

# Can Higher Density Housing Reduce Adelaide's Housing Costs?

Planning and Building



**Government of South Australia**

Department for Housing  
and Urban Development

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# Housing Density Past, Present and Future

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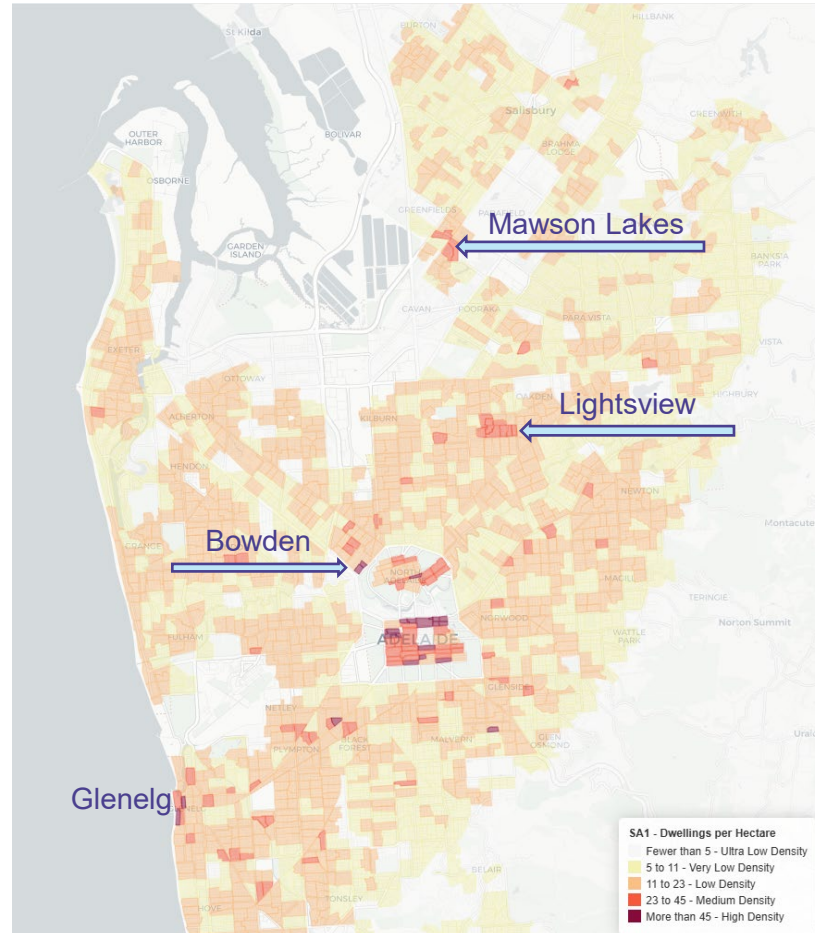
# What is housing density?

- No standard definition but ...
- Calculated as the number of dwellings per unit area – (hectare)
- Density categories from Very Low → High
- Gross vs net density
- Geography matters (block vs suburb vs city-wide density)

Residential Site Gross Density	Dwellings per hectare
Very Low Density	Fewer than 11
Low Density	11 - 22
Medium Density	23 - 45
High Density	More than 45

