

Specialist Disability Accommodation Supply in Australia Premium Addendum

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Specialist Disability Accommodation Supply in Australia

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Introduction

The Housing Hub (an initiative of Summer Foundation) undertook a survey of SDA providers and developers across Australia that was designed to provide a snapshot of SDA dwellings in the pipeline. The survey was sent to SDA providers and developers in July 2021 and remained open for four weeks. The survey closed mid-August 2021.

Extending upon the previous version of this report (released 1st November 2021) which provided a snapshot of SDA dwellings in the pipeline across Australia at the SA4 level, this addendum provides a more granular level of detail by presenting this data at the SA3 level. Combined with the data released by the NDIA (as of 30th September 2021), this addendum provides a comprehensive summary of SDA supply in Australia. *Please refer to the previous report, titled “Specialist Disability Accommodation Supply in Australia” for a detailed description of survey participation and method.*

SDA Pipeline Data for SA3 Regions

This section outlines the estimated number of SDA dwellings and places in the pipeline for each SA3 region by state. It also breaks down the total number of dwellings by design category in each state. This pipeline data was collected from the SDA supply survey by the Housing Hub and Summer Foundation in July and August 2021.¹

New South Wales

As shown in Table 1, there are a total of 408 dwellings in the pipeline in New South Wales, indicative of 585 residential places. Interestingly, Penrith has the highest number of residential places (57) however Blacktown has the highest number of SDA dwellings (32) for this state. Additionally, Table 2 shows the total number of dwellings distributed by design category. In New South Wales, the greatest amount of dwellings are High Physical Support (209), followed by Fully Accessible (83) and Robust (83). With the exception of Improved Liveability, the majority of dwellings in the pipeline across all other design categories are single occupancy.

Table 1 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in New South Wales

SA3 Name	Maximum Number of Residents					Number of Dwellings	Number of Places
	1	2	3	4	5		
Albury	7	0	3	1	0	11	20
Blacktown	29	1	2	0	0	32	37
Botany	2	0	1	0	0	3	5
Bringelly - Green Valley	6	1	3	1	0	11	21
Camden	2	1	1	1	0	5	11
Campbelltown (NSW)	23	7	0	0	0	30	37
Canada Bay	8	0	4	0	0	12	20
Carlingford	0	1	0	0	0	1	2

¹ Housing Hub and Summer Foundation (2021). 'Specialist Disability Accommodation Supply in Australia.'
<https://www.housinghub.org.au/resources/article/report-sda-supply-in-australia>

Chatswood - Lane Cove	10	4	1	0	0	15	21
Coffs Harbour	2	0	2	0	0	4	8
Eastern Suburbs - South	4	0	2	0	0	6	10
Hornsby	27	2	0	0	0	29	31
Kempsey - Nambucca	0	1	0	1	0	2	6
Kogarah - Rockdale	20	0	0	0	0	20	20
Lake Macquarie - East	0	0	1	0	0	1	3
Liverpool	21	0	0	0	0	21	21
Maitland	0	2	0	0	0	2	4
Marrickville - Sydenham - Petersham	0	0	1	0	0	1	3
Merrylands - Guildford	22	1	0	0	0	23	24
Mount Druitt	11	2	0	0	0	13	15
Parramatta	11	0	2	5	0	18	37
Pennant Hills - Epping	7	1	0	0	0	8	9
Penrith	5	0	14	0	2	21	57
Richmond - Windsor	0	1	0	1	0	2	6
Richmond Valley - Coastal	1	1	3	0	0	5	12
Richmond Valley - Hinterland	8	3	0	1	0	12	18
Rouse Hill - McGraths Hill	10	0	0	0	0	10	10
Ryde - Hunters Hill	0	0	1	0	0	1	3
Sutherland - Menai - Heathcote	19	6	0	0	0	25	31
Sydney Inner City	12	2	0	0	0	14	16
Taree - Gloucester		1	1	0	0	2	5
Wagga Wagga	4	2	0	0	0	6	8
Warringah	19	0	2	0	0	21	25
Wollongong	10	0	0	0	0	10	10
Wyong	7	0	4	0	0	11	19
Total	307	40	48	11	2	408	585

Table 2 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in New South Wales

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>					<i>Number of Dwellings</i>
		1	2	3	4	5	
<i>Fully Accessible</i>	Albury	5	0	0	0	0	5
	Blacktown	1	0	0	0	0	1
	Campbelltown (NSW)	15	5	0	0	0	20
	Chatswood - Lane Cove	4	4	0	0	0	8
	Hornsby	4	2	0	0	0	6
	Kogarah - Rockdale	2	0	0	0	0	2
	Liverpool	5	0	0	0	0	5
	Maitland	0	2	0	0	0	2
	Merrylands - Guildford	11	0	0	0	0	11
	Pennant Hills - Epping	1	1	0	0	0	2
	Richmond Valley - Hinterland	6	2	0	1	0	9
	Sydney Inner City	2	2	0	0	0	4
	Warringah	1	0	0	0	0	1
	Wyong	7	0	0	0	0	7
Total	64	18	0	1	0	83	
<i>High Physical Support</i>	Albury	0	0	1	1	0	2
	Blacktown	24	1	2	0	0	27
	Botany	2	0	1	0	0	3
	Bringelly - Green Valley	2	1	3	1	0	7
	Campbelltown (NSW)	8	1	0	0	0	9

Canada Bay	0	0	2	0	0	2
Chatswood - Lane Cove	6	0	0	0	0	6
Coffs Harbour	0	0	2	0	0	2
Eastern Suburbs - South	0	0	1	0	0	1
Hornsby	17	0	0	0	0	17
Kogarah - Rockdale	18	0	0	0	0	18
Lake Macquarie - East	0	0	1	0	0	1
Liverpool	16	0	0	0	0	16
Merrylands - Guildford	10	1	0	0	0	11
Mount Druitt	5	1	0	0	0	6
Parramatta	0	0	1	5	0	6
Pennant Hills - Epping	5	0	0	0	0	5
Penrith	0	0	0	0	2	2
Richmond Valley - Coastal	0	0	3	0	0	3
Rouse Hill - McGraths Hill	10	0	0	0	0	10
Sutherland - Menai - Heathcote	8	6	0	0	0	14
Sydney Inner City	10	0	0	0	0	10
Taree - Gloucester	0	1	1	0	0	2
Wagga Wagga	1	2	0	0	0	3
Warringah	12	0	1	0	0	13
Wollongong	10	0	0	0	0	10
Wyong	0	0	3	0	0	3
Total	164	14	22	7	2	209

*Improved
Liveability*

Albury	0	0	2	0	0	2
Blacktown	2	0	0	0	0	2
Campbelltown (NSW)	0	1	0	0	0	1
Canada Bay	0	0	2	0	0	2
Eastern Suburbs - South	0	0	1	0	0	1
Hornsby	1	0	0	0	0	1
Mount Druitt	0	1	0	0	0	1
Parramatta	0	0	1	0	0	1
Penrith	5	0	14	0	0	19
Richmond Valley - Hinterland	0	1	0	0	0	1
Sutherland - Menai - Heathcote	1	0	0	0	0	1
Warringah	0	0	1	0	0	1
Total	9	3	21	0	0	33

Robust

Albury	2	0	0	0	0	2
Blacktown	2	0	0	0	0	2
Bringelly - Green Valley	4	0	0	0	0	4
Camden	2	1	1	1	0	5
Canada Bay	8	0	0	0	0	8
Carlingford	0	1	0	0	0	1
Chatswood - Lane Cove	0	0	1	0	0	1
Coffs Harbour	2	0	0	0	0	2
Eastern Suburbs - South	4	0	0	0	0	4
Hornsby	5	0	0	0	0	5

Kempsey - Nambucca	0	1	0	1	0	2
Marrickville - Sydenham - Petersham	0	0	1	0	0	1
Merrylands - Guildford	1	0	0	0	0	1
Mount Druitt	6	0	0	0	0	6
Parramatta	11	0	0	0	0	11
Pennant Hills - Epping	1	0	0	0	0	1
Richmond - Windsor	0	1	0	1	0	2
Richmond Valley - Coastal	1	1	0	0	0	2
Richmond Valley - Hinterland	2	0	0	0	0	2
Ryde - Hunters Hill		0	1	0	0	1
Sutherland - Menai - Heathcote	10	0	0	0	0	10
Wagga Wagga	3	0	0	0	0	3
Warringah	6	0	0	0	0	6
Wyong	0	0	1	0	0	1
Total	70	5	5	3	0	83
Grand Total	307	40	48	11	2	408

Victoria

In Victoria, there is a total of 416 SDA dwellings in the pipeline, including 559 residential places as shown in Table 3. Almost 80% of dwellings in this state are single occupancy. The region with the largest number of dwellings is Melbourne City (33), which also accounts for the greatest number of single occupancy dwellings. Similarly, Table 4 shows that the largest proportion of SDA dwellings in Victoria are High Physical Support (265), followed by Robust (66).

Table 3 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in Victoria

<i>SA3 Name</i>	<i>Maximum Number of Residents</i>					<i>Number of Dwellings</i>	<i>Number of Places</i>
	1	2	3	4	5		
Ballarat	23	2	3	0	0	28	36
Banyule	1	1	3	0	0	5	12
Baw Baw	1	0	0	0	0	1	1
Bayside	6	0	0	0	0	6	6
Bendigo	14	1	1	0	0	16	19
Brimbank	5	2	3	0	0	10	18
Brunswick - Coburg	14	0	0	0	0	14	14
Campaspe	3	0	0	0	0	3	3
Casey - North	9	1	0	0	0	10	11
Casey - South	9	4	2	0	0	15	23
Colac - Corangamite	1	0	0	1	1	3	10
Dandenong	22	3	2	0	0	27	34
Darebin - North	13	1	3	0	0	17	24
Essendon	10	0	0	0	0	10	10
Frankston	21	1	2	0	0	24	29
Geelong	23	5	1	0	0	29	36
Glen Eira	6	1	1	0	0	8	11

Gleneig - Southern Grampians	2	0	0	1	0	3	6
Grampians	4	0	1	0	0	5	7
Kingston	2	0	0	0	0	2	2
Knox	9	0	0	1	0	10	13
Latrobe Valley	4	0	1	0	0	5	7
Manningham - West	2	1	0	0	0	3	4
Maribyrnong	8	0	0	0	0	8	8
Maroondah	6	0	0	0	0	6	6
Melbourne City	33	0	0	0	0	33	33
Monash	0	0	2	0	0	2	6
Mornington Peninsula	0	6	0	0	0	6	12
Nillumbik - Kinglake	0	0	4	0	0	4	12
Port Phillip	10	0	0	0	0	10	10
Shepparton	6	0	3	0	0	9	15
Stonnington - East	10	0	0	0	0	10	10
Stonnington - West	10	0	0	0	0	10	10
Surf Coast - Bellarine Peninsula	0	2	1	0	0	3	7
Warrnambool	2	2	0	0	0	4	6
Wellington	0	1	0	0	1	2	7
Whitehorse - West	12	0	0	0	0	12	12
Whittlesea - Wallan	7	3	2	1	0	13	23
Wyndham	10	0	2	1	0	13	20
Yarra Ranges	10	5	2	0	0	17	26
Total	328	42	39	5	2	416	559

Table 4 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in Victoria

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>					<i>Number of Dwellings</i>
		1	2	3	4	5	
<i>Fully Accessible</i>	Ballarat	0	0	2	0	0	2
	Banyule	1	0	1	0	0	2
	Brimbank	0	0	2	0	0	2
	Casey - North	0	1	0	0	0	1
	Casey - South	1	0	0	0	0	1
	Colac - Corangamite	0	0	0	1	0	1
	Dandenong	0	0	1	0	0	1
	Darebin - North	0	0	1	0	0	1
	Frankston	0	0	1	0	0	1
	Geelong	0	1	1	0	0	2
	Glenelg - Southern Grampians	2	0	0	0	0	2
	Knox	4	0	0	0	0	4
	Melbourne City	5	0	0	0	0	5
	Monash	0	0	2	0	0	2
	Mornington Peninsula	0	6	0	0	0	6
	Nillumbik - Kinglake	0	0	4	0	0	4
	Shepparton	0	0	1	0	0	1
	Stonnington - East	2	0	0	0	0	2
	Wellington	0	1	0	0	0	1
	Whitehorse - West	2	0	0	0	0	2
	Whittlesea - Wallan	0	1	1	0	0	2
Wyndham	0	0	0	1	0	1	
Yarra Ranges	0	0	2	0	0	2	
Total		17	10	19	2	0	48

High Physical Support

Ballarat	17	1	0	0	0	18
Banyule	0	0	2	0	0	2
Bayside	6	0	0	0	0	6
Bendigo	4	0	0	0	0	4
Brimbank	5	2	1	0	0	8
Brunswick - Coburg	14	0	0	0	0	14
Campaspe	3	0	0	0	0	3
Casey - North	5	0	0	0	0	5
Casey - South	0	0	1	0	0	1
Colac - Corangamite	0	0	0	0	1	1
Dandenong	20	1	1	0	0	22
Darebin - North	13	1	2	0	0	16
Essendon	10	0	0	0	0	10
Frankston	10	0	1	0	0	11
Geelong	13	2	0	0	0	15
Glen Eira	6	0	0	0	0	6
Glenelg - Southern Grampians	0	0	0	1	0	1
Grampians	4	0	0	0	0	4
Kingston	2	0	0	0	0	2
Knox	5	0	0	0	0	5
Latrobe Valley	2	0	1	0	0	3
Maribyrnong	8	0	0	0	0	8
Maroondah	6	0	0	0	0	6
Melbourne City	28	0	0	0	0	28
Port Phillip	10	0	0	0	0	10
Shepparton	6	0	1	0	0	7
Stonnington - East	8	0	0	0	0	8

	Stonnington - West	10	0	0	0	0	10
	Surf Coast - Bellarine Peninsula	0	2	1	0	0	3
	Wellington	0	0	0	0	1	1
	Whitehorse - West	8	0	0	0	0	8
	Whittlesea - Wallan	4	1	1	0	0	6
	Wyndham	10	0	1	0	0	11
	Yarra Ranges	2	0	0	0	0	2
	Total	239	10	13	1	2	265
<i>Improved Liveability</i>	Ballarat	5	0	1	0	0	6
	Banyule	0	1	0	0	0	1
	Bendigo	8	0	0	0	0	8
	Casey - South	5	0	1	0	0	6
	Dandenong	2	0	0	0	0	2
	Grampians	0	0	1	0	0	1
	Shepparton	0	0	1	0	0	1
	Whitehorse - West	2	0	0	0	0	2
	Wyndham	0	0	1	0	0	1
	Yarra Ranges	6	3	0	0	0	9
	Total	28	4	5	0	0	37
<i>Robust</i>	Ballarat	1	1	0	0	0	2
	Baw Baw	1	0	0	0	0	1
	Bendigo	2	1	1	0	0	4
	Casey - North	4	0	0	0	0	4
	Casey - South	3	4	0	0	0	7
	Colac - Corangamite	1	0	0	0	0	1
	Dandenong	0	2	0	0	0	2

Frankston	11	1	0	0	0	12
Geelong	10	2	0	0	0	12
Glen Eira	0	1	1	0	0	2
Knox	0	0	0	1	0	1
Latrobe Valley	2	0	0	0	0	2
Manningham - West	2	1	0	0	0	3
Warrnambool	2	2	0	0	0	4
Whittlesea - Wallan	3	1	0	1	0	5
Yarra Ranges	2	2	0	0	0	4
Total	44	18	2	2	0	66
Grand Total	328	42	39	5	2	416

Queensland

A breakdown of SDA dwellings and places by SA3 regions in Queensland is shown in Table 5. As can be seen, there are 462 dwellings in the pipeline which represents the greatest amount of dwellings by state. There is a fairly even spread of pipeline activity across the majority of SA3 regions, with the highest numbers of dwellings reported in Toowoomba (36) and Caboolture (30). As shown in Table 6, over 70% of dwellings in the pipeline are High Physical Support and two-thirds (67.7%) of these are single occupancy dwellings.

Table 5 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in Queensland

<i>SA3 Name</i>	<i>Maximum Number of Residents</i>				<i>Number of Dwellings</i>	<i>Number of Places</i>
	1	2	3	4		
Bald Hills - Everton Park	1	1	0	0	2	3
Beenleigh	0	2	0	0	2	4
Brisbane Inner - East	2	0	0	0	2	2
Brisbane Inner - West	10	0	0	0	10	10
Broadbeach - Burleigh	10	3	0	0	13	16
Browns Plains	0	3	4	0	7	18
Bundaberg	2	2	1	0	5	9
Caboolture	22	8	0	0	30	38
Caloundra	10	13	1	0	24	39
Carindale	7	2	0	0	9	11
Chermside	0	4	0	0	4	8
Cleveland - Stradbroke	10	1	2	1	14	22
Coolangatta	7	0	0	0	7	7
Forest Lake - Oxley	20	2	0	0	22	24
Gold Coast - North	0	0	1	0	1	3
Granite Belt	0	1	0	0	1	2
Gympie - Cooloola	0	2	0	0	2	4

Hervey Bay	5	0	5	0	10	20
Holland Park - Yeronga	23	3	0	0	26	29
Ipswich Inner	5	12	6	0	23	47
Loganlea - Carbrook	8	5	1	0	14	21
Mackay	0	4	2	0	6	14
Maryborough	0	0	1	0	1	3
Mt Gravatt	5	0	0	0	5	5
Nambour	0	1	2	0	3	8
Narangba - Burpengary	4	0	1	0	5	7
Nerang	4	0	0	1	5	8
Noosa	7	0	1	0	8	10
North Lakes	11	6	0	0	17	23
Ormeau - Oxenford	15	0	5	0	20	30
Redcliffe	6	0	7	0	13	27
Rockhampton	4	4	0	0	8	12
Rocklea - Acacia Ridge	1	0	4	0	5	13
Sandgate	0	1	0	0	1	2
Southport	10	5	0	0	15	20
Springfield - Redbank	8	0	0	0	8	8
Springwood - Kingston	8	6	0	0	14	20
Strathpine	0	2	0	0	2	4
Sunshine Coast Hinterland	9	9	1	0	19	30
Toowoomba	29	3	3	1	36	48
Townsville	15	5	2	0	22	31
Wynnum - Manly	21	0	0	0	21	21
Total	299	110	50	3	462	681

Table 6 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in Queensland

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>				<i>Number of Dwellings</i>
		1	2	3	4	
<i>Fully Accessible</i>	Caloundra	10	0	0	0	10
	Gold Coast - North	0	0	1	0	1
	Holland Park - Yeronga	4	0	0	0	4
	Loganlea - Carbrook	0	0	1	0	1
	Ormeau - Oxenford	0	0	1	0	1
	Rockhampton	4	1	0	0	5
	Townsville	0	0	1	0	1
	Total	18	1	4	0	23
<i>High Physical Support</i>	Bald Hills - Everton Park	0	1	0	0	1
	Brisbane Inner - East	2	0	0	0	2
	Brisbane Inner - West	10	0	0	0	10
	Broadbeach - Burleigh	10	3	0	0	13
	Browns Plains	0	0	3	0	3
	Bundaberg	2	2	1	0	5
	Caboolture	13	5	0	0	18
	Caloundra	0	0	1	0	1
	Carindale	7	2	0	0	9
	Chermside	0	4	0	0	4
	Cleveland - Stradbroke	6	0	2	1	9
	Coolangatta	7	0	0	0	7
	Forest Lake - Oxley	20	0	0	0	20

Granite Belt	0	1	0	0	1
Gympie - Cooloola	0	2	0	0	2
Hervey Bay	5	0	5	0	10
Holland Park - Yeronga	19	3	0	0	22
Ipswich Inner	1	9	4	0	14
Loganlea - Carbrook	6	0	0	0	6
Mackay	0	4	2	0	6
Maryborough	0	0	1	0	1
Mt Gravatt	5	0	0	0	5
Nambour	0	0	2	0	2
Narangba - Burpengary	2	0	1	0	3
Nerang	4	0	0	1	5
Noosa	7	0	1	0	8
North Lakes	3	6	0	0	9
Ormeau - Oxenford	10	0	4	0	14
Redcliffe	6	0	7	0	13
Rocklea - Acacia Ridge	1	0	4	0	5
Sandgate	0	1	0	0	1
Southport	10	5	0	0	15
Springfield - Redbank	2	0	0	0	2
Springwood - Kingston	6	6	0	0	12
Strathpine	0	2	0	0	2
Toowoomba	24	1	3	1	29
Townsville	15	5	1	0	21
Wynnum - Manly	21	0	0	0	21
Total	224	62	42	3	331

<i>Improved Liveability</i>	Bald Hills - Everton Park	1	0	0	0	1
	Caboolture	1	0	0	0	1
	Caloundra	0	13	0	0	13
	Rockhampton	0	2	0	0	2
	Total	2	15	0	0	17
<i>Robust</i>	Beenleigh	0	2	0	0	2
	Browns Plains	0	3	1	0	4
	Caboolture	8	3	0	0	11
	Cleveland - Stradbroke	4	1	0	0	5
	Forest Lake - Oxley	0	2	0	0	2
	Ipswich Inner	4	3	2	0	9
	Loganlea - Carbrook	2	5	0	0	7
	Nambour	0	1	0	0	1
	Narangba - Burpengary	2	0	0	0	2
	North Lakes	8	0	0	0	8
	Ormeau - Oxenford	5	0	0	0	5
	Rockhampton	0	1	0	0	1
	Springfield - Redbank	6	0	0	0	6
	Springwood - Kingston	2	0	0	0	2
	Sunshine Coast Hinterland	9	9	1	0	19
	Toowoomba	5	2	0	0	7
	Total	55	32	4	0	91
	Grand Total	299	110	50	3	462

Western Australia

As shown in Table 7, Western Australia has a total of 248 dwellings in the pipeline, together comprising 384 SDA places. Consistent with the previous edition of the SDA supply premium report², Joondalup continues to have the highest number of SDA places (37). However, the greatest number of SDA dwellings is now in Bunbury (25). Almost all dwellings in the pipeline in Western Australia are High Physical Support (93.5%), of which most are single residency (72.8%). Refer to Table 8.

Table 7 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in Western Australia

<i>SA3 Name</i>	<i>Maximum Number of Residents</i>				<i>Number of Dwellings</i>	<i>Number of Places</i>
	1	2	3	4		
Albany	3	0	0	0	3	3
Armadale	0	1	0	0	1	2
Augusta - Margaret River - Busselton	8	2	0	0	10	12
Bayswater - Bassendean	5	3	0	3	11	23
Belmont - Victoria Park	0	2	3	2	7	21
Bunbury	24	0	0	1	25	28
Canning	14	0	0	1	15	18
Cockburn	7	4	4	2	17	35
Cottesloe - Claremont	15	0	0	1	16	19
Fremantle	12	0	0	0	12	12
Gosnells	5	2	6	2	15	35
Joondalup	15	2	2	3	22	37
Kwinana	5	0	0	0	5	5
Mandurah	10	1	0	0	11	12

² Aimers, N., Goodwin, I., Bishop, G. M., Rathbone, A., & Winkler, D. (2021). Specialist Disability Accommodation, Supply in Australia. Premium Addendum. February 2021. Melbourne, Australia: Housing Hub and Summer Foundation.

Melville	10	0	0	0	10	10
Mid West	3	3	4	0	10	21
Perth City	10	0	0	0	10	10
Rockingham	5	1	4	1	11	23
Stirling	15	2	0	3	20	31
Swan	5	1	0	0	6	7
Wanneroo	4	2	2	0	8	14
Wheat Belt - North	0	3	0	0	3	6
Total	175	29	25	19	248	384

Table 8 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in Western Australia

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>				<i>Number of Dwellings</i>
		1	2	3	4	
<i>Fully Accessible</i>	Gosnells	1	2	4	0	7
	Mid West	0	0	1	0	1
	Rockingham	1	0	0	0	1
	Stirling	1	0	0	0	1
	Wheat Belt - North	0	1	0	0	1
	Total	3	3	5	0	11
<i>High Physical Support</i>	Albany	3	0	0	0	3
	Armadale	0	1	0	0	1
	Augusta - Margaret River - Busselton	8	2	0	0	10
	Bayswater - Bassendean	5	3	0	3	11
	Belmont - Victoria Park	0	2	3	2	7
	Bunbury	24	0	0	1	25
	Canning	14	0	0	1	15
	Cockburn	7	4	4	2	17
	Cottesloe - Claremont	15	0	0	1	16
	Fremantle	12	0	0	0	12
	Gosnells	4	0	2	1	7
	Joondalup	15	2	2	3	22
	Kwinana	5	0	0	0	5
	Mandurah	8	1	0	0	9

	Melville	10	0	0	0	10
	Mid West	3	3	3	0	9
	Perth City	10	0	0	0	10
	Rockingham	4	1	4	1	10
	Stirling	13	2	0	3	18
	Swan	5	1	0	0	6
	Wanneroo	4	2	2	0	8
	Wheat Belt - North	0	1	0	0	1
	Total	169	25	20	18	232
<i>Improved Liveability</i>	Gosnells	0	0	0	1	1
	Mandurah	2	0	0	0	2
	Total	2	0	0	1	3
<i>Robust</i>	Stirling	1	0	0	0	1
	Wheat Belt - North	0	1	0	0	1
	Total	1	1	0	0	2
Grand Total		175	29	25	19	248

South Australia

Table 9 outlines the estimated number of SDA dwellings and places in South Australia. In total, there are 64 dwellings in the pipeline in South Australia, with 95% of these being single occupancy dwellings. The SA3 regions with the highest number of dwellings in development are Unley (15), followed by Norwood - Payneham - St Peters (13), Charles Sturt (10), and Holdfast Bay (10). All dwellings in these SA3 regions are High Physical Support, together comprising 89% of the High Physical Support dwellings in the pipeline in South Australia. There are reportedly no Improved Liveability developments in the pipeline.

Table 9 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in South Australia

<i>SA3 Name</i>	<i>Maximum Number of Residents</i>			<i>Number of Dwellings</i>	<i>Number of Places</i>
	1	2	3		
Charles Sturt	10	0	0	10	10
Holdfast Bay	10	0	0	10	10
Limestone Coast	0	1	0	1	2
Marion	0	0	1	1	3
Norwood - Payneham - St Peters	13	0	0	13	13
Onkaparinga	7	1	0	8	9
Port Adelaide - East	2	0	0	2	2
Salisbury	4	0	0	4	4
Unley	15	0	0	15	15
Total	61	2	1	64	68

Table 10 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in South Australia

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>			<i>Number of Dwellings</i>
		1	2	3	
<i>Fully Accessible</i>	Onkaparinga	5	1	0	6
	Total	5	1	0	6
<i>High Physical Support</i>	Charles Sturt	10	0	0	10
	Holdfast Bay	10	0	0	10
	Limestone Coast	0	1	0	1
	Marion	0	0	1	1
	Norwood - Payneham - St Peters	13	0	0	13
	Salisbury	4	0	0	4
	Unley	15	0	0	15
	Total	52	1	1	54
<i>Robust</i>	Onkaparinga	2	0	0	2
	Port Adelaide - East	2	0	0	2
	Total	4	0	0	4
Grand Total		61	2	1	64

Tasmania

There are 27 SDA dwellings with 47 SDA places in the pipeline in Tasmania, as shown in Table 11. Since the previous edition of the SDA supply premium report³, development of SDA dwellings has expanded from only Devonport to Devonport, Burnie - Ulverstone and Hobart Inner. In contrast to most other states, the majority (74.1%) of SDA dwellings are for 2 residents. As shown in Table 12, almost all dwellings are High Physical Support, with only one dwelling in Devonport being built to a Robust design category.

Table 11 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in Tasmania

<i>SA3 Name</i>	<i>Maximum Number of Residents</i>		<i>Number of Dwellings</i>	<i>Number of Places</i>
	1	2		
Burnie - Ulverstone	0	10	10	20
Devonport	2	10	12	22
Hobart Inner	5	0	5	5
Total	7	20	27	47

Table 12 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in Tasmania

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>		<i>Number of Dwellings</i>
		1	2	
<i>High Physical Support</i>	Burnie - Ulverstone	0	10	10
	Devonport	2	9	11
	Hobart Inner	5	0	5
	Total	7	19	26
<i>Robust</i>	Devonport	0	1	1
	Total	0	1	1
Grand Total		7	20	27

³ Aimers, N., Goodwin, I., Bishop, G. M., Rathbone, A., & Winkler, D. (2021). Specialist Disability Accommodation, Supply in Australia. Premium Addendum. February 2021. Melbourne, Australia: Housing Hub and Summer Foundation.

Australian Capital Territory

Table 13 shows that the Australian Capital Territory has a total of 30 SDA dwellings in the pipeline, all of which are for single occupancy. Similar to Tasmania, the development of SDA supply has expanded from one to three SA3 regions, now including Belconnen and North Canberra in addition to Woden Valley. The SDA development is evenly spread across these SA3 regions. All dwellings in the pipeline in the Australian Capital Territory have a High Physical Support design, as shown in Table 14.

Table 13 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in Australian Capital Territory

<i>SA3 Name</i>	<i>Maximum Number of Residents</i>	<i>Number of Dwellings</i>	<i>Number of Places</i>
	1		
Belconnen	10	10	10
North Canberra	10	10	10
Woden Valley	10	10	10
Total	30	30	30

Table 14 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in Australian Capital Territory

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>	<i>Number of Dwellings</i>
		1	
<i>High Physical Support</i>	Belconnen	10	10
	North Canberra	10	10
	Woden Valley	10	10
	Total	30	30
Grand Total		30	30

Northern Territory

As can be seen in Table 15, the Northern Territory has 6 dwellings in the pipeline across two SA3 regions (Alice Springs and Darwin Suburbs), making up at least 12 SDA places. In contrast to other states, almost all of these dwellings are for 3 residents, though it is important to note that the number of residents was unknown for 2 dwellings. The SDA development is relatively evenly spread across Fully Accessible, High Physical Support, and Robust design categories. However, there are no Improved Liveability dwellings in the pipeline, and two dwellings have an unknown design category. Refer to Table 16.

Table 15 - Estimated number of SDA dwellings and places by maximum number of residents for each SA3 region in the pipeline in Northern Territory

<i>SA3 Name</i>	<i>Maximum Number of Residents</i>		<i>Number of Dwellings</i>	<i>Number of Places</i>
	3	Unknown		
Alice Springs	0	2	2	Unknown
Darwin Suburbs	4	0	4	12
Total	12	2	6	At least 12

Table 16 - Estimated number of SDA dwellings by maximum number of residents and design category for each SA3 region in the pipeline in Northern Territory

<i>Design Category</i>	<i>SA3 Name</i>	<i>Maximum Number of Residents</i>		<i>Number of Dwellings</i>
		3	Unknown	
<i>Fully Accessible</i>	Darwin Suburbs	1	0	1
	Total	1	0	1
<i>High Physical Support</i>	Alice Springs	0	2	2
	Total	0	2	2
<i>Robust</i>	Darwin Suburbs	1	0	1
	Total	1	0	1
<i>Unknown</i>	Darwin Suburbs	2	0	2
	Total	2	0	2
Grand Total		4	2	6

SA3 Regions and NDIA Data

Similar to above, this section presents the pipeline data (number of SDA dwellings) collected from the SDA supply survey by the Housing Hub and Summer Foundation in July and August 2021⁴ at the SA3 level for each jurisdiction. It combines this data with what is reported by the NDIA about SDA as of 30th September 2021 (In-kind dwellings⁵, enrolled dwellings⁶, number of participants seeking SDA properties⁷, and number of participants not seeking SDA properties⁸) for each SA3 region. Therefore, this section provides a comprehensive summary of SDA supply and demand in Australia. In-kind SDA dwellings are properties that are owned by a state government and tenanted by NDIS participants in that state. The NDIA data from 30th September 2021 shows that there are In-kind properties only in Tasmania. Note that there are slight differences in the naming of SA3 regions reported by the NDIA compared to the Australian Bureau of Statistics (ABS). As the ABS database was used to identify the SA3 regions of dwellings in the pipeline data, the tables below follow the naming conventions used by the ABS. Where relevant, these differences are indicated by an asterisk.

A total calculation of all the states combined indicates that there are 1,661 SDA dwellings in the pipeline, 203 SDA In-Kind dwellings, and 6,561 SDA dwellings enrolled across Australia. In total, these numbers sum to a national supply of 8,425 SDA dwellings. This compares against a total of 3,857 participants seeking SDA dwellings, and 14,504 participants not seeking SDA dwellings across Australia as of 30th of September 2021.

⁴ Housing Hub and Summer Foundation (2021). 'Specialist Disability Accommodation Supply in Australia.'

<https://www.housinghub.org.au/resources/article/report-sda-supply-in-australia>

⁵ NDIA (2021). 'SDA Enrolled Dwellings and NDIS Demand Data.' Appendix P, Table P.19. Data available at: <https://data.ndis.gov.au/data-downloads>

⁶ NDIA (2021). 'SDA Enrolled Dwellings and NDIS Demand Data.' Appendix P, Table P.17. Data available at: <https://data.ndis.gov.au/data-downloads>

⁷ NDIA (2021). 'SDA Enrolled Dwellings and NDIS Demand Data.' Appendix P, Table P.22. Data available at: <https://data.ndis.gov.au/data-downloads>

⁸ NDIA (2021). 'SDA Enrolled Dwellings and NDIS Demand Data.' Appendix P, Table P.21. Data available at: <https://data.ndis.gov.au/data-downloads>

New South Wales

The estimated number of enrolled SDA dwellings, SDA dwellings in the pipeline, and the number of SDA participants in New South Wales are shown below in Table 17. In addition to the 408 dwellings in the pipeline, there are 2,413 dwellings enrolled by the NDIA, together summing to 2,821 dwellings. Penrith has the highest total number of SDA dwellings (165), followed by Merrylands - Guildford (147).

According to NDIA data, there are a total of 4,787 SDA participants not seeking SDA dwellings and 1,377 participants seeking SDA dwellings in New South Wales. The SA3 region with the largest number of participants seeking SDA properties is Ryde - Hunters Hill (81), followed by Merrylands - Guildford (72), Penrith (65), and Warringah (65). Concerningly, despite this demand, Warringah only has a total of 72 SDA dwellings, and Ryde - Hunters Hill only has 1 SDA dwelling in the pipeline.

Table 17 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in New South Wales

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Albury	11	0	60	71	96	20
Armidale	0	0	18	18	19	8
Auburn	0	0	40	40	11	7
Bankstown	0	0	21	21	82	21
Bathurst	0	0	17	17	58	15
Baulkham Hills	0	0	92	92	127	54
Blacktown	32	0	40	72	117	14
Blacktown - North	0	0	54	54	125	21
Blue Mountains	0	0	36	36	85	18
Blue Mountains - South	0	0	0	0	0	0
Botany	3	0	14	17	33	10
Bourke - Cobar - Coonamble	0	0	1	1	6	1
Bringelly - Green Valley	11	0	15	26	31	14
Broken Hill and Far West	0	0	1	1	5	1

Camden	5	0	10	15	26	15
Campbelltown (NSW)	30	0	60	90	115	37
Canada Bay	12	0	4	16	23	8
Canterbury	0	0	35	35	73	16
Carlingford	1	0	35	36	35	13
Chatswood - Lane Cove	15	0	9	24	16	13
Clarence Valley	0	0	11	11	33	7
Coffs Harbour	4	0	19	23	51	17
Cronulla - Miranda - Caringbah	0	0	60	60	92	30
Dapto - Port Kembla	0	0	16	16	52	15
Dubbo	0	0	68	68	108	15
Dural - Wisemans Ferry	0	0	9	9	37	2
Eastern Suburbs - North	0	0	2	2	10	1
Eastern Suburbs - South	6	0	11	17	50	15
Fairfield	0	0	26	26	50	14
Gosford	0	0	57	57	98	48
Goulburn - Yass	0	0	33	33	78	10
Great Lakes	0	0	5	5	14	2
Griffith - Murrumbidgee (West)	0	0	10	10	16	9
Hawkesbury	0	0	6	6	7	4
Hornsby	29	0	44	73	109	18
Hurstville	0	0	31	31	69	21
Illawarra Catchment Reserve	0	0	0	0	0	0
Inverell - Tenterfield	0	0	4	4	14	3
Kempsey - Nambucca	2	0	10	12	30	3
Kiama - Shellharbour	0	0	28	28	88	17

Kogarah - Rockdale	20	0	46	66	56	28
Ku-ring-gai	0	0	8	8	18	19
Lachlan Valley	0	0	7	7	18	5
Lake Macquarie - East	1	0	57	58	105	27
Lake Macquarie - West	0	0	43	43	95	14
Leichhardt	0	0	1	1	5	2
Lithgow - Mudgee	0	0	5	5	19	1
Liverpool	21	0	35	56	65	13
Lord Howe Island	0	0	0	0	0	0
Lower Hunter	0	0	18	18	35	16
Lower Murray	0	0	0	0	0	2
Maitland	2	0	24	26	82	14
Manly	0	0	0	0	3	2
Marrickville - Sydenham - Petersham	1	0	2	3	20	2
Merrylands - Guildford	23	0	124	147	95	72
Moree - Narrabri	0	0	5	5	14	1
Mount Druitt	13	0	32	45	38	13
Newcastle	0	0	96	96	189	34
North Sydney - Mosman	0	0	0	0	8	3
Orange	0	0	38	38	105	24
Parramatta	18	0	80	98	81	33
Pennant Hills - Epping	8	0	13	21	22	9
Penrith	21	0	144	165	162	65
Pittwater	0	0	9	9	24	10
Port Macquarie	0	0	24	24	54	12
Port Stephens	0	0	15	15	37	6
Queanbeyan	0	0	8	8	18	2

Richmond - Windsor	2	0	21	23	28	13
Richmond Valley - Coastal	5	0	24	29	63	20
Richmond Valley - Hinterland	12	0	25	37	55	14
Rouse Hill - McGraths Hill	10	0	4	14	4	4
Ryde - Hunters Hill	1	0	120	121	201	81
Shoalhaven	0	0	24	24	76	19
Snowy Mountains	0	0	0	0	5	2
South Coast	0	0	27	27	34	11
Southern Highlands	0	0	3	3	27	5
St Marys	0	0	16	16	41	5
Strathfield - Burwood - Ashfield	0	0	17	17	94	13
Sutherland - Menai - Heathcote	25	0	33	58	82	12
Sydney Inner City	14	0	25	39	33	9
Tamworth - Gunnedah	0	0	23	23	57	11
Taree - Gloucester	2	0	18	20	48	8
Tumut - Tumbarumba	0	0	2	2	12	1
Tweed Valley	0	0	15	15	44	16
Upper Hunter	0	0	1	1	5	0
Upper Murray exc. Albury	0	0	6	6	17	5
Wagga Wagga	6	0	27	33	75	14
Warringah	21	0	51	72	121	65
Wollondilly	0	0	2	2	7	6
Wollongong	10	0	19	29	80	18
Wyong	11	0	64	75	121	39
TOTAL	408	0	2,413	2,821	4,787	1,377

Victoria

As can be seen in Table 18, Victoria has 416 SDA dwellings in the pipeline and 1,753 enrolled SDA dwellings, together making up a projected supply of 2,169 properties. In total, there are reportedly 4,853 SDA participants not seeking SDA dwellings, and 1,040 participants seeking SDA dwellings in Victoria. The SA3 regions with the highest number of participants looking for SDA properties are Geelong (69), Mornington Peninsula (58), and Ballarat (48). While Geelong (119) and Ballarat (110) are also the SA3 regions with the most supply of SDA dwellings in Victoria, Mornington Peninsula only has a total of 59 SDA properties.

Table 18 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in Victoria

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Ballarat	28	0	82	110	169	48
Banyule	5	0	69	74	245	28
Barwon - West	0	0	0	0	3	3
Baw Baw	1	0	18	19	35	15
Bayside	6	0	33	39	93	16
Bendigo	16	0	51	67	117	26
Boroondara	0	0	35	35	167	19
Brimbank	10	0	39	49	128	25
Brunswick - Coburg	14	0	13	27	39	7
Campaspe	3	0	20	23	56	15
Cardinia	0	0	9	9	22	4
Casey - North	10	0	18	28	53	16
Casey - South	15	0	33	48	69	42
Colac - Corangamite*	3	NA	NA	3	NA	NA
Creswick - Daylesford - Ballan	0	0	5	5	5	3
Dandenong	27	0	56	83	141	26
Darebin - North	17	0	50	67	154	14

Darebin - South	0	0	32	32	54	12
Essendon	10	0	14	24	19	15
Frankston	24	0	29	53	92	32
Geelong	29	0	90	119	226	69
Gippsland - East	0	0	11	11	28	2
Gippsland - South West	0	0	6	6	23	4
Glen Eira	8	0	45	53	139	20
Glenelg - Southern Grampians	3	0	8	11	34	9
Grampians	5	0	54	59	179	15
Heathcote - Castlemaine - Kyneton	0	0	14	14	34	6
Hobsons Bay	0	0	31	31	64	13
Keilor	0	0	10	10	38	5
Kingston	2	0	51	53	145	20
Knox	10	0	38	48	113	20
Latrobe Valley	5	0	24	29	63	8
Loddon - Elmore	0	0	0	0	0	1
Macedon Ranges	0	0	0	0	5	1
Manningham - East	0	0	0	0	4	2
Manningham - West	3	0	20	23	71	9
Maribyrnong	8	0	32	40	36	11
Maroondah	6	0	58	64	180	27
Maryborough - Pyrenees	0	0	3	3	15	6
Melbourne City	33	0	31	64	26	13
Melton - Bacchus Marsh	0	0	27	27	62	21
Mildura	0	0	32	32	47	10
Moira	0	0	2	2	16	4
Monash	2	0	62	64	190	39

Moreland - North	0	0	26	26	96	12
Mornington Peninsula	6	0	53	59	130	58
Murray River - Swan Hill	0	0	7	7	27	4
Nillumbik - Kinglake	4	0	6	10	29	9
Port Phillip	10	0	11	21	27	9
Shepparton	9	0	17	26	64	5
Stonnington - East	10	0	4	14	12	3
Stonnington - West	10	0	1	11	5	4
Sunbury	0	0	6	6	17	4
Surf Coast - Bellarine Peninsula	3	0	7	10	13	17
Tullamarine - Broadmeadows	0	0	17	17	45	21
Upper Goulburn Valley	0	0	3	3	16	4
Wangaratta - Benalla	0	0	21	21	62	4
Warrnambool*	4	0	47	51	147	32
Wellington	2	0	16	18	35	6
Whitehorse - East	0	0	28	28	106	16
Whitehorse - West	12	0	46	58	172	22
Whittlesea - Wallan	13	0	60	73	162	21
Wodonga - Alpine	0	0	30	30	66	11
Wyndham	13	0	28	41	64	25
Yarra	0	0	19	19	24	17
Yarra Ranges	17	0	45	62	135	35
TOTAL	416	0	1,753	2,169	4,853	1,040

* *Note.* The SA3 region “Colac - Corangamite” is not reported in NDIA data. The SA3 region “Warrnambool” is called “Warrnambool - Otway Ranges” in NDIA data.

Queensland

Table 19 shows that there is a total number of 1,378 SDA dwellings in Queensland, comprising 462 dwellings in the pipeline and 916 dwellings enrolled by the NDIA. It also indicates a state-wide number of 1,493 SDA participants who are not seeking SDA dwellings, and 779 who are seeking SDA dwellings. Zooming into SA3 regions, Toowoomba has the highest number of enrolled SDA dwellings (58) and the highest number of properties in the pipeline (36), thus having the most total SDA supply in Queensland. However, Forest Lake - Oxley (49) is the SA3 region with the highest number of participants who are looking for SDA properties, while Toowoomba (34) only ranks second place.

Table 19 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in Queensland

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Bald Hills - Everton Park	2	0	4	6	6	7
Beaudesert	0	0	0	0	12	0
Beenleigh	2	0	5	7	6	6
Bowen Basin - North	0	0	0	0	0	2
Bribie - Beachmere	0	0	0	0	2	2
Brisbane Inner	0	0	10	10	7	9
Brisbane Inner - East	2	0	0	2	2	4
Brisbane Inner - North	0	0	36	36	24	23
Brisbane Inner - West	10	0	3	13	2	3
Broadbeach - Burleigh	13	0	16	29	13	6
Browns Plains	7	0	28	35	39	11
Buderim	0	0	7	7	17	7
Bundaberg	5	0	40	45	53	18
Burnett	0	0	5	5	13	1
Caboolture	30	0	26	56	30	17
Caboolture Hinterland	0	0	0	0	1	0

Cairns - North	0	0	0	0	3	4
Cairns - South	0	0	24	24	39	19
Caloundra	24	0	21	45	24	18
Capalaba	0	0	10	10	22	11
Carindale	9	0	4	13	3	5
Centenary	0	0	14	14	19	10
Central Highlands (Qld)	0	0	4	4	3	1
Charters Towers - Ayr - Ingham	0	0	3	3	10	4
Chermside	4	0	13	17	12	18
Cleveland - Stradbroke	14	0	4	18	15	15
Coolangatta	7	0	18	25	13	8
Darling Downs - East	0	0	4	4	4	0
Darling Downs (West) - Maranoa	0	0	1	1	6	3
Far North	0	0	0	0	1	0
Forest Lake - Oxley	22	0	26	48	44	49
Gladstone - Biloela	0	0	4	4	5	1
Gold Coast - North	1	0	8	9	9	16
Gold Coast Hinterland	0	0	0	0	1	0
Granite Belt	1	0	3	4	18	3
Gympie - Cooloola	2	0	7	9	21	1
Hervey Bay	10	0	34	44	28	25
Hills District	0	0	16	16	13	11
Holland Park - Yeronga	26	0	15	41	12	9
Innisfail - Cassowary Coast	0	0	2	2	4	0
Ipswich Hinterland	0	0	3	3	3	5
Ipswich Inner	23	0	29	52	138	25

Jimboomba	0	0	5	5	4	3
Kenmore - Brookfield - Moggill	0	0	13	13	15	8
Loganlea - Carbrook	14	0	23	37	32	17
Mackay	6	0	8	14	24	5
Maroochy	0	0	6	6	6	7
Maryborough	1	0	16	17	18	15
Mt Gravatt	5	0	7	12	8	8
Mudgeeraba - Tallebudgera	0	0	1	1	8	3
Nambour*	3	0	16	19	31	11
Narangba - Burpengary	5	0	18	23	23	26
Nathan	0	0	4	4	18	4
Nerang	5	0	1	6	4	4
Noosa	8	0	1	9	4	4
North Lakes	17	0	13	30	16	15
Nundah	0	0	21	21	28	13
Ormeau - Oxenford	20	0	34	54	33	18
Outback - North	0	0	0	0	0	2
Outback - South	0	0	0	0	0	0
Port Douglas - Daintree	0	0	1	1	2	1
Redcliffe	13	0	7	20	19	19
Robina	0	0	18	18	15	13
Rockhampton	8	0	25	33	67	21
Rocklea - Acacia Ridge	5	0	7	12	9	9
Sandgate	1	0	7	8	22	14
Sherwood - Indooroopilly	0	0	3	3	11	5
Southport	15	0	22	37	23	19

Springfield - Redbank	8	0	27	35	41	19
Springwood - Kingston	14	0	0	14	8	5
Strathpine	2	0	12	14	14	6
Sunnybank	0	0	9	9	15	7
Sunshine Coast Hinterland	19	0	1	20	8	4
Surfers Paradise	0	0	6	6	3	5
Tablelands (East) - Kuranda	0	0	1	1	3	0
The Gap - Enoggera	0	0	24	24	24	17
Toowoomba	36	0	58	94	174	34
Townsville	22	0	42	64	51	31
Whitsunday	0	0	2	2	4	0
Wynnum - Manly	21	0	10	31	11	10
TOTAL	462	0	916	1,378	1,493	779

* *Note.* The SA3 region “Nambour” is called “Nambour - Pomona” in NDIA data.

Western Australia

Table 20 shows a breakdown of the number of SDA dwellings in the pipeline and enrolled, and the number of SDA participants in Western Australia. Similar to the previous edition of the SDA supply premium report⁹, there are more dwellings in the pipeline (248) than enrolled (92) in Western Australia. Interestingly, although there are only 92 enrolled SDA dwellings, 1,126 SDA participants are currently living in SDA and reportedly not looking for a new SDA property. This implies that a large proportion of participants in Western Australia are living in shared SDA accommodation, such as group homes. Focusing on SA3 regions, Joondalup has the highest total number of SDA dwellings (37), whilst Stirling has the highest number of participants looking for SDA properties (17).

Table 20 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in Western Australia

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Albany	3	0	0	3	13	0
Armadale	1	0	10	11	26	8
Augusta - Margaret River - Busselton	10	0	0	10	3	3
Bayswater - Bassendean	11	0	2	13	106	7
Belmont - Victoria Park	7	0	2	9	86	7
Bunbury	25	0	0	25	31	3
Canning	15	0	18	33	56	7
Cockburn	17	0	3	20	34	6
Cocos (Keeling) Islands	0	0	0	0	0	0
Cottesloe - Claremont	16	0	5	21	33	4
Esperance	0	0	0	0	2	0
Fremantle	12	0	0	12	16	0
Gascoyne	0	0	0	0	0	0

⁹ Aimers, N., Goodwin, I., Bishop, G. M., Rathbone, A., & Winkler, D. (2021). Specialist Disability Accommodation, Supply in Australia. Premium Addendum. February 2021. Melbourne, Australia: Housing Hub and Summer Foundation.

Goldfields	0	0	0	0	2	1
Gosnells	15	0	3	18	87	7
Joondalup	22	0	15	37	29	6
Kalamunda	0	0	0	0	44	3
Kimberley	0	0	0	0	1	3
Kwinana	5	0	4	9	2	3
Mandurah	11	0	9	20	31	13
Manjimup	0	0	0	0	1	2
Melville	10	0	0	10	34	6
Mid West	10	0	6	16	10	5
Mundaring	0	0	2	2	43	2
Perth City	10	0	0	10	16	12
Pilbara	0	0	0	0	0	0
Rockingham	11	0	6	17	25	11
Serpentine - Jarrahdale	0	0	0	0	0	0
South Perth	0	0	0	0	7	2
Stirling	20	0	1	21	186	17
Swan	6	0	2	8	110	12
Wanneroo	8	0	4	12	91	9
Wheat Belt - North	3	0	0	3	1	4
Wheat Belt - South	0	0	0	0	0	0
TOTAL	248	0	92	340	1,126	163

South Australia

As shown in Table 21, South Australia has 1,171 enrolled SDA dwellings, but only a small number of 64 dwellings in the pipeline. Interestingly, the SA3 regions that have the largest number of enrolled SDA properties only have a small number of dwellings in the pipeline (i.e., 211 enrolled dwellings versus 1 dwelling in the pipeline in Marion; and 168 versus 2 dwellings in Port Adelaide - East). In total, 363 participants are seeking SDA properties in South Australia, with Salisbury having the highest number (41).

Table 21 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in South Australia

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Adelaide City	0	0	35	35	13	14
Adelaide Hills	0	0	20	20	37	3
Barossa	0	0	5	5	9	1
Burnside	0	0	6	6	21	15
Campbelltown (SA)	0	0	39	39	53	6
Charles Sturt	10	0	81	91	75	29
Eyre Peninsula and South West	0	0	14	14	26	7
Fleurieu - Kangaroo Island	0	0	28	28	35	7
Gawler - Two Wells	0	0	12	12	14	7
Holdfast Bay	10	0	30	40	122	24
Limestone Coast	1	0	36	37	38	7
Lower North	0	0	2	2	1	2
Marion	1	0	211	212	201	39
Mid North	0	0	9	9	14	4
Mitcham	0	0	44	44	95	18
Murray and Mallee	0	0	34	34	65	4

Norwood - Payneham - St Peters	13	0	17	30	23	13
Onkaparinga	8	0	47	55	101	18
Outback - North and East	0	0	4	4	16	3
Playford	0	0	94	94	121	24
Port Adelaide - East	2	0	168	170	208	30
Port Adelaide - West	0	0	41	41	53	11
Prospect - Walkerville	0	0	10	10	11	4
Salisbury	4	0	93	97	126	41
Tea Tree Gully	0	0	12	12	22	6
Unley	15	0	21	36	17	8
West Torrens	0	0	54	54	52	15
Yorke Peninsula	0	0	4	4	12	3
TOTAL	64	0	1,171	1,235	1,581	363

Tasmania

The total number of SDA dwellings in the pipeline, In-Kind, and enrolled in Tasmania are shown below in Table 22. Tasmania records a large proportion of In-kind dwellings (203), whereas there are only 43 enrolled dwellings and 27 dwellings in the pipeline. Hobart - North West has the highest total number of projected SDA dwellings (65), followed by Burnie - Ulverstone (59). While Burnie - Ulverstone also has the highest number of participants looking for SDA properties (20), there are reportedly only 3 participants looking for SDA in Hobart - North West.

Table 22 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in Tasmania

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Brighton	0	4	1	5	11	0
Burnie - Ulverstone	10	40	9	59	46	20
Central Highlands (Tas.)	0	0	0	0	0	0
Devonport	12	17	5	34	34	9
Hobart - North East	0	14	0	14	33	5
Hobart - North West	0	60	5	65	95	3
Hobart - South and West	0	7	0	7	13	0
Hobart Inner	5	26	7	38	34	3
Huon - Bruny Island	0	2	0	2	4	1
Launceston	0	32	10	42	66	14
Meander Valley - West Tamar	0	0	4	4	1	1
North East	0	1	2	3	29	2
Sorell - Dodges Ferry	0	0	0	0	2	1
South East Coast	0	0	0	0	0	1
West Coast	0	0	0	0	1	0
TOTAL	27	203	43	273	369	60

Australian Capital Territory

The breakdown across SA3 regions for the Australian Capital Territory can be found in Table 23. There are 144 enrolled SDA dwellings, which together with the 30 dwellings in the pipeline sum to a total of 174 projected SDA dwellings. Belconnen has the highest total number of projected dwellings (46), and the highest number of participants seeking SDA properties (18). Interestingly, the SA3 region with the second-largest number of participants seeking SDA (Tuggeranong) does not currently have any dwellings in the pipeline.

Table 23 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in Australian Capital Territory

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Belconnen	10	0	36	46	40	18
Cotter - Namadgi	0	0	1	1	0	0
Fyshwick - Pialligo - Hume	0	0	0	0	0	0
Gungahlin	0	0	11	11	17	2
North Canberra	10	0	22	32	19	1
South Canberra	0	0	8	8	12	0
Tuggeranong	0	0	39	39	44	10
Weston Creek	0	0	14	14	20	5
Woden Valley*	10	0	13	23	14	4
TOTAL	30	0	144	174	166	40

* *Note.* The SA3 region “Woden Valley” is called “Woden” in NDIA data.

Northern Territory

As shown in Table 24 below, the Northern Territory has a total of 35 SDA dwellings, of which 29 are enrolled and 6 are in the pipeline. The highest number of SDA dwellings in the pipeline is in Darwin Suburbs (4), which also records the most enrolled dwellings (12). The largest number of participants seeking SDA is in Alice Springs (14); however, this SA3 region only has a total of 4 SDA dwellings, with two still being in the pipeline.

Table 24 - Estimated number of SDA dwellings in the pipeline, number of In-Kind dwellings, number of enrolled SDA dwellings, and number of SDA participants for each SA3 region in Northern Territory

<i>SA3 Name</i>	<i>Number of SDA Dwellings in the Pipeline</i>	<i>Number of In-Kind SDA Dwellings</i>	<i>Number of Enrolled SDA Dwellings</i>	<i>Total Number of Dwellings</i>	<i>Number of participants not seeking dwelling</i>	<i>Number of participants seeking dwelling</i>
Alice Springs	2	0	2	4	31	14
Barkly	0	0	2	2	3	0
Daly - Tiwi - West Arnhem	0	0	0	0	3	0
Darwin City	0	0	1	1	1	1
Darwin Suburbs	4	0	12	16	57	9
East Arnhem	0	0	0	0	0	2
Katherine	0	0	3	3	14	2
Litchfield	0	0	1	1	6	0
Palmerston	0	0	8	8	14	7
TOTAL	6	0	29	35	129	35

SA3 Regions and NDIA Data by Design Category

This section presents SDA supply in Australia for each SA3 region (pipeline and enrolled dwellings) and breaks this down by design category (i.e. High Physical Support, Fully Accessible, Robust, Improved Liveability and Basic). The pipeline data was again collected from the SDA supply survey by the Housing Hub and Summer Foundation in July and August 2021¹⁰, and the NDIA data (as of 30th September 2021) was again used to report on the number of enrolled dwellings¹¹. This section differs from the previous section, as it does not include dwellings that are In-Kind. Across all of Australia, there are a total of 8,222 SDA dwellings enrolled or in the pipeline, including 2,770 that are High Physical Support (1,621 enrolled and 1,149 in the pipeline), 1,130 that are Fully Accessible (958 enrolled and 172 in the pipeline), 645 that are Robust (397 enrolled and 248 in the pipeline), 1,487 that are Improved Liveability (1,397 enrolled and 90 in the pipeline), 2,188 that are Basic (all of which are enrolled), and finally 2 dwellings in the pipeline for which the design category is unknown.

¹⁰ Housing Hub and Summer Foundation (2021). 'Specialist Disability Accommodation Supply in Australia.'
<https://www.summerfoundation.org.au/resources/specialist-disability-accommodation-supply-in-australia/>

¹¹ NDIA (2020). 'SDA Enrolled Dwellings and NDIS Demand Data.' Appendix P, Table P.17. Data available at: <https://data.ndis.gov.au/data-downloads>

New South Wales

Table 25 shows the number of SDA dwellings enrolled and in the pipeline by design category for each SA3 region in New South Wales. Dwellings with a Basic design (1,119) represent the largest design category among enrolled SDA properties, with Dubbo (52) being the most common SA3 region for these dwellings. In comparison, High Physical Support is the most prevalent design category among dwellings in the pipeline (209), with the most common SA3 region for these dwellings being Blacktown (27). Interestingly, the number of enrolled Robust dwellings and the number of Robust dwellings in the pipeline are equal (83 for both).

Table 25 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in New South Wales, broken down by design category

SA3 Name	Design Category										Total
	Fully Accessible		High Physical Support		Improved Liveability		Robust		Basic		
	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Albury	2	5	3	2	18	2	5	2	32	0	71
Armidale	7	0	1	0	6	0	0	0	4	0	18
Auburn	11	0	16	0	2	0	0	0	11	0	40
Bankstown	0	0	3	0	1	0	0	0	17	0	21
Bathurst	6	0	1	0	1	0	4	0	5	0	17
Baulkham Hills	22	0	11	0	30	0	2	0	27	0	92
Blacktown	2	1	4	27	6	2	0	2	28	0	72
Blacktown - North	12	0	11	0	4	0	0	0	27	0	54
Blue Mountains	3	0	1	0	7	0	5	0	20	0	36
Blue Mountains - South	0	0	0	0	0	0	0	0	0	0	0
Botany	0	0	1	3	2	0	1	0	10	0	17
Bourke - Cobar - Coonamble	1	0	0	0	0	0	0	0	0	0	1
Bringelly - Green Valley	4	0	4	7	2	0	2	4	3	0	26

Broken Hill and Far West	0	0	0	0	1	0	0	0	0	0	1
Camden	0	0	0	0	1	0	1	5	8	0	15
Campbelltown (NSW)	5	20	18	9	2	1	4	0	31	0	90
Canada Bay	0	0	1	2	0	2	1	8	2	0	16
Canterbury	2	0	10	0	0	0	1	0	22	0	35
Carlingford	7	0	0	0	17	0	0	1	11	0	36
Chatswood - Lane Cove	0	8	0	6	6	0	0	1	3	0	24
Clarence Valley	1	0	4	0	2	0	1	0	3	0	11
Coffs Harbour	1	0	0	2	2	0	1	2	15	0	23
Cronulla - Miranda - Caringbah	2	0	4	0	12	0	0	0	42	0	60
Dapto - Port Kembla	0	0	2	0	7	0	0	0	7	0	16
Dubbo	2	0	5	0	1	0	8	0	52	0	68
Dural - Wisemans Ferry	0	0	0	0	1	0	0	0	8	0	9
Eastern Suburbs - North	0	0	0	0	0	0	0	0	2	0	2
Eastern Suburbs - South	0	0	1	1	0	1	1	4	9	0	17
Fairfield	5	0	0	0	7	0	0	0	14	0	26
Gosford	5	0	22	0	2	0	1	0	27	0	57
Goulburn - Yass	0	0	0	0	0	0	1	0	32	0	33
Great Lakes	0	0	0	0	0	0	0	0	5	0	5
Griffith - Murrumbidgee (West)	0	0	0	0	7	0	0	0	3	0	10

Hawkesbury	3	0	0	0	2	0	0	0	1	0	6
Hornsby	4	6	13	17	1	1	0	5	26	0	73
Hurstville	0	0	3	0	9	0	0	0	19	0	31
Illawarra Catchment Reserve	0	0	0	0	0	0	0	0	0	0	0
Inverell - Tenterfield	0	0	4	0	0	0	0	0	0	0	4
Kempsey - Nambucca	0	0	0	0	4	0	0	2	6	0	12
Kiama - Shellharbour	0	0	2	0	1	0	0	0	25	0	28
Kogarah - Rockdale	1	2	25	18	8	0	0	0	12	0	66
Ku-ring-gai	0	0	2	0	0	0	2	0	4	0	8
Lachlan Valley	0	0	0	0	0	0	0	0	7	0	7
Lake Macquarie - East	7	0	27	1	1	0	0	0	22	0	58
Lake Macquarie - West	1	0	25	0	1	0	1	0	15	0	43
Leichhardt	0	0	0	0	0	0	0	0	1	0	1
Lithgow - Mudgee	3	0	0	0	0	0	0	0	2	0	5
Liverpool	4	5	13	16	4	0	0	0	14	0	56
Lord Howe Island	0	0	0	0	0	0	0	0	0	0	0
Lower Hunter	5	0	1	0	1	0	1	0	10	0	18
Lower Murray	0	0	0	0	0	0	0	0	0	0	0
Maitland	4	2	5	0	1	0	2	0	12	0	26
Manly	0	0	0	0	0	0	0	0	0	0	0
Marrickville - Sydenham - Petersham	0	0	0	0	1	0	0	1	1	0	3
Merrylands - Guildford	16	11	36	11	40	0	0	1	32	0	147

Moree - Narrabri	0	0	0	0	2	0	0	0	3	0	5
Mount Druitt	0	0	2	6	21	1	1	6	8	0	45
Newcastle	0	0	54	0	10	0	0	0	32	0	96
North Sydney - Mosman	0	0	0	0	0	0	0	0	0	0	0
Orange	0	0	5	0	9	0	2	0	22	0	38
Parramatta	10	0	16	6	30	1	0	11	24	0	98
Pennant Hills - Epping	1	2	0	5	6	0	0	1	6	0	21
Penrith	18	0	35	2	52	19	11	0	28	0	165
Pittwater	2	0	1	0	1	0	0	0	5	0	9
Port Macquarie	1	0	0	0	2	0	6	0	15	0	24
Port Stephens	0	0	8	0	0	0	1	0	6	0	15
Queanbeyan	0	0	0	0	0	0	0	0	8	0	8
Richmond - Windsor	12	0	2	0	0	0	3	2	4	0	23
Richmond Valley - Coastal	5	0	5	3	1	0	0	2	13	0	29
Richmond Valley - Hinterland	1	9	1	0	7	1	0	2	16	0	37
Rouse Hill - McGraths Hill	0	0	0	10	2	0	1	0	1	0	14
Ryde - Hunters Hill	24	0	44	0	7	0	2	1	43	0	121
Shoalhaven	0	0	4	0	9	0	2	0	9	0	24
Snowy Mountains	0	0	0	0	0	0	0	0	0	0	0
South Coast	4	0	8	0	3	0	0	0	12	0	27
Southern Highlands	0	0	0	0	0	0	2	0	1	0	3

St Marys	0	0	0	0	0	0	0	0	16	0	16
Strathfield - Burwood - Ashfield	0	0	0	0	0	0	0	0	17	0	17
Sutherland - Menai - Heathcote	0	0	10	14	9	1	0	10	14	0	58
Sydney Inner City	0	4	0	10	20	0	1	0	4	0	39
Tamworth - Gunnedah	7	0	1	0	4	0	0	0	11	0	23
Taree - Gloucester	0	0	0	2	5	0	0	0	13	0	20
Tumut - Tumbarumba	0	0	0	0	0	0	0	0	2	0	2
Tweed Valley	0	0	3	0	6	0	0	0	6	0	15
Upper Hunter	0	0	0	0	0	0	0	0	1	0	1
Upper Murray exc. Albury	0	0	3	0	0	0	0	0	3	0	6
Wagga Wagga	1	0	4	3	1	0	3	3	18	0	33
Warringah	9	1	12	13	5	1	0	6	25	0	72
Wollondilly	0	0	1	0	0	0	0	0	1	0	2
Wollongong	0	0	5	10	4	0	0	0	10	0	29
Wyong	8	7	14	3	6	0	3	1	33	0	75
TOTAL	251	83	517	209	443	33	83	83	1,119	0	2,821

Victoria

As can be seen in Table 26, there is a relatively even spread of enrolled dwellings across the different design categories in Victoria. One exception is the Robust design category, which represents only 9% of all enrolled SDA dwellings in this state. In contrast to enrolled dwellings, pipeline dwellings are heavily concentrated in the High Physical Support design category, with Melbourne City (28) having the highest number of High Physical Support dwellings under development.

Table 26 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in Victoria, broken down by design category

SA3 Name	Design Category										Total
	Fully Accessible		High Physical Support		Improved Liveability		Robust		Basic		
	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Ballarat	7	2	11	18	41	6	17	2	6	0	110
Banyule	12	2	23	2	16	1	1	0	17	0	74
Barwon - West	0	0	0	0	0	0	0	0	0	0	0
Baw Baw	1	0	1	0	8	0	2	1	6	0	19
Bayside	4	0	5	6	4	0	1	0	19	0	39
Bendigo	3	0	22	4	12	8	12	4	2	0	67
Boroondara	15	0	7	0	3	0	6	0	4	0	35
Brimbank	17	2	6	8	10	0	2	0	4	0	49
Brunswick - Coburg	0	0	0	14	9	0	1	0	3	0	27
Campaspe	2	0	5	3	4	0	1	0	8	0	23
Cardinia	0	0	3	0	4	0	1	0	1	0	9
Casey - North	1	1	1	5	13	0	2	4	1	0	28
Casey - South	5	1	8	1	11	6	4	7	5	0	48
Colac - Corangamite*	NA	1	NA	1	NA	0	NA	1	NA	0	3

Creswick - Daylesford - Ballan	2	0	0	0	3	0	0	0	0	0	5
Dandenong	8	1	18	22	11	2	9	2	10	0	83
Darebin - North	19	1	11	16	10	0	1	0	9	0	67
Darebin - South	2	0	19	0	4	0	0	0	7	0	32
Essendon	1	0	9	10	2	0	0	0	2	0	24
Frankston	9	1	3	11	8	0	3	12	6	0	53
Geelong	7	2	30	15	26	0	14	12	13	0	119
Gippsland - East	0	0	1	0	6	0	2	0	2	0	11
Gippsland - South West	0	0	0	0	3	0	2	0	1	0	6
Glen Eira	21	0	2	6	9	0	0	2	13	0	53
Glenelg - Southern Grampians	1	2	3	1	0	0	0	0	4	0	11
Grampians	12	0	4	4	10	1	9	0	19	0	59
Heathcote - Castlemaine - Kyneton	0	0	1	0	3	0	2	0	8	0	14
Hobsons Bay	3	0	16	0	8	0	3	0	1	0	31
Keilor	3	0	2	0	4	0	1	0	0	0	10
Kingston	17	0	9	2	6	0	4	0	15	0	53
Knox	10	4	15	5	5	0	2	1	6	0	48
Latrobe Valley	2	0	0	3	9	0	8	2	5	0	29
Loddon - Elmore	0	0	0	0	0	0	0	0	0	0	0
Macedon Ranges	0	0	0	0	0	0	0	0	0	0	0
Manningham - East	0	0	0	0	0	0	0	0	0	0	0
Manningham - West	4	0	7	0	7	0	1	3	1	0	23

Maribyrnong	4	0	27	8	0	0	0	0	1	0	40
Maroondah	18	0	15	6	12	0	6	0	7	0	64
Maryborough - Pyrenees	0	0	0	0	0	0	0	0	3	0	3
Melbourne City	0	5	30	28	1	0	0	0	0	0	64
Melton - Bacchus Marsh	8	0	7	0	7	0	2	0	3	0	27
Mildura	17	0	1	0	12	0	0	0	2	0	32
Moira	1	0	0	0	0	0	0	0	1	0	2
Monash	12	2	25	0	10	0	1	0	14	0	64
Moreland - North	11	0	3	0	6	0	3	0	3	0	26
Mornington Peninsula	17	6	12	0	13	0	4	0	7	0	59
Murray River - Swan Hill	1	0	3	0	0	0	0	0	3	0	7
Nillumbik - Kinglake	1	4	0	0	4	0	0	0	1	0	10
Port Phillip	3	0	1	10	3	0	0	0	4	0	21
Shepparton	2	1	2	7	8	1	2	0	3	0	26
Stonnington - East	0	2	3	8	1	0	0	0	0	0	14
Stonnington - West	0	0	0	10	0	0	0	0	1	0	11
Sunbury	3	0	0	0	1	0	1	0	1	0	6
Surf Coast - Bellarine Peninsula	0	0	5	3	1	0	0	0	1	0	10
Tullamarine - Broadmeadows	3	0	7	0	2	0	2	0	3	0	17
Upper Goulburn Valley	0	0	1	0	1	0	0	0	1	0	3
Wangaratta - Benalla	7	0	3	0	2	0	1	0	8	0	21
Warrnambool*	3	0	11	0	9	0	6	4	18	0	51

Wellington	3	1	0	1	9	0	1	0	3	0	18
Whitehorse - East	20	0	0	0	6	0	0	0	2	0	28
Whitehorse - West	10	2	5	8	9	2	6	0	16	0	58
Whittlesea - Wallan	19	2	6	6	19	0	9	5	7	0	73
Wodonga - Alpine	4	0	3	0	6	0	2	0	15	0	30
Wyndham	6	1	14	11	7	1	0	0	1	0	41
Yarra	0	0	17	0	0	0	0	0	2	0	19
Yarra Ranges	17	2	3	2	3	9	6	4	16	0	62
TOTAL	378	48	446	265	421	37	163	66	345	0	2,169

* *Note.* The SA3 region “Colac - Corangamite” is not reported in NDIA data. The SA3 region “Warrnambool” is called “Warrnambool - Otway Ranges” in NDIA data.

Queensland

Table 27 highlights SDA dwellings by design categories across SA3 regions in Queensland. High Physical Support is the most common design category for both enrolled dwellings (368) and dwellings in the pipeline (331). Interestingly, there are more Robust dwellings in the pipeline (91) than enrolled (79). The SA3 region where the largest number of Robust dwellings are in the pipeline is Sunshine Coast Hinterland (19).

Table 27 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in Queensland, broken down by design category

<i>SA3 Name</i>	<i>Design Category</i>										<i>Total</i>
	<i>Fully Accessible</i>		<i>High Physical Support</i>		<i>Improved Liveability</i>		<i>Robust</i>		<i>Basic</i>		
	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Bald Hills - Everton Park	1	0	0	1	1	1	1	0	1	0	6
Beaudesert	0	0	0	0	0	0	0	0	0	0	0
Beenleigh	0	0	1	0	0	0	3	2	1	0	7
Bowen Basin - North	0	0	0	0	0	0	0	0	0	0	0
Bribie - Beachmere	0	0	0	0	0	0	0	0	0	0	0
Brisbane Inner	0	0	10	0	0	0	0	0	0	0	10
Brisbane Inner - East	0	0	0	2	0	0	0	0	0	0	2
Brisbane Inner - North	10	0	21	0	2	0	0	0	3	0	36
Brisbane Inner - West	0	0	0	10	1	0	0	0	2	0	13
Broadbeach - Burleigh	3	0	9	13	0	0	0	0	4	0	29
Browns Plains	7	0	10	3	2	0	7	4	2	0	35
Buderim	1	0	3	0	3	0	0	0	0	0	7
Bundaberg	8	0	5	5	14	0	5	0	8	0	45
Burnett	1	0	0	0	3	0	0	0	1	0	5
Caboolture	1	0	8	18	5	1	12	11	0	0	56

Caboolture Hinterland	0	0	0	0	0	0	0	0	0	0	0
Cairns - North	0	0	0	0	0	0	0	0	0	0	0
Cairns - South	15	0	7	0	1	0	0	0	1	0	24
Caloundra	6	10	14	1	0	13	0	0	1	0	45
Capalaba	2	0	0	0	3	0	0	0	5	0	10
Carindale	0	0	4	9	0	0	0	0	0	0	13
Centenary	0	0	14	0	0	0	0	0	0	0	14
Central Highlands (Qld)	4	0	0	0	0	0	0	0	0	0	4
Charters Towers - Ayr - Ingham	0	0	0	0	2	0	0	0	1	0	3
Chermside	0	0	9	4	3	0	0	0	1	0	17
Cleveland - Stradbroke	0	0	1	9	1	0	1	5	1	0	18
Coolangatta	4	0	14	7	0	0	0	0	0	0	25
Darling Downs - East	3	0	1	0	0	0	0	0	0	0	4
Darling Downs (West) - Maranoa	0	0	0	0	1	0	0	0	0	0	1
Far North	0	0	0	0	0	0	0	0	0	0	0
Forest Lake - Oxley	2	0	1	20	9	0	11	2	3	0	48
Gladstone - Biloela	2	0	0	0	2	0	0	0	0	0	4
Gold Coast - North	5	1	0	0	0	0	0	0	3	0	9
Gold Coast Hinterland	0	0	0	0	0	0	0	0	0	0	0
Granite Belt	0	0	0	1	2	0	0	0	1	0	4
Gympie - Cooloola	0	0	0	2	7	0	0	0	0	0	9
Hervey Bay	17	0	3	10	2	0	3	0	9	0	44
Hills District	3	0	8	0	4	0	0	0	1	0	16

Holland Park - Yeronga	0	4	14	22	1	0	0	0	0	0	41
Innisfail - Cassowary Coast	2	0	0	0	0	0	0	0	0	0	2
Ipswich Hinterland	3	0	0	0	0	0	0	0	0	0	3
Ipswich Inner	2	0	13	14	3	0	7	9	4	0	52
Jimboomba	1	0	4	0	0	0	0	0	0	0	5
Kenmore - Brookfield - Moggill	0	0	13	0	0	0	0	0	0	0	13
Loganlea - Carbrook	0	1	10	6	9	0	2	7	2	0	37
Mackay	3	0	0	6	3	0	0	0	2	0	14
Maroochy	0	0	5	0	1	0	0	0	0	0	6
Maryborough	3	0	4	1	2	0	5	0	2	0	17
Mt Gravatt	1	0	4	5	0	0	2	0	0	0	12
Mudgeeraba - Tallebudgera	0	0	0	0	0	0	1	0	0	0	1
Nambour*	1	0	2	2	4	0	5	1	4	0	19
Narangba - Burpengary	4	0	9	3	1	0	4	2	0	0	23
Nathan	0	0	1	0	2	0	0	0	1	0	4
Nerang	0	0	0	5	0	0	1	0	0	0	6
Noosa	0	0	1	8	0	0	0	0	0	0	9
North Lakes	1	0	10	9	1	0	0	8	1	0	30
Nundah	0	0	10	0	1	0	0	0	10	0	21
Ormeau - Oxenford	5	1	26	14	1	0	2	5	0	0	54
Outback - North	0	0	0	0	0	0	0	0	0	0	0
Outback - South	0	0	0	0	0	0	0	0	0	0	0
Port Douglas - Daintree	0	0	0	0	0	0	0	0	1	0	1

Redcliffe	2	0	4	13	1	0	0	0	0	0	20
Robina	0	0	18	0	0	0	0	0	0	0	18
Rockhampton	13	5	2	0	7	2	0	1	3	0	33
Rocklea - Acacia Ridge	0	0	4	5	0	0	1	0	2	0	12
Sandgate	1	0	3	1	2	0	0	0	1	0	8
Sherwood - Indooroopilly	0	0	0	0	3	0	0	0	0	0	3
Southport	3	0	3	15	15	0	0	0	1	0	37
Springfield - Redbank	2	0	18	2	7	0	0	6	0	0	35
Springwood - Kingston	0	0	0	12	0	0	0	2	0	0	14
Strathpine	2	0	1	2	9	0	0	0	0	0	14
Sunnybank	0	0	0	0	3	0	0	0	6	0	9
Sunshine Coast Hinterland	0	0	1	0	0	0	0	19	0	0	20
Surfers Paradise	0	0	4	0	2	0	0	0	0	0	6
Tablelands (East) - Kuranda	0	0	0	0	1	0	0	0	0	0	1
The Gap - Enoggera	0	0	3	0	20	0	0	0	1	0	24
Toowoomba	8	0	22	29	16	0	1	7	11	0	94
Townsville	14	1	10	21	8	0	4	0	6	0	64
Whitsunday	0	0	0	0	2	0	0	0	0	0	2
Wynnum - Manly	1	0	6	21	2	0	1	0	0	0	31
TOTAL	167	23	368	331	195	17	79	91	107	0	1,378

* Note. The SA3 region "Nambour" is called "Nambour - Pomona" in NDIA data.

Western Australia

Table 28 outlines SDA dwellings by design category for each SA3 region in Western Australia. Similar to the previous edition of the SDA supply premium addendum¹², there is a significant number of High Physical Support dwellings in the pipeline (232), many of which are located in Bunbury (25) and Joondalup (22). In contrast, the number of enrolled dwellings and the number of dwellings in the pipeline for all other categories range only between 0 to 47.

Table 28 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in Western Australia, broken down by design category

<i>SA3 Name</i>	<i>Design Category</i>										<i>Total</i>
	<i>Fully Accessible</i>		<i>High Physical Support</i>		<i>Improved Liveability</i>		<i>Robust</i>		<i>Basic</i>		
	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Albany	0	0	0	3	0	0	0	0	0	0	3
Armadale	0	0	0	1	10	0	0	0	0	0	11
Augusta - Margaret River - Busselton	0	0	0	10	0	0	0	0	0	0	10
Bayswater - Bassendean	0	0	1	11	1	0	0	0	0	0	13
Belmont - Victoria Park	0	0	0	7	0	0	0	0	2	0	9
Bunbury	0	0	0	25	0	0	0	0	0	0	25
Canning	1	0	15	15	1	0	0	0	1	0	33
Cockburn	0	0	3	17	0	0	0	0	0	0	20
Cocos (Keeling) Islands	0	0	0	0	0	0	0	0	0	0	0
Cottesloe - Claremont	0	0	5	16	0	0	0	0	0	0	21
Esperance	0	0	0	0	0	0	0	0	0	0	0
Fremantle	0	0	0	12	0	0	0	0	0	0	12

¹² Aimers, N., Goodwin, I., Bishop, G. M., Rathbone, A., & Winkler, D. (2021). Specialist Disability Accommodation, Supply in Australia. Premium Addendum. February 2021. Melbourne, Australia: Housing Hub and Summer Foundation.

Gascoyne	0	0	0	0	0	0	0	0	0	0	0
Goldfields	0	0	0	0	0	0	0	0	0	0	0
Gosnells	1	7	2	7	0	1	0	0	0	0	18
Joondalup	0	0	14	22	0	0	0	0	1	0	37
Kalamunda	0	0	0	0	0	0	0	0	0	0	0
Kimberley	0	0	0	0	0	0	0	0	0	0	0
Kwinana	4	0	0	5	0	0	0	0	0	0	9
Mandurah	8	0	1	9	0	2	0	0	0	0	20
Manjimup	0	0	0	0	0	0	0	0	0	0	0
Melville	0	0	0	10	0	0	0	0	0	0	10
Mid West	5	1	0	9	0	0	1	0	0	0	16
Mundaring	1	0	0	0	0	0	0	0	1	0	2
Perth City	0	0	0	10	0	0	0	0	0	0	10
Pilbara	0	0	0	0	0	0	0	0	0	0	0
Rockingham	6	1	0	10	0	0	0	0	0	0	17
Serpentine - Jarrahdale	0	0	0	0	0	0	0	0	0	0	0
South Perth	0	0	0	0	0	0	0	0	0	0	0
Stirling	0	1	1	18	0	0	0	1	0	0	21
Swan	0	0	2	6	0	0	0	0	0	0	8
Wanneroo	1	0	3	8	0	0	0	0	0	0	12
Wheat Belt - North	0	1	0	1	0	0	0	1	0	0	3
Wheat Belt - South	0	0	0	0	0	0	0	0	0	0	0
TOTAL	27	11	47	232	12	3	1	2	5	0	340

South Australia

As can be seen in Table 29, there are no dwellings with Improved Liveability design in the pipeline in South Australia. The most common design category among pipeline dwellings is High Physical Support at 54 dwellings, which are particularly concentrated in the following 4 SA3 regions: Unley; Norwood - Payneham - St Peters; Charles Sturt; and Holdfast Bay. For enrolled dwellings, the most common design category is Basic (566), of which 23% are located in Marion.

Table 29 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in South Australia, broken down by design category

SA3 Name	Design Category										Total
	Fully Accessible		High Physical Support		Improved Liveability		Robust		Basic		
	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Adelaide City	2	0	30	0	2	0	0	0	1	0	35
Adelaide Hills	0	0	0	0	0	0	2	0	18	0	20
Barossa	0	0	0	0	0	0	0	0	5	0	5
Burnside	0	0	5	0	0	0	0	0	1	0	6
Campbelltown (SA)	2	0	9	0	1	0	0	0	27	0	39
Charles Sturt	9	0	10	10	12	0	4	0	46	0	91
Eyre Peninsula and South West	0	0	0	0	4	0	0	0	10	0	14
Fleurieu - Kangaroo Island	0	0	1	0	13	0	0	0	14	0	28
Gawler - Two Wells	0	0	7	0	4	0	0	0	1	0	12
Holdfast Bay	12	0	0	10	0	0	0	0	18	0	40
Limestone Coast	6	0	0	1	6	0	8	0	16	0	37
Lower North	0	0	0	0	0	0	1	0	1	0	2

Marion	6	0	47	1	19	0	11	0	128	0	212
Mid North	0	0	0	0	2	0	0	0	7	0	9
Mitcham	1	0	4	0	18	0	0	0	21	0	44
Murray and Mallee	4	0	2	0	11	0	0	0	17	0	34
Norwood - Payneham - St Peters	6	0	7	13	0	0	0	0	4	0	30
Onkaparinga	8	6	9	0	14	0	0	2	16	0	55
Outback - North and East	0	0	0	0	0	0	0	0	4	0	4
Playford	4	0	14	0	52	0	4	0	20	0	94
Port Adelaide - East	21	0	21	0	41	0	7	2	78	0	170
Port Adelaide - West	11	0	3	0	17	0	0	0	10	0	41
Prospect - Walkerville	0	0	4	0	0	0	2	0	4	0	10
Salisbury	5	0	24	4	19	0	3	0	42	0	97
Tea Tree Gully	1	0	0	0	2	0	0	0	9	0	12
Unley	0	0	5	15	8	0	2	0	6	0	36
West Torrens	1	0	1	0	2	0	9	0	41	0	54
Yorke Peninsula	0	0	0	0	1	0	2	0	1	0	4
TOTAL	99	6	203	54	248	0	55	4	566	0	1,235

Tasmania

The number of SDA dwellings per design category across SA3 regions in Tasmania is highlighted in Table 30. The majority of pipeline dwellings are High Physical Support (26). These are mainly concentrated in Devonport (11) and Burnie - Ulverstone (10). There is only one other dwelling in the pipeline, which has a Robust design category and is located in Devonport. The most common design category for enrolled dwellings is Improved Liveability at 17 dwellings.

Table 30 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in Tasmania, broken down by design category

<i>SA3 Name</i>	<i>Design Category</i>										<i>Total</i>
	<i>Fully Accessible</i>		<i>High Physical Support</i>		<i>Improved Liveability</i>		<i>Robust</i>		<i>Basic</i>		
	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Brighton	0	0	0	0	1	0	0	0	0	0	1
Burnie - Ulverstone	6	0	0	10	3	0	0	0	0	0	19
Central Highlands (Tas.)	0	0	0	0	0	0	0	0	0	0	0
Devonport	4	0	1	11	0	0	0	1	0	0	17
Hobart - North East	0	0	0	0	0	0	0	0	0	0	0
Hobart - North West	1	0	0	0	3	0	0	0	1	0	5
Hobart - South and West	0	0	0	0	0	0	0	0	0	0	0
Hobart Inner	0	0	0	5	3	0	0	0	4	0	12
Huon - Bruny Island	0	0	0	0	0	0	0	0	0	0	0
Launceston	2	0	2	0	5	0	0	0	1	0	10
Meander Valley - West Tamar	0	0	0	0	2	0	2	0	0	0	4
North East	1	0	1	0	0	0	0	0	0	0	2
Sorell - Dodges Ferry	0	0	0	0	0	0	0	0	0	0	0
South East Coast	0	0	0	0	0	0	0	0	0	0	0
West Coast	0	0	0	0	0	0	0	0	0	0	0
TOTAL	14	0	4	26	17	0	2	1	6	0	70

Australian Capital Territory

Table 31 shows the breakdown of SDA dwellings by design category for each SA3 region in the Australian Capital Territory. All dwellings in the pipeline are classified as High Physical Support (30). These are evenly distributed between the following SA3 regions: Belconnen; North Canberra; and Woden Valley. The design category with the largest number of enrolled dwellings is Improved Liveability (58), with a large proportion being in Tuggeranong (18) and Belconnen (16).

Table 31 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in Australian Capital Territory, broken down by design category

	<i>Design Category</i>										<i>Total</i>
	<i>Fully Accessible</i>		<i>High Physical Support</i>		<i>Improved Liveability</i>		<i>Robust</i>		<i>Basic</i>		
<i>SA3 Name</i>	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Belconnen	2	0	12	10	16	0	2	0	4	0	46
Cotter - Namadgi	1	0	0	0	0	0	0	0	0	0	1
Fyshwick - Pialligo - Hume	0	0	0	0	0	0	0	0	0	0	0
Gungahlin	0	0	1	0	5	0	2	0	3	0	11
North Canberra	3	0	1	10	10	0	1	0	7	0	32
South Canberra	0	0	2	0	1	0	2	0	3	0	8
Tuggeranong	0	0	9	0	18	0	2	0	10	0	39
Weston Creek	0	0	3	0	7	0	2	0	2	0	14
Woden Valley*	1	0	5	10	1	0	3	0	3	0	23
TOTAL	7	0	33	30	58	0	14	0	32	0	174

* Note. The SA3 region "Woden Valley" is called "Woden" in NDIA data.

Northern Territory

The number of SDA dwellings across each design category in the Northern Territory can be found in Table 30. The most prevalent SDA design category among enrolled dwellings is Fully Accessible (15), with the majority being enrolled in Palmerston (8). The design categories of dwellings in the pipeline are relatively evenly spread across Fully Accessible (1), High Physical Support (2), and Robust (1). Note that the design category of two dwellings in the pipeline is missing.

Table 32 - Estimated number of SDA dwellings enrolled and in the pipeline for each SA3 region in Northern Territory, broken down by design category

SA3 Name	Design Category										Total
	Fully Accessible		High Physical Support		Improved Liveability		Robust		Basic		
	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	Enrolled	Pipeline	
Alice Springs	0	0	0	2	0	0	0	0	2	0	4
Barkly	0	0	0	0	0	0	0	0	2	0	2
Daly - Tiwi - West Arnhem	0	0	0	0	0	0	0	0	0	0	0
Darwin City	0	0	0	0	0	0	0	0	1	0	1
Darwin Suburbs	4	1	3	0	2	0	0	1	3	0	14
East Arnhem	0	0	0	0	0	0	0	0	0	0	0
Katherine	2	0	0	0	1	0	0	0	0	0	3
Litchfield	1	0	0	0	0	0	0	0	0	0	1
Palmerston	8	0	0	0	0	0	0	0	0	0	8
TOTAL	15	1	3	2	3	0	0	1	8	0	33

Note. There were two SDA dwellings in the pipeline with an unknown design category in 'Darwin Suburbs'.