

# Residential land development activity report to December 2018

South Australia



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## Overview




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

### Half year change

-  Proposed lots in subdivision plans for the six months to December 2018 were down 36 per cent from the previous half, from 5892 to 3781.
-  Completed lots in final plans deposited were up 51 per cent for the half year, from 2756 to 4155.
-  Dwelling approvals decreased 14 per cent from 6410 to 5488.

### Annual change

-  Proposed lots decreased 7 per cent from 10,377 in 2017 to 9673 in 2018.
-  Completed lots decreased 10 per cent from 7672 in 2017 to 6911 in 2018.
-  Dwelling approvals decreased 2 per cent from 12,195 to 11,898.

-  indicates opposite movement (up/down) to previous period
-  trending in the same direction (up/down) to previous period
-  steady from previous period (within 2%)



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

## The land subdivision process in South Australia

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

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

- lodgement of Subdivision Plan with SCAP (see Table 1 – Proposed Lots)
- a Certificate of Approval, issued by SCAP when all the planning conditions and land division requirements have been met by the applicant (see Table 2 – Lots with a Certificate of Approval)
- deposit of the subdivision plan in the Lands Titles Office (LTO) following an examination of the plan and presentation of the required documents (see Table 3 – Completed Lots)
- the council issues an approval to construct a dwelling (this data is collected by the ABS; see Table 4 – Dwelling Approvals).

## Proposed lots in residential subdivision plans

Across South Australia there were 3781 new allotments proposed in the six months to December 2018, a 36 per cent decrease from the previous half year.

In the six months to December 2018, the metropolitan councils recording the highest number of proposed allotments were Charles Sturt (425 lots), Marion (297 lots), Port Adelaide Enfield (285 lots) and Playford (230 lots).

The non-metropolitan councils with the highest numbers were Mount Barker (543 lots), Adelaide Plains (155 lots), Gawler (130 lots), Barossa (128 lots) and Light (118 lots). The remaining non-metropolitan councils all recorded figures under 50.

The largest individual plan of division proposed in the last six months was for 410 new allotments at Mount Barker.



## Completed lots in final deposited plans

Over the 6 months to December 2018 there were 4155 completed allotments in final deposited plans, a 51 per cent increase from the previous half year.

The metropolitan councils recording the highest number of completed allotments in the second half of 2018 were Charles Sturt (473 lots), Port Adelaide Enfield (304 lots), Onkaparinga (402 lots) and Salisbury (238 lots)

For the non-metropolitan councils, the highest numbers were found within the Greater Adelaide region and include Mount Barker (443 lots), Gawler (149 lots), Alexandrina (129 lots) and Barossa (118 lots).

In the six months to December 2018, the South Australian Government Region recording the highest number of completed lots was Northern Adelaide with 866 lots. This was followed by Western Adelaide with 757 lots, Southern Adelaide with 741 lots and Adelaide Hills with 463 lots.

## Dwellings approvals

Dwelling approvals decreased in the second half of 2018, falling 14 per cent from 6410 to 5488.

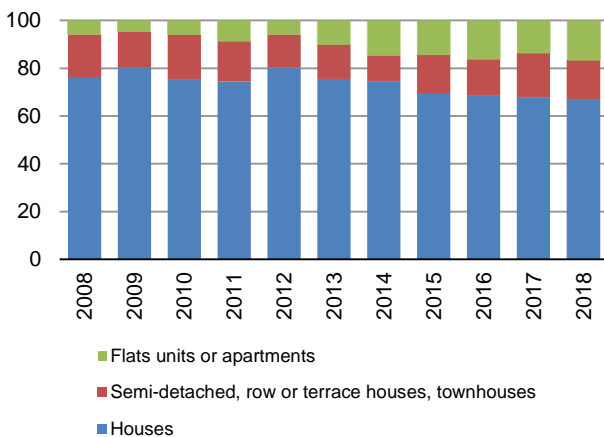
The metropolitan councils recording the highest number of approvals were Port Adelaide Enfield (537 approvals), Marion (433), Charles Sturt (427) and West Torrens (375).

The non-metropolitan councils with the highest numbers were found in Mount Barker (232 approvals), Alexandrina (150), Gawler (103) and Victor Harbor (83).

In the December 2018 half year, the SAGR recording the highest number of approvals was Northern Adelaide with 1142 approvals, followed by Eastern Adelaide with 1037.

