

# MDP MONTHLY MONITOR DECEMBER 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

- Sydney Region monthly dwelling approvals fell again in December to 1,662. The fall was mainly in detached dwellings approvals which was the lowest in the first six months of this financial year.
- The highest number of multi-unit approvals was in The Hills (205) which was also the highest LGA in this financial year (1,089).
- Net greenfield dwelling approvals fell to the lowest level in the six month period (168). However, this figure is likely to be revised as Campbelltown Council's approvals data has not yet been received. The release area with the highest net dwelling approvals was Seconds Ponds Creek (29).
- 102 greenfield residential lots were approved in December with 39 in Waterside and 29 in North Kellyville.
- 177 new greenfield lots were produced with 43 in Harrington Park, 42 in Carnes Hill and 38 in Prestons.

## 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: October - December

| LGA                                      | October | November | December | YTD*   |
|--|---------|----------|----------|--------|
| Sydney Region Dwelling Approvals         | 2,064   | 1,856    | 1,662    | 12,054 |
| Greenfield Net Dwelling Approvals        | 385     | 320      | 168      | 1,649  |
| Greenfield New Residential Lot Approvals | 136     | 182      | 102      | 2,033  |
| Greenfield Lot Production                | 150     | 284      | 177      | 1,478  |

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: December 2011

| Subregion           | LGA            | October  |            |        |       | November |            |        |       | December |            |        |       | 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    | 2        | 132        | 0      | 134   | 0        | 106        | 0      | 106   | 0        | 28         | 24     | 52    | 2            | 616        | 36     | 654    |
| Sydney City Total   |                | 2        | 132        | 0      | 134   | 0        | 106        | 0      | 106   | 0        | 28         | 24     | 52    | 2            | 616        | 36     | 654    |
| East                | Botany Bay     | 3        | 0          | 0      | 3     | 3        | 0          | 0      | 3     | 18       | 148        | 0      | 166   | 46           | 666        | 1      | 713    |
|                     | Randwick       | 5        | 8          | 0      | 13    | 11       | 12         | 1      | 24    | 21       | 0          | 0      | 21    | 64           | 76         | 3      | 143    |
|                     | Waverley       | 1        | 6          | 0      | 7     | 2        | 0          | 5      | 7     | 1        | 17         | 1      | 19    | 10           | 41         | 6      | 57     |
|                     | Woollahra      | 6        | 0          | 0      | 6     | 9        | 3          | 0      | 12    | 17       | 0          | 0      | 17    | 80           | 11         | 0      | 91     |
| East Total          |                | 15       | 14         | 0      | 29    | 25       | 15         | 6      | 46    | 57       | 165        | 1      | 223   | 200          | 794        | 10     | 1,004  |
| South               | Canterbury     | 7        | 8          | 0      | 15    | 14       | 7          | 0      | 21    | 10       | 8          | 0      | 18    | 65           | 60         | 1      | 126    |
|                     | Hurstville     | 6        | 4          | 0      | 10    | 6        | 100        | 0      | 106   | 12       | 21         | 0      | 33    | 42           | 125        | 0      | 167    |
|                     | Kogarah        | 3        | 0          | 0      | 3     | 8        | 0          | 0      | 8     | 1        | 11         | 0      | 12    | 32           | 19         | 1      | 52     |
|                     | Marrickville   | 0        | 0          | 0      | 0     | 2        | 0          | 0      | 2     | 0        | 194        | 2      | 196   | 6            | 205        | 3      | 214    |
|                     | Rockdale       | 6        | 0          | 0      | 6     | 6        | 63         | 0      | 69    | 2        | 14         | 0      | 16    | 33           | 117        | 0      | 150    |
|                     | Sutherland     | 26       | 16         | 6      | 48    | 27       | 0          | 0      | 27    | 28       | 12         | 0      | 40    | 170          | 35         | 10     | 215    |
| South Total         |                | 48       | 28         | 6      | 82    | 63       | 170        | 0      | 233   | 53       | 260        | 2      | 315   | 348          | 561        | 15     | 924    |
| Inner West          | Ashfield       | 0        | 0          | 0      | 0     | 2        | 0          | 0      | 2     | 2        | 0          | 0      | 2     | 12           | 0          | 0      | 12     |
|                     | Burwood        | 0        | 20         | 0      | 20    | 1        | 34         | 0      | 35    | 0        | 0          | 0      | 0     | 9            | 83         | 0      | 92     |
|                     | Canada Bay     | 6        | 429        | 0      | 435   | 9        | 25         | 0      | 34    | 9        | 0          | 1      | 10    | 58           | 558        | 11     | 627    |
|                     | Leichhardt     | 2        | 0          | 0      | 2     | 0        | 0          | 0      | 0     | 0        | 0          | 0      | 0     | 2            | 0          | 0      | 2      |
|                     | Strathfield    | 3        | 0          | 0      | 3     | 3        | 390        | 0      | 393   | 2        | 12         | 0      | 14    | 18           | 477        | 0      | 495    |
| Inner West Total    |                | 11       | 449        | 0      | 460   | 15       | 449        | 0      | 464   | 13       | 12         | 1      | 26    | 99           | 1,118      | 11     | 1,228  |
| Inner North         | Hunters Hill   | 1        | 17         | 0      | 18    | 1        | 0          | 0      | 1     | 0        | 8          | 0      | 8     | 4            | 27         | 0      | 31     |
|                     | Lane Cove      | 5        | 0          | 0      | 5     | 3        | 0          | 0      | 3     | 1        | 0          | 0      | 1     | 18           | 0          | 0      | 18     |
|                     | Mosman         | 0        | 0          | 0      | 0     | 1        | 0          | 0      | 1     | 2        | 0          | 0      | 2     | 6            | 0          | 5      | 11     |
