

Residential broadhectare land supply report - 30 June 2017



Greater Adelaide Region and selected regional townships



Government of South Australia
Department of Planning,
Transport and Infrastructure

Residential broadhectare land supply report

Greater Adelaide region and selected regional townships

Cadastre and Land Information as at 30 June 2017
State Government Land for Release as at October 2017

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

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

For further information: visit www.saplanningportal.sa.gov.au/land_supply_monitoring

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Executive Summary

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

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

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

Key Zoning Changes 2016-17

- In November 2016, 15.5 hectares of land in Tonsley, Marion LGA, was included as it was subjected to a land division application. The land was rezoned from industrial to miscellaneous use in April 2016.
- In Port Adelaide Enfield LGA disposal of several former school sites increased broadhectare levels by over 15 hectares.
- In November 2016, 334 hectares of rural zoned growth area land south of Roseworthy, Light RC, was rezoned to residential.
- In May 2017, *The 30-Year Plan* identified 64 hectares of rural living land on Hindmarsh Island, Alexandrina LGA as zoned growth area and therefore deemed as residential broadhectare land where criteria was met.

Broadhectare Land – Residential Zones

- At 30 June 2017, there were 8,115 hectares of residential zoned broadhectare land in the GAR.
- The four metropolitan South Australian Government Regions (SAGRs) contained 3,978 hectares with Northern Adelaide contributing 3,205 hectares (80.6%) followed by Southern Adelaide with 635 hectares (16%).
- The two inner regions of Eastern and Western Adelaide have much smaller stocks. In recent years

rezoning in these areas have created opportunities for much higher density development.

- The three mainly non-metropolitan SAGRs cover the remaining LGAs in the GAR, including Gawler and part of the Adelaide Hills Council. The broadhectare land stocks in these SAGRs were more balanced between the three regions with the Adelaide Hills having 1,392 hectares (33.6%), Barossa Light and Lower North 1,858 hectares (44.9%) and Fleurieu (excluding Kangaroo Island) having 887 hectares (21.4%).
- In Regional South Australia, broadhectare land supply is greatest in the townships of Murray Bridge, Mount Gambier, Port Augusta, Port Lincoln and Clare. The report includes summary tables and maps for these and 12 other regional townships.

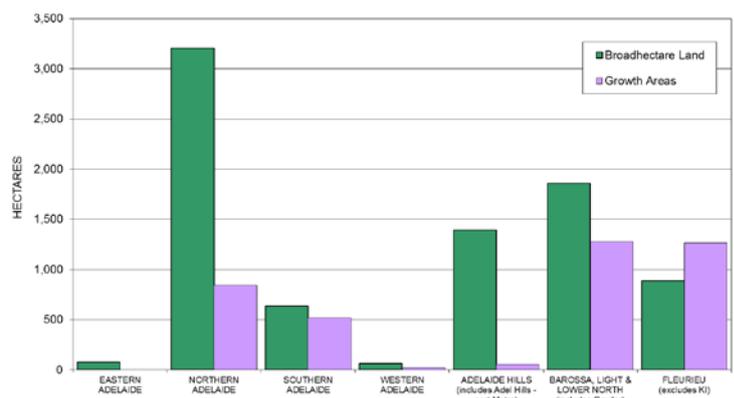


Broadhectare Land - Future Urban Zones and Growth Areas

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

- At 30 June 2017, there were 3,980 hectares of land in areas identified for future urban growth in the GAR. These areas will be considered for rezoning in accordance with the land supply objectives and targets of the Planning Strategy.
- The majority of this land (1,276 hectares) is located in the Barossa, Light and Lower North, with a further 1,267 hectares in the Fleurieu and 837 hectares in the Northern Adelaide region.

The 2017 stock of residential and growth area broadhectare land in the GAR by SAGR, is shown below.



Broadhectare Land – Dwelling Yield

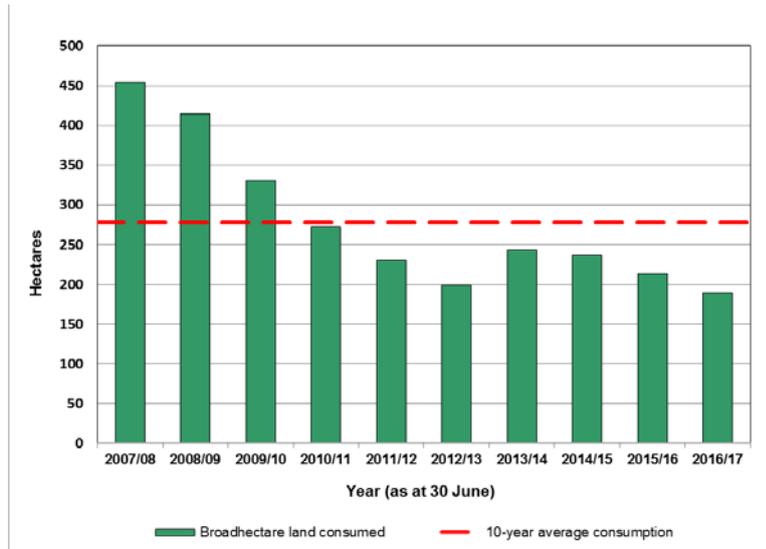
This report also provides an annual update on the gross yield (lots per hectare) being achieved from broadhectare land developments in each LGA.

- At 30 June, 2017, the average gross dwelling yield was 11.9 lots per hectare (lph) in the GAR (14.2 lph in the metropolitan SAGRs and 9.7 lph for non-metropolitan SAGRs). In 2015, the yield from land under a current subdivision was 11.1 lph.
- The metropolitan LGAs with the highest dwelling yield were Prospect (51.2 lph), Norwood, Payneham St. Peters LGA (43.4 lph) due mainly to a development in Hackney, Charles Sturt (30.7 lph) largely impacted by development in St. Clair, West Torrens (27.7 lph), Port Adelaide Enfield (24.7 lph) mainly in the Lightsview development and Marion (24.5 lph). Victor Harbor (10.7 lph) and Mt. Barker (11 lph) LGAs had the highest yields for the non-metropolitan area.
- Since 2001 the yield achieved from broadhectare land in the GAR has increased from 9.5 lph to 11.9 lph. Yields have increased in both the metropolitan and non-metropolitan area.
- Around 25 per cent of broadhectare land in the GAR was under a current plan of division. Based on these proposed land divisions the number of residential allotments that could be created by these proposals was 23,662 lots. It is worth noting that not all land division proposals will proceed for various reasons, and that development will be spread over time.

Broadhectare Land Consumption

The consumption of broadhectare land reflects the level of residential development activity. The following chart shows that in 2016-17 the amount of broadhectare land consumed for residential development in the GAR was 189 hectares. This is well below the 10-year average consumption of 278 hectares per annum.

It is worth noting that broadhectare land consumption rose in 2013-14 for the first time since the 2007-08 peak. Annual land consumption has not exceeded 250 hectares for the past 6 years.



Introduction

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

This report summarises the results of the 2017 broadhectare land supply analysis and is divided into the following sections:

- 2017 Residential Broadhectare land supply - Greater Adelaide
- 2017 Broadhectare land supply - selected regional Townships

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

What is Broadhectare Land?

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

Broadhectare land supply data is divided into the following categories:

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

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

Future Urban Zones and Growth Areas

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

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

In addition to these broadhectare rezoning's there has been significant progress made on structure plans for infill areas and urban corridors in Greater Adelaide.

Study Area

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

Local Government Areas

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

South Australian Government Regions

In December 2007, new government reporting boundaries were determined for South Australia and are known as South Australian Government Regions (SAGRs). Maps were generated for the GAR based on these boundaries. The LGAs comprising each region

can be viewed on Location SA Map Viewer and identified via the tables.

Regional Townships

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

Residential Broadhectare Land Supply - Greater Adelaide Region

This section reports on the total stock of broadhectare land at 30 June 2017 in residential zones (including surplus government land) and the amount of this land that is subject to an active or proposed land division application at that time.

Recent Zoning and Land Use Changes

Significant changes to holdings of broadhectare land in the Greater Adelaide Region between the 2016 and 2017 Residential Broadhectare Land Supply Reports include:

- In November 2016, 15.5 hectares of land in Tonsley, Marion LGA, was included as it was subjected to a land division application. The land was rezoned from industrial to miscellaneous use in April 2016.
- In Port Adelaide Enfield LGA disposal of several former school sites increased broadhectare levels by over 15 hectares.
- In November 2016, 334 hectares of rural zoned growth area land south of Roseworthy, Light RC, was rezoned to residential.
- In May 2017, *The 30-Year Plan* identified 64 hectares of rural living land on Hindmarsh Island, Alexandrina LGA as zoned growth area and therefore deemed as residential broadhectare land where criteria was met.

As a result, 2017 has seen an increase in the supply of broadhectare land in the GAR from 7,826 hectares in 2016 to 8,115 hectares in 2017. The following section provides a detailed breakdown of the broadhectare land supply.

Residential Zoned Land Supply - 30 June 2017

Table 1 shows that at 30 June 2017, there were 8,115 hectares of residential zoned broadhectare land in the Greater Adelaide Region. In Metropolitan Adelaide there were 4,523 hectares and in Outer Adelaide 3,592

hectares. In Metropolitan Adelaide there were a further 107 hectares of residential zoned State Government Land for Release (SGLR) and 12.2 hectares in Outer Adelaide.

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

LGA / SAGR	Hectares	
	Residential Broadhectare Land	SGLR
Adelaide	-	-
Burnside	26.3	16.9
Campbelltown	29.7	-
Norwood Payneham St Peters	2.7	-
Prospect	5.7	-
Unley	4.1	-
Walkerville	6.8	-
Eastern Adelaide SAGR	75.4	16.9
Playford	2,948.2	10.3
Port Adelaide Enfield (East)	30.8	53.7
Salisbury	154.5	-
Tea Tree Gully	71.5	0.8
Northern Adelaide SAGR	3,205.1	64.7
Holdfast Bay	4.3	-
Marion	68.4	-
Mitcham	121.6	-
Onkaparinga	440.4	-
Southern Adelaide SAGR	634.7	0
Charles Sturt	30.5	1.5
Port Adelaide Enfield (West)	31.4	14.2
West Torrens	0.9	-
Western Adelaide SAGR	62.7	15.6
Metropolitan SAGRs	3,978.0	97.3
Adelaide Hills	142.1	9.7
Mount Barker	1,249.7	-
Adelaide Hills SAGR	1,391.9	9.7
Adelaide Plains (formerly Mallala)	489.2	-
Barossa	362.0	0.7
Gawler	487.1	-
Light	520.1	-
Barossa Light & Lower North SAGR	1,858.4	0.7
Alexandrina	491.9	-
Victor Harbor	286.8	11.5
Yankalilla	108.3	-
Fleurieu SAGR (excludes KI)	887.0	11.5
Non-Metropolitan SAGRs	4,137.2	21.8
Greater Adelaide	8,115.2	119.2
Metropolitan Adelaide	4,523.3	107.0
Outer Adelaide	3,591.9	12.2

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

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

- companies: 1,641 hectares (36.3%)
- private: 1,964 hectares (43.4%)

- Housing SA: 50 hectares (1.1%)
- Renewal SA: 813 hectares (18%)
- other government: 3 hectares (0.1%)
- associations: 53 hectares (1.2%)

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

- companies: 1,483 hectares (41.3%)
- private: 2,077 hectares (57.8%)
- other government and assoc: 32 hectares (0.9%)

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

LGA / SAGR	Hectares						TOTAL
	Company	Private	Housing SA	Renewal SA	Other Govt.	Association	
Adelaide	-	-	-	-	-	-	-
Burnside	4.9	21.4	-	-	-	-	26.3
Campbelltown	2.7	27.1	-	-	-	-	29.7
Norwood Payneham St Peters	1.1	0.9	-	-	-	0.8	2.7
Prospect	5.3	0.5	-	-	-	-	5.7
Unley	-	4.1	-	-	-	-	4.1
Walkerville	0.4	6.4	-	-	-	-	6.8
Eastern Adelaide SAGR	14.3	60.4	0	0	0	0.8	75.4
Playford	1,233.9	1,064.7	-	647.5	2.1	-	2,948.2
Port Adelaide Enfield (East)	10.7	0.5	0.4	19.2	-	-	30.8
Salisbury	16.7	137.8	-	-	-	-	154.5
Tea Tree Gully	10.5	61.0	-	-	-	-	71.5
Northern Adelaide SAGR	1,271.9	1,264.0	0.4	666.7	2.1	0	3,205.1
Holdfast Bay	2.0	2.3	-	-	-	-	4.3
Marion	26.4	26.1	0.5	15.5	-	-	68.4
Mitcham	8.0	89.6	0.8	-	-	23.1	121.6
Onkaparinga	187.9	167.7	48.1	22.0	-	14.9	440.4
Southern Adelaide SAGR	224.2	285.7	49.3	37.5	0	38.0	634.7
Charles Sturt	10.0	13.2	-	-	-	7.3	30.5
Port Adelaide Enfield (West)	13.2	1.3	-	14.7	-	2.2	31.4
West Torrens	0.5	-	0.4	-	-	-	0.9
Western Adelaide SAGR	23.7	14.4	0.4	14.7	0	9.5	62.7
Metropolitan SAGRs	1,534.0	1,624.5	50.1	718.9	2.1	48.3	3,978.0
Adelaide Hills	14.2	127.9	-	-	-	-	142.1
Mount Barker	461.5	756.8	-	-	8.0	23.5	1,249.7
Adelaide Hills SAGR	475.7	884.8	0	0	8.0	23.5	1,391.9
Adelaide Plains (formerly Mallala)	177.6	311.7	-	-	-	-	489.2
Barossa	127.9	234.0	-	-	-	-	362.0
Gawler	106.8	280.9	-	93.8	0.7	4.9	487.1
Light	225.8	294.3	-	-	-	-	520.1
Barossa Light & Lower North SAGR	638.1	1,120.9	0	93.8	0.7	4.9	1,858.4
Alexandrina	215.3	276.6	-	-	-	-	491.9
Victor Harbor	198.3	88.5	-	-	-	-	286.8
Yankalilla	62.8	45.5	-	-	-	-	108.3
Fleurieu SAGR (excludes KI)	476.5	410.5	0	0	0	0	887.0
Non-Metropolitan SAGRs	1,590.2	2,416.2	0	93.8	8.7	28.4	4,137.2
Greater Adelaide	3,124.2	4,040.7	50.1	812.7	10.8	76.7	8,115.2
Metropolitan Adelaide	1,640.9	1,963.6	50.1	812.7	2.8	53.2	4,523.3
Outer Adelaide	1,483.4	2,077.1	0	0	8.0	23.5	3,591.9

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

Broadhectare Land - Future Urban Zones and Growth Areas

In December 2007, significant changes were made to the metropolitan urban boundary that incorporated a further 2,110.8 hectares of land. Most of this land was zoned deferred urban, rural or rural living and, at June 30 2016, only 414 hectares in Playford LGA, 320 hectares in Gawler LGA and 50 hectares in Onkaparinga LGA had been rezoned for residential development.

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

Main changes to zoning over growth area land that had occurred by June 2017 include:

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

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

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

Land in the future growth areas identified in *The 30-Year Plan* that had not been rezoned to residential or for residential use at 30 June 2017, is shown in Tables 3 and 4. Deferred urban land includes all land in deferred urban zones within the current planned urban lands boundary, including townships. All land zoned as rural living is shown on the maps and in the tables as rural living zoned land.



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

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

LGA / SAGR	Hectares						TOTAL
	Rural	Rural Living	Deferred Urban	Recreation	Open Space	Con / Enviro Constraints	
Adelaide	-	-	-	-	-	-	-
Burnside	-	-	-	-	-	-	-
Campbelltown	-	-	-	-	-	-	-
Norwood Payneham St Peters	-	-	-	-	-	-	-
Prospect	-	-	-	-	-	-	-
Unley	-	-	-	-	-	-	-
Walkerville	-	-	-	-	-	-	-
Eastern Adelaide SAGR	0	0	0	0	0	0	0
Playford	491.3	-	311.2	34.6	-	-	837.1
Port Adelaide Enfield (East)	-	-	-	-	-	-	-
Salisbury ++	-	-	-	-	-	-	-
Tea Tree Gully	-	-	6.0	-	-	-	6.0
Northern Adelaide SAGR	491.3	0	317.2	34.6	0	0	843.2
Holdfast Bay	-	-	-	-	-	-	-
Marion	-	-	-	-	-	-	-
Mitcham	-	-	-	-	-	-	-
Onkaparinga	258.5	-	241.5	-	14.7	-	514.7
Southern Adelaide SAGR	258.5	0	241.5	0	14.7	0	514.7
Charles Sturt	-	-	25.0	-	-	-	25.0
Port Adelaide Enfield (West)	-	-	-	-	-	-	-
West Torrens	-	-	-	-	-	-	-
Western Adelaide SAGR	0	0	25.0	0	0	0	25.0
Metropolitan SAGRs	749.8	0	583.8	34.6	14.7	0	1,382.9
Adelaide Hills	-	-	-	-	-	-	-
Mount Barker	-	-	54.1	-	-	-	54.1
Adelaide Hills SAGR	0	0	54.1	0	0	0	54.1
Adelaide Plains (formerly Mallala)	-	162.7	30.7	-	-	-	193.4
Barossa	949.3	-	42.5	-	-	-	991.8
Gawler	-	-	61.8	-	-	-	61.8
Light	28.9	-	-	-	-	-	28.9
Barossa Light & Lower North SAGR	978.2	162.7	135.1	0	0	0	1,275.9
Alexandrina	504.5	-	345.6	-	-	-	850.1
Victor Harbor	39.7	-	216.4	-	-	-	256.2
Yankalilla	160.6	-	-	-	-	-	160.6
Fleurieu SAGR (excludes KI)	704.8	0	562.1	0	0	0	1,266.9
Non-Metropolitan SAGRs	1,683.0	162.7	751.3	0	0	0	2,596.9
Greater Adelaide	2,432.8	162.7	1,335.0	34.6	14.7	0	3,979.8
Metropolitan Adelaide	749.8	0	645.6	34.6	14.7	0	1,444.7
Outer Adelaide	1,683.0	162.7	689.4	0	0	0	2,535.1

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

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

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

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

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

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

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

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

LGA / SAGR	Hectares						TOTAL
	Company	Private	Renewal SA	Local Council	Other Government	Association	
Adelaide	-	-	-	-	-	-	-
Burnside	-	-	-	-	-	-	-
Campbelltown	-	-	-	-	-	-	-
Norwood Payneham St Peters	-	-	-	-	-	-	-
Prospect	-	-	-	-	-	-	-
Unley	-	-	-	-	-	-	-
Walkerville	-	-	-	-	-	-	-
Eastern Adelaide SAGR	0	0	0	0	0	0	0
Playford	334.6	450.2	-	12.0	39.7	0.6	837.1
Port Adelaide Enfield (East)	-	-	-	-	-	-	-
Salisbury ++	-	-	-	-	-	-	-
Tea Tree Gully	5.7	-	-	0.3	-	-	6.0
Northern Adelaide SAGR	340.3	450.2	0	12.4	39.7	0.6	843.2
Holdfast Bay	-	-	-	-	-	-	-
Marion	-	-	-	-	-	-	-
Mitcham	-	-	-	-	-	-	-
Onkaparinga	189.7	139.1	158.5	1.9	10.0	15.5	514.7
Southern Adelaide SAGR	189.7	139.1	158.5	1.9	10.0	15.5	514.7
Charles Sturt	-	-	25.0	-	-	-	25.0
Port Adelaide Enfield (West)	-	-	-	-	-	-	-
West Torrens	-	-	-	-	-	-	-
Western Adelaide SAGR	0	0	25.0	0	0	0	25.0
Metropolitan SAGRs	530.0	589.3	183.5	14.2	49.7	16.1	1,382.9
Adelaide Hills	-	-	-	-	-	-	-
Mount Barker	1.3	52.8	-	-	-	-	54.1
Adelaide Hills SAGR	1.3	52.8	0	0	0	0	54.1
Adelaide Plains (formerly Mallala)	10.5	182.9	-	-	-	-	193.4
Barossa	484.8	500.7	-	-	6.3	-	991.8
Gawler	6.6	45.2	-	10.0	-	-	61.8
Light	-	28.9	-	-	-	-	28.9
Barossa Light & Lower North SAGR	501.9	757.7	0	10.0	6.3	0	1,275.9
Alexandrina	316.1	488.6	-	15.8	7.9	21.8	850.1
Victor Harbor	5.9	248.9	-	-	-	1.4	256.2
Yankalilla	60.9	99.7	-	-	-	-	160.6
Fleurieu SAGR (excludes KI)	382.8	837.3	0	15.8	7.9	23.1	1,266.9
Non-Metropolitan SAGRs	886.0	1,647.9	0	25.8	14.2	23.1	2,596.9
Greater Adelaide	1,416.0	2,237.2	183.5	40.0	63.9	39.3	3,979.8
Metropolitan Adelaide	536.6	634.5	183.5	24.2	49.7	16.1	1,444.7
Outer Adelaide	879.4	1,602.6	0	15.8	14.2	23.1	2,535.1

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

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

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

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

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

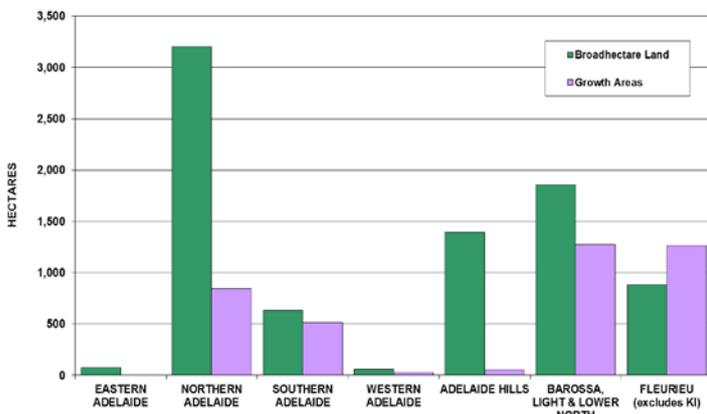
Note: Metropolitan Adelaide is the boundary of Metropolitan Adelaide as defined in the Development Act 1993. Metropolitan Adelaide and Outer Adelaide make up the GAR.