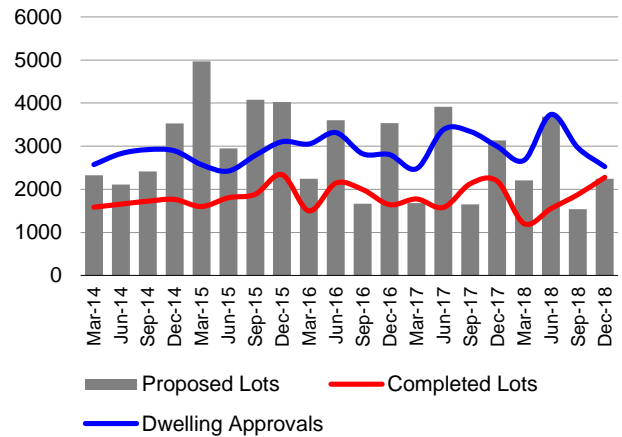
Over the past decade, the proportion of approvals for houses in South Australia has been on a decreasing trend, down 11 per cent from 76 per cent a decade ago to 67 per cent in 2018, as shown in Figure 1. This has been mainly offset by an increase in approvals for flat units and apartments which have increased from 6 per cent a decade ago to 17 per cent in 2018. Approvals for semi-detached, row or terrace houses and townhouses have remained relatively constant, fluctuating around the 16 per cent mark.

**Figure 1: Proportion of approvals by dwelling type and year for South Australia**

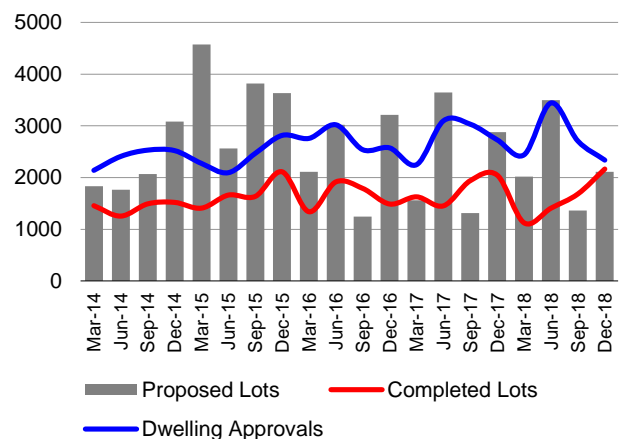


Figures 2, 3 and 4 show key land supply pipeline indicators for South Australia, Greater Adelaide and regional South Australia, respectively.

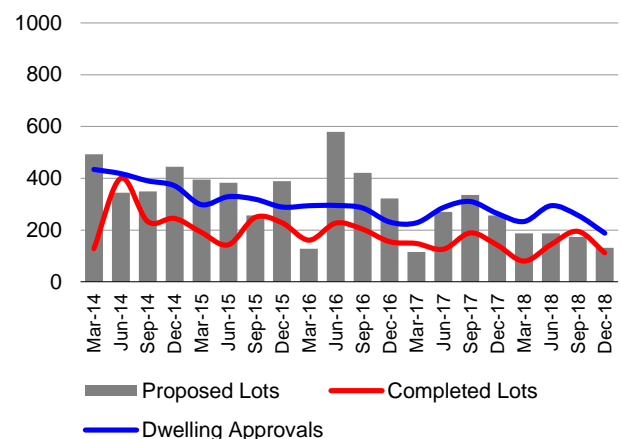
**Figure 2: Land supply pipeline indicators for South Australia**



