098	2,936	4.3
Prospect	22,487	25,333	2,846	12.7
Walkerville	8,086	8,982	896	11.1
<b>GAPR Total</b>	<b>1,500,552</b>	<b>1,837,740</b>	<b>337,168</b>	<b>22.5</b>

**Country SA**

LGA	2021	2041	2021-2041 Change	Percentage Change 2021-2041 (%)
Light	16,083	23,348	7,265	45.2
Mount Gambier	27,635	32,146	4,511	16.3
Copper Coast	15,340	19,369	4,030	26.3
Port Lincoln	14,879	17,105	2,226	15.0
Whyalla	21,958	23,690	1,733	7.9
Yorke Peninsula	11,832	13,438	1,606	13.6
Grant	8,867	10,326	1,459	16.4
Mid Murray	9,350	10,613	1,264	13.5
Loxton Waikerie	11,924	13,177	1,254	10.5
Naracoorte Lucindale	8,892	9,708	816	9.2
Wattle Range	12,124	12,903	779	6.4
Clare and Gilbert Valleys	9,355	10,014	658	7.0
Port Pirie	17,746	18,395	649	3.7

LGA	2021	2041	2021-2041 Change	Percentage Change 2021- 2041 (%)
Wakefield	6,930	7,577	647	9.3
Renmark Paringa	10,007	10,638	631	6.3
Lower Eyre Peninsula	6,058	6,659	600	9.9
Port Augusta	14,448	15,029	581	4.0
Tatiara	7,070	7,647	577	8.2
Tumby Bay	2,875	3,380	506	17.6
Ceduna	3,650	4,042	392	10.7
The Coorong	5,597	5,873	276	4.9
Berri Barmera	10,735	10,986	251	2.3
Kingston (SA)	2,375	2,565	190	8.0
Streaky Bay	2,244	2,434	189	8.4
Cleve	1,775	1,958	184	10.4
Barunga West	2,675	2,852	178	6.6
Robe	1,568	1,687	119	7.6
Northern Areas	4,661	4,768	107	2.3
Kimba	1,051	1,128	77	7.3
Franklin Harbour	1,319	1,390	71	5.4
Anangu Pitjantjatjara Yunkunytjatjara	2,554	2,596	42	1.7
Wudinna	1,162	1,200	38	3.3
Mount Remarkable	2,922	2,948	26	0.9
Maralinga Tjarutja	102	124	22	21.7
Southern Mallee	2,028	2,050	22	1.1
Roxby Downs	4,109	4,129	20	0.5
Goyder	4,141	4,158	17	0.4
Peterborough	1,668	1,679	11	0.7
Karoonda East Murray	1,026	1,036	10	1.0
Elliston	1,038	1,024	-14	-1.3
Orroroo Carrieton	887	873	-14	-1.6
Unincorporated SA	3,105	3,068	-37	-1.2
Coober Pedy	1,622	1,569	-53	-3.3
Flinders Ranges	1,686	1,494	-192	-11.4
<b>Country SA Total</b>	<b>304,070</b>	<b>338,798</b>	<b>34,728</b>	<b>11.4</b>