Summary Chart - Zoned and Future Growth Areas

Figure 1 shows the amount of broadhectare in residential zones and growth areas for each SAGR in the GAR. Land in designated growth areas will be an important source of future broadhectare land supply in the Northern Adelaide, Southern Adelaide and Barossa, Light & Lower North and Fleurieu SAGRs. Most growth area land in the Northern Adelaide SAGR is located in the Playford LGA (837ha) and Southern Adelaide SAGR has 515 hectares in the Onkaparinga LGA.

In Outer Adelaide, Barossa LGA has the greatest amount of growth area land with over 990 hectares, followed by Alexandrina LGA (850ha), Victor Harbor LGA (256ha), Adelaide Plains 193 hectares and Yankalilla 160 hectares (see Tables 3 and 4).

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



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



Status of Residential Broadhectare Land

Land under Division

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

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

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

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

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

Market Ready and Development Ready Land

At 30 June 2017, 1,450 hectares (72%) of broadhectare land under division in the GAR had a development approval and is therefore considered to be market ready (Table 5). Of this land 748 hectares is in Metropolitan Adelaide with a yield of 9,662 lots. The remaining 702 hectares in Outer Adelaide had a yield of 6,560 lots.

A further 546 hectares is development ready (under a current plan of division but without a development approval) and the yield from this land is 7,440 lots.

The overall yield from the market and development ready supply across Greater Adelaide was around 23,660 lots at June 2017. The remaining residential broadhectare land is classified as the residual zoned supply.

Table 5: Market Ready and Development Ready Land by LGA

LGA / SAGR	Market Ready		Development Ready		Residual Zoned Supply	TOTAL
	ha	Lots	ha	Lots	ha	
Adelaide	-	-	-	-	-	-
Burnside	1.2	11	-	-	25.1	26.3
Campbelltown	3.4	52	0.7	10	25.5	29.7
Norwood Payneham St Peters	0.6	39	1.2	43	0.9	2.7
Prospect	1.2	61	-	-	4.5	5.7
Unley	-	-	-	-	4.1	4.1
Walkerville	0.2	3	0.4	11	6.3	6.8
Eastern Adelaide SAGR	6.6	166	2.4	64	66.4	75.4
Playford	503.3	6,003	174.3	2,861	2,270.6	2,948.2
Port Adelaide Enfield (East)	22.2	442	1.0	17	7.6	30.8
Salisbury	16.8	338	13.9	117	123.8	154.5
Tea Tree Gully	2.0	18	4.9	97	64.7	71.5
Northern Adelaide SAGR	544.3	6,801	194.1	3,092	2,466.6	3,205.1
Holdfast Bay	0.9	5	-	-	3.4	4.3
Marion	2.4	65	26.8	650	39.3	68.4
Mitcham	26.4	224	5.0	29	90.2	121.6
Onkaparinga	89.7	1,214	41.4	567	309.3	440.4
Southern Adelaide SAGR	119.4	1,508	73.2	1,246	442.1	634.7
Charles Sturt	5.4	162	2.8	87	22.4	30.5
Port Adelaide Enfield (West)	5.7	171	12.9	405	12.7	31.4
West Torrens	-	-	0.5	13	0.4	0.9
Western Adelaide SAGR	11.1	333	16.1	505	35.5	62.7
Metropolitan SAGRs	681.4	8,808	285.9	4,907	3,010.7	3,978.0
Adelaide Hills	5.0	35	6.7	59	130.5	142.1
Mount Barker	250.5	2,887	121.6	1,216	877.6	1,249.7
Adelaide Hills SAGR	255.5	2,922	128.3	1,275	1,008.1	1,391.9
Adelaide Plains (formerly Mallala)	83.6	639	9.7	63	395.9	489.2
Barossa	105.1	723	13.2	105	243.7	362.0
Gawler	66.3	853	86.8	856	334.1	487.1
Light	49.4	434	3.9	40	466.7	520.1
Barossa Light & Lower North SAGR	304.4	2,649	113.6	1,064	1,440.4	1,858.4
Alexandrina	109.5	854	11.5	113	370.9	491.9
Victor Harbor	79.1	835	3.1	47	204.6	286.8
Yankalilla	20.3	154	3.2	34	84.8	108.3
Fleurieu SAGR (excludes KI)	208.9	1,843	17.7	194	660.4	887.0
Non-Metropolitan SAGRs	768.8	7,414	259.6	2,533	3,108.8	4,137.2
Greater Adelaide	1,450.3	16,222	545.5	7,440	6,119.5	8,115.2
Metropolitan Adelaide	748.1	9,662	372.6	5,763	3,402.6	4,523.3
Outer Adelaide	702.2	6,560	172.8	1,677	2,716.9	3,591.9

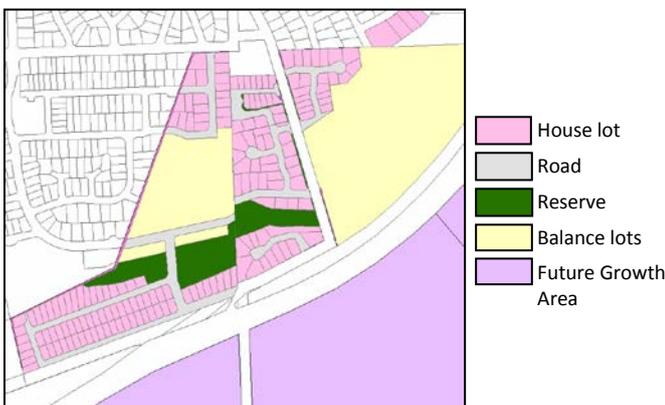
Note: Not all land under a current land division application will be deposited. Some applications may be lapsed or refused.

Lot production and broadhectare yield

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

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

Figure 2: Example of Land under an Application for Division



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

1. The total number of eligible residential allotments in a division is divided by the total area under division. Allotments are deemed to be eligible residential allotments if they are greater than 100m² (this largely avoids processing issues associated with zoning boundaries splitting allotments).
2. The total area of the application includes residential lots, roads, reserves and land for public purpose use (water courses, golf courses, playgrounds etc.). Balance lots are not included in the calculation.
3. The gross yield, ie. number of residential allotments being achieved per hectare, is calculated at the LGA level.

Table 6 shows the amount of residential broadhectare land under division (ie. market ready and development ready land supply). Of the total amount of broadhectare land (8,115 ha) in the GAR, 24.6% (1,996 ha) was under a current plan of division at 30 June 2017. Based on the

subdivision plans lodged, the number of residential allotments that could be created by these proposals is 23,662 lots and the average gross yield was 11.9 lots per hectare (lph) in the GAR.

In Metropolitan Adelaide the gross yield was 13.8 lph and in Outer Adelaide it was 9.4 lph. The LGAs with the highest yields are Prospect 51.2 lph, Norwood Payneham St. Peters 43.3 lph, Charles Sturt 30.7 lph, West Torrens 27.7 lph, Port Adelaide Enfield 24.7 lph, Marion 24.5 lph, Walkerville 23.4 lph, Tea Tree Gully 16.8 lph, Salisbury 14.8 lph, Campbelltown 14.8 lph, Onkaparinga 13.6 lph, Playford 13.1 lph and Gawler 11.2 lph.

In Outer Adelaide the gross yields were below 10 lph for all LGAs except for Mount Barker 10.7 lph and Victor Harbor 10.9 lph. Note that the number of allotments under division includes both land under a plan of division at 30 June 2017 and completed lots (ie. lots deposited over broadhectare land between July 2016 and June 2017 and not captured by the DCDB at 30 June 2017).

Broadhectare land that was not under division at 30 June 2017 (residual zoned supply) amounted to 6,120 hectares. Balance lots within land division applications were excluded from the yield calculations as they will most likely undergo further subdivision at a later stage and are included in the residual zoned supply.



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

LGA / SAGR	ha			ha		%
	Broadhectare Under Division	* Number of Allotments in division	** Lots per hectare)	Broadhectare Not Under Division	Total Broadhectare.	
Adelaide	-	-	-	-	-	-
Burnside	1.2	11	9.3	25.1	26.3	4.5%
Campbelltown	4.2	62	14.8	25.5	29.7	14.1%
Norwood Payneham St Peters #	1.9	82	43.4	0.9	2.7	68.7%
Prospect	1.2	61	51.2	4.5	5.7	20.8%
Unley	-	-	-!	4.1	4.1	-
Walkerville	0.6	14	23.4	6.3	6.8	8.7%
Eastern Adelaide SAGR	9.0	230	25.5	66.4	75.4	12.0%
Playford	677.6	8,864	13.1	2,270.6	2,948.2	23.0%
Port Adelaide Enfield (East)	23.3	459	19.7	7.6	30.8	75.5%
Salisbury	30.7	455	14.8	123.8	154.5	19.9%
Tea Tree Gully	6.8	115	16.8	64.7	71.5	9.6%
Northern Adelaide SAGR	738.5	9,893	13.4	2,466.6	3,205.1	23.0%
Holdfast Bay	0.9	5	5.6	3.4	4.3	20.8%
Marion	29.2	715	24.5	39.3	68.4	42.6%
Mitcham	31.4	253	8.1	90.2	121.6	25.8%
Onkaparinga	131.2	1,781	13.6	309.3	440.4	29.8%
Southern Adelaide SAGR	192.6	2,754	14.3	442.1	634.7	30.3%
Charles Sturt #	8.1	249	30.7	22.4	30.5	26.6%
Port Adelaide Enfield (West)	18.6	576	30.9	12.7	31.4	59.4%
West Torrens	0.5	13	27.7	0.4	0.9	53.4%
Western Adelaide SAGR	27.2	838	30.8	35.5	62.7	43.4%
Metropolitan SAGRs	967.3	13,715	14.2	3,010.7	3,978.0	24.3%
Adelaide Hills	11.7	94	8.1	130.5	142.1	8.2%
Mount Barker	372.1	4,103	11.0	877.6	1,249.7	29.8%
Adelaide Hills SAGR	383.8	4,197	10.9	1,008.1	1,391.9	27.6%
Adelaide Plains (formerly Mallala)	93.3	702	7.5	395.9	489.2	19.1%
Barossa	118.3	828	7.0	243.7	362.0	32.7%
Gawler	153.0	1,709	11.2	334.1	487.1	31.4%
Light	53.3	474	8.9	466.7	520.1	10.3%
Barossa Light & Lower North SAGR	418.0	3,713	8.9	1,440.4	1,858.4	22.5%
Alexandrina	121.0	967	8.0	370.9	491.9	24.6%
Victor Harbor	82.2	882	10.7	204.6	286.8	28.7%
Yankalilla	23.5	188	8.0	84.8	108.3	21.7%
Fleurieu SAGR (excludes KI)	226.6	2,037	9.0	660.4	887.0	25.6%
Non-Metropolitan SAGRs	1,028.4	9,947	9.7	3,108.8	4,137.2	24.9%
Greater Adelaide	1,995.7	23,662	11.9	6,119.5	8,115.2	24.6%
Metropolitan Adelaide	1,120.7	15,425	13.8	3,402.6	4,523.3	24.8%
Outer Adelaide	875.0	8,237	9.4	2,716.9	3,591.9	24.4%

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

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

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

Note #: The yield of 30.7 lph in Charles Sturt is largely due to the high yields being achieved in development activity at St. Claire and in Norwood Payneham and St. Peters a yield of 43.4 lph is due to a high yield application in Hackney.



Broadhectare Land Division Status by LGA

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

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

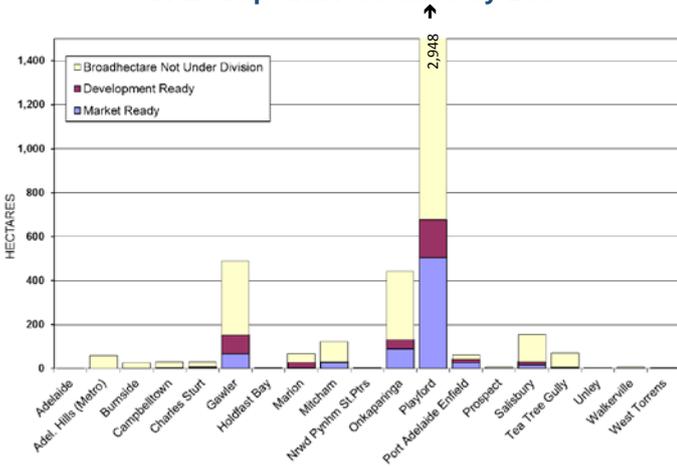
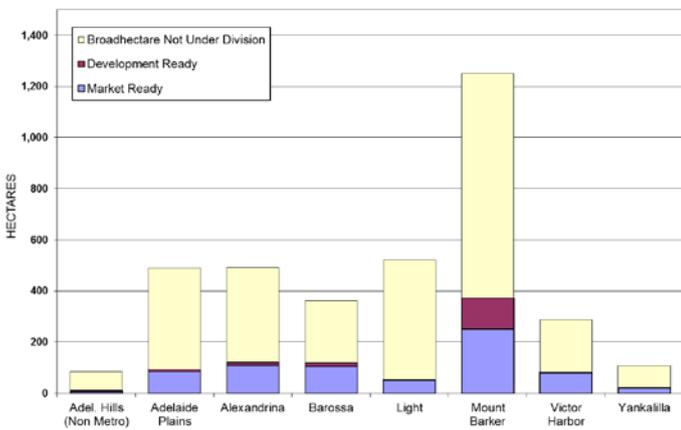


Figure 4: Status of Residential Broadhectare Land in Outer Adelaide by LGA



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

Broadhectare Land - Historical Supply and Consumption Trends

Introduction

This section presents an historical comparison of broadhectare land holdings between 1995 and 2017 for Metropolitan Adelaide and between 1999 and 2017 for Outer Adelaide. Understanding the supply of broadhectare land is assisted by tracing the change in its characteristics over time. Careful monitoring of the

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

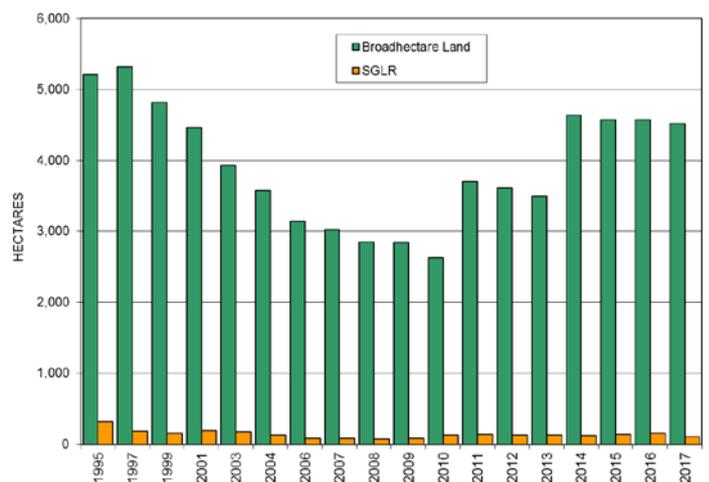
Comparison of Broadhectare Land Holdings and SGLR between 1995 & 2016

Metropolitan Adelaide

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

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

Figure 5: Residential Broadhectare and SGLR in Metropolitan Adelaide, 1995 to 2017



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

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

- Between 1995 and 1997, the Mawson Lakes site in Salisbury was rezoned from future urban to a mixed use zone allowing residential development. This significantly increased the stock of broadhectare land in the Salisbury LGA by around 330ha and resulted in an overall increase in broadhectare holdings for metropolitan Adelaide between the two dates.
- In March 2002, the introduction of the *Metropolitan Urban Boundary* resulted in the loss of around 330ha from residentially zoned broadhectare holdings in the Playford LGA and, even accounting for gains due to rezoning in Port Adelaide of 32ha and 33ha in Willunga, the overall supply of broadhectare land was reduced.
- In March 2003, the *Metropolitan Urban Boundary PAR* was amended resulting in the reinstatement of 48.8ha in Playford LGA.
- In March 2004, the *Southern Metropolitan Growth Management PAR* rezoned around 95ha of residential broadhectare land in Aldinga and Sellicks Beach to deferred urban.
- In September 2005, the Tea Tree Gully council rezoned around 51ha from industry to residential on the north-eastern boundary of the residential area.
- In November 2005, the Gawler Council rezoned over 40ha of rural living zoned land and 33ha of rural land to deferred urban.
- In November 2006 over 20ha of industrial land was rezoned to residential adjacent to the Cheltenham Racecourse in Charles Sturt LGA, which by June 2008 itself added 49ha to broadhectare stocks.
- In May 2007, due to a policy change over R5 zoned land, a further 48ha was included as residential zoned broadhectare in Tea Tree Gully LGA.
- In November 2007, 37ha was added in Onkaparinga council.
- Over 410ha of land in Playford LGA around Blakeview, Munno Para West and Penfield, which was incorporated into the Urban

Boundary in December 2007, was rezoned to residential in March 2009.

- In August 2010, there were mass rezoning's in Gawler LGA with 225ha rezoned from rural to residential and 49ha rural living to residential in Gawler East and a further 117ha deferred urban to residential and 53ha rural to residential in Evanston South and Evanston Gardens.
- At Buckland Park in Playford LGA in December 2010, 865ha of rural land was rezoned to residential.
- In March 2014, 440ha of growth area land and 120ha of rural land was rezoned to residential around Angle Vale, 515ha of growth area and 62ha of rural land was rezoned to residential in Playford North extension and 105ha of growth area land and 16ha of rural land was rezoned to residential around Virginia (Playford LGA).
- Rezoning at Hackham in April 2015, saw 50ha of growth area land rezoned to residential.
- Around 53ha was rezoned from rural to residential in Salisbury Heights in July 2015.
- In December 2015, 31ha in Virginia, Playford LGA, was rezoned from rural to residential.
- In November 2016, a residential subdivision plan was lodged over a 15.5ha section of miscellaneous zoned land at Tonsley.

Ownership of broadhectare land largely determines the short and medium term availability of land (see Figure 6). Over the 1995 to 2017 period, Renewal SA (formerly LMC) and company owned land provided the majority of broadhectare land consumed for housing development (see Figure 7). In 1995, the LMC held 2,084 hectares (40% of all broadhectare land). By 2008, LMC land holdings had fallen to 902 hectares (31.6%); by 2009 it had increased to 1,128 hectares (39.7%); by 2013 the now called Renewal SA held 849 hectares (24.3%) with holdings slightly decreasing to 813 hectares (18%) by 2017. Over the same period, company holdings have fallen dramatically and then risen dramatically from 1,141 hectares in 1995 to 559 hectares in 2010 to 1,389 hectares in 2011. Currently company holdings are at 1,641 hectares (36.3%).

Private holdings, which decreased by around 48% from 1,742 hectares (33.4% of all broadhectare land) in 1995 to 906 hectares (34.4%) in 2010, recovered to 1,233 hectares (33.3%) by 2011. Private losses were exaggerated however, due to land rezoned to deferred urban in Onkaparinga LGA in 2004. From 2011 private holdings increased until major rezoning in Playford council took holdings to a record level of 1,945 hectares (41.9%) in 2014. In 2002, private individuals became

the main holders of broadhectare land in Metropolitan Adelaide, however by 2009 the LMC had re-established its majority share, mainly due to rezoning of over 410 hectares of land in Playford LGA (this land was incorporated into the Urban Boundary in December 2007 but rezoned to residential in March 2009). Large rezoning's undertaken in both Gawler and Playford LGAs in late 2010 boosted both private individual and company broadhectare holdings. Companies were the major holders of broadhectare land between 2011 and 2013, but private holdings jumped dramatically in 2014 to regain dominance and by 2017 was at 1,964 hectares (43.4%).

