

# MDP MONTHLY MONITOR

## JULY 2011/12

The July 2011 monitor is the first monthly monitor by Sydney Region Metropolitan Development Program (MDP). This monitor provides data on dwelling approvals by Local Government Area (LGA) and more detailed approval and lot production data for the fringe greenfield release areas that are rezoned and have lead in infrastructure.

### Summary

- In July there were 1830 dwellings approved in the Sydney Region with 56 per cent being multi-unit. The LGAs with the highest proportion of multi-unit dwellings were Willoughby (345), Auburn (300) and North Sydney (145).
- Greenfield net dwelling approvals were 261 with Blacktown having the highest (83). The release areas with the greatest number of approvals were Warriewood Valley (46) and Seconds Ponds Creek (45).
- There was very little subdivision approval activity with only 23 greenfield lots approved.
- Greenfield lot production was 301 which was down on the 1,044 in June. Seconds Ponds Creek had the highest level of production with 108 lots followed by Sunnyholt Road (60), Edmondson Park (49) and Rouse Hill Regional Centre (44).

### Contents

The contents of the monitor include:

**PART 1** - Sydney Region Approvals - monthly residential building approvals by detached, multi-unit and other (Table 2) for the 43 LGAs in the Sydney Region.

**PART 2** - Greenfield LGAs – subdivision approvals, dwelling approvals, lot production and average lot size (Tables 3 to 6) for the 10 fringe LGAs with greenfield release areas.

**PART 3** - Greenfield Release Areas - subdivision approvals, dwelling approvals, lot production and average lot size (Tables 7 to 9) for greenfield release areas that are rezoned and serviced with lead in infrastructure in the 10 LGAs.

**PART 4** - Glossary and Data Sources.

Table 1: Monthly Summary: July

LGA	July
Sydney Region Dwelling Approvals	1,830
Greenfield Net Dwelling Approvals	261
Greenfield New Residential Lot Approvals	23
Greenfield Lot Production	301



## PART 1 Sydney Region Approvals

Table 2: Sydney Region LGA Dwelling Approvals: July 2011

Subregion	LGA	July			
		Detached	Multi-Unit	Others	Total
Sydney City	Sydney City	0	0	0	0
Sydney City Total		0	0	0	0
East	Botany Bay	7	18	0	25
	Randwick	10	18	0	28
	Waverley	0	9	0	9
	Woollahra	14	8	0	22
East Total		31	53	0	84
South	Canterbury	11	2	0	13
	Hurstville	6	0	0	6
	Kogarah	7	0	1	8
	Marrickville	0	11	0	11
	Rockdale	5	2	0	7
	Sutherland	32	0	0	32
South Total		61	15	1	77
Inner West	Ashfield	6	0	0	6
	Burwood	6	0	0	6
	Canada Bay	15	0	10	25
	Leichhardt	0	0	0	0
	Strathfield	4	0	0	4
Inner West Total		31	0	10	41
Inner North	Hunters Hill	1	0	0	1
	Lane Cove	3	0	0	3
	Mosman	3	0	5	8
	North Sydney	1	145	0	146
	Ryde	6	3	0	9
Willoughby	3	345	0	348	
Inner North Total		17	493	5	515
North	Hornsby	14	0	0	14
	Ku-ring-gai	9	0	0	9
North Total		23	0	0	23
North East	Manly	1	0	0	1
	Pittwater	12	2	0	14
	Warringah	14	9	0	23
North East Total		27	11	0	38
West Central	Auburn	48	300	2	350
	Bankstown	22	46	2	70
	Fairfield	30	5	4	39
	Holroyd	19	6	0	25
	Parramatta	5	2	0	7
West Central Total		124	359	8	491
North West	Blacktown	106	28	0	134
	Blue Mountains	11	0	1	12
	Hawkesbury	15	0	0	15
	Penrith	65	6	0	71
The Hills Shire	19	7	0	26	
North West Total		216	41	1	258
South West	Camden	72	0	0	72
	Campbelltown	20	0	0	20
	Liverpool	88	39	0	127
	Wollondilly	29	0	0	29
South West Total		209	39	0	248
Central Coast	Gosford	13	3	2	18
	Wyong	32	4	1	37
Central Coast Total		45	7	3	55
Sydney Region Total		784	1,018	28	1,830

## Part 2 LGA Greenfield

**Table 3: MDP Release Area Subdivision DAs and New Residential Lot Approvals: July 2011**

Council	Number of Applications Approved	New Residential Lots Approved
Blacktown	0	0
Camden	0	0
Campbelltown	0	0
Liverpool	2	17
Penrith	0	0
Pittwater	0	0
The Hills	4	6
Warringah	0	0
Wollondilly	0	0
Wyong	0	0
<b>Total</b>	<b>6</b>	<b>23</b>

**Notes:**

1. There may be some double counting of the number of applications where integrated DAs were lodged for both the dwelling and lot.

**Table 4: MDP Release Area Residential DAs and Net Dwelling Approvals: July 2011**

Council	Number of Applications Approved	Net Dwellings Approved
Blacktown	83	83
Camden	41	41
Campbelltown	0	0
Liverpool	29	29
Penrith	22	22
Pittwater	1	46
The Hills	14	29
Warringah	1	1
Wollondilly	2	2
Wyong	9	8
<b>Total</b>	<b>202</b>	<b>261</b>

**Notes:**

1. Data exclude s.96 and CDC applications.

**Table 5: LGA Lot Production in Residential Zones: May - July 2011**

LGA	May	June	July	Total - Year to Date
Blacktown	243	366	169	169
Camden	136	157	7	7
Campbelltown	26	13	49	49
Liverpool	39	160	3	3
Penrith	25	334	0	0
Pittwater	0	0	0	0
The Hills	3	12	71	71
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	2	2	2	2
<b>Total</b>	<b>474</b>	<b>1,044</b>	<b>301</b>	<b>301</b>

**Table 6: LGA Average Residential Lot Size (m<sup>2</sup>): May - July 2011**

LGA	May	June	July	Average
Blacktown	492	482	475	484
Camden	559	513	616	536
Campbelltown	325	635	483	459
Liverpool	465	582	608	561
Penrith	621	433	0	446
Pittwater	0	0	0	0
The Hills	621	713	562	585
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	847	503	329	560
<b>Average</b>	<b>509</b>	<b>491</b>	<b>503</b>	<b>498</b>

## PART 3 Greenfield Release Areas

Table 7: Release Area - Residential and Subdivision DAs by MDP Release Area: July 2011

LGA	MDP Release Area	Net Dwellings Approved		New Residential Lots Approved	
		July		July	
Blacktown	Alex Avenue (West)	0		0	
	Bungarribee	8		0	
	Castlebrook	11		0	
	Colebee	5		0	
	Pipeworks	0		0	
	Plumpton	1		0	
	Riverstone	0		0	
	Second Ponds Creek	45		0	
	St Mary's ADI (Ropes Crossing)	11		0	
Sunnyholt	2		0		
<b>Blacktown Total</b>		<b>83</b>		<b>0</b>	
Camden	Elderslie	1		0	
	Harrington Park	0		0	
	Harrington Park II	13		0	
	Manooka Valley	0		0	
	Mount Annan South	10		0	
	Narellan	0		0	
	Oran Park	9		0	
	Spring Farm	1		0	
Turner Road	7		0		
<b>Camden Total</b>		<b>41</b>		<b>0</b>	
Campbelltown	Edmondson Park	0		0	
	Glenfield Road	0		0	
	Macquarie Links	0		0	
	St Helens Park	0		0	
<b>Campbelltown Total</b>		<b>0</b>		<b>0</b>	
Liverpool	Cabramatta Creek	7		0	
	Carnes Hill	9		9	
	Edmondson Park	6		0	
	Hinchinbrook	3		0	
	Prestons	1		8	
	South Hoxton Park	3		0	
<b>Liverpool Total</b>		<b>29</b>		<b>17</b>	
Penrith	Caddens Road	0		0	
	Claremont Meadows Stage 2	1		0	
	Glenmore Park	0		0	
	Glenmore Park Expansion Area	14		0	
	St Mary's ADI (Jordan Springs)	7		0	
	Waterside	0		0	
<b>Penrith Total</b>		<b>22</b>		<b>0</b>	
Pittwater	Warriewood Valley	46		0	
<b>Pittwater Total</b>		<b>46</b>		<b>0</b>	
The Hills	Balmoral Road	17		3	
	Barina Downs Road	0		0	
	Kellyville	5		0	
	Mungerie Park	2		0	
	North Kellyville	0		3	
	Norwest Business Park	0		0	
Rouse Hill Regional Centre	5		0		
<b>The Hills Total</b>		<b>29</b>		<b>6</b>	
Warringah	Belrose	1		0	
<b>Warringah Total</b>		<b>1</b>		<b>0</b>	
Wollondilly	Camden Park	2		0	
<b>Wollondilly Total</b>		<b>2</b>		<b>0</b>	
Wyang	Blue Haven	0		0	
	Hamlyn Terrace	1		0	
	Louisiana Road	0		0	
	Mardi	1		0	
	North Wyong	2		0	
	Tumbi Valley	0		0	
	Wadalba	2		0	
Woongarrah	2		0		
<b>Wyang Total</b>		<b>8</b>		<b>0</b>	
<b>Sydney Region Greenfield Total</b>		<b>261</b>		<b>23</b>	

Note: Excludes MDP release areas which are not yet rezoned and serviced with lead in infrastructure.

## PART 3 Greenfield Release Areas

Table 8: Release Area Residential Lot Production: May - July 2011

LGA	MDP Release Area	Lot Production			
		May	June	July	Total Year to Date
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarribee	77	0	0	0
	Castlebrook	10	43	0	0
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	2	2	0	0
	Riverstone	0	0	0	0
	Second Ponds Creek	153	247	108	108
	St Mary's ADI (Ropes Crossing)	1	74	1	1
Sunnyholt	0	0	60	60	
<b>Blacktown Total</b>		<b>243</b>	<b>366</b>	<b>169</b>	<b>169</b>
Camden	Elderslie	0	60	7	7
	Harrington Park	0	0	0	0
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	53	0	0	0
	Narellan	0	0	0	0
	Oran Park	0	51	0	0
	Spring Farm	24	38	0	0
Turner Road	59	8	0	0	
<b>Camden Total</b>		<b>136</b>	<b>157</b>	<b>7</b>	<b>7</b>
Campbelltown	Edmondson Park	0	0	49	49
	Glenfield Road	26	11	0	0
	Macquarie Links	0	0	0	0
	St Helens Park	0	2	0	0
<b>Campbelltown Total</b>		<b>26</b>	<b>13</b>	<b>49</b>	<b>49</b>
Liverpool	Cabramatta Creek	0	2	0	0
	Carnes Hill	34	0	0	0
	Edmondson Park	0	110	0	0
	Hinchinbrook	0	0	3	3
	Prestons	2	0	0	0
	South Hoxton Park	3	5	0	0
<b>Liverpool Total</b>		<b>39</b>	<b>117</b>	<b>3</b>	<b>3</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	2	21	0	0
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	23	161	0	0
	St Mary's ADI (Jordan Springs)	0	141	0	0
Waterside	0	11	0	0	
<b>Penrith Total</b>		<b>25</b>	<b>334</b>	<b>0</b>	<b>0</b>
Pittwater	Warriewood Valley	0	0	0	0
<b>Pittwater Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
The Hills	Balmoral Road	0	0	27	27
	Barina Downs Road	3	0	0	0
	Kellyville	0	0	0	0
	Mungerie Park	0	0	0	0
	North Kellyville	0	0	0	0
	Norwest Business Park	0	12	0	0
Rouse Hill Regional Centre	0	0	44	44	
<b>The Hills Total</b>		<b>3</b>	<b>12</b>	<b>71</b>	<b>71</b>
Warringah	Belrose	0	0	0	0
<b>Warringah Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Wollondilly	Camden Park	0	0	0	0
<b>Wollondilly Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Wyong	Blue Haven	0	0	0	0
	Hamlyn Terrace	0	0	0	0
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	1	0	2	2
	Tumbi Valley	0	0	0	0
	Wadalba	0	2	0	0
Woongarrah	1	0	0	0	
<b>Wyong Total</b>		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Sydney Region Greenfield Total</b>		<b>474</b>	<b>1,001</b>	<b>301</b>	<b>301</b>

Note:

1. Excludes MDP release areas which are not yet rezoned and serviced with lead in infrastructure.
2. Only includes residential subdivision lots and not subdivision where the parcel remains as engloba land.
3. Total year to Date - Total Lot Production for Financial year 2011/12

Table 9: Release Area Average Residential Lot Size: May - July 2011

LGA	MDP Release Area	Average Lot Size m <sup>2</sup>			
		May	June	July	Average May - July
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarribee	521	0	0	521
	Castlebrook	393	550	0	520
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	352	523	0	438
	Riverstone	0	0	0	0
	Second Ponds Creek	486	497	487	492
	St Mary's ADI (Ropes Crossing)	253	391	1,250	400
Sunnyholt	0	0	440	440	
<b>Blacktown Average</b>		<b>492</b>	<b>482</b>	<b>475</b>	<b>484</b>
Camden	Elderslie	0	453	616	470
	Harrington Park	0	0	0	0
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	601	0	0	601
	Narellan	0	0	0	0
	Oran Park	0	533	0	533
	Spring Farm	495	579	0	546
Turner Road	547	535	0	546	
<b>Camden Average</b>		<b>559</b>	<b>513</b>	<b>616</b>	<b>536</b>
Campbelltown	Edmondson Park Composite	0	0	483	483
	Glenfield Road	325	674	0	428
	Macquarie Links	0	0	0	0
	St Helens Park	0	420	0	420
<b>Campbelltown Average</b>		<b>325</b>	<b>635</b>	<b>483</b>	<b>459</b>
Liverpool	Cabramatta Creek	0	301	0	301
	Carnes Hill	460	0	0	460
	Edmondson Park	0	581	0	581
	Hinchinbrook	0	0	639	639
	Prestons	386	0	0	386
	South Hoxton Park	574	737	0	676
<b>Liverpool Average</b>		<b>465</b>	<b>582</b>	<b>608</b>	<b>561</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	1,000	402	0	454
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	588	447	0	465
	St Mary's ADI (Jordan Springs)	0	432	0	432
Waterside	0	307	0	307	
<b>Penrith Average</b>		<b>621</b>	<b>433</b>	<b>0</b>	<b>446</b>
Pittwater	Warriewood Valley	0	0	0	0
<b>Pittwater Average</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
The Hills	Balmoral Road	0	0	714	714
	Barina Downs Road	0	0	0	0
	Kellyville	621	0	0	0
	Mungerie Park	0	0	0	0
	North Kellyville	0	0	0	0
	Norwest Business Park	0	713	0	713
Rouse Hill Regional Centre	0	0	469	469	
<b>The Hills Average</b>		<b>621</b>	<b>713</b>	<b>562</b>	<b>585</b>
Warringah	Belrose	0	0	0	0
<b>Warringah Average</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Wollondilly	Camden Park	0	0	0	0
<b>Wollondilly Average</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Wyong	Blue Haven	0	0	0	0
	Hamlyn Terrace	0	0	0	0
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	1,117	0	329	592
	Tumbi Valley	0	0	0	0
	Wadalba	0	503	0	503
Woongarrah	578	0	0	578	
<b>Wyong Average</b>		<b>847</b>	<b>503</b>	<b>329</b>	<b>560</b>
<b>Sydney Region Greenfield Average</b>		<b>509</b>	<b>491</b>	<b>503</b>	<b>498</b>

## PART 4 Glossary and Data Sources

### Glossary

#### Building Type:

- **Detached House** – a detached building primarily used for long term residential purposes. It consists of one dwelling unit.
- **Multi-unit** – includes dwellings which are semi-detached, row or terrace house, villas, townhouses, units or apartments buildings.
- **Other dwellings** - refer to development that does not fall within the definition of detached and multi-unit dwellings, including nursing homes and development permissible under the Seniors Living State Environmental Planning Policy.

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

**Lot Production** – is the count of new residential lot registrations as included in LPI cadastre in residential zones.

**Net Dwelling Approved** – the number of new dwellings approved on an englobo site in a greenfield release area minus the number of existing dwellings being demolished.

**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

**LGA Dwelling Approvals** – Australian Bureau of Statistics (Catalogue 8731.0).

**Greenfield Dwelling and Subdivision Approvals** – councils, Joint Regional Planning Panel and NSW Department of Planning and Infrastructure.

**Lot Production** – NSW Land and Property Information.