

MDP INTERNAL STATE AGENCY REPORT

MONTHLY MONITOR

SEPTEMBER 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. The monitor is for internal State Agency use.

Summary

- September had the lowest level of Sydney Region dwelling approvals (1,582) in the financial year to date.
- Parramatta LGA had the highest number of multi-unit dwelling approvals (118), followed by Holroyd (106), Canada Bay (88) and Sydney City (82). Penrith had the highest level of detached dwelling approvals (117), followed by Blacktown (103) and Camden (83).
- Net greenfield dwelling approvals was 253 which is consistent with previous months. Blacktown had the highest number of LGA net greenfield dwelling approvals (93) with 56 in Second Ponds Creek.
- The large September increase in new greenfield lots approvals (958) was mainly in Caddens Road (346), Spring Farm (281) and Bungarribee (221).
- The majority of 342 greenfield lots produced were in Camden (209), 90 in Oran Park, 87 in Turner Road.

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 - September

LGA	July	August	September	YTD*
Sydney Region Dwelling Approvals	1,830	3,060	1,582	6,472
Greenfield Net Dwelling Approvals	261	262	253	776
Greenfield New Residential Lot Approvals	23	632	958	1,613
Greenfield Lot Production	301	224	342	867

Notes: * Financial Year to Date



PART 1 Sydney Region Approvals

Table 2: Sydney Region LGA Dwelling Approvals: July - September 2011

Subregion	LGA	July				August				September				Year To Date			
		Detached	Multi-Unit	Others	Total	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	82	0	82	0	350	12	362
Sydney City Total		0	0	0	0	0	268	12	280	0	82	0	82	0	350	12	362
East	Botany Bay	7	18	0	25	3	500	0	503	12	0	1	13	22	518	1	541
	Randwick	10	18	0	28	7	22	2	31	10	16	0	26	27	56	2	85
	Waverley	0	9	0	9	5	9	0	14	1	0	0	1	6	18	0	24
	Woollahra	14	8	0	22	17	0	0	17	17	0	0	17	48	8	0	56
East Total		31	53	0	84	32	531	2	565	40	16	1	57	103	600	3	706
South	Canterbury	11	2	0	13	16	5	0	21	7	30	1	38	34	37	1	72
	Hurstville	6	0	0	6	6	0	0	6	6	0	0	6	18	0	0	18
	Kogarah	7	0	1	8	7	8	0	15	6	0	0	6	20	8	1	29
	Marrickville	0	11	0	11	2	0	1	3	2	0	0	2	4	11	1	16
	Rockdale	5	2	0	7	12	34	0	46	2	4	0	6	19	40	0	59
	Sutherland	32	0	0	32	30	0	4	34	27	7	0	34	89	7	4	100
South Total		61	15	1	77	73	47	5	125	50	41	1	92	184	103	7	294
Inner West	Ashfield	6	0	0	6	1	0	0	1	1	0	0	1	8	0	0	8
	Burwood	6	0	0	6	1	15	0	16	1	14	0	15	8	29	0	37
	Canada Bay	15	0	10	25	7	16	0	23	12	88	0	100	34	104	10	148
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Strathfield	4	0	0	4	6	75	0	81	0	0	0	0	10	75	0	85
Inner West Total		31	0	10	41	15	106	0	121	14	102	0	116	60	208	10	278
Inner North	Hunters Hill	1	0	0	1	0	0	0	0	1	2	0	3	2	2	0	4
	Lane Cove	3	0	0	3	3	0	0	3	3	0	0	3	9	0	0	9
	Mosman	3	0	5	8	0	0	0	0	0	0	0	0	3	0	5	8
	North Sydney	1	145	0	146	4	3	0	7	2	0	9	11	7	148	9	164
	Ryde	6	3	0	9	14	128	1	143	13	8	2	23	33	139	3	175
Willoughby	3	345	0	348	2	0	0	2	0	0	0	0	5	345	0	350	
Inner North Total		17	493	5	515	23	131	1	155	19	10	11	40	59	634	17	710
North	Hornsby	14	0	0	14	18	2	0	20	15	12	0	27	47	14	0	61
	Ku-ring-gai	9	0	0	9	11	9	0	20	13	61	0	74	33	70	0	103
North Total		23	0	0	23	29	11	0	40	28	73	0	101	80	84	0	164
North East	Manly	1	0	0	1	3	4	0	7	5	0	0	5	9	4	0	13
	Pittwater	12	2	0	14	4	0	1	5	1	0	0	1	17	2	1	20
	Warringah	14	9	0	23	21	136	2	159	12	48	0	60	47	193	2	242
North East Total		27	11	0	38	28	140	3	171	18	48	0	66	73	199	3	275
West Central	Auburn	48	300	2	350	7	12	0	19	9	0	1	10	64	312	3	379
	Bankstown	22	46	2	70	33	22	7	62	17	43	1	61	72	111	10	193
	Fairfield	30	5	4	39	35	10	0	45	30	9	0	39	95	24	4	123
	Holroyd	19	6	0	25	28	0	1	29	35	106	0	141	82	112	1	195
	Parramatta	5	2	0	7	18	89	0	107	20	118	0	138	43	209	0	252
West Central Total		124	359	8	491	121	133	8	262	111	276	2	389	356	768	18	1,142
North West	Blacktown	106	28	0	134	97	34	0	131	103	49	0	152	306	111	0	417
	Blue Mountains	11	0	1	12	18	0	1	19	9	0	0	9	38	0	2	40
	Hawkesbury	15	0	0	15	6	2	0	8	14	0	2	16	35	2	2	39
	Penrith	65	6	0	71	69	22	1	92	117	0	2	119	251	28	3	282
	The Hills Shire	19	7	0	26	48	696	0	744	49	42	0	91	116	745	0	861
North West Total		216	41	1	258	238	754	2	994	292	91	4	387	746	886	7	1,639
South West	Camden	72	0	0	72	71	0	1	72	83	0	0	83	226	0	1	227
	Campbelltown	20	0	0	20	24	37	0	61	37	2	0	39	81	39	0	120
	Liverpool	88	39	0	127	71	52	0	123	65	2	0	67	224	93	0	317
	Wollondilly	29	0	0	29	15	0	0	15	12	0	0	12	56	0	0	56
South West Total		209	39	0	248	181	89	1	271	197	4	0	201	587	132	1	720
Central Coast	Gosford	13	3	2	18	15	7	0	22	20	2	0	22	48	12	2	62
	Wyong	32	4	1	37	53	0	1	54	26	2	1	29	111	6	3	120
Central Coast Total		45	7	3	55	68	7	1	76	46	4	1	51	159	18	5	182
Sydney Region Total		784	1,018	28	1,830	808	2,217	35	3,060	815	747	20	1,582	2,407	3,982	83	6,472

