

# MDP MONTHLY MONITOR

## FEBRUARY 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 February regional dwelling approvals (1,561) was slightly down on recent months. The main fall was in multi-unit approvals which was the second lowest in this financial year (898).
- The multi-unit dwelling approvals were relatively concentrated with over half in Ku-Ring-Gai (297), Holroyd (113) and Canada Bay (73). Blacktown continues to have the highest level of detached housing approvals (97).
- Net greenfield dwelling approvals increased in February to 299. The release areas with the highest approvals were Seconds Ponds Creek (66 – which has the highest year to date), Balmoral Road (45) and Ropes Crossing (30).
- There was a fall in monthly greenfield residential lot approvals to 150 with 73 in Ropes Crossing and 43 in Balmoral Road. The highest level of approvals in any release area in this financial year been in Jordan Springs (635).
- 548 new greenfield lots were produced in February which was the highest monthly level this financial year. Production was mainly in the South West with 99 in Aerodrome, 90 in Harrington Park 11, 83 in South Hoxton Park and 81 in Turner Road.

### Contents

The contents of the monitor include:

**PART 1** - Sydney Region Approvals - monthly residential building approvals by detached, multi-unit and other (Table 2) for the 43 LGAs in the Sydney Region.

**PART 2** - Greenfield LGAs – subdivision approvals, dwelling approvals, lot production and average lot size (Tables 3 to 6) for the 10 fringe LGAs with greenfield release areas.

**PART 3** - Greenfield Release Areas - subdivision approvals, dwelling approvals, lot production and average lot size (Tables 7 to 9) for the greenfield release areas that are rezoned and serviced with lead in infrastructure in the 10 LGAs.

**PART 4** - Glossary and Data Sources.

Table 1: Monthly Summary: December 2011 - February 2012

LGA	December	January	February	YTD
Sydney Region Dwelling Approvals	1,662	1,654	1,561	15,269
Greenfield Net Dwelling Approvals	175	188	299	2,169
Greenfield New Residential Lot Approvals	367	329	150	3,279
Greenfield Lot Production	177	62	548	2,086