**Figure 3: Land supply pipeline indicators for Greater Adelaide**

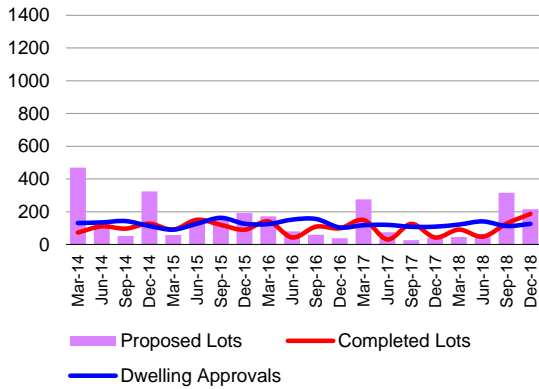


**Figure 4: Land supply pipeline indicators for regional South Australia**

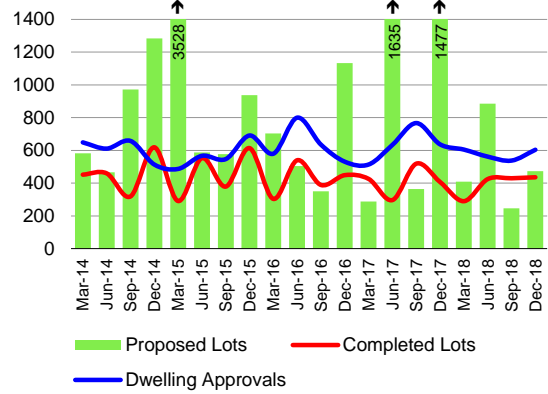


**Figure 5: Land supply pipeline indicators for SAGRs in Greater Adelaide**

**Barossa, Light & Lower North**

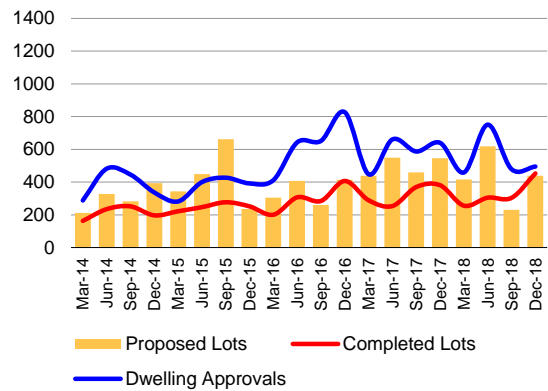


**Northern Adelaide**

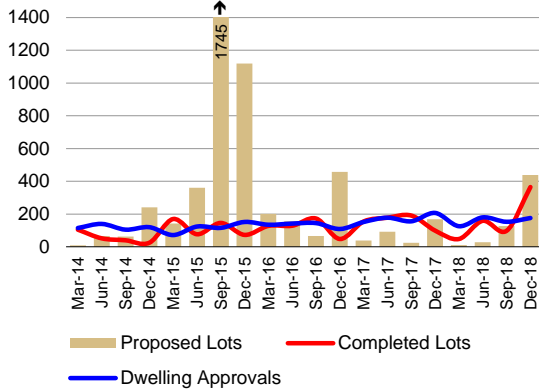


The March 2015 quarter includes 2650 lots at Buckland Park.

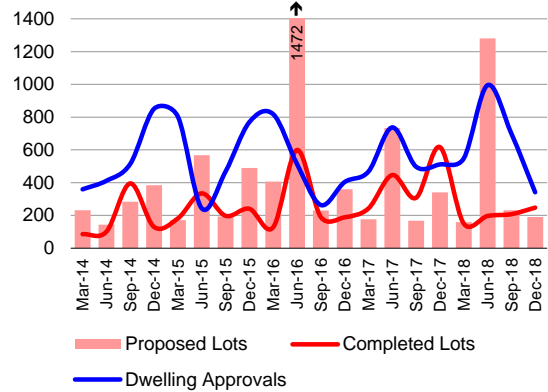
**Western Adelaide**



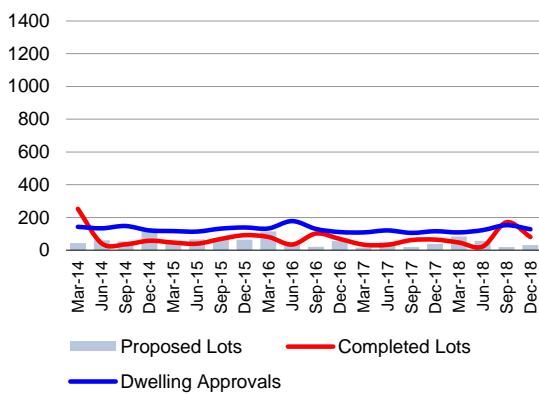
**Adelaide Hills**



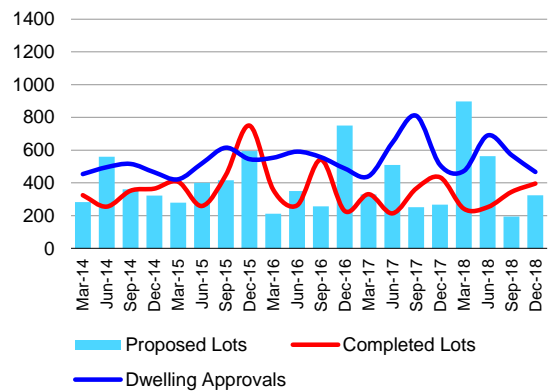
**Eastern Adelaide (includes City of Adelaide)**



