Government of South Australia
Department of Planning, Transport and Infrastructure

Minor Infill
Greater Adelaide, 2012 – 2018

SOUTH AUSTRALIA

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

Demolitions

2,018

Average annual number of dwellings demolished

1,023

Average annual net dwelling increase on demolition sites

Resubdivisions

395

Average annual number of resubdivision sites

351

Average annual net dwelling increase on resubdivision sites

Minor Infill Dwelling Increase

1,374

Average annual net dwelling increase on demolition and resubdivision sites

1,128

Average annual net dwelling increase on vacant minor infill allotments

* Greater Adelaide Capital City Statistical Area, Australian Bureau of Statistics Greater Capital City Statistical Area

The following definitions apply to the current study period:

Minor Infill

Development and adaptation of the existing housing stock, including **demolition** and **resubdivision**, on sites less than 4,000m² and involving 10 dwellings or less. Minor infill is an important component of the overall land supply equation and makes a significant contribution (around 40%) to the annual metropolitan housing supply growth within Greater Adelaide.

Demolition

The permanent removal of a residential dwelling built prior to 2012 on an allotment less than 4,000m². The demolished dwelling may have be replaced with a new residential dwelling(s), or may remain as a vacant allotment in 2018. A demolition 'site' refers to the corresponding land parcel from the 2012 property cadastre. Demolition sites generate approximately 41% of the minor infill net dwelling increase.

Resubdivision

A land parcel, less than 4,000m², containing a residential dwelling built prior to 2012, which is divided to create additional land parcels, whilst retaining the original dwelling. The newly created land parcel(s) may be developed with a new residential dwelling(s), or may remain as a vacant allotment in 2018. In the context of this study, a resubdivision does not involve the demolition of a dwelling. Resubdivision sites generate approximately 14% of the minor infill net dwelling increase.

Vacant Land

Vacant land parcels exist within the built up area of Greater Adelaide. They are generated through demolition and resubdivision occurrences prior to 2012, and residual undeveloped allotments from residential broadhectare land divisions. Development on these sites generate approximately 45% of the minor infill net dwelling increase.

Study Method & Time-Frame

Geographic Information System (GIS) software was used to extract dwelling demolition and resubdivision data and vacant land parcels from the Property Cadastre and State Valuation files. Aerial photography was used to validate the analysis results. A six-year study period, from July 2012 to June 2018 was used to account for the time lag which exists between the demolition of a dwelling and the construction of a new dwelling.

Examples

Residential demolition site and adjacent resubdivision site

Before

After

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

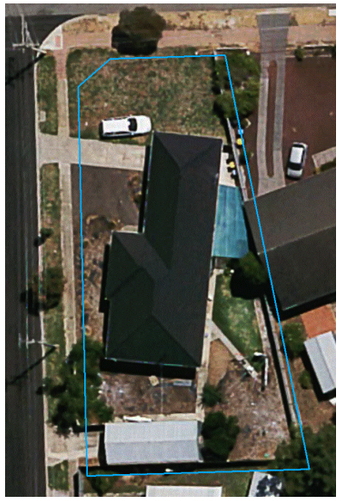
The demolition site on the right has demolished the original dwelling two new dwellings have been constructed in its place.

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

Residential demolition sites with 1:5 replacement rate

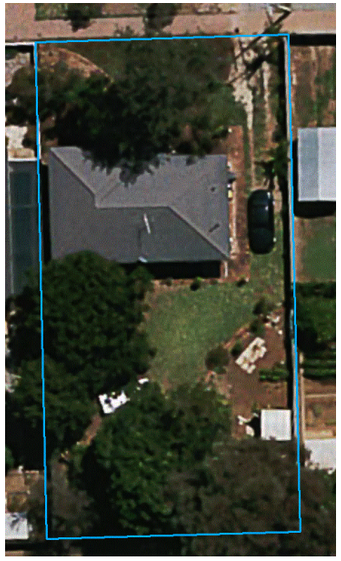
The two sites below demonstrate the potential of a single dwelling site to accommodate additional dwellings. In each of these examples, one single-storey dwelling has been demolished and replaced with five new two-storey dwellings.