## 5 Appendices

### 5.1 Appendix A – Projections by region, medium and high series

**Table 30: Projected population change by region 2021-2041 (medium series)**

Regions	2021 population	2041 projection	Change 2021-2041	Ave. annual change	Ave. annual % change
Inner Metro	235,366	279,818	44,452	2,223	0.94
Adelaide West	247,123	290,478	43,355	2,168	0.88
Inner North	321,850	371,980	50,130	2,507	0.78
Outer North	139,452	229,115	89,663	4,483	3.21
Inner South	200,133	221,128	20,995	1,050	0.52
Outer South	177,968	205,055	27,087	1,354	0.76
Adelaide Hills	80,501	108,291	27,790	1,389	1.73
Murray Bridge	22,689	31,935	9,246	462	2.04
Northern Plains & Barossa	38,797	50,866	12,069	603	1.56
Fleurieu Peninsula	51,612	70,754	19,142	957	1.85
<b>Greater Adelaide Total</b>	<b>1,515,491</b>	<b>1,859,421</b>	<b>343,930</b>	<b>17,196</b>	<b>1.13%</b>
Kangaroo Island	4,999	6,001	1,002	50	1.00
Eyre Peninsula & South West	37,004	41,419	4,415	221	0.60
Whyalla	21,868	23,595	1,727	86	0.39
Limestone Coast	31,970	34,435	2,465	123	0.39
Mount Gambier	36,572	42,547	5,975	299	0.82
Mid North	41,287	42,729	1,442	72	0.17
Murray and Mallee	50,408	54,077	3,669	183	0.36
Outback North and East	26,714	26,929	215	11	0.04
Yorke Peninsula	36,879	43,344	6,465	323	0.88
<b>Regional SA Total</b>	<b>287,701</b>	<b>315,076</b>	<b>27,375</b>	<b>1,369</b>	<b>0.48%</b>
<b>Total SA</b>	<b>1,803,192</b>	<b>2,174,497</b>	<b>371,305</b>	<b>18,565</b>	<b>1.03%</b>



**Table 31: Projected population change by region 2021-2041 (high series)**

Regions	2021 population	2041 projection	Change 2021-2041	Ave. annual change	Ave. annual % change
Inner Metro	235,366	292,821	57,455	2,873	1.2%
Adelaide West	247,123	305,161	58,038	2,902	1.2%
Inner North	321,850	387,706	65,856	3,293	1.0%
Outer North	139,452	259,333	119,881	5,994	4.3%
Inner South	200,133	229,079	28,946	1,447	0.7%
Outer South	177,968	216,505	38,537	1,927	1.1%
Adelaide Hills	80,501	116,346	35,845	1,792	2.2%
Fleurieu Peninsula	51,612	75,862	24,250	1,212	2.3%
Murray Bridge	22,689	35,262	12,573	629	2.8%
Northern Plains and Barossa	38,797	55,355	16,558	828	2.1%
<b>Greater Adelaide Total</b>	<b>1,515,491</b>	<b>1,973,430</b>	<b>457,939</b>	<b>22,897</b>	<b>1.5%</b>
Eyre Peninsula and South West	37,004	42,189	5,185	259	0.7%
Kangaroo Island	4,999	6,113	1,114	56	1.1%
Limestone Coast	31,970	35,075	3,105	155	0.5%
Mid North	41,287	43,523	2,236	112	0.3%
Mount Gambier	36,572	45,266	8,694	435	1.2%
Murray and Mallee	50,408	55,881	5,473	274	0.5%
Outback North and East	26,714	27,430	716	36	0.1%
Whyalla	21,868	24,672	2,804	140	0.6%
Yorke Peninsula	36,879	45,776	8,897	445	1.2%
<b>Regional SA Total</b>	<b>287,701</b>	<b>325,925</b>	<b>38,224</b>	<b>1,911</b>	<b>0.7%</b>
<b>Total SA</b>	<b>1,803,192</b>	<b>2,299,354</b>	<b>496,162</b>	<b>24,808</b>	<b>1.4%</b>

## 5.2 Appendix B – High series projection assumptions

A High growth projection series has been developed as discussed in Section 1.1. Both the high and medium projection for each SA2 have been summarised in Table 32 along with the population difference between these scenarios. The key land supply assumptions used in developing the high growth scenario are also outlined in the table.

The high growth scenario is not only influenced by assumptions of increased housing supply, but also by a higher birth rate assumption and greater migration to the regions (including the Fleurieu Peninsula and Yorke Peninsula). For further information about the method and demographic assumptions used to develop the State and regional projections please refer to the DPTI report, Population Projections for South Australia and Regions, 2016-2041, [saplanningportal.sa.gov.au](http://saplanningportal.sa.gov.au).

Under the high growth scenario there are several regions where the existing identified land supply will be mostly exhausted within the 20-year projection horizon. In these regions, growth options outlined in the Greater Adelaide Regional Plan Discussion Paper have been used to identify future growth opportunities beyond the current supply.