Historically, private broadhectare holdings are usually consumed at a much slower rate than Renewal SA and company owned land and thus as Renewal SA and company owned land is consumed, the percent of broadhectare land owned by private individuals increases unless changes of ownership or rezoning occurs. This is evident in many of the inner councils where private holdings are the main source of broadhectare land, such as Burnside 21.4 hectares (81.5%), Campbelltown 27 hectares (91.1%), Unley 4.1 hectares (100%) and Walkerville 6.4 hectares (94%). Middle and outer LGAs where the percent of private

ownership is large, will also begin to notice a tightening of supply as remaining company, Renewal SA, association and SGLR owned land is consumed, such as Tea Tree Gully where private ownership is 61 hectares (85.3%), Salisbury 137.8 hectares (89.2%), Mitcham 89.6 hectares (73.7%) and Adelaide Hills (part metropolitan) 58.2 hectares (100%). Renewal SA dominates supply in Port Adelaide Enfield with 33.9 hectares (54.6%) and had large holdings in Playford 647.5 hectares (22%) and Gawler 93.8 hectares (19.2%). See Table 2. Renewal SA owned further land in Gawler, Playford, Charles Sturt and Onkaparinga LGAs within the Metropolitan Boundary, but this land is not yet zoned residential.

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

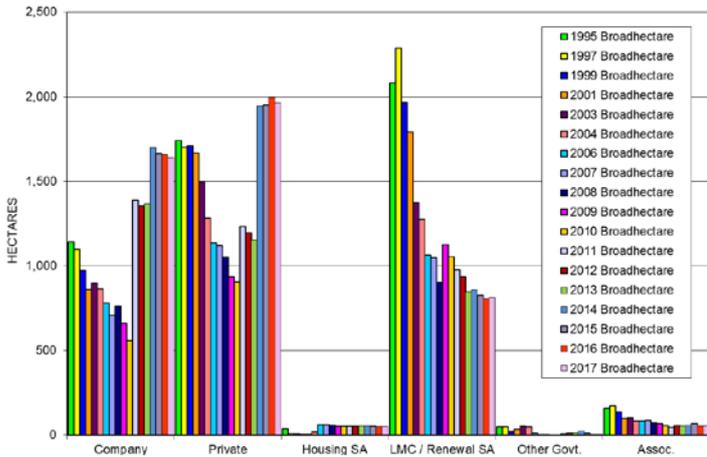
Table 7: Metropolitan Adelaide - Residential Broadhectare and SGLR by LGA, 1995 to 2017

LGA / SAGR	1995		2010		2012		2014		2016		2017	
	BH	SGLR										
Adelaide	0.8	-	-	-	-	-	-	-	-	-	-	-
Adelaide Hills (part metro)	221.8	22.8	64.7	19.4	63.9	19.1	61.1	19.1	60.4	19.1	58.2	9.7
Burnside	41.1	-	29.5	9.4	29.5	9.4	28.9	2.1	26.8	16.6	26.3	16.9
Campbelltown	73.5	2.6	36.2	-	33.5	-	31.8	-	29.6	-	29.7	-
Charles Sturt	75.6	3.0	90.8	-	69.1	-	52.5	-	32.1	1.5	30.5	1.5
Gawler	198.0	-	90.0	-	534.5	-	507.9	6.0	499.2	-	487.1	-
Holdfast Bay	2.3	10.5	3.3	-	3.3	-	4.8	-	4.8	-	4.3	-
Marion	212.0	64.7	81.6	3.5	67.4	-	62.5	-	52.9	-	68.4	-
Mitcham	258.0	5.7	157.1	-	148.1	-	140.4	-	126.7	-	121.6	-
Norwood P'ham St Peters	5.4	0.9	0.9	-	0.9	-	3.0	-	1.7	1.5	2.7	-
Onkaparinga	1,418.6	25.0	606.5	-	498.3	7.2	465.8	4.7	465.8	1.0	440.4	-
Playford	1,655.2	20.9	1,076.5	21.0	1,805.5	16.9	3,002.8	18.1	2,971.5	23.0	2,948.2	10.3
Port Adelaide Enfield	276.8	93.8	104.8	79.2	79.0	70.0	58.1	69.6	52.2	88.5	62.2	67.9
Prospect	-	-	5.8	-	5.7	-	0.5	-	5.7	-	5.7	-
Salisbury	449.1	57.6	158.6	0.8	161.2	3.5	134.2	3.5	163.2	-	154.5	-
Tea Tree Gully	304.6	-	110.4	-	93.1	-	73.5	-	71.5	0.8	71.5	0.8
Unley	4.2	-	4.7	-	5.2	-	4.1	-	4.1	-	4.1	-
Walkerville	6.7	-	8.3	-	8.1	-	6.8	-	6.8	-	6.8	-
West Torrens	6.9	12.2	2.0	-	2.5	-	2.5	-	2.0	-	0.9	-
Metropolitan Adelaide	5,210.5	319.6	2,631.6	133.2	3,608.8	126.1	4,641.4	123.2	4,577.1	152.1	4,523.3	107.0
Eastern Adelaide SAGR			85.4	9.4	82.9	9.4	75.1	2.1	74.8	18.2	75.4	16.9
Northern Adelaide SAGR			1,418.8	89.1	2,114.2	78.7	3,254.0	79.3	3,233.7	92.8	3,205.1	64.7
Southern Adelaide SAGR			848.5	3.5	717.1	7.2	673.6	4.7	650.2	1.0	634.7	-
Western Adelaide SAGR			124.2	11.9	96.1	11.7	69.6	12.0	58.8	21.0	62.7	15.6
Metropolitan SAGRs	4,790.6	296.8	2,476.8	113.8	3,010.3	107.0	4,072.3	98.1	4,017.5	133.0	3,978.0	97.3

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

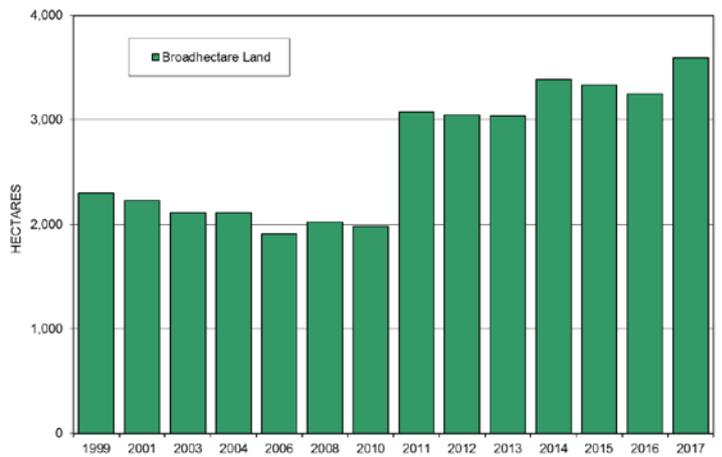
Note: Not all land under a current land division application will be deposited. Some applications may be lapsed or refused.

Figure 6: Residential Broadhectare in Metropolitan Adelaide by Ownership, 1995 to 2017



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

Figure 7: Residential Broadhectare in Outer Adelaide, 1999 to 2017



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

Outer Adelaide

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

Table 8 and Figure 7 show that broadhectare land holdings in Outer Adelaide over the 1999 to 2010 period decreased. In 2011, broadhectare land holdings increased substantially to 3,076 hectares due to rezoning's in Mount Barker, Mount Pleasant and Gawler East. A further 400 hectares of land was rezoned in 2014 to residential at Two Wells and Mallala, and 334 hectares was rezoned in November 2016 at Roseworthy in the LGA of Light. 64 hectares was rezoned to residential on Hindmarsh Island in early 2017. Currently broadhectare land holdings are 3,592 hectares.

In Outer Adelaide between 1999 and 2017, the LGA's of Adelaide Plains, Light, Mount Barker and Victor Harbor achieved an increase in the supply of residential broadhectare land. The level of broadhectare holdings across Outer Adelaide over that time has increased by 56.4% from 2,296 hectares to 3,592 hectares.



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

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

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

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

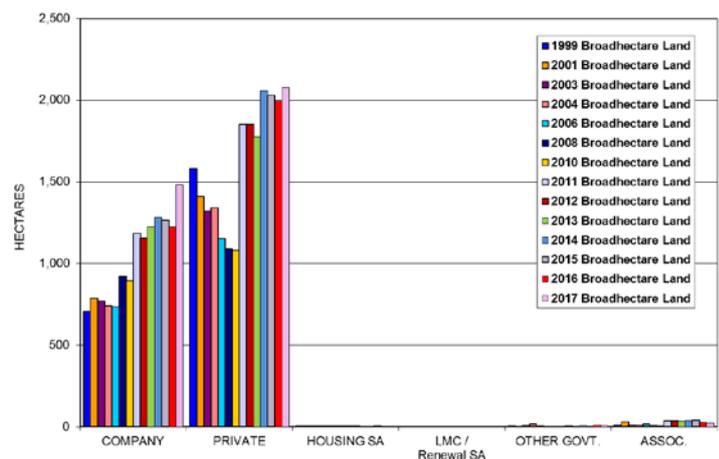
Ownership of broadhectare land largely determines the short and medium term availability of the land. Over the 1999 to 2017 period, private and company owned land provided the vast majority of broadhectare land consumed for housing development (see Figure 8). In 1999, private broadhectare land holdings were 1,578 hectares (68.9% of all broadhectare holdings) but by 2017 this had grown to 2,077 hectares (57.8%). Over

the same period company holdings grew from 706 hectares (30.8% of all broadhectare holdings) to 1,483 hectares (41.3%), mainly through acquisition of private broadhectare land or land rezoned for residential use.

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

The private sector dominates supply in most Outer Adelaide LGAs such as Adelaide Hills Council (part Outer Adelaide) (83.1%), Barossa (64.7%), Adelaide Plains (63.7%) and Mt. Barker (60.6%). Company ownership dominates the market in Victor Harbor (69.1%) and Yankalilla (58%). See Table 2.

Figure 8: Residential Broadhectare in Outer Adelaide by Ownership, 1999 to 2017



Appendix 2 for more detail.



Table 8: Outer Adelaide - Residential Broadhectare by LGA, 1999 to 2017

LGA / SAGR	1999	2006	2008	2010	2012	2014	2016	2017
	BH							
Adelaide Hills (part non-metro) #	123.9	104.2	89.0	86.2	79.8	78.4	86.2	83.9
Adelaide Plains (formerly Mallala)	93.0	101.1	100.4	98.4	91.7	498.8	495.6	489.2
Alexandrina	504.9	567.3	495.2	483.4	464.1	449.8	434.7	491.9
Barossa	374.2	293.1	326.7	303.8	349.0	367.3	362.3	362.0
Light	379.6	190.6	236.8	200.1	207.2	200.6	191.0	520.1
Mount Barker	390.3	314.7	396.8	353.3	1,411.1	1,349.8	1,279.3	1,249.7
Victor Harbor	169.0	105.3	159.9	243.7	232.4	232.8	289.3	286.8
Yankalilla	260.9	234.5	215.8	210.9	210.2	208.5	110.7	108.3
Outer Adelaide	2,295.7	1,910.9	2,020.6	1,979.9	3,045.5	3,386.0	3,249.0	3,591.9
Adelaide Hills SAGR ##	732.9	640.1	701.8	504.3	1,554.8	1,489.3	1,425.9	1,391.9
Barossa Light & Lower North SAGR ##	1,022.7	676.3	763.6	692.3	1,182.3	1,574.7	1,548.0	1,858.4
Fleurieu SAGR (excludes KI)	934.8	907.1	870.9	938.0	906.7	891.0	834.7	887.0
Non-Metropolitan SAGRs	2,690.5	2,223.5	2,336.4	2,134.7	3,643.9	3,955.0	3,808.6	4,137.2

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

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

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

Broadhectare Land - Dwelling Yields 2001-2017

Since 2001 the yield achieved in the GAR has increased from 9.5 lph to 11.9 lph (see Table 6 and previous broadhectare reports). This is the highest yield achieved in the GAR since broadhectare data has been collected in 1999. Yields over that time have increased in both Metropolitan Adelaide and Outer Adelaide. In 2001 the yield in Metropolitan Adelaide was 10.3 lph. By 2006 the yield had increased marginally to 10.6 lph and by 2011 had more significantly increased to 13.7 lph before falling back to 12.6 lph in 2012. At 2017 the yield is 13.8 lph. In Outer Adelaide the yield moved from 8.1 lph in 2001, 9.1 lph in 2014 and in 2017 is at 9.4 lph. In metropolitan LGA's where substantial development activity is occurring, Charles Sturt LGA has achieved the biggest increase in yield rising from 15 lph in 2001 to 30.7 lph in 2017. Yields also increased substantially in Port Adelaide Enfield LGA rising from 10.6 lph in 2001 to 24.7 lph in 2017 and in Marion LGA rising from 11.4 lph in 2001 to 24.5 lph in 2017.

Average allotment yields have generally increased in Metropolitan Adelaide in recent times, although at the LGA level there is some variation from this trend. Whereas yields in Mitcham LGA have slowly reduced from 9 lph to 8 lph since the early 2000's, yields in Charles Sturt LGA, which were steady in the 12-16 lph range for much of that time, have in recent years increased substantially to be at 30.7 lph in 2017, due mainly to development at St. Clair in Woodville. In the Marion LGA yields which had fallen from 13.3 lph in 2007 to 9.5 lph in 2012 are currently at 24.5 lph in 2017. Salisbury and Gawler LGAs have seen a reduction in yield from 2016 to 2017 whereas Onkaparinga LGA (13.6 lph) and Playford LGA experienced a slight rise (13.1 lph).



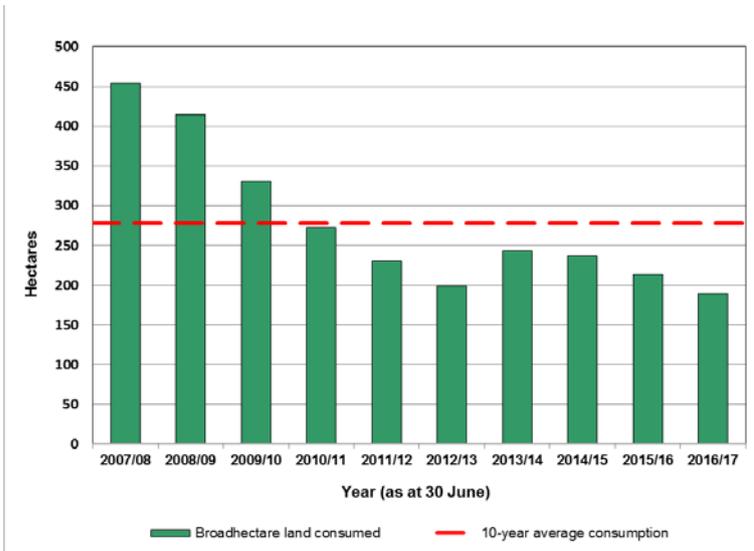
In Outer Adelaide yields over the last year have decreased slightly in most LGAs with only Adelaide Hills and Light LGA's experiencing a small increase. The highest yield was in Mt Barker LGA at 11 lph. Although some gross yields may only increase or decrease marginally, this can have a significant effect on the number of lots produced by LGA, especially if activity levels are also high in these areas.

Broadhectare Land - Consumption

The consumption of broadhectare land each year is a reflection of the level of development activity (see Figure 9). In the 2016/17 financial year, 189 hectares of broadhectare land was consumed for residential development. This is the lowest level of consumption recorded since 2001/02, when records were begun, and is much lower than the 10-yearly average consumption per annum of 278 hectares. Consumption in 2016/17 declined marginally from the 214 hectares consumed in 2015/16 and is the fourth year of continuous decline. Prior to the global financial crisis in late 2008 broadhectare consumption was at an 8-year peak of 454 hectares in 2007/08. Annual land consumption has not exceeded 250 hectares for the past 6 years.

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

Figure 9: Consumption of Residential Broadhectare Land in the Greater Adelaide Region, 2007/08 - 2016/17



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

Greater Adelaide Region Maps

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

Northern Adelaide SAGR	21
Western Adelaide SAGR	22
Eastern Adelaide SAGR	23
Southern Adelaide SAGR	24
Barossa, Light and Lower North SAGR	25
Adelaide Hills SAGR	26
Fleurieu SAGR	27

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



2017 Broadhectare Land in Residential Zones - Northern Adelaide

For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, unimproved or other purposes, or is subject to a plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

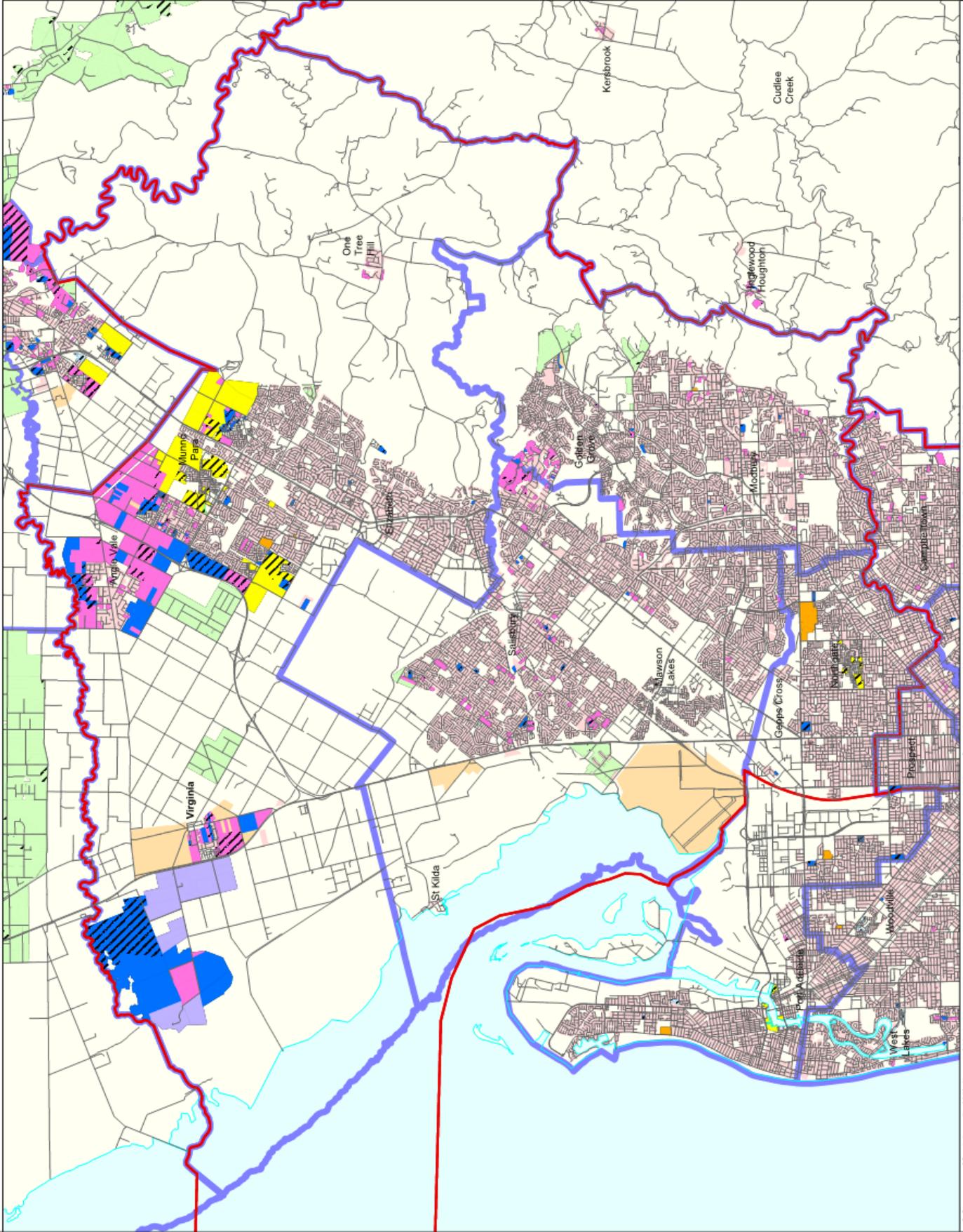
Notes: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth, these growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2017)**
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 - Company broadhectare
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 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Built-up area
 - Main road
 - Other road



Produced by Department of Planning, Transport and Infrastructure.

