

Metropolitan Development Program

MDP

SIX MONTHLY MONITOR

July – December 2010

The six month monitor contains information on dwelling approval and net dwelling completions for the Sydney Region Local Government Areas (LGAs) and detailed information on the greenfield development pipeline. Dwelling completions are also provided for key residential growth locations in the existing urban areas.

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Part 1 – Sydney Region Building Activity – six monthly residential building approvals and net dwelling completions by building type for the 43 LGAs in the Sydney Region.

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Planning &
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Part 1 Sydney Region Building Activity - Approvals and Completions

Table 1: Sydney Region Building Activity - Approval and Net Dwelling Completions

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		Jan-Jun 2009	Jul-Dec 2009	Jan-Jun 2010	Jul-Dec 2010	Jan-Jun 2009	Jul-Dec 2009	Jan-Jun 2010	Jul-Dec 2010
Sydney City	Sydney	586	245	136	928	389	790	455	816
Sydney City Total		586	245	136	928	389	790	455	816
East	Botany Bay	84	151	62	132	88	176	4	168
	Randwick	167	311	181	389	459	101	91	286
	Waverley	46	116	142	114	86	16	17	23
	Woollahra	52	115	115	116	39	48	16	27
East Total		349	693	500	751	672	341	128	504
South	Canterbury	69	190	302	79	37	54	86	218
	Hurstville	56	124	109	91	245	197	50	102
	Kogarah	85	75	99	112	25	57	134	19
	Marrickville	80	116	47	90	101	141	140	145
	Rockdale	71	108	504	466	55	60	75	29
South Total		478	767	1,388	1,057	621	637	533	649
Inner West	Ashfield	5	6	6	49	41	33	4	0
	Burwood	21	31	37	382	21	24	15	50
	Canada Bay	45	918	275	80	542	275	539	195
	Leichhardt	41	140	36	18	41	21	28	91
	Strathfield	90	28	21	10	33	111	98	39
Inner West Total		202	1,123	375	539	678	464	684	375
Inner North	Hunters Hill	34	5	22	18	16	7	3	17
	Lane Cove	32	32	24	31	67	5	4	5
	Mosman	6	8	27	8	58	12	8	2
	North Sydney	12	188	93	255	72	96	111	108
	Ryde	136	242	192	447	102	144	184	442
Inner North Total		237	537	407	795	348	391	359	631
North	Hornsby	108	242	135	129	91	85	128	149
	Ku-ring-gai	242	462	351	446	418	339	554	376
North Total		350	704	486	575	509	424	682	525
North East	Manly	14	99	41	70	11	269	6	21
	Pittwater	54	85	95	78	105	57	49	47
	Warringah	125	192	193	215	70	130	109	292
North East Total		193	376	329	363	186	456	164	360
Central West	Auburn	135	332	566	682	59	159	271	261
	Bankstown	239	343	484	330	136	193	174	221
	Fairfield	207	375	462	346	82	137	205	276
	Holroyd	235	237	259	368	206	262	177	214
	Parramatta	340	607	724	955	705	583	226	445
Central West Total		1,156	1,894	2,495	2,681	1,188	1,334	1,053	1,417
North West	Blacktown	847	1,019	892	740	507	917	788	880
	Blue Mountains	34	87	114	97	71	70	36	84
	Hawkesbury	52	78	68	74	28	22	37	29
	Penrith	134	239	384	410	142	163	125	345
	The Hills	168	326	219	339	240	227	203	241
North West Total		1,235	1,749	1,677	1,660	988	1,399	1,189	1,579
South West	Camden	175	237	282	343	120	199	323	359
	Campbelltown	191	354	434	202	87	274	147	202
	Liverpool	197	453	609	402	278	296	367	397
	Wollondilly	174	118	104	157	50	51	101	89
South West Total		737	1,162	1,429	1,104	535	820	938	1,047
Central Coast	Gosford	127	204	213	456	59	172	50	86
	Wyong	158	288	346	213	140	211	234	N.A.
Central Coast Total		285	492	559	669	199	383	284	86
Sydney Region Total		5,808	9,742	9,781	11,122	6,313	7,439	6,469	7,989

Note: Half yearly net dwelling completions data not available in Wyong LGA for Jul-Dec 2010.

Part 1 Sydney Region Building Activity - Building Type

Table 2: Sydney Region Building Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (Jul-Dec 2010)

Subregion	LGA	Dwelling Approvals (by building type) Jul-Dec 2010						Net Dwelling Completions (by building type) Jul-Dec 2010		
		Detached House	Medium Density	1-3 Storeys	4+ Storeys	Alterations & Conversions	% Multi-unit	Detached House	Multi-unit	% Multi-unit
Sydney City	Sydney	9	0	2	908	9	98%	11	805	99%
Sydney City Total		9	0	2	908	9	98%	11	805	99%
East	Botany Bay	37	0	0	95	0	72%	1	167	99%
	Randwick	106	28	8	243	4	72%	8	278	97%
	Waverley	16	7	4	86	1	85%	8	15	65%
	Woollahra	90	0	4	21	1	22%	1	26	96%
East Total		249	35	16	445	6	66%	18	486	96%
South	Canterbury	36	43	0	0	0	54%	6	212	97%
	Hurstville	46	27	10	8	0	49%	12	90	88%
	Kogarah	62	6	11	30	3	42%	5	14	74%
	Marrickville	8	8	23	36	15	74%	10	135	93%
	Rockdale	42	34	0	389	1	91%	5	24	83%
South Total		112	53	6	47	1	48%	23	113	83%
Inner West	Ashfield	0	3	18	28	0	100%	0	0	NA
	Burwood	15	0	9	356	2	96%	3	47	94%
	Canada Bay	32	0	3	45	0	60%	6	189	97%
	Leichhardt	10	8	0	0	0	44%	7	84	92%
	Strathfield	10	0	0	0	0	0%	0	39	100%
Inner West Total		67	11	30	429	2	87%	16	359	96%
Inner North	Hunters Hill	9	9	0	0	0	50%	4	13	76%
	Lane Cove	19	0	0	12	0	39%	2	3	60%
	Mosman	6	2	0	0	0	25%	1	1	50%
	North Sydney	32	6	0	217	0	87%	2	106	98%
	Ryde	73	40	8	324	2	83%	3	439	99%
Inner North Total		19	2	0	14	1	44%	5	52	91%
North	Hornsby	108	2	16	0	3	14%	59	90	60%
	Ku-ring-gai	81	18	18	329	0	82%	22	354	94%
North Total		189	20	34	329	3	67%	81	444	85%
North East	Manly	10	0	0	60	0	86%	7	14	67%
	Pittwater	63	3	12	0	0	19%	35	12	26%
	Warringah	67	5	93	43	7	66%	31	261	89%
North East Total		140	8	105	103	7	60%	73	287	80%
Central West	Auburn	52	79	0	509	42	86%	123	138	53%
	Bankstown	124	175	23	0	8	60%	50	171	77%
	Fairfield	178	153	0	14	1	48%	75	201	73%
	Holroyd	151	68	6	143	0	59%	82	132	62%
	Parramatta	85	150	35	685	0	91%	31	414	93%
Central West Total		590	625	64	1,351	51	76%	361	1,056	75%
North West	Blacktown	572	92	27	48	1	23%	636	244	28%
	Blue Mountains	91	6	0	0	0	6%	41	43	51%
	Hawkesbury	63	11	0	0	0	15%	18	11	38%
	Penrith	207	161	0	40	2	49%	134	211	61%
	The Hills	209	20	32	76	2	38%	192	49	20%
North West Total		1,142	290	59	164	5	31%	1,021	558	35%
South West	Camden	340	2	0	0	1	1%	339	20	6%
	Campbelltown	149	53	0	0	0	26%	85	117	58%
	Liverpool	352	50	0	0	0	12%	290	107	27%
	Wollondilly	127	28	0	0	2	18%	89	0	0%
South West Total		968	133	0	0	3	12%	803	244	23%
Central Coast	Gosford	96	112	18	230	0	79%	76	10	12%
	Wyong	187	24	0	0	2	11%	N.A.	N.A.	N.A.
Central Coast Total		283	136	18	230	2	57%	76	10	12%
Sydney Region Total		4,101	1,488	386	5,036	111	62%	2,538	5,451	68%

Note: Half yearly net dwelling completions data not available in Wyong LGA for Jul-Dec 2010.
For information on Wyong see the annual MDP Report.

Part 2 Greenfield Development Pipeline Lot Production

Lot production refers to the count over a six month period of new residential building lot registrations. This is derived from the NSW Land and Property cadastre for residential zones in greenfield release areas that have been rezoned with lead in infrastructure.

Table 3: Greenfield Lot Production

LGA	Release Areas	Jan-Jun 2009	Jul-Dec 2009	Jan-Jun 2010	Jul-Dec 2010
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarribee	0	0	0	0
	Castlebrook	192	144	90	225
	Colebee	72	25	24	43
	Pipeworks	3	0	0	0
	Plumpton	28	33	16	13
	Riverstone (South)	0	0	0	0
	Second Ponds Creek	145	94	373	258
	St Mary's ADI (Ropes Crossing)	38	16	140	63
Sunnyholt	2	0	26	25	
Blacktown Total		480	312	669	627
Camden	Elderslie	2	103	42	20
	Harrington Park	0	0	3	18
	Harrington Park II	0	106	72	25
	Manooka Valley	0	0	0	0
	Mount Annan South	50	30	42	96
	Narellan	0	15	0	0
	Oran Park	0	0	0	227
	Spring Farm	94	235	9	37
Turner Road	0	0	0	0	
Camden Total		146	489	168	423
Campbelltown	Edmondson Park	0	15	0	21
	Glenfield Road	0	23	35	36
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	2	0
Campbelltown Total		0	38	37	57
Liverpool	Cabramatta Creek	41	40	15	49
	Carnes Hill	42	66	83	86
	Edmondson Park	0	0	2	0
	Hinchinbrook	14	1	4	3
	Prestons	78	30	15	29
South Hoxton Park	85	73	71	130	
Liverpool Total		260	210	190	297
Penrith	Claremont Meadows Stage 2	13	76	0	18
	Glenmore Park	14	9	0	18
	Glenmore Park Expansion Area	0	0	0	0
	St Mary's ADI (Jordan Springs)	0	0	0	109
	Waterside	0	48	53	32
Penrith Total		27	133	53	177
Pittwater	Warriewood Valley	43	25	0	1
Pittwater Total		43	25	0	1
The Hills	Balmoral Road	5	18	45	29
	Barina Downs Road	0	0	0	0
	Kellyville	36	18	21	36
	Mungerie Park	67	2	76	0
	North Kellyville	0	0	0	0
	Norwest Business Park	0	26	30	14
Rouse Hill Regional Centre	0	50	14	61	
The Hills Total		108	114	186	140
Warringah	Belrose	0	0	0	0
Warringah Total		0	0	0	0
Wollondilly	Camden Park	0	29	112	1
Wollondilly Total		0	29	112	1
Wyang	Blue Haven	0	2	0	0
	Hamlyn Terrace	10	36	45	36
	Louisiana Road	0	0	0	0
	Mardi	93	14	0	0
	North Wyong	1	3	5	27
	Tumbi Valley	0	0	0	0
Wadalba	4	62	3	20	
Woongarra	0	29	0	31	
Wyang Total		108	146	53	114
Sydney Region Total		1,172	1,496	1,468	1,837

Note: The 'Sydney Region Total' differs slightly from the Sydney Region greenfield total reported in the Annual MDP Report due to the six month monitor only reporting on release areas which are rezoned with lead in infrastructure.

Part 2 Greenfield Development Pipeline - Vacant Lot Stock

Vacant lot stock refers to the number of lots which exist at the end of the six month period that have been subdivided and serviced but do not have dwellings built or under construction. Vacant lot stocks include lots available for sale and lots held by builders or investors.

Table 4: Greenfield Vacant Lot Stock

LGA	Release Area	Jul 2009	Jan 2010	Jul 2010	Jan 2011
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarabee	0	0	0	0
	Castlebrook	356	187	129	178
	Colebee	49	77	81	97
	Pipeworks	80	20	2	2
	Plumpton	168	120	104	86
	Riverstone (South)	0	0	0	0
	Second Ponds Creek	240	103	261	213
	St Mary's ADI (Ropes Crossing)	154	87	152	113
Sunnyholt	79	58	58	60	
Blacktown Total		1,126	652	787	749
Camden	Elderslie	68	99	71	61
	Harrington Park	46	20	11	21
	Harrington Park II	9	57	102	75
	Manooka Valley	0	0	0	0
	Mount Annan South	85	53	49	37
	Narellan	50	44	40	35
	Oran Park	0	0	0	82
	Spring Farm	0	180	88	69
Turner Road	0	0	0	0	
Camden Total		258	453	361	380
Campbelltown	Edmondson Park	0	0	1	23
	Glenfield Road	16	10	11	14
	Macquarie Links	27	23	20	15
	St Helens Park	21	18	18	17
Campbelltown Total		64	51	50	69
Liverpool	Cabramatta Creek	94	53	67	92
	Carnes Hill	124	118	144	121
	Edmondson Park	0	1	1	1
	Hinchinbrook	81	69	65	61
	Prestons	251	179	166	150
	South Hoxton Park	118	89	87	54
Liverpool Total		668	509	530	479
Penrith	Claremont Meadows Stage 2	72	103	76	54
	Glenmore Park	82	62	54	48
	Glenmore Park Expansion Area	0	0	0	0
	St Mary's ADI (Jordan Springs)	0	0	0	0
	Waterside	94	56	87	65
Penrith Total		248	221	217	167
Pittwater	Warriewood Valley	86	84	53	28
Pittwater Total		86	84	53	28
The Hills	Balmoral Road	23	37	61	72
	Barina Downs Road	3	3	3	2
	Kellyville	175	149	147	152
	Mungerie Park	113	70	113	59
	North Kellyville	1	1	0	1
	Norwest Business Park	134	115	108	97
Rouse Hill Regional Centre	75	42	22	60	
The Hills Total		524	417	454	443
Warringah	Belrose	13	4	2	2
Warringah Total		13	4	2	2
Wollondilly	Camden Park	72	67	58	86
Wollondilly Total		72	67	58	86
Wyang	Blue Haven	N.A.	N.A.	N.A.	N.A.
	Hamlyn Terrace	N.A.	N.A.	N.A.	N.A.
	Louisiana Road	N.A.	N.A.	N.A.	N.A.
	Mardi	N.A.	N.A.	N.A.	N.A.
	North Wyong	N.A.	N.A.	N.A.	N.A.
	Tumbi Valley	N.A.	N.A.	N.A.	N.A.
	Wadalba	N.A.	N.A.	N.A.	N.A.
Woongarra	N.A.	N.A.	N.A.	N.A.	
Wyang Total		N.A.	N.A.	N.A.	N.A.
Sydney Region Total		3,059	2,458	2,512	2,403

Note: Vacant Lot Stock data not available in Wyong LGA.

Part 2 Greenfield Development Pipeline - Dwellings under Construction

Dwellings under construction refers to all residential lots which during the six month period have a building approval but do not yet have a completed dwelling (i.e. building with a water meter connected). A lot with approval for multi-unit dwellings is recorded as a single lot.

Table 5: Greenfield Dwellings under Construction

LGA	Release Area	Jul 2009	Jan 2010	Jul 2010	Jan 2011
Blacktown	Alex Avenue (West)	0	1	0	1
	Bungarrabee	0	0	0	0
	Castlebrook	280	268	156	118
	Colebee	5	13	28	36
	Pipeworks	54	79	15	5
	Plumpton	29	57	58	53
	Riverstone (South)	0	7	0	7
	Second Ponds Creek	159	192	165	149
	St Mary's ADI (Ropes Crossing)	75	97	69	44
Sunnyholt	30	29	29	33	
Blacktown Total		632	743	520	446
Camden	Elderslie	78	59	67	55
	Harrington Park	76	64	29	21
	Harrington Park II	10	37	54	43
	Manooka Valley	0	0	0	0
	Mount Annan South	84	84	65	46
	Narellan	7	14	17	17
	Oran Park	0	2	0	57
	Spring Farm	0	143	127	47
	Turner Road	0	0	0	0
Camden Total		255	403	359	286
Campbelltown	Edmondson Park	0	0	0	1
	Glenfield Road	10	14	7	8
	Macquarie Links	17	17	18	22
	St Helens Park	16	14	14	13
Campbelltown Total		43	45	39	44
Liverpool	Cabramatta Creek	25	55	58	50
	Carnes Hill	64	66	59	67
	Edmondson Park	0	0	0	0
	Hinchinbrook	14	19	24	18
	Prestons	74	91	83	51
South Hoxton Park	22	76	80	68	
Liverpool Total		199	307	304	254
Penrith	Claremont Meadows Stage 2	10	43	65	51
	Glenmore Park	29	39	38	34
	Glenmore Park Expansion Area	0	0	0	0
	St Mary's ADI (Jordan Springs)	0	0	0	0
	Waterside	18	58	40	56
Penrith Total		57	140	143	141
Pittwater	Warriewood Valley	92	113	141	132
Pittwater Total		92	113	141	132
The Hills	Balmoral Road	6	8	10	17
	Barina Downs Road	2	2	2	2
	Kellyville	87	84	77	69
	Mungerie Park	37	60	62	44
	North Kellyville	0	0	0	0
	Norwest Business Park	46	48	61	69
Rouse Hill Regional Centre	26	42	39	32	
The Hills Total		204	244	251	233
Warringah	Belrose	11	8	6	2
Warringah Total		11	8	6	2
Wollondilly	Camden Park	55	76	74	75
Wollondilly Total		55	76	74	75
Wyong	Blue Haven	N.A.	N.A.	N.A.	N.A.
	Hamlyn Terrace	N.A.	N.A.	N.A.	N.A.
	Louisiana Road	N.A.	N.A.	N.A.	N.A.
	Mardi	N.A.	N.A.	N.A.	N.A.
	North Wyong	N.A.	N.A.	N.A.	N.A.
	Tumbi Valley	N.A.	N.A.	N.A.	N.A.
	Wadalba	N.A.	N.A.	N.A.	N.A.
Woongarra	N.A.	N.A.	N.A.	N.A.	
Wyong Total		N.A.	N.A.	N.A.	N.A.
Sydney Region Total		1,548	2,079	1,837	1,613

Note: Dwellings under Construction data not available in Wyong LGA.

Part 2 Greenfield Development Pipeline - Net Dwelling Completions

Net dwelling completions refer to the net additional number of completed dwellings (i.e. total number of new dwellings minus the number of existing dwellings) in the six month period. The information is collected when a water meter is issued or a strata plan registered.

Table 6: Greenfield Net Dwelling Completions

LGA	Release Area	Jan-Jun 2009	Jul-Dec 2009	Jan-Jun 2010	Jul-Dec 2010
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarribee	0	0	0	0
	Castlebrook	228	276	191	219
	Colebee	4	2	6	9
	Pipeworks	52	34	80	10
	Plumpton	16	20	28	23
	Riverstone	1	0	0	0
	Second Ponds Creek	74	178	191	234
	St Mary's ADI (Ropes Crossing)	10	53	100	104
Sunnyholt	15	14	10	16	
Blacktown Total		400	577	606	615
Camden	Elderslie	32	64	71	34
	Harrington Park	18	33	44	11
	Harrington Park II	1	1	9	31
	Manooka Valley	0	0	0	0
	Mount Annan South	44	63	34	76
	Narellan	2	2	2	0
	Oran Park	2	0	41	13
	Spring Farm	9	25	106	141
Turner Road	0	0	0	0	
Camden Total		108	188	307	306
Campbelltown	Edmondson Park	0	19	0	0
	Glenfield Road	24	32	30	8
	Macquarie Links	1	4	2	2
	St Helens Park	3	2	1	1
Campbelltown Total		28	57	33	11
Liverpool	Cabramatta Creek	10	7	34	25
	Carnes Hill	37	24	73	58
	Edmondson Park	0	0	0	0
	Hinchinbrook	18	6	1	31
	Prestons	51	46	48	53
South Hoxton Park	16	60	57	74	
Liverpool Total		132	143	213	241
Penrith	Claremont Meadows Stage 2	17	21	9	39
	Glenmore Park	13	43	11	43
	Glenmore Park Expansion Area	0	0	0	0
	St Mary's ADI (Jordan Springs)	0	0	0	0
	Waterside	8	4	39	24
Penrith Total		38	68	59	106
Pittwater	Warriewood Valley	28	26	4	34
Pittwater Total		28	26	4	34
The Hills	Balmoral Road	1	1	5	5
	Barina Downs Road	0	0	0	0
	Kellyville	56	35	42	42
	Mungerie Park	32	17	27	29
	North Kellyville	1	0	1	0
	Norwest Business Park	15	39	18	26
	Rouse Hill Regional Centre	12	24	22	23
The Hills Total		117	116	115	125
Warringah	Belrose	17	7	8	4
Warringah Total		17	7	8	4
Wollondilly	Camden Park	13	15	25	55
Wollondilly Total		13	15	25	55
Wyong	Blue Haven	0	1	4	N.A.
	Hamlyn Terrace	17	44	61	N.A.
	Louisiana Road	0	0	0	N.A.
	Mardi	0	13	33	N.A.
	North Wyong	10	3	7	N.A.
	Tumbi Valley	0	0	1	N.A.
	Wadalba	9	24	27	N.A.
Woongarra	28	52	31	N.A.	
Wyong Total		64	137	164	N.A.
Sydney Region Total		945	1,334	1,534	1,497

Note: Half yearly net dwelling completions data not available in Wyong LGA for Jul-Dec 2010.

The 'Sydney Region Total' differs slightly from the Sydney Region greenfield total reported in the Annual MDP Report due to the six month monitor only reporting on release areas which are rezoned with lead in infrastructure.

Part 3 Existing Urban Areas - Growth Locations (Sample)

Growth locations are centres, transit nodes, transport corridors, suburban precincts, urban renewal sites, former brownfield sites or similar where there is significant dwelling potential and there is current dwelling activity.

Table 7: Growth Location - Net Dwelling Completions

Subregion	LGA	Growth Location	Jan-Jun 2009	Jul-Dec 2009	Jan-Jun 2010	Jul-Dec 2010	
Sydney City	Sydney	City Centre	0	3	3	131	
		Pymont/Ultimo	0	109	0	176	
		City East	0	71	157	24	
		Glebe/Camperdown	118	302	13	151	
		Surry Hills/Redfern	56	37	71	67	
		Green Square	205	160	208	257	
		Alexandria/Rosebery	0	0	0	0	
		Newtown/Erskinville	10	108	3	10	
East	Botany Bay	Mascot Station	84	152	0	161	
	Randwick	Prince Henry Hospital Site	119	1	7	74	
		Kingsford Centre	2	26	1	86	
		Maroubra Centre	46	3	0	41	
		Endeavour House, South Coogee	0	0	0	0	
		NSW University	206	1	8	0	
	Waverley	Bondi Junction Centre	42	1	3	1	
	Woollahra	Double Bay Centre	4	28	3	0	
	South	Canterbury	Campsie Station	8	2	2	15
			Canterbury Station		7	31	11
Narwee Station			2	0	1	46	
Hurstville		Amcor Site (Gateway)	168	0	0	0	
		Beverly Hills Station	2	9	0	15	
		Hurstville Town Centre	0	152	13	25	
		Narwee Station	22	1	14	6	
Kogarah		Riverwood Station	2	0	0	21	
		Allawah Station	14	4	4	1	
		Carlton Station	0	13	0	7	
		Hurstville Town Centre	1	20	64	0	
Marrickville		Kogarah Station	0	15	31	2	
		Dulwich Hill Station	3	10	67	0	
		Newtown Station	1	34	1	49	
Rockdale		St Peters Station	70	37	0	14	
		Stanmore Station	7	13	0	14	
		Bonar Street Redevelopment Precinct	0	0	0	0	
		Brighton le Sands Town Centre	0	0	53	1	
Sutherland		Rockdale Town Centre	8	0	0	0	
		Wolli Creek Growth Redevelopment Area	0	0	0	0	
		Carringbah Growth Location	1	11	0	10	
Inner West	Ashfield	GyMEA Growth Location	10	14	14	12	
		Sutherland Growth Location	7	40	0	17	
	Burwood	Ashfield Town Centre	0	2	2	0	
		Cardinal Freeman Village	36	0	0	0	
	Canada Bay	Burwood Town Centre	0	0	0	47	
		Drummoyne Point	38	14	1	1	
		Parramatta Road Corridor - Canada Bay	0	0	1	0	
		Breakfast Point	193	33	88	53	
		Rhodes Peninsula	199	222	324	94	
		Concord West Centre	94	0	98	1	
	Leichhardt	Leichhardt Town Centre	0	0	4	5	
		Lewisham Centre	0	0	1	2	
		MLR Catherine Street	2	1	0	49	
		Rozelle Centre	0	2	0	14	
Strathfield	Homebush West Precinct	0	3	88	24		
	Parramatta Road Corridor - Strathfield	30	103	0	0		
Inner North	Hunters Hill	Gladesville Town Centre & Victoria Road Corridor	14	0	0	0	
	Lane Cove	St Leonards Centre	62	0	0	0	
	North Sydney	Mosman	Spit Junction	23	0	0	0
		Milsons Point	7	79	16	0	
		Neutral Bay Centre	0	0	61	49	
	Ryde	North Sydney CBD	18	3	1	2	
		St Leonards Centre	0	0	20	40	
		Meadowbank Employment Area	0	121	153	192	
	Willoughby	Ryde Town Centre	29	6	0	0	
		Macquarie Corridor	0	0	0	114	
	Willoughby	Artarmon Station	29	0	1	5	
		Chatswood Station & Surrounds	0	25	0	33	
		St Leonards Station	1	0	0	0	

Part 3 Existing Urban Areas - Growth Locations (cont.)

Table 7: Growth Location - Net Dwelling Completions (cont.)

Subregion	LGA	Growth Location	Jan-Jun 2009	Jul-Dec 2009	Jan-Jun 2010	Jul-Dec 2010
North	Hornsby	Hornsby-Waitara Town Centre	0	0	2	7
		Epping Town Centre	0	0	0	57
		Old Northern Road	0	0	50	0
		Normanhurst Centre	0	9	1	7
		Thornleigh Centre	2	1	3	17
	Ku-ring-gai	Gordon Town Centre	0	0	29	0
		Lindfield Town Centre	3	0	0	0
		Pymble Town Centre	0	0	62	82
		Roseville Town Centre	0	0	29	0
		St Ives Town Centre	215	119	0	5
		Turramurra Town Centre & Surrounds	39	117	16	94
		Killara Station	39	15	150	64
Wahroonga Station	33	34	59	0		
North East	Manly	Balgowlah Centre	1	234	2	0
	Pittwater	Mona Vale Centre	18	0	0	0
	Warringah	Dee Why RSL	0	0	0	0
		Dee Why Town Centre	20	21	0	0
Central West	Auburn	Lidcombe Town Centre	37	33	25	0
		Lidcombe Hospital Precinct	2	56	9	108
		Wentworth Point	0	0	0	0
		Auburn Town Centre	0	39	1	21
	Bankstown	Bankstown CBD	0	26	34	0
		Bankstown CBD Fringe	0	0	37	2
		Bankstown Hume Highway Corridor	0	36	0	0
		Bass Hill Shopping Centre	0	0	0	7
		Padstow Shopping Centre	2	3	12	16
		Revesby Shopping Centre	4	14	1	12
		Punchbowl Station	4	33	11	0
	Fairfield	Fairfield Town Centre & Surrounds	1	1	11	9
		Bonnyrigg Housing Estate	0	0	88	1
		Villawood Station	0	1	4	87
	Holroyd	Merrylands Town Centre & Surrounds	41	13	0	11
		Lakewood	13	41	35	40
		Nelson's Ridge	40	31	69	29
		Guildford Station	37	1	16	27
		Pendle Hill Station	7	62	7	31
	Parramatta	Harris Park Station	0	25	0	0
		Parramatta CBD Remainder	271	36	0	95
		Granville Centre	18	0	9	7
		Guildford Station	12	15	4	1
		Merrylands Station	19	21	5	17
		Rydalmere Station	1	0	0	0
		Telopea Station	32	35	1	6
		Toongabbie Station	14	3	3	30
Brick Works Master Plan Area		44	0	12	0	
Briens Road Master Plan site		62	89	8	0	
Naval Stores	1	24	22	0		
Wentworthville Station	61	111	34	2		
North West	Blacktown	Blacktown Town Centre	26	98	120	18
		Doonside Centre	0	3	2	1
		Mt Druitt Town Centre	0	50	2	42
		Seven Hills Station	1	17	8	4
	Blue Mountains	Blaxland Station	16	2	1	23
		Katoomba Town Centre	1	0	1	10
	Hawkesbury	Richmond Centre	8	0	1	10
		Pitt Town	0	7	1	11
		Wentworthville Station	0	1	1	1
	Penrith	Kingswood Station	6	0	4	68
		St Marys Station	11	13	16	20
		Werrington Station	3	0	1	6
	The Hills	Carlingford Precinct	30	0	0	0
		Castle Hill Centre	0	0	0	4
South West	Campbelltown	Macarthur Gardens	5	12	17	7
		Campbelltown Centre	0	70	1	16
		Minto Housing Estate	1	19	11	45
		Leumeah Station	1	0	0	0
		Macarthur Station	21	13	21	64
	Liverpool	Casula Station	18	1	7	0
		Moorebank	31	13	18	57
		Liverpool Hume Highway Corridor	30	2	37	7
		Liverpool City Centre	0	37	51	21
	Wollondilly	Bargo Station	16	0	22	0
Tahmoor Station		1	4	13	6	
Central Coast	Gosford	Gosford City	0	29	0	0
		Niagara Park Station	7	49	0	0
	Wyong	Tuggerah-Wyong Growth Area	0	0	0	5

Part 4 Glossary

Building Type:

- **Detached House** – a detached building primarily used for long term residential purposes. It consists of one dwelling unit.
- **Medium Density** - new semi-detached, row or terrace house, townhouse or duplex, etc or new flat, unit or apartment in a building of one or two storeys.
- **1-3 Storeys** - new flat, unit or apartment in a building of one, two or three storeys.
- **4+ Storeys** - new flat, unit or apartment in a building of four or more storeys.
- **Alterations and conversions** - carried out on existing residential buildings, which results in the creation of new dwelling units.
- **Multi-unit** – includes dwellings which are semi-detached, row or terrace house, villas, townhouses, units or apartments buildings.

Dwellings Under Construction – a residential building lot which has a building approval but does not yet have a completed dwelling (i.e. building with a water meter connected). A lot with approval for multi-unit dwellings is recorded as a single lot.

Greenfield Development Pipeline – relates to the last key steps in the land supply process and includes lot production, vacant lot stocks, lots under construction and net dwelling completions. In the six month monitor pipeline information is provided for release areas that have been rezoned and serviced with Lead in Infrastructure. For details and stock information on the key steps see the annual MDP Report.

Greenfield Release Area – new metropolitan fringe area released by State Government for residential development and formally included on the Metropolitan Development Program.

Growth Locations – centres, transit nodes, suburban precincts, urban renewal sites or former brownfield sites where there is current dwelling activity.

Lot Production – is the count of new residential building lots registrations as included in LPI cadastre in residential zones in greenfield release areas that are rezoned and serviced with Lead in Infrastructure.

Net Dwelling Completion - the number of completed dwellings added to the existing stock, adjusted for demolitions. As an example, a two unit development that demolishes one house will only be counted as one additional dwelling.

Total Dwelling Approvals – for the Sydney Region is only for residential buildings and does not include conversions and dwelling units approved as part of the alterations and additions or the construction of non-residential buildings.

Vacant Lot – a subdivided and serviced lot that does not have a built dwelling or a dwelling under construction.

Zoned with Lead in Infrastructure – release areas that have been rezoned and have water and wastewater infrastructure constructed to the edge of a release area - release area reservoirs, trunk feeder mains, release area pumping stations and trunk carriers.



Data Sources

Dwelling Approvals – Australian Bureau of Statistics.

Dwellings Under Construction - Sydney Water Business Intelligence Enterprise Data Warehouse.

Lot Production – NSW Land and Property Information.

Net Dwelling Completions – Sydney Water Business Intelligence Enterprise Data Warehouse.

Vacant Lot Stocks - Sydney Water Business Intelligence Enterprise Data Warehouse.

Other Data – internal MDP Databases.

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