Before



After

Before



After

Demolitions

2,018

Average annual number of dwellings demolished

Charles Sturt LGA

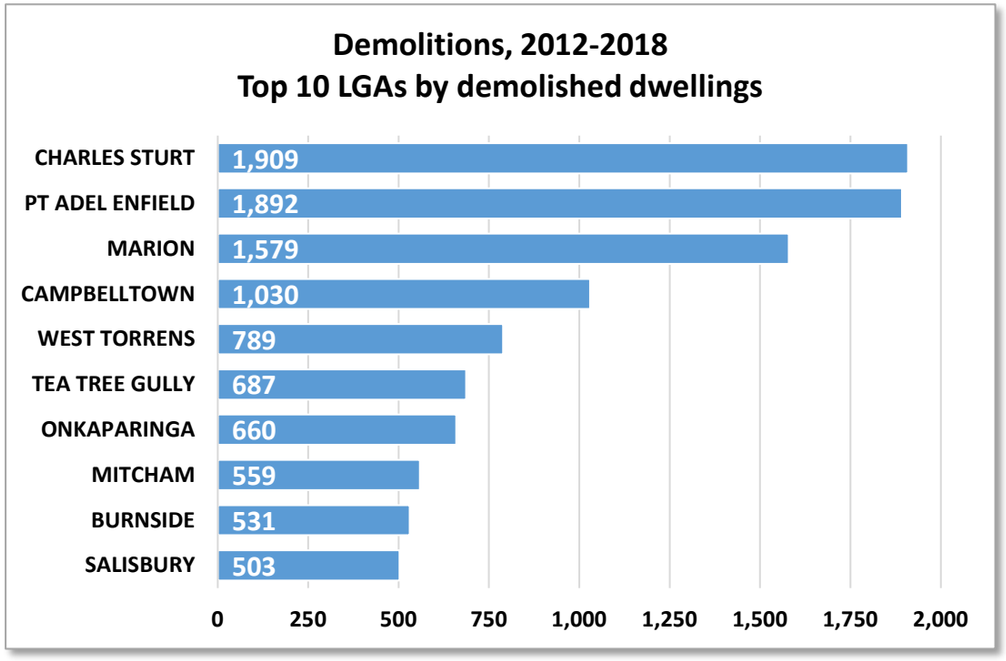
LGA with greatest number of demolished dwellings

1,023

Average annual net dwelling increase on completed demolition sites

Marion LGA

LGA with greatest net dwelling increase on demolition sites



	Demolition sites	Total demolitions	New dwellings	Net dwelling increase	Vacant lots generated
Total 2012-2018	12,022	12,112	18,245	**6,133**	3,885
Average Annual	2,004	2,018	3,041	**1,023**	NA

Demolitions
Average Annual Dwelling Change by LGA

LGA	Average Annual Demolitions	Average Annual Dwellings Constructed	Average Annual Net Dwelling Increase	Average Annual Vacant Lots Generated
CHARLES STURT	318	499	181	55
PT ADEL ENFIELD	315	426	110	67
MARION	263	495	232	40
CAMPBELLTOWN	172	288	116	30
WEST TORRENS	132	215	83	19
TEA TREE GULLY	115	186	71	19
ONKAPARINGA	110	197	87	24
MITCHAM	93	106	13	14
BURNSIDE	89	101	12	10
SALISBURY	84	130	46	16
HOLDFAST BAY	82	110	28	12
NRWD PAYN ST PTRS	74	94	20	15
PLAYFORD	50	42	-9	24
UNLEY	43	60	17	5
PROSPECT	30	39	9	3
WALKERVILLE	22	27	6	4
ADELAIDE HILLS	12	10	-2	3
MOUNT BARKER	9	11	2	3
GAWLER	5	7	1	2