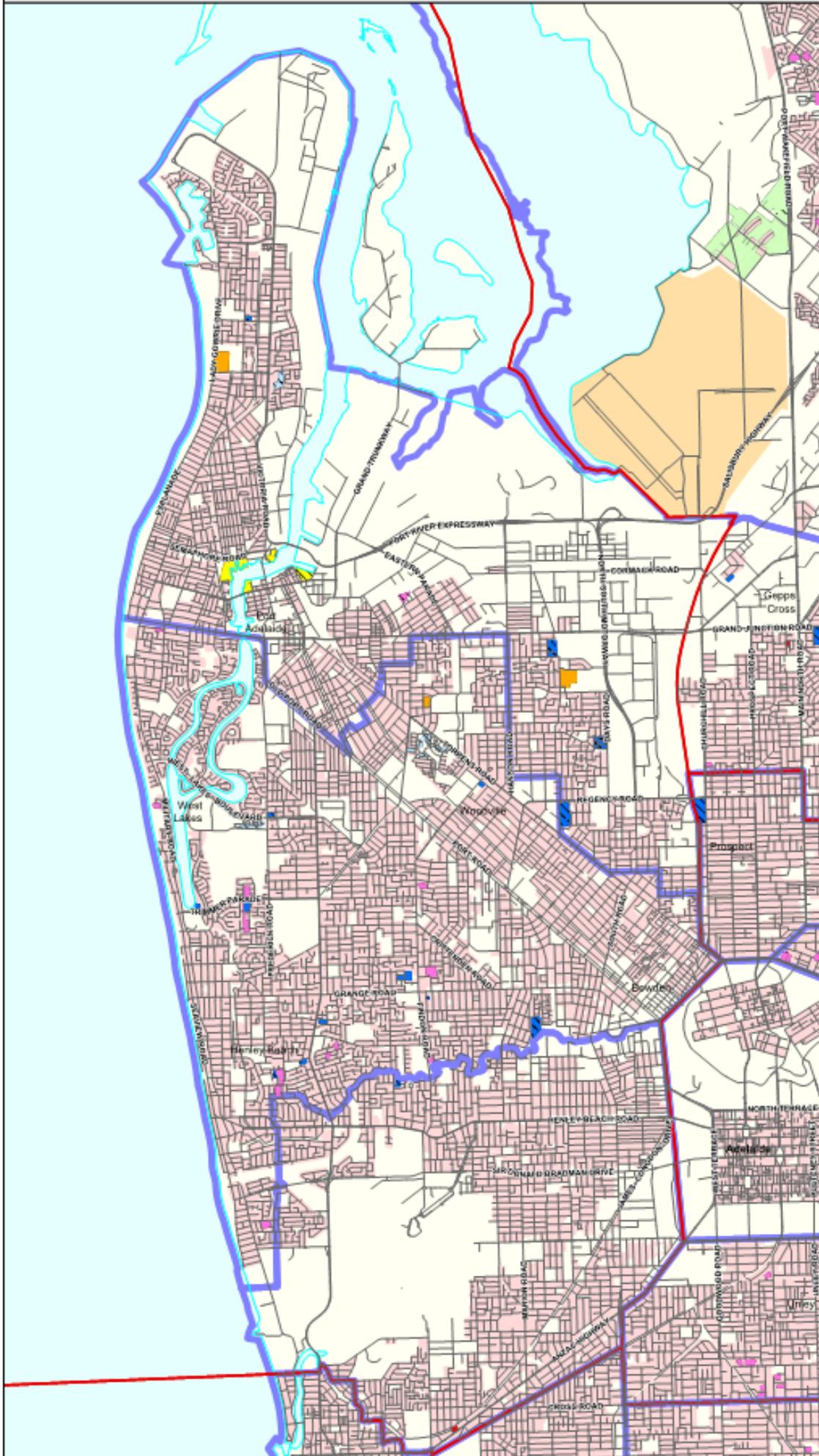
Information derived from valuation data has been supplied by DTF and is current to 30 June 2017. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



2017 Broadhectare Land in Residential Zones - Western Adelaide

For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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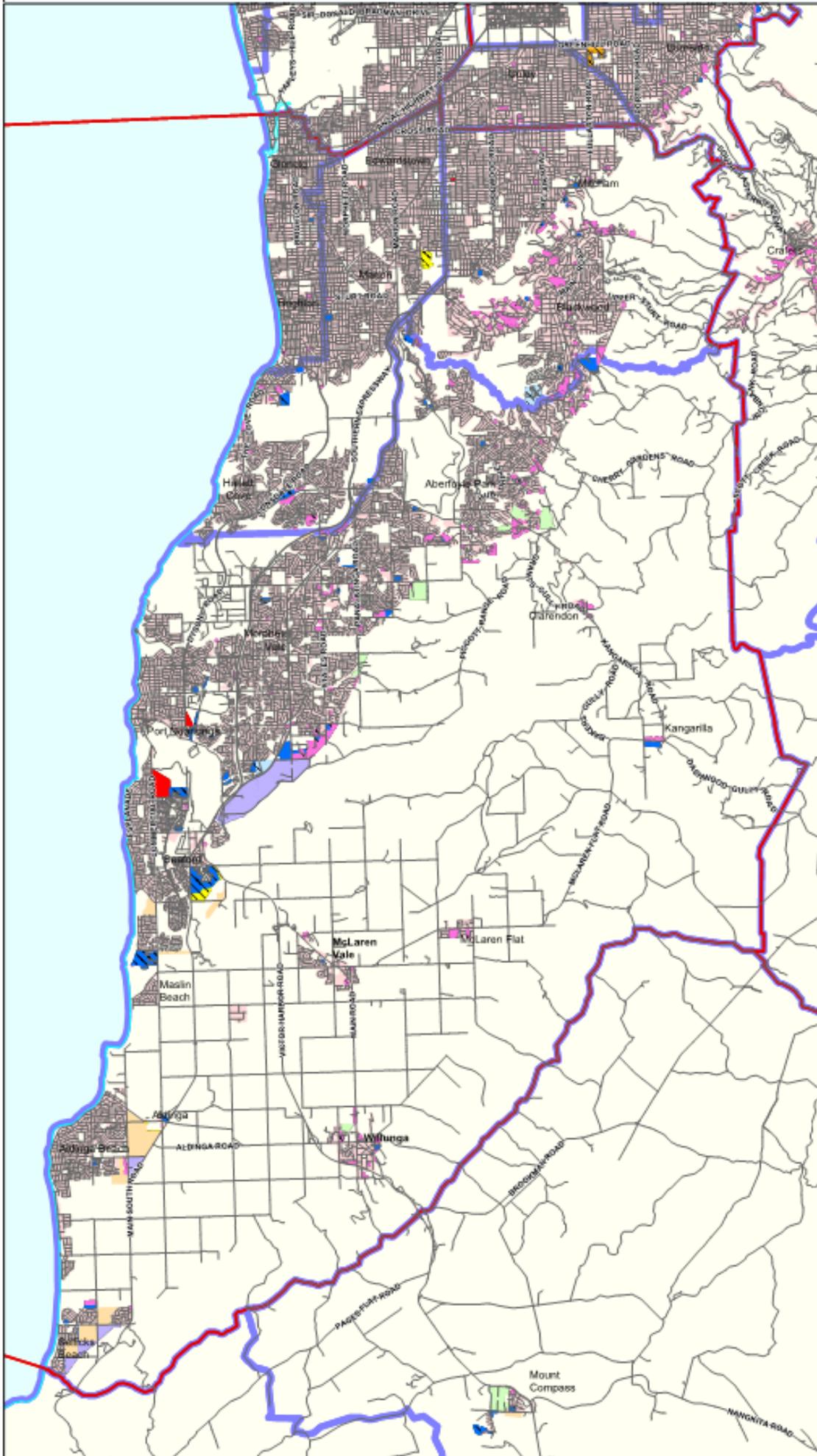


Produced by Department of Planning, Transport and Infrastructure.

Information derived from valuation data has been supplied by DTF and is current to 30 June 2017. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



2017 Broadhectare Land in Residential Zones - Southern Adelaide



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

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Produced by Department of Planning, Transport and Infrastructure.

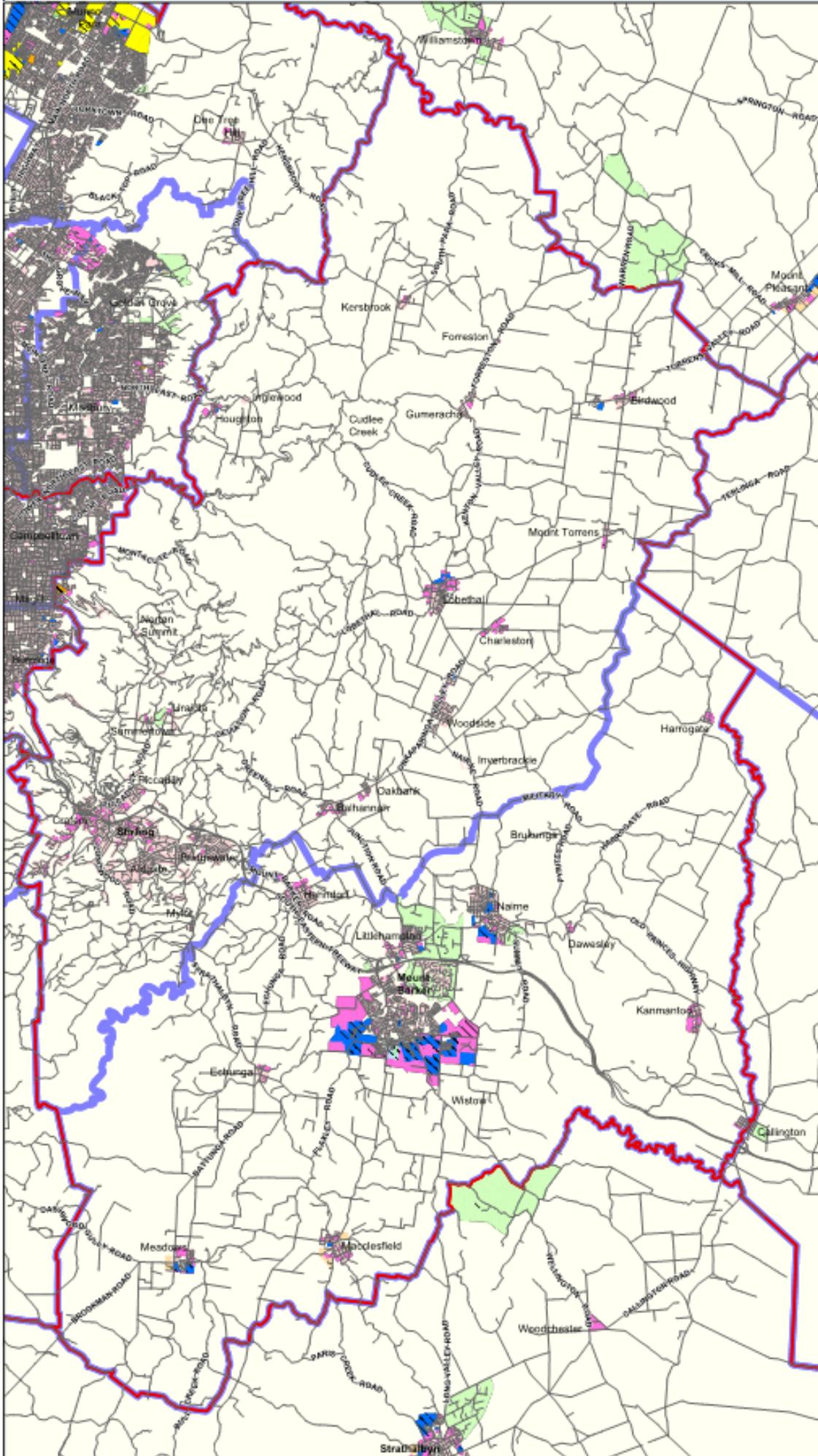
Information derived from valuation data has been supplied by DTF and is current to 30 June 2017. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



2017 Broadhectare Land in Residential Zones - Adelaide Hills

For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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



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Produced by Department of Planning, Transport and Infrastructure.

Information derived from valuation data has been supplied by DTF and is current to 30 June 2017. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



2017 Broadhectare Land in Residential Zones - Fleurieu



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was prepared and boundaries are approximate. Consideration should be given to the most current information at June, 2017. State government land for release at October, 2017.

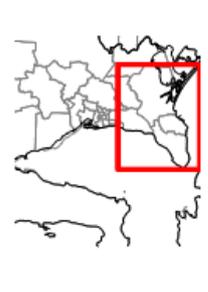
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 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Built-up area
 - Main road
 - Other road



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Regional Townships

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

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

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



Regional Township Broadhectare Summary and Maps

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Port Lincoln

At 30 June 2017, there were 317 hectares of residentially zoned broadhectare land in Port Lincoln (C). Broadhectare stocks increased by over 40 hectares in August 2014 when a portion of deferred urban land to the south of the township was rezoned to residential for the Lukin Quays development. There were a further 86 hectares of land zoned rural living. Of the 317 hectares of broadhectare land, companies owned 179.4 hectares (56.7%), private 78.4 hectares (24.8%) and association 58.8 hectares (18.5%). Of the 86 hectares of rural living zoned land, 99.2% is under private ownership. 54 hectares of recreation zoned land in the Lincoln Cove Marina Development is deemed broadhectare land because it is under a current residential land division application.

At 30 June 2017, 106 hectares (33.5%) of broadhectare land was under a current residential land division with the potential for 894 house lots to be developed. This represents a yield of 8.4 lots per hectare for broadhectare land currently under division. Of the 86 hectares of rural living zoned land, 13 hectares (15.1%) was under a current residential land division with the potential for 28 additional lots to be developed. This represents a yield of 2.2 lots per hectare in rural living zoned subdivisions.

There is substantial deferred urban zoned land (around 300 hectares) in the Port Lincoln LGA on the peninsula to the south of the Lincoln Cove Marina. In August 2014, 42.6 hectares was rezoned to residential for the Lukin Quays development. The extent to which the remaining deferred urban land could be developed in the future for residential purposes will be largely influenced by coastal vista and environmental concerns.

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

Port Lincoln LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land	179.4	78.4	-	58.8	316.6
Rural Living Land	0.7	84.9	-	-	85.6
Total Port Lincoln LGA	180.1	163.3	0	58.8	402.2

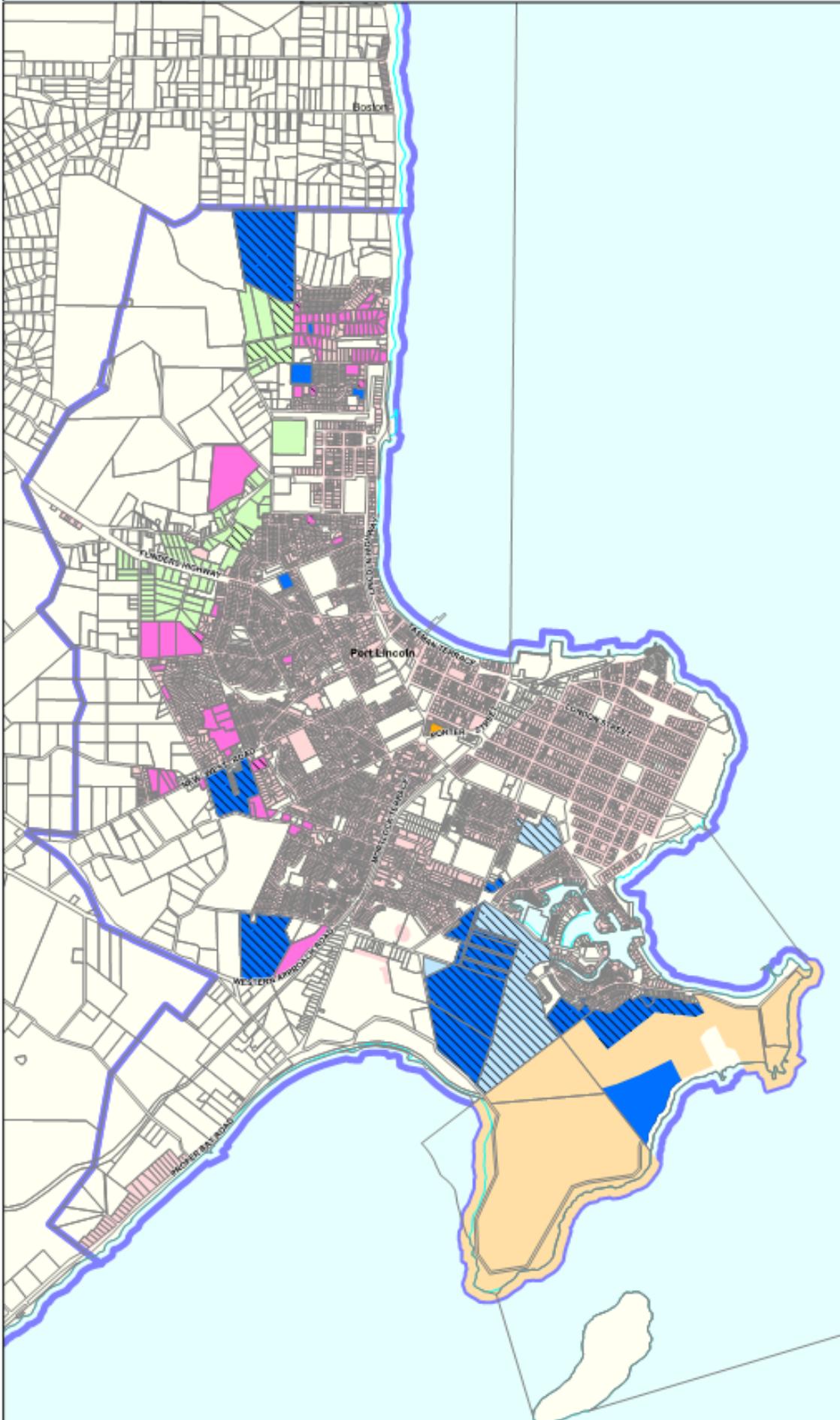
Port Lincoln LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	106.1	894	8.4	210.5	316.6
Rural Living Land	12.9	28	2.2	72.7	85.6
Total Port Lincoln LGA	119.0	922		283.2	402.2

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

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



2017 Broadhectare Land in Residential Zones - Port Lincoln



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

Broadhectare (2017)

- Private broadhectare
- Company broadhectare
- Association owned land
- Renewal SA owned land
- Housing SA owned land
- Other government owned land
- State Government land for release
- Rural Living zoned land
- Growth areas
- Land divisions
- Deferred urban
- Local government boundary
- South Australian Government Regions
- Cadastre (2017)
- Built-up area



Produced by Department of Planning, Transport and Infrastructure.

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Whyalla

At 30 June 2017, there were 157 hectares of residentially zoned broadhectare land in Whyalla (C). There were a further 241 hectares of land zoned rural living. Of the 157 hectares of broadhectare land, companies owned 111.5 hectares (71%) and private 45.5 hectares (29%).

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

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

At 30 June 2017, 71 hectares (45.1%) of broadhectare land was under a current residential land division with the potential for 716 house lots to be developed. This represents a yield of 10.1 lots per hectare for broadhectare land currently under division. Only 3 hectares of rural living land was currently under division with potential for 3 house lots.

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

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

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

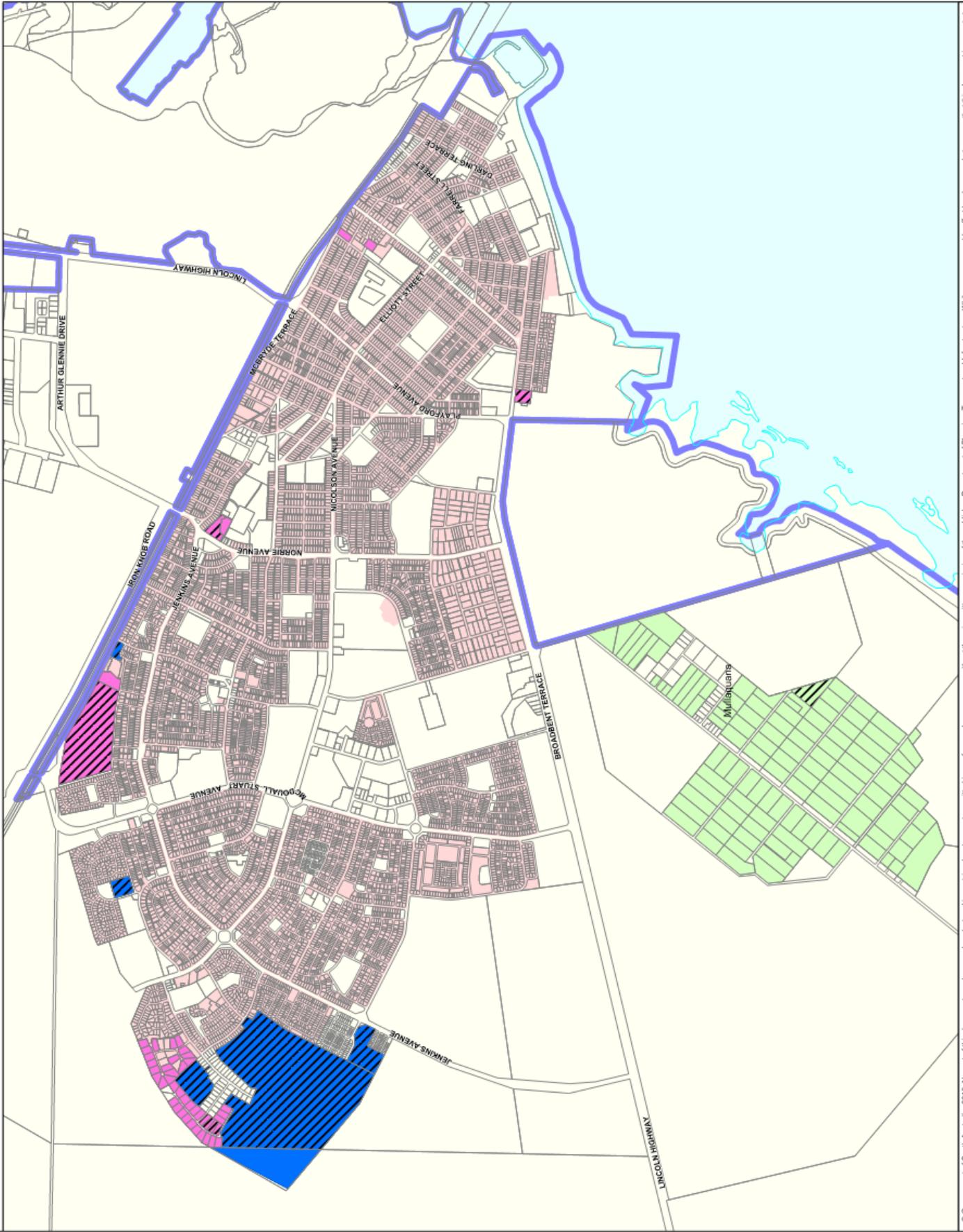
Whyalla LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	70.8	716	10.1	86.2	157.0
Rural Living Land	3.2	3	0.9	238.2	241.4
Total Whyalla LGA	74.0	719		324.4	398.4

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

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



2017 Broadhectare Land in Residential Zones - Whyalla



For the purpose of this map, broadhectare land comprises the 4000m² or greater parcels within residential zones. Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastral (2017)
 - Built-up area



Produced by Department of Planning, Transport and Infrastructure.

