

Metropolitan Development Program

MDP

SIX MONTHLY MONITOR

July – December 2011

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.

Contents

The contents of the six monthly monitor includes:

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.

Part 2 – Greenfield Development Pipeline – Release Areas Rezoned and serviced with Lead in Infrastructure – lot production, vacant lot stock, dwellings under construction and net dwelling completions.

Part 3 – Existing Urban Areas - Growth Locations – net dwelling completions for the key urban renewal and other growth locations in the Sydney Region.

Part 4 – Glossary and Data Sources



Planning &
Infrastructure

Part 1 Sydney Region Building Activity - Approvals and Completions

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

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		Jan-Jun 2010	Jul-Dec 2010	Jan-Jun 2011	Jul-Dec 2011	Jan-Jun 2010	Jul-Dec 2010	Jan-Jun 2011	Jul-Dec 2011
Sydney City	Sydney	136	928	301	646	455	816	440	543
Sydney City Total		136	928	301	646	455	816	440	543
East	Botany Bay	62	132	165	712	4	168	38	29
	Randwick	181	389	482	143	91	286	210	367
	Waverley	142	114	48	57	17	23	33	175
	Woollahra	115	116	89	91	16	27	11	4
East Total		500	751	784	1,003	128	504	292	575
South	Canterbury	302	79	116	126	86	218	128	43
	Hurstville	109	91	102	167	50	102	46	39
	Kogarah	99	112	101	51	134	19	20	98
	Marrickville	47	90	168	213	140	145	62	61
	Rockdale	504	466	113	150	75	29	26	441
South Total		1,388	1,057	858	922	533	649	410	916
Inner West	Ashfield	6	49	9	12	4	0	5	45
	Burwood	37	382	87	92	15	50	16	241
	Canada Bay	275	80	44	627	539	195	514	412
	Leichhardt	36	18	25	2	28	91	60	45
	Strathfield	21	10	31	495	98	39	27	0
Inner West Total		375	539	196	1,228	684	375	622	743
Inner North	Hunters Hill	22	18	22	31	3	17	0	1
	Lane Cove	24	31	25	18	4	5	71	60
	Mosman	27	8	6	11	8	2	13	7
	North Sydney	93	255	519	265	111	108	56	95
	Ryde	192	447	518	235	184	442	17	56
Inner North Total		407	795	1,129	928	359	631	239	263
North	Hornsby	135	129	106	126	128	149	57	56
	Ku-ring-gai	351	446	293	142	554	376	446	348
North Total		486	575	399	268	682	525	503	404
North East	Manly	41	70	24	24	6	21	25	45
	Pittwater	95	78	239	47	49	47	140	55
	Warringah	193	215	216	412	109	292	173	212
North East Total		329	363	479	483	164	360	338	312
Central West	Auburn	566	682	319	754	271	261	175	460
	Bankstown	484	330	445	408	174	221	230	185
	Fairfield	462	346	230	229	205	276	119	160
	Holroyd	259	368	292	399	177	214	201	204
	Parramatta	724	955	542	437	226	445	608	491
Central West Total		2,495	2,681	1,828	2,227	1,053	1,417	1,333	1,500
North West	Blacktown	892	740	684	766	788	880	821	739
	Blue Mountains	114	97	68	80	36	84	41	44
	Hawkesbury	68	74	56	83	37	29	42	41
	Penrith	384	410	377	489	125	345	301	332
	The Hills	219	339	422	1,324	203	241	261	282
North West Total		1,677	1,660	1,607	2,742	1,189	1,579	1,466	1,438
South West	Camden	282	343	697	410	323	359	325	399
	Campbelltown	434	202	313	242	147	202	262	412
	Liverpool	609	402	389	494	367	397	459	354
	Wollondilly	104	157	128	124	101	89	130	117
South West Total		1,429	1,104	1,527	1,270	938	1,047	1,176	1,282
Central Coast	Gosford	213	456	169	132	50	86	78	N.A.
	Wyong	346	213	258	188	234	N.A.	N.A.	N.A.
Central Coast Total		559	669	427	320	284	86	78	N.A.
Sydney Region Total		9,781	11,122	9,535	12,037	6,469	7,989	6,897	7,976

Note: Half yearly net dwelling completions data not available in Wyong LGA for Jul-Dec 2010, Jan-Jun 2011 and Jul-Dec 2011.
Half yearly net dwelling completions data not available in Gosford LGA for Jul-Dec 2011.

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 2011)

Subregion	LGA	Dwelling Approvals (by building type) Jul-Dec 2011						Net Dwelling Completions (by building type) Jul-Dec 2011		
		Detached House	Medium Density	1-3 Storeys	4+ Storeys	Alterations & Conversions	% Multi-unit	Detached House	Multi-unit	% Multi-unit
Sydney City	Sydney	2	33	0	583	28	95%	22	521	96%
Sydney City Total		2	33	0	583	28	95%	22	521	96%
East	Botany Bay	46	18	0	648	0	94%	3	26	90%
	Randwick	64	40	19	17	3	53%	115	252	69%
	Waverley	10	10	14	17	6	72%	1	174	99%
	Woollahra	80	0	0	11	0	12%	2	2	50%
East Total		200	68	33	693	9	79%	121	454	79%
South	Canterbury	65	41	19	0	1	48%	10	33	77%
	Hurstville	42	10	19	96	0	75%	20	19	49%
	Kogarah	32	0	8	11	0	37%	5	93	95%
	Marrickville	6	14	0	191	2	96%	7	54	89%
	Rockdale	33	14	12	91	0	78%	5	436	99%
	Sutherland	170	35	0	0	10	16%	31	203	87%
South Total		348	114	58	389	13	61%	78	838	91%
Inner West	Ashfield	12	0	0	0	0	0%	0	45	100%
	Burwood	9	0	0	83	0	90%	1	240	100%
	Canada Bay	58	2	0	556	11	89%	1	411	100%
	Leichhardt	2	0	0	0	0	0%	10	35	78%
	Strathfield	18	12	0	465	0	96%	0	0	0%
Inner West Total		99	14	0	1,104	11	91%	12	731	98%
Inner North	Hunters Hill	4	2	25	0	0	87%		1	100%
	Lane Cove	18	0	0	0	0	0%	2	58	97%
	Mosman	6	0	0	0	5	0%	2	5	71%
	North Sydney	31	2	0	224	8	85%	3	92	97%
	Ryde	81	22	6	123	3	64%	2	54	96%
	Willoughby	16	7	6	338	1	95%	5	39	89%
Inner North Total		156	33	37	685	17	81%	14	249	95%
North	Hornsby	102	14	8	0	2	17%	39	17	30%
	Ku-ring-gai	65	9	5	61	2	53%	12	336	97%
North Total		167	23	13	61	4	36%	51	353	87%
North East	Manly	16	2	0	4	2	25%	3	42	93%
	Pittwater	42	4	0	0	1	9%	24	31	56%
	Warringah	90	89	57	174	2	78%	12	200	94%
North East Total		148	95	57	178	5	68%	39	273	88%
Central West	Auburn	105	18	12	614	5	85%	81	379	82%
	Bankstown	210	138	37	0	23	43%	69	116	63%
	Fairfield	191	30	0	0	8	13%	54	106	66%
	Holroyd	168	58	27	144	2	57%	98	106	52%
	Parramatta	89	86	152	109	1	79%	52	439	89%
Central West Total		763	330	228	867	39	64%	354	1,146	76%
North West	Blacktown	616	144	6	0	0	20%	606	133	18%
	Blue Mountains	77	0	0	0	3	0%	38	6	14%
	Hawkesbury	68	12	0	0	3	14%	34	7	17%
	Penrith	441	32	13	0	3	9%	188	144	43%
	The Hills	233	209	0	880	2	82%	168	114	40%
North West Total		1,435	397	19	880	11	47%	1,034	404	28%
South West	Camden	407	2	0	0	1	0%	398	1	0%
	Campbelltown	163	45	0	33	1	32%	123	289	70%
	Liverpool	382	28	4	78	2	22%	325	29	8%
	Wollondilly	105	19	0	0	0	15%	115	2	2%
South West Total		1,057	94	4	111	4	16%	961	321	25%
Central Coast	Gosford	91	20	15	0	6	27%	N.A.	N.A.	N.A.
	Wyong	178	2	4	0	4	3%	N.A.	N.A.	N.A.
Central Coast Total		269	22	19	0	10	13%	N.A.	N.A.	N.A.
Sydney Region Total		4,644	1,223	468	5,551	151	60%	2,686	5,290	66%

Note: Half yearly net dwelling completions data not available in Wyong and Gosford LGAs for Jul-Dec 2011 and therefore not included in the 'Net Dwelling Completions (by building type)' table.

For information on Gosford and 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 Area	Jan-Jun 2010	Jul-Dec 2010	Jan-Jun 2011	Jul-Dec 2011
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarrabee	0	0	98	0
	Castlebrook	90	225	66	30
	Colebee	24	43	0	6
	Pipeworks	0	0	0	0
	Plumpton	16	13	18	10
	Riverstone	0	0	0	2
	Second Ponds Creek	373	258	556	328
	St Mary's ADI (Ropes Crossing)	140	63	132	60
Sunnyholt	26	25	2	63	
Blacktown Total		669	627	872	499
Camden	Elderslie	42	20	85	33
	Harrington Park	3	18	0	43
	Harrington Park II	72	25	87	0
	Manooka Valley	0	0	0	0
	Mount Annan South	42	96	53	3
	Narellan	0	0	2	0
	Oran Park	0	227	51	90
	Spring Farm	9	37	101	14
Turner Road	0	0	163	87	
Camden Total		168	423	542	270
Campbelltown	Edmondson Park	0	21	0	49
	Glenfield Road	35	36	89	52
	Macquarie Links	0	0	48	0
	St Helens Park	2	0	2	2
Campbelltown Total		37	57	139	103
Liverpool	Cabramatta Creek	15	49	4	4
	Carnes Hill	83	86	48	46
	Edmondson Park	2	0	110	0
	Hinchinbrook	4	3	4	14
	Prestons	15	29	17	41
South Hoxton Park	71	130	119	69	
Liverpool Total		190	297	302	174
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	18	29	46
	Glenmore Park	0	18	9	0
	Glenmore Park Expansion Area	0	0	232	30
	St Mary's ADI (Jordan Springs)	0	109	141	0
Waterside	53	32	11	29	
Penrith Total		53	177	422	105
Pittwater	Warriewood Valley	0	1	0	0
Pittwater Total		0	1	0	0
The Hills	Balmoral Road	45	29	4	234
	Barina Downs Road	0	0	0	0
	Kellyville	21	36	3	9
	Mungerie Park	76	0	0	10
	North Kellyville	0	0	0	0
	Norwest Business Park	30	14	23	12
Rouse Hill Regional Centre	14	61	9	44	
The Hills Total		186	140	39	309
Warringah	Belrose	0	0	0	0
Warringah Total		0	0	0	0
Wollondilly	Camden Park	112	1	0	0
Wollondilly Total		112	1	0	0
Wyong	Blue Haven	0	0	0	0
	Hamlyn Terrace	45	36	1	7
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	5	27	1	8
	Tumbi Valley	0	0	0	0
	Wadalba	3	20	5	3
Woongarra	0	31	46	0	
Wyong Total		53	114	53	18
Sydney Region Total		1,468	1,837	2,369	1,478

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 2010	Jan 2011	Jul 2011	Jan 2012
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarrabee	0	0	50	7
	Castlebrook	129	178	86	122
	Colebee	81	97	65	55
	Pipeworks	2	2	2	2
	Plumpton	104	86	95	140
	Riverstone	0	0	0	0
	Second Ponds Creek	261	213	398	454
	St Mary's ADI (Ropes Crossing)	152	113	141	130
Sunnyholt	58	60	22	65	
Blacktown Total		787	749	870	975
Camden	Elderslie	71	61	41	40
	Harrington Park	11	21	18	11
	Harrington Park II	102	75	140	94
	Manooka Valley	0	0	0	0
	Mount Annan South	49	37	94	46
	Narellan	40	35	27	44
	Oran Park	0	82	45	158
	Spring Farm	88	69	78	65
Turner Road	0	0	46	55	
Camden Total		361	380	489	513
Campbelltown	Edmondson Park	1	23	16	33
	Glenfield Road	11	14	11	36
	Macquarie Links	20	15	57	49
	St Helens Park	18	17	13	16
Campbelltown Total		50	69	97	134
Liverpool	Cabramatta Creek	67	92	51	48
	Carnes Hill	144	121	122	124
	Edmondson Park	1	1	0	46
	Hinchinbrook	65	61	46	74
	Prestons	166	150	104	165
South Hoxton Park	87	54	104	93	
Liverpool Total		530	479	427	380
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	76	54	57	78
	Glenmore Park	54	48	32	32
	Glenmore Park Expansion Area	0	0	51	92
	St Mary's ADI (Jordan Springs)	0	0	61	65
Waterside	87	65	24	31	
Penrith Total		217	167	225	298
Pittwater	Warriewood Valley	53	28	13	25
Pittwater Total		53	28	13	25
The Hills	Balmoral Road	61	72	43	138
	Barina Downs Road	3	2	3	3
	Kellyville	147	152	111	135
	Mungerie Park	113	59	44	57
	North Kellyville	0	1	0	2
	Norwest Business Park	108	97	79	104
Rouse Hill Regional Centre	22	60	25	34	
The Hills Total		454	443	305	473
Warringah	Belrose	2	2	1	3
Warringah Total		2	2	1	3
Wollondilly	Camden Park	58	86	60	49
Wollondilly Total		58	86	60	49
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		2,512	2,403	2,477	2,935

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 2010	Jan 2011	Jul 2011	Jan 2012
Blacktown	Alex Avenue	0	1	0	1
	Bungarribee	0	0	33	29
	Castlebrook	156	118	84	65
	Colebee	28	36	49	32
	Pipeworks	15	5	1	1
	Plumpton	58	53	35	39
	Riverstone	0	7	0	0
	Second Ponds Creek	165	149	161	223
	St Mary's ADI (Ropes Crossing)	69	44	50	64
Sunnyholt	29	33	17	21	
Blacktown Total		520	446	430	475
Camden	Elderslie	67	55	34	42
	Harrington Park	29	21	18	14
	Harrington Park II	54	43	62	65
	Manooka Valley	0	0	0	0
	Mount Annan South	65	46	85	73
	Narellan	17	17	12	12
	Oran Park	0	57	29	75
	Spring Farm	127	47	47	40
	Turner Road	0	0	35	32
Camden Total		359	286	322	353
Campbelltown	Edmondson Park	0	1	6	9
	Glenfield Road	7	8	6	7
	Macquarie Links	18	22	21	23
	St Helens Park	14	13	14	13
Campbelltown Total		39	44	47	52
Liverpool	Cabramatta Creek	58	50	57	43
	Carnes Hill	59	67	62	58
	Edmondson Park	0	0	0	32
	Hinchinbrook	24	18	22	21
	Prestons	83	51	42	43
South Hoxton Park	80	68	70	90	
Liverpool Total		304	254	253	287
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	65	51	40	33
	Glenmore Park	38	34	27	27
	Glenmore Park Expansion Area	0	0	6	50
	St Mary's ADI (Jordan Springs)	0	0	48	89
	Waterside	40	56	21	26
Penrith Total		143	141	142	225
Pittwater	Warriewood Valley	141	132	56	48
Pittwater Total		141	132	56	48
The Hills	Balmoral Road	10	17	23	57
	Barina Downs Road	2	2	1	1
	Kellyville	77	69	60	59
	Mungerie Park	62	44	27	19
	North Kellyville	0	0	0	0
	Norwest Business Park	61	69	69	44
Rouse Hill Regional Centre	39	32	34	37	
The Hills Total		251	233	214	217
Warringah	Belrose	6	2	2	2
Warringah Total		6	2	2	2
Wollondilly	Camden Park	74	75	60	44
Wollondilly Total		74	75	60	44
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		1,837	1,613	1,526	1,703

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 2010	Jul-Dec 2010	Jan-Jun 2011	Jul-Dec 2011
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarribee	0	0	4	25
	Castlebrook	191	219	153	116
	Colebee	6	9	26	30
	Pipeworks	80	10	4	0
	Plumpton	28	23	33	6
	Riverstone	0	0	0	0
	Second Ponds Creek	191	234	262	284
	St Mary's ADI (Ropes Crossing)	100	104	177	73
Sunnyholt	10	16	7	42	
Blacktown Total		606	615	666	576
Camden	Elderslie	71	34	57	88
	Harrington Park	44	11	4	15
	Harrington Park II	9	31	50	35
	Manooka Valley	0	0	0	0
	Mount Annan South	34	76	28	61
	Narellan	2	0	3	4
	Oran Park	41	13	70	63
	Spring Farm	106	141	57	41
Turner Road	0	0	28	77	
Camden Total		307	306	297	384
Campbelltown	Edmondson Park	0	0	0	15
	Glenfield Road	30	8	50	51
	Macquarie Links	2	2	5	4
	St Helens Park	1	1	0	0
Campbelltown Total		33	11	55	70
Liverpool	Cabramatta Creek	34	25	24	30
	Carnes Hill	73	58	57	82
	Edmondson Park	0	0	0	10
	Hinchinbrook	1	31	1	6
	Prestons	48	53	51	21
South Hoxton Park	57	74	133	64	
Liverpool Total		213	241	266	213
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	9	39	48	35
	Glenmore Park	11	43	19	6
	Glenmore Park Expansion Area	0	0	0	22
	St Mary's ADI (Jordan Springs)	0	0	0	35
Waterside	39	24	50	51	
Penrith Total		59	106	117	149
Pittwater	Warriewood Valley	4	34	65	17
Pittwater Total		4	34	65	17
The Hills	Balmoral Road	5	5	9	27
	Barina Downs Road	0	0	1	0
	Kellyville	42	42	31	21
	Mungerie Park	27	29	60	27
	North Kellyville	1	0	0	0
	Norwest Business Park	18	26	14	34
Rouse Hill Regional Centre	22	23	29	31	
The Hills Total		115	125	144	140
Warringah	Belrose	8	4	1	0
Warringah Total		8	4	1	0
Wollondilly	Camden Park	25	55	47	33
Wollondilly Total		25	55	47	33
Wyang	Blue Haven	4	N.A.	N.A.	N.A.
	Hamlyn Terrace	61	N.A.	N.A.	N.A.
	Louisiana Road	0	N.A.	N.A.	N.A.
	Mardi	33	N.A.	N.A.	N.A.
	North Wyong	7	N.A.	N.A.	N.A.
	Tumbi Valley	1	N.A.	N.A.	N.A.
	Wadalba	27	N.A.	N.A.	N.A.
Woongarra	31	N.A.	N.A.	N.A.	
Wyang Total		164	N.A.	N.A.	N.A.
Sydney Region Total		1,534	1,497	1,658	1,582

Note: Half yearly net dwelling completions data not available in Wyong LGA for Jul-Dec 2010, Jan-Jun 2011 and Jul-Dec 2011.

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 2010	Jul-Dec 2010	Jan-Jul 2011	Jul-Dec 2011
Sydney City	Sydney	City Centre	3	131	220	212
		Pyrmont/Ultimo	0	176	4	0
		City East	157	24	35	145
		Glebe/Camperdown	13	151	8	12
		Surry Hills/Redfern	71	67	1	29
		Green Square	208	257	169	120
		Alexandria/Rosebery	0	0	0	19
		Newtown/Erskinvile	3	10	3	6
East	Botany Bay	Mascot Station	0	161	38	0
	Randwick	Prince Henry Hospital Site	7	74	113	78
		Kingsford Centre	1	86	0	111
		Maroubra Centre	0	41	8	1
		Endeavour House, South Coogee	0	0	35	77
		NSW University	8	0	0	1
	Waverley	Bondi Junction Centre	3	1	0	162
Woollahra	Double Bay Centre	3	0	0	3	
South	Canterbury	Campsie Station	2	15	21	5
		Canterbury Station	31	11	0	0
		Narwee Station	1	46	59	25
	Hurstville	Amcor Site (Gateway)	0	0	0	0
		Beverly Hills Station	0	15	8	4
		Hurstville Town Centre	13	25	0	10
		Narwee Station	14	6	0	0
		Riverwood Station	0	21	26	1
	Kogarah	Allawah Station	4	1	4	0
		Carlton Station	0	7	0	12
		Hurstville Town Centre	64	0	11	1
	Marrickville	Kogarah Station	31	2	0	68
		Dulwich Hill Station	67	0	6	2
		Newtown Station	1	49	15	5
		St Peters Station	0	14	35	9
	Rockdale	Stanmore Station	0	14	2	0
		Bonar Street Redevelopment Precinct	0	0	0	308
		Brighton le Sands Town Centre	53	1	0	0
		Rockdale Town Centre	0	0	0	17
Wolli Creek Growth Redevelopment Area		0	0	0	89	
Sutherland	Carringbah Growth Location	0	10	62	41	
	GyMEA Growth Location	14	12	0	55	
	Sutherland Growth Location	0	17	9	58	
Inner West	Ashfield	Ashfield Town Centre	2	0	5	44
		Cardinal Freeman Village	0	0	0	0
	Burwood	Burwood Town Centre	0	47	0	214
		Drummoyne Point	1	1	7	0
	Canada Bay	Parramatta Road Corridor - Canada Bay	1	0	94	29
		Breakfast Point	88	53	35	144
		Rhodes Peninsula	324	94	107	128
		Concord West Centre	98	1	99	0
	Leichhardt	Leichhardt Town Centre	4	5	5	2
		Lewisham Centre	1	2	21	0
		MLR Catherine Street	0	49	2	1
	Strathfield	Rozelle Centre	0	14	0	0
		Homebush West Precinct	88	24	0	0
		Parramatta Road Corridor - Strathfield	0	0	24	0
Inner North	Hunters Hill	Gladesville Town Centre & Victoria Road Corridor	0	0	0	0
	Lane Cove	St Leonards Centre	0	0	67	49
	Mosman	Spit Junction	0	0	0	4
		Milsons Point	16	0	0	1
	North Sydney	Neutral Bay Centre	61	49	5	0
		North Sydney CBD	1	2	2	93
		St Leonards Centre	20	40	9	0
	Ryde	Meadowbank Employment Area	153	192	0	0
		Ryde Town Centre	0	0	0	0
		Macquarie Corridor	0	114	0	0
	Willoughby	Artarmon Station	1	5	0	0
		Chatswood Station & Surrounds	0	33	63	7
		St Leonards Station	0	0	0	17

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

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

Subregion	LGA	Growth Location	Jan-Jun 2010	Jul-Dec 2010	Jan-Jul 2011	Jul-Dec 2011
North	Hornsby	Hornsby-Waitara Town Centre	2	7	0	16
		Epping Town Centre	0	57	0	0
		Old Northern Road	50	0	0	0
		Normanhurst Centre	1	7	3	0
		Thornleigh Centre	3	17	6	2
	Ku-ring-gai	Gordon Town Centre	29	0	182	0
		Lindfield Town Centre	0	0	71	24
		Pymble Town Centre	62	82	0	81
		Roseville Town Centre	29	0	21	44
		St Ives Town Centre	0	5	67	43
		Turramurra Town Centre & Surrounds	16	94	1	59
Killara Station		150	64	37	77	
Wahroonga Station	59	0	3	0		
North East	Manly	Balgowlah Centre	2	0	1	2
	Pittwater	Mona Vale Centre	0	0	0	0
	Warringah	Dee Why RSL	0	0	0	70
		Dee Why Town Centre	0	0	111	0
Central West	Auburn	Lidcombe Town Centre	25	0	9	114
		Lidcombe Hospital Precinct	9	108	53	82
		Wentworth Point	0	0	0	215
		Auburn Town Centre	1	21	20	17
	Bankstown	Bankstown CBD	34	0	0	0
		Bankstown CBD Fringe	37	2	0	0
		Bankstown Hume Highway Corridor	0	0	0	0
		Bass Hill Shopping Centre	0	7	35	25
		Padstow Shopping Centre	12	16	4	2
		Revesby Shopping Centre	1	12	36	28
		Punchbowl Station	11	0	0	2
	Fairfield	Fairfield Town Centre & Surrounds	11	9	3	55
		Bonnyrigg Housing Estate	88	1	8	0
		Villawood Station	4	87	24	0
	Holroyd	Merrylands Town Centre & Surrounds	0	11	2	46
		Lakewood	35	40	36	38
		Nelson's Ridge	69	29	62	37
		Guildford Station	16	27	28	0
		Pendle Hill Station	7	31	9	5
	Parramatta	Harris Park Station	0	0	0	0
		Parramatta CBD Remainder	0	95	178	128
		Granville Centre	9	7	3	1
		Guildford Station	4	1	28	6
		Merrylands Station	5	17	11	115
		Rydalmere Station	0	0	73	0
		Telopea Station	1	6	8	4
		Toongabbie Station	3	30	0	8
		Brick Works Master Plan Area	12	0	41	5
		Briens Road Master Plan site	8	0	50	0
		Naval Stores	22	0	0	7
Wentworthville Station	34	2	39	13		
North West	Blacktown	Blacktown Town Centre	120	18	10	19
		Doonside Centre	2	1	10	8
		Mt Druitt Town Centre	2	42	20	81
		Seven Hills Station	8	4	3	0
	Blue Mountains	Blaxland Station	1	23	0	1
		Katoomba Town Centre	1	10	2	2
	Hawkesbury	Richmond Centre	1	10	0	1
		Pitt Town	1	11	31	23
		Wentworthville Station	1	1	0	7
	Penrith	Kingswood Station	4	68	1	2
		St Marys Station	16	20	4	0
		Werrington Station	1	6	1	45
	The Hills	Carlingford Precinct	0	0	0	7
		Castle Hill Centre	0	4	78	0
South West	Campbelltown	Macarthur Gardens	17	7	3	3
		Campbelltown Centre	1	16	0	139
		Minto Housing Estate	11	45	23	48
		Leumeah Station	0	0	50	0
		Macarthur Station	21	64	27	32
	Liverpool	Casula Station	7	0	1	0
		Moorebank	18	57	57	99
		Liverpool Hume Highway Corridor	37	7	7	2
		Liverpool City Centre	51	21	94	2
	Wollondilly	Bargo Station	22	0	3	2
Tahmoor Station		13	6	11	1	
Central Coast	Gosford	Gosford City	0	0	0	0
		Niagara Park Station	0	0	1	0
	Wyong	Tuggerah-Wyong Growth Area	0	5	0	0

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.

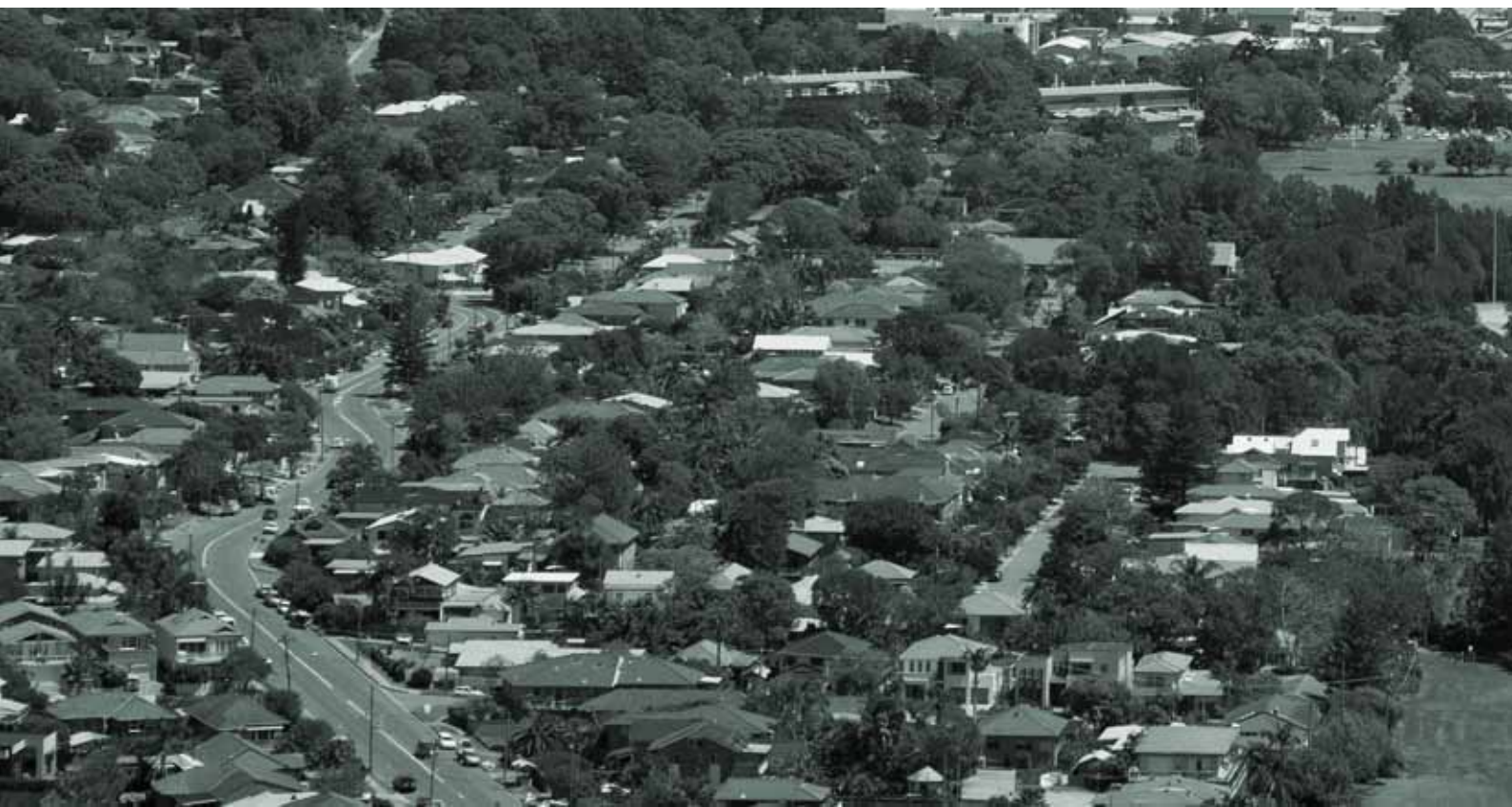
Lot Production – is the count of new residential building lots registrations as included in LPI cadastre in residential zones in greenfield release areas that are rezoned and serviced with Lead in Infrastructure.

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.

© Crown Copyright 2012
Department of Planning and Infrastructure
Lands Building,
23 - 33 Bridge Street,
Sydney, NSW 2000, Australia

<http://www.planning.nsw.gov.au>
Contact: mdp@planning.nsw.gov.au

Disclaimer: While every reasonable effort has been made to ensure that this document is correct at the time of printing, the state of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