Part 2 LGA Greenfield

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

LGA	Number of Applications Approved				New Residential Lots Approved			
	Jul	Aug	Sep	YTD	Jul	Aug	Sep	YTD
Blacktown	0	4	3	7	0	16	227	243
Camden	0	0	3	3	0	0	316	316
Campbelltown	0	3	0	3	0	261	0	261
Liverpool	2	1	3	6	17	59	22	98
Penrith	0	1	1	2	0	139	346	485
Pittwater	0	0	1	1	0	0	0	0
The Hills	4	13	5	22	6	157	47	210
Warringah	0	0	0	0	0	0	0	0
Wollondilly	0	0	0	0	0	0	0	0
Wyong	0	0	0	0	0	0	0	0
Total	6	23	16	45	23	632	958	1,613

Notes:

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

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

LGA	Number of Applications Approved				Net Dwellings Approved			
	Jul	Aug	Sep	YTD	Jul	Aug	Sep	YTD
Blacktown	83	100	85	268	83	103	93	279
Camden	41	58	55	154	41	58	54	153
Campbelltown	0	1	0	1	0	14	0	14
Liverpool	29	40	29	98	29	39	25	93
Penrith	22	37	45	104	22	39	45	106
Pittwater	1	0	0	1	46	0	0	46
The Hills	14	0	23	37	29	0	23	52
Warringah	1	0	0	1	1	0	0	1
Wollondilly	2	0	3	5	2	0	3	5
Wyong	9	7	10	26	8	9	10	27
Total	201	246	250	697	261	262	253	776

