

Growth Dashboard

Housing Roadmap Oversight Committee – September 2025

Key areas of growth in Greater Adelaide Planning Region (Housing Roadmap to date)



Allotments approved for construction

Date: 25 June 2024 – 30 August 2025

Allotments approved: **7,227**

Total allotments by year

Year	Total allotments
2020/21	3,544
2021/22	4,836
2022/23	5,266
2023/24	4,892
2024/25 (25 June – 30 June)	6,649
2025/26 (1 July to 30 July)	578

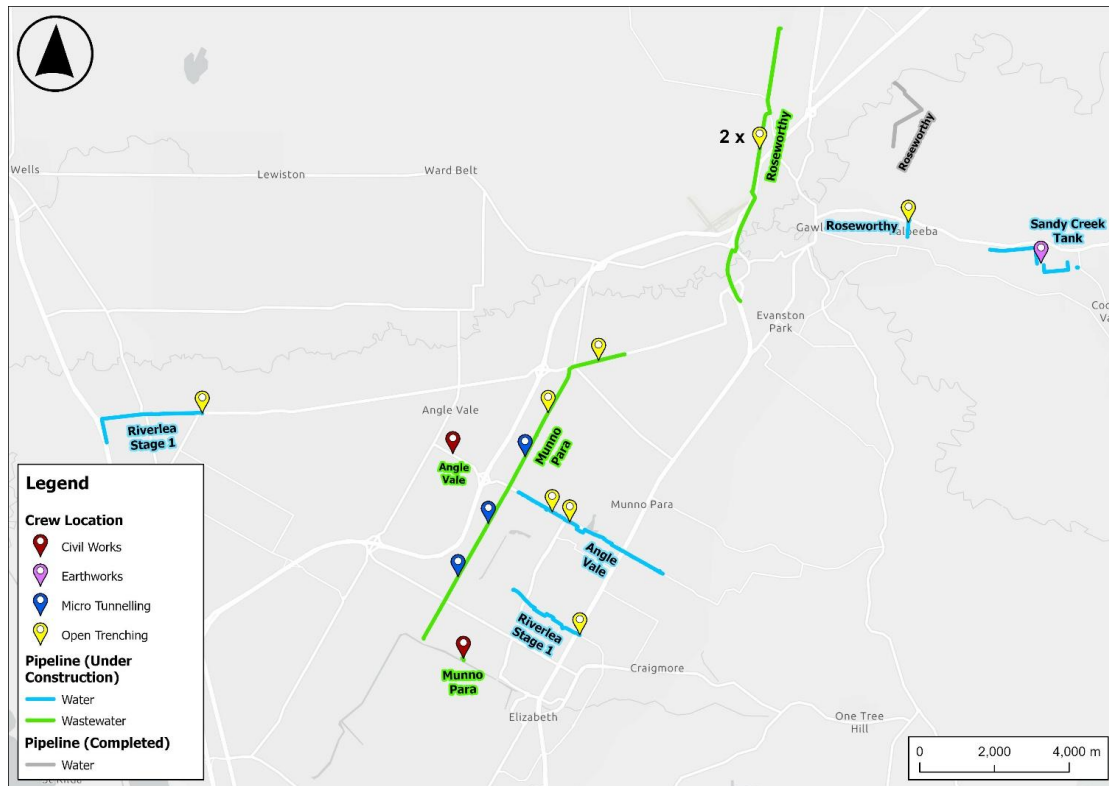
Allotments outside of GAPR (HRM to date)

Suburb	Allotments
Suttontown	103
Encounter Bay	55
Glenburnie	25
Hayborough	32
Hindmarsh Valley	60
Keith	14
Mount Gambier	65
Naracoorte	24
North Beach	210
Paringa	8
Port Broughton	18
Port Noarlunga	40
Port Hughes	27
Risdon Park South	17
Robe	79