**Fleurieu & Kangaroo Island**



**Southern Adelaide**



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

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Playford	1,055	125	347	20	210
Port Adel. Enfield (East)	264	137	172	79	134
Salisbury	109	63	293	94	80
Tea Tree Gully	49	84	74	54	49
<b>Northern Adelaide</b>	<b>1,477</b>	<b>409</b>	<b>886</b>	<b>247</b>	<b>473</b>
Port Adel. Enfield (West)	389	34	75	33	39
Charles Sturt	95	295	356	135	290
West Torrens	62	88	187	62	110
<b>Western Adelaide</b>	<b>546</b>	<b>417</b>	<b>618</b>	<b>230</b>	<b>439</b>
Adelaide	72	1	665	2	4
Burnside	15	16	38	19	9
Campbelltown	159	85	171	104	130
Norwood P'ham St Peters	44	29	189	67	33
Prospect	32	1	76	27	2
Unley	11	16	135	5	6
Walkerville	7	10	6	7	6
<b>Eastern Adelaide</b>	<b>340</b>	<b>158</b>	<b>1,280</b>	<b>231</b>	<b>190</b>
Holdfast Bay	32	20	35	10	25
Marion	158	124	190	106	191
Mitcham	15	19	65	21	22
Onkaparinga	62	734	273	58	86
<b>Southern Adelaide</b>	<b>267</b>	<b>897</b>	<b>563</b>	<b>195</b>	<b>324</b>
<b>Metropolitan Adelaide</b>	<b>2,630</b>	<b>1,881</b>	<b>3,347</b>	<b>903</b>	<b>1,426</b>
Adelaide Plains	4	17	29	67	88
Barossa	8	1	2	116	12
Gawler	18	25	23	120	10
Light	11	2	10	12	106
<b>Barossa L&amp;LN</b>	<b>41</b>	<b>45</b>	<b>64</b>	<b>315</b>	<b>216</b>
Adelaide Hills	148	7	20	7	16
Mount Barker	21	4	9	120	423
<b>Adelaide Hills</b>	<b>169</b>	<b>11</b>	<b>29</b>	<b>127</b>	<b>439</b>
Alexandrina	24	26	31	14	8
Victor Harbor	8	51	17	4	9
Yankalilla	6	1	5	0	0
Kangaroo Island	0	5	5	2	14
<b>Fleurieu &amp; KI</b>	<b>38</b>	<b>83</b>	<b>58</b>	<b>20</b>	<b>31</b>
<b>Outer Adelaide</b>	<b>248</b>	<b>139</b>	<b>151</b>	<b>462</b>	<b>686</b>
<b>Greater Adelaide</b>	<b>2,878</b>	<b>2,020</b>	<b>3,498</b>	<b>1,365</b>	<b>2,112</b>

**Source:** EDALA, Planning and Land Use Services, Department of Planning, Transport and Infrastructure

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

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Ceduna	0	0	0	1	0
Cleve	1	0	0	0	0
Elliston	0	0	1	9	0
Franklin Harbor	0	11	1	0	0
Kimba	0	2	0	0	0
Lower Eyre Peninsula	91	0	5	31	4
Port Lincoln	27	3	15	27	3
Streaky Bay	2	0	1	0	1
Tumby Bay	2	0	1	0	0
Whyalla	0	0	4	0	1
Wudinna	8	0	0	0	0
<b>Eyre &amp; Western</b>	<b>131</b>	<b>16</b>	<b>28</b>	<b>68</b>	<b>9</b>
Cooper Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	0	1	2	1	0
Roxby Downs	0	0	0	0	0
Out of Councils	0	0	0	1	0
<b>Far North</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>
Grant	0	99	4	42	1
Kingston	0	3	1	5	0
Mount Gambier	2	1	11	12	11
Naracoorte and Lucindale	4	2	4	0	5
Robe	38	2	1	3	28
Tatiara	0	3	3	1	1
Wattle Range	2	1	8	2	0
<b>Limestone Coast</b>	<b>46</b>	<b>111</b>	<b>32</b>	<b>65</b>	<b>46</b>
Berri Barmera	4	0	3	2	5
Coorong	2	0	5	2	2
Karoonda East Murray	1	0	0	0	0
Loxton Waikerie	4	7	8	1	25
Mid Murray	1	5	4	0	0
Murray Bridge	35	20	37	16	4
Renmark Paringa	0	12	2	0	1
Southern Mallee	0	0	1	0	0
<b>Murray &amp; Mallee</b>	<b>47</b>	<b>44</b>	<b>60</b>	<b>21</b>	<b>37</b>
Barunga West	0	0	1	1	0
Clare and Gilbert Valley	5	1	3	4	3
Copper Coast	17	3	15	8	19
Goyder	0	2	0	0	1
Mount Remarkable	1	0	13	0	0
Northern Areas	6	1	3	0	0
Orroroo Carrieton	0	0	0	0	0
Peterborough	0	1	0	0	1
Port Pirie	1	0	1	1	0
Wakefield Regional	0	2	13	0	1
Yorke Peninsula	3	5	16	3	14
<b>Yorke &amp; Mid North</b>	<b>33</b>	<b>15</b>	<b>65</b>	<b>17</b>	<b>39</b>
<b>Regional SA</b>	<b>257</b>	<b>187</b>	<b>187</b>	<b>173</b>	<b>131</b>
<b>South Australia</b>	<b>3,135</b>	<b>2,207</b>	<b>3,685</b>	<b>1,538</b>	<b>2,243</b>