|                     | North Sydney   | 12       | 50         | 2      | 64    | 8        | 0          | 0      | 8     | 4        | 28         | 0      | 32    | 31           | 226        | 11     | 268    |
|                     | Ryde           | 21       | 4          | 32     | 57    | 12       | 2          | -32    | -18   | 15       | 6          | 0      | 21    | 81           | 151        | 3      | 235    |
|                     | Willoughby     | 5        | 6          | 0      | 11    | 4        | 0          | 1      | 5     | 2        | 0          | 0      | 2     | 16           | 351        | 1      | 368    |
| Inner North Total   |                | 43       | 77         | 34     | 155   | 29       | 2          | -31    | 0     | 24       | 42         | 0      | 66    | 155          | 755        | 20     | 931    |
| North               | Hornsby        | 19       | 0          | 1      | 20    | 22       | 0          | 0      | 22    | 14       | 8          | 1      | 23    | 102          | 22         | 2      | 126    |
|                     | Ku-ring-gai    | 12       | 5          | 0      | 17    | 9        | 0          | 1      | 10    | 11       | 0          | 1      | 12    | 65           | 75         | 2      | 142    |
| North Total         |                | 31       | 5          | 1      | 37    | 31       | 0          | 1      | 32    | 25       | 8          | 2      | 35    | 167          | 97         | 4      | 268    |
| North East          | Manly          | 0        | 2          | 2      | 4     | 4        | 0          | 0      | 4     | 3        | 0          | 0      | 3     | 16           | 6          | 2      | 24     |
|                     | Pittwater      | 18       | 0          | 0      | 18    | 4        | 2          | 0      | 6     | 3        | 0          | 0      | 3     | 42           | 4          | 1      | 47     |
|                     | Warringah      | 11       | 2          | 0      | 13    | 15       | 0          | 0      | 15    | 17       | 125        | 0      | 142   | 90           | 320        | 2      | 412    |
| North East Total    |                | 29       | 4          | 2      | 35    | 23       | 2          | 0      | 25    | 23       | 125        | 0      | 148   | 148          | 330        | 5      | 483    |
| West Central        | Auburn         | 27       | 329        | 1      | 357   | 7        | 3          | 0      | 10    | 7        | 0          | 1      | 8     | 105          | 644        | 5      | 754    |
|                     | Bankstown      | 20       | 24         | 4      | 48    | 66       | 19         | 8      | 93    | 52       | 21         | 4      | 77    | 210          | 175        | 26     | 411    |
|                     | Fairfield      | 32       | 2          | 1      | 35    | 34       | 4          | 0      | 38    | 30       | 0          | 3      | 33    | 191          | 30         | 8      | 229    |
|                     | Holroyd        | 26       | 46         | 1      | 73    | 33       | 17         | 0      | 50    | 27       | 54         | 0      | 81    | 168          | 229        | 2      | 399    |
|                     | Parramatta     | 18       | 35         | 0      | 53    | 23       | 61         | 0      | 84    | 5        | 42         | 1      | 48    | 89           | 347        | 1      | 437    |
| West Central Total  |                | 123      | 436        | 7      | 566   | 163      | 104        | 8      | 275   | 121      | 117        | 9      | 247   | 763          | 1,425      | 42     | 2,230  |
| North West          | Blacktown      | 116      | 15         | 0      | 131   | 144      | 22         | 0      | 166   | 50       | 2          | 0      | 52    | 616          | 150        | 0      | 766    |
|                     | Blue Mountains | 13       | 0          | 0      | 13    | 9        | 0          | 0      | 9     | 17       | 0          | 1      | 18    | 77           | 0          | 3      | 80     |
|                     | Hawkesbury     | 13       | 2          | 0      | 15    | 12       | 2          | 0      | 14    | 8        | 6          | 1      | 15    | 68           | 12         | 3      | 83     |
|                     | Penrith        | 90       | 5          | 0      | 95    | 72       | 4          | 0      | 76    | 28       | 8          | 0      | 36    | 441          | 45         | 3      | 489    |
|                     | The Hills      | 39       | 2          | 1      | 42    | 38       | 137        | 0      | 175   | 40       | 205        | 1      | 246   | 233          | 1,089      | 2      | 1,324  |
| North West Total    |                | 271      | 24         | 1      | 278   | 275      | 165        | 0      | 440   | 143      | 221        | 3      | 367   | 1,435        | 1,296      | 11     | 2,724  |
| South West          | Camden         | 77       | 0          | 0      | 77    | 65       | 2          | 0      | 67    | 39       | 0          | 0      | 39    | 407          | 2          | 1      | 410    |
|                     | Campbelltown   | 33       | 37         | 0      | 70    | 34       | 0          | 1      | 35    | 15       | 2          | 0      | 17    | 163          | 78         | 1      | 242    |
|                     | Liverpool      | 65       | 2          | 1      | 68    | 45       | 0          | 1      | 46    | 48       | 15         | 0      | 63    | 382          | 110        | 2      | 494    |
|                     | Wollondilly    | 17       | 0          | 0      | 17    | 17       | 19         | 0      | 36    | 15       | 0          | 0      | 15    | 105          | 19         | 0      | 124    |
| South West Total    |                | 192      | 39         | 1      | 232   | 161      | 21         | 2      | 184   | 117      | 17         | 0      | 134   | 1,057        | 209        | 4      | 1,270  |
| Central Coast       | Gosford        | 12       | 5          | 1      | 18    | 13       | 9          | 0      | 22    | 18       | 9          | 3      | 30    | 91           | 35         | 6      | 132    |
|                     | Wyong          | 20       | 0          | 0      | 20    | 28       | 0          | 1      | 29    | 19       | 0          | 0      | 19    | 178          | 6          | 4      | 188    |
| Central Coast Total |                | 32       | 5          | 1      | 38    | 41       | 9          | 1      | 51    | 37       | 9          | 3      | 49    | 269          | 41         | 10     | 320    |
| Sydney Region Total |                | 798      | 1,213      | 53     | 2,064 | 826      | 1,043      | 13     | 1,856 | 613      | 1,004      | 45     | 1,662 | 4,644        | 7,242      | 194    | 12,054 |