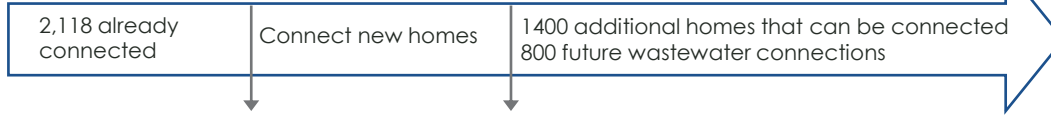
Summary of delivery

Total Program pipe lay distance (as at Sunday 31 August)	Life of Program to Date (since 1 July 2024) 21,012 metres* (of approximately 75,000 metres)	FY 25/26 7,168 metres
Total current active construction crews	15 Crews: 9 open trenches; 3 tunnelling; 3 civil works/earthworks	

*Represents pipe installation only and further construction may still be required (e.g. installation of valves or manholes) as well as future commissioning activities.



Delivery Schedule Angle Vale



	2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Water	Stage 1				Stage 1															
Wastewater	Stage 2a				Stage 2a															
					Stage 3				Stage 3											

■ Design ■ Construction

Overall Status

On track for delivery

Progress Comment

WATER (Tranche 1):

A total 2,976m of pipe has been laid (57% of project total), including all sections on Craigmores Rd (between Bentley Road and Main North Road) and 73% of sections on Curtis Road (between Main North Road and Stebonheath Road). Pipe installation is currently continuing on schedule within Curtis Road.

WASTEWATER (Tranche 1):

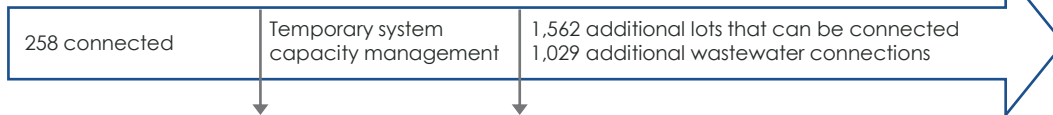
Miravale pump station (Miravale): On site works are progressing with pump station isolation complete, temporary bypass pumps are in place and cleaning inside the wet well has commenced. On track for asset in service by end September.

WASTEWATER (Tranche 2):

Investigations and design work is continuing.

Angle Vale			
Key drivers of delivery:	<ul style="list-style-type: none"> System capacity Developer expectations 	Water works to be done:	DN1200 trunk main from the Craigmores tank; DN1000 trunk main Curtis Rd; DN750 main in Curtis Rd
		Wastewater works to be done:	Pump station upgrades including new pumps and electrical equipment 3.7km sewer mains; 3 pump stations; 2.4km DN300 pumping main
Delivered so far:	Completed Water pipe laying from Craigmores Rd (Bentley Road to Main North Road). Completed Wastewater pump station at Bunnings, including commissioning.	New services capacity:	Water 1,400; Wastewater 800 for DAFIs; Wastewater 2,200

Delivery Schedule Roseworthy



	2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Roseworthy Water	Stage 1				Stage 1															
Roseworthy Wastewater					Stage 2				Stage 2											

■ Design
 ■ Construction

Roseworthy

Key drivers of delivery:	<ul style="list-style-type: none"> Services new homes System capacity Developer expectations 	Water works to be done:	4 km DN750 trunk main duplication, Gawler East Pump Station; Roseworthy Booster Pump Station upsize, Sandy Creek DN1000 trunk main
		Wastewater works to be done:	5.7 km of gravity sewer main, 2 km pumping sewer main, new pump station.
Delivered so far:	Water – Laying of full-length pipe on Martin Road and Sunnydale Avenue is complete. Wastewater – The Stage 1 tankering facility is complete and operational. Stage 2 rising main and gravity main designs complete.	New services capacity:	Water 2,033 Wastewater 1,500

Overall Status



On track for delivery

Progress Comment

WATER (Tranche 1):

A total 2,874m of pipe has been laid (69% of project total), including all full-length pipe sections on Martin Road and Sunnydale Avenue. Barossa Valley highway crossing has been successfully completed. Construction focus will move to installation of valves and connections. Kemp Road alignment design is ongoing. Pressure reducing valve design completed.