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

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Playford	148	74	181	146	200
Port Adel. Enfield (East)	137	75	192	88	86
Salisbury	98	102	59	183	66
Tea Tree Gully	66	77	55	62	51
<b>Northern Adelaide</b>	<b>449</b>	<b>328</b>	<b>487</b>	<b>479</b>	<b>403</b>
Port Adel. Enfield (West)	34	42	61	84	61
Charles Sturt	202	197	184	187	302
West Torrens	92	73	75	84	51
<b>Western Adelaide</b>	<b>328</b>	<b>312</b>	<b>320</b>	<b>355</b>	<b>414</b>
Adelaide	310	4	58	22	277
Burnside	15	8	13	12	21
Campbelltown	65	100	73	106	111
Norwood P'ham St Peters	145	60	42	23	99
Prospect	40	7	4	37	45
Unley	6	13	10	5	10
Walkerville	6	4	2	9	2
<b>Eastern Adelaide</b>	<b>587</b>	<b>196</b>	<b>202</b>	<b>214</b>	<b>565</b>
Holdfast Bay	21	30	26	27	21
Marion	83	128	92	125	220
Mitcham	49	22	53	17	53
Onkaparinga	128	110	134	175	196
<b>Southern Adelaide</b>	<b>281</b>	<b>290</b>	<b>305</b>	<b>344</b>	<b>490</b>
<b>Metropolitan Adelaide</b>	<b>1,645</b>	<b>1,126</b>	<b>1,314</b>	<b>1,392</b>	<b>1,872</b>
Adelaide Plains	21	22	25	2	27
Barossa	7	3	15	34	85
Gawler	9	34	12	49	73
Light	22	7	10	21	40
<b>Barossa L&amp;LN</b>	<b>59</b>	<b>66</b>	<b>62</b>	<b>106</b>	<b>225</b>
Adelaide Hills	8	5	55	13	1
Mount Barker	70	80	144	111	210
<b>Adelaide Hills</b>	<b>78</b>	<b>85</b>	<b>199</b>	<b>124</b>	<b>211</b>
Alexandrina	46	29	53	57	35
Victor Harbor	16	6	48	35	33
Yankalilla	3	0	10	3	7
Kangaroo Island	9	2	7	25	7
<b>Fleurieu &amp; KI</b>	<b>74</b>	<b>37</b>	<b>118</b>	<b>120</b>	<b>82</b>
<b>Outer Adelaide</b>	<b>211</b>	<b>188</b>	<b>379</b>	<b>350</b>	<b>518</b>
<b>Greater Adelaide</b>	<b>1,856</b>	<b>1,314</b>	<b>1,693</b>	<b>1,742</b>	<b>2,390</b>

Source: EDALA, Planning and Land Use Services, Department of Planning, Transport and Infrastructure

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Ceduna	0	0	0	1	0
Cleve	0	1	1	0	0
Elliston	0	0	0	0	0
Franklin Harbor	0	3	0	0	0
Kimba	0	0	2	0	0
Lower Eyre Peninsula	5	2	3	0	2
Port Lincoln	5	4	10	15	7
Streaky Bay	3	2	0	4	0
Tumby Bay	3	2	0	2	0
Whyalla	1	2	1	0	4
Wudinna	0	0	0	0	0
<b>Eyre &amp; Western</b>	<b>17</b>	<b>16</b>	<b>17</b>	<b>22</b>	<b>13</b>
Coober Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	6	2	4	5	2
Roxby Downs	0	0	0	0	0
Out of Councils	0	0	0	0	0
<b>Far North</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>2</b>
Grant	16	2	5	30	5
Kingston	1	0	2	0	4
Mount Gambier	4	9	5	8	16
Naracoorte and Lucindale	8	8	2	3	3
Robe	24	24	23	0	1
Tatiara	2	0	3	1	1
Wattle Range	4	0	7	2	1
<b>Limestone Coast</b>	<b>59</b>	<b>43</b>	<b>47</b>	<b>44</b>	<b>31</b>
Berri Barmera	2	2	2	5	3
Coorong	0	1	2	0	1
Karoonda East Murray	0	0	0	1	0
Loxton Waikerie	7	3	22	6	5
Mid Murray	10	25	20	12	1
Murray Bridge	13	19	14	22	36
Renmark Paringa	2	9	3	19	9
Southern Mallee	0	0	0	1	0
<b>Murray &amp; Mallee</b>	<b>34</b>	<b>59</b>	<b>63</b>	<b>66</b>	<b>55</b>
Barunga West	0	0	0	1	0
Clare and Gilbert Valley	1	2	6	4	2
Copper Coast	28	11	29	19	6
Goyder	0	0	0	1	1
Mount Remarkable	0	2	0	0	0
Northern Areas	0	4	0	0	5
Orroroo Carrieton	0	0	0	0	0
Peterborough	0	0	0	0	2
Port Pirie	0	0	0	3	0
Wakefield Regional	0	0	0	1	1
Yorke Peninsula	2	4	27	10	4
<b>Yorke &amp; Mid North</b>	<b>31</b>	<b>23</b>	<b>62</b>	<b>39</b>	<b>21</b>
<b>Regional SA</b>	<b>147</b>	<b>143</b>	<b>193</b>	<b>176</b>	<b>122</b>
<b>South Australia</b>	<b>2,003</b>	<b>1,457</b>	<b>1,886</b>	<b>1,918</b>	<b>2,512</b>

