



RGSSA Housing Symposium

12 September 2025

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Household Size – A one way trend

- I. Ageing
- II. Declining fertility rates (almost certainly irreversible)
- III. Household formation and unbundling
 - Out dependence on immigration
 - More houses with less people in them

Metropolitan Adelaide Infill/ Greenfields ratios

- The central City area(s)
- The inner suburbs
- North/South growth
- Peri-urban areas and “New Ruralism”
- No change evident in patterns of the past 20 years

Housing References:

- Professor Riaz Hassan – 1980's survey
- “The highest and best use of land is growing children” – Hugh Stretton
- The resilience of demand for households with children
- “Space” – the enduring frontier

Melbourne as a Comparator

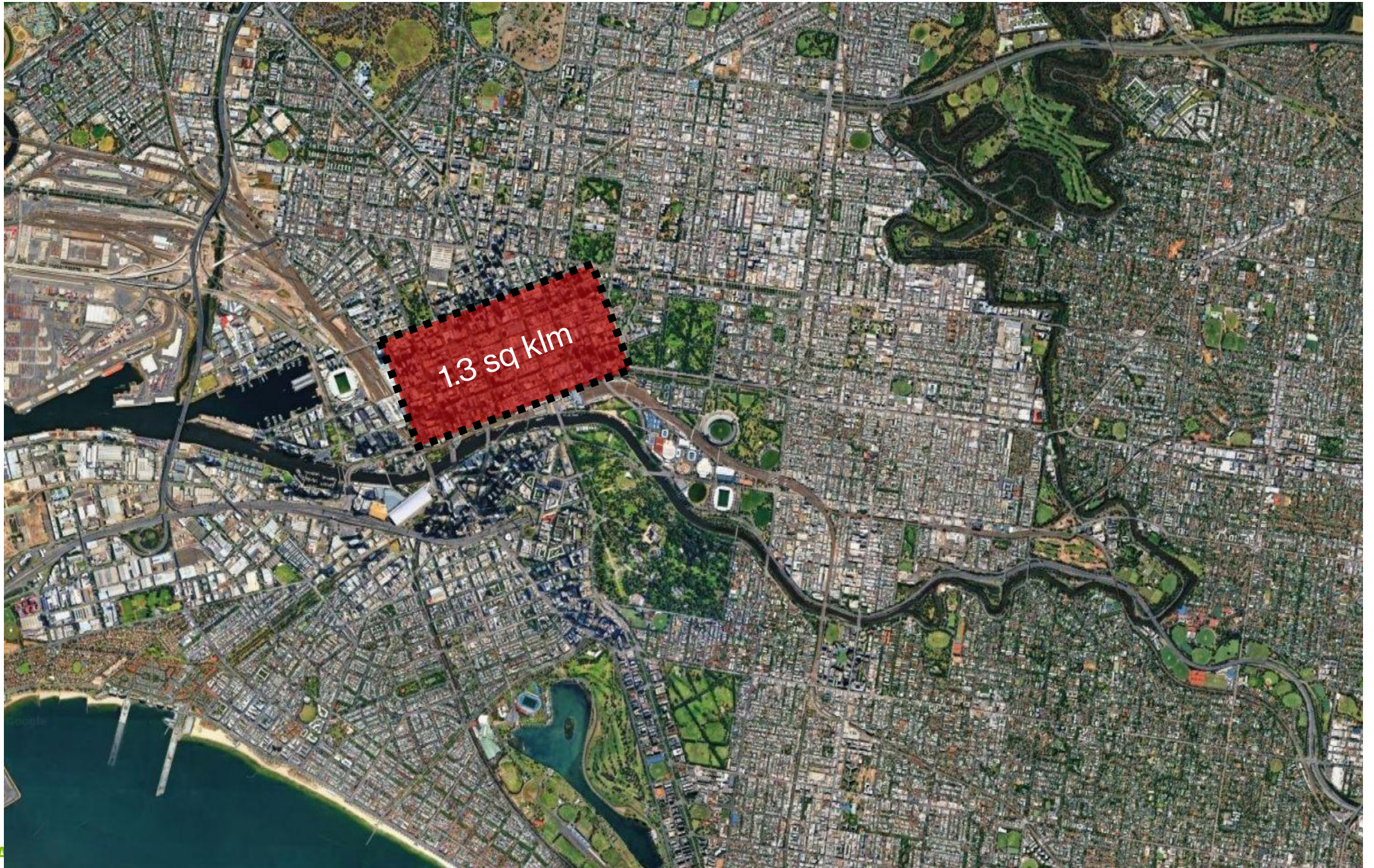
“Courtesy Marcus Spiller SGS”