Information derived from valuation data has been supplied by DTF and is current to 30 June 2017. Topographic data supplied by DEWNR, DPTI and Geoscience Australia. Imagery supplied by Government of South Australia.



Port Augusta

At 30 June 2017, there were 489 hectares of residentially zoned broadhectare land in Port Augusta (C) and a further 1,052 hectares of land zoned rural living. Of the 489 hectares of broadhectare land, companies owned 163.5 hectares (33.5%), private 269.8 hectares (55.2%), Housing SA 33.2 hectares (6.8%) and other government 22 hectares (4.5%). Note that 22 hectares of other government owned land was shown although it was not under a current land division. This land was owned by the Aboriginal Land Trust and has substantial residential potential.

At 30 June 2017, 114 hectares (23.3%) of broadhectare land was under a current residential land division with the potential for 878 house lots to be developed. This represents a yield of 7.7 lots per hectare for broadhectare land currently under division. With the slow recovery from the 2008 economic downturn and uncertain activity from the mining sector in the area, it is still unclear as to how this will affect land consumption in

the City of Port Augusta in the near future. In August 2012, BHP Billiton's announcement that the Olympic Dam expansion would not go ahead at nearby Roxby Downs, has dampened activity. Land under division has fallen by 70.3 hectares between 2014 and 2017 and the number of lots now available in division has dropped from 1,594 to 878, a decline of 44.9%. Of the 1,052 hectares of rural living zoned land, 17 hectares (1.6%) was under a current residential land division with the potential for 26 additional lots to be developed. This represents a yield of 1.5 lots per hectare in rural living zoned subdivisions.

All land determined as broadhectare or zoned rural living in the LGA was in the City of Port Augusta and adjacent suburb of Stirling North. There is 16 hectares of land zoned deferred urban in Port Augusta. On 15 November 2012, the Port Augusta West DPA rezoned around 55 hectares of land to residential, near the airport on the south western edge of town. In July 2016, 109 hectares of rural land was rezoned to rural living adding to the existing stock in the north east of the city.

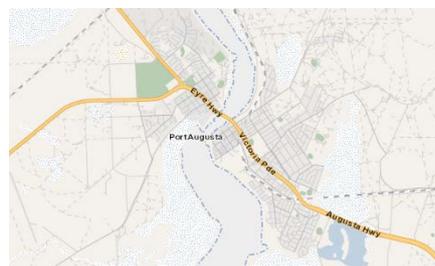
Port Augusta Residential Broadhectare and Rural Living Land by Ownership and Division Status

Port Augusta LGA	Hectares					TOTAL
	Company	Private	Housing SA	Other Government	Association	
Broadhectare Land	163.5	269.8	33.2	22.0	-	488.5
Rural Living Land	156.7	895.2	-	-	-	1,051.9
Total Port Augusta LGA	320.2	1165	33.2	22	0	1,540.4

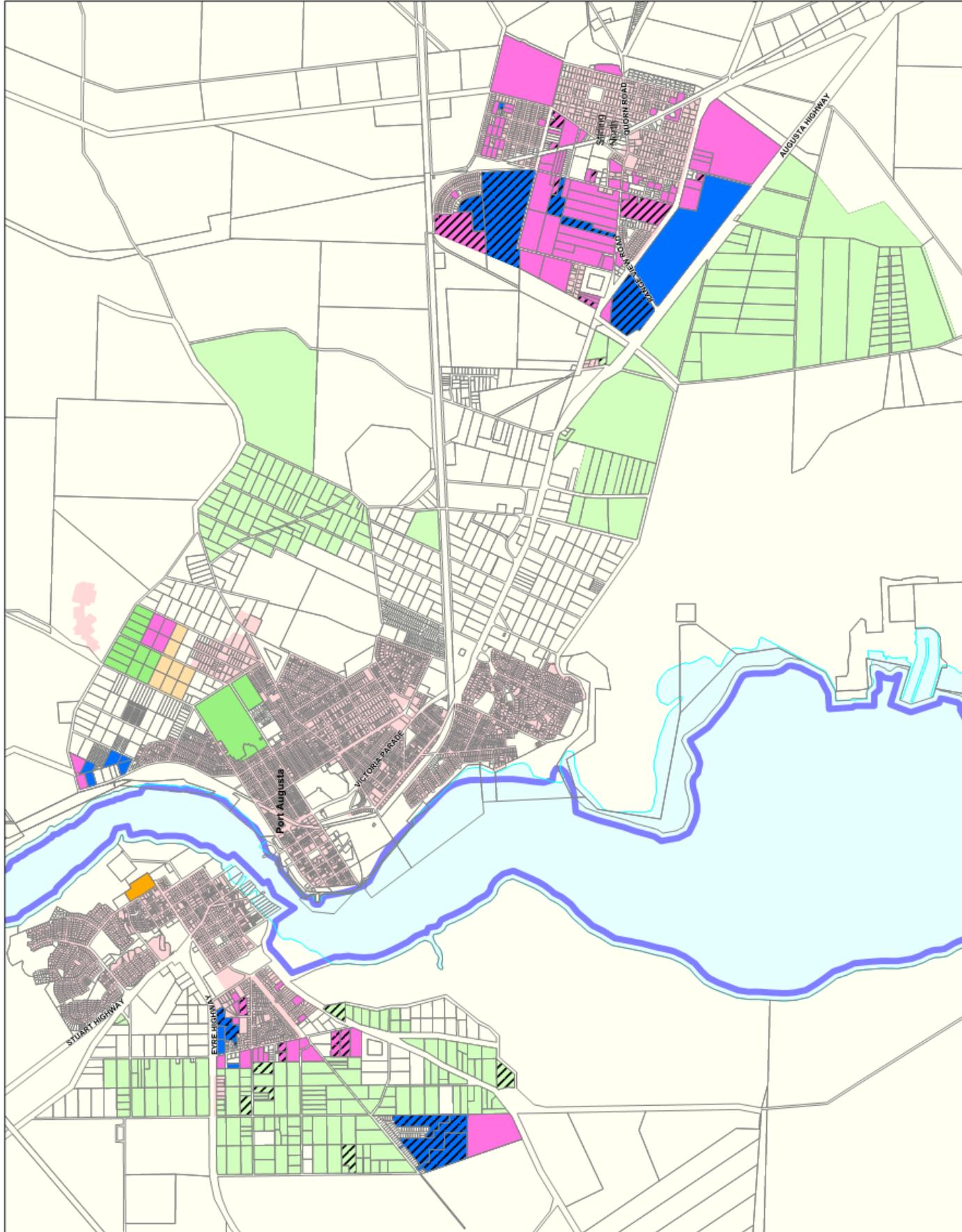
Port Augusta LGA	Ha		* Lots Per hectare	Ha	
	Land Under Division	Number of Allotments in Division		Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	113.9	878	7.7	374.5	488.5
Rural Living Land	17.0	26	1.5	1,034.9	1,051.9
Total Port Augusta LGA	130.9	904		1,409.4	1,540.4

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

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



2017 Broadhectare Land in Residential Zones - Port Augusta



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastral (2017)
 - Built-up area



Produced by Department of Planning, Transport and Infrastructure.

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Port Pirie

At 30 June 2017, there were 171 hectares of residentially zoned broadhectare land in the town of Port Pirie and a further 42.8 hectares in the balance of the LGA. There were a further 307 hectares of land zoned rural living within the Port Pirie township, all of which is in private ownership and 1,756 hectares in the balance of the LGA. Of the 171 hectares of broadhectare land in the City of Port Pirie, companies owned 82.7 hectares (48.4%) and private 88.2 hectares (51.6%). The majority of broadhectare and rural living zoned land in the balance of the LGA were located around Crystal Brook, Redhill, Napperby and Warnertown.

At 30 June 2017, 58.8 hectares (34.4%) of broadhectare land in the City of Port Pirie was under a current residential land division with the potential for 485 house

lots to be developed. This represents a yield of 8.2 lots per hectare for broadhectare land currently under division. Of the 307 hectares of rural living zoned land in the City of Port Pirie, 9 hectares (2.9%) was under a current residential land division with the potential for 17 additional lots to be developed. This represents a yield of 1.9 lots per hectare in rural living zoned subdivisions within the township. In the balance of the LGA the only subdivision activity currently lodged was over rural living zoned land with 30.6 hectares under division with the potential for 10 new lots.

There is 101.5 hectares of deferred urban zoned land in the City of Port Pirie adjacent to the large parcel of company owned broadhectare land on the south-west edge of the township. This land was previously zoned rural (deferred urban) and was not included on the maps, but is now classified as solely deferred urban.

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

Port Pirie LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Port Pirie	82.7	88.2	-	-	170.8
Port Pirie Balance	3.6	39.1	-	-	42.8
Rural Living Land					
Port Pirie	-	306.7	-	-	306.7
Port Pirie Balance	127.4	1,628.4	-	-	1,755.8
Total Port Pirie LGA	213.7	2062.4	0	0	2,276.1

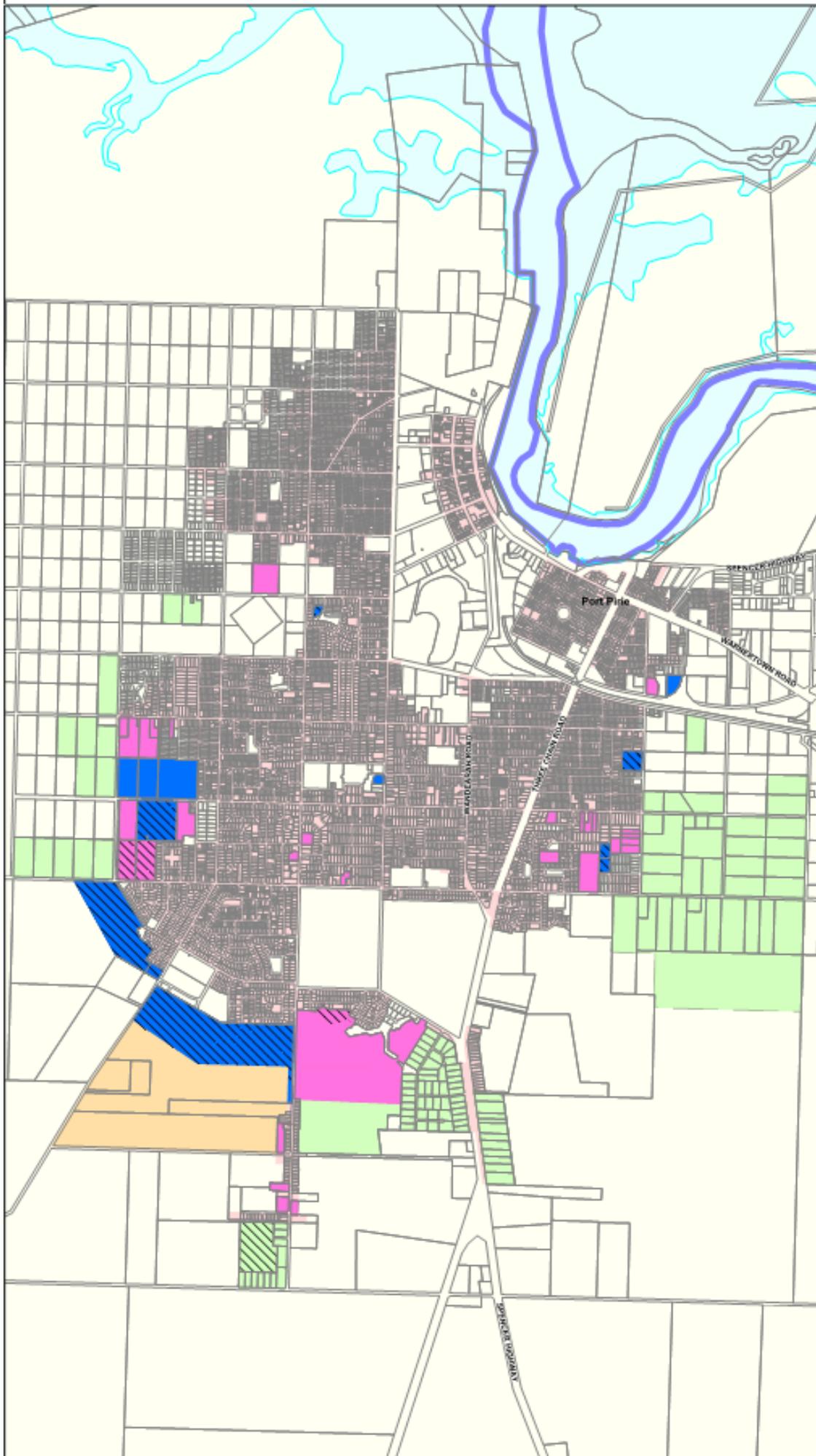
Port Pirie LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Port Pirie	58.8	485	8.2	112.0	170.8
Port Pirie Balance	-	-	-	42.8	42.8
Rural Living Land					
Port Pirie	9.0	17	1.9	297.7	306.7
Port Pirie Balance	30.6	10	0.3	1,725.2	1,755.8
Total Port Pirie LGA	98.4	512		2,177.7	2,276.1

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

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



2017 Broadhectare Land in Residential Zones - Port Pirie



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

Broadhectare (2017)

- Private broadhectare
- Company broadhectare
- Association owned land
- Renewal SA owned land
- Housing SA owned land
- Other government owned land
- State Government land for release
- Rural Living zoned land
- Growth areas
- Land divisions
- Deferred urban
- Local government boundary
- South Australian Government Regions
- Cadastre (2017)
- Built-up area



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Berri & Barmera

At 30 June 2017, there were 11.3 hectares of residentially zoned broadhectare land in the town of Barmera and a further 0.8 hectares of land zoned rural living. In Barmera ownership of broadhectare land was held privately 10.8 hectares (95.6%) and by association 0.5 hectares (4.4%). In the Berri township there were 80.6 hectares of residentially zoned broadhectare land and 96.8 hectares of rural living land. In the town of Berri the 78.4 hectares of broadhectare land was split between privately owned 44.7 hectares (55.4%), companies 34.3 hectares (42.5%) and other government 1.7 hectares (2.1%). In the balance of the LGA, in the towns of Monash and Glossop, there were a further 17.7 hectares of residential zoned broadhectare land.

At 30 June 2017, 23.3 hectares (28.9%) of broadhectare land in Berri was under a current residential land division

with the potential for 163 house lots to be developed. This represents a yield of 7.0 lots per hectare for broadhectare land currently under division. In the township of Barmera 0.5 hectares of broadhectare land was under a current residential land division with potential for 6 lots to be developed, at a yield of 12.8 lots per hectare. Of the 96.8 hectares of rural living zoned land in Berri, 1.9 hectares (2%) was under a current residential land division with the potential for 4 additional lots to be developed. This represents a yield of 2.1 lots per hectare in rural living zoned subdivisions. There was no rural living zoned land in Barmera under a current plan of division.

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

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

Berri Barmera LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Barmera	-	10.8	-	0.5	11.3
Berri	34.3	44.7	1.7	-	80.6
Berri Barmera Balance	-	17.5	-	-	17.5
Rural Living Land					
Barmera	-	0.8	-	-	0.8
Berri	9.0	87.9	-	-	96.8
Berri Barmera Balance	-	-	-	-	-
Total Berri Barmera LGA	43.3	161.7	1.7	0.5	207.0

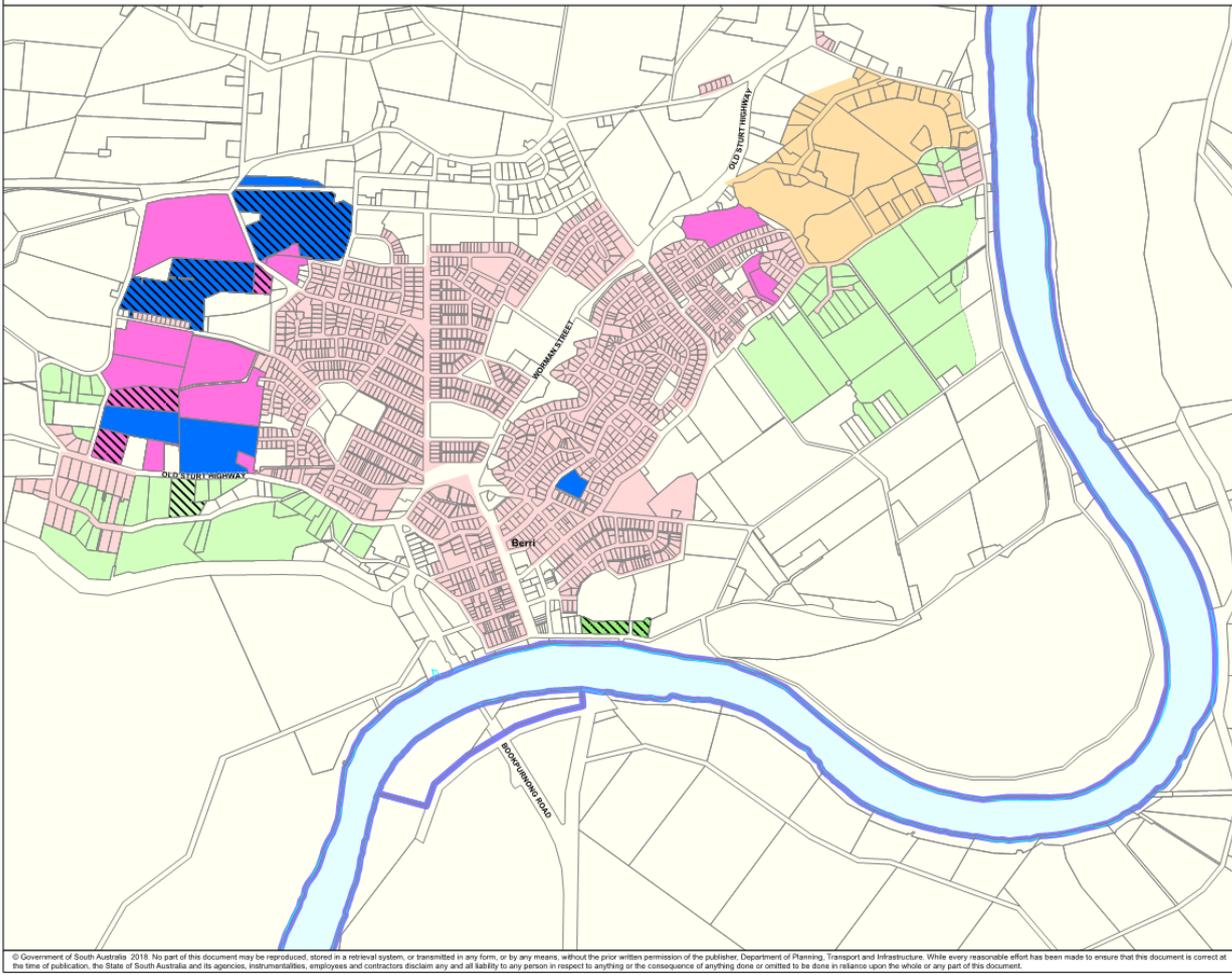
Berri Barmera LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Barmera	0.5	6	12.8	10.8	11.3
Berri	23.3	163	7.0	57.3	80.6
Berri Barmera Balance	-	-	-	17.5	17.5
Rural Living Land					
Barmera	-	-	-	0.8	0.8
Berri	1.9	4	2.1	94.9	96.8
Berri Barmera Balance	-	-	-	-	-
Total Berri Barmera LGA	25.7	173		181.3	207.0