**Table 32: High projection series land supply assumptions by SA2**

SA2 Name	Region	Medium series projected growth 2021-41	High series projected growth 2021-41	High projection increase above Medium series	High growth land supply assumptions
Adelaide Hills	Adelaide Hills	661	1,091	430	
Aldgate - Stirling	Adelaide Hills	785	1,872	1,086	
Hahndorf - Echunga	Adelaide Hills	732	1,042	310	Possible new opportunities within parts of the Adelaide Hills. Larger parcels within townships such as Handorf to facilitate managed development due to proximity to regional infrastructure in Mount Barker.
Lobethal - Woodside	Adelaide Hills	1,294	1,903	609	
Mount Barker	Adelaide Hills	20,273	24,468	4,195	Some higher densities in growth areas and additional infill opportunities. Capacity exhausted within period.
Mount Barker Surrounds	Adelaide Hills	2,076	2,645	569	Mount Barker development at higher densities and additional growth within townships such as Echunga and Meadows.
Nairne	Adelaide Hills	1,303	1,752	450	Additional opportunities may become available given proximity to Mount Barker centre.
Uraidla - Summertown	Adelaide Hills	667	1,072	405	
Adelaide Airport	Adelaide West	-	-	-	
Beverley	Adelaide West	1,595	2,241	646	Development potential along Port Road corridor
Dry Creek - South	Adelaide West	-	-	-	
Flinders Park	Adelaide West	4,012	5,070	1,059	
Fulham	Adelaide West	273	489	216	
Henley Beach	Adelaide West	1,780	2,684	905	
Hindmarsh - Brompton	Adelaide West	6,077	7,390	1,312	
Largs Bay - Semaphore	Adelaide West	1,959	2,832	873	
Lockleys	Adelaide West	1,231	1,994	763	

SA2 Name	Region	Medium series projected growth 2021-41	High series projected growth 2021-41	High projection increase above Medium series	High growth land supply assumptions
North Haven	Adelaide West	1,309	2,147	839	
Plympton	Adelaide West	4,220	5,323	1,103	Increased development along Anzac Highway corridor.
Port Adelaide	Adelaide West	2,378	3,105	726	Increased density in strategic developments. Possible new opportunities associated with rail spur line development.
Richmond (SA)	Adelaide West	4,404	5,521	1,117	Increased development options and higher densities along Port Road corridor.
Royal Park - Hendon - Albert Park	Adelaide West	761	1,189	428	
Seaton - Grange	Adelaide West	3,307	4,389	1,082	Increased rates of SAHA regeneration. Potential for Strategic Infill development along rail corridor.
The Parks	Adelaide West	3,547	4,757	1,211	
Torrens Island	Adelaide West	-	0	0	
West Beach	Adelaide West	224	504	280	
West Lakes	Adelaide West	2,940	3,882	943	Development opportunities adjacent activity centre (West Lakes)
Woodville - Cheltenham	Adelaide West	3,340	4,520	1,180	
Goolwa - Port Elliot	Fleurieu Peninsula	5,010	6,790	1,780	Development of future growth land to occur at higher rates.
Strathalbyn	Fleurieu Peninsula	2,580	3,046	466	Opportunity for township expansion
Strathalbyn Surrounds	Fleurieu Peninsula	523	1,098	575	
Victor Harbor	Fleurieu Peninsula	7,726	9,399	1,672	Future growth land to be developed with new growth areas identified through GARP.
Yankalilla	Fleurieu Peninsula	3,301	3,916	615	
Adelaide	Inner Metro	14,498	21,416	6,918	Load more capacity in line with City Plan.
Athelstone	Inner Metro	1,478	1,690	212	
Beaumont - Glen Osmond	Inner Metro	777	1,019	242	
Burnside - Wattle Park	Inner Metro	574	982	408	
Goodwood - Millswood	Inner Metro	2,604	3,099	495	Keswick barracks development and opportunities along Goodwood Road.
Nailsworth - Broadview	Inner Metro	273	431	158	Increased general infill
North Adelaide	Inner Metro	1,119	1,758	639	Future transport linkages and the Le Cornu's site development to stimulate new development opportunities.
Norwood (SA)	Inner Metro	3,211	3,545	333	Additional corridor potential
Paradise - Newton	Inner Metro	4,205	4,853	648	Potential for higher density general infill
Payneham - Felixstow	Inner Metro	1,731	2,069	338	Additional corridor potential (may be limited by heritage).
Prospect	Inner Metro	2,560	3,026	466	Increased volume of corridor development.
Rostrevor - Magill	Inner Metro	3,781	4,489	708	potential for higher density general infill. Assumed some development at Magill UniSA campus.
St Peters - Marden	Inner Metro	1,321	1,629	308	