## Part 2 LGA Greenfield

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

| LGA          | Number of Applications Approved |           |          |           | New Residential Lots Approved |            |            |              |
|--------------|---------------------------------|-----------|----------|-----------|-------------------------------|------------|------------|--------------|
|              | Oct                             | Nov       | Dec      | YTD       | Oct                           | Nov        | Dec        | YTD          |
| Blacktown    | 6                               | 3         | 0        | 16        | 6                             | 6          | 0          | 255          |
| Camden       | 4                               | 2         | 2        | 11        | 20                            | 8          | 22         | 366          |
| Campbelltown | 4                               | N/A       | N/A      | 7         | 8                             | N/A        | N/A        | 269          |
| Liverpool    | 4                               | 2         | 1        | 13        | 56                            | 37         | 0          | 191          |
| Penrith      | 0                               | 0         | 1        | 3         | 0                             | 0          | 39         | 524          |
| Pittwater    | 0                               | 0         | 0        | 1         | 0                             | 0          | 0          | 0            |
| The Hills    | 1                               | 7         | 4        | 34        | 46                            | 131        | 41         | 428          |
| 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            |
| <b>Total</b> | <b>19</b>                       | <b>14</b> | <b>8</b> | <b>85</b> | <b>136</b>                    | <b>182</b> | <b>102</b> | <b>2,033</b> |

