

Growth Dashboard

Housing Roadmap Oversight Committee – December 2025

Key areas of growth in Greater Adelaide Planning Region (Housing Road Map (HRM) to date)

Allotments approved for construction

Date: 25 June 2024 – 30 November 2025

Allotments approved: 8,653

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	6,649
2025/26 (1 July to 30 November)	1,873

Allotments outside GARP (HRM to date)

Suburb	Allotments
Suttontown	103
Encounter Bay	55
Glenburnie	25
Hayborough	32
Hindmarsh Valley	60
Keith	25
Mount Gambier	93
Naracoorte	24
North Beach	210
Paringa	8
Port Broughton	18
Port Noarlunga	92
Port Hughes	27
Risdon Park South	17
Robe	79

In 2025/26 YTD we have recorded lower numbers of DAFI's and lots compared to 2024/25 records.

This is commensurate with:

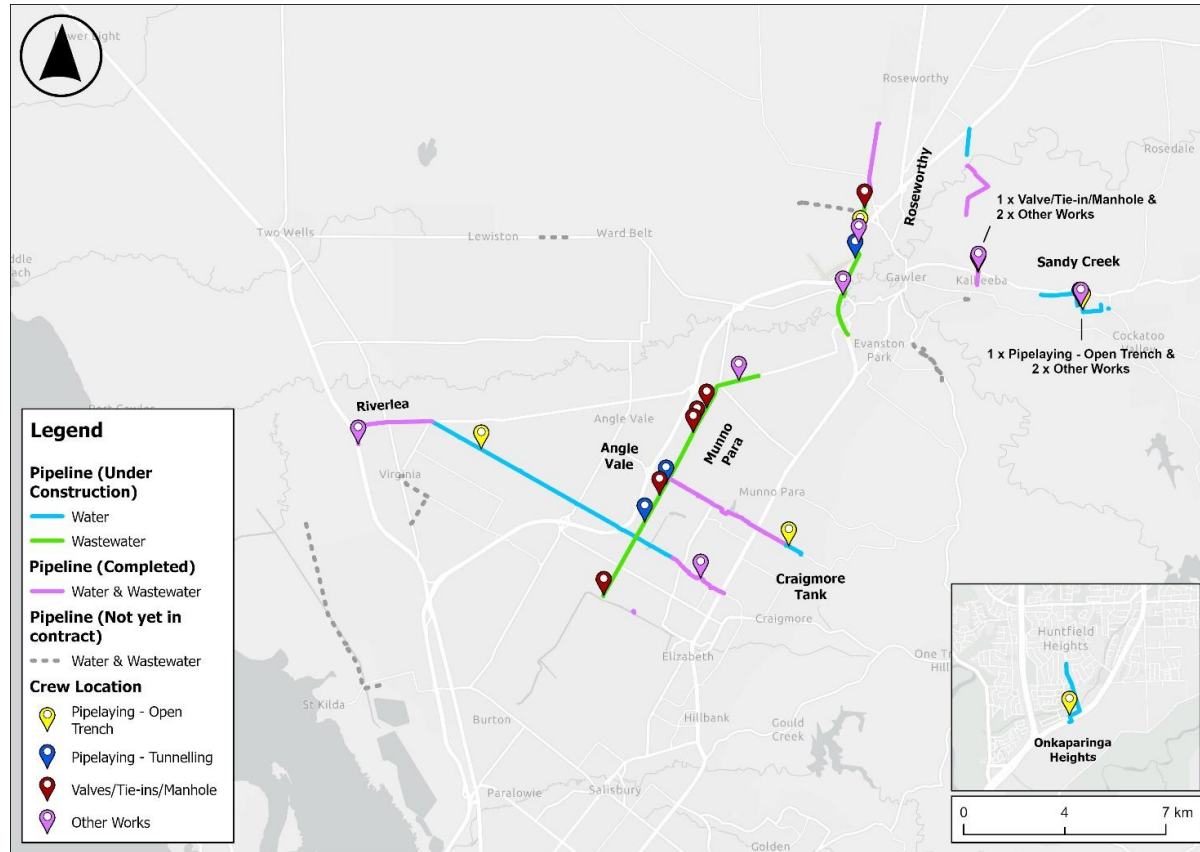
- Developers are constructing but not ready to release next stages of their developments
- Developers are not lodging DAFI requests
- Developers are waiting on enabling infrastructure instead of funding interim solutions (e.g. tankering)
- SA Water services not yet available and construction is in delivery
- SA Water services not yet available and no funding for infrastructure

As at November 2025, DAFI numbers are now trending upwards.

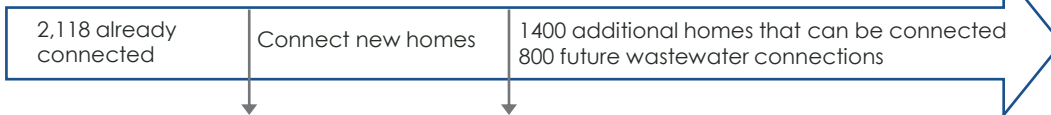


Summary of delivery

Total Program pipe lay distance (as at 30 November)	Life to Date (since 1 July 2024) 30,657 metres	FY 25/26 16,813 metres
Total current active crews (as at 30 November)	24 crews: 5 open trench; 3 tunnelling; 9 valves/tie-ins; 7 other works	



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

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 all Water pipe laying and valve installation in Curtis Rd. Completed Wastewater pump stations at Bunnings and Miravale, including commissioning.	New services capacity:	Water 1,400; Wastewater 800 for DAFIs; Wastewater 2,200

Overall Status



On track for delivery

Progress Comment

WATER (Tranche 1):

4,813m of pipe has been laid (83.2% of project total), including all pipes and scour valves on Curtis Road. Construction works now commenced on the Craigmores Rd section, where two pipes are being laid (inlet and outlet to Craigmores Tank). First half of the inlet and outlet, between Bentley and Springvale Drives, are expected to be completed by the end of the year.

Note: Commissioning is currently scheduled to commence early, subject to no unforeseen delays in final construction or commissioning activities, this project could be completed earlier than the Q3 2026 Government commitment.

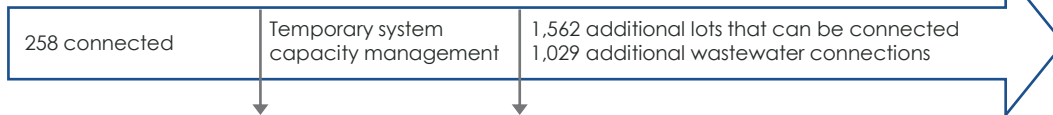
WASTEWATER (Tranche 1):

Miravale pump station: Installation and commissioning complete; asset is in service.

WASTEWATER (Tranche 2):

There are approximately 15 projects within the revised scope. Contract has been awarded for first package of works, which includes a sewer main through the intersection of Curtis Road and Heaslip Road, where DIT will be constructing a new roundabout early in the new year - works seek to support DIT's schedule, with our build prioritised to start February 2026. SA Water on track to achieve its construction start date commitment of Q1 2026.

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 Road 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 2,949m of pipe has been laid (73% of project total). Crews are currently mobilising to the third main alignment on Kemp Road and pipe laying will commence shortly. Works have commenced at the site of the booster pump station.

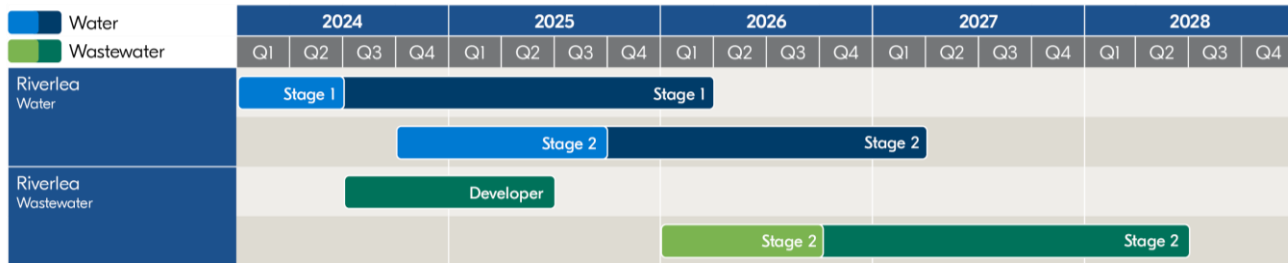
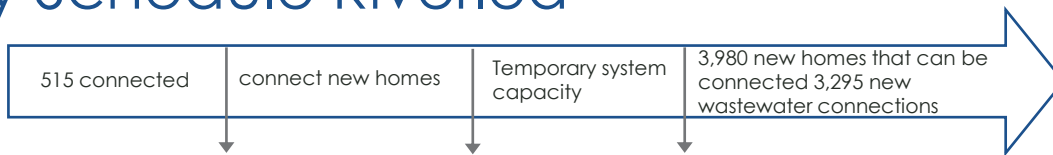
WASTEWATER (Tranche 1):

Roseworthy Stage 1: Completed and operational

Roseworthy Stage 2:

A total 6,672m of pipe has been laid (74% of project total). Five construction crews are currently active, including three in Kentish Road laying pipe and installing manholes; one in Davidson Road building a new pump station and a micro-drilling crew in the Soaring (gliding) Club access road.

Delivery Schedule Riverlea



Design Construction

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 pipelaying completed. Stage 2: Pipe laying commenced.	New services capacity:	Water 3,980 Wastewater 5,095

Overall Status



On track for delivery

Progress Comment

WATER (Tranche 1):

100% pipe laying completed (5,800m) and commissioning activities have commenced on the pie works. Stage 1 of PRV works are underway. On track for Asset in Service within the Q1 commitment to government.

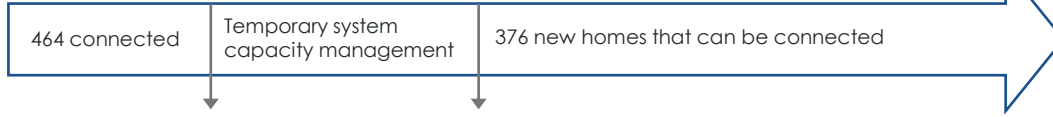
WATER (Tranche 2):

Pipelaying is continuing on Robert Road, between Angle Vale Road and Moloney Road (1513m complete out of 9,710m).

WASTEWATER (Tranche 2):

60% design received and comments have been provided to the design contractor. Pipeline delivery partner has been identified to finalise design (from 60%) and undertake construction.

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

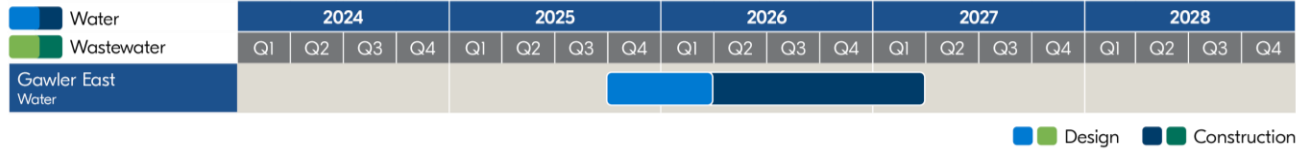
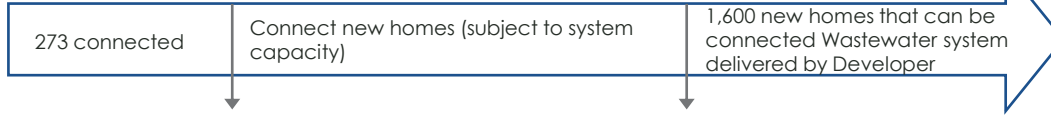
Progress Comment

WATER (Tranche 2):

Virginia pipe alignment and diameter confirmed. Project will now commence design phase.

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

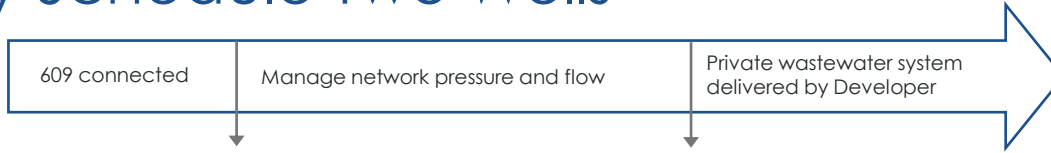
Progress Comment

WATER (Tranche 2):

The Design Basis Report has been finalised and a contractor has been selected for the full design of the Gawler East Pump Station. This will include the development of a construction cost estimate. Design will 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

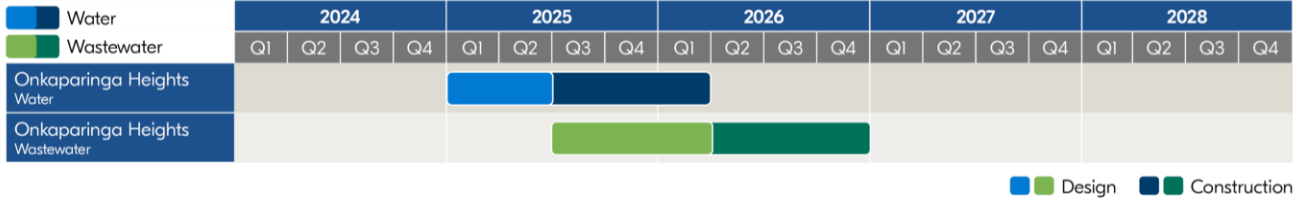
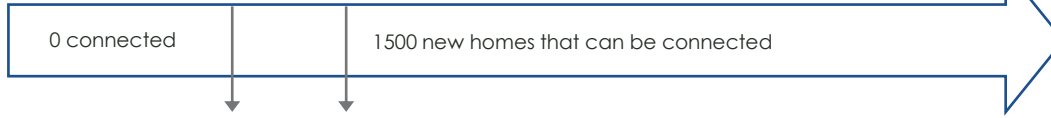
Progress Comment

WATER (Tranche 2):

60% design complete. Site investigations and survey works complete. Currently working to engage a delivery Partner who will take the designs through to 90%.

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):

Pipe laying of the final section across Main South Road is underway and scheduled for completion week commencing 8 December. Commissioning will commence immediately and be complete within 1 week (if no issues are encountered).

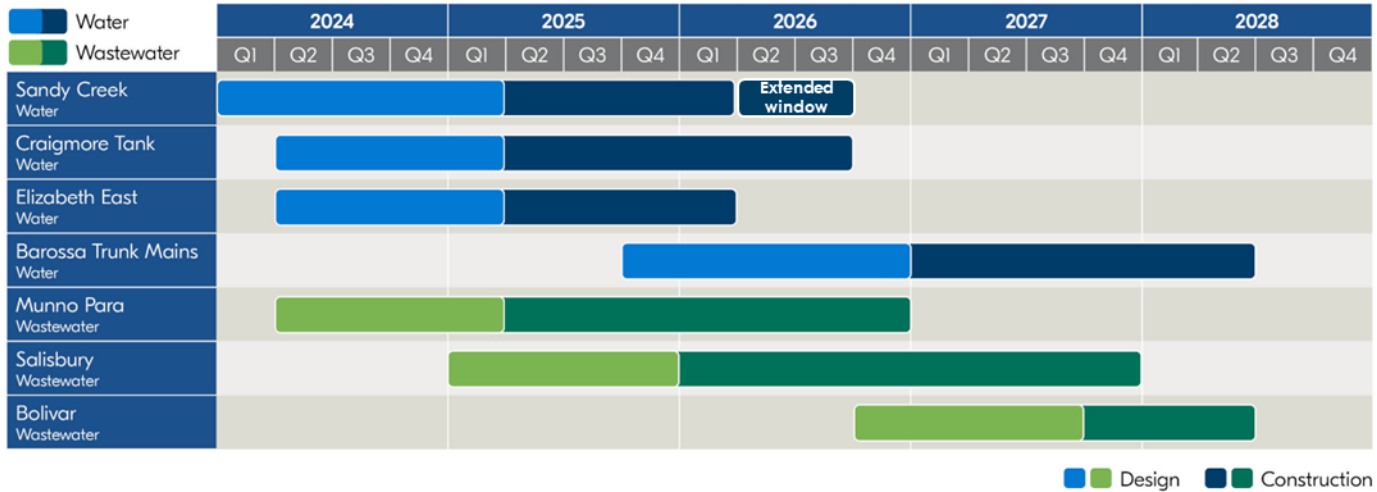
Note: Current asset in service forecast is Q4 2025, subject to no unforeseen delays in final construction or commissioning activities, this project could be delivered three months ahead of the Q1 2026 Government commitment.

WASTEWATER (Tranche 2):

Investigations to establish the preferred system configuration is complete. Currently confirming the approach with affected developers. Contractor has been engaged to finalise design and commence construction in Q2 2026.

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
Delivered so far:	Water pipeline nearing completion. Wastewater investigations underway	Wastewater works to be done:	New onsite storage tank and connections
New services:		Water works to be done:	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, tanks, 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, tank storage, odour control Bolivar WWTP capacity

making life flow



Government of
South Australia