SA2 Name	Region	Medium series projected growth 2021-41	High series projected growth 2021-41	High projection increase above Medium series	High growth land supply assumptions
Toorak Gardens	Inner Metro	2,745	3,094	349	Additional density opportunities in Glenside and potential opportunities for strategic infill within Burnside Council.
Unley - Parkside	Inner Metro	2,682	3,239	557	New opportunities within Fullarton and Greenhill Road corridor.
Walkerville	Inner Metro	892	1,116	224	
Dry Creek - North	Inner North	4,963	6,381	1,419	Higher rate of growth at Dry Creek
Enfield - Blair Athol	Inner North	5,262	6,581	1,319	Infill development to increase including SAHA regeneration
Golden Grove	Inner North	1,322	1,788	466	Increased yield at Golden Grove growth area
Greenwith	Inner North	-75	220	295	
Highbury - Dernancourt	Inner North	1,567	2,072	505	Increased general infill
Hope Valley - Modbury	Inner North	3,863	4,606	743	Increased general infill
Ingle Farm	Inner North	3,993	4,761	768	Increased general infill
Mawson Lakes - Globe Derby Park	Inner North	669	1,262	594	
Modbury Heights	Inner North	1,442	2,307	866	
Northgate - Northfield	Inner North	5,735	6,744	1,009	
Para Hills	Inner North	2,384	3,053	670	Increased general infill
Parafield	Inner North	-	0	0	
Parafield Gardens	Inner North	2,228	3,045	816	
Paralowie	Inner North	1,182	1,924	742	
Pooraka - Cavan	Inner North	769	1,109	340	
Redwood Park	Inner North	957	1,567	610	
Salisbury	Inner North	2,347	3,174	827	
Salisbury East	Inner North	2,187	2,948	761	
Salisbury North	Inner North	1,215	1,940	725	
St Agnes - Ridgehaven	Inner North	1,872	2,484	612	
Valley View - Gilles Plains	Inner North	1,600	2,084	484	Increased general infill
Windsor Gardens	Inner North	4,648	5,804	1,155	Increased general infill
Belair	Inner South	92	273	181	
Bellevue Heights	Inner South	402	692	291	
Blackwood	Inner South	669	1,112	443	
Brighton (SA)	Inner South	1,185	1,778	593	
Colonel Light Gardens	Inner South	341	878	537	
Edwardstown	Inner South	2,024	2,626	602	
Glennelg (SA)	Inner South	2,536	3,322	786	
Hallett Cove	Inner South	70	429	359	
Marino - Seaview Downs	Inner South	1,281	1,678	398	

