

# MDP MONTHLY MONITOR

## JANUARY 2012

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

### Summary

- The January Sydney Region dwelling approvals (1,654) was a similar level to the previous month. However, there was a fall in detached dwelling approvals and an increase multi-unit dwelling approvals. The 475 detached dwellings approved was the lowest level in the financial year to date.
- The highest number of multi-unit approvals were in Sydney City (376), Ryde (329), Lane Cove (131) and Parramatta (128).
- Net greenfield dwelling approvals increased in January to 191 but this is still below the year to date average. The release areas with the highest net dwelling approvals were Second Ponds Creek (40) and South Hoxton Park (23).
- There was a fall in greenfield residential lots approved to 329 with 154 in Aerodrome, 84 in North Kellyville and 58 in Cabramatta Creek.
- 62 new greenfield lots were produced in January which was the lowest level in the year to date. 24 lots were produced in Mungerie Park and 13 in Second Ponds Creek.

### 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: November 2011 - January 2012

LGA	November	December	January	YTD
Sydney Region Dwelling Approvals	1,856	1,662	1,654	13,708
Greenfield Net Dwelling Approvals	334	175	188	1,858
Greenfield New Residential Lot Approvals	186	367	329	2,633
Greenfield Lot Production	282	177	62	1,538

Note : YTD - Financial year to date, 2011/12.