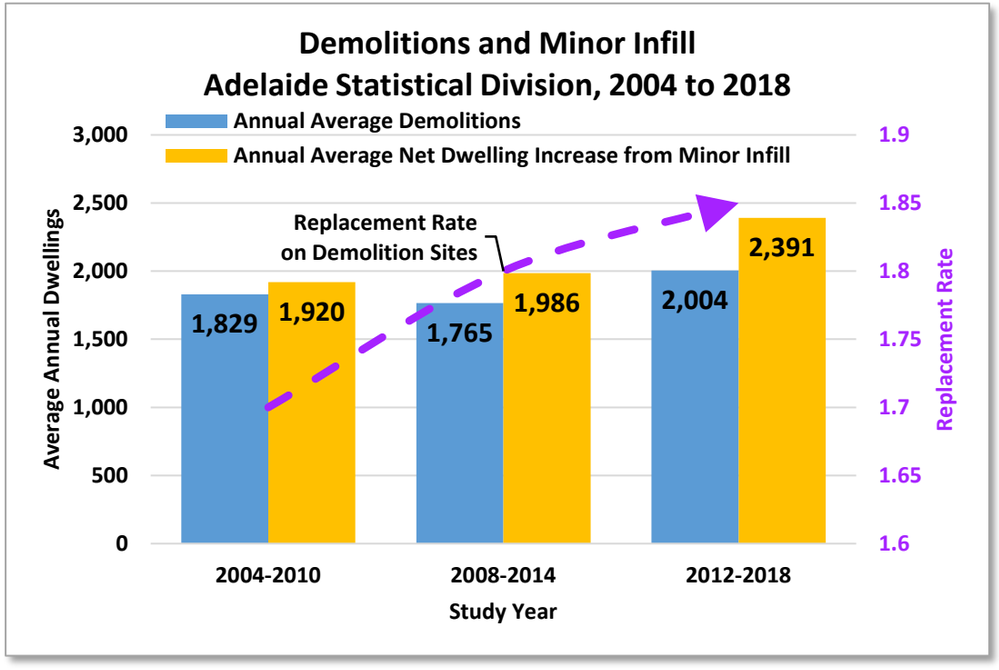
Demolitions

Comparison to Previous Studies

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

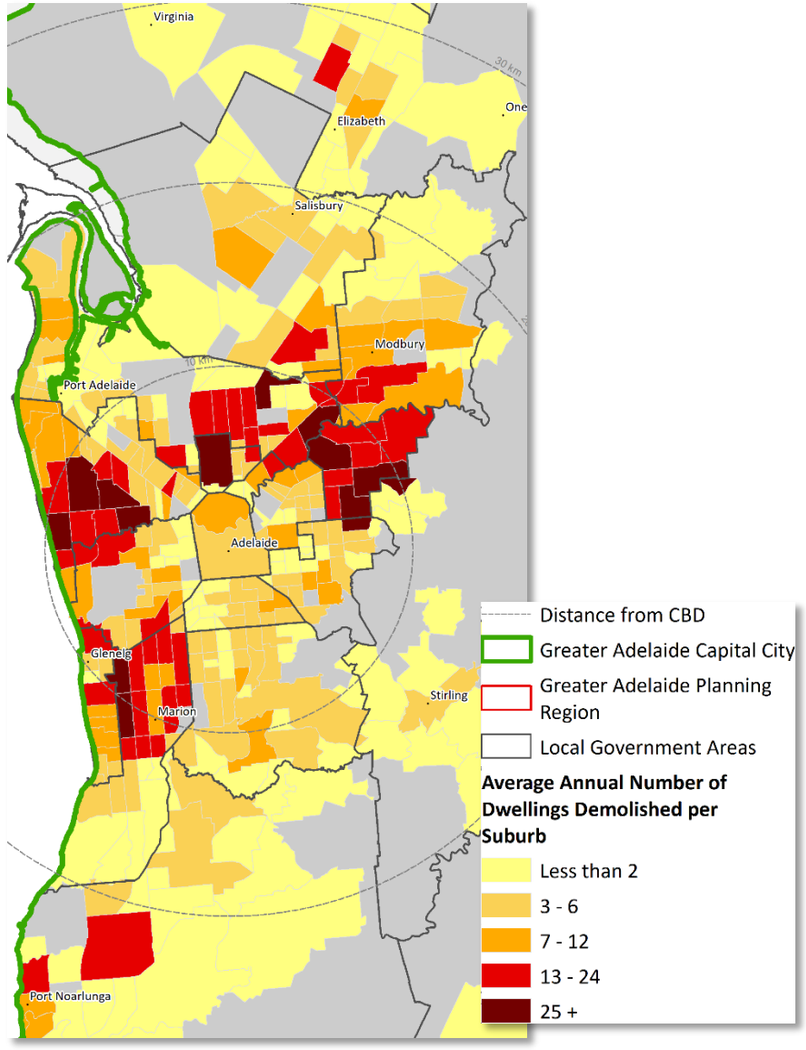
The 30-Year Plan for Greater Adelaide was introduced in 2010 and updated in 2017. The Plan provides a framework to encourage the reduction of our urban footprint and the provision of more housing diversity close to public transport options. This has seen a move towards reduced allotment sizes and increased densities within existing residential areas.