SA2 Name	Region	Medium series projected growth 2021-41	High series projected growth 2021-41	High projection increase above Medium series	High growth land supply assumptions
Mitcham (SA)	Inner South	572	1,142	570	
Mitchell Park	Inner South	3,622	4,303	681	
Morphettville	Inner South	3,368	4,189	822	
Panorama	Inner South	803	1,138	336	
Sheidow Park - Trott Park	Inner South	788	1,337	549	Increased general infill
Warradale	Inner South	3,243	4,048	805	
Murray Bridge	Murray Bridge	6,975	9,667	2,692	Additional growth options identified including within future growth areas.
Murray Bridge Surrounds	Murray Bridge	2,271	2,907	635	Potential future greenfield growth
Barossa - Angaston	Northern Plains and Barossa	1,795	2,902	1,108	
Light	Northern Plains and Barossa	3,614	4,914	1,301	
Lyndoch	Northern Plains and Barossa	1,507	2,197	690	
Mallala	Northern Plains and Barossa	1,899	2,496	597	Increased rate of development within Mallala and some growth in Dublin.
Nuriootpa	Northern Plains and Barossa	2,159	2,657	499	
Tanunda	Northern Plains and Barossa	1,097	1,391	294	
Craigmore - Blakeview	Outer North	4,924	8,159	3,235	Capacity is exhausted within period
Davoren Park	Outer North	4,303	6,257	1,954	
Elizabeth	Outer North	1,123	2,578	1,455	Development opportunities adjacent activity centre, and corridor development along main north road.
Elizabeth East	Outer North	1,443	2,955	1,513	General infill to increase including regeneration of SAHA housing
Gawler - North	Outer North	4,087	6,647	2,560	New growth areas identified as part of Greater Adelaide Regional Plan (GARP).
Gawler - South	Outer North	14,591	18,545	3,953	Concordia, Evanston and Kudla (govt owned land) development to begin and zoned capacity mostly exhausted.
Lewiston - Two Wells	Outer North	5,175	7,483	2,308	Zoned land is exhausted with new growth areas identified as part of GARP.
Munno Para West - Angle Vale	Outer North	35,342	42,006	6,664	New opportunities at McDonald Park and additional supply at Angle Vale.
One Tree Hill	Outer North	107	290	183	
Smithfield - Elizabeth North	Outer North	1,345	2,790	1,445	Smithfield defence land to be developed at increased density
Virginia - Waterloo Corner	Outer North	17,223	22,171	4,948	Increased development at Virginia and Riverlea Park. Opportunities to develop future urban supply.
Aberfoyle Park	Outer South	445	1,034	588	
Aldinga	Outer South	4,237	5,860	1,623	
Christie Downs	Outer South	2,104	2,751	646	Increased general infill
Christies Beach	Outer South	3,319	4,120	801	Development potential along Beach Road corridor
Clarendon	Outer South	5	137	132	
Coromandel Valley	Outer South	98	303	205	

SA2 Name	Region	Medium series projected growth 2021-41	High series projected growth 2021-41	High projection increase above Medium series	High growth land supply assumptions
Flagstaff Hill	Outer South	986	1,521	535	
Hackham - Onkaparinga Hills	Outer South	3,493	5,070	1,576	Higher rate of growth at Hackham
Hackham West - Huntfield Heights	Outer South	499	864	365	
Happy Valley	Outer South	726	1,388	662	
Happy Valley Reservoir	Outer South	-	-	-	
Lonsdale	Outer South	271	362	91	
McLaren Vale	Outer South	2,385	2,826	441	Increased densities at Seaford Heights and increased general infill in McLaren Vale.
Morphett Vale - East	Outer South	1,874	2,600	726	Increased general infill after 2031
Morphett Vale - West	Outer South	1,330	1,849	520	Increased general infill after 2031
Reynella	Outer South	991	1,499	508	
Seaford - Seaford Meadows	Outer South	2,311	3,080	769	
Seaford Rise - Moana	Outer South	1,329	1,876	546	
Willunga	Outer South	552	733	181	
Woodcroft	Outer South	131	662	531	
Kadina	Yorke Peninsula	863	1,222	359	Increased development
Moonta	Yorke Peninsula	1,700	2,093	393	Increased development
Wakefield - Barunga West	Yorke Peninsula	825	1,416	591	
Walleroo	Yorke Peninsula	1,469	1,804	335	Increased development
Yorke Peninsula - North	Yorke Peninsula	1,084	1,573	488	
Yorke Peninsula - South	Yorke Peninsula	524	790	266	