Melbourne needs density

Dr Marcus Spiller

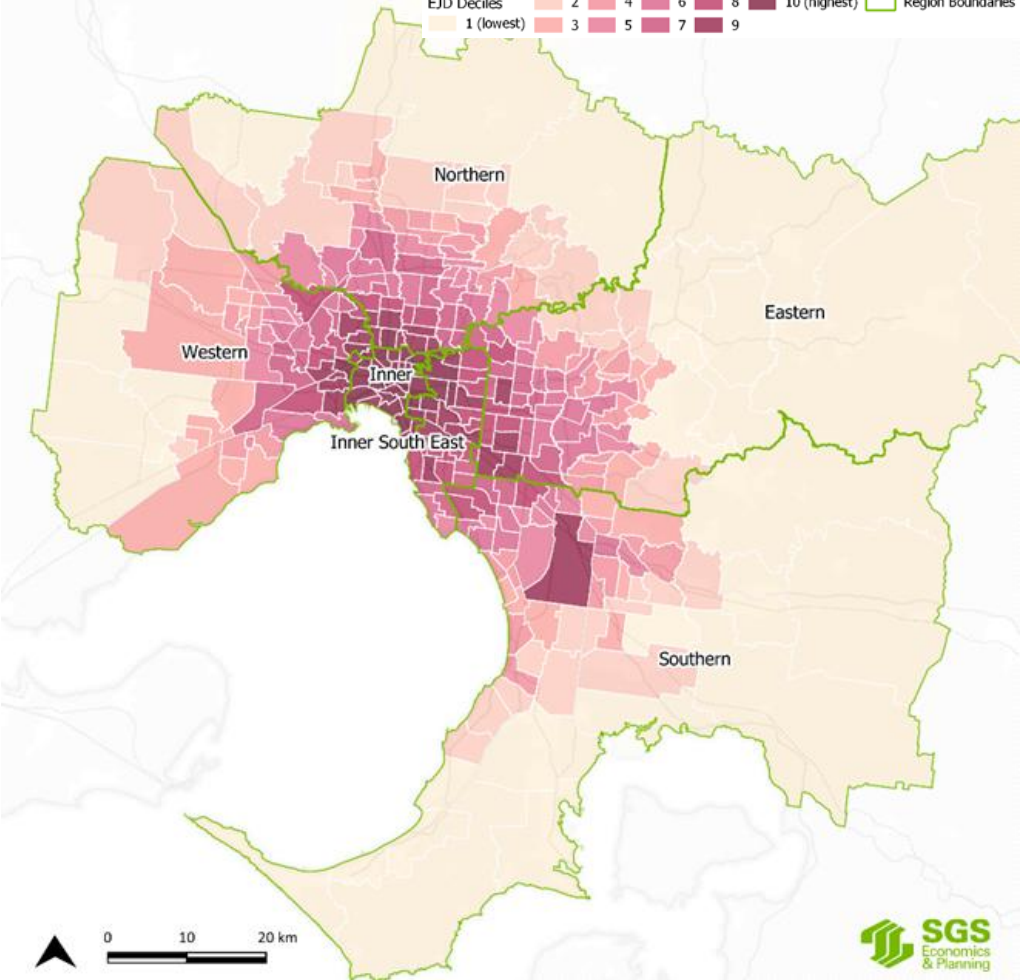
