

MDP INTERNAL STATE AGENCY REPORT

MONTHLY MONITOR

OCTOBER 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

- Sydney Region dwelling approvals increased in October from the low September levels. The increase was due to higher levels of multi-unit approvals, which were mainly located in Canada Bay (429), Auburn (329) and Sydney City (132).
- Net greenfield dwelling approvals (385) was the highest in the financial year to date. Second Ponds Creek had the highest release approvals (65) followed by Balmoral Road (59), Glenmore Park Expansion (36), Jordan Springs (28) and Ropes Crossing (26).
- Greenfield residential lot approvals fell in October to 136 with 46 in Balmoral Road, 30 in Cabramatta Creek and 26 in south Hoxton Park.
- 150 new greenfield lots were produced with 95 in Second Ponds Creek and 19 in Balmoral 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: August - October

LGA	August	September	October	YTD*
Sydney Region Dwelling Approvals	3,060	1,582	2,064	8,536
Greenfield Net Dwelling Approvals	262	253	385	1,161
Greenfield New Residential Lot Approvals	632	958	136	1,749
Greenfield Lot Production	224	342	150	1,017

Notes: * Financial Year to Date



PART 1 Sydney Region Approvals

Table 2: Sydney Region LGA Dwelling Approvals: August - October 2011

Subregion	LGA	August				September				October				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	268	12	280	0	82	0	82	2	132	0	134	2	482	12	496
Sydney City Total		0	268	12	280	0	82	0	82	2	132	0	134	2	482	12	496
East	Botany Bay	3	500	0	503	12	0	1	13	3	0	0	3	25	518	1	544
	Randwick	7	22	2	31	10	16	0	26	5	8	0	13	32	64	2	98
	Waverley	5	9	0	14	1	0	0	1	1	6	0	7	7	24	0	31
	Woollahra	17	0	0	17	17	0	0	17	6	0	0	6	54	8	0	62
East Total		32	531	2	565	40	16	1	57	15	14	0	29	118	614	3	735
South	Canterbury	16	5	0	21	7	30	1	38	7	8	0	15	41	45	1	87
	Hurstville	6	0	0	6	6	0	0	6	6	4	0	10	24	4	0	28
	Kogarah	7	8	0	15	6	0	0	6	3	0	0	3	23	8	1	32
	Marrickville	2	0	1	3	2	0	0	2	0	0	0	0	4	11	1	16
	Rockdale	12	34	0	46	2	4	0	6	6	0	0	6	25	40	0	65
	Sutherland	30	0	4	34	27	7	0	34	26	16	6	48	115	23	10	148
South Total		73	47	5	125	50	41	1	92	48	28	6	82	232	131	13	376
Inner West	Ashfield	1	0	0	1	1	0	0	1	0	0	0	0	8	0	0	8
	Burwood	1	15	0	16	1	14	0	15	0	20	0	20	8	49	0	57
	Canada Bay	7	16	0	23	12	88	0	100	6	429	0	435	40	533	10	583
	Leichhardt	0	0	0	0	0	0	0	0	2	0	0	2	2	0	0	2
	Strathfield	6	75	0	81	0	0	0	0	3	0	0	3	13	75	0	88
Inner West Total		15	106	0	121	14	102	0	116	11	449	0	460	71	657	10	738
Inner North	Hunters Hill	0	0	0	0	1	2	0	3	1	17	0	18	3	19	0	22
	Lane Cove	3	0	0	3	3	0	0	3	5	0	0	5	14	0	0	14