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

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



2017 Broadhectare Land in Residential Zones - Berri



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastre (2017)
 - Built-up area



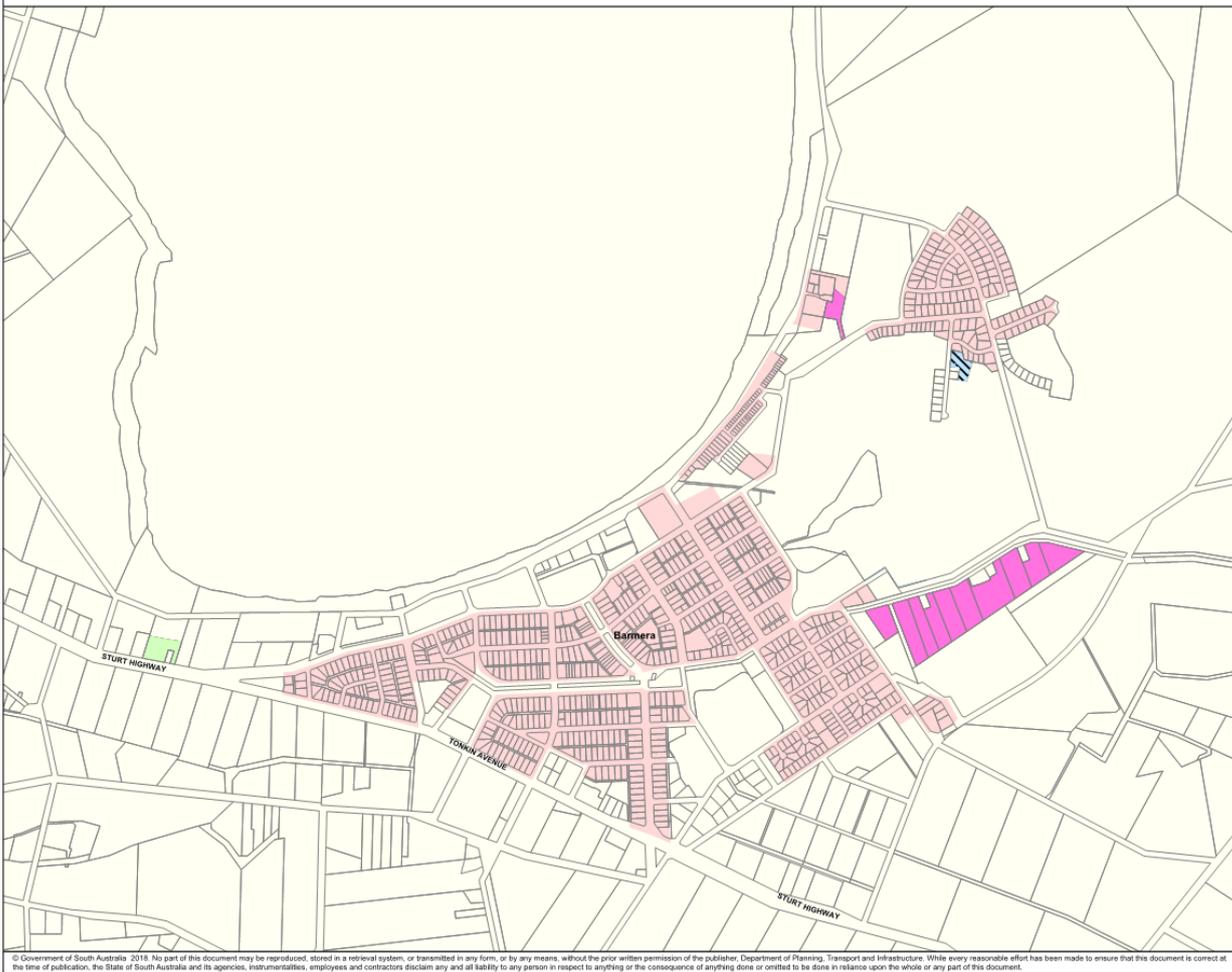
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2017 Broadhectare Land in Residential Zones - Barmera



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
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Loxton & Waikerie

At 30 June 2017, there were 119 hectares of residentially zoned broadhectare land in the town of Loxton and a further 224 hectares of land zoned rural living. In the Waikerie township there were 37 hectares of residentially zoned broadhectare land and 198.5 hectares of rural living land. Of the 119 hectares of broadhectare land in Loxton, companies owned 105 hectares (88.3%) and private 13.9 hectares (11.7%). In the town of Waikerie companies owned 11.7 hectares (31.3%) of broadhectare land and private land holders owned 25.7 hectares (68.7%). There were a further 20.2 hectares of land deemed as residential broadhectare land and 109 hectares of rural living zoned land in the balance of the LGA.

At 30 June 2017, 12.8 hectares (10.8%) of broadhectare land in Loxton was under a current residential land division with the potential for 121 house lots to be developed, a big rise from the 22 house lots potentially available at 2014. This represents a yield of 9.5 lots per

hectare for broadhectare land currently under division. In Waikerie there were 12.8 hectares (34.2%) of broadhectare land under a current residential land division with potential for 83 house lots at a yield of 6.5 lots per hectare. Of the 224 hectares of rural living zoned land in Loxton, 24.8 hectares (11.1%) was under a current residential land division with the potential for 38 additional lots to be developed at 1.5 lots per hectare. In Waikerie 6.9 hectares (3.5%) of rural living zoned land was under division with potential for 17 additional allotments.

In the balance of the LGA, 4 hectares (19.8%) of broadhectare land was under a current residential land division with potential for 34 lots at a yield of 8.5 lots per hectare. There was a further 9.4 hectares of rural living zoned land under division with potential for 4 additional lots.

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

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

Loxton Waikerie LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Loxton	105.0	13.9	-	-	118.9
Waikerie	11.7	25.7	-	-	37.4
Loxton Waikerie Balance	3.4	16.8	-	-	20.2
Rural Living Land					
Loxton	42.8	180.9	-	-	223.7
Waikerie	22.5	175.9	-	-	198.5
Loxton Waikerie Balance	26.2	82.4	-	0.4	109.0
Total Loxton Waikerie LGA	211.6	495.6	0	0.4	707.7

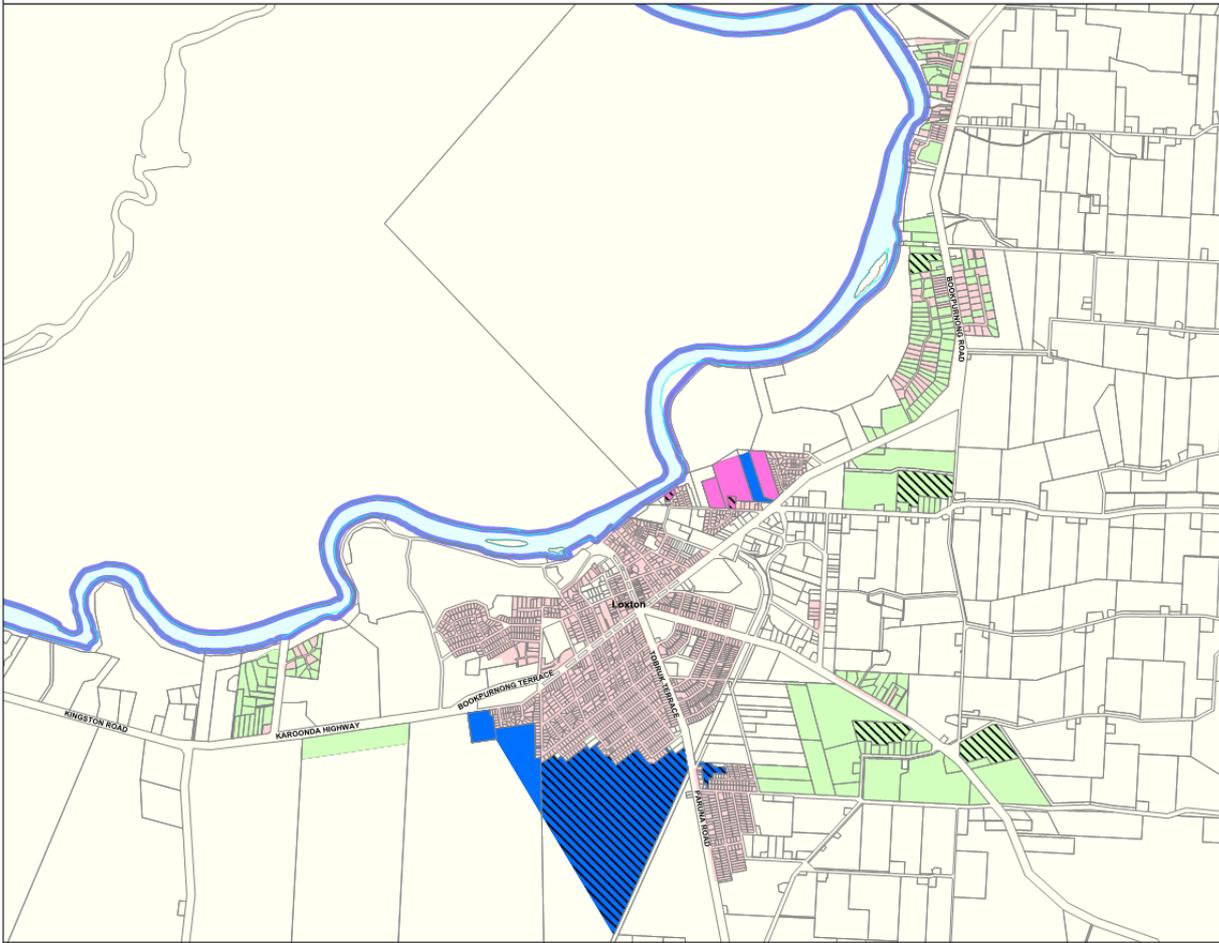
Loxton Waikerie LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Loxton	12.8	121	9.5	106.1	118.9
Waikerie	12.8	83	6.5	24.6	37.4
Loxton Waikerie Balance	4.0	34	8.5	16.2	20.2
Rural Living Land					
Loxton	24.8	38	1.5	198.8	223.7
Waikerie	6.9	17	2.5	191.6	198.5
Loxton Waikerie Balance	9.4	4	0.4	99.6	109.0
Total Loxton Waikerie LGA	70.7	297		636.9	707.7

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

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



2017 Broadhectare Land in Residential Zones - Loxton



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was completed and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastre (2017)
 - Built-up area



Produced by Department of Planning, Transport and Infrastructure.

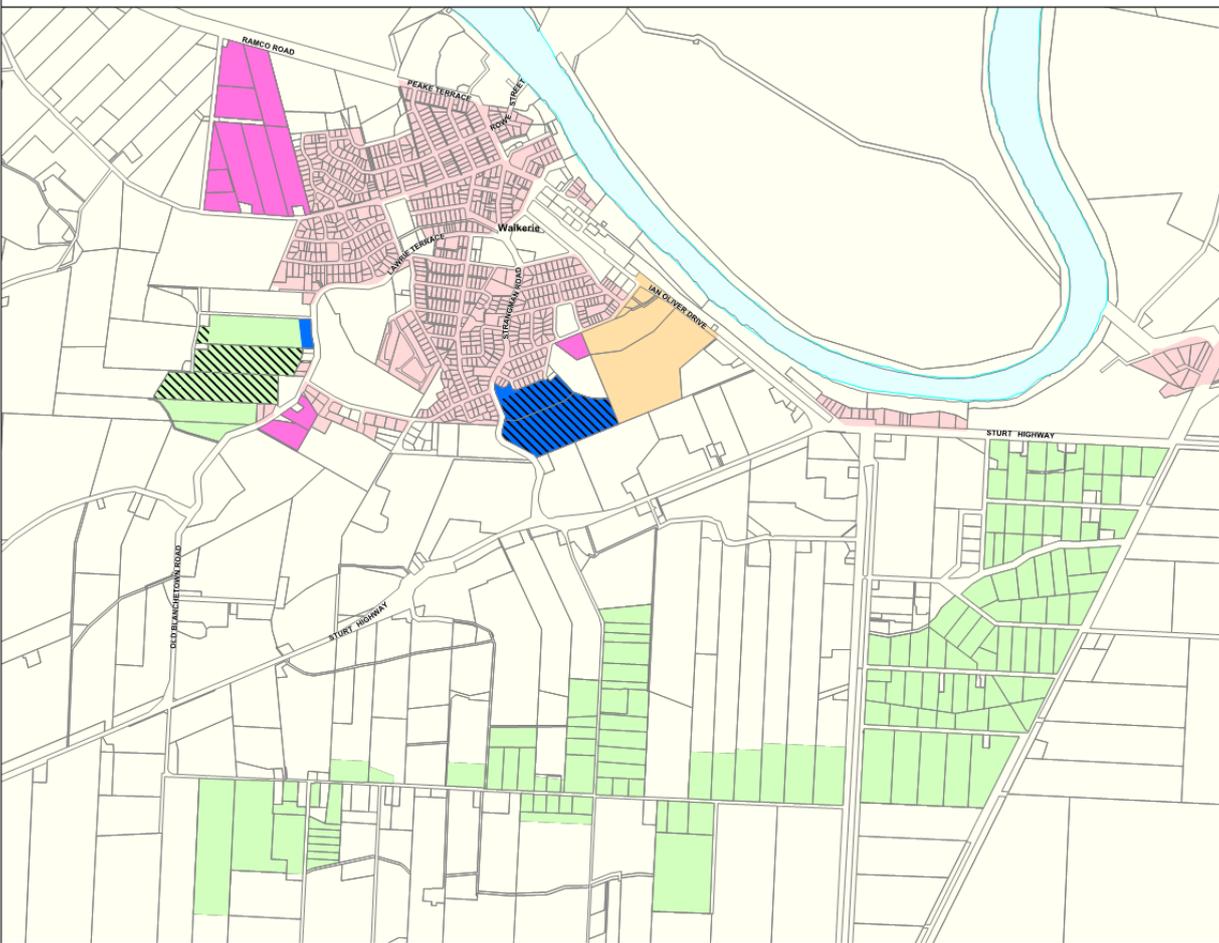
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Department of Planning, Transport and Infrastructure
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2017 Broadhectare Land in Residential Zones - Waikerie



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was completed and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastre (2017)
 - Built-up area



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Renmark & Paringa

At 30 June 2017, there were 55.4 hectares of residentially zoned broadhectare land in the town of Renmark and a further 188 hectares of land zoned rural living. Of the 55.4 hectares of broadhectare land in Renmark, companies owned 32.1 hectares (57.9%) and private 23.4 hectares (42.2%). In the Paringa township there were 22.2 hectares of residentially zoned broadhectare land and 219 hectares of rural living land. Of the 22.2 hectares of broadhectare land in Paringa, companies owned 16.7 hectares (75.2%) and private 5.5 hectares (24.8%). In the balance of the LGA there were a further 6 hectares of land deemed as residential broadhectare and 104 hectares of rural living zoned land.

At 30 June 2017, 31.3 hectares (56.5%) of broadhectare land in Renmark was under a current residential land

division with the potential for 267 house lots to be developed. This represents a yield of 8.5 lots per hectare for broadhectare land currently under division. In the township of Paringa there was no land under division. Of the 188 hectares of rural living zoned land in Renmark only 12.4 hectares (6.6%) was under a current residential land division with the potential for 9 lots. In Paringa 24.2 hectares (11%) of rural living zoned land was under division with potential for 71 lots to be developed at a yield of 2.9 lots per hectare.

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

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

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

Renmark Paringa LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Renmark	32.1	23.4	-	-	55.4
Paringa	16.7	5.5	-	-	22.2
Renmark Paringa Balance	0.6	5.4	-	-	6.0
Rural Living Land					
Renmark	0.6	187.5	-	-	188.1
Paringa	46.9	172.2	-	-	219.1
Renmark Paringa Balance	102.8	1.1	-	-	104.0
Total Renmark Paringa LGA	199.7	395.1	0	0	594.8

Renmark Paringa LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Renmark	31.3	267	8.5	24.1	55.4
Paringa	-	-	-	22.2	22.2
Renmark Paringa Balance	1.2	8	6.5	4.8	6.0
Rural Living Land					
Renmark	12.4	9	0.7	175.6	188.1
Paringa	24.2	71	2.9	194.9	219.1
Renmark Paringa Balance	-	-	-	104.0	104.0
Total Renmark Paringa LGA	69.1	355		525.6	594.8

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

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



2017 Broadhectare Land in Residential Zones - Renmark & Paringa

For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or under a residential plan by design. Broadhectare land is shown in the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

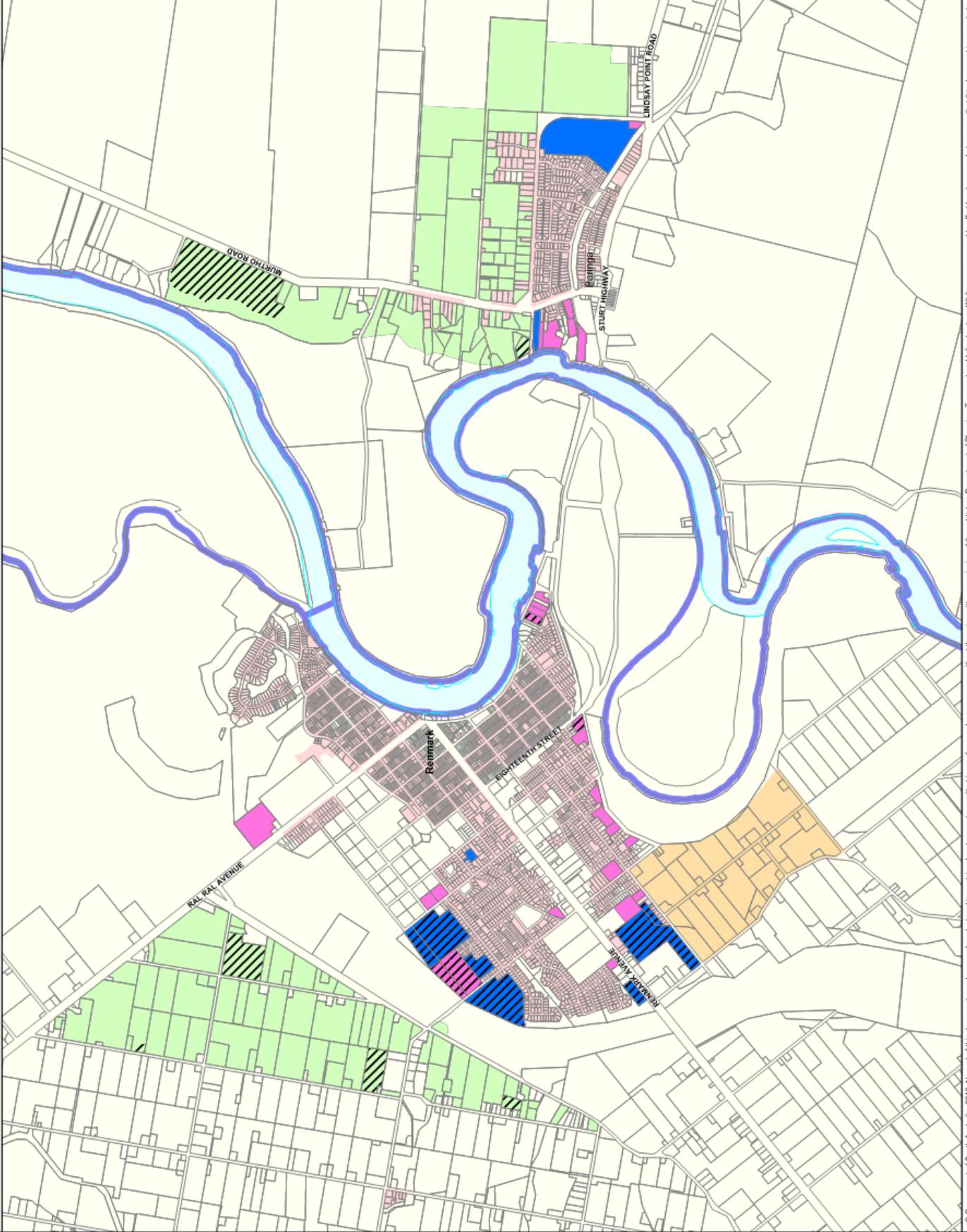
Notes: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential use, are shown on the maps.