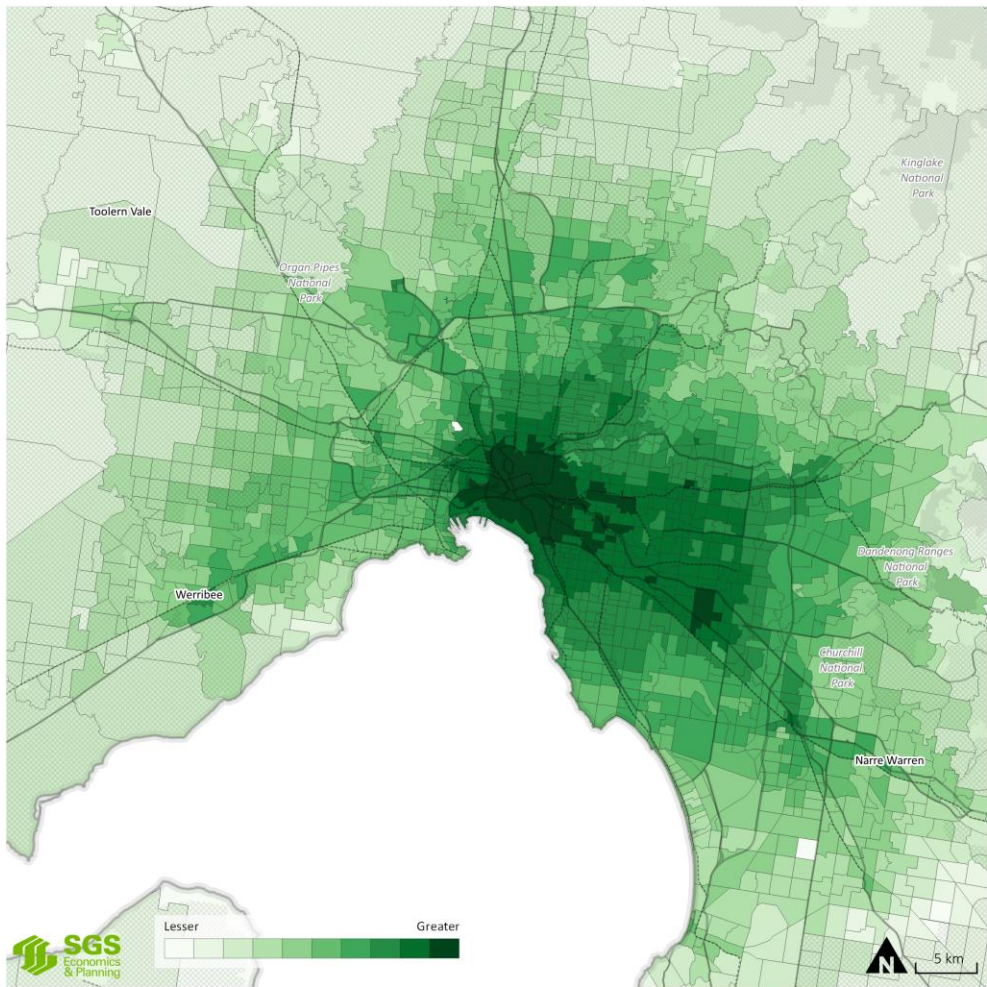
Density Done Well Forum – August 6 2025