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

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Playford	164	54	98	186	158
Port Adel. Enfield (East)	111	60	195	93	80
Salisbury	74	118	65	103	135
Tea Tree Gully	58	58	67	48	63
<b>Northern Adelaide</b>	<b>407</b>	<b>290</b>	<b>425</b>	<b>430</b>	<b>436</b>
Port Adel. Enfield (West)	48	22	56	46	85
Charles Sturt	250	181	179	157	316
West Torrens	83	53	70	101	52
<b>Western Adelaide</b>	<b>381</b>	<b>256</b>	<b>305</b>	<b>304</b>	<b>453</b>
Adelaide	285	0	55	33	17
Burnside	10	17	6	16	12
Campbelltown	96	62	73	94	103
Norwood P'ham St Peters	175	56	38	18	85
Prospect	42	6	7	26	22
Unley	4	4	16	8	7
Walkerville	5	5	1	12	1
<b>Eastern Adelaide</b>	<b>617</b>	<b>150</b>	<b>196</b>	<b>207</b>	<b>247</b>
Holdfast Bay	34	11	30	23	27
Marion	125	85	108	98	125
Mitcham	22	41	20	45	21
Onkaparinga	253	105	94	179	223
<b>Southern Adelaide</b>	<b>434</b>	<b>242</b>	<b>252</b>	<b>345</b>	<b>396</b>
<b>Metropolitan Adelaide</b>	<b>1,839</b>	<b>938</b>	<b>1,178</b>	<b>1,286</b>	<b>1,532</b>
Adelaide Plains	11	29	26	2	3
Barossa	4	2	12	38	80
Gawler	22	34	7	57	92
Light	6	26	3	31	12
<b>Barossa L&amp;LN</b>	<b>43</b>	<b>91</b>	<b>48</b>	<b>128</b>	<b>187</b>
Adelaide Hills	10	3	49	18	2
Mount Barker	89	45	110	80	363
<b>Adelaide Hills</b>	<b>99</b>	<b>48</b>	<b>159</b>	<b>98</b>	<b>365</b>
Alexandrina	44	41	14	88	41
Victor Harbor	12	5	4	72	11
Yankalilla	7	1	1	4	8
Kangaroo Island	2	0	4	7	21
<b>Fleurieu &amp; KI</b>	<b>65</b>	<b>47</b>	<b>23</b>	<b>171</b>	<b>81</b>
<b>Outer Adelaide</b>	<b>207</b>	<b>186</b>	<b>230</b>	<b>397</b>	<b>633</b>
<b>Greater Adelaide</b>	<b>2,046</b>	<b>1,124</b>	<b>1,408</b>	<b>1,683</b>	<b>2,165</b>

Source: EDALA, Planning and Land Use Services, Department of Planning, Transport and Infrastructure

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Ceduna	0	0	0	0	0
Cleve	0	0	0	0	0
Elliston	0	0	0	0	0
Franklin Harbor	0	3	0	0	0
Kimba	0	0	0	2	0
Lower Eyre Peninsula	5	6	1	2	0
Port Lincoln	4	1	12	20	4
Streaky Bay	0	3	2	3	0
Tumby Bay	2	3	2	0	2
Whyalla	1	0	1	0	0
Wudinna	0	0	0	0	0
<b>Eyre &amp; Western</b>	<b>12</b>	<b>16</b>	<b>18</b>	<b>27</b>	<b>6</b>
Coober Pedy	0	0	0	0	0
Flinders Ranges	0	0	0	0	0
Port Augusta	4	0	6	2	3
Roxby Downs	0	0	0	0	0
Out of Councils	0	1	0	0	0
<b>Far North</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>3</b>
Grant	6	12	2	29	4
Kingston	4	0	2	0	0
Mount Gambier	18	6	3	7	17
Naracoorte and Lucindale	1	1	1	13	1
Robe	6	0	22	26	1
Tatiara	4	0	0	4	0
Wattle Range	2	1	0	4	4
<b>Limestone Coast</b>	<b>41</b>	<b>20</b>	<b>30</b>	<b>83</b>	<b>27</b>
Berri Barmera	3	4	2	2	6
Coorong	0	1	2	0	0
Karoonda East Murray	0	0	0	0	0
Loxton Waikerie	7	6	2	21	5
Mid Murray	13	0	21	7	6
Murray Bridge	13	18	18	22	12
Renmark Paringa	4	4	8	5	4
Southern Mallee	0	0	0	0	1
<b>Murray &amp; Mallee</b>	<b>40</b>	<b>33</b>	<b>53</b>	<b>57</b>	<b>34</b>
Barunga West	0	0	0	1	0
Clare and Gilbert Valley	1	2	7	1	4
Copper Coast	27	5	24	13	13
Goyder	0	0	0	1	1
Mount Remarkable	0	1	0	0	0
Northern Areas	0	0	0	0	3
Orroroo Carrieton	2	0	0	0	0
Peterborough	0	0	0	0	0
Port Pirie	1	0	0	2	0
Wakefield Regional	3	0	0	0	0
Yorke Peninsula	11	2	6	8	21
<b>Yorke &amp; Mid North</b>	<b>45</b>	<b>10</b>	<b>37</b>	<b>26</b>	<b>42</b>
<b>Regional SA</b>	<b>142</b>	<b>80</b>	<b>144</b>	<b>195</b>	<b>112</b>
<b>South Australia</b>	<b>2,188</b>	<b>1,204</b>	<b>1,552</b>	<b>1,878</b>	<b>2,277</b>

