

MDP INTERNAL STATE AGENCY REPORT

MONTHLY MONITOR

NOVEMBER 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 fell in November to 1,856. The fall in approvals was in multi-unit dwellings.
- The LGAs with the highest level of multi-unit approvals were Strathfield (390), The Hills (137) Sydney City (106) and Hurstville (100). Blacktown had the highest level of detached dwelling approvals (144), followed by Penrith (72), Bankstown (66) and Camden (65).
- Net greenfield dwelling approvals (320) fell from the previous month. However, this figure is likely to be revised as Campbelltown approvals data has not yet been received. The release areas with the highest number of approvals were Balmoral Road (53), Second Ponds Creek (48), Elderslie (29), Oran Park (23) and Spring Farm (21).
- 182 greenfield residential lots were approved in November with 84 in Balmoral Road, 47 in North Kellyville and 34 in Carnes Hill.
- 284 new greenfield lots were produced with 119 in Second Ponds Creek, 53 in Ropes Crossing and 46 in Claremont Meadows Stage 2.

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	September	October	November	YTD*
Sydney Region Dwelling Approvals	1,582	2,064	1,856	10,392
Greenfield Net Dwelling Approvals	253	385	320	1,481
Greenfield New Residential Lot Approvals	958	136	182	1,931
Greenfield Lot Production	342	150	284	1,301

Notes: * Financial Year to Date. Greenfield dwelling and subdivision approvals data does not include Campbelltown LGA as the data has not yet been received.



PART 1 Sydney Region Approvals

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

Subregion	LGA	September				October				November				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	82	0	82	2	132	0	134	0	106	0	106	2	588	12	602
Sydney City Total		0	82	0	82	2	132	0	134	0	106	0	106	2	588	12	602
East	Botany Bay	12	0	1	13	3	0	0	3	3	0	0	3	28	518	1	547
	Randwick	10	16	0	26	5	8	0	13	11	12	1	24	43	76	3	122
	Waverley	1	0	0	1	1	6	0	7	2	0	5	7	9	24	5	38
	Woollahra	17	0	0	17	6	0	0	6	9	3	0	12	63	11	0	74
East Total		40	16	1	57	15	14	0	29	25	15	6	46	143	629	9	781
South	Canterbury	7	30	1	38	7	8	0	15	14	7	0	21	55	52	1	108
	Hurstville	6	0	0	6	6	4	0	10	6	100	0	106	30	104	0	134
	Kogarah	6	0	0	6	3	0	0	3	8	0	0	8	31	8	1	40
	Marrickville	2	0	0	2	0	0	0	0	2	0	0	2	6	11	1	18
	Rockdale	2	4	0	6	6	0	0	6	6	63	0	69	31	103	0	134
	Sutherland	27	7	0	34	26	16	6	48	27	0	0	27	142	23	10	175
South Total		50	41	1	92	48	28	6	82	63	170	0	233	295	301	13	609
Inner West	Ashfield	1	0	0	1	0	0	0	0	2	0	0	2	10	0	0	10
	Burwood	1	14	0	15	0	20	0	20	1	34	0	35	9	83	0	92
	Canada Bay	12	88	0	100	6	429	0	435	9	25	0	34	49	558	10	617
	Leichhardt	0	0	0	0	2	0	0	2	0	0	0	0	2	0	0	2
	Strathfield	0	0	0	0	3	0	0	3	3	390	0	393	16	465	0	481
Inner West Total		14	102	0	116	11	449	0	460	15	449	0	464	86	1,106	10	1,202
Inner North	Hunters Hill	1	2	0	3	1	17	0	18	1	0	0	1	4	19	0	23
	Lane Cove	3	0	0	3	5	0	0	5	3	0	0	3	17	0	0	17
	Mosman	0	0	0	0	0	0	0	0	1	0	0	1	4	0	5	9
	North Sydney	2	0	9	11	12	50	2	64	8	0	0	8	27	198	11	236
	Ryde	13	8	2	23	21	4	32	57	12	2	-32	-18	66	145	3	214
Inner North Total		19	10	11	40	43	77	34	155	29	2	-31	0	131	713	20	865
North	Hornsby	15	12	0	27	19	0	1	20	22	0	0	22	88	14	1	103
	Ku-ring-gai	13	61	0	74	12	5	0	17	9	0	1	10	54	75	1	130
North Total		28	73	0	101	31	5	1	37	31	0	1	32	142	89	2	233
North East	Manly	5	0	0	5	0	2	2	4	4	0	0	4	13	6	2	21
	Pittwater	1	0	0	1	18	0	0	18	4	2	0	6	39	4	1	44
	Warringah	12	48	0	60	11	2	0	13	15	0	0	15	73	195	2	270
North East Total		18	48	0	66	29	4	2	35	23	2	0	25	125	205	5	335
West Central	Auburn	9	0	1	10	27	329	1	357	7	3	0	10	98	644	4	746
	Bankstown	17	43	1	61	20	24	4	48	66	19	8	93	158	154	22	334
	Fairfield	30	9	0	39	32	2	1	35	34	4	0	38	161	30	5	196
	Holroyd	35	106	0	141	26	46	1	73	33	17	0	50	141	175	2	318
	Parramatta	20	118	0	138	18	35	0	53	23	61	0	84	84	305	0	389
West Central Total		111	276	2	389	123	436	7	566	163	104	8	275	642	1,308	33	1,983
North West	Blacktown	103	49	0	152	116	15	0	131	144	22	0	166	566	148	0	714
	Blue Mountains	9	0	0	9	13	0	0	13	9	0	0	9	60	0	2	62
	Hawkesbury	14	0	2	16	13	2	0	15	12	2	0	14	60	6	2	68
	Penrith	117	0	2	119	90	5	0	95	72	4	0	76	413	37	3	453
North West Total		292	91	4	387	271	24	1	278	275	165	0	440	1,292	1,075	8	2,357
South West	Camden	83	0	0	83	77	0	0	77	65	2	0	67	368	2	1	371
	Campbelltown	37	2	0	39	33	37	0	70	34	0	1	35	148	76	1	225
	Liverpool	65	2	0	67	65	2	1	68	45	0	1	46	334	95	2	431
	Wollondilly	12	0	0	12	17	0	0	17	17	19	0	36	90	19	0	109
South West Total		197	4	0	201	192	39	1	232	161	21	2	184	940	192	4	1,136
Central Coast	Gosford	20	2	0	22	12	5	1	18	13	9	0	22	73	26	3	102
	Wyong	26	2	1	29	20	0	0	20	28	0	1	29	159	6	4	169
Central Coast Total		46	4	1	51	32	5	1	38	41	9	1	51	232	32	7	271
Sydney Region Total		815	747	20	1,582	798	1,213	53	2,064	826	1,043	13	1,856	4,031	6,238	149	10,392