Economic connectivity

(‘Effective Job Density – EJD)



House prices & EJD

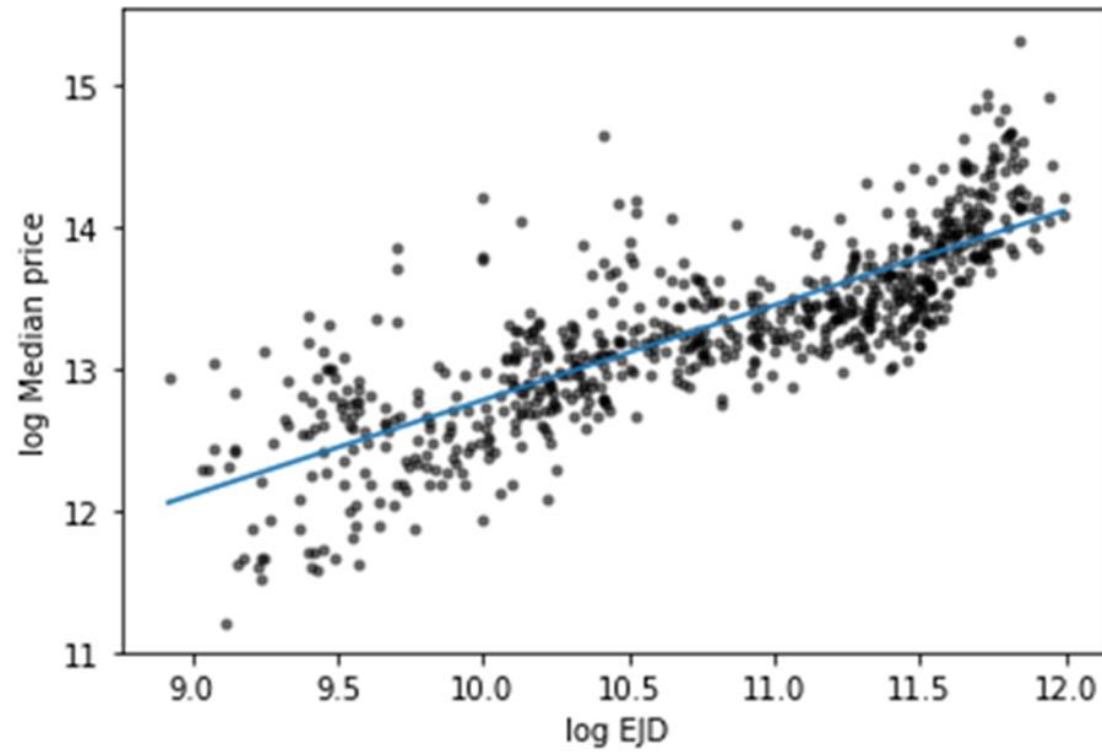
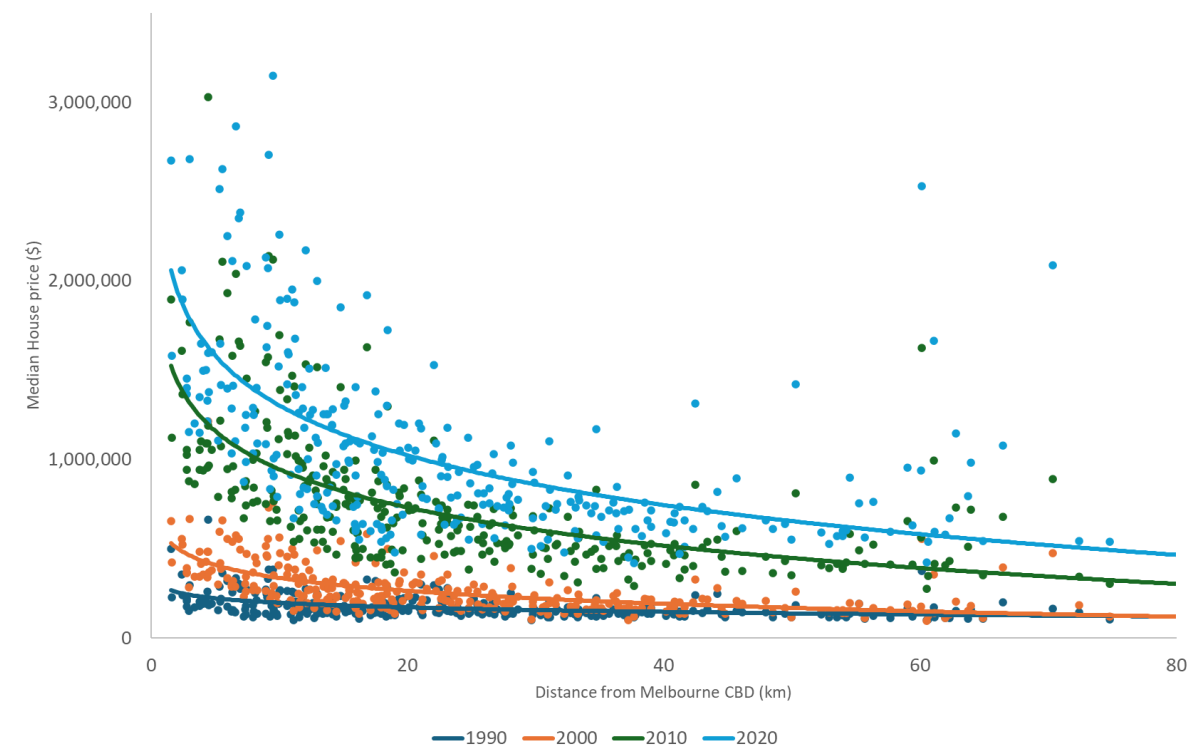