**Table 4: Dwelling approvals by LGA and SAGR by quarter**

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Playford	206	238	166	165	168
Port Adel. Enfield (East)	222	178	201	169	196
Salisbury	79	90	101	105	114
Tea Tree Gully	130	99	94	99	126
<b>Northern Adelaide</b>	<b>637</b>	<b>605</b>	<b>562</b>	<b>538</b>	<b>604</b>
Port Adel. Enfield (West)	96	117	116	79	93
Charles Sturt	356	237	454	212	215
West Torrens	188	105	181	188	187
<b>Western Adelaide</b>	<b>640</b>	<b>459</b>	<b>751</b>	<b>479</b>	<b>495</b>
Adelaide	159	3	543	196	1
Burnside	27	38	102	27	43
Campbelltown	187	264	179	159	178
Norwood P'ham St Peters	52	166	105	111	31
Prospect	44	47	37	102	54
Unley	29	15	22	85	20
Walkerville	13	14	7	20	14
<b>Eastern Adelaide</b>	<b>511</b>	<b>547</b>	<b>995</b>	<b>700</b>	<b>341</b>
Holdfast Bay	69	68	52	76	52
Marion	174	177	232	217	216
Mitcham	65	51	74	65	47
Onkaparinga	201	177	332	212	152
<b>Southern Adelaide</b>	<b>509</b>	<b>473</b>	<b>690</b>	<b>570</b>	<b>467</b>
<b>Metropolitan Adelaide</b>	<b>2,297</b>	<b>2,084</b>	<b>2,998</b>	<b>2,287</b>	<b>1,907</b>
Adelaide Plains	9	21	27	13	28
Barossa	50	33	37	33	23
Gawler	36	50	57	51	52
Light	14	18	20	16	23
<b>Barossa L&amp;LN</b>	<b>109</b>	<b>122</b>	<b>141</b>	<b>113</b>	<b>126</b>
Adelaide Hills	34	25	15	21	76
Mount Barker	173	101	165	132	100
<b>Adelaide Hills</b>	<b>207</b>	<b>126</b>	<b>180</b>	<b>153</b>	<b>176</b>
Alexandrina	33	57	63	81	69
Victor Harbor	55	25	29	46	37
Yankalilla	18	18	25	16	14
Kangaroo Island	10	9	6	10	8
<b>Fleurieu &amp; KI</b>	<b>116</b>	<b>109</b>	<b>123</b>	<b>153</b>	<b>128</b>
<b>Outer Adelaide</b>	<b>432</b>	<b>357</b>	<b>444</b>	<b>419</b>	<b>430</b>
<b>Greater Adelaide</b>	<b>2,729</b>	<b>2,441</b>	<b>3,442</b>	<b>2,706</b>	<b>2,337</b>

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

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

LGA / SAGR	Dec 2017	Mar 2018	Jun 2018	Sep 2018	Dec 2018
Ceduna	1	5	1	4	2
Cleve	2	0	1	2	0
Elliston	1	0	1	2	3
Franklin Harbor	0	0	0	0	1
Kimba	0	0	0	2	1
Lower Eyre Peninsula	6	2	6	6	4
Port Lincoln	14	14	16	17	14
Streaky Bay	3	3	4	3	1
Tumby Bay	1	1	5	0	1
Whyalla	0	2	2	3	3
Wudinna	0	0	0	0	0
<b>Eyre &amp; Western</b>	<b>28</b>	<b>27</b>	<b>36</b>	<b>39</b>	<b>30</b>
Cooper Pedy	1	0	0	0	1
Flinders Ranges	1	0	5	0	1
Port Augusta	13	3	10	1	6
Roxby Downs	0	0	0	0	0
Out of Councils	1	0	4	0	0
<b>Far North</b>	<b>16</b>	<b>3</b>	<b>19</b>	<b>1</b>	<b>8</b>
Grant	9	6	7	14	4
Kingston	7	2	3	7	4
Mount Gambier	24	29	69	13	12
Naracoorte and Lucindale	4	3	4	5	4
Robe	5	3	6	5	5
Tatiara	2	1	2	2	4
Wattle Range	11	6	8	5	8
<b>Limestone Coast</b>	<b>62</b>	<b>50</b>	<b>99</b>	<b>51</b>	<b>41</b>
Berri Barmera	4	7	8	21	4
Coorong	10	6	11	10	11
Karoonda East Murray	0	1	1	0	0
Loxton Waikerie	13	10	8	13	3
Mid Murray	24	15	14	16	11
Murray Bridge	17	19	20	20	12
Renmark Paringa	9	19	11	5	6
Southern Mallee	0	0	2	0	0
<b>Murray &amp; Mallee</b>	<b>77</b>	<b>77</b>	<b>75</b>	<b>85</b>	<b>47</b>
Barunga West	6	6	2	4	2
Clare and Gilbert Valley	10	10	8	2	10
Copper Coast	38	31	31	39	28
Goyder	1	0	0	3	1
Mount Remarkable	2	3	0	4	0
Northern Areas	1	1	4	0	2
Orroroo Carrieton	0	0	0	0	2
Peterborough	0	0	0	0	0
Port Pirie	4	7	2	10	2
Wakefield Regional	5	5	9	7	1
Yorke Peninsula	14	13	9	12	14
<b>Yorke &amp; Mid North</b>	<b>81</b>	<b>76</b>	<b>65</b>	<b>81</b>	<b>62</b>
<b>Regional SA</b>	<b>264</b>	<b>233</b>	<b>294</b>	<b>257</b>	<b>188</b>
<b>South Australia</b>	<b>2,993</b>	<b>2,674</b>	<b>3,736</b>	<b>2,963</b>	<b>2,525</b>