Notes:

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

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

LGA	July	August	September	Total - Year to Date
Blacktown	169	7	24	200
Camden	7	0	209	216
Campbelltown	49	0	28	77
Liverpool	3	51	21	75
Penrith	0	0	29	29
Pittwater	0	0	0	0
The Hills	71	164	31	266
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	2	2	0	4
Total	301	224	342	867

Table 6: LGA Average Residential Lot Size (m²): July - September 2011

LGA	July	August	September	Average
Blacktown	475	389	372	460
Camden	616	0	491	495
Campbelltown	483	0	341	431
Liverpool	608	434	498	472
Penrith	0	0	519	519
Pittwater	0	0	0	0
The Hills	562	616	642	605
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	329	300	0	315
Average	503	565	487	513

PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		July	August	September	YTD	July	August	September	YTD
Blacktown	Alex Avenue (West)	0	0	1	1	0	0	0	0
	Bungarribee	8	9	5	22	0	0	221	221
	Castlebrook	11	9	7	27	0	0	0	0
	Colebee	5	5	1	11	0	0	0	0
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	1	6	2	9	0	0	0	0
	Riverstone	0	0	0	0	0	0	0	0
	Second Ponds Creek	45	49	56	150	0	16	0	16
	St Mary's ADI (Ropes Crossing)	11	16	18	45	0	0	6	6
Sunnyholt	2	9	3	14	0	0	0	0	
Blacktown Total		83	103	93	279	0	16	227	243
Camden	Elderslie	1	5	3	9	0	0	33	33
	Harrington Park	0	0	0	0	0	0	0	0
	Harrington Park II	13	7	16	36	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	10	11	7	28	0	0	0	0
	Narellan	0	1	0	1	0	0	0	0
	Oran Park	9	11	8	28	0	0	2	2
	Spring Farm	1	12	5	18	0	0	281	281
	Turner Road	7	11	15	33	0	0	0	0
Camden Total		41	58	54	153	0	0	316	316
Campbelltown	Edmondson Park	0	0	0	0	0	221	0	221
	Glenfield Road	0	14	0	14	0	40	0	40
	Macquarie Links	0	0	0	0	0	0	0	0
	St Helens Park	0	0	0	0	0	0	0	0
Campbelltown Total		0	14	0	14	0	261	0	261
Liverpool	Cabramatta Creek	7	6	5	18	0	0	0	0
	Carnes Hill	9	12	5	26	9	0	17	26
	Edmondson Park	6	9	4	19	0	59	0	59
	Hinchinbrook	3	2	0	5	0	0	0	0
	Prestons	1	0	1	2	8	0	0	8
	South Hoxton Park	3	10	10	23	0	0	5	5
Liverpool Total		29	39	25	93	17	59	22	98
Penrith	Caddens Road	0	0	0	0	0	0	346	346
	Claremont Meadows Stage 2	1	2	2	5	0	0	0	0
	Glenmore Park	0	6	0	6	0	0	0	0
	Glenmore Park Expansion Area	14	25	22	61	0	0	0	0
	St Mary's ADI (Jordan Springs)	7	5	20	32	0	139	0	139
	Waterside	0	1	1	2	0	0	0	0
Penrith Total		22	39	45	106	0	139	346	485
Pittwater	Warriewood Valley	46	0	0	46	0	0	0	0
Pittwater Total		46	0	0	46	0	0	0	0
The Hills	Balmoral Road	17	0	14	31	3	55	6	64
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	5	0	6	11	0	11	32	43
	Mungerie Park	2	0	0	2	0	0	0	0
	North Kellyville	0	0	0	0	3	81	0	84
	Norwest Business Park	0	0	3	3	0	10	0	10
	Rouse Hill Regional Centre	5	0	0	5	0	0	9	9
The Hills Total		29	0	23	52	6	157	47	210
Warringah	Belrose	1	0	0	1	0	0	0	0
Warringah Total		1	0	0	1	0	0	0	0
Wollondilly	Camden Park	2	0	3	5	0	0	0	0
Wollondilly Total		2	0	3	5	0	0	0	0
Wyong	Blue Haven	0	0	0	0	0	0	0	0
	Hamlyn Terrace	1	2	2	5	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	1	1	0	2	0	0	0	0
	North Wyong	2	0	0	2	0	0	0	0
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba	2	3	4	9	0	0	0	0
	Woongarra	2	3	4	9	0	0	0	0
Wyong Total		8	9	10	27	0	0	0	0
Sydney Region Greenfield Total		261	262	253	776	23	632	958	1,613