Part 2 LGA Greenfield

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

LGA	Number of Applications Approved				New Residential Lots Approved			
	Sep	Oct	Nov	YTD	Sep	Oct	Nov	YTD
Blacktown	3	6	3	16	227	6	6	255
Camden	3	4	2	9	316	20	8	344
Campbelltown	0	4	N/A	7	0	8	N/A	269
Liverpool	3	4	2	12	22	56	37	191
Penrith	1	0	0	2	346	0	0	485
Pittwater	1	0	0	1	0	0	0	0
The Hills	5	1	7	30	47	46	131	387
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	16	19	14	78	632	958	182	1,931

Notes:

- There may be some double counting of the number of applications where integrated DAs were lodged for both the dwelling and lot.
- N/A - Campbelltown Council's approvals data has not yet been received.

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

LGA	Number of Applications Approved				Net Dwellings Approved			
	Sep	Oct	Nov	YTD	Sep	Oct	Nov	YTD
Blacktown	85	114	85	467	93	115	81	475
Camden	55	64	69	287	54	66	103	322
Campbelltown	0	13	N/A	14	0	17	N/A	31
Liverpool	29	39	39	176	25	36	36	165
Penrith	45	67	24	195	45	67	24	197
Pittwater	0	0	1	2	0	0	1	47
The Hills	23	29	19	85	23	74	63	189
Warringah	0	0	0	1	0	0	0	1
Wollondilly	3	2	5	12	3	3	5	13
Wyong	10	7	8	41	10	7	7	41
Total	250	335	250	1,283	262	253	320	1,481

Notes:

- Data exclude s.96 modifications.
- YTD - financial year to date, 2011/12.
- N/A - Campbelltown Council's approval data has not yet been received.

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

LGA	September	October	November	Total - Year to Date
Blacktown	24	103	188	491
Camden	209	0	11	227
Campbelltown	28	14	12	103
Liverpool	21	9	8	92
Penrith	29	0	46	75
Pittwater	0	0	0	0
The Hills	31	19	12	297
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	0	5	7	16
Total	342	150	284	1,301

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

LGA	September	October	November	Average - Year to Date
Blacktown	372	477	447	458
Camden	491	0	613	501
Campbelltown	341	313	212	390
Liverpool	498	449	380	451
Penrith	519	0	607	573
Pittwater	0	0	0	0
The Hills	642	739	758	619
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	0	484	610	497
Average	487	494	485	505

PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		September	October	November	YTD	September	October	November	YTD
Blacktown	Alex Avenue	1	0	0	1	0	0	0	0
	Bungarrabee	5	10	8	40	221	0	0	221
	Castlebrook	7	7	0	34	0	0	0	0
	Colebee	1	2	1	14	0	0	0	0
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	2	1	3	13	0	0	0	0
	Riverstone	0	0	0	0	0	0	0	0
	Second Ponds Creek	56	65	48	263	0	0	2	18
	St Mary's ADI (Ropes Crossing)	18	26	19	90	6	6	4	16
Sunnyholt	3	4	2	20	0	0	0	0	
Blacktown Total		93	115	81	475	227	6	6	255
Camden	Elderslie	3	5	29	43	33	6	8	47
	Harrington Park	0	2	0	2	0	10	0	10
	Harrington Park II	16	6	7	49	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	7	9	5	42	0	0	0	0
	Narellan	0	0	3	4	0	0	0	0
	Oran Park	8	10	23	61	2	0	0	2
	Spring Farm	5	16	21	55	281	4	0	285
Turner Road	15	18	15	66	0	0	0	0	
Camden Total		54	66	103	322	316	20	8	344
Campbelltown	Edmondson Park	0	15	N/A	15	0	8	N/A	229
	Glenfield Road	0	2	N/A	16	0	0	N/A	40
	Macquarie Links	0	0	N/A	0	0	0	N/A	0
	St Helens Park	0	0	N/A	0	0	0	N/A	0
Campbelltown Total		0	17	N/A	31	0	8	N/A	269
Liverpool	Cabramatta Creek	5	0	2	20	0	30	0	30
	Carnes Hill	5	5	3	34	17	0	34	60
	Edmondson Park	4	11	9	39	0	0	3	62
	Hinchinbrook	0	1	3	9	0	0	0	0
	Prestons	1	2	3	7	0	0	0	8
South Hoxton Park	10	17	16	56	5	26	0	31	
Liverpool Total		25	36	36	165	22	56	37	191
Penrith	Caddens Road	0	0	0	0	346	0	0	346
	Claremont Meadows Stage 2	2	0	1	6	0	0	0	0
	Glenmore Park	0	1	0	7	0	0	0	0
	Glenmore Park Expansion Area	22	36	0	97	0	0	0	0
	St Mary's ADI (Jordan Springs)	20	28	23	83	0	0	0	139
Waterside	1	2	0	4	0	0	0	0	
Penrith Total		45	67	24	197	346	0	0	485
Pittwater	Warriewood Valley	0	0	1	47	0	0	0	0
Pittwater Total		0	0	1	47	0	0	0	0
The Hills	Balmoral Road	14	59	53	143	6	46	84	194
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	6	6	2	19	32	0	0	43
	Mungerie Park	0	0	4	6	0	0	0	0
	North Kellyville	0	0	0	0	0	0	47	131
	Norwest Business Park	3	3	0	6	0	0	0	10
Rouse Hill Regional Centre	0	6	4	15	9	0	0	9	
The Hills Total		23	74	63	189	47	46	131	387
Warringah	Belrose	0	0	0	1	0	0	0	0
Warringah Total		0	0	0	1	0	0	0	0
Wollondilly	Camden Park	3	3	5	13	0	0	0	0
Wollondilly Total		3	3	5	13	0	0	0	0
Wyong	Blue Haven	0	0	0	0	0	0	0	0
	Hamlyn Terrace	2	0	0	5	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	0	2	2	6	0	0	0	0
	North Wyong	0	1	1	4	0	0	0	0
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba	4	1	1	11	0	0	0	0
Woongarra	4	3	3	15	0	0	0	0	
Wyong Total		10	7	7	41	0	0	0	0
Sydney Region Greenfield Total		253	385	320	1,481	958	136	182	1,931

Note:

1. Excludes MDP release areas which are not yet zoned and serviced with lead in infrastructure.
2. N/A - Campbelltown Council's approval data has not yet been received and is not include in the above table.

PART 3 Greenfield Release Areas

Table 8: Release Area - Lot Production: September - November 2011

LGA	MDP Release Area	Lot Production			
		Sep	Oct	Nov	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	13	4	8	30
	Colebee	0	0	6	6
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	2
	Riverstone	0	0	0	0
	Second Ponds Creek	6	95	119	328
	St Mary's ADI (Ropes Crossing)	5	1	53	60
	Sunnyholt	0	3	0	63
Blacktown Total		24	103	188	491
Camden	Elderslie	18	0	8	33
	Harrington Park	0	0	0	0
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	3	3
	Narellan	0	0	0	0
	Oran Park	90	0	0	90
	Spring Farm	14	0	0	14
	Turner Road	87	0	0	87
Camden Total		209	0	11	227
Campbelltown	Edmondson Park	0	0	0	49
	Glenfield Road	28	12	12	52
	Macquarie Links	0	0	0	0
	St Helens Park	0	2	0	2
Campbelltown Total		28	14	12	103
Liverpool	Cabramatta Creek	0	0	0	2
	Carnes Hill	0	2	0	4
	Edmondson Park	0	0	0	0
	Hinchinbrook	0	6	0	14
	Prestons	0	1	2	3
South Hoxton Park	21	0	6	69	
Liverpool Total		21	9	8	92
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	0	46	46
	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	29	0	0	29	
Penrith Total		29	0	46	75
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Total		0	0	0	0
The Hills	Balmoral Road	18	19	0	222
	Barina Downs Road	0	0	0	0
	Kellyville	3	0	0	9
	Mungerie Park	10	0	0	10
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	12	12
Rouse Hill Regional Centre	0	0	0	44	
The Hills Total		31	19	12	297
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	7	7
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	2	0	6
	Tumbi Valley	0	0	0	0
	Wadalba	0	3	0	3
Woongarrah	0	0	0	0	
Wyong Total		0	5	7	16
Sydney Region Greenfield Total		342	150	284	1,301

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: September - November 2011

LGA	MDP Release Area	Average Lot Size			
		Sep	Oct	Nov	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	370	531	584	442
	Colebee	0	0	766	766
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	541
	Riverstone	0	0	0	0
	Second Ponds Creek	293	470	466	471
	St Mary's ADI (Ropes Crossing)	474	148	346	368
	Sunnyholt	0	740	0	454
Blacktown Average		372	477	447	458
Camden	Elderslie	517	0	586	555
	Harrington Park	0	0	0	0
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	683	683
	Narellan	0	0	0	0
	Oran Park	501	0	0	501
	Spring Farm	301	0	0	301
	Turner Road	505	0	0	505
Camden Average		491	0	613	501
Campbelltown	Edmondson Park	0	0	0	483
	Glenfield Road	341	300	212	302
	Macquarie Links	0	0	0	0
	St Helens Park	0	393	0	393
Campbelltown Average		341	313	212	390
Liverpool	Cabramatta Creek	0	0	0	328
	Carnes Hill	0	370	0	407
	Edmondson Park	0	0	0	0
	Hinchinbrook	0	442	0	577
	Prestons	0	649	678	668
South Hoxton Park	498	0	281	424	
Liverpool Average		498	449	380	451
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	0	607	607
	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	519	0	0	519	
Penrith Average		519	0	607	573
Pittwater	Warriewood Valley	0	0	0	0
Pittwater Average		0	0	0	0
The Hills	Balmoral Road	755	739	0	651
	Barina Downs Road	0	0	0	0
	Kellyville	579	0	0	579
	Mungerie Park	457	0	0	457
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	758	758
Rouse Hill Regional Centre	0	0	0	469	
The Hills Average		642	739	758	619
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	610	610
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	365	0	331
	Tumbi Valley	0	0	0	0
	Wadalba	0	563	0	563
Woongarrah	0	0	0	0	
Wyong Average		0	484	610	497
Sydney Region Greenfield Average		487	494	485	505

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.