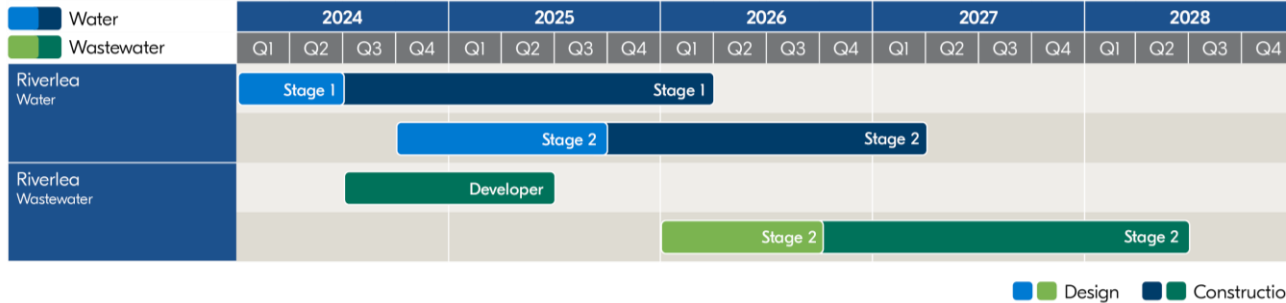
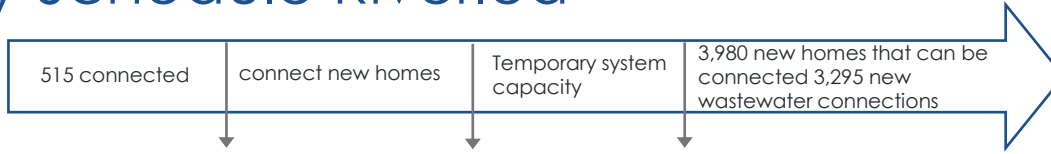
WASTEWATER (Tranche 1):

Roseworthy Stage 1: Complete and operational

Roseworthy Stage 2:

A total 5,605m of pipe has been laid (62% of project total), including all sections on Twarz Road, 83% of sections on the Gawler Bypass and 44% of sections on Kentish Road. This construction program includes a combination of micro-drilling in Paternoster Road and open trench pipe lay in Gawler Bypass. Pump station works are also continuing.

Delivery Schedule Riverlea



Overall Status

On track for delivery

Progress Comment

WATER (Tranche 1):
 A total 5,349m of pipe has been laid (93% of project total), including 97% in Virginia (on Supple Road and Angle Vale Road) and 87% in Davoren Park and Elizabeth North. Main North Road crossings are complete, and Port Wakefield Road crossing is scheduled for completion in September. Valve design work is progressing. Construction schedule remains on track.

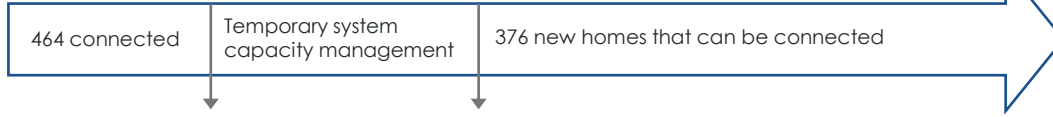
The rail crossing adjacent Broadmeadows station (with the stuck boring machine) is locked in for construction during a rail shutdown on the 3-6 October long weekend.

WATER (Tranche 2):
 90% design completed. Construction contract awarded. Construction mobilisation will commence in September (ahead of schedule). Early procurement of long lead items including pipe and valves has resulted in pipe delivery commencing well ahead of the construction schedule.

WASTEWATER (Tranche 2):
 Approaching 60% Design completed.

Riverlea			
Key drivers of delivery:	<ul style="list-style-type: none"> Services new homes System capacity Developer expectations 	Water works to be done	Trunk Main duplication: 1.3km DN1200; 3.4km DN750 7km DN1000 trunk main; 3km DN1200 trunk main, pressure reducing works, headworks connectors.
		Wastewater works to be done:	Arrangements agreed with developer 15km sewer pumping main
Delivered so far:	Water: Stage 1: All pipe design work complete and significant pipework laid. Stage 2: Early procurement of long lead items complete (delivery commenced). Wastewater: Concept Design complete.	New services capacity:	Water 3,980 Wastewater 5,095