## Adelaide Development Activity Tracker

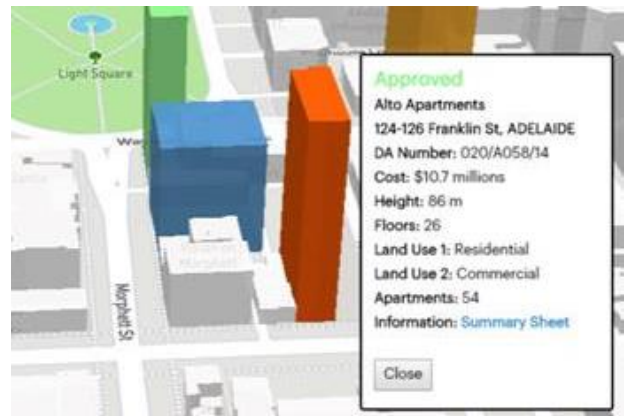
Available on the SA Planning Portal is a new 3D mapping tool showing major developments at a glance. The skyline of the City of Adelaide and urban corridors can now be viewed along with new buildings approved or currently under construction.

The Adelaide Development Activity Tracker (DAT) shows a simplified 3D representation of major development activity in the City of Adelaide and the designated urban corridor zones. Each project is graphically represented by a footprint of the proposed development (or the land parcel boundary) extruded to the proposed height.

Buildings are displayed by stage as either approved, commenced or completed and summary information about each development can be viewed on screen by clicking on each development. All developments shown hold a valid planning consent issued by the state planning authority or relevant council.

All buildings approved, under construction or identified as recently completed have summary information available, as seen in the adjacent graphic. Height if unknown is indicative. Some buildings also have a summary sheet that was

compiled at submission of the initial application that provides additional information about the development.



Access to the DAT is available via the following link or via the SA Planning Portal.

[https://www.saplanningportal.sa.gov.au/interactive/tools/Development\\_Activity\\_Tracker](https://www.saplanningportal.sa.gov.au/interactive/tools/Development_Activity_Tracker)

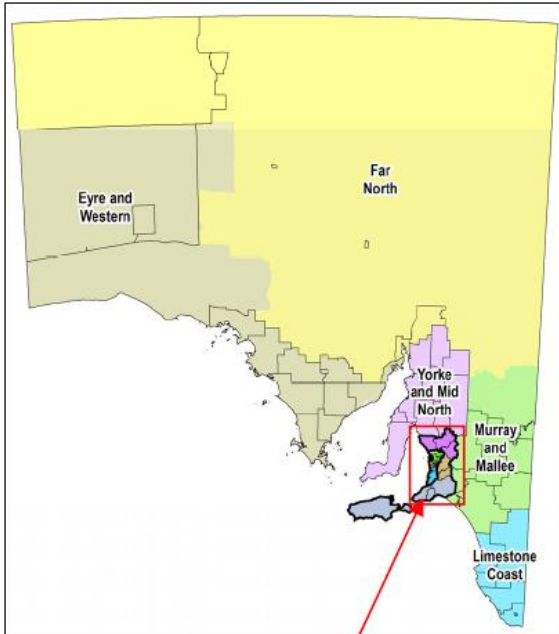
## SA Planning Portal

The SA Planning Portal is the one-stop destination for planning in SA. It will grow and change as elements of the new planning system come into operation.

<http://www.saplanningportal.sa.gov.au/>



## SA Government Regions



### Greater Adelaide



## Glossary

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

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

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

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

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

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**Government of South Australia**

Department of Planning,  
Transport and Infrastructure