**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: October - December 2011**

| LGA          | Number of Applications Approved |            |            |              | Net Dwellings Approved |            |            |              |
|--------------|---------------------------------|------------|------------|--------------|------------------------|------------|------------|--------------|
|              | Oct                             | Nov        | Dec        | YTD          | Oct                    | Nov        | Dec        | YTD          |
| Blacktown    | 114                             | 85         | 62         | 529          | 115                    | 81         | 63         | 538          |
| Camden       | 64                              | 69         | 0          | 287          | 66                     | 103        | 0          | 322          |
| Campbelltown | 13                              | N/A        | N/A        | 14           | 17                     | N/A        | N/A        | 31           |
| Liverpool    | 39                              | 39         | 39         | 215          | 36                     | 36         | 36         | 201          |
| Penrith      | 67                              | 24         | 19         | 214          | 67                     | 24         | 33         | 230          |
| Pittwater    | 0                               | 1          | 0          | 2            | 0                      | 1          | 0          | 47           |
| The Hills    | 29                              | 19         | 34         | 119          | 74                     | 63         | 34         | 223          |
| Warringah    | 0                               | 0          | 0          | 1            | 0                      | 0          | 0          | 1            |
| Wollondilly  | 2                               | 5          | 2          | 14           | 3                      | 5          | 2          | 15           |
| Wyong        | 7                               | 8          | 0          | 41           | 7                      | 7          | 0          | 41           |
| <b>Total</b> | <b>335</b>                      | <b>250</b> | <b>156</b> | <b>1,436</b> | <b>385</b>             | <b>320</b> | <b>168</b> | <b>1,649</b> |

**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: October - December 2011**

| LGA          | October    | November   | December   | Total - Year to Date |
|--------------|------------|------------|------------|----------------------|
| Blacktown    | 103        | 188        | 8          | 499                  |
| Camden       | 0          | 11         | 43         | 270                  |
| Campbelltown | 14         | 12         | 0          | 103                  |
| Liverpool    | 9          | 8          | 82         | 174                  |
| Penrith      | 0          | 46         | 30         | 105                  |
| Pittwater    | 0          | 0          | 0          | 0                    |
| The Hills    | 19         | 12         | 12         | 309                  |
| Warringah    | 0          | 0          | 0          | 0                    |
| Wollondilly  | 0          | 0          | 0          | 0                    |
| Wyong        | 5          | 7          | 2          | 18                   |
| <b>Total</b> | <b>150</b> | <b>284</b> | <b>177</b> | <b>1,478</b>         |

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

| LGA            | October    | November   | December   | Average - Year to Date |
|----------------|------------|------------|------------|------------------------|
| Blacktown      | 477        | 447        | 695        | 462                    |
| Camden         | 0          | 613        | 533        | 506                    |
| Campbelltown   | 313        | 212        | 0          | 390                    |
| Liverpool      | 449        | 380        | 429        | 441                    |
| Penrith        | 0          | 607        | 475        | 545                    |
| Pittwater      | 0          | 0          | 0          | 0                      |
| The Hills      | 739        | 758        | 478        | 614                    |
| Warringah      | 0          | 0          | 0          | 0                      |
| Wollondilly    | 0          | 0          | 0          | 0                      |
| Wyong          | 484        | 610        | 393        | 485                    |
| <b>Average</b> | <b>494</b> | <b>485</b> | <b>477</b> | <b>501</b>             |

## PART 3 Greenfield Release Areas

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

| LGA                                   | MDP Release Area               | Net Dwellings Approved |            |            |              | New Residential Lots Approved |            |            |              |
|---------------------------------------|--------------------------------|------------------------|------------|------------|--------------|-------------------------------|------------|------------|--------------|
|                                       |                                | October                | November   | December   | YTD          | October                       | November   | December   | YTD          |
| Blacktown                             | Alex Avenue (West)             | 0                      | 0          | 0          | 1            | 0                             | 0          | 0          | 0            |
|                                       | Bungarribee                    | 10                     | 8          | 7          | 47           | 0                             | 0          | 0          | 221          |
|                                       | Castlebrook                    | 7                      | 0          | 3          | 37           | 0                             | 0          | 0          | 0            |
|                                       | Colebee                        | 2                      | 1          | 2          | 16           | 0                             | 0          | 0          | 0            |
|                                       | Pipeworks                      | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 0            |
|                                       | Plumpton                       | 1                      | 3          | 6          | 19           | 0                             | 0          | 0          | 0            |
|                                       | Riverstone                     | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 0            |
|                                       | Second Ponds Creek             | 65                     | 48         | 29         | 292          | 0                             | 2          | 0          | 18           |
|                                       | St Mary's ADI (Ropes Crossing) | 26                     | 19         | 12         | 102          | 6                             | 4          | 0          | 16           |
| Sunnyholt                             | 4                              | 2                      | 4          | 24         | 0            | 0                             | 0          | 0          |              |
| <b>Blacktown Total</b>                |                                | <b>115</b>             | <b>81</b>  | <b>63</b>  | <b>538</b>   | <b>6</b>                      | <b>6</b>   | <b>0</b>   | <b>255</b>   |
| Camden                                | Elderslie                      | 5                      | 29         | 0          | 43           | 6                             | 8          | 12         | 59           |
|                                       | Harrington Park                | 2                      | 0          | 0          | 2            | 10                            | 0          | 10         | 20           |
|                                       | Harrington Park II             | 6                      | 7          | 0          | 49           | 0                             | 0          | 0          | 0            |
|                                       | Manooka Valley                 | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 0            |
|                                       | Mount Annan South              | 9                      | 5          | 0          | 42           | 0                             | 0          | 0          | 0            |
|                                       | Narellan                       | 0                      | 3          | 0          | 4            | 0                             | 0          | 0          | 0            |
|                                       | Oran Park                      | 10                     | 23         | 0          | 61           | 0                             | 0          | 0          | 2            |
|                                       | Spring Farm                    | 16                     | 21         | 0          | 55           | 4                             | 0          | 0          | 285          |
| Turner Road                           | 18                             | 15                     | 0          | 66         | 0            | 0                             | 0          | 0          |              |
| <b>Camden Total</b>                   |                                | <b>66</b>              | <b>103</b> | <b>0</b>   | <b>322</b>   | <b>20</b>                     | <b>8</b>   | <b>22</b>  | <b>366</b>   |
| Campbelltown                          | Edmondson Park                 | 15                     | N/A        | N/A        | 15           | 8                             | N/A        | N/A        | 229          |
|                                       | Glenfield Road                 | 2                      | N/A        | N/A        | 16           | 0                             | N/A        | N/A        | 40           |
|                                       | Macquarie Links                | 0                      | N/A        | N/A        | 0            | 0                             | N/A        | N/A        | 0            |
|                                       | St Helens Park                 | 0                      | N/A        | N/A        | 0            | 0                             | N/A        | N/A        | 0            |
| <b>Campbelltown Total</b>             |                                | <b>17</b>              | <b>N/A</b> | <b>N/A</b> | <b>31</b>    | <b>8</b>                      | <b>N/A</b> | <b>N/A</b> | <b>269</b>   |
| Liverpool                             | Cabramatta Creek               | 0                      | 2          | 0          | 20           | 30                            | 0          | 0          | 30           |
|                                       | Carnes Hill                    | 5                      | 3          | 2          | 36           | 0                             | 34         | 0          | 60           |
|                                       | Edmondson Park                 | 11                     | 9          | 8          | 47           | 0                             | 3          | 0          | 62           |
|                                       | Hinchinbrook                   | 1                      | 3          | 0          | 9            | 0                             | 0          | 0          | 0            |
