

# Land Supply Dashboard – Quick Start Guide

Last updated: November 2024

## WHAT IS THE LAND SUPPLY DASHBOARD?

The Land Supply Dashboard is an interactive tool displaying information on land supply and development activity across the Greater Adelaide Planning Region.

This dashboard has been prepared by Planning and Land Use Services (PLUS) to provide timely and transparent data on urban land supply and development activity through an online platform. The dashboard monitors key Greenfield and Strategic Infill areas and provides quarterly updates on available land supply and recent development activity. Data within the dashboard is available by region, monitoring area and residential estate. It is not intended to provide a full coverage of all land supply across the Greater Adelaide Planning Region but does cover key residential monitoring areas.

## HOW CAN I USE THE LAND SUPPLY DASHBOARD?

The dashboard is best viewed from a desktop computer or laptop, however it can also be used on a mobile phone or tablet.

Users can navigate the dashboard using drop-down menus to select a region and/or monitoring area of interest. This selection updates the statistics and charts on the dashboard. Further detail within residential estates can be viewed in a pop-up by clicking on the map or by selecting from the list of estates that displays once a monitoring area has been selected.

The following section summarises the key features of the dashboard explaining how to navigate the tool. Instructions for use on PC and Mobile have been provided.



**Government of South Australia**

Department for Housing  
and Urban Development

## KEY DEFINITIONS

**Housing ready lots** – Lots that have been approved through the land division process and are now ready to be, or have recently been, issued with a title. In some locations, a housing ready lot may still require local infrastructure coordination.

**Proposed lots with development approval** – Lots proposed in a land division application with development approval granted. Includes apartment building sites with an approved application for development.

**Proposed lots under assessment** – Lots proposed in a land division application currently under assessment for development approval. Includes apartment building sites with an application for development.

**Undeveloped zoned** - Estimated potential lots over residential zoned land with no active plan of land division.

**Future urban growth** - Estimated potential lots over land not currently zoned, but identified for future residential growth within a relevant strategic plan (i.e. regional plan).

## GLOSSARY OF TERMS

**Annual dwelling completions** – number of residential dwellings that have been substantially completed within the year.

**Dwellings approved** – dwelling applications that have received full development approval. Data is sourced from development applications lodged through the PlanSA portal and do not include transitional applications (i.e. applications lodged under the previous planning system).

**Greater Adelaide** – Greater Adelaide Planning Region (GAPR) as defined in the *Planning, Development and Infrastructure Act, 2016*.

**Lots created** – residential allotments that have had a certificate of title issued by Land Services SA.

**Region** – ten land supply sub-regions within Greater Adelaide Planning Region, used to provide high level reporting.

**Monitoring area** – residential development areas that have been identified as having significant potential (current or future).

**Residential estates** – marketed residential development estates.

Current as of Dec 31 2023  
Next update May 2024

Housing ready lots	536 Lots
Proposed lots with development approval	2,068 Lots
Proposed lots under assessment	515 Lots
Undeveloped zoned potential	2,610 Lots
Future urban growth potential	29 Lots

Year built	Count
2017	1
2018	58
2019	70
2020	57
2021	163
2022	397
2023	327

Counts to end of Dec 2023

23 North  
Ashwin Estate  
Burgundy Estate  
Chivell Grove  
Harris Park  
Hillsview Green  
Jenkins Creek  
Lovegrove  
Miravale  
Nuova Vita  
Park Vale Estate  
Proposed Estate  
Proposed Estate  
Riverbanks  
Rivers Edge  
Riverview  
The Entrance  
Woodbridge

Development ready lots: 129  
Proposed lots: 579  
Dwellings approved (since July 2022): 163  
Dwellings built (Jan 2017 - Dec 2023): 39

Quarter	Number of respondents
July - Sept 2022	299
Oct - Dec 2022	65
Jan - March 2023	175
April - June 2023	45
July - Sept 2023	58
Oct - Dec 2023	98

Quarter	Number of people who visited the website
July - Sept 2022	130
Oct - Dec 2022	137
Jan - March 2023	110
April - June 2023	156
July - Sept 2023	84
Oct - Dec 2023	118