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



## PART 1 Sydney Region Approvals

Subregion	LGA	December				January				February				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	28	24	52	1	376	2	379	2	32	7	41	5	1,024	45	1,074
Sydney City Total		0	28	24	52	1	376	2	379	2	32	7	41	5	1,024	45	1,074
East	Botany Bay	18	148	0	166	0	9	0	9	2	0	0	2	48	675	1	724
	Randwick	21	0	0	21	6	4	0	10	6	28	0	34	76	108	3	187
	Waverley	1	17	1	19	6	2	2	10	1	2	0	3	17	45	8	70
	Woollahra	17	0	0	17	16	2	1	19	37	0	0	37	133	13	1	147
East Total		57	165	1	223	28	17	3	48	46	30	0	76	274	841	13	1,128
South	Canterbury	10	8	0	18	4	7	1	12	8	33	0	41	77	100	2	179
	Hurstville	12	21	0	33	7	4	0	11	8	4	0	12	57	133	0	190
	Kogarah	1	11	0	12	3	13	0	16	6	0	0	6	41	32	1	74
	Marrickville	0	194	2	196	3	0	0	3	2	7	0	9	11	212	3	226
	Rockdale	2	14	0	16	1	0	1	2	4	54	1	59	38	171	2	211
	Sutherland	28	12	0	40	6	10	0	16	16	12	0	28	192	57	10	259
South Total		53	260	2	315	24	34	2	60	44	110	1	155	416	705	18	1,139
Inner West	Ashfield	2	0	0	2	2	0	0	2	1	0	0	1	15	0	0	15
	Burwood	0	0	0	0	1	67	0	68	0	0	0	0	10	150	0	160
	Canada Bay	9	0	1	10	1	0	0	1	11	73	0	84	70	631	11	712
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
	Strathfield	2	12	0	14	0	0	0	0	8	0	0	8	26	477	0	503
Inner West Total		13	12	1	26	4	67	0	71	20	73	0	93	123	1,258	11	1,392
Inner North	Hunters Hill	0	8	0	8	0	0	0	0	1	0	0	1	5	27	0	32
	Lane Cove	1	0	0	1	0	131	0	131	1	0	0	1	19	131	0	150
	Mosman	2	0	0	2	1	0	0	1	1	0	0	1	8	0	5	13
	North Sydney	4	28	0	32	1	12	0	13	1	5	0	6	33	243	11	287
	Ryde	15	6	0	21	7	329	2	338	11	6	0	17	99	486	5	590
	Willoughby	2	0	0	2	1	0	0	1	3	14	0	17	20	365	1	386
Inner North Total		24	42	0	66	10	472	2	484	18	25	0	43	183	1,252	22	1,458
North	Hornsby	14	8	1	23	11	52	0	63	34	0	0	34	147	74	2	223
	Ku-ring-gai	11	0	1	12	7	0	1	8	12	297	1	310	84	372	4	460
North Total		25	8	2	35	18	52	1	71	46	297	1	344	231	446	6	683
North East	Manly	3	0	0	3	0	0	0	0	3	2	0	5	19	8	2	29
	Pittwater	3	0	0	3	5	0	1	6	8	0	0	8	55	4	2	61
	Warringah	17	125	0	142	4	0	0	4	16	0	0	16	110	320	2	432
North East Total		23	125	0	148	9	0	1	10	27	2	0	29	184	332	6	522
West Central	Auburn	7	0	1	8	4	0	0	4	12	14	0	26	121	658	5	784
	Bankstown	52	21	4	77	27	16	3	46	17	32	1	50	254	223	30	507
	Fairfield	30	0	3	33	9	2	6	17	27	0	0	27	227	32	14	273
	Holroyd	27	54	0	81	21	4	0	25	20	113	0	133	209	346	2	557
	Parramatta	5	42	1	48	6	128	3	137	8	41	0	49	103	516	4	623
West Central Total		121	117	9	247	67	150	12	229	84	200	1	285	914	1,775	55	2,744
North West	Blacktown	50	2	0	52	79	0	0	79	97	2	0	99	792	152	0	944
	Blue Mountains	17	0	1	18	11	0	0	11	5	0	0	5	93	0	3	96
	Hawkesbury	8	6	1	15	1	0	2	3	11	5	0	16	80	17	5	102
	Penrith	28	8	0	36	48	0	0	48	53	50	0	103	542	95	3	640
	The Hills	40	205	1	246	29	-15	0	14	22	48	0	70	284	1,122	2	1,408
North West Total		143	221	3	367	168	-15	2	155	188	105	0	293	1,791	1,386	13	3,172
South West	Camden	39	0	0	39	47	0	0	47	54	6	0	60	508	8	1	517
	Campbelltown	15	2	0	17	10	0	0	10	10	4	0	14	183	82	1	266
	Liverpool	48	15	0	63	33	0	1	34	58	0	0	58	473	110	3	586
	Wollondilly	15	0	0	15	19	0	0	19	20	0	0	20	144	19	0	163
South West Total		117	17	0	134	109	0	1	110	142	10	0	152	1,308	219	5	1,632
Central Coast	Gosford	18	9	3	30	19	0	0	19	14	14	0	28	124	49	6	179
	Wyong	19	0	0	19	18	0	0	18	22	0	0	22	218	6	4	228
Central Coast Total		37	9	3	49	37	0	0	37	26	14	0	50	342	55	10	407
Sydney Region Total		613	1,004	45	1,662	475	1,153	26	1,654	653	898	10	1,561	5,772	9,293	204	15,269

Note : Negative entry is as shown in ABS records.