	Mosman	0	0	0	0	0	0	0	0	0	0	0	0	3	0	5	8
	North Sydney	4	3	0	7	2	0	9	11	12	50	2	64	19	198	11	228
	Ryde	14	128	1	143	13	8	2	23	21	4	32	57	57	143	35	232
	Willoughby	2	0	0	2	0	0	0	0	5	6	0	11	10	351	0	361
Inner North Total		23	131	1	155	19	10	11	40	43	77	34	155	102	711	51	865
North	Hornsby	18	2	0	20	15	12	0	27	19	0	1	20	66	14	1	81
	Ku-ring-gai	11	9	0	20	13	61	0	74	12	5	0	17	45	75	0	120
North Total		29	11	0	40	28	73	0	101	31	5	1	37	111	89	1	201
North East	Manly	3	4	0	7	5	0	0	5	0	2	2	4	9	6	2	17
	Pittwater	4	0	1	5	1	0	0	1	18	0	0	18	35	2	1	38
	Warringah	21	136	2	159	12	48	0	60	11	2	0	13	58	195	2	255
North East Total		28	140	3	171	18	48	0	66	29	4	2	35	102	203	5	310
West Central	Auburn	7	12	0	19	9	0	1	10	27	329	1	357	91	641	4	736
	Bankstown	33	22	7	62	17	43	1	61	20	24	4	48	92	135	14	241
	Fairfield	35	10	0	45	30	9	0	39	32	2	1	35	127	26	5	158
	Holroyd	28	0	1	29	35	106	0	141	26	46	1	73	108	158	2	268
	Parramatta	18	89	0	107	20	118	0	138	18	35	0	53	61	244	0	305
West Central Total		121	133	8	262	111	276	2	389	123	436	7	566	479	1,204	25	1,708
North West	Blacktown	97	34	0	131	103	49	0	152	116	15	0	131	422	126	0	548
	Blue Mountains	18	0	1	19	9	0	0	9	13	0	0	13	51	0	2	53
	Hawkesbury	6	2	0	8	14	0	2	16	13	2	0	15	48	4	2	54
	Penrith	69	22	1	92	117	0	2	119	90	5	0	95	341	33	3	377
	The Hills Shire	48	696	0	744	49	42	0	91	39	2	1	42	155	747	1	903
North West Total		238	754	2	994	292	91	4	387	271	24	1	278	1,017	910	8	1,917
South West	Camden	71	0	1	72	83	0	0	83	77	0	0	77	303	0	1	304
	Campbelltown	24	37	0	61	37	2	0	39	33	37	0	70	114	76	0	190
	Liverpool	71	52	0	123	65	2	0	67	65	2	1	68	289	95	1	385
	Wollondilly	15	0	0	15	12	0	0	12	17	0	0	17	73	0	0	73
South West Total		181	89	1	271	197	4	0	201	192	39	1	232	779	171	2	952
Central Coast	Gosford	15	7	0	22	20	2	0	22	12	5	1	18	60	17	3	80
	Wyong	53	0	1	54	26	2	1	29	20	0	0	20	131	6	3	140
Central Coast Total		68	7	1	76	46	4	1	51	32	5	1	38	191	23	6	220
Sydney Region Total		808	2,217	35	3,060	815	747	20	1,582	798	1,213	53	2,064	3,205	5,195	136	8,536

Part 2 LGA Greenfield

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

LGA	Number of Applications Approved				New Residential Lots Approved			
	Aug	Sep	Oct	YTD	Aug	Sep	Oct	YTD
Blacktown	4	3	6	13	16	227	6	249
Camden	0	3	4	7	0	316	20	336
Campbelltown	3	0	4	7	261	0	8	269
Liverpool	1	3	4	10	59	22	56	154
Penrith	1	1	0	2	139	346	0	485
Pittwater	0	1	0	1	0	0	0	0
The Hills	13	5	1	23	157	47	46	256
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	23	16	19	64	632	958	136	1,749

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. TYD - financial year to date, 2011/12.

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

LGA	Number of Applications Approved				Net Dwellings Approved			
	Aug	Sep	Oct	YTD	Aug	Sep	Oct	YTD
Blacktown	100	85	114	382	103	93	115	394
Camden	58	55	64	218	58	54	66	219
Campbelltown	1	0	13	14	14	0	17	31
Liverpool	40	29	39	137	39	25	36	129
Penrith	37	45	67	171	39	45	67	173
Pittwater	0	0	0	1	0	0	0	46
The Hills	0	23	29	66	0	23	74	126
Warringah	0	0	0	1	0	0	0	1
Wollondilly	0	3	2	7	0	3	3	8
Wyong	7	10	7	33	9	10	7	34
Total	246	250	335	1,033	262	253	385	1,161

Notes:

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

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

LGA	August	September	October	Total - Year to Date
Blacktown	7	24	103	303
Camden	0	209	0	216
Campbelltown	0	28	14	91
Liverpool	51	21	9	84
Penrith	0	29	0	29
Pittwater	0	0	0	0
The Hills	164	31	19	285
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	2	0	5	9
Total	224	342	150	1,017

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

LGA	August	September	October	Average - Year to Date
Blacktown	389	372	477	466
Camden	0	491	0	495
Campbelltown	0	341	313	413
Liverpool	434	498	449	469
Penrith	0	519	0	519
Pittwater	0	0	0	405
The Hills	616	642	739	614
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	300	0	484	409
Average	565	487	494	510

PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		August	September	October	YTD	August	September	October	YTD
Blacktown	Alex Avenue	0	1	0	1	0	0	0	0
	Bungarrabee	9	5	10	32	0	221	0	221
	Castlebrook	9	7	7	34	0	0	0	0
	Colebee	5	1	2	13	0	0	0	0
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	6	2	1	10	0	0	0	0
	Riverston	0	0	0	0	0	0	0	0
	Second Ponds Creek	49	56	65	215	16	0	0	16
	St Mary's ADI (Ropes Crossing)	16	18	26	71	0	6	6	12
Sunnyholt	9	3	4	18	0	0	0	0	
Blacktown Total		103	93	115	394	16	227	6	249
Camden	Elderslie	5	3	5	14	0	33	6	39
	Harrington Park	0	0	2	2	0	0	10	10
	Harrington Park II	7	16	6	42	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	11	7	9	37	0	0	0	0
	Narellan	1	0	0	1	0	0	0	0
	Oran Park	11	8	10	38	0	2	0	2
	Spring Farm	12	5	16	34	0	281	4	285
Turner Road	11	15	18	51	0	0	0	0	
Camden Total		58	54	66	219	0	316	20	336
Campbelltown	Edmondson Park	0	0	15	15	221	0	8	229
	Glenfield Road	14	0	2	16	40	0	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		14	0	17	31	261	0	8	269
Liverpool	Cabramatta Creek	6	5	0	18	0	0	30	30
	Carnes Hill	12	5	5	31	0	17	0	26
	Edmondson Park	9	4	11	30	59	0	0	59
	Hinchinbrook	2	0	1	6	0	0	0	0
	Prestons	0	1	2	4	0	0	0	8
South Hoxton Park	10	10	17	40	0	5	26	31	
Liverpool Total		39	25	36	129	59	22	56	154
Penrith	Caddens Road	0	0	0	0	0	346	0	346
	Claremont Meadows Stage 2	2	2	0	5	0	0	0	0
	Glenmore Park	6	0	1	7	0	0	0	0
	Glenmore Park Expansion Area	25	22	36	97	0	0	0	0
	St Mary's ADI (Jordan Springs)	5	20	28	60	139	0	0	139
Waterside	1	1	2	4	0	0	0	0	
Penrith Total		39	45	67	173	139	346	0	485
Pittwater	Warriewood Valley	0	0	0	46	0	0	0	0
Pittwater Total		0	0	0	46	0	0	0	0
The Hills	Balmoral Road	0	14	59	90	55	6	46	110
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	0	6	6	17	11	32	0	43
	Mungerie Park	0	0	0	2	0	0	0	0
	North Kellyville	0	0	0	0	81	0	0	84
	Norwest Business Park	0	3	3	6	10	0	0	10
Rouse Hill Regional Centre	0	0	6	11	0	9	0	9	
The Hills Total		0	23	74	126	157	47	46	256
Warringah	Belrose	0	0	0	1	0	0	0	0
Warringah Total		0	0	0	1	0	0	0	0
Wollondilly	Camden Park	0	3	3	8	0	0	0	0
Wollondilly Total		0	3	3	8	0	0	0	0
Wyong	Blue Haven	0	0	0	0	0	0	0	0
	Hamlyn Terrace	2	2	0	5	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	1	0	2	4	0	0	0	0
	North Wyong	0	0	1	3	0	0	0	0
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba	3	4	1	10	0	0	0	0
Woongarrah	3	4	3	12	0	0	0	0	
Wyong Total		9	10	7	34	0	0	0	0
Sydney Region Greenfield Total		262	253	385	1,161	632	958	136	1,749