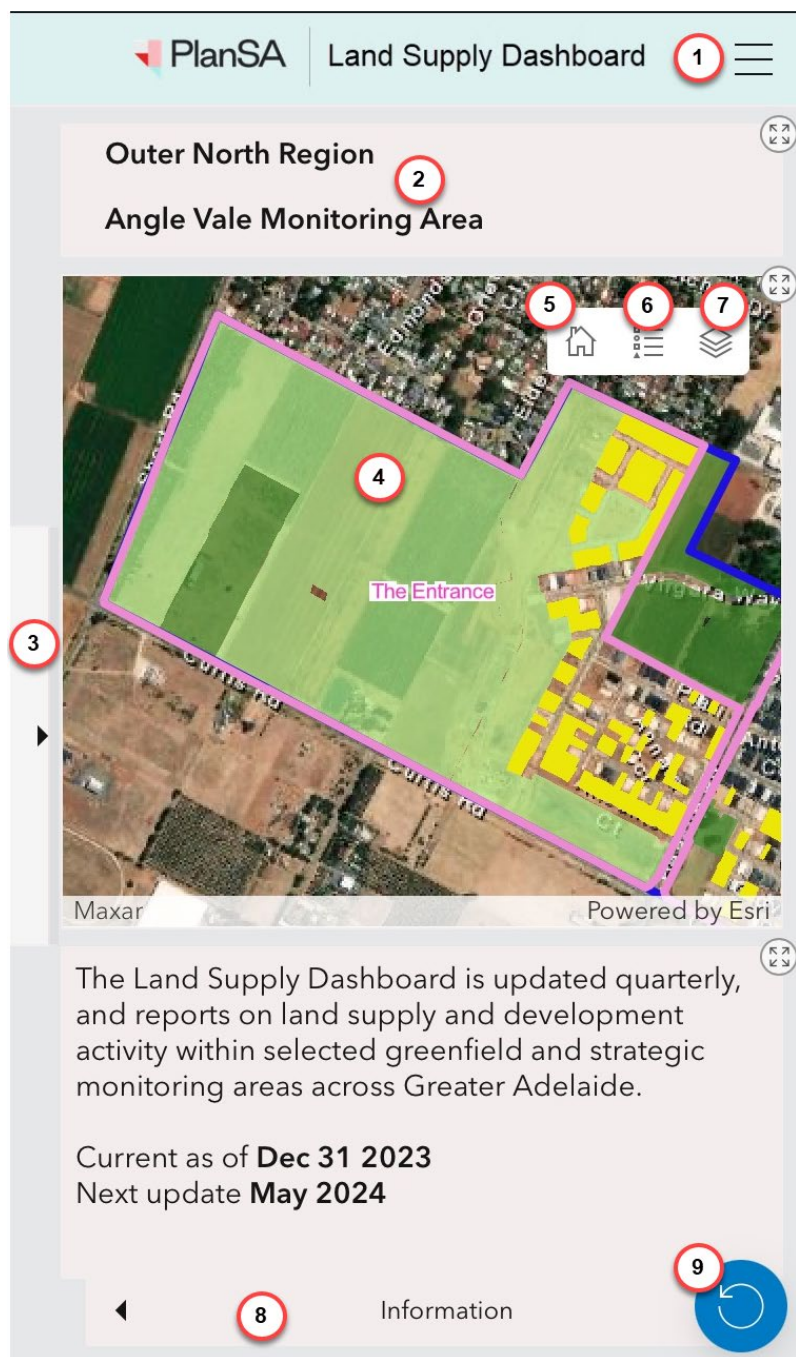
USER TIP: If the charts and statistics are not completely visible on your screen, you can use 'Ctrl'+ or 'Ctrl' '-' on your keyboard to adjust the browsers zoom level.

## Desktop Version: Dashboard Descriptions

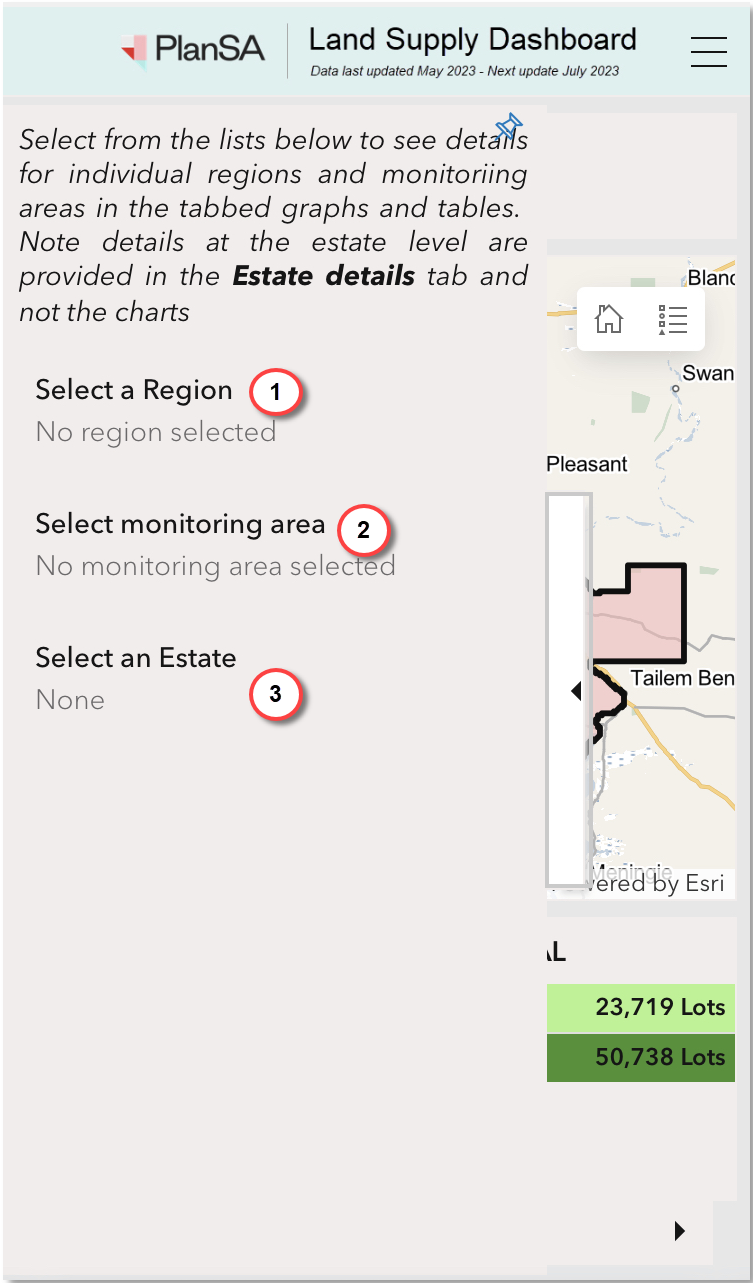
#	Element Name	Description
1	'i' button	Link to <i>Land Supply Dashboard</i> quick start guide (this document).
2	Select region	Drop-down list allowing users to select a region of interest. Only one region can be selected at any time. A selection will see the map extent zoom to the extent of the region and the region boundary will flash. The dashboard items, including the charts and statistics, will be filtered to represent data for the selected region. The 'Select monitoring area' list will also be filtered.
3	Select monitoring area	Drop-down list allowing users to select a monitoring area of interest. This list will be filtered if a region has been selected from the 'Select region' list. Only one monitoring area can be selected at any time. A selection will see the map extent zoom to the extent of the monitoring area, and the boundary will flash. The dashboard items, including the charts and statistics, will be filtered to represent data for the selected area. A list of residential estates within the monitoring area will be populated to the left of the map (see #10).
4	Links menu	A list of related useful links. Provides a link back to the land supply page located on the PlanSA portal page.
5	Information and data currency	A brief outline of the dashboard. Show current date of the data and expected update.
6	Land supply table	Displays the calculated residential lots and estimated potential supply across the four land supply status types: <i>Housing ready</i> , <i>Proposed with development approval</i> , <i>Proposed under assessment</i> , <i>Undeveloped zoned</i> and <i>Future urban growth</i> . Hover text definitions for each term are provided in the platform and more detail can be found in the Glossary section of this document.
7	Annual dwelling completions chart	Illustrates the number of dwellings built each year. Numbers are limited to regions and monitoring areas only. Data is updated quarterly.
8	Lots created chart	Illustrates the number of new lots created by quarter. Will be filtered when selecting a region or monitoring area.
9	Dwellings approved chart	Illustrates the number of dwelling approvals by quarter. Will be filtered when selecting a region or monitoring area.
10	Region and Monitoring Area selection display	Displays the name of the selected region and /or monitoring area and identifies the location of the currently displayed statistics and charts on the dashboard.
11	Residential estates list	List of residential estates within a selected monitoring area. Note: in some areas the monitoring area is the extent of the estate.
12	Map	Reflects the region, monitoring area and estates selected along with associated data. The level of detail displayed on the map changes with the zoom extent.
13	Map legend button	Clickable button to display list of map layers displayed at current zoom level.
14	Map layer toggle button	Enable interaction with map layers list to turn Infrastructure layers on and off.
15	Dashboard refresh	Returns the map, charts and table to the default view first displayed when dashboard was opened from the PlanSA portal page.
16	Estate description pop-up	Further details relating to selected estate, activated either by selecting a name from the estate list (10) or by clicking on an estate in the map. Note charts and statistics on the dashboard do not change when an estate is selected. Estate-level data is only displayed within the pop-up.



## Mobile View Version: Dashboard Descriptions – Main View



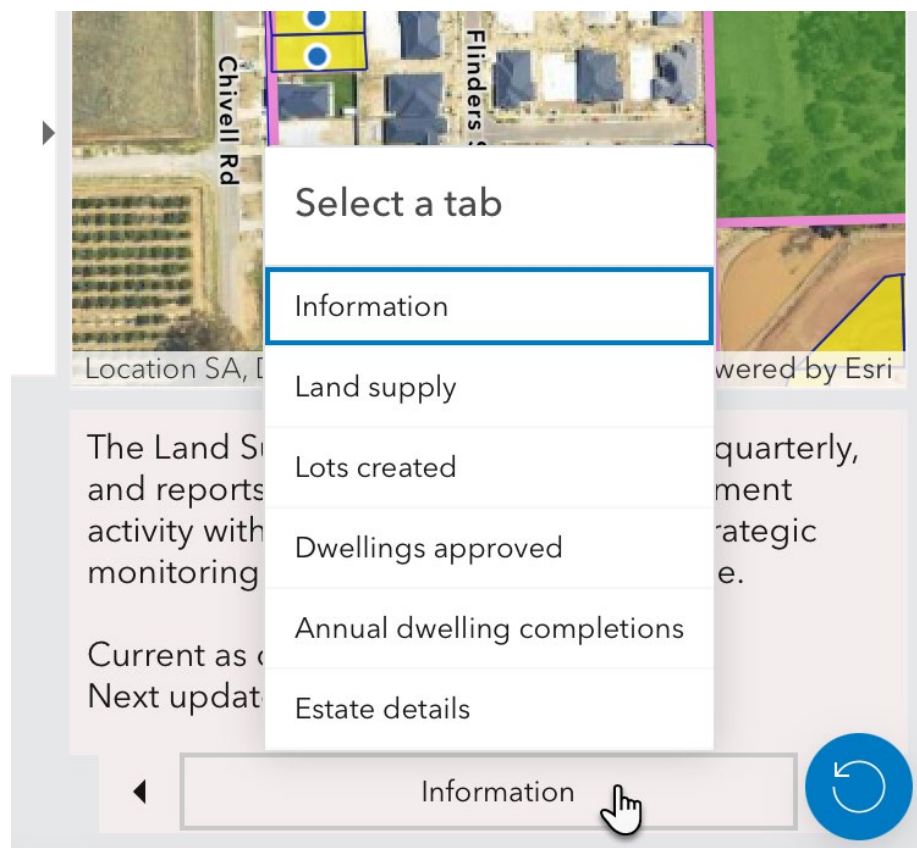
Key	Element Name	Description
1	Links menu	A list of related useful links. Provides a link back to the land supply page located on the PlanSA portal page.
2	Region and monitoring area selection display	Displays the name of the selected region and /or monitoring area and identifies the location of the currently displayed statistics and charts on the dashboard.
3	Selectors panel	Displays the selectors to choose a region, monitoring area or residential estate.
4	Map	Reflects the region, monitoring area and estates selected along with associated data. The level of detail displayed on the map changes with the zoom extent.
5	Home button	Returns map view to default extent.
6	Legend button	Displays list of map layers displayed at current zoom level. .
7	Map layer toggle button	Enable interaction with map layers list to turn Infrastructure layers on and off.
8	Table and charts	Scroll through and select from the available tables and charts. See below for further information on individual elements.
9	Dashboard refresh	Returns the map, charts and table to the default view first displayed when dashboard was opened from the PlanSA portal page.



Key	Element Name	Description
1	Select a region	<p>Drop-down list allowing users to select a region of interest. Only one region can be selected at any time. A selection will see the map extent zoom to the extent of the region and the region boundary will flash.</p> <p>The dashboard items, included the charts and statistics, will be filtered to represent data for the selected region. The 'Select monitoring area' list will also be filtered.</p>
2	Select monitoring area	<p>Drop-down list allowing users to select a monitoring area of interest. This list will be filtered if a region has been selected from the 'Select region' list. Only one monitoring area can be selected at any time. A selection will see the map extent zoom to the extent of the monitoring area, and the boundary will flash.</p> <p>The dashboard items, including the charts and statistics, will be filtered to represent data for the selected area. A list of residential estates within the monitoring area will be populated to the left of the map (<b>see key 3</b>).</p>
3	Select an Estate	<p>List of residential estates within a selected monitoring area (<b>see Tab 5 below</b>).</p> <p>Note: in some areas the monitoring area is the extent of the estate.</p>

## Mobile View Version: Dashboard Description - Table and Chart Panels

Select from the menu at the bottom of the page to navigate too the table and chart panels.



### 1. Dashboard information

The Land Supply Dashboard is updated quarterly, and reports on land supply and development activity within selected greenfield and strategic monitoring areas across Greater Adelaide.

Current as of **Sept 30 2023**

Next update **Feb 2024**

Information

A brief outline of the dashboard. Show current date of the data and expected update.

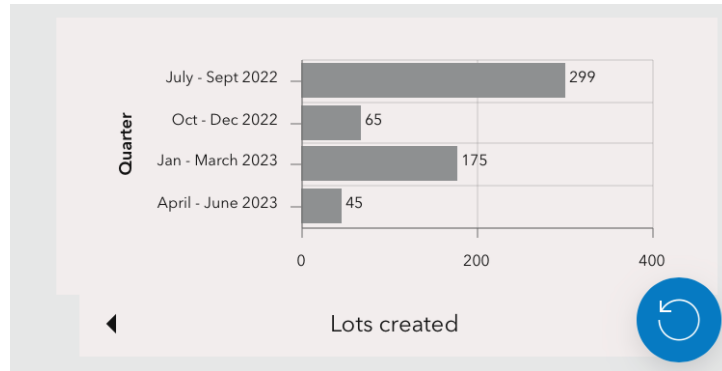
### 2. Land supply potential by status

Housing ready lots	536 Lots
Proposed lots with development approval	2,068 Lots
Proposed lots under assessment	515 Lots
Undeveloped zoned potential	2,610 Lots
Future urban growth potential	29 Lots

Land supply

Displays the estimated potential for residential lots across the five land supply status types: *Housing ready*, *Proposed with development approval*, *Proposed under assessment*, *Undeveloped zoned potential* and *Future urban growth potential*. These numbers reflect the region and monitoring area selections only.

### 3. Lots created graph



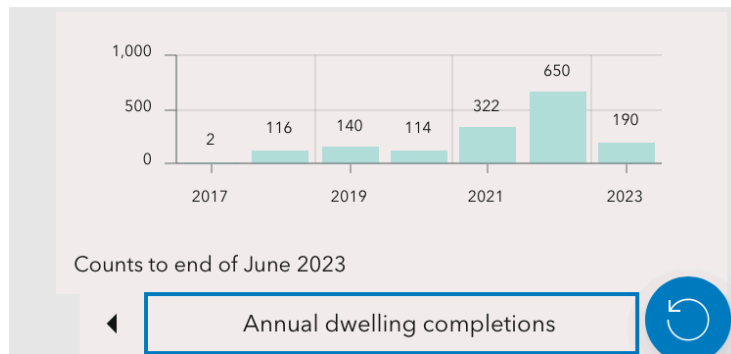
Summarises the total number of new lots created by quarter within the selected region or monitoring area.

### 4. Dwellings approved



Shows the number of dwelling approvals by quarter within the selected region or key monitoring area. This data is sourced from development applications lodged through the PlanSA Portal.

### 5. Annual dwelling completion



Summarises the total number of dwellings completed within the region or key monitoring area selected.

### 6. Selected estate details



Further details on a residential estate within the selected monitoring area are provided by selecting a name from the estate selector list. Note the data in the corresponding charts does not change.