The steady increase in the rate of demolitions experienced within the Adelaide Statistical Division (ASD) since 2004 is expected to continue in the foreseeable future. The average replacement rate across demolition sites has also steadily increased, from 1.7 in 2004 to the current rate of 1.85, indicating increasing densities on demolition sites. The average replacement rate indicates that for every 1 dwelling that is lost to demolition, 1.85 new dwellings will replace it.



Demolition distribution across Greater Adelaide, by suburb, 2012-2018

The pattern of demolition is displayed in the map below. It shows a concentration of demolitions within 10 kilometres of the CBD, and spreading further out to suburbs in the north-east and south within Tea Tree Gully, Campbelltown, Salisbury, Marion and Onkaparinga LGA's. This pattern is largely driven by planning policy, dwelling age and site value.



Resubdivisions

395

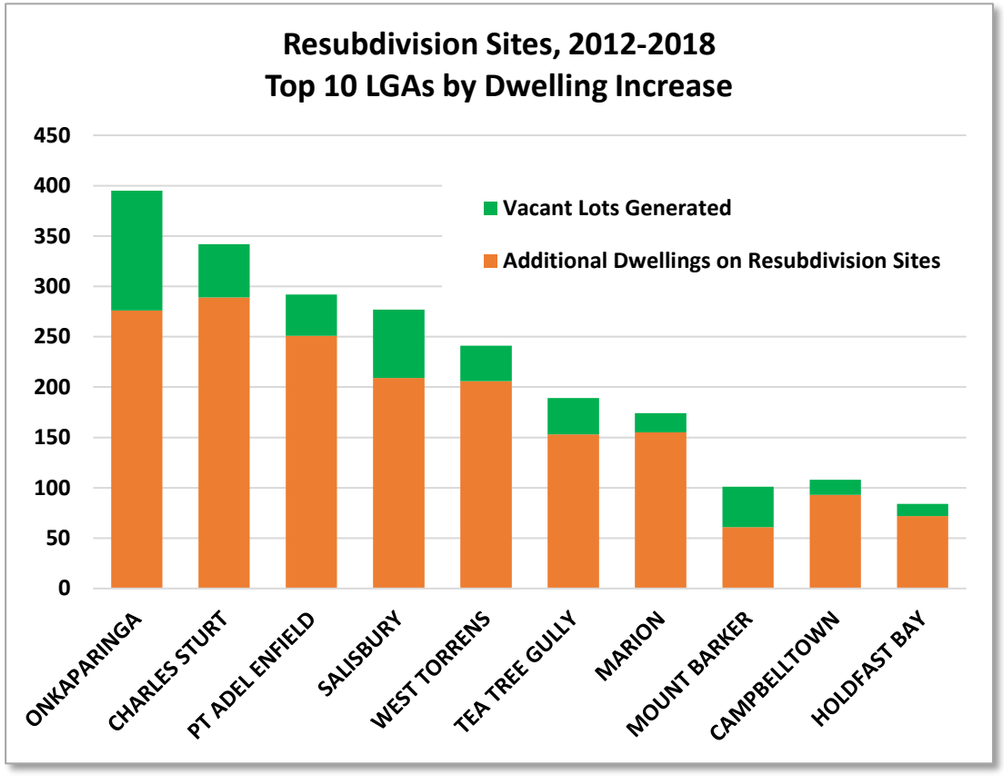
Average number of dwelling sites resubdivided per year

Onkaparinga LGA

Local Government Area with greatest number of resubdivisions

351

Average net dwelling increase on resubdivision sites per year



	Resubdivision sites	Retained dwellings	New dwellings	Net dwelling increase	Vacant lots generated
Total	2,371	2,422	2,107	**2,107**	736
Average Annual	395	404	351	**351**	NA

Resubdivisions
Average Annual Net Dwelling Increase by LGA

LGA	Average Annual Net Dwelling Increase	Average Annual Vacant Lots Generated
CHARLES STURT	48	9
ONKAPARINGA	46	20
PT ADEL ENFIELD	42	7
SALISBURY	35	11
WEST TORRENS	34	6
MARION	26	3
TEA TREE GULLY	26	6
CAMPBELLTOWN	16	3
HOLDFAST BAY	12	2
MOUNT BARKER	10	7
GAWLER	10	4
PLAYFORD	9	4
MITCHAM	7	5
ADELAIDE HILLS	6	3
NRWD PAYN ST PTRS	6	4
PROSPECT	5	1
UNLEY	4	2
BURNSIDE	4	2
WALKERVILLE	1	1