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
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 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastre (2017)
 - Built-up area



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Kadina, Moonta & Wallaroo

At 30 June 2017, there were 85.6 hectares of residentially zoned broadhectare land in Kadina, of which companies owned 36.4 hectares (42.5%), private 42.6 hectares (49.8%) and other government 6.6 hectares (7.7%). In Moonta there were 280 hectares with companies owning 214.5 hectares (76.6%) and private 65.6 hectares (23.4%). Broadhectare stocks in Moonta have risen from 47 hectares in 2014 to 93 hectares in 2015 due to rural living land being rezoned to residential and further increased to 280 hectares in 2017 when 190 hectares was rezoned for the Port Hughes golf course. Wallaroo had 113.7 hectares of residentially zoned broadhectare land with private land holders owning 59.1 hectares (52%) and the balance in company ownership. In the balance of the Copper Coast LGA there was 112 hectares of residentially zoned broadhectare land, of which companies owned 87.6 hectares (78.2%) and private 24.4 hectares (21.8%). 104.4 hectares of this land was located just north of Wallaroo in the area known as North Beach.

Rural living zoned land was plentiful across the LGA with 388 hectares in Kadina, 189 hectares in Moonta,

241 hectares in Wallaroo and 148 hectares in the balance of the LGA. Of the 965 hectares of rural living zoned land 915 hectares (94.8%) was privately owned.

At 30 June 2017, 21.4 hectares (25%) of broadhectare land in Kadina was under a current residential land division with the potential for 199 house lots to be developed, representing a yield of 9.3 lots per hectare. Moonta had 15.5 hectares (5.5%) under current residential land divisions with potential for 161 house lots at a yield of 10.4 lots per hectare. Wallaroo had 20.7 hectares (18.2%) under a current land division with potential for 287 lots at a yield of 13.9 lots per hectare. In North Beach there was potential for 475 lots on the land under a current land division application.

In Kadina there were 11.5 hectares of rural living zoned land under division with potential for 8 lots and Moonta had 2.5 hectares with potential for 2 lots. In Wallaroo there were 4.3 hectares under division with potential for 4 lots and in the balance of the LGA there was a further 3 hectares of rural living land under division.

There was 54 hectares of deferred urban zoned land in Kadina at 30 June 2017.

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

Copper Coast LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Kadina	36.4	42.6	6.6	-	85.6
Moonta	214.5	65.6	-	-	280.1
Wallaroo	54.6	59.1	-	-	113.7
Copper Coast Balance	87.6	24.4	-	-	112.1
Rural Living Land					
Kadina	-	387.7	-	-	387.7
Moonta	20.4	168.2	-	-	188.6
Wallaroo	6.9	234.1	-	-	240.9
Copper Coast Balance	22.5	125.2	-	-	147.7
Total Copper Coast LGA	442.9	1,106.9	6.6	0	1,556.4

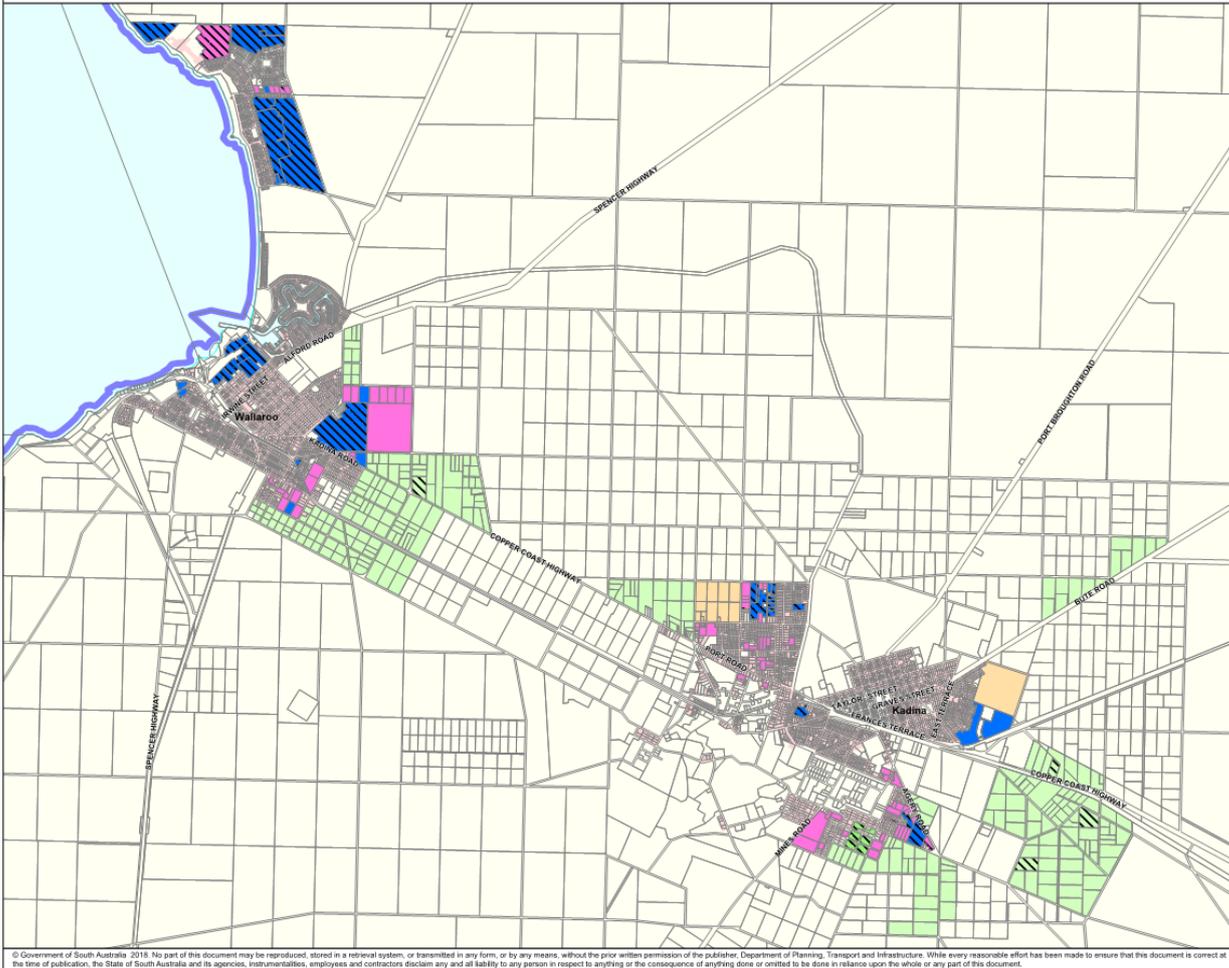
Copper Coast LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Kadina	21.4	199	9.3	64.2	85.6
Moonta	15.5	161	10.4	264.6	280.1
Wallaroo	20.7	287	13.9	93.0	113.7
Copper Coast Balance	56.5	475	8.4	55.5	112.1
Rural Living Land					
Kadina	11.5	8	0.7	376.2	387.7
Moonta	2.5	2	0.8	186.1	188.6
Wallaroo	4.3	4	0.9	236.7	240.9
Copper Coast Balance	3.0	3	1.0	144.7	147.7
Total Copper Coast LGA	135.4	1,139		1,421.0	1,556.4

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

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



2017 Broadhectare Land in Residential Zones - Kadina & Wallaroo



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastre (2017)
 - Built-up area



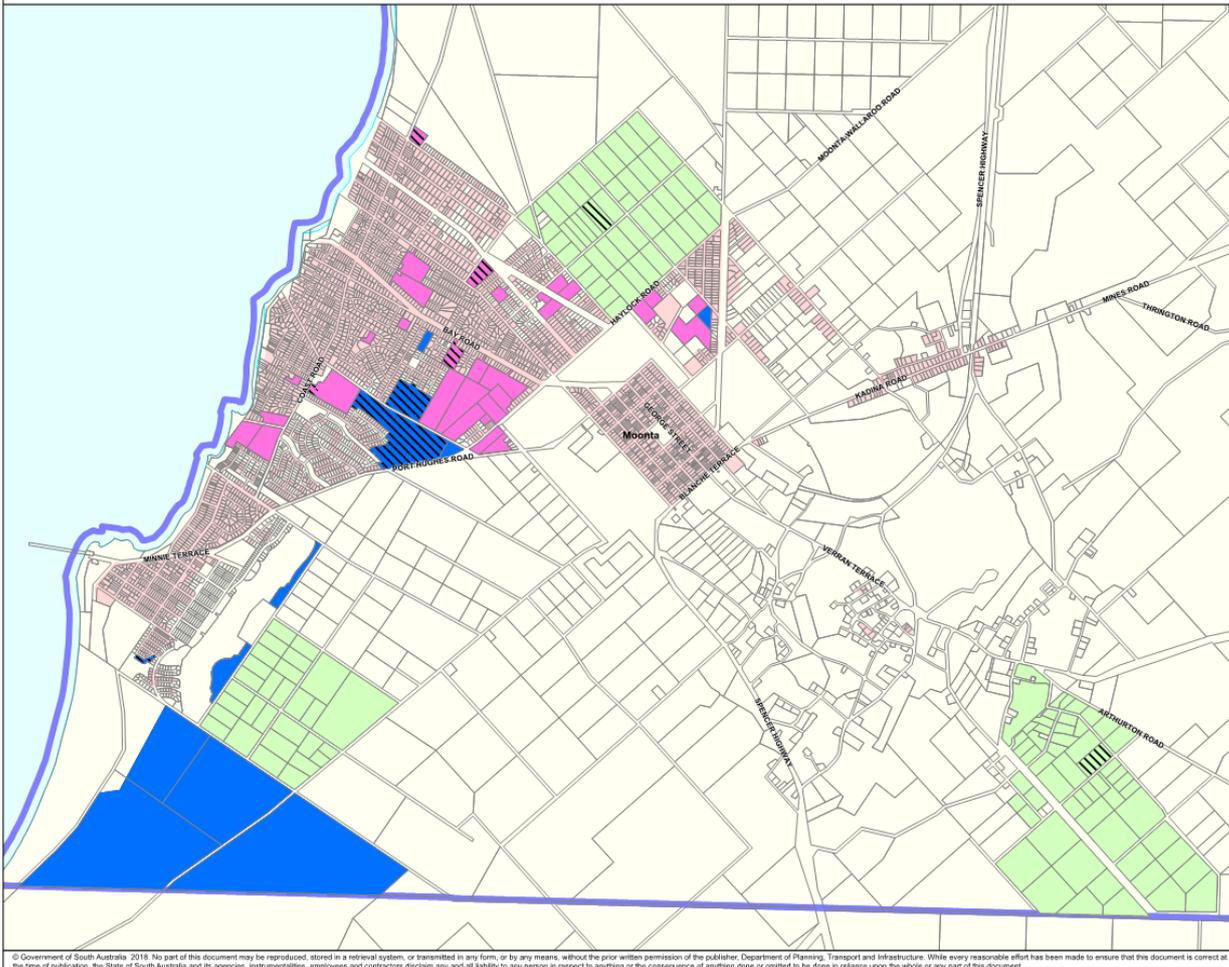
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2017 Broadhectare Land in Residential Zones - Moonta



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
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Balaklava

At 30 June 2017, there were 120.5 hectares of residentially zoned broadhectare land in Balaklava of which companies owned 15 hectares (12.4%) and private 104.8 hectares (87.6%). In Port Wakefield there were 43.6 hectares of broadhectare land of which companies and private owners held 7 hectares (16%) and association 36.7 hectares (84%). In the balance of the LGA there was a further 110 hectares of residentially zoned broadhectare land located mainly in Hamley Bridge 48.2 hectares, Blyth 22.6 hectares, Avon 19.9 hectares and Owen 8.4 hectares. There were also 92 hectares of rural living zoned land, 68.6 hectares in Balaklava and 23.4 hectares in Port Wakefield. Of this land companies owned 62.8 hectares (68.3%) and private 29.2 hectares (31.7%). There are 442 hectares of rural living zoned land in the balance of the LGA.

At 30 June 2017, only 2.2 hectares of residentially zoned broadhectare land in Balaklava was under a current residential land division with the potential for 32 house lots to be developed at a yield of 14.6 lots per hectare. Port Wakefield had 36.7 hectares (84.2%) under an association owned land division with the potential for 351 house lots, a yield of 9.6 lots per hectare. In the balance of the LGA there was a further 43.7 hectares under a current residential land division with potential for 440 lots to be developed at a yield of 10.1 lots per hectare. The main land division activity in the balance of the LGA was at Hamley Bridge, with 39 hectares under a current land division application with potential for 419 lots to be developed. These application were mainly lodged in April, 2013.

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

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

Wakefield LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Balaklava	15.0	105.5	-	-	120.5
Port Wakefield	6.0	1.0	-	36.7	43.6
Wakefield Balance	46.5	63.3	-	-	109.8
Rural Living Land					
Balaklava	39.4	29.2	-	-	68.6
Port Wakefield	23.4	-	-	-	23.4
Wakefield Balance	10.4	431.5	-	-	442.0
Total Wakefield LGA	140.7	630.5	0	36.7	807.9

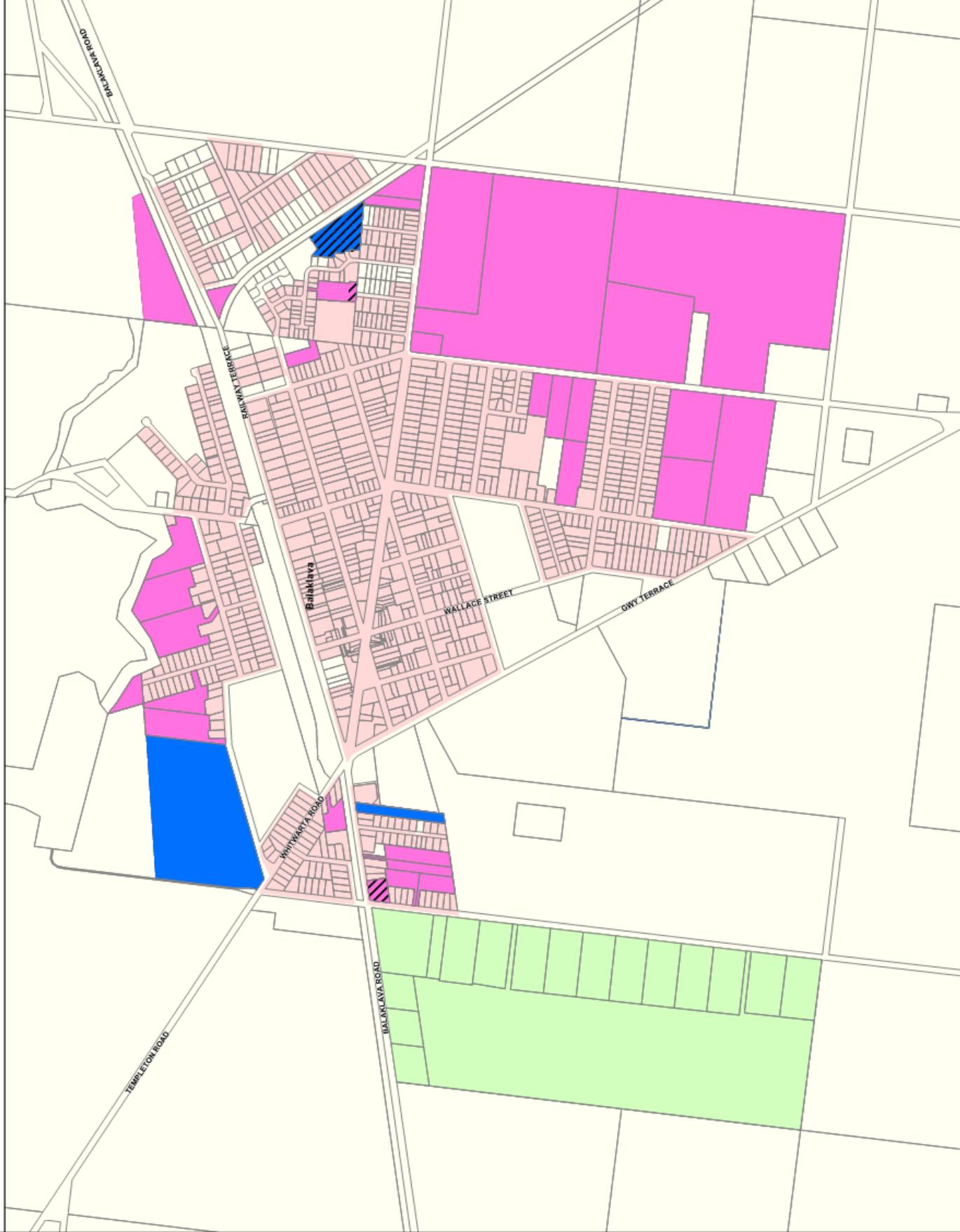
Wakefield LGA	Ha			Ha	
	Land Under Division	Number of Allotments in Division	* Lots Per hectare	Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Balaklava	2.2	32	14.6	118.3	120.5
Port Wakefield	36.7	351	9.6	7.0	43.6
Wakefield Balance	43.7	440	10.1	66.1	109.8
Rural Living Land					
Balaklava	-	-	-	68.6	68.6
Port Wakefield	-	-	-	23.4	23.4
Wakefield Balance	-	-	-	442.0	442.0
Total Wakefield LGA	82.6	823		725.4	807.9

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

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



2017 Broadhectare Land in Residential Zones - Balaklava



For the purpose of this map, broadhectare land covers an area of 4000m² within residential zones. Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, land information and land division information at June, 2017. State government land for release at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
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 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastre (2017)
 - Built-up area



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Clare

At 30 June 2017, there were 189 hectares of residentially zoned broadhectare land in the town of Clare and a further 323.5 hectares in the balance of the LGA. Of the 189 hectares of broadhectare land in the town of Clare, companies owned 50.6 hectares (26.7%) and private 138.7 hectares (73.3%). The majority of broadhectare land in the balance of the LGA, were located around Riverton (118.5ha), Stockport (73.8ha), Mintaro (31.8ha), Rhynie (27.5ha), Saddleworth (25.5ha) and Auburn (24ha). There were 104.5 hectares of land zoned rural living adjacent the town of Clare and 91.4 hectares in the balance of the LGA. Rural living zoned land outside of Clare township was located mainly in Auburn (52.7ha), and south of Clare township at Spring Farm/Sevenhill (38.8ha).

At 30 June 2017, 11.6 hectares (6.1%) of broadhectare land in the town of Clare was under a current residential land division with the potential for 77 house lots to be

developed. This represents a yield of 6.6 lots per hectare for broadhectare land currently under division. In the balance of the LGA a further 8.9 hectares (2.7%) of broadhectare land was under a current residential land division with potential for 91 house lots at a yield of 10.2 lots per hectare. All of this activity was in the townships of Riverton (74 lots) and Auburn (17 lots). No rural living zoned land in either the township of Clare or in the balance of the LGA was under a current residential plan of division.

There was 25 hectares of deferred urban zoned land to the north of Clare township, 33.5 hectares in Riverton and 25 hectares in Saddleworth. In November 2016 broadhectare stocks in many of the townships in Clare and Gilbert Valley were added to via rezoning, notably Auburn gained 19.7 hectares, Saddleworth 7.4 hectares and Riverton 5.9 hectares. At the same time all rural living land in Saddleworth (17.2ha) was rezoned to industrial and Auburn gained 25 hectares to rural living stocks.