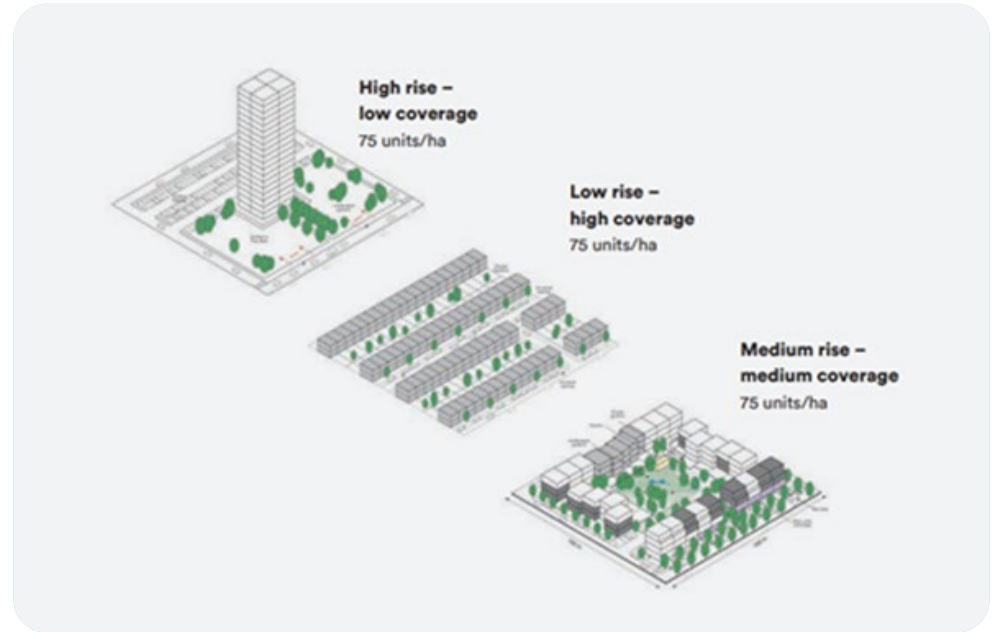


# Housing density across metro Adelaide (SA1)

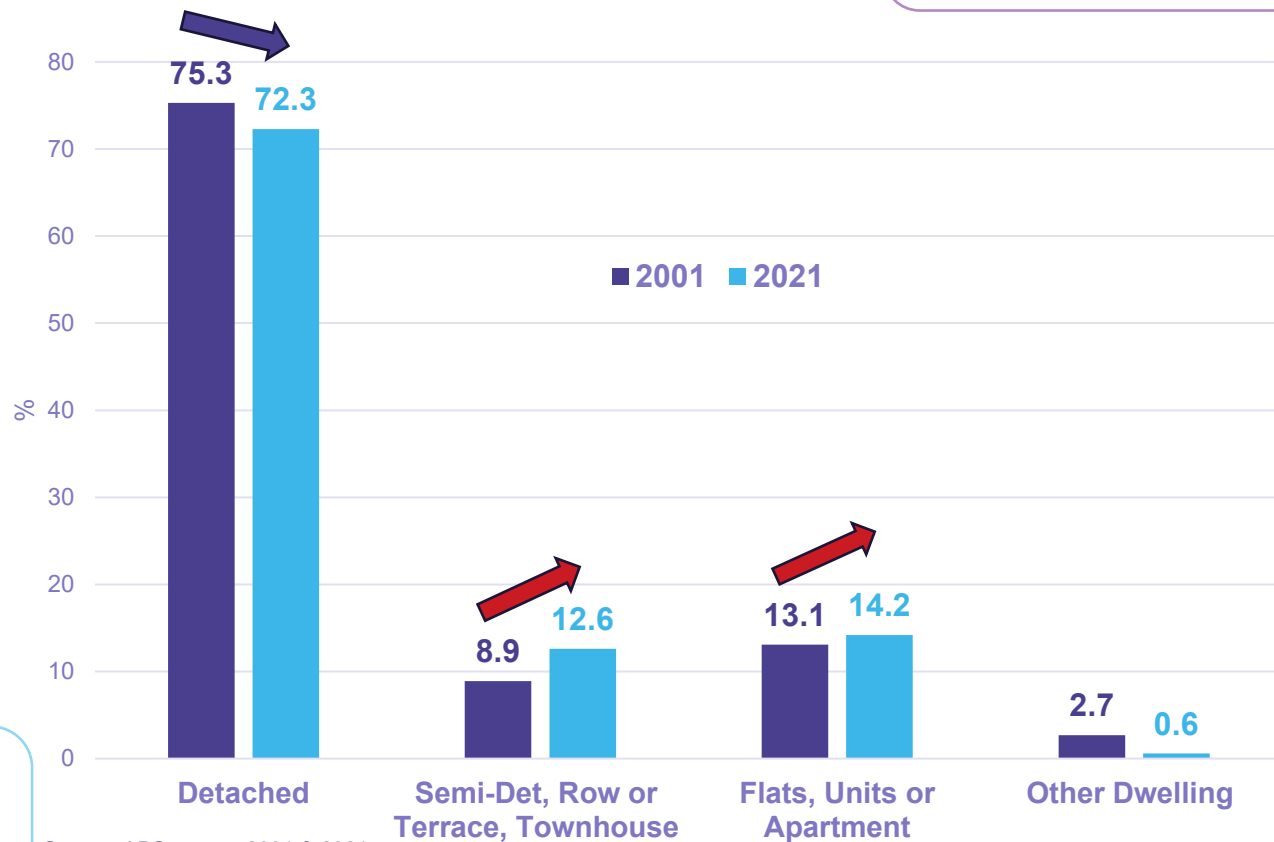


# Higher density vs high density?

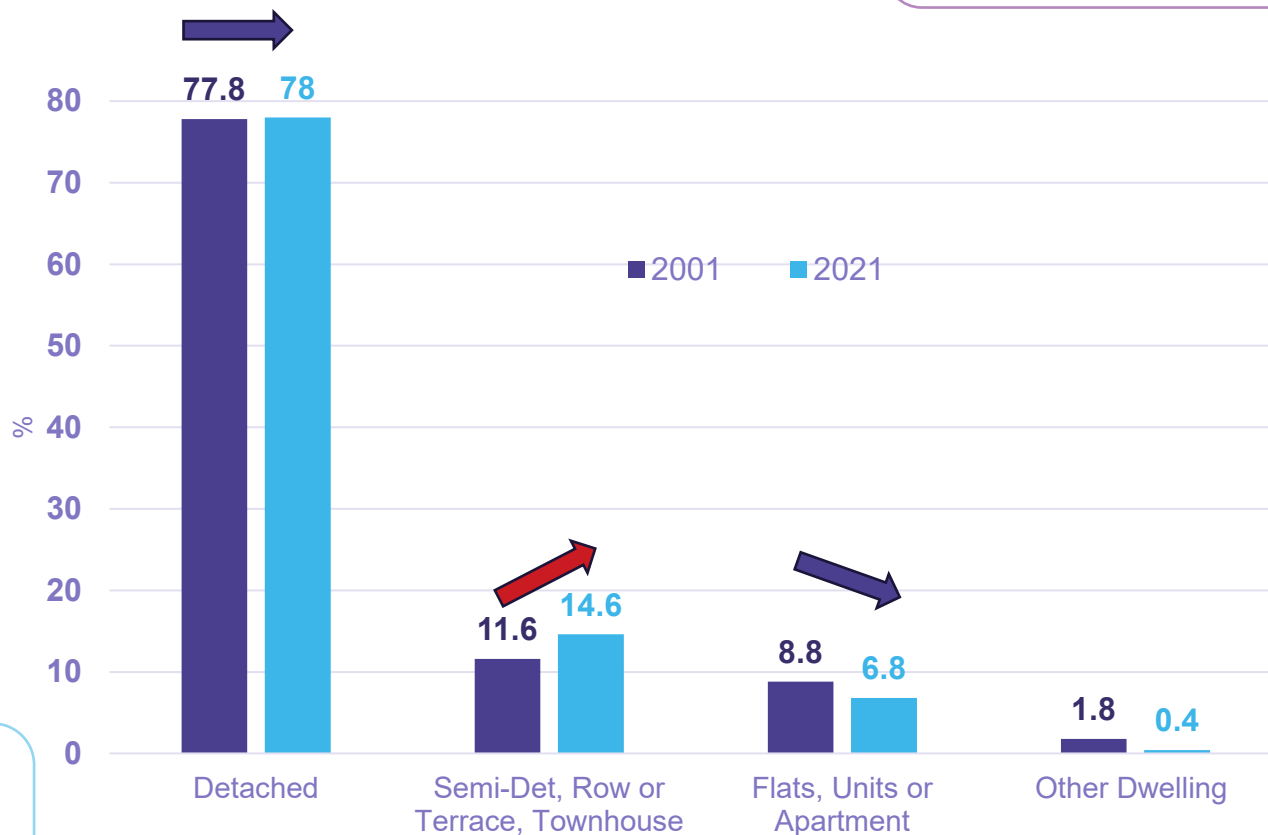
- Higher density housing comes in many forms:
  - Greenfield density through smaller allotments. (i.e. 300 sqm to 200 sqm)
  - Demolition and re-subdivision of existing housing (2 for 1s etc)
  - Corridor developments – townhouses and mid-rise apartments
  - High-rise apartments
- High density housing is not always high-rise apartments
- Housing diversity increases density