Vacant Land

1,113

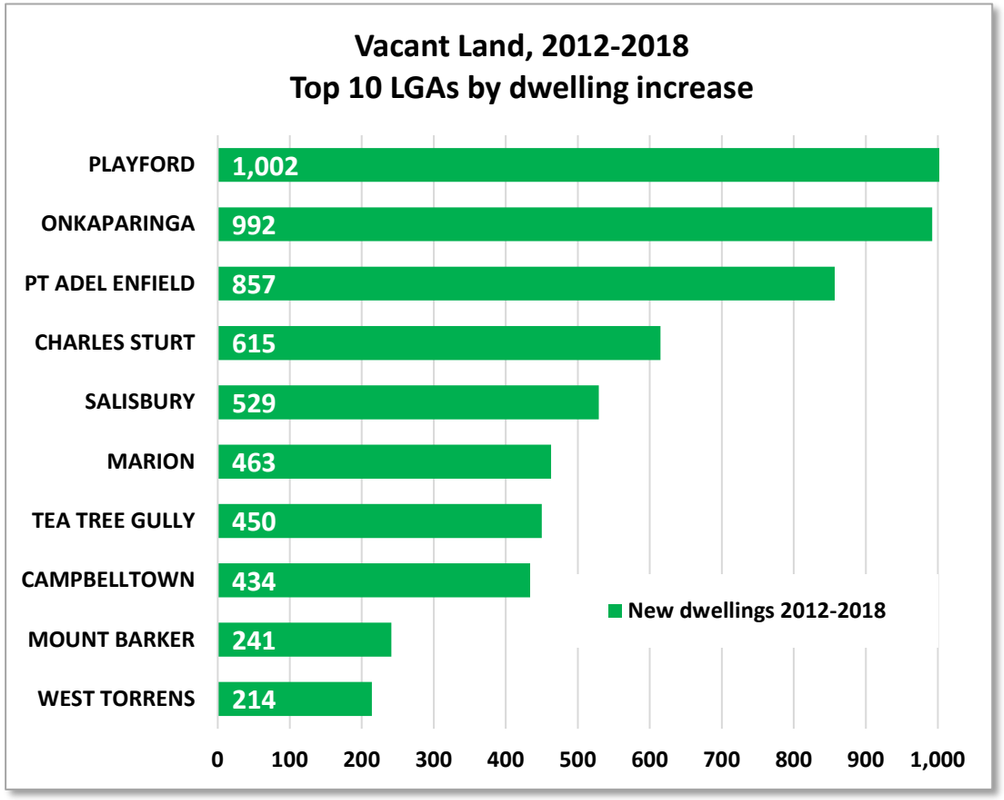
Average number of vacant lots developed per year

Playford LGA

Local Government Area with greatest number of new dwellings on vacant land

1,128

Average net dwelling increase on vacant lots per year



	Vacant land parcels*	New dwellings	Net dwelling increase
Total	6,680	6,765	**6,765**
Average Annual	1,113	1,128	**1,128**

* Minor Infill land including demolitions and resubdivision sites created prior to 2012, and residual lots from broadhectare land divisions.