## Part 2 LGA Greenfield

Table 3: MDP Release Area Subdivision DAs and New Residential Lot Approvals: December 2011 - February 2012

LGA	Number of Applications Approved				New Residential Lots Approved			
	Dec	Jan	Feb	YTD	Dec	Jan	Feb	YTD
Blacktown	0	0	4	20	0	0	102	357
Camden	2	0	0	11	22	0	0	366
Campbelltown	0	0	0	11	0	0	0	273
Liverpool	1	3	2	18	81	229	5	508
Penrith	1	2	0	5	39	16	0	1,036
Pittwater	0	0	0	1	0	0	0	0
The Hills	4	2	2	38	225	84	43	739
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	8	7	8	104	367	329	150	3,279

**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: December 2011 - February 2012

LGA	Number of Applications Approved				Net Dwellings Approved			
	Dec	Jan	Feb	YTD	Dec	Jan	Feb	YTD
Blacktown	62	71	88	688	63	73	111	730
Camden	0	25	47	359	0	25	47	404
Campbelltown	6	4	4	34	7	4	4	52
Liverpool	39	16	44	275	36	30	38	269
Penrith	19	31	31	276	33	31	31	292
Pittwater	0	1	0	3	0	1	0	48
The Hills	34	16	30	165	34	16	60	299
Warringah	0	0	0	1	0	0	0	1
Wollondilly	2	1	2	17	2	1	2	18
Wyong	0	7	6	54	0	7	6	56
Total	162	172	252	1,872	175	188	299	2,169

**Notes:**

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

Table 5: LGA Lot Production in Residential Zones: December 2011 - February 2012

LGA	December	January	February	Total - Year to Date
Blacktown	8	13	44	554
Camden	43	0	226	496
Campbelltown	0	0	8	111
Liverpool	82	0	246	420
Penrith	30	8	0	113
Pittwater	0	0	0	0
The Hills	12	39	21	369
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	2	2	3	23
Total	177	62	548	2,086

Table 6: LGA Average Residential Lot Size (m<sup>2</sup>): December 2011 - February 2012

LGA	December	January	February	Average - Year to Date
Blacktown	695	408	485	463
Camden	533	0	639	567
Campbelltown	0	0	230	378
Liverpool	429	0	469	457
Penrith	475	364	0	532
Pittwater	0	0	0	0
The Hills	478	589	573	609
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	393	356	624	492
Average	477	515	542	512

## PART 3 Greenfield Release Areas

Table 7: Release Area - Residential and Subdivision DAs by MDP Release Area: December 2011 - February 2012