# Housing Diversity - Australia (2001 & 2021)

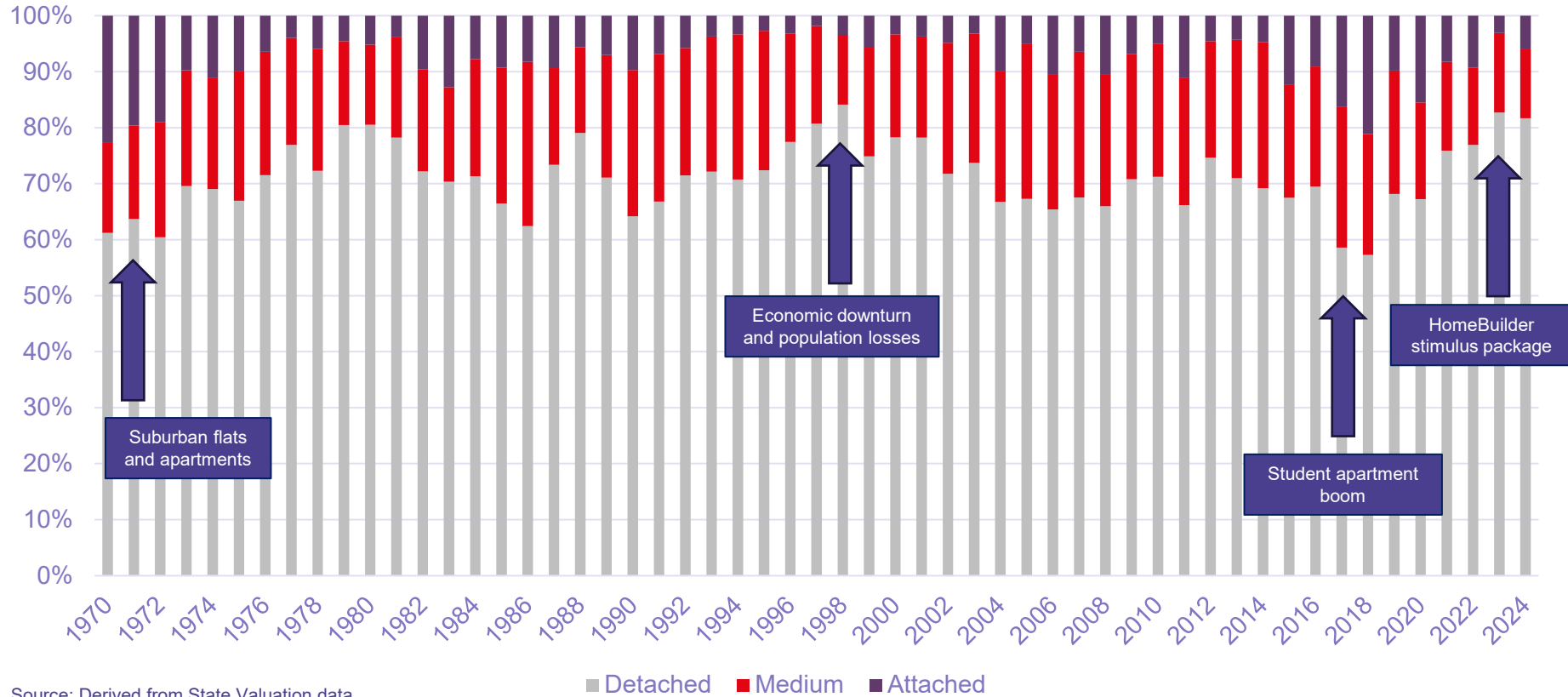


# Housing Diversity - South Australia (2001 & 2021)



# Greater Adelaide

## Dwelling types by Year Built



Source: Derived from State Valuation data

# High Density Housing

- Gross density of 45 or more dwellings per hectare
- Mostly in areas with high-rise apartment developments
- Some corridor developments – townhouses and mid-rise apartments
- City of Adelaide



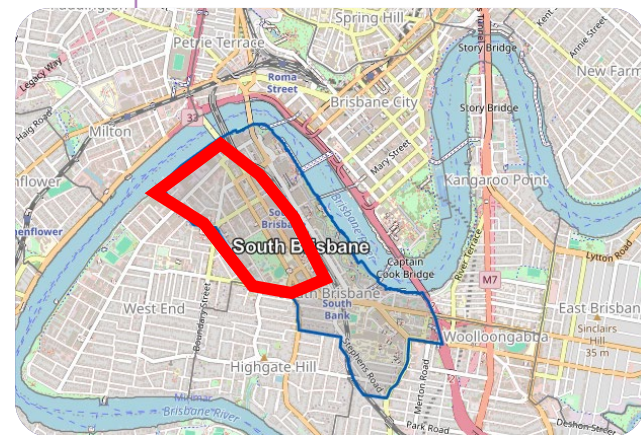
# Urban Density: Queensland - South Brisbane