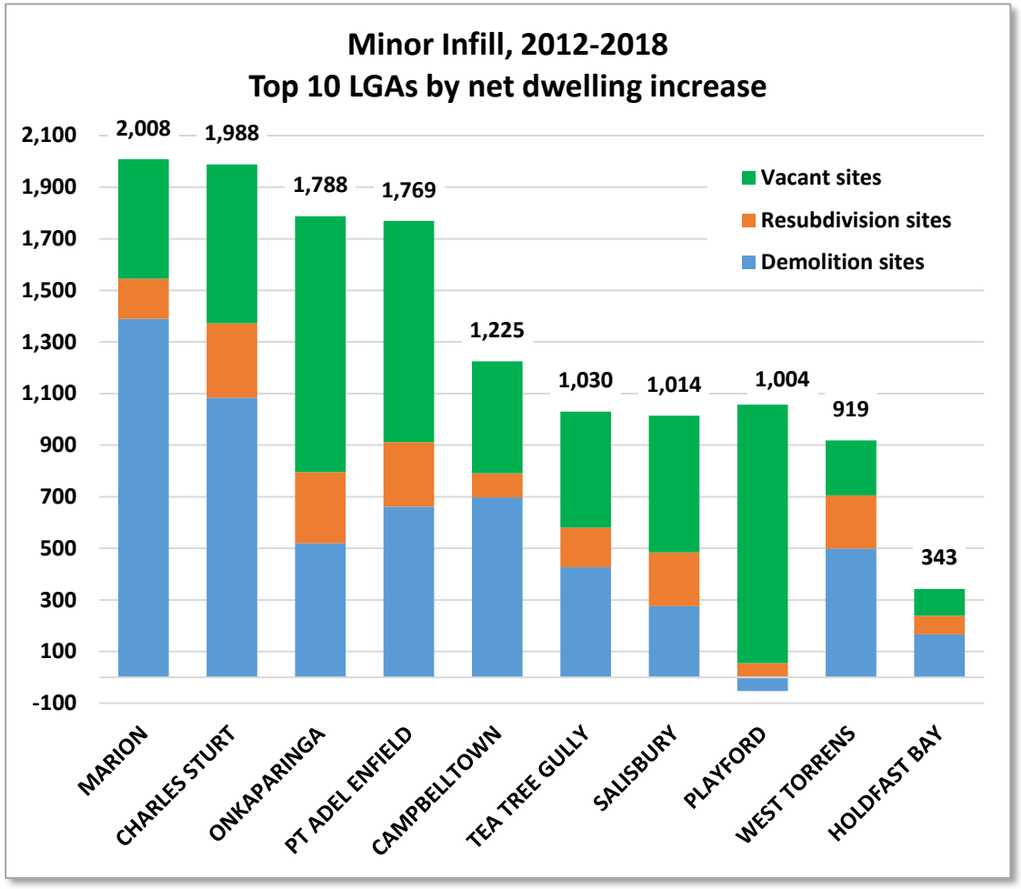
Minor Infill Development on Vacant Land
Average Annual Dwelling Increase by LGA

LGA	Vacant Parcels (at July 2012)	Average Annual New Dwellings
PLAYFORD	989	167
ONKAPARINGA	988	165
PT ADEL ENFIELD	849	143
CHARLES STURT	597	103
SALISBURY	522	88
MARION	449	77
TEA TREE GULLY	448	75
CAMPBELLTOWN	426	72
MOUNT BARKER	236	40
WEST TORRENS	214	36
MITCHAM	165	28
BURNSIDE	155	26
GAWLER	140	24
ADELAIDE HILLS	124	21
NRWD PAYN ST PTRS	108	18
HOLDFAST BAY	104	17
WALKERVILLE	52	9
UNLEY	47	8
PROSPECT	37	6
LIGHT	29	5

Minor Infill

2,501

Average number of additional dwellings generated from minor infill per year



	Minor Infill Sites	Net dwelling increase	Average Annual Net dwelling increase	Vacant lots generated
Demolition	12,022	6,133	**1,023**	3,885
Resubdivision	2,371	2,107	**351**	736
Total Demolition and Resubdivision	14,393	8,240	**1,374**	4,621
Vacant land	6,680	6,765	**1,128**	NA
Total	21,073	15,005	**2,501**	4,621

Minor Infill
Average Annual Dwelling Increase by LGA

	Average Annual Net Dwelling Increase			
LGA	**Demolition sites**	**Resubdivision sites**	**Vacant sites**	**Total - Minor Infill**
MARION	232	26	77	335
CHARLES STURT	181	48	103	331
ONKAPARINGA	87	46	165	298
PT ADEL ENFIELD	110	42	143	295
CAMPBELLTOWN	116	16	72	204
TEA TREE GULLY	71	26	75	172
SALISBURY	46	35	88	169
PLAYFORD	-9	9	167	167
WEST TORRENS	83	34	36	153
HOLDFAST BAY	28	12	17	57
MOUNT BARKER	2	10	40	52
MITCHAM	13	7	28	47
NRWD PAYN ST PTRS	20	6	18	44
BURNSIDE	12	4	26	42
GAWLER	1	10	24	35
UNLEY	17	4	8	29
ADELAIDE HILLS	-2	6	21	25
PROSPECT	9	5	6	19
WALKERVILLE	6	1	9	16