|                                       | Prestons                       | 2                      | 3          | 4          | 11           | 0                             | 0          | 0          | 8            |
| <b>Liverpool Total</b>                |                                | <b>17</b>              | <b>16</b>  | <b>22</b>  | <b>78</b>    | <b>26</b>                     | <b>0</b>   | <b>0</b>   | <b>31</b>    |
| Penrith                               | Caddens Road                   | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 346          |
|                                       | Claremont Meadows Stage 2      | 0                      | 1          | 1          | 7            | 0                             | 0          | 0          | 0            |
|                                       | Glenmore Park                  | 1                      | 0          | 0          | 7            | 0                             | 0          | 0          | 0            |
|                                       | Glenmore Park Expansion Area   | 36                     | 0          | 7          | 104          | 0                             | 0          | 0          | 0            |
|                                       | St Mary's ADI (Jordan Springs) | 28                     | 23         | 10         | 93           | 0                             | 0          | 0          | 139          |
|                                       | Waterside                      | 2                      | 0          | 15         | 19           | 0                             | 0          | 39         | 39           |
| <b>Penrith Total</b>                  |                                | <b>67</b>              | <b>24</b>  | <b>33</b>  | <b>230</b>   | <b>0</b>                      | <b>0</b>   | <b>39</b>  | <b>524</b>   |
| Pittwater                             | Warriewood Valley              | 0                      | 1          | 0          | 47           | 0                             | 0          | 0          | 0            |
| <b>Pittwater Total</b>                |                                | <b>0</b>               | <b>1</b>   | <b>0</b>   | <b>47</b>    | <b>0</b>                      | <b>0</b>   | <b>0</b>   | <b>0</b>     |
| The Hills                             | Balmoral Road                  | 59                     | 53         | 18         | 161          | 46                            | 84         | 12         | 206          |
|                                       | Barina Downs Road              | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 0            |
|                                       | Kellyville                     | 6                      | 2          | 1          | 20           | 0                             | 0          | 0          | 43           |
|                                       | Mungerie Park                  | 0                      | 4          | 4          | 10           | 0                             | 0          | 0          | 0            |
|                                       | North Kellyville               | 0                      | 0          | 0          | 0            | 0                             | 47         | 29         | 160          |
|                                       | Norwest Business Park          | 3                      | 0          | 3          | 9            | 0                             | 0          | 0          | 10           |
|                                       | Rouse Hill Regional Centre     | 6                      | 4          | 8          | 23           | 0                             | 0          | 0          | 9            |
| <b>The Hills Total</b>                |                                | <b>74</b>              | <b>63</b>  | <b>34</b>  | <b>223</b>   | <b>46</b>                     | <b>131</b> | <b>41</b>  | <b>428</b>   |
| Warringah                             | Belrose                        | 0                      | 0          | 0          | 1            | 0                             | 0          | 0          | 0            |
| <b>Warringah Total</b>                |                                | <b>0</b>               | <b>0</b>   | <b>0</b>   | <b>1</b>     | <b>0</b>                      | <b>0</b>   | <b>0</b>   | <b>0</b>     |
| Wollondilly                           | Camden Park                    | 3                      | 5          | 2          | 15           | 0                             | 0          | 0          | 0            |
| <b>Wollondilly Total</b>              |                                | <b>3</b>               | <b>5</b>   | <b>2</b>   | <b>15</b>    | <b>0</b>                      | <b>0</b>   | <b>0</b>   | <b>0</b>     |
| Wyong                                 | Blue Haven                     | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 0            |
|                                       | Hamlyn Terrace                 | 0                      | 0          | 0          | 5            | 0                             | 0          | 0          | 0            |
|                                       | Louisiana Road                 | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 0            |
|                                       | Mardi                          | 2                      | 2          | 0          | 6            | 0                             | 0          | 0          | 0            |
|                                       | North Wyong                    | 1                      | 1          | 0          | 4            | 0                             | 0          | 0          | 0            |
|                                       | Tumbi Valley                   | 0                      | 0          | 0          | 0            | 0                             | 0          | 0          | 0            |
|                                       | Wadalba                        | 1                      | 1          | 0          | 11           | 0                             | 0          | 0          | 0            |
| Woongarah                             | 3                              | 3                      | 0          | 15         | 0            | 0                             | 0          | 0          |              |
| <b>Wyong Total</b>                    |                                | <b>7</b>               | <b>7</b>   | <b>0</b>   | <b>41</b>    | <b>0</b>                      | <b>0</b>   | <b>0</b>   | <b>0</b>     |
| <b>Sydney Region Greenfield Total</b> |                                | <b>385</b>             | <b>320</b> | <b>168</b> | <b>1,649</b> | <b>136</b>                    | <b>182</b> | <b>102</b> | <b>2,033</b> |

## 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.

## PART 3 Greenfield Release Areas

Table 8: Release Area - Lot Production: October - December 2011

| LGA                                   | MDP Release Area               | Lot Production |            |            |              |
|---------------------------------------|--------------------------------|----------------|------------|------------|--------------|
|                                       |                                | Oct            | Nov        | Dec        | YTD          |
| Blacktown                             | Alex Avenue (West)             | 0              | 0          | 0          | 0            |
|                                       | Bungarrabee                    | 0              | 0          | 0          | 0            |
|                                       | Castlebrook                    | 4              | 8          | 0          | 30           |
|                                       | Colebee                        | 0              | 6          | 0          | 6            |
|                                       | Pipeworks                      | 0              | 0          | 0          | 0            |
|                                       | Plumpton                       | 0              | 0          | 8          | 10           |
|                                       | Riverstone                     | 0              | 0          | 0          | 0            |
|                                       | Second Ponds Creek             | 95             | 119        | 0          | 328          |
|                                       | St Mary's ADI (Ropes Crossing) | 1              | 53         | 0          | 60           |
|                                       | Sunnyholt                      | 3              | 0          | 0          | 63           |
| <b>Blacktown Total</b>                |                                | <b>103</b>     | <b>188</b> | <b>8</b>   | <b>499</b>   |
| Camden                                | Elderslie                      | 0              | 8          | 0          | 33           |
|                                       | Harrington Park                | 0              | 0          | 43         | 43           |
|                                       | Harrington Park II             | 0              | 0          | 0          | 0            |
|                                       | Manooka Valley                 | 0              | 0          | 0          | 0            |
|                                       | Mount Annan South              | 0              | 3          | 0          | 3            |
|                                       | Narellan                       | 0              | 0          | 0          | 0            |
|                                       | Oran Park                      | 0              | 0          | 0          | 90           |
|                                       | Spring Farm                    | 0              | 0          | 0          | 14           |
|                                       | Turner Road                    | 0              | 0          | 0          | 87           |
| <b>Camden Total</b>                   |                                | <b>0</b>       | <b>11</b>  | <b>43</b>  | <b>270</b>   |
| Campbelltown                          | Edmondson Park                 | 0              | 0          | 0          | 49           |
|                                       | Glenfield Road                 | 12             | 12         | 0          | 52           |
|                                       | Macquarie Links                | 0              | 0          | 0          | 0            |
|                                       | St Helens Park                 | 2              | 0          | 0          | 2            |
| <b>Campbelltown Total</b>             |                                | <b>14</b>      | <b>12</b>  | <b>0</b>   | <b>103</b>   |
| Liverpool                             | Cabramatta Creek               | 0              | 0          | 2          | 4            |
|                                       | Carnes Hill                    | 2              | 0          | 42         | 46           |
|                                       | Edmondson Park                 | 0              | 0          | 0          | 0            |
|                                       | Hinchinbrook                   | 6              | 0          | 0          | 14           |
|                                       | Prestons                       | 1              | 2          | 38         | 41           |
|                                       | South Hoxton Park              | 0              | 6          | 0          | 69           |
| <b>Liverpool Total</b>                |                                | <b>9</b>       | <b>8</b>   | <b>82</b>  | <b>174</b>   |
| Penrith                               | Caddens Road                   | 0              | 0          | 0          | 0            |
|                                       | Claremont Meadows Stage 2      | 0              | 46         | 0          | 46           |
|                                       | Glenmore Park                  | 0              | 0          | 0          | 0            |
|                                       | Glenmore Park Expansion Area   | 0              | 0          | 30         | 30           |
|                                       | St Mary's ADI (Jordan Springs) | 0              | 0          | 0          | 0            |
|                                       | Waterside                      | 0              | 0          | 0          | 29           |
| <b>Penrith Total</b>                  |                                | <b>0</b>       | <b>46</b>  | <b>30</b>  | <b>105</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                  | 19             | 0          | 12         | 234          |
|                                       | Barina Downs Road              | 0              | 0          | 0          | 0            |
|                                       | Kellyville                     | 0              | 0          | 0          | 9            |
|                                       | Mungerie Park                  | 0              | 0          | 0          | 10           |
|                                       | North Kellyville               | 0              | 0          | 0          | 0            |
|                                       | Norwest Business Park          | 0              | 12         | 0          | 12           |
|                                       | Rouse Hill Regional Centre     | 0              | 0          | 0          | 44           |
| <b>The Hills Total</b>                |                                | <b>19</b>      | <b>12</b>  | <b>12</b>  | <b>309</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              | 7          | 0          | 7            |
|                                       | Louisiana Road                 | 0              | 0          | 0          | 0            |
|                                       | Mardi                          | 0              | 0          | 0          | 0            |
|                                       | North Wyong                    | 2              | 0          | 2          | 8            |
|                                       | Tumbi Valley                   | 0              | 0          | 0          | 0            |
|                                       | Wadalba                        | 3              | 0          | 0          | 3            |
|                                       | Woongarrah                     | 0              | 0          | 0          | 0            |
| <b>Wyong Total</b>                    |                                | <b>5</b>       | <b>7</b>   | <b>2</b>   | <b>18</b>    |
| <b>Sydney Region Greenfield Total</b> |                                | <b>150</b>     | <b>284</b> | <b>177</b> | <b>1,478</b> |

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

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

| LGA                                     | MDP Release Area               | Average Lot Size |            |            |            |
|---|--------------------------------|------------------|------------|------------|------------|
|   |                                | Oct              | Nov        | Dec        | YTD        |
| Blacktown                               | Alex Avenue (West)             | 0                | 0          | 0          | 0          |
|   | Bungarrabee                    | 0                | 0          | 0          | 0          |
|   | Castlebrook                    | 531              | 584        | 0          | 442        |
|   | Colebee                        | 0                | 766        | 0          | 766        |
|   | Pipeworks                      | 0                | 0          | 0          | 0          |
|   | Plumpton                       | 0                | 0          | 695        | 664        |
|   | Riverstone                     | 0                | 0          | 0          | 0          |
|   | Second Ponds Creek             | 470              | 466        | 0          | 471        |
|   | St Mary's ADI (Ropes Crossing) | 148              | 346        | 0          | 368        |
|   | Sunnyholt                      | 740              | 0          | 0          | 454        |
| <b>Blacktown Average</b>                |                                | <b>477</b>       | <b>447</b> | <b>695</b> | <b>462</b> |
| Camden                                  | Elderslie                      | 0                | 586        | 0          | 555        |
|   | Harrington Park                | 0                | 0          | 533        | 533        |
|   | Harrington Park II             | 0                | 0          | 0          | 0          |
|   | Manooka Valley                 | 0                | 0          | 0          | 0          |
|   | Mount Annan South              | 0                | 683        | 0          | 683        |
|   | Narellan                       | 0                | 0          | 0          | 0          |
|   | Oran Park                      | 0                | 0          | 0          | 501        |
|   | Spring Farm                    | 0                | 0          | 0          | 301        |
|   | Turner Road                    | 0                | 0          | 0          | 505        |
| <b>Camden Average</b>                   |                                | <b>0</b>         | <b>613</b> | <b>533</b> | <b>506</b> |
| Campbelltown                            | Edmondson Park                 | 0                | 0          | 0          | 483        |
|   | Glenfield Road                 | 300              | 212        | 0          | 302        |
|   | Macquarie Links                | 0                | 0          | 0          | 0          |
|   | St Helens Park                 | 393              | 0          | 0          | 393        |
| <b>Campbelltown Average</b>             |                                | <b>313</b>       | <b>212</b> | <b>0</b>   | <b>390</b> |
| Liverpool                               | Cabramatta Creek               | 0                | 0          | 307        | 318        |
|   | Carnes Hill                    | 370              | 0          | 493        | 486        |
|   | Edmondson Park                 | 0                | 0          | 0          | 0          |
|   | Hinchinbrook                   | 442              | 0          | 0          | 577        |
|   | Prestons                       | 649              | 678        | 364        | 386        |
|   | South Hoxton Park              | 0                | 281        | 0          | 424        |
| <b>Liverpool Average</b>                |                                | <b>449</b>       | <b>380</b> | <b>429</b> | <b>441</b> |
| Penrith                                 | Caddens Road                   | 0                | 0          | 0          | 0          |
|   | Claremont Meadows Stage 2      | 0                | 607        | 0          | 607        |
|   | Glenmore Park                  | 0                | 0          | 0          | 0          |
|   | Glenmore Park Expansion Area   | 0                | 0          | 475        | 475        |
|   | St Mary's ADI (Jordan Springs) | 0                | 0          | 0          | 0          |
|   | Waterside                      | 0                | 0          | 0          | 519        |
| <b>Penrith Average</b>                  |                                | <b>0</b>         | <b>607</b> | <b>475</b> | <b>545</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                  | 739              | 0          | 478        | 642        |
|   | Barina Downs Road              | 0                | 0          | 0          | 0          |
|   | Kellyville                     | 0                | 0          | 0          | 579        |
|   | Mungerie Park                  | 0                | 0          | 0          | 457        |
|   | North Kellyville               | 0                | 0          | 0          | 0          |
|   | Norwest Business Park          | 0                | 758        | 0          | 758        |
|   | Rouse Hill Regional Centre     | 0                | 0          | 0          | 469        |
| <b>The Hills Average</b>                |                                | <b>739</b>       | <b>758</b> | <b>478</b> | <b>614</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                | 610        | 0          | 610        |
|   | Louisiana Road                 | 0                | 0          | 0          | 0          |
|   | Mardi                          | 0                | 0          | 0          | 0          |
|   | North Wyong                    | 365              | 0          | 393        | 347        |
|   | Tumbi Valley                   | 0                | 0          | 0          | 0          |
|   | Wadalba                        | 563              | 0          | 0          | 563        |
|   | Woongarrah                     | 0                | 0          | 0          | 0          |
| <b>Wyong Average</b>                    |                                | <b>484</b>       | <b>610</b> | <b>393</b> | <b>485</b> |
| <b>Sydney Region Greenfield Average</b> |                                | <b>494</b>       | <b>485</b> | <b>477</b> | <b>501</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.