	2001	2021	Change 2001-21
Total Population	4,110	14,243	247%
Total Dwellings	1,318	5,760	337%
Units and Apartments	73%	94%	-
Gross Dwelling Density (hectare)	19	83	337%

## Median unit price:

- \$588k (2021)
- \$668k (2025)

Total Area: 69 Hectares



Hope St, South Brisbane



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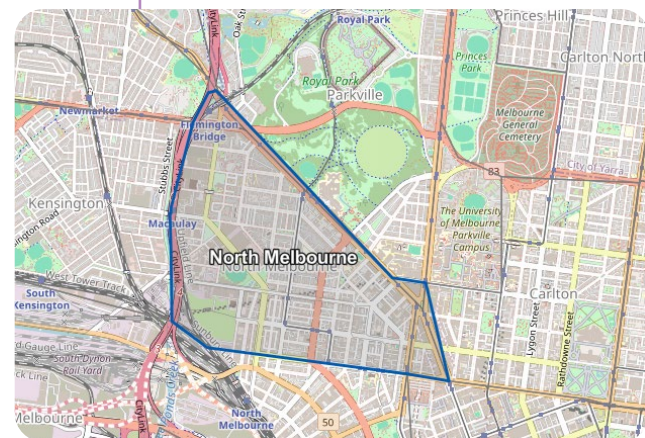
# Urban Density: Victoria – North Melbourne

	2001	2021	Change 2001-21
Total Population	9181	14953	63%
Total Dwellings	3992	6482	62%
Units and Apartments	57%	68%	-
Gross Dwelling Density (hectare)	17	27	62%

## Median unit price:

- \$550k (2021)
- \$480k (2025)

Total Area: 237 Hectares



O'Shanassy St, North Melbourne

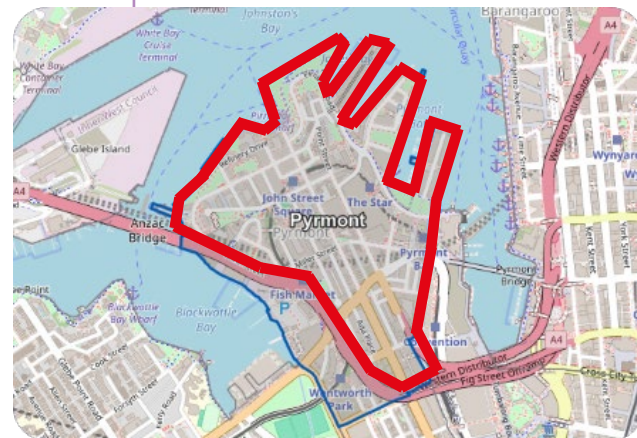
# Urban Density: New South Wales - Pyrmont

	2001	2021	Change 2001-21
Total Population	7,861	12,658	61%
Total Dwellings	3,896	5,554	43%
Units and or Apartments	90%	94%	-
Gross Dwelling Density (hectare)	54	77	43%

## Median unit price:

- \$1.2m (2021)
- \$1.1m (2025)

Total Area: 72 Hectares



Bowman St, Pyrmont



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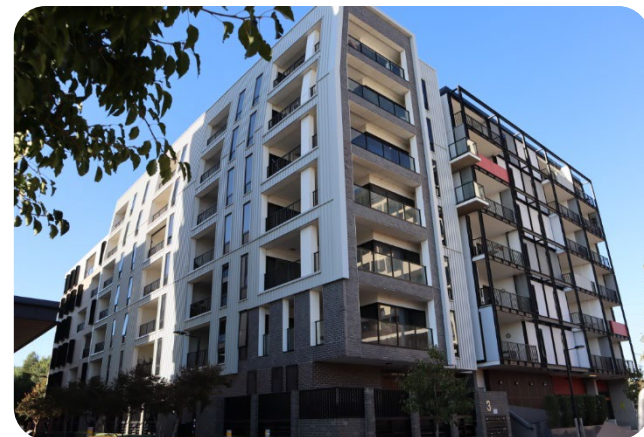
# Urban Density: South Australia - Bowden

Total Area: 40 Hectares

	2001	2021	Change 2001-21
<b>Total Population</b>	602	1,808	<b>200%</b>
<b>Total Dwellings</b>	325	923	<b>184%</b>
<b>Units and Apartment</b>	11%	62%	-
<b>Gross Dwelling Density (hectare)</b>	8	23	<b>184%</b>

## Median unit price:

- \$436k (2021)
- \$620k (2025)



Fourth St, Bowden

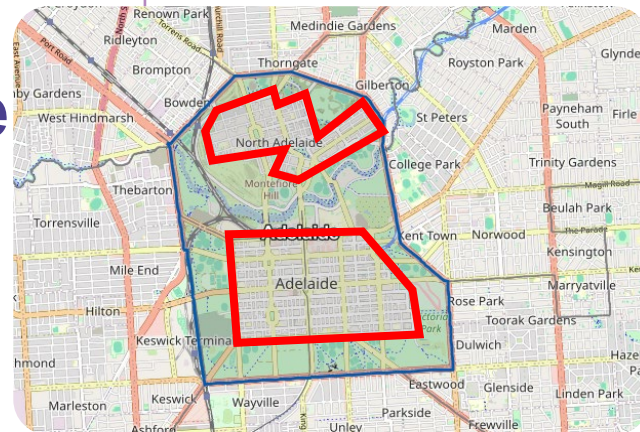
# Urban Density: South Australia - City of Adelaide

	2001	2021	Change 2001-21
Total Population	16,456	25,500	55%
Total Dwellings	6,426	10,987	71%
Units and Apartments	37%	57%	-
Gross Dwelling Density (hectare)	12	20	71%

## Median unit price:

- \$520k (2021)
- \$528k (2025)