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: July - September 2011

LGA	MDP Release Area	Lot Production			
		July	Aug	Sept	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	0	5	13	18
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	0	2	0	2
	Riverstone	0	0	0	0
	Second Ponds Creek	108	0	6	114
	St Mary's ADI (Ropes Crossing)	1	0	5	6
	Sunnyholt	60	0	0	60
Blacktown Total		169	7	24	200
Camden	Elderslie	7	0	18	25
	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	0	0	90	90
	Spring Farm	0	0	14	14
	Turner Road	0	0	87	87
Camden Total		7	0	209	216
Campbelltown	Edmondson Park	49	0	0	49
	Glenfield Road	0	0	28	28
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	0
Campbelltown Total		49	0	28	77
Liverpool	Cabramatta Creek	0	2	0	2
	Carnes Hill	0	2	0	2
	Edmondson Park	0	0	0	0
	Hinchinbrook	3	5	0	8
	Prestons	0	0	0	0
	South Hoxton Park	0	42	21	63
Liverpool Total		3	51	21	75
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	0	0	0
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	0	0	0	0
	St Mary's ADI (Jordan Springs)	0	0	0	0
	Waterside	0	0	29	29
Penrith Total		0	0	29	29
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Total		0	0	0	0
The Hills	Balmoral Road	27	158	18	203
	Barina Downs Road	0	0	0	0
	Kellyville	0	6	3	9
	Mungerie Park	0	0	10	10
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	0
	Rouse Hill Regional Centre	44	0	0	44
The Hills Total		71	164	31	266
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	2	2	0	4
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	0	0
	Woongarrah	0	0	0	0
Wyong Total		2	2	0	4
Sydney Region Greenfield Total		301	224	342	867

Note:

1. Excludes MDP release areas which are not yet zoned and serviced with lead in infrastructure.
2. Only includes residential subdivision lots and not subdivision where the parcel remains as englobed land.
3. YTD - Year to Date - total lot production for financial year 2011/12.

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

LGA	MDP Release Area	Average Lot Size			
		July	Aug	Sept	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	0	330	370	359
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	0	541	0	541
	Riverstone	0	0	0	0
	Second Ponds Creek	487	0	293	477
	St Mary's ADI (Ropes Crossing)	1,250	0	474	603
	Sunnyholt	440	0	0	440
Blacktown Average		475	389	372	460
Camden	Elderslie	616	0	517	545
	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	0	0	501	501
	Spring Farm	0	0	301	301
	Turner Road	0	0	505	505
Camden Average		616	0	491	495
Campbelltown	Edmondson Park	483	0	0	483
	Glenfield Road	0	0	341	341
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	0
Campbelltown Average		483	0	341	431
Liverpool	Cabramatta Creek	0	328	0	328
	Carnes Hill	0	444	0	444
	Edmondson Park	0	0	0	0
	Hinchinbrook	639	702	0	678
	Prestons	0	0	0	0
	South Hoxton Park	0	407	498	437
Liverpool Average		608	434	498	472
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	0	0	0
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	0	0	0	0
	St Mary's ADI (Jordan Springs)	0	0	0	0
	Waterside	0	0	519	519
Penrith Average		0	0	519	519
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Average		0	0	0	0
The Hills	Balmoral Road	714	618	755	643
	Barina Downs Road	0	0	0	0
	Kellyville	0	579	579	579
	Mungerie Park	0	0	457	457
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	0
	Rouse Hill Regional Centre	469	0	0	469
The Hills Average		562	616	642	605
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	329	300	0	315
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	0	0
	Woongarrah	0	0	0	0
Wyong Average		329	300	0	315
Sydney Region Greenfield Average		503	565	487	513

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.