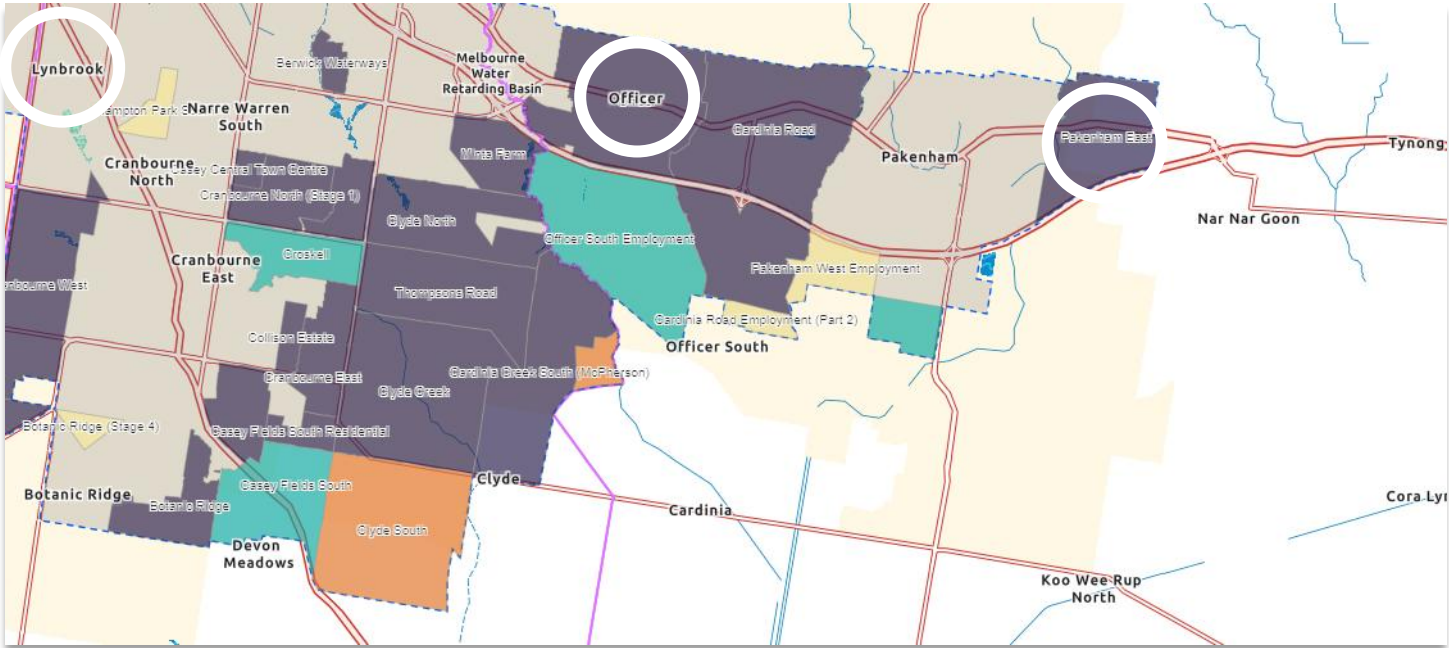
Figure 1: Median House Price (measured at suburb level) versus distance from CBD - Melbourne



Source: SGS Economics & Planning Pty Ltd

Stranded greenfield workers

Greenfield suburb	Year	Number of jobs accessible within 30-minute drive (AM peak)	Percentage of metropolitan jobs accessible within 30-minute drive (AM peak)
Lynbrook	1996	373,058	23.9%
Officer	2011	297,871	13.7%
Pakenham East	2023	133,233	4.8%



How do we respond?

- Boost access to jobs and opportunity across the metropolis
 - Transport
 - Strategic decentralisation
- Provide more housing in already accessible locations