## PART 1 Sydney Region Approvals

Table 2: Sydney Region LGA Dwelling Approvals: November 2011 - January 2012

Subregion	LGA	November				December				January				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	106	0	106	0	28	24	52	1	376	2	379	3	992	38	1,033
Sydney City Total		0	106	0	106	0	28	24	52	1	376	2	379	3	992	38	1,033
East	Botany Bay	3	0	0	3	18	148	0	166	0	9	0	9	46	675	1	722
	Randwick	11	12	1	24	21	0	0	21	6	4	0	10	70	80	3	153
	Waverley	2	0	5	7	1	17	1	19	6	2	2	10	16	43	8	67
	Woollahra	9	3	0	12	17	0	0	17	16	2	1	19	96	13	1	110
East Total		25	15	6	46	57	165	1	223	28	17	3	48	228	811	13	1,052
South	Canterbury	14	7	0	21	10	8	0	18	4	7	1	12	69	67	2	138
	Hurstville	6	100	0	106	12	21	0	33	7	4	0	11	49	129	0	178
	Kogarah	8	0	0	8	1	11	0	12	3	13	0	16	35	32	1	68
	Marrickville	2	0	0	2	0	194	2	196	3	0	0	3	9	205	3	217
	Rockdale	6	63	0	69	2	14	0	16	1	0	1	2	34	117	1	152
	Sutherland	27	0	0	27	28	12	0	40	6	10	0	16	176	45	10	231
South Total		63	170	0	233	53	260	2	315	24	34	2	60	372	595	17	984
Inner West	Ashfield	2	0	0	2	2	0	0	2	2	0	0	2	14	0	0	14
	Burwood	1	34	0	35	0	0	0	0	1	67	0	68	10	150	0	160
	Canada Bay	9	25	0	34	9	0	1	10	1	0	0	1	59	558	11	628
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
	Strathfield	3	390	0	393	2	12	0	14	0	0	0	0	18	477	0	495
Inner West Total		15	449	0	464	13	12	1	26	4	67	0	71	103	1,185	11	1,299
Inner North	Hunters Hill	1	0	0	1	0	8	0	8	0	0	0	0	4	27	0	31
	Lane Cove	3	0	0	3	1	0	0	1	0	131	0	131	18	131	0	149
	Mosman	1	0	0	1	2	0	0	2	1	0	0	1	7	0	5	12
	North Sydney	8	0	0	8	4	28	0	32	1	12	0	13	32	238	11	281
	Ryde	12	2	-32	-18	15	6	0	21	7	329	2	338	88	480	5	573
	Willoughby	4	0	1	5	2	0	0	2	1	0	0	1	17	351	1	369
Inner North Total		29	2	-31	0	24	42	0	66	10	472	2	484	165	1,227	22	1,415
North	Hornsby	22	0	0	22	14	8	1	23	11	52	0	63	113	74	2	189
	Ku-ring-gai	9	0	1	10	11	0	1	12	7	0	1	8	72	75	3	150
North Total		31	0	1	32	25	8	2	35	18	52	1	71	185	149	5	339
North East	Manly	4	0	0	4	3	0	0	3	0	0	0	0	16	6	2	24
	Pittwater	4	2	0	6	3	0	0	3	5	0	1	6	47	4	2	53
	Warringah	15	0	0	15	17	125	0	142	4	0	0	4	94	320	2	416
North East Total		23	2	0	25	23	125	0	148	9	0	1	10	157	330	6	493
West Central	Auburn	7	3	0	10	7	0	1	8	4	0	0	4	109	644	5	758
	Bankstown	66	19	8	93	52	21	4	77	27	16	3	46	237	191	29	457
	Fairfield	34	4	0	38	30	0	3	33	9	2	6	17	200	32	14	246
	Holroyd	33	17	0	50	27	54	0	81	21	4	0	25	189	233	2	424
	Parramatta	23	61	0	84	5	42	1	48	6	128	3	137	95	475	4	574
West Central Total		163	104	8	275	121	117	9	247	67	150	12	229	830	1,575	54	2,459
North West	Blacktown	144	22	0	166	50	2	0	52	79	0	0	79	695	150	0	845
	Blue Mountains	9	0	0	9	17	0	1	18	11	0	0	11	88	0	3	91
	Hawkesbury	12	2	0	14	8	6	1	15	1	0	2	3	69	12	5	86
	Penrith	72	4	0	76	28	8	0	36	48	0	0	48	489	45	3	537
	The Hills	38	137	0	175	40	205	1	246	29	-15	0	14	262	1,074	2	1,338
North West Total		275	165	0	440	143	221	3	367	168	-15	2	155	1,603	1,281	13	2,879
South West	Camden	65	2	0	67	39	0	0	39	47	0	0	47	454	2	1	457
	Campbelltown	34	0	1	35	15	2	0	17	10	0	0	10	173	78	1	252
	Liverpool	45	0	1	46	48	15	0	63	33	0	1	34	415	110	3	528
	Wollondilly	17	19	0	36	15	0	0	15	19	0	0	19	124	19	0	143
South West Total		161	21	2	184	117	17	0	134	109	0	1	110	1,166	209	5	1,380
Central Coast	Gosford	13	9	0	22	18	9	3	30	19	0	0	19	110	35	6	151
	Wyong	28	0	1	29	19	0	0	19	18	0	0	18	196	6	4	206
Central Coast Total		41	9	1	51	37	9	3	49	37	0	0	37	306	41	10	357
Sydney Region Total		826	1,043	-13	1,856	613	1,004	45	1,662	475	1,153	26	1,654	5,119	8,395	194	13,708

## Part 2 LGA Greenfield

**Table 3: MDP Release Area Subdivision DAs and New Residential Lot Approvals: November 2011 - January 2012**

LGA	Number of Applications Approved				New Residential Lots Approved			
	Nov	Dec	Jan	YTD	Nov	Dec	Jan	YTD
Blacktown	3	0	0	16	6	0	0	255
Camden	2	2	0	11	8	22	0	366
Campbelltown	4	0	0	11	4	0	0	273
Liverpool	2	1	3	16	37	81	229	503
Penrith	0	1	2	5	0	39	16	540
Pittwater	0	0	0	1	0	0	0	0
The Hills	7	4	2	36	131	225	84	597
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>18</b>	<b>8</b>	<b>7</b>	<b>96</b>	<b>186</b>	<b>367</b>	<b>329</b>	<b>2,633</b>