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		December	January	February	YTD	December	January	February	YTD
Blacktown	Alex Avenue (West)	0	0	0	1	0	0	0	0
	Bungarribee	7	5	2	54	0	0	0	221
	Castlebrook	3	4	4	53	0	0	0	0
	Colebee	2	2	3	21	0	0	0	0
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	6	3	4	26	0	0	0	0
	Riverstone	0	0	0	0	0	0	0	0
	Second Ponds Creek	29	40	66	398	0	0	29	47
	St Mary's ADI (Ropes Crossing)	12	17	30	149	0	0	73	89
Sunnyholt	4	2	2	28	0	0	0	0	
<b>Blacktown Total</b>		<b>63</b>	<b>73</b>	<b>111</b>	<b>730</b>	<b>0</b>	<b>0</b>	<b>102</b>	<b>357</b>
Camden	Elderslie	0	3	5	51	12	0	0	59
	Harrington Park	0	0	3	5	10	0	0	20
	Harrington Park II	0	4	7	60	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	0	5	4	51	0	0	0	0
	Narellan	0	0	0	4	0	0	0	0
	Oran Park	0	8	13	82	0	0	0	2
	Spring Farm	0	4	7	66	0	0	0	285
	Turner Road *	0	1	8	85	0	0	0	0
<b>Camden Total</b>		<b>0</b>	<b>25</b>	<b>47</b>	<b>404</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>366</b>
Campbelltown	Edmondson Park	5	3	0	25	0	0	0	229
	Glenfield Road	0	1	1	22	0	0	0	44
	Macquarie Links	2	0	3	5	0	0	0	0
	St Helens Park	0	0	0	0	0	0	0	0
<b>Campbelltown Total</b>		<b>7</b>	<b>4</b>	<b>4</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>273</b>
Liverpool	Aerodrome	0	0	0	0	81	154	0	237
	Cabramatta Creek	0	0	3	23	0	58	0	88
	Carnes Hill	2	4	12	52	0	0	0	60
	Edmondson Park	8	1	5	53	0	0	5	67
	Hinchinbrook	0	0	0	9	0	0	0	0
	Prestons	4	2	2	15	0	0	0	8
South Hoxton Park	22	23	16	117	0	17	0	48	
<b>Liverpool Total</b>		<b>36</b>	<b>30</b>	<b>38</b>	<b>269</b>	<b>81</b>	<b>229</b>	<b>5</b>	<b>508</b>
Penrith	Caddens Road	0	0	0	0	0	0	0	346
	Claremont Meadows Stage 2	1	4	5	16	0	2	0	2
	Glenmore Park	0	0	0	7	0	0	0	0
	Glenmore Park Expansion Area	7	7	9	120	0	14	0	14
	St Mary's ADI (Jordan Springs) **	10	19	17	129	0	0	0	635
Waterside	15	1	0	20	39	0	0	39	
<b>Penrith Total</b>		<b>33</b>	<b>31</b>	<b>31</b>	<b>292</b>	<b>39</b>	<b>16</b>	<b>0</b>	<b>1,036</b>
Pittwater	Warriewood Valley	0	1	0	48	0	0	0	0
<b>Pittwater Total</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
The Hills	Balmoral Road	18	5	45	211	111	0	43	348
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	1	1	2	23	85	0	0	128
	Mungerie Park	4	2	2	14	0	0	0	0
	North Kellyville	0	0	2	2	29	84	0	244
	Norwest Business Park	3	3	4	16	0	0	0	10
Rouse Hill Regional Centre	8	5	5	33	0	0	0	9	
<b>The Hills Total</b>		<b>34</b>	<b>16</b>	<b>60</b>	<b>299</b>	<b>225</b>	<b>84</b>	<b>43</b>	<b>739</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	2	1	2	18	0	0	0	0
<b>Wollondilly Total</b>		<b>2</b>	<b>1</b>	<b>2</b>	<b>18</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	1	1	7	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	0	2	1	9	0	0	0	0
	North Wyong	0	1	1	6	0	0	0	0
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba ***	0	1	0	13	0	0	0	0
Woongarah ****	0	2	3	21	0	0	0	0	
<b>Wyong Total</b>		<b>0</b>	<b>7</b>	<b>6</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Sydney Region Greenfield Total</b>		<b>175</b>	<b>188</b>	<b>299</b>	<b>2,169</b>	<b>367</b>	<b>329</b>	<b>150</b>	<b>3,279</b>

## Note:

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

\* Turner Road - the number of dwelling approvals in September has been adjusted up to 26, as a result of further data verification.

\*\* St Mary's ADI (Jordan Springs) - the number of lots approvals in August has been adjusted up to 635, as a result of further data verification.

\*\*\* Wadalba - the number of dwelling approvals in December has been adjusted up to 2, as a result of further data verification.

\*\*\*\* Woongarah - the number of dwelling approvals in November has been adjusted up to 4, as a result of further data verification.