Total Area: 553 Hectares



Hurtle Sq, Adelaide

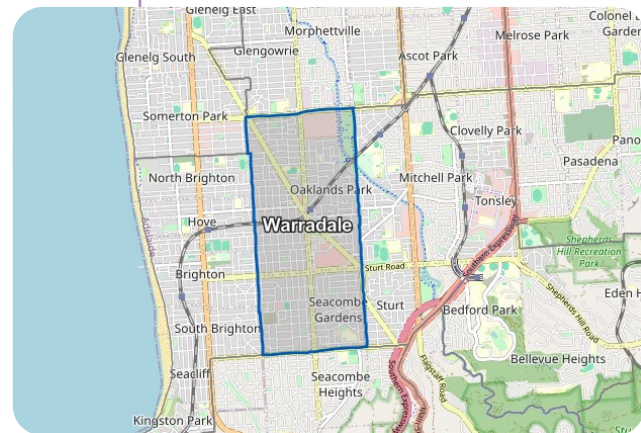
# Gentle Density: Adelaide - Warradale

	2001	2021	Change 2001-21
Total Population	4,357	5,801	33%
Total Dwellings	1,969	2,403	22%
Semi-Detached and Townhouses	11%	30%	-
Units and Apartments	8%	3%	-
Gross Dwelling Density (hectare)	22	29	32%

## Median dwelling price:

	House	Unit
2021	\$641k	\$404k
2025	\$1.1m	\$685k

Total Area: 201 Hectares



Struan Ave, Warradale

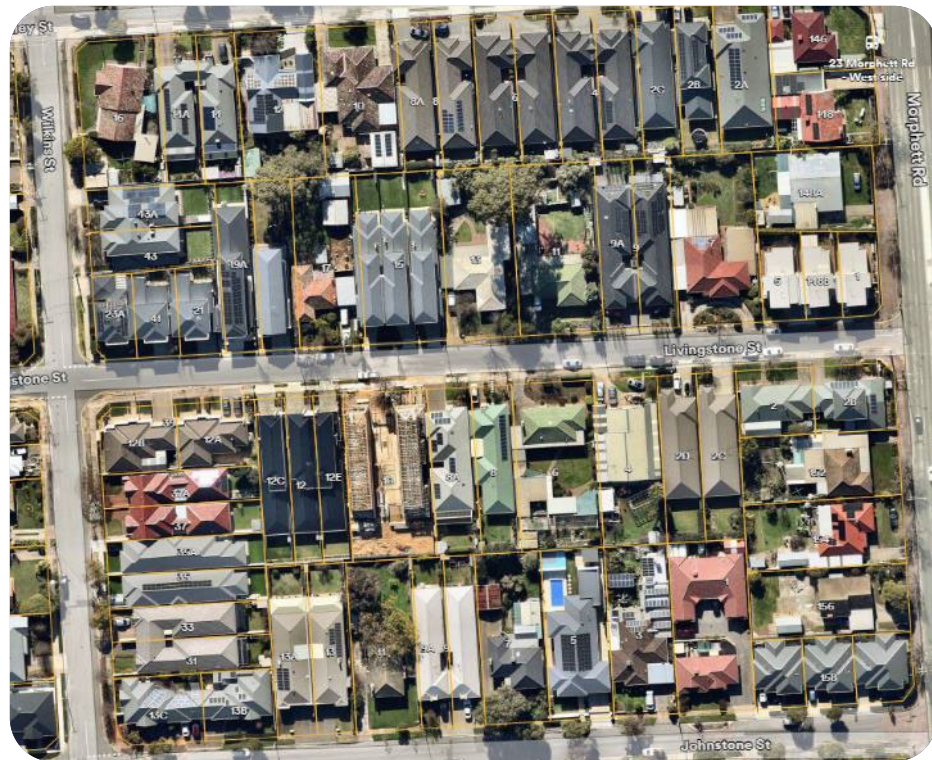


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# Gentle Density: Glengowrie



**2009**  
52 dwellings  
13 dwellings per hectare



**2025**  
74 dwellings  
19 dwellings per hectare

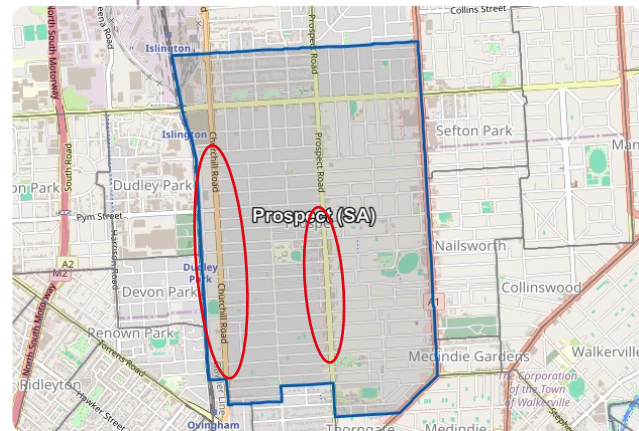
# Gentle Density: Adelaide - Prospect

	2001	2021	Change 2001-21
Total Population	11,892	14,584	23%
Total Dwellings	5,004	5,583	12%
Semi-Detached and Townhouses	10%	17%	-
Units and Apartments	13%	15%	-
Gross Dwelling Density (hectare)	10	11	12%

Median dwelling price:

	House	Unit
2021	\$720k	\$433k
2025	\$1.3m	\$590k

Total Area: 499 Hectares



Churchill Rd, Prospect



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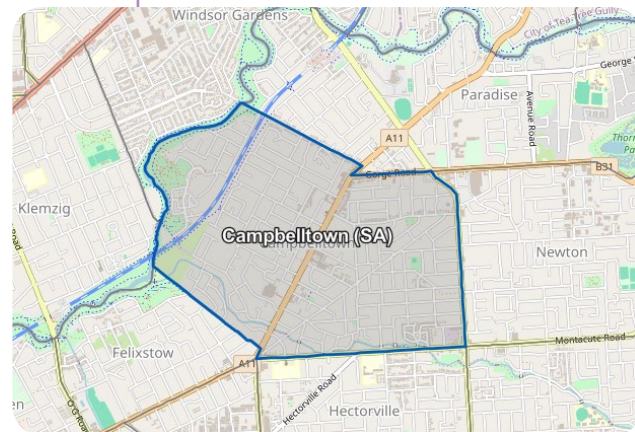
# Gentle Density: Adelaide – Campbelltown

	2001	2021	Change 2001-21
Total Population	6,900	9,263	34%
Total Dwellings	3,025	4,172	38%
Semi-Detached and Townhouses	15%	20%	-
Units and Apartments	18%	14%	-
Gross Dwelling Density (hectare)	9	12	33%

Median dwelling price:

	House	Unit
2021	\$562k	\$468k
2025	\$965k	\$650k

Total Area: 348 Hectares



Gregory Ave, Campbelltown

# Established Density: Glenelg East

- 133 dwellings (mostly single storey units)
- 28 dwellings per hectare
- Average year built 1967
- Smaller homes (mostly 2 bedrooms)
- Can we do more of this?
- Is this affordable?

## Median unit price:

- \$422K (2021)
- \$670K (2025)



# Greenfield Density: Munno Para West

## Almond Grove Estate:

- Greenfield development
- 631 dwellings
- 16 dwellings per hectare
- Large dwelling footprints, and smaller gardens

Total Area: 40 Hectares



Pasanda Rd, Munno Para West



# Corridor Density – ANZAC Highway

- 1,633 existing dwellings
- 310 built last 10 years
- Current activity:
  - 48 commenced
  - 431 approved
  - 61 proposed

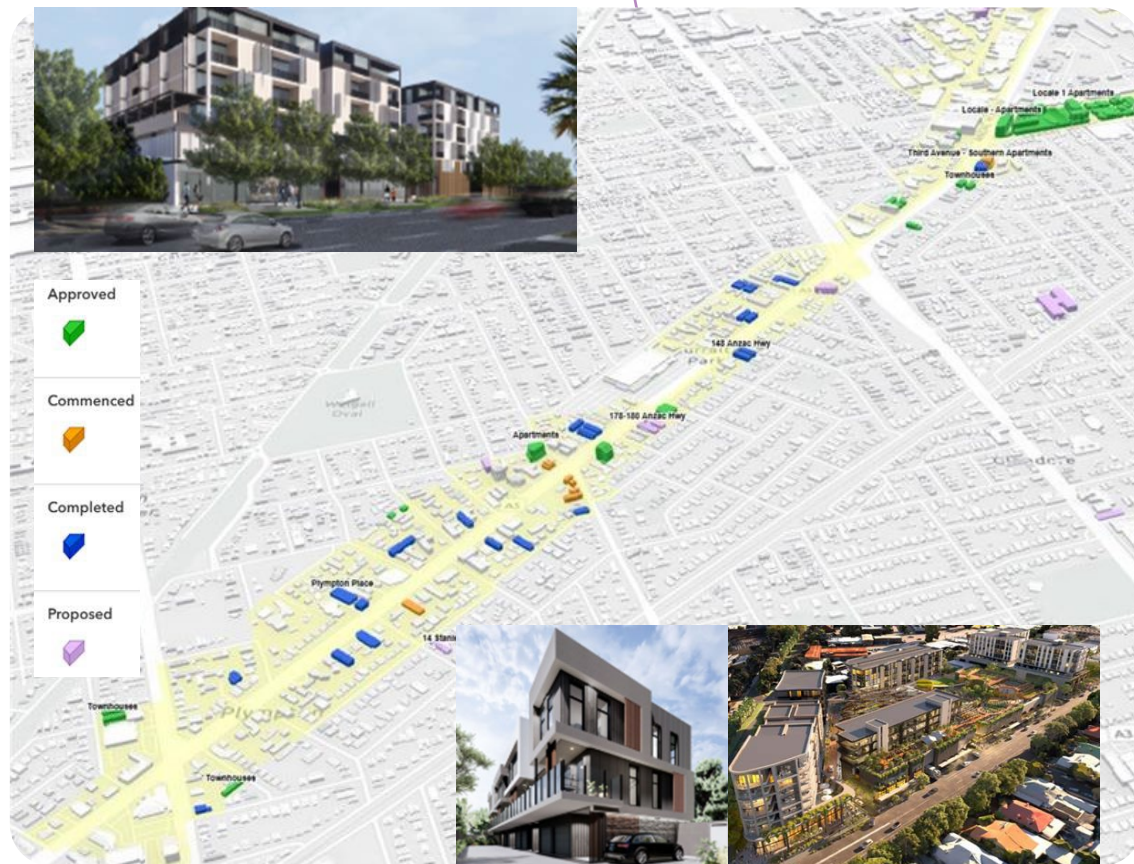
## Metropolitan Development Activity Tracker

### Median unit price:

- \$309K (2021)
- \$470K (2025)