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

Clare & Gilbert Valleys LGA	Hectares				TOTAL
	Company	Private	Other Government	Association	
Broadhectare Land					
Clare	50.6	138.7	-	-	189.2
Clare & Gilbert Valleys Balance	65.6	257.8	-	-	323.5
Rural Living Land					
Clare	2.2	102.4	-	-	104.5
Clare & Gilbert Valleys Balance	-	91.4	-	-	91.4
Total Clare & Gilbert Valleys LGA	118.4	590.3	0	0	708.6

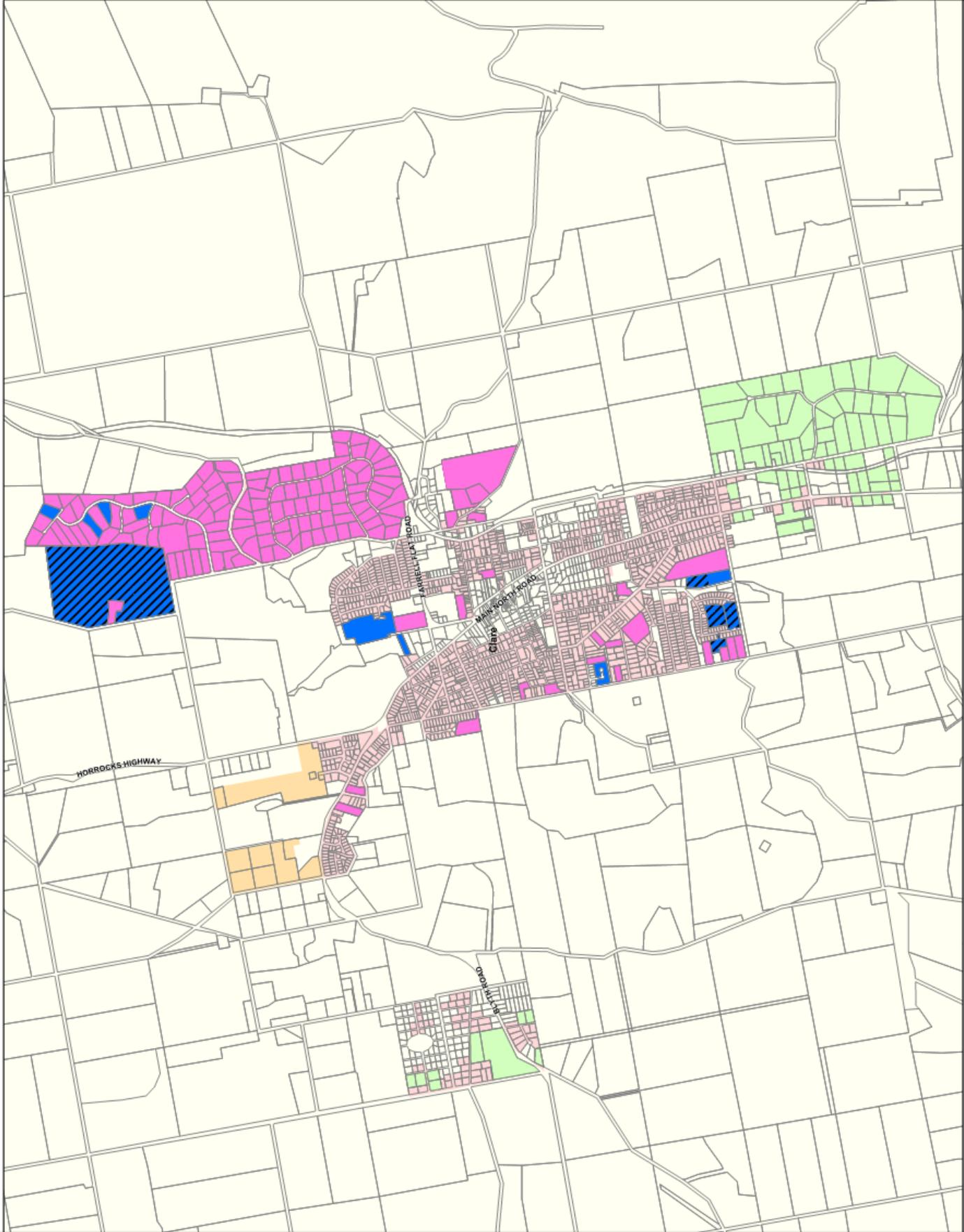
Clare & Gilbert Valleys LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Clare	11.6	77	6.6	177.6	189.2
Clare & Gilbert Valleys Balance	8.9	91	10.2	314.5	323.5
Rural Living Land					
Clare	-	-	-	104.5	104.5
Clare & Gilbert Valleys Balance	-	-	-	91.4	91.4
Total Clare & Gilbert Valleys LGA	20.5	168		688.0	708.6

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

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



2017 Broadhectare Land in Residential Zones - Clare



For the purpose of this map, broadhectare land comprises parcels with an area greater than 4000m² within residential zones. In residential zones, Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastre, lane information and land division information as at June 2017. State government land for release as at October, 2017.

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

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastre (2017)
 - Built-up area



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Murray Bridge

At 30 June 2017, there were 626 hectares of residentially zoned broadhectare land in the town of Murray Bridge, a substantial increase from the 266 hectares available in June 2009, prior to substantial rezonings in 2010. There were a further 869 hectares of land zoned rural living. Of the 626 hectares of broadhectare land, companies owned 445.7 hectares (71.2%), private 108.7 hectares (17.3%) and association 71.8 hectares (11.5%). In the balance of the LGA there were a further 54.7 hectares of residential broadhectare land, mainly in White Sands, Jervois and Mypolonga and 267.5 hectares of land zoned rural living, located in Wellington, Callington, Monarto and Sunnyside.

In the town of Murray Bridge at 30 June 2017, 32.9 hectares (5.3%) of broadhectare land was under a current residential land division with the potential for 346 house lots to be developed. This represents a yield of 10.5 lots per hectare for broadhectare land currently under division. Of the 869 hectares of rural living zoned land, 119 hectares (13.7%) was under a current residential land division with the potential for 164 additional lots to be developed. This represents a yield of 1.4 lots per hectare in rural living zoned subdivisions in and around the town of Murray Bridge.

There was 396 hectares of deferred urban zoned land on the north western side of Murray Bridge.

Major Zoning Changes - June 2010 & December 2010

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

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

Murray Bridge LGA	Hectares					TOTAL
	Company	Private	Housing SA	Other Government	Association	
Broadhectare Land						
Murray Bridge	445.7	108.7	-	-	71.8	626.2
Murray Bridge Balance	17.2	37.4	-	-	-	54.7
Rural Living Land						
Murray Bridge	97.2	746.9	2.0	-	22.7	868.8
Murray Bridge Balance	-	267.5	-	-	-	267.5
Total Murray Bridge LGA	560.1	1,160.5	2	0	94.5	1,817.2

Murray Bridge LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land					
Murray Bridge	32.9	346	10.5	593.2	626.2
Murray Bridge Balance	1.0	5	5.1	53.7	54.7
Rural Living Land					
Murray Bridge	119.1	164	1.4	749.6	868.8
Murray Bridge Balance	5.2	2	0.4	262.3	267.5
Total Murray Bridge LGA	158.2	517		1,658.8	1,817.2

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



2017 Broadhectare Land in Residential Zones - Murray Bridge

For the purposes of this map, broadhectare land comprises parcels with an area greater than 1000m² within a residential zone. Residential zones are shown in light blue. Private broadhectare land is shown in pink, company broadhectare in blue, association owned land in light blue, renewal SA owned land in yellow, housing SA owned land in red, other government owned land in green, state government land for release in orange, rural living zoned land in light green, growth areas in dark green, land divisions in hatched, deferred urban in light purple, local government boundary in dark blue, South Australian Government Regions in light blue, cadastre (2017) in white, and built-up area in light pink.

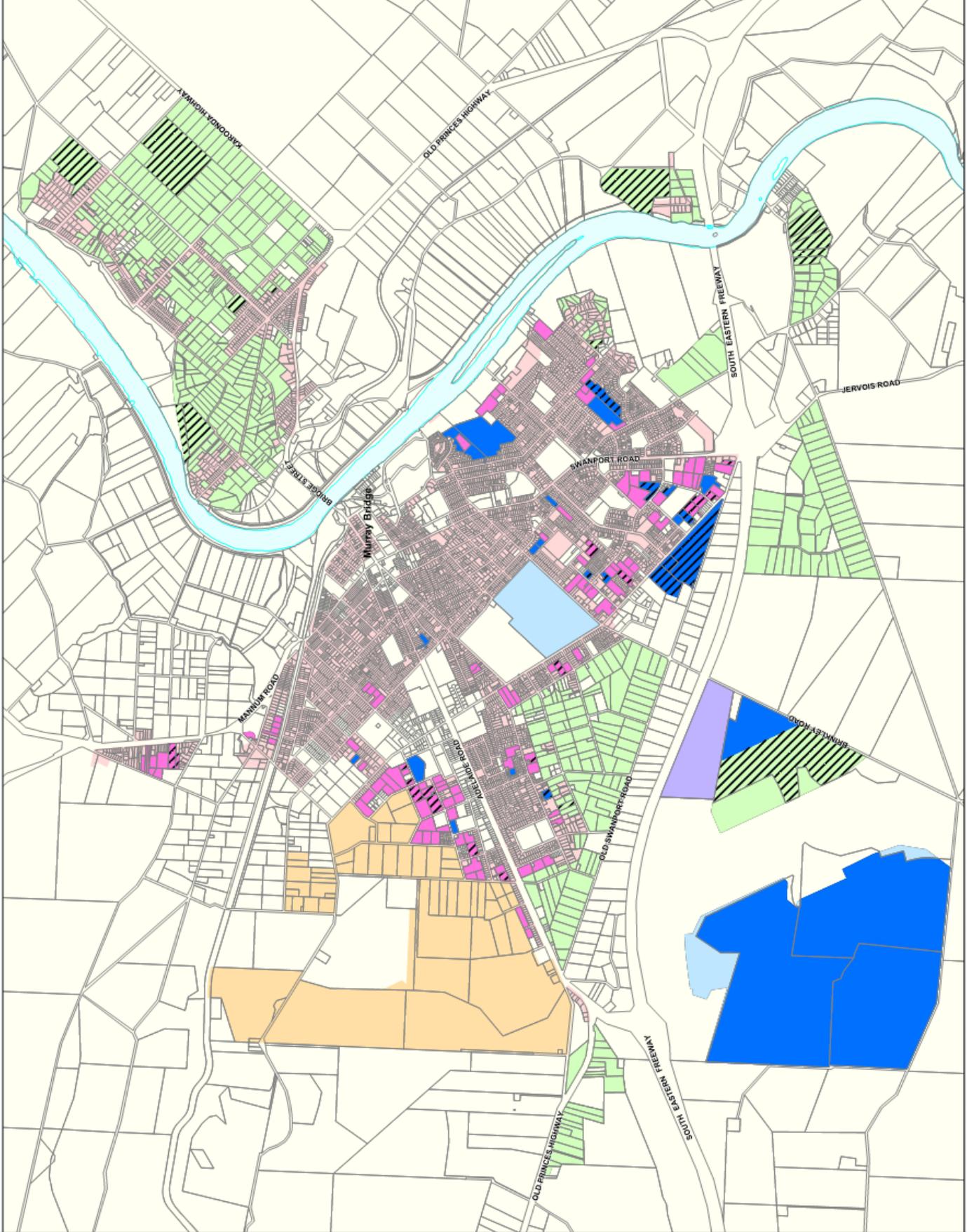
Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already zoned for residential use, are shown on the maps.

- Broadhectare (2017)
- Private broadhectare
- Company broadhectare
- Association owned land
- Renewal SA owned land
- Housing SA owned land
- Other government owned land
- State Government land for release
- Rural Living zoned land
- Growth areas
- Land divisions
- Deferred urban
- Local government boundary
- South Australian Government Regions
- Cadastre (2017)
- Built-up area



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Mount Gambier

At 30 June 2017, there were 476 hectares of residentially zoned broadhectare land in Mount Gambier (C). There were a further 190 hectares of land zoned rural living of which 87% was privately owned. Of the 476 hectares of broadhectare land, companies owned 138.2 hectares (29%) and private 331.6 hectares (69.6%). Broadacre stocks increased in August 2014 as 157.6 hectares of deferred urban land was rezoned to residential on the north west of town along with 25.8 hectares of previously rural living zoned land on the south eastern fringe.

At 30 June 2017, 137 hectares (28.8%) of broadhectare land was under a current residential land division with the potential for 1,077 house lots to be developed. This represents a yield of 7.9 lots per hectare for broadhectare land currently under division and is nearly double the number of lots under a plan of division seen in 2015 of 572 house lots. Of the 190 hectares of rural

living zoned land 21 hectares (11.1%) was under a current residential land division with the potential for 35 additional lots to be developed. This represents a yield of 1.7 lots per hectare in rural living zoned subdivisions in Mount Gambier.

There was no deferred urban land in Mount Gambier or bordering the city in the surrounding Grant LGA. All deferred urban land in and adjacent Mount Gambier was rezoned in August 2014 to residential or other uses.

LGA Boundary Change - 1 July, 2010

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

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

Mount Gambier LGA	Hectares					TOTAL
	Company	Private	Other Government	Association		
Broadhectare Land	138.2	331.6	6.5	-		476.2
Rural Living Land	24.6	165.2	-	-		189.8
Total Mount Gambier LGA	162.8	496.8	6.5	0		666.0

Mount Gambier LGA	Ha	Number of Allotments in Division	* Lots Per hectare	Ha	Ha
	Land Under Division			Land Not Under Division	Total Broadhectare & RL Land
Broadhectare Land	137.0	1,077	7.9	339.2	476.2
Rural Living Land	21.0	35	1.7	168.8	189.8
Total Mount Gambier LGA	158.0	1,112		508.0	666.0

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

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



2017 Broadhectare Land in Residential Zones - Mount Gambier

For the purpose of this map, broadhectare land only covers an area greater than 400m² with residential potential. Land owned by Housing SA, Renewal SA, company and privately owned broadhectare land is shown where it is vacant, used for agricultural, occupied by a single dwelling or is under a residential plan of division. Land owned by local government, the Commonwealth and associations is shown where it is subject to land division applications. State government land for release (SGLR) is shown only in residential zones. Some SGLR may have been sold since this map was compiled and some boundaries are approximate. Cadastral, land information and land division information at June, 2017. State government land for release at October, 2017.

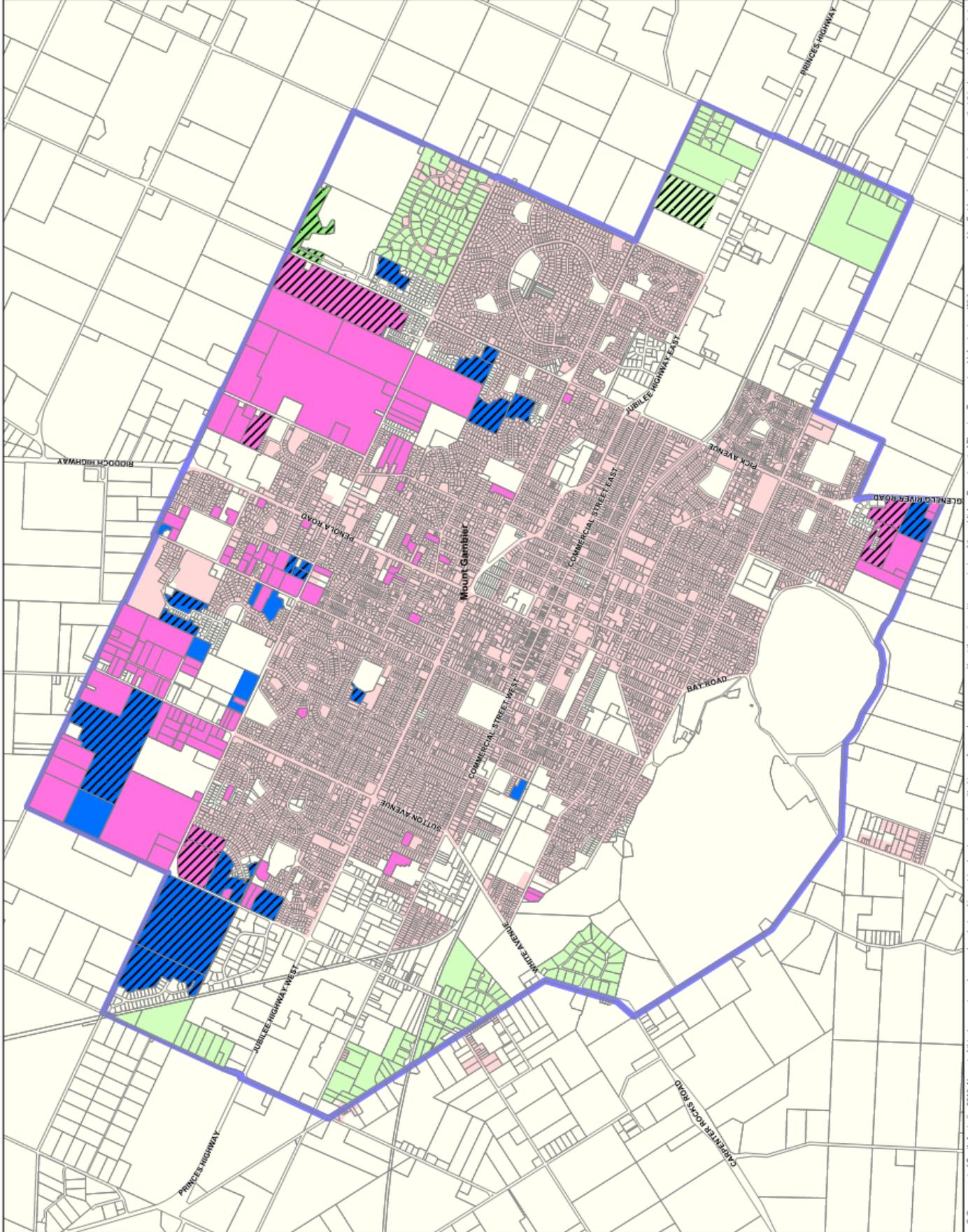
Note: The 30 Year Plan for Greater Adelaide 2017 Update identified areas for future growth. These growth areas, where not already rezoned for residential uses, are shown on the maps.

- Broadhectare (2017)**
- Private broadhectare
 - Company broadhectare
 - Association owned land
 - Renewal SA owned land
 - Housing SA owned land
 - Other government owned land
 - State Government land for release
 - Rural Living zoned land
 - Growth areas
 - Land divisions
 - Deferred urban
 - Local government boundary
 - South Australian Government Regions
 - Cadastral (2017)
 - Built-up area



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Appendices

Appendix 1 : Classifications

Broadhectare Category

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

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

Landuse Codes (LUC)

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

Broadhectare Classification

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

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

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

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

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

1. State Government Land for Release (SGLR)

Residential zoned state government land, other than that owned by Renewal SA and Housing SA, that was deemed surplus to government requirements was incorporated. Data for this category was provided to the Department of Planning, Transport and Infrastructure as current at 31 October 2017, by Renewal SA and from information held in internal DPTI datasets.

S = State Government Land for Release (SGLR)

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

Relevant parcels, as identified in *The 30-Year Plan for Greater Adelaide*, were incorporated into the database and assigned the code below. Note that at 30 June 2016, several large areas of this land had been rezoned to residential.

G = Growth Areas

Future Urban Land

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

Land under Division

Information on land divisions current at 30 June 2016, were included on the maps and in the analysis. Where residential land divisions were identified over parcels of land greater than 4000m², yet not classified as broadhectare, the broadhectare classification indicator was changed to a "Y". Divisions over non-broadhectare land were removed.

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

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

Where broadhectare land was under a current plan of division, allotments were classified and counted where they were greater than 100m² and had a residential Status code (allotments for other purposes and reserves were not counted). Allotments that are under division and do not fit the above criteria are accounted for in the total area but not accounted for in the number of allotments in division. Occasionally some residential allotments could be less than 100m², due to actual size or being split due to a zoning line crossing the allotment and are therefore not counted. However it should be noted that some legitimate applications that are wholly or majority small allotments less than 100m² have been counted in the inner suburbs of Metropolitan Adelaide.

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

Appendix 2 : Main Changes to Zoning Boundaries, GAR - 1995 to 2017

Metropolitan Adelaide

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

Outer Adelaide

ADELAIDE HILLS (part Outer Adelaide)	Over 8ha of rural living zoned land was rezoned to residential in the townships of Woodside and Oakbank in the 2015/16 financial year.
ALEXANDRINA	In late 2002 large tracts of rural zoned land was rezoned to residential and rural living land on Hindmarsh Island. In November 2005 over 30ha of rural land was rezoned to residential on the western boundary with Victor Harbor Council and a further 43ha in Goolwa. South of the township of Strathalbyn over 48ha of residential zoned land was rezoned back to industrial, which it had been prior to 2004 and 130ha was rezoned from grazing to rural living. In January 2008 over 21ha of land in Strathalbyn was rezoned from rural to residential. In July 2009 on Hindmarsh Island over 46ha of rural land was rezoned to rural living and around 25ha zoned to residential. In 2017, <i>The 30-Year Plan</i> identified 159ha of rural zoned growth area land on Hindmarsh Island to be used for rural living purposes and 64ha of rural living land to be used as residential land.
BAROSSA	In early 2007 over 40ha of rural land was rezoned to residential adjacent the northern town boundary in Nuriootpa township and 14ha added in Lyndoch. 26ha of growth area land at Mt. Pleasant was rezoned to residential in October 2010 and a further 21ha was rezoned from rural to residential in Kalbeeba (adjacent Gawler East) in December 2010. In February 2013, 43ha of growth area land was rezoned from rural to residential in Tanunda.
LIGHT (RC)	In late 2002 there were significant changes to rural living holdings along with a loss of over 90ha of private broadhectare land rezoned to rural in the township of Hamilton. In March 2008, 40ha of rural zoned land was rezoned to residential in the town of Kapunda. In the 2015/16 financial year 243ha of rural living zoned land was reverted to rural, east of Kapunda township. In November 2016, the <i>Roseworthy Township Expansion DPA</i> , rezoned 334ha of rural growth area land to residential.
MALLALA	In August 2013, 10 ha of growth area land was rezoned to rural living and 365ha was rezoned to residential at Two Wells. In May 2014, 22ha of growth area land and 14ha of deferred urban land was rezoned to residential in Mallala township.

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

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

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

Boundaries Map



Glossary

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

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

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

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

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

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

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