Delivery Schedule Virginia



	2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Virginia Water									Stage 1				Stage 1							

■ Design ■ Construction

Overall Status

On track for delivery

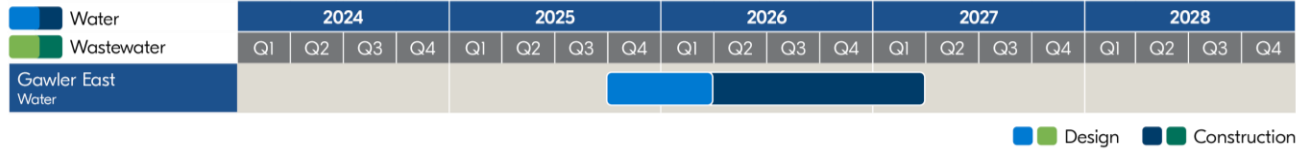
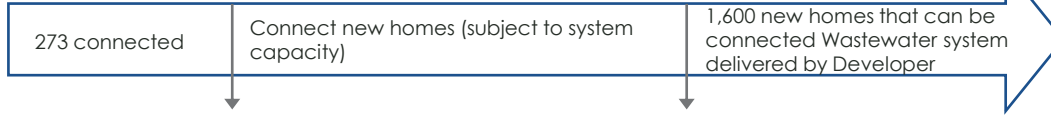
Progress Comment

WATER (Tranche 2):

Pipeline design optimisation underway.

Virginia			
Key drivers of delivery:	<ul style="list-style-type: none"> Services new homes System capacity 	Water works to be done	800m DN450 water main 450m DN600 water main
		Wastewater works to be done:	TBD
Delivered so far:	Investigations underway	New services capacity:	Water 700 Wastewater : none

Delivery Schedule Gawler East



Overall Status

On track for delivery

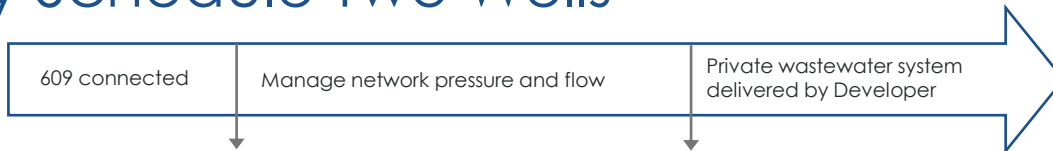
Progress Comment

WATER (Tranche 2):

The procurement process for Concept Design for Gawler East Pump Station is underway. Land Acquisition process underway. The design is expected to commence in Q4 2025.

Gawler East (Springfield)			
Key drivers of delivery	<ul style="list-style-type: none"> Developer expectations 	Water works to be done	New Gawler East Pump Station
		Wastewater works to be done	Proposed delivery by Developer
Delivered so far	System configuration requirements complete for Gawler East Pump Station.	New services	Water 1,600 Wastewater : by developer

Delivery Schedule Two Wells



	2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Two Wells																				
Water																				

■ Design ■ Construction

Overall Status

On track for delivery

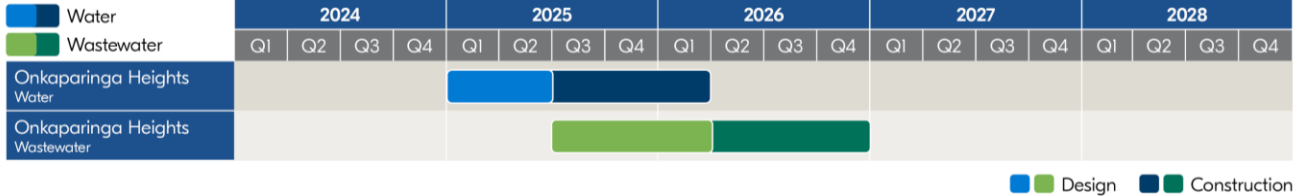
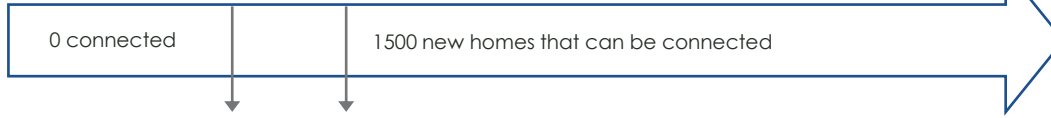
Progress Comment

WATER (Tranche 2):

60% design complete. Site investigations and survey works complete.

Two Wells			
Key drivers of delivery	<ul style="list-style-type: none"> Services new homes System capacity 	Water works to be done	Design works only and best endeavours to commence partial construction within allocated budget (8km DN600 and DN525 water trunk main duplication)
		Wastewater works to be done	None
Delivered so far	Water: 60% design complete.	New services	Water: none Wastewater : by developer

Delivery Schedule Onkaparinga Heights



Overall Status

On track for delivery

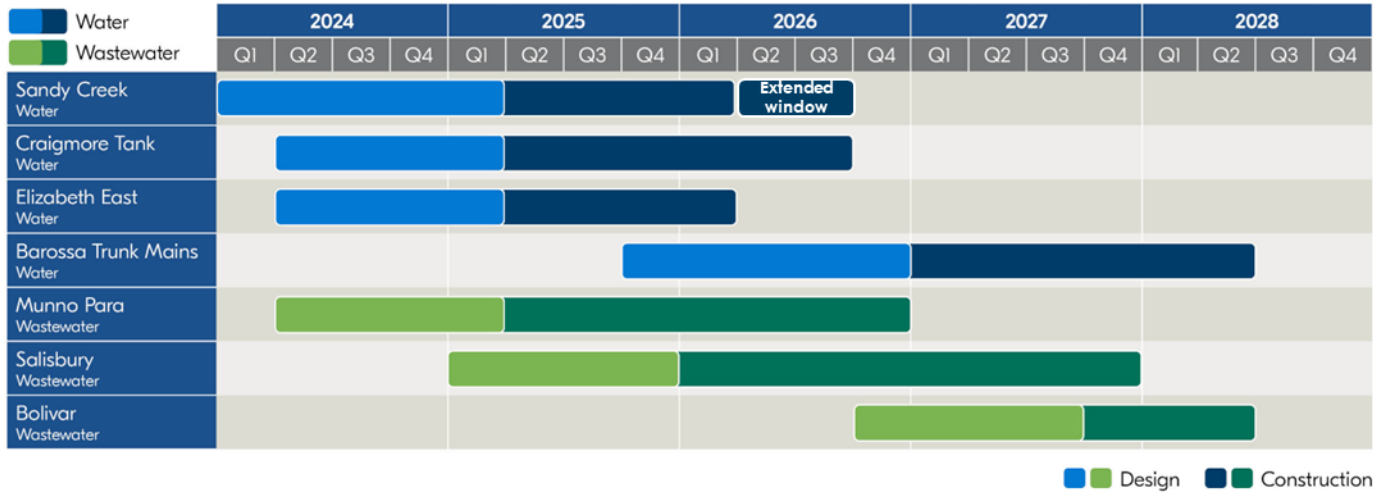
Progress Comment

WATER (Tranche 2):
Construction contract has been awarded. Construction will commence in September 2025.

WASTEWATER (Tranche 2):
Investigations to establish the preferred system configuration underway.

Hackham (Onkaparinga Heights)			
Key drivers of delivery:	<ul style="list-style-type: none"> Developer expectations 	Water works to be done:	1.3km DN300 water main
		Wastewater works to be done:	New onsite storage tank and connections
Delivered so far:	Water 60% design completed. Wastewater investigations underway	New services:	Water: 1500 Wastewater: 500

Delivery Schedule: connecting services



Connecting Water and Wastewater	
Key drivers of delivery	•System capacity
Water connecting works	Sandy Creek tank: inlet valves, control valves, facility upgrades, land acquisition Craigmore tank: inlet valves, control valves, facility upgrades. Elizabeth East tank: inlet valves, control valves, facility upgrades Barossa Trunk Main: section upgrades
Wastewater connecting works	Munno Para 10km trunk main, cross-connection Salisbury Trunk Main upgrades, storage, odour control Bolivar WWTP capacity

making life flow



Government of
South Australia



SA Water