**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: November 2011 - January 2012**

LGA	Number of Applications Approved				Net Dwellings Approved			
	Nov	Dec	Jan	YTD	Nov	Dec	Jan	YTD
Blacktown	85	62	71	600	89	63	73	619
Camden	69	0	25	312	103	0	25	347
Campbelltown	6	6	4	30	6	7	4	48
Liverpool	39	39	16	231	36	36	30	231
Penrith	24	19	31	245	24	33	31	261
Pittwater	1	0	1	3	1	0	1	48
The Hills	19	34	16	135	63	34	16	239
Warringah	0	0	0	1	0	0	0	1
Wollondilly	5	2	1	15	5	2	1	16
Wyong	8	0	7	48	7	0	7	48
<b>Total</b>	<b>256</b>	<b>162</b>	<b>172</b>	<b>1,620</b>	<b>334</b>	<b>175</b>	<b>188</b>	<b>1,858</b>

**Notes:**

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

**Table 5: LGA Lot Production in Residential Zones: November 2011 - January 2012**

LGA	November	December	January	Total - Year to Date
Blacktown	186	8	13	510
Camden	11	43	0	270
Campbelltown	12	0	0	103
Liverpool	8	82	0	174
Penrith	46	30	8	113
Pittwater	0	0	0	0
The Hills	12	12	39	348
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	7	2	2	20
<b>Total</b>	<b>282</b>	<b>177</b>	<b>62</b>	<b>1,538</b>

**Table 6: LGA Average Residential Lot Size (m<sup>2</sup>): November 2011 - January 2012**

LGA	November	December	January	Average - Year to Date
Blacktown	447	695	408	461
Camden	613	533	0	506
Campbelltown	212	0	0	390
Liverpool	380	429	0	441
Penrith	607	475	364	532
Pittwater	0	0	0	0
The Hills	758	478	589	611
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	610	393	356	472
<b>Average</b>	<b>485</b>	<b>477</b>	<b>515</b>	<b>501</b>

## PART 3 Greenfield Release Areas

Table 7: Release Area - Residential and Subdivision DAs by MDP Release Area: November 2011 - January 2012