## PART 3 Greenfield Release Areas

Table 8: Release Area - Lot Production:  
December 2011 - February 2012

LGA	MDP Release Area	Lot Production			
		Dec	Jan	Feb	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	0	0	2	32
	Colebee	0	0	14	20
	Pipeworks	0	0	0	0
	Plumpton	8	0	0	10
	Riverstone	0	0	0	0
	Second Ponds Creek	0	13	0	341
	St Mary's ADI (Ropes Crossing)	0	0	28	88
Sunnyholt	0	0	0	63	
<b>Blacktown Total</b>		<b>8</b>	<b>13</b>	<b>44</b>	<b>554</b>
Camden	Elderslie	0	0	0	33
	Harrington Park	43	0	0	43
	Harrington Park II	0	0	90	90
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	35	38
	Narellan	0	0	0	0
	Oran Park	0	0	0	90
	Spring Farm	0	0	20	34
	Turner Road	0	0	81	168
<b>Camden Total</b>		<b>43</b>	<b>0</b>	<b>226</b>	<b>496</b>
Campbelltown	Edmondson Park	0	0	8	57
	Glenfield Road	0	0	0	52
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	2
<b>Campbelltown Total</b>		<b>0</b>	<b>0</b>	<b>8</b>	<b>111</b>
Liverpool	Aerodrome	0	0	99	99
	Cabramatta Creek	2	0	0	4
	Carnes Hill	42	0	17	63
	Edmondson Park	0	0	43	43
	Hinchinbrook	0	0	4	18
	Prestons	38	0	0	41
South Hoxton Park	0	0	83	152	
<b>Liverpool Total</b>		<b>82</b>	<b>0</b>	<b>246</b>	<b>420</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	8	0	54
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	30	0	0	30
	St Mary's ADI (Jordan Springs)	0	0	0	0
Waterside	0	0	0	29	
<b>Penrith Total</b>		<b>30</b>	<b>8</b>	<b>0</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	12	6	0	240
	Barina Downs Road	0	0	0	0
	Kellyville	0	0	21	30
	Mungerie Park	0	24	0	34
	North Kellyville	0	0	0	0
	Norwest Business Park	0	9	0	21
Rouse Hill Regional Centre	0	0	0	44	
<b>The Hills Total</b>		<b>12</b>	<b>39</b>	<b>21</b>	<b>369</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	2	0	2
	Hamlyn Terrace	0	0	0	7
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	2	0	0	8
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	3	6
Woongarra	0	0	0	0	
<b>Wyong Total</b>		<b>2</b>	<b>2</b>	<b>3</b>	<b>23</b>
<b>Sydney Region Greenfield Total</b>		<b>177</b>	<b>62</b>	<b>548</b>	<b>2,086</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:  
December 2011 - February 2012

LGA	MDP Release Area	Average Lot Size			
		Dec	Jan	Feb	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	0	0	300	433
	Colebee	0	0	645	681
	Pipeworks	0	0	0	0
	Plumpton	695	0	0	664
	Riverstone	0	0	0	0
	Second Ponds Creek	0	408	0	469
	St Mary's ADI (Ropes Crossing)	0	0	419	385
Sunnyholt	0	0	0	454	
<b>Blacktown Average</b>		<b>695</b>	<b>408</b>	<b>485</b>	<b>463</b>
Camden	Elderslie	0	0	0	555
	Harrington Park	533	0	0	533
	Harrington Park II	0	0	824	824
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	527	539
	Narellan	0	0	0	0
	Oran Park	0	0	0	501
	Spring Farm	0	0	328	317
	Turner Road	0	0	559	531
<b>Camden Average</b>		<b>533</b>	<b>0</b>	<b>639</b>	<b>567</b>
Campbelltown	Edmondson Park	0	0	230	447
	Glenfield Road	0	0	0	302
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	393
<b>Campbelltown Average</b>		<b>0</b>	<b>0</b>	<b>230</b>	<b>378</b>
Liverpool	Aerodrome	0	0	527	527
	Cabramatta Creek	307	0	0	318
	Carnes Hill	493	0	549	503
	Edmondson Park	0	0	482	482
	Hinchinbrook	0	0	334	523
	Prestons	364	0	0	386
South Hoxton Park	0	0	384	402	
<b>Liverpool Average</b>		<b>429</b>	<b>0</b>	<b>469</b>	<b>457</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	364	0	571
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	475	0	0	475
	St Mary's ADI (Jordan Springs)	0	0	0	0
Waