

MDP MONTHLY MONITOR AUGUST 2011/12

The Sydney Region Metropolitan Development Program (MDP) Monitor provides monthly data on dwelling approvals by Local Government Area (LGA) and more detailed approval and lot production data for the fringe greenfield release areas.

Summary

- The large number of Sydney Region dwellings approvals in August was due to the increase in multi-unit approvals, which was 72 per cent of the 3,060 dwellings approved.
- The LGAs with the highest level of multi-unit approvals were The Hills Shire (698), Botany (500), Sydney City (268), Warringah (138) and Ryde (128).
- Net greenfield dwelling approvals was 262 which was almost the same as July. Again the greatest number of approvals was in Blacktown (103) with the highest proportion in Seconds Ponds Creek.
- There was a large increase in new greenfield lots approved from 23 in July to 632 in August. This was mainly located in Edmondson Park (280), St Marys ADI (Jordan Springs) (139), North Kellyville (81) and Balmoral Road (55).
- The majority of 224 greenfield lots produced were in Balmoral Road (158) and South Hoxton Park (42).

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 the 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 - August

LGA	July	August	YTD*
Sydney Region Dwelling Approvals	1,830	3,060	4,890
Greenfield Net Dwelling Approvals	261	262	523
Greenfield New Residential Lot Approvals	23	632	655
Greenfield Lot Production	301	224	525

Notes: * Financial Year to Date



Table 2: Sydney Region LGA Dwelling Approvals: August 2011

Subregion	LGA	July				August				Year To Date			
		Detached	Multi-Unit	Others	Total	Detached	Multi-Unit	Others	Total	Detached	Multi-Unit	Others	Total
Sydney City	Sydney City	0	0	0	0	0	268	12	280	0	268	12	280
Sydney City Total		0	0	0	0	0	268	12	280	0	268	12	280
East	Botany Bay	7	18	0	25	3	500	0	503	10	518	0	528
	Randwick	10	18	0	28	7	22	2	31	17	40	2	59
	Waverley	0	9	0	9	5	9	0	14	5	18	0	23
	Woollahra	14	8	0	22	17	0	0	17	31	8	0	39
East Total		31	53	0	84	32	531	2	565	63	584	2	649
South	Canterbury	11	2	0	13	16	5	0	21	27	7	0	34
	Hurstville	6	0	0	6	6	0	0	6	12	0	0	12
	Kogarah	7	0	1	8	7	8	0	15	14	8	1	23
	Marrickville	0	11	0	11	2	0	1	3	2	11	1	14
	Rockdale	5	2	0	7	12	34	0	46	17	36	0	53
	Sutherland	32	0	0	32	30	0	4	34	62	0	4	66
South Total		61	15	1	77	73	47	5	125	134	62	6	202
Inner West	Ashfield	6	0	0	6	1	0	0	1	7	0	0	7
	Burwood	6	0	0	6	1	15	0	16	7	15	0	22
	Canada Bay	15	0	10	25	7	16	0	23	22	16	10	48
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0
	Strathfield	4	0	0	4	6	75	0	81	10	75	0	85
Inner West Total		31	0	10	41	15	106	0	121	46	106	10	162
Inner North	Hunters Hill	1	0	0	1	0	0	0	0	1	0	0	1
	Lane Cove	3	0	0	3	3	0	0	3	6	0	0	6
	Mosman	3	0	5	8	0	0	0	0	3	0	5	8
	North Sydney	1	145	0	146	4	3	0	7	5	148	0	153
	Ryde	6	3	0	9	14	128	1	143	20	131	1	152
Willoughby	3	345	0	348	2	0	0	2	5	345	0	350	
Inner North Total		17	493	5	515	23	131	1	155	40	624	6	670
North	Hornsby	14	0	0	14	18	2	0	20	32	2	0	34
	Ku-ring-gai	9	0	0	9	11	9	0	20	20	9	0	29
North Total		23	0	0	23	29	11	0	40	52	11	0	63
North East	Manly	1	0	0	1	3	4	0	7	4	4	0	8
	Pittwater	12	2	0	14	4	0	1	5	16	2	1	19
	Warringah	14	9	0	23	21	136	2	159	35	145	2	182
North East Total		27	11	0	38	28	140	3	171	55	151	3	209
West Central	Auburn	48	300	2	350	7	12	0	19	55	312	2	369
	Bankstown	22	46	2	70	33	22	7	62	55	68	9	132
	Fairfield	30	5	4	39	35	10	0	45	65	15	4	84
	Holroyd	19	6	0	25	28	0	1	29	47	6	1	54
	Parramatta	5	2	0	7	18	89	0	107	23	91	0	114
West Central Total		124	359	8	491	121	133	8	262	245	492	16	753
North West	Blacktown	106	28	0	134	97	34	0	131	203	62	0	265
	Blue Mountains	11	0	1	12	18	0	1	19	29	0	2	31
	Hawkesbury	15	0	0	15	6	2	0	8	21	2	0	23
	Penrith	65	6	0	71	69	22	1	92	134	28	1	163
	The Hills Shire	19	7	0	26	48	696	0	744	67	703	0	770
North West Total		216	41	1	258	238	754	2	994	454	795	3	1,252
South West	Camden	72	0	0	72	71	0	1	72	143	0	1	144
	Campbelltown	20	0	0	20	24	37	0	61	44	37	0	81
	Liverpool	88	39	0	127	71	52	0	123	159	91	0	250
	Wollondilly	29	0	0	29	15	0	0	15	44	0	0	44
South West Total		209	39	0	248	181	89	1	271	390	128	1	519
Central Coast	Gosford	13	3	2	18	15	7	0	22	28	10	2	40
	Wyong	32	4	1	37	53	0	1	54	85	4	2	91
Central Coast Total		45	7	3	55	68	7	1	76	113	14	4	131
Sydney Region Total		784	1,018	28	1,830	808	2,217	35	3,060	1,592	3,235	63	4,890

Part 2 LGA Greenfield

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

LGA	Number of Applications Approved			New Residential Lots Approved		
	Jul	Aug	YTD	Jul	Aug	YTD
Blacktown	0	4	4	0	16	16
Camden	0	0	0	0	0	0
Campbelltown	0	3	3	0	261	261
Liverpool	2	1	3	17	59	76
Penrith	0	1	1	0	139	139
Pittwater	0	0	0	0	0	0
The Hills	4	13	17	6	157	163
Warringah	0	0	0	0	0	0
Wollondilly	0	0	0	0	0	0
Wyong	0	0	0	0	0	0
Total	6	23	29	23	632	655

Notes:

- There may be some double counting of the number of applications where integrated DAs were lodged for both the dwelling and lot.
- YTD - financial year to date, 2011/12.

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

LGA	Number of Applications Approved			Net Dwellings Approved		
	Jul	Aug	YTD	Jul	Aug	YTD
Blacktown	83	100	183	83	103	186
Camden	41	58	99	41	58	99
Campbelltown	0	1	1	0	14	14
Liverpool	29	40	69	29	39	68
Penrith	22	37	59	22	39	61
Pittwater	1	0	1	46	0	46
The Hills	14	0	14	29	0	29
Warringah	1	0	1	1	0	1
Wollondilly	2	0	2	2	0	2
Wyong	9	7	16	8	9	17
Total	201	246	447	261	262	523

Notes:

- Data exclude s.96 modifications.
- YTD - financial year to date, 2011/12.

Table 5: LGA Lot Production in Residential Zones: June - August 2011

LGA	June	July	August	Total - Year to Date
Blacktown	366	169	7	176
Camden	157	7	0	7
Campbelltown	13	49	0	49
Liverpool	160	3	51	54
Penrith	334	0	0	0
Pittwater	0	0	0	0
The Hills	12	71	164	235
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	2	2	2	4
Total	1,044	301	224	525

Table 6: LGA Average Residential Lot Size (m²): June - August 2011

LGA	June	July	August	Average
Blacktown	482	475	389	479
Camden	513	616	0	517
Campbelltown	635	483	0	515
Liverpool	582	608	434	549
Penrith	433	0	0	433
Pittwater	0	0	0	0
The Hills	713	562	616	605
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	503	329	300	377
Average	491	503	565	504

PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved			New Residential Lots Approved		
		July	August	YTD	July	August	YTD
Blacktown	Alex Avenue (West)	0	0	0	0	0	0
	Bungarrabee	8	9	17	0	0	0
	Castlebrook	11	9	20	0	0	0
	Colebee	5	5	10	0	0	0
	Pipeworks	0	0	0	0	0	0
	Plumpton	1	6	7	0	0	0
	Riverstone	0	0	0	0	0	0
	Second Ponds Creek	45	49	94	0	16	16
	St Mary's ADI (Ropes Crossing)	11	16	27	0	0	0
Sunnyholt	2	9	11	0	0	0	
Blacktown Total		83	103	186	0	16	16
Camden	Elderslie	1	5	6	0	0	0
	Harrington Park	0	0	0	0	0	0
	Harrington Park II	13	7	20	0	0	0
	Manooka Valley	0	0	0	0	0	0
	Mount Annan South	10	11	21	0	0	0
	Narellan	0	1	1	0	0	0
	Oran Park	9	11	20	0	0	0
	Spring Farm	1	12	13	0	0	0
Turner Road	7	11	18	0	0	0	
Camden Total		41	58	99	0	0	0
Campbelltown	Edmondson Park	0	0	0	0	221	221
	Glenfield Road	0	14	14	0	40	40
	Macquarie Links	0	0	0	0	0	0
	St Helens Park	0	0	0	0	0	0
Campbelltown Total		0	14	14	0	261	261
Liverpool	Cabramatta Creek	7	6	13	0	0	0
	Carnes Hill	9	12	21	9	0	9
	Edmondson Park	6	9	15	0	59	59
	Hinchinbrook	3	2	5	0	0	0
	Prestons	1	0	1	8	0	8
	South Hoxton Park	3	10	13	0	0	0
Liverpool Total		29	39	68	17	59	76
Penrith	Caddens Road	0	0	0	0	0	0
	Claremont Meadows Stage 2	1	2	3	0	0	0
	Glenmore Park	0	6	6	0	0	0
	Glenmore Park Expansion Area	14	25	39	0	0	0
	St Mary's ADI (Jordan Springs)	7	5	12	0	139	139
Waterside	0	1	1	0	0	0	
Penrith Total		22	39	61	0	139	139
Pittwater	Warriewood Valley	46	0	46	0	0	0
Pittwater Total		46	0	46	0	0	0
The Hills	Balmoral Road	17	0	17	3	55	58
	Barina Downs Road	0	0	0	0	0	0
	Kellyville	5	0	5	0	11	11
	Mungerie Park	2	0	2	0	0	0
	North Kellyville	0	0	0	3	81	84
	Norwest Business Park	0	0	0	0	10	10
	Rouse Hill Regional Centre	5	0	5	0	0	0
The Hills Total		29	0	29	6	157	163
Warringah	Belrose	1	0	1	0	0	0
Warringah Total		1	0	1	0	0	0
Wollondilly	Camden Park	2	0	2	0	0	0
Wollondilly Total		2	0	2	0	0	0
Wyong	Blue Haven	0	0	0	0	0	0
	Hamlyn Terrace	1	2	3	0	0	0
	Louisiana Road	0	0	0	0	0	0
	Mardi	1	1	2	0	0	0
	North Wyong	2	0	2	0	0	0
	Tumbi Valley	0	0	0	0	0	0
	Wadalba	2	3	5	0	0	0
Woongarah	2	3	5	0	0	0	
Wyong Total		8	9	17	0	0	0
Sydney Region Greenfield Total		261	262	523	23	632	655

Note:

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

PART 3 Greenfield Release Areas

Table 8: Release Area - Lot Production: June - August 2011

LGA	MDP Release Area	Lot Production			
		June	July	Aug	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarrabee	0	0	0	0
	Castlebrook	43	0	5	5
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	2	0	2	2
	Riverstone	0	0	0	0
	Second Ponds Creek	247	108	0	108
	St Mary's ADI (Ropes Crossing)	74	1	0	1
Sunnyholt	0	60	0	60	
Blacktown Total		366	169	7	176
Camden	Elderslie	60	7	0	7
	Harrington Park	0	0	0	0
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	0	0
	Narellan	0	0	0	0
	Oran Park	51	0	0	0
	Spring Farm	38	0	0	0
	Turner Road	8	0	0	0
Camden Total		157	7	0	7
Campbelltown	Edmondson Park	0	49	0	49
	Glenfield Road	11	0	0	0
	Macquarie Links	0	0	0	0
	St Helens Park	2	0	0	0
Campbelltown Total		13	49	0	49
Liverpool	Cabramatta Creek	2	0	2	2
	Carnes Hill	0	0	2	2
	Edmondson Park	110	0	0	0
	Hinchinbrook	0	3	5	8
	Prestons	0	0	0	0
	South Hoxton Park	5	0	42	42
Liverpool Total		117	3	51	54
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	21	0	0	0
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	161	0	0	0
	St Mary's ADI (Jordan Springs)	141	0	0	0
	Waterside	11	0	0	0
Penrith Total		334	0	0	0
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Total		0	0	0	0
The Hills	Balmoral Road	0	27	158	185
	Barina Downs Road	0	0	0	0
	Kellyville	0	0	6	6
	Mungerie Park	0	0	0	0
	North Kellyville	0	0	0	0
	Norwest Business Park	12	0	0	0
	Rouse Hill Regional Centre	0	44	0	44
The Hills Total		12	71	164	235
Warringah	Belrose	0	0	0	0
Warringah Total		0	0	0	0
Wollondilly	Camden Park	0	0	0	0
Wollondilly Total		0	0	0	0
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	0	2	2	4
	Tumbi Valley	0	0	0	0
	Wadalba	2	0	0	0
Woongarra	0	0	0	0	
Wyong Total		2	2	2	4
Sydney Region Greenfield Total		1,001	301	224	525

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 englobo land.
3. YTD - Year to Date - total lot production for financial year 2011/12.

Table 9: Release Area Average Residential Lot Size: June - August 2011

LGA	MDP Release Area	Average Lot Size			
		June	July	Aug	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarrabee	0	0	0	0
	Castlebrook	550	0	330	330
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	523	0	541	541
	Riverstone	0	0	0	0
	Second Ponds Creek	497	487	0	487
	St Mary's ADI (Ropes Crossing)	391	1,250	0	1,250
Sunnyholt	0	440	0	440	
Blacktown Average		482	475	389	472
Camden	Elderslie	453	616	0	616
	Harrington Park	0	0	0	0
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	0	0
	Narellan	0	0	0	0
	Oran Park	533	0	0	0
	Spring Farm	579	0	0	0
	Turner Road	535	0	0	0
Camden Average		513	616	0	616
Campbelltown	Edmondson Park	0	483	0	483
	Glenfield Road	647	0	0	0
	Macquarie Links	0	0	0	0
	St Helens Park	420	0	0	0
Campbelltown Average		635	483	0	483
Liverpool	Cabramatta Creek	301	0	328	328
	Carnes Hill	0	0	444	444
	Edmondson Park	581	0	0	0
	Hinchinbrook	0	639	702	678
	Prestons	0	0	0	0
	South Hoxton Park	737	0	407	407
Liverpool Average		582	608	434	463
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	402	0	0	0
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	447	0	0	0
	St Mary's ADI (Jordan Springs)	432	0	0	0
	Waterside	307	0	0	0
Penrith Average		433	0	0	0
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Average		0	0	0	0
The Hills	Balmoral Road	0	714	618	632
	Barina Downs Road	0	0	0	0
	Kellyville	0	0	579	579
	Mungerie Park	0	0	0	0
	North Kellyville	0	0	0	0
	Norwest Business Park	713	0	0	0
	Rouse Hill Regional Centre	0	469	0	469
The Hills Average		713	562	616	600
Warringah	Belrose	0	0	0	0
Warringah Average		0	0	0	0
Wollondilly	Camden Park	0	0	0	0
Wollondilly Average		0	0	0	0
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	0	329	300	315
	Tumbi Valley	0	0	0	0
	Wadalba	503	0	0	0
Woongarra	0	0	0	0	
Wyong Average		503	329	300	315
Sydney Region Greenfield Average		491	503	565	529

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.