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		November	December	January	YTD	November	December	January	YTD
Blacktown	Alex Avenue (West)	0	0	0	1	0	0	0	0
	Bungarribee	8	7	5	52	0	0	0	221
	Castlebrook	8	3	4	49	0	0	0	0
	Colebee	1	2	2	18	0	0	0	0
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	3	6	3	22	0	0	0	0
	Riverstone	0	0	0	0	0	0	0	0
	Second Ponds Creek	48	29	40	332	2	0	0	18
	St Mary's ADI (Ropes Crossing)	19	12	17	119	4	0	0	16
Sunnyholt	2	4	2	26	0	0	0	0	
<b>Blacktown Total</b>		<b>89</b>	<b>63</b>	<b>73</b>	<b>619</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>255</b>
Camden	Elderslie	29	0	3	46	8	12	0	59
	Harrington Park	0	0	0	2	0	10	0	20
	Harrington Park II	7	0	4	53	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	5	0	5	47	0	0	0	0
	Narellan	3	0	0	4	0	0	0	0
	Oran Park	23	0	8	69	0	0	0	2
	Spring Farm	21	0	4	59	0	0	0	285
Turner Road	15	0	1	67	0	0	0	0	
<b>Camden Total</b>		<b>103</b>	<b>0</b>	<b>25</b>	<b>347</b>	<b>8</b>	<b>22</b>	<b>0</b>	<b>366</b>
Campbelltown	Edmondson Park	2	5	3	25	0	0	0	229
	Glenfield Road	4	0	1	21	4	0	0	44
	Macquarie Links	0	2	0	2	0	0	0	0
	St Helens Park	0	0	0	0	0	0	0	0
<b>Campbelltown Total</b>		<b>6</b>	<b>7</b>	<b>4</b>	<b>48</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>273</b>
Liverpool	Aerodrome	0	0	0	0	0	81	154	237
	Cabramatta Creek	2	0	0	20	0	0	58	88
	Carnes Hill	3	2	4	40	34	0	0	60
	Edmondson Park	9	8	1	48	3	0	0	62
	Hinchinbrook	3	0	0	9	0	0	0	0
	Prestons	3	4	2	13	0	0	0	8
	South Hoxton Park	16	22	23	101	0	0	17	48
<b>Liverpool Total</b>		<b>36</b>	<b>36</b>	<b>30</b>	<b>231</b>	<b>37</b>	<b>81</b>	<b>229</b>	<b>503</b>
Penrith	Caddens Road	0	0	0	0	0	0	0	346
	Claremont Meadows Stage 2	1	1	4	11	0	0	2	2
	Glenmore Park	0	0	0	7	0	0	0	0
	Glenmore Park Expansion Area	0	7	7	111	0	0	14	14
	St Mary's ADI (Jordan Springs)	23	10	19	112	0	0	0	139
	Waterside	0	15	1	20	0	39	0	39
<b>Penrith Total</b>		<b>24</b>	<b>33</b>	<b>31</b>	<b>261</b>	<b>0</b>	<b>39</b>	<b>16</b>	<b>540</b>
Pittwater	Warriewood Valley	1	0	1	48	0	0	0	0
<b>Pittwater Total</b>		<b>1</b>	<b>0</b>	<b>1</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
The Hills	Balmoral Road	53	18	5	166	84	111	0	305
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	2	1	1	21	0	85	0	128
	Mungerie Park	4	4	2	12	0	0	0	0
	North Kellyville	0	0	0	0	47	29	84	244
	Norwest Business Park	0	3	3	12	0	0	0	10
	Rouse Hill Regional Centre	4	8	5	28	0	0	0	9
<b>The Hills Total</b>		<b>63</b>	<b>34</b>	<b>16</b>	<b>239</b>	<b>131</b>	<b>225</b>	<b>84</b>	<b>696</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	5	2	1	16	0	0	0	0
<b>Wollondilly Total</b>		<b>5</b>	<b>2</b>	<b>1</b>	<b>16</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	1	6	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	2	0	2	8	0	0	0	0
	North Wyong	1	0	1	5	0	0	0	0
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba	1	0	1	12	0	0	0	0
Woongarra	3	0	2	17	0	0	0	0	
<b>Wyong Total</b>		<b>7</b>	<b>0</b>	<b>7</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Sydney Region Greenfield Total</b>		<b>334</b>	<b>175</b>	<b>188</b>	<b>1,858</b>	<b>186</b>	<b>367</b>	<b>329</b>	<b>2,633</b>

Note: Excludes MDP release areas which are not yet zoned and serviced with lead in infrastructure.

## PART 3 Greenfield Release Areas

**Table 8: Release Area - Lot Production:**  
November 2011 - January 2012

LGA	MDP Release Area	Lot Production			
		Nov	Dec	Jan	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	8	0	0	30
	Colebee	6	0	0	6
	Pipeworks	0	0	0	0
	Plumpton	0	8	0	10
	Riverstone	0	0	0	0
	Second Ponds Creek	119	0	13	341
	St Mary's ADI (Ropes Crossing)	53	0	0	60
Sunnyholt	0	0	0	63	
<b>Blacktown Total</b>		<b>186</b>	<b>8</b>	<b>13</b>	<b>510</b>
Camden	Elderslie	8	0	0	33
	Harrington Park	0	43	0	43
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	3	0	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>11</b>	<b>43</b>	<b>0</b>	<b>270</b>
Campbelltown	Edmondson Park	0	0	0	49
	Glenfield Road	12	0	0	52
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	2
<b>Campbelltown Total</b>		<b>12</b>	<b>0</b>	<b>0</b>	<b>103</b>
Liverpool	Aerodrome	0	0	0	0
	Cabramatta Creek	0	2	0	4
	Carnes Hill	0	42	0	46
	Edmondson Park	0	0	0	0
	Hinchinbrook	0	0	0	14
	Prestons	2	38	0	41
South Hoxton Park	6	0	0	69	
<b>Liverpool Total</b>		<b>8</b>	<b>82</b>	<b>0</b>	<b>174</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	46	0	8	54
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	0	30	0	30
	St Mary's ADI (Jordan Springs)	0	0	0	0
	Waterside	0	0	0	29
<b>Penrith Total</b>		<b>46</b>	<b>30</b>	<b>8</b>	<b>113</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	0	12	6	240
	Barina Downs Road	0	0	0	0
	Kellyville	0	0	0	9
	Mungerie Park	0	0	24	34
	North Kellyville	0	0	0	0
	Norwest Business Park	12	0	9	21
	Rouse Hill Regional Centre	0	0	0	44
<b>The Hills Total</b>		<b>12</b>	<b>12</b>	<b>39</b>	<b>348</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	2	2
	Hamlyn Terrace	7	0	0	7
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	2	0	8
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	0	3
Woongarra	0	0	0	0	
<b>Wyong Total</b>		<b>7</b>	<b>2</b>	<b>2</b>	<b>20</b>
<b>Sydney Region Greenfield Total</b>		<b>282</b>	<b>177</b>	<b>62</b>	<b>1,538</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 englobo land.
3. YTD - Financial year to date, 2011/12.