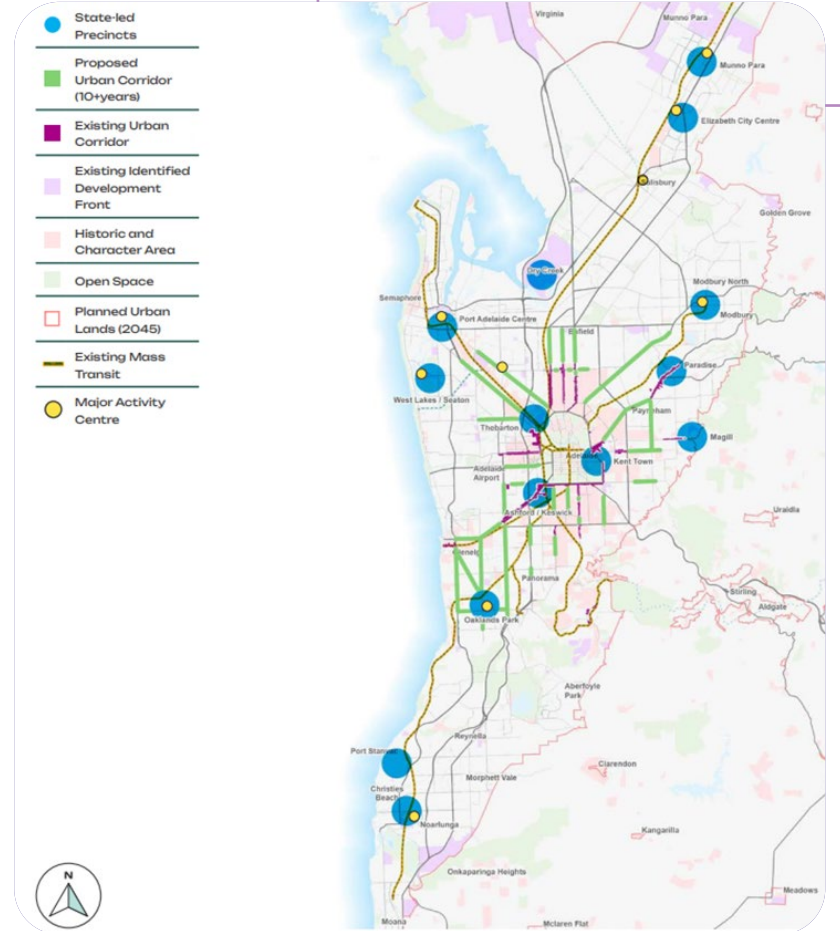


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# Future Corridor Development

- The Greater Adelaide Plan has identified a theoretical capacity for approximately 125,000 houses in state-led strategic infill locations.
- Many new infill development areas will not be needed for 10+ years.
- Significant amount of planning work is needed
- How much of this will be achieved?



# City of Adelaide Plan



Target of 50,000 residents by 2036



Seeks to return to peak population of 1910



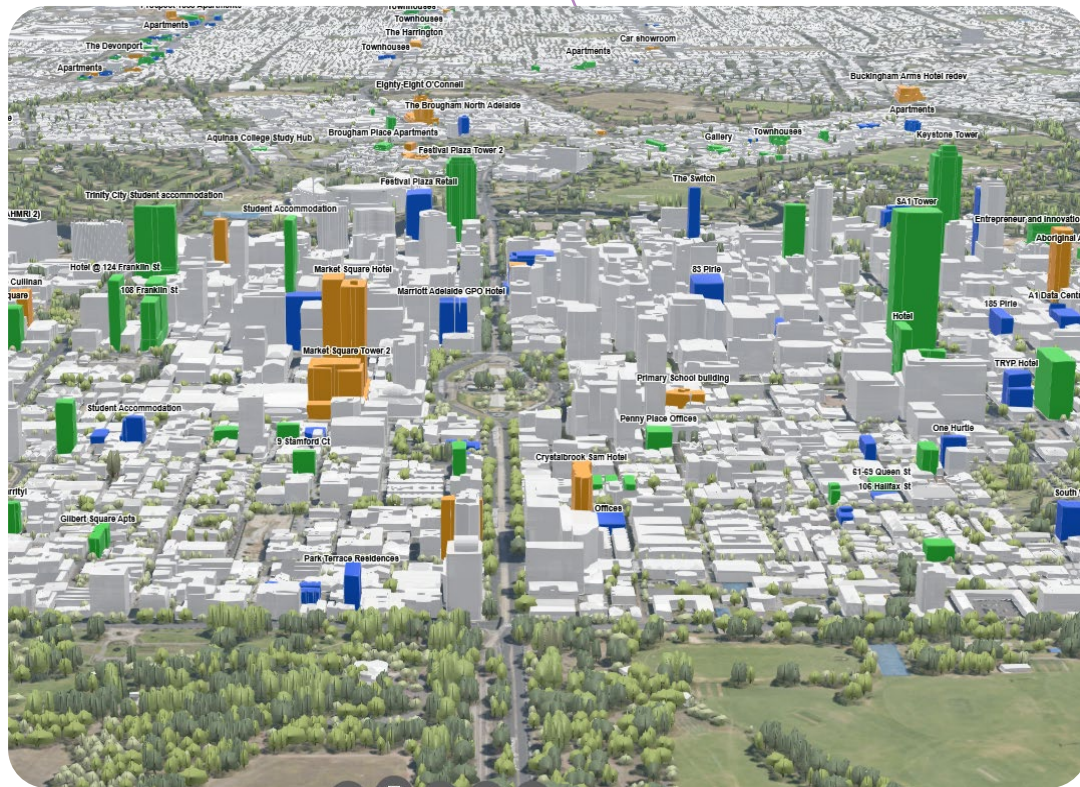
Increase housing diversity to attract a broader demographic



Ensure density increases create liveability



Requires 1,000+ new dwellings annually (2.7 homes a day)



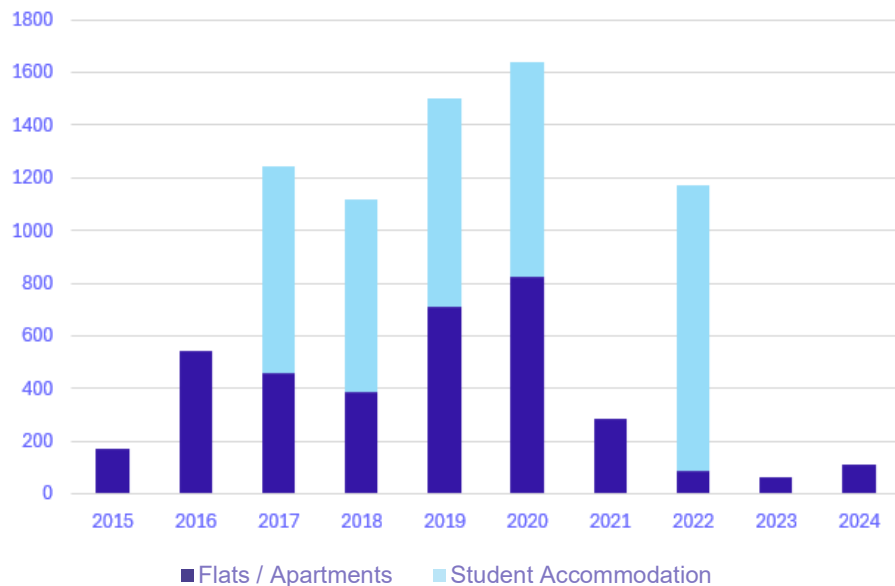
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# How dense can we go in the City?

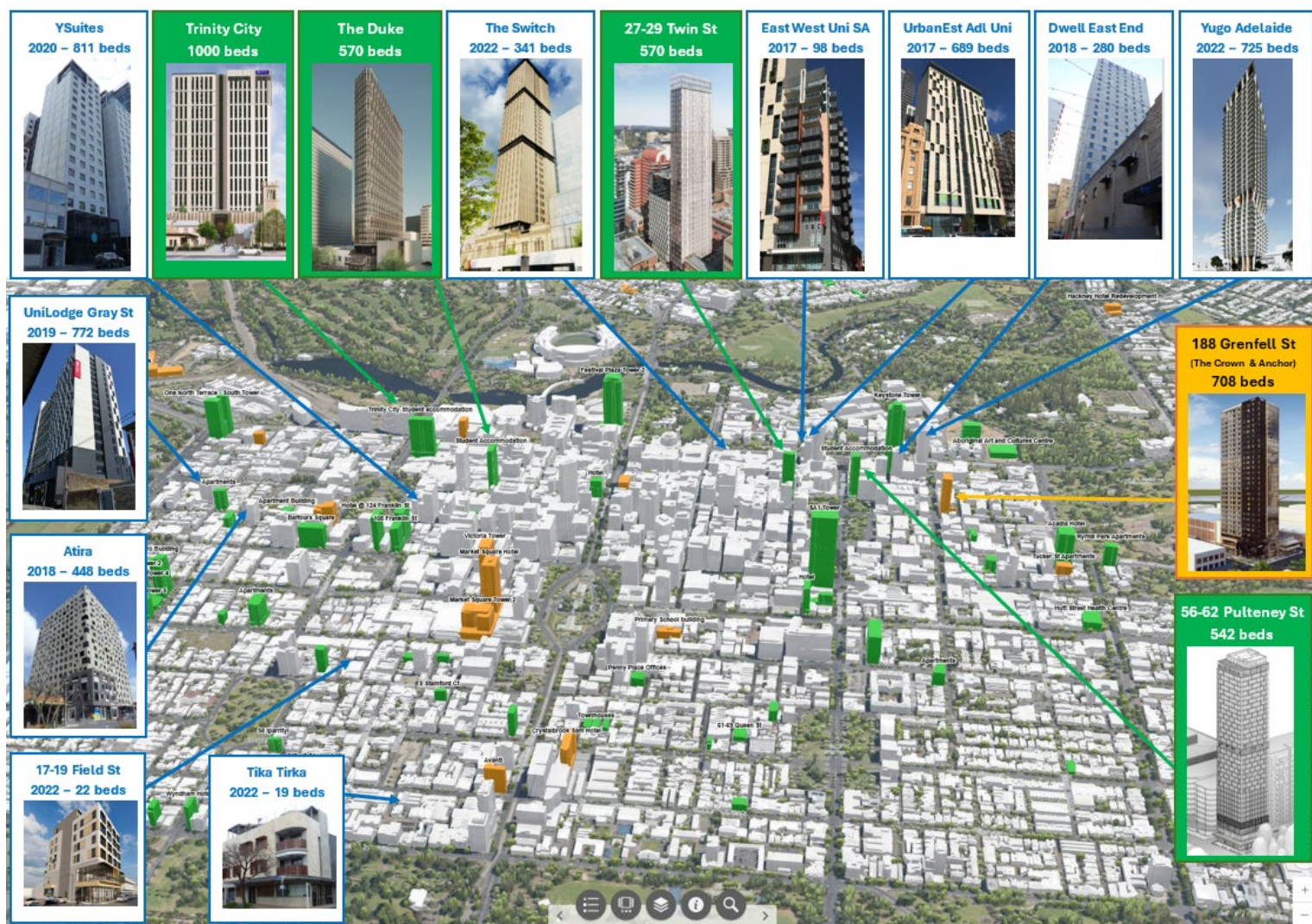
- Dwelling change since 2015:
  - 3,654 apartments/units
  - 4,215 student dwellings
  - 7,869 total
- Student accommodation accounts for 54% of city dwelling increase
- Average number of dwellings:
  - 41 in residential developments
  - 383 in student accommodation
- City goal is to build 1000+ dwellings per year
- Is this goal viable in Adelaide?

City of Adelaide  
Completed Apartments and Student  
Accommodation (2015 - 2024)



**Commenced : 708**

**Approved** : 2,682



# What does the future look like?

Market Square, Adelaide



Bowden



Southwark



Glenside



# Summary

- Adelaide's urban density is increasing slowly over time
- Higher density is happening, but it's not always at 'high' density or 'high-rise'
- A more diverse range of housing was built in the early 1970's
- GARP provides a framework for future density changes
- Higher density may not lead to more affordable housing in the short-term, but it will help over time.



# Thank you



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