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 - Lot Production: August - October 2011

LGA	MDP Release Area	Lot Production			
		Aug	Sep	Oct	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	5	13	4	22
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	2	0	0	2
	Riverstone	0	0	0	0
	Second Ponds Creek	0	6	95	209
	St Mary's ADI (Ropes Crossing)	0	5	1	7
Sunnyholt	0	0	3	63	
Blacktown Total		7	24	103	303
Camden	Elderslie	0	18	0	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	90	0	90
	Spring Farm	0	14	0	14
	Turner Road	0	87	0	87
Camden Total		0	209	0	216
Campbelltown	Edmondson Park	0	0	0	49
	Glenfield Road	0	28	12	40
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	2	2
Campbelltown Total		0	28	14	91
Liverpool	Cabramatta Creek	2	0	0	2
	Carnes Hill	2	0	2	4
	Edmondson Park	0	0	0	0
	Hinchinbrook	5	0	6	14
	Prestons	0	0	1	1
South Hoxton Park	42	21	0	63	
Liverpool Total		51	21	9	84
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	29	0	29	
Penrith Total		0	29	0	29
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Total		0	0	0	0
The Hills	Balmoral Road	158	18	19	222
	Barina Downs Road	0	0	0	0
	Kellyville	6	3	0	9
	Mungerie Park	0	10	0	10
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	0
Rouse Hill Regional Centre	0	0	0	44	
The Hills Total		164	31	19	285
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	0	2	6
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	3	3
Woongarra	0	0	0	0	
Wyong Total		2	0	5	9
Sydney Region Greenfield Total		224	342	150	1,017

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

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

LGA	MDP Release Area	Average Lot Size			
		Aug	Sep	Oct	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	330	370	531	390
	Colebee	0	0	0	0
	Pipeworks	0	0	0	0
	Plumpton	541	0	0	541
	Riverstone	0	0	0	0
	Second Ponds Creek	0	293	470	474
	St Mary's ADI (Ropes Crossing)	0	474	148	538
Sunnyholt	0	0	740	454	
Blacktown Average		389	372	477	466
Camden	Elderslie	0	517	0	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	501	0	501
	Spring Farm	0	301	0	301
	Turner Road	0	505	0	505
Camden Average		0	491	0	495
Campbelltown	Edmondson Park	0	0	0	483
	Glenfield Road	0	341	300	329
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	393	393
Campbelltown Average		0	341	313	413
Liverpool	Cabramatta Creek	328	0	0	328
	Carnes Hill	444	0	370	407
	Edmondson Park	0	0	0	0
	Hinchinbrook	702	0	442	577
	Prestons	0	0	649	649
South Hoxton Park	407	498	0	437	
Liverpool Average		434	498	449	470
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	519	0	519	
Penrith Average		0	519	0	519
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Average		0	0	0	0
The Hills	Balmoral Road	618	755	739	651
	Barina Downs Road	0	0	0	0
	Kellyville	579	579	0	579
	Mungerie Park	0	457	0	457
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	0
Rouse Hill Regional Centre	0	0	0	469	
The Hills Average		616	642	739	614
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	300	0	365	332
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	563	563
Woongarra	0	0	0	0	
Wyong Average		300	0	484	409
Sydney Region Greenfield Average		565	487	494	510

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.