**Table 9: Release Area Average Residential Lot Size:**  
November 2011 - January 2012

LGA	MDP Release Area	Average Lot Size			
		Nov	Dec	Jan	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	584	0	0	442
	Colebee	766	0	0	766
	Pipeworks	0	0	0	0
	Plumpton	0	695	0	664
	Riverstone	0	0	0	0
	Second Ponds Creek	466	0	408	469
	St Mary's ADI (Ropes Crossing)	346	0	0	368
Sunnyholt	0	0	0	454	
<b>Blacktown Average</b>		<b>447</b>	<b>695</b>	<b>408</b>	<b>461</b>
Camden	Elderslie	586	0	0	555
	Harrington Park	0	533	0	533
	Harrington Park II	0	0	0	0
	Manooka Valley	0	0	0	0
	Mount Annan South	683	0	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>613</b>	<b>533</b>	<b>0</b>	<b>506</b>
Campbelltown	Edmondson Park	0	0	0	483
	Glenfield Road	212	0	0	302
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	393
<b>Campbelltown Average</b>		<b>212</b>	<b>0</b>	<b>0</b>	<b>390</b>
Liverpool	Aerodrome	0	0	0	0
	Cabramatta Creek	0	307	0	318
	Carnes Hill	0	493	0	486
	Edmondson Park	0	0	0	0
	Hinchinbrook	0	0	0	577
	Prestons	678	364	0	386
South Hoxton Park	281	0	0	424	
<b>Liverpool Average</b>		<b>380</b>	<b>429</b>	<b>0</b>	<b>441</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	607	0	364	571
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	0	475	0	475
	St Mary's ADI (Jordan Springs)	0	0	0	0
	Waterside	0	0	0	519
<b>Penrith Average</b>		<b>607</b>	<b>475</b>	<b>364</b>	<b>532</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	0	478	700	644
	Barina Downs Road	0	0	0	0
	Kellyville	0	0	0	579
	Mungerie Park	0	0	483	475
	North Kellyville	0	0	0	0
	Norwest Business Park	758	0	798	775
	Rouse Hill Regional Centre	0	0	0	469
<b>The Hills Average</b>		<b>758</b>	<b>478</b>	<b>589</b>	<b>611</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	356	356
	Hamlyn Terrace	610	0	0	610
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	393	0	347
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	0	563
Woongarra	0	0	0	0	
<b>Wyong Average</b>		<b>610</b>	<b>393</b>	<b>356</b>	<b>472</b>
<b>Sydney Region Greenfield Average</b>		<b>485</b>	<b>477</b>	<b>515</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.

**Total Dwelling Approvals** – for the Sydney Region includes the conversions and dwelling units approved as part of the alterations and additions or the construction of non-residential buildings.

**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.