

Residential demolition and resubdivision report

Fact sheet

Adelaide Statistical Division, 2004 - 2010



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This fact sheet summarises the residential demolition and resubdivision activity in the Adelaide Statistical Division between 2004 and 2010. The full report can be downloaded from www.sa.gov.au/planning/landsupplymonitoring.

Key findings

Demolitions

- A total of 10,975 dwellings were demolished in the Adelaide Statistical Division between July 2004 and June 2010. This equates to 1,829 dwelling demolitions per year.
- An estimated 18,989 new dwellings will be constructed in place of these demolished dwellings, resulting in a net increase of 8,014 dwellings in total and an average of 1,335 net increase per year.
- The total replacement rate on demolition sites equates to 1.7 dwellings for every one dwelling demolished.

Resubdivisions

- The number of sites resubdivided with the original residential dwelling(s) retained was 2,812 between July 2004 and June 2010. Annually, the average number of small scale resubdivisions equates to 469 sites.
- An estimated 3,507 new dwellings will be constructed on resubdivision sites. On an annual basis this equates to 585 new dwellings per year.

Dwelling increase

- The average net annual increase from demolition and resubdivision activity over the study period was 1,920 dwellings. This represents around one-third of the total dwelling stock growth in metropolitan Adelaide each year.



For further information

call: (08) 8303 0705, (08) 8303 0714
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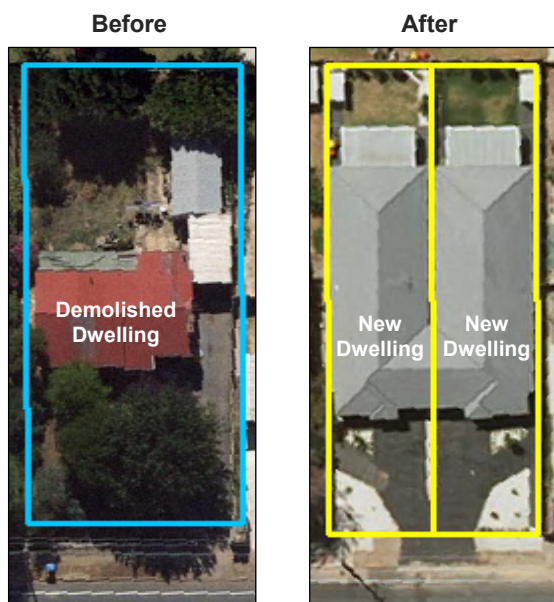
Scope

Demolitions

A demolition is defined as the permanent removal of a residential dwelling(s) built prior to 2004 on an allotment less than 4,000m², that is replaced with a new or partially constructed residential dwelling(s), or was still vacant in 2010. The main residential dwelling types are detached houses, semi-detached (maisonettes), home units, flats and aged flats.

A demolition 'site' refers to the allotment from the 2004 Property Cadastre that the dwelling demolition occurred on. For large Housing SA redevelopments involving the levelling of multiple street blocks and reconfiguration of allotments, a boundary was created around the whole site. Some of these amalgamated Housing SA sites exceed 4,000m². Figure 1 shows one of the most common demolition scenarios.

Figure 1: Residential demolition and redevelopment



Demolition of one dwelling and subdivision of the allotment into two new allotments

Resubdivisions

A resubdivision site is defined as a parcel of land less than 4,000m² containing a residential dwelling(s) built prior to 2004, that is resubdivided with the newly created land parcel still vacant or containing a new or partially constructed residential dwelling(s) in 2010. In the context of this study a resubdivision does not

involve the demolition of a dwelling. Figure 2 shows an example of a residential resubdivision.

Figure 2: Residential resubdivision



One new dwelling constructed on a 'battle-axe' allotment at the rear of the original dwelling

Study method

Geographic Information System (GIS) software was used to extract dwelling demolition and resubdivision data from the Property Cadastre and State Valuation files. A field survey was also used to validate the analysis results.

Time-frame

Sites were identified where a demolition or resubdivision (with original dwelling retained) occurred between July 2004 and June 2010. A six year time-frame was used to account for the time lag which exists between the demolition of a dwelling and the construction of a new dwelling. However, around 30 per cent of demolition sites were either still vacant or had unfinished dwellings on them when the 2010 valuation snapshot was taken at the end of the study time-frame. Large Housing SA redevelopments which can take several years contain a mix of post demolition landuses including; vacant land, unfinished dwellings, new dwellings and in some cases recreation reserves.



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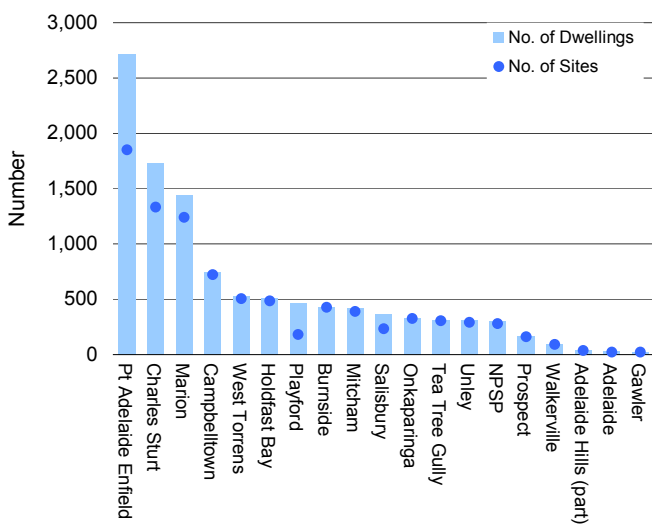
Number of demolitions

Between 2004 and 2010 there were 8,924 sites where the demolition of residential dwellings occurred. On these sites 10,975 dwellings were demolished, equating to an annual average of 1,829 dwellings over the six year period.

Figure 3 summarises the number of demolition sites, along with the total number of demolished dwellings by Local Government Area (LGA). Port Adelaide Enfield had the highest number of demolitions, with 2,716 dwellings demolished on 1,851 sites. This accounted for almost one quarter of all demolished dwellings in the ASD. Several large Housing SA redevelopments in this LGA contributed to the high number, with 47.9 per cent (1,302) of demolished dwellings owned by Housing SA in 2004.

Some Housing SA sites were large and contained many demolished dwellings which accounts for the significant difference between the number of demolition sites and demolished dwellings in some LGAs including Port Adelaide Enfield, Salisbury and Playford.

Figure 3: Number of demolished dwellings and demolition sites by local government area, 2004 to 2010



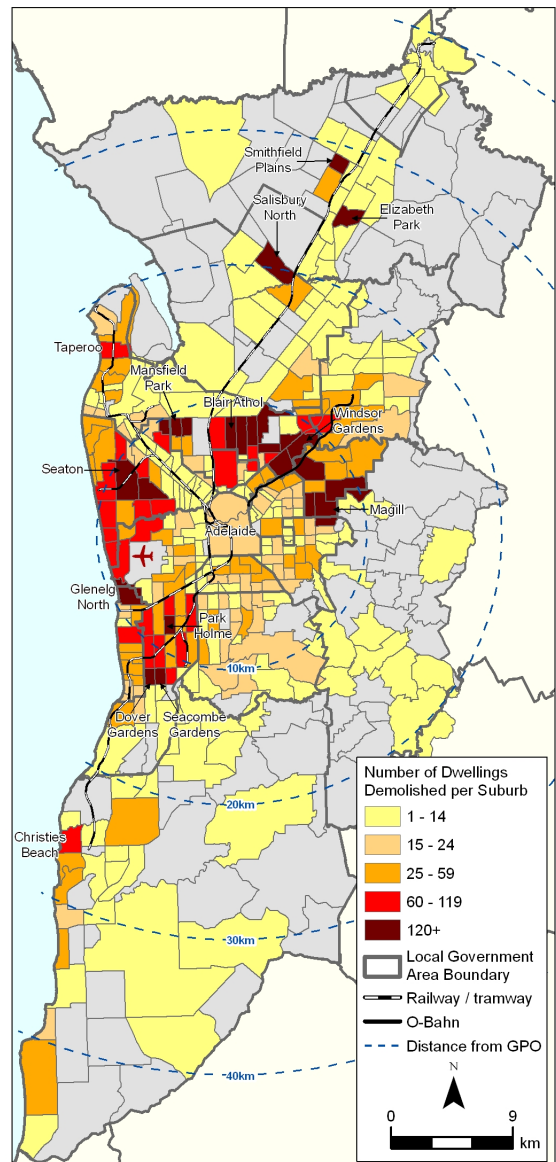
Almost 70 per cent (7,615) of demolitions in the ASD were located on sites within 10km of the Adelaide CBD.

At the suburb level Mansfield Park and Angle Park had the highest number of demolished dwellings - 489

and 271 respectively - refer to Map 1. In these suburbs, over 90 per cent of the demolished dwellings were owned by Housing SA in 2004. Other suburbs with a high number of demolished dwellings that were predominantly owned by Housing SA include; Smithfield Plains, Athol Park, Salisbury North and Elizabeth Park.

The coastal suburbs of Glenelg North, Henley Beach, Grange, Somerton Park, Henley Beach South and West Beach also had relatively high numbers, however none of the demolished dwellings were owned by Housing SA.

Map 1: Number of dwellings demolished per suburb, 2004 to 2010

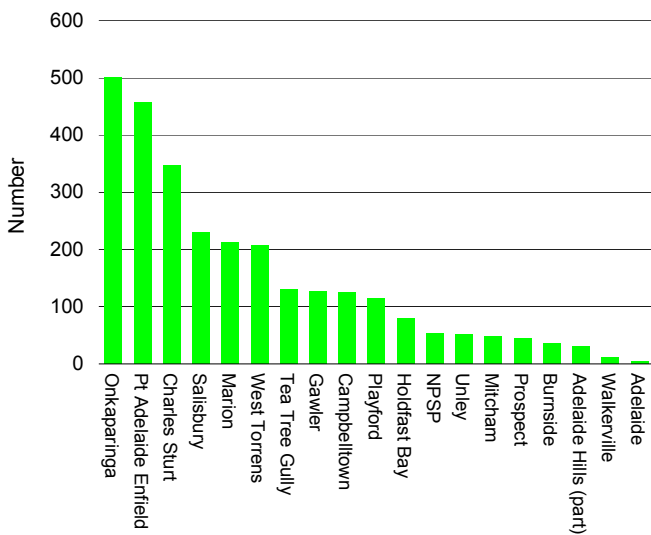


Number of resubdivisions

The number of sites resubdivided with the original residential dwelling(s) retained, was 2,812 between 2004 and 2010. There were a total of 2,948 original dwellings on these sites. Over the study period, the average annual number of small scale resubdivisions was 469 sites.

Figure 4 shows that Onkaparinga LGA had the highest number of resubdivision sites - 501. With the exception of Gawler it was the only LGA where resubdivision sites outnumbered demolition sites. This is likely to be related to large allotment sizes in the LGAs, the availability of suitable sites, permissible zoning and the viability of demolition versus resubdivision.

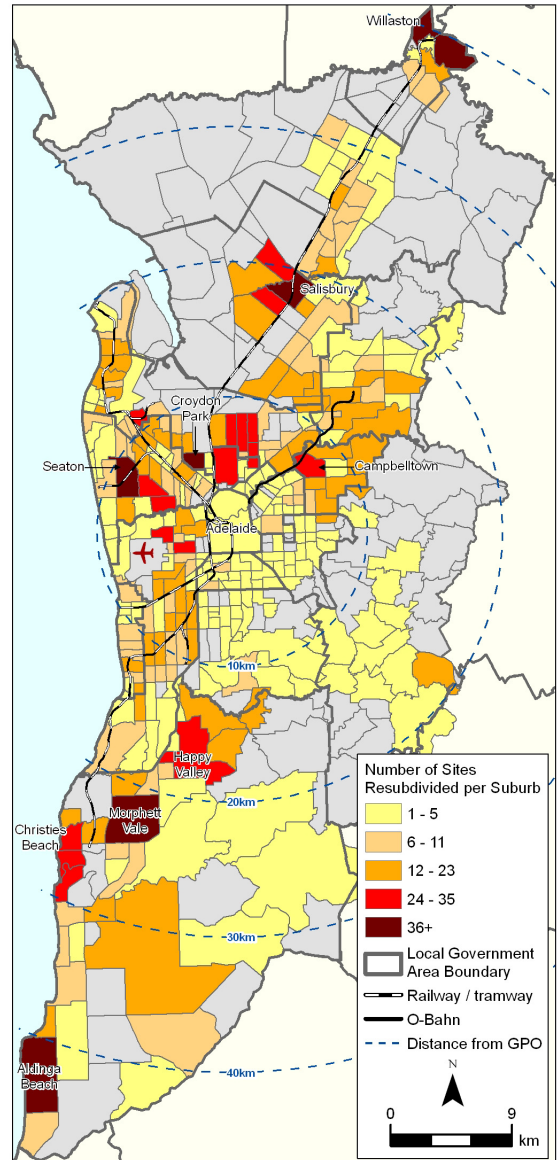
Figure 4: Number of resubdivision sites by LGA, 2004 to 2010



The southern suburbs of Morphett Vale (78) and Aldinga Beach (56) had the highest number of resubdivision sites - refer to Map 2. Salisbury (44), Seaton (42), Willaston (41), Gawler East (38) and Croydon Park (37) also had relatively high numbers.

Just over half (1,504) of all resubdivision sites in the ASD were located between 5 and 15km from the CBD.

Map 2: Number of resubdivision sites per suburb, 2004 to 2010



Dwelling increase

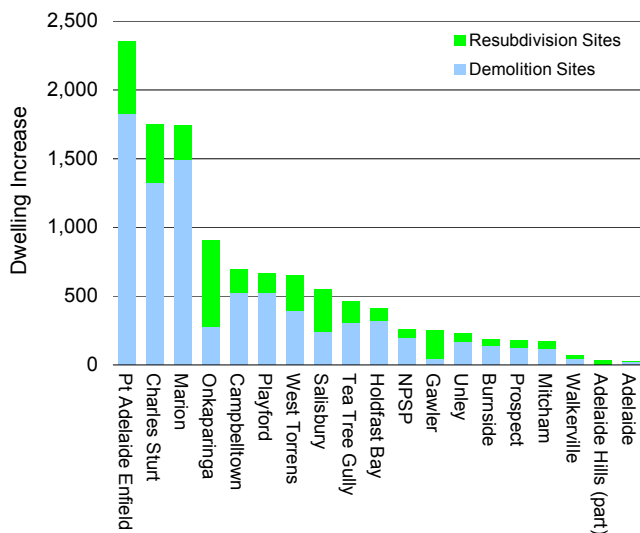
Based on replacement rates on demolition sites where the redevelopment process is complete it is estimated that 18,989 new dwellings will potentially be constructed in place of the 10,975 demolished dwellings. This equates to an estimated net increase of 8,014 dwellings over the six year period, or an average annual net increase of 1,335 dwellings.

The total number of additional dwellings built on resubdivision sites is estimated to be 3,507 dwellings which is an average of 585 dwellings per year.

Therefore, the total estimated dwelling increase in the ASD resulting from demolitions and resubdivisions over the period 2004 to 2010 is 11,521 dwellings. This averages to an additional 1,920 dwellings per year.

Figure 5 summarises the total dwelling change on all demolition and resubdivision sites by LGA. With an estimated increase of 2,358 extra dwellings, Port Adelaide Enfield LGA had the greatest change. This is not surprising, given the LGA had the highest number of demolition sites in the ASD. The LGA with the greatest dwelling change resulting from the construction of additional dwellings on resubdivision sites was Onkaparinga (630).

Figure 5: Estimated dwelling increase on demolition and resubdivision sites by LGA, 2004 to 2010

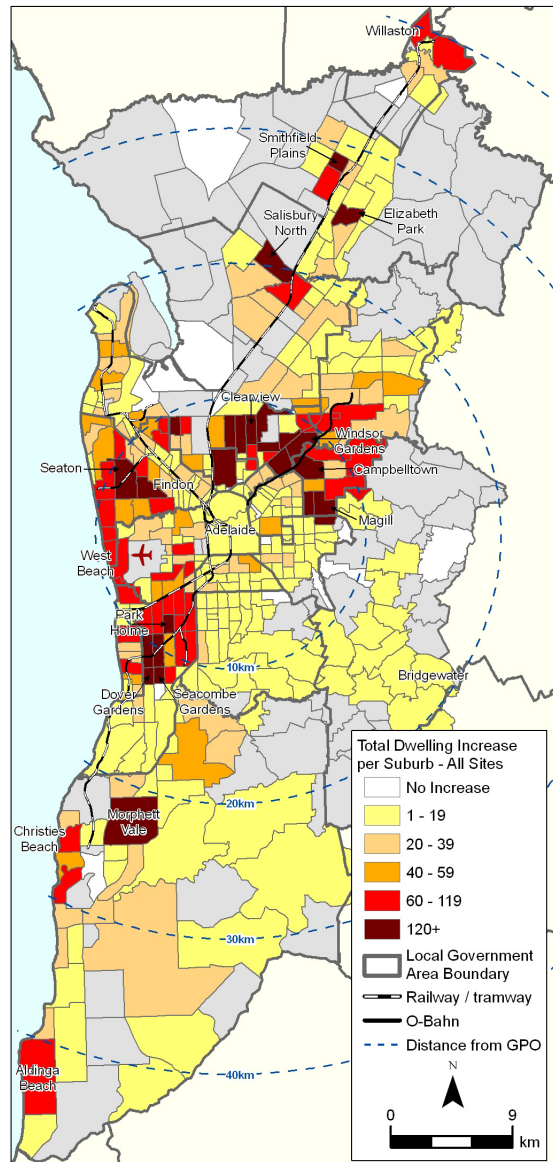


Map 3 summarises the estimated total dwelling change resulting from demolitions and resubdivisions on all sites by suburb. Seaton recorded the highest

increase of 244 additional dwellings between 2004 and 2010.

In many middle ring suburbs more than 70 per cent of the dwelling change on sites resulted from redevelopment of demolition sites. In contrast, resubdivisions contributed more to the dwelling increase than demolitions in outer suburbs such as Willaston (88.0%) and Aldinga Beach (71.1%).

Map 3: Total dwelling increase on all demolition and resubdivision sites by suburb, 2004 to 2010



Note: Map includes estimations of dwelling increase on sites that were still vacant or unfinished in 2010.



Replacement rates - demolition sites

On demolition sites where the redevelopment process is finished, it is possible to calculate replacement rates by dividing the number of new dwellings constructed by the number of dwellings demolished. For example on a site where one dwelling is demolished and replaced with two new dwellings, the replacement rate is 1:2. This equates to an increase of one dwelling on the site.

At the ASD level, on the finished demolition sites 7,070 dwellings were demolished and 12,161 dwellings constructed in their place, resulting in an increase of 5,091 dwellings between 2004 and 2010. This equates to a replacement rate across the ASD of 1.7 dwellings constructed for every one dwelling demolished, or a net increase of 0.7 dwellings.

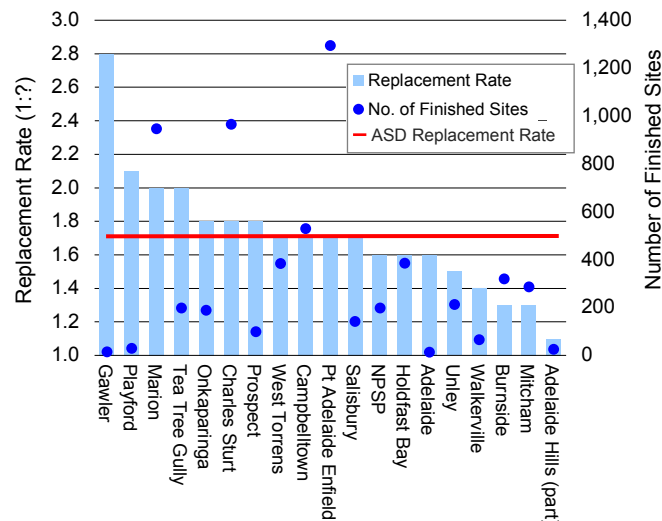
In the ASD 49.2 per cent (5,984) of new dwellings were on sites with a replacement rate of 1:2, or a net increase of one dwelling per site. Around 21 per cent (2,506) of new dwellings were on sites where the demolished dwelling was replaced with one new dwelling resulting in no increase in the number of dwellings. A further 20.5 per cent (2,489) of new dwellings were on sites with a replacement rate of 3 or more.

Figure 6 shows the total replacement rate by LGA on finished demolition sites. Gawler (1:2.8) and Playford (1:2.1) LGAs which are located in the northern part of the ASD had the highest replacement rates. However, the total number of finished demolition sites in each LGA was relatively low - Gawler (15 sites) and Playford (30 sites). Whilst all of the sites were over 1,000m² in size the replacement rates were still surprisingly high.

Marion and Tea Tree Gully LGAs both had a relatively high replacement rate of 1:2, due to the high proportions of new dwellings built on sites with dwelling increases. 53.2 per cent of new dwellings in Marion LGA were on sites with replacement rates of 1:2 and a further 31.1 per cent of dwellings were

on sites with replacement rates of 3 or greater. In Tea Tree Gully LGA, almost one third of new dwellings were built on sites with replacement rates of 3 or greater, while 49.0 per cent of new dwellings were built on sites with replacement rates of 1:2.

Figure 6: Replacement rate (1:?) by LGA, 2004 to 2010 - finished demolition sites



Additional dwellings - resubdivision sites

84.3 per cent (1,546) of finished resubdivision sites resulted in one additional dwelling. This is not surprising given that the location of the original dwelling on the site often restricts the amount of land available for resubdivision.

However, the resubdivision process does result in an increase in the number of dwellings on 100 per cent of sites. Conversely, on demolition sites there was an increase in the number of dwellings on only 79 per cent of sites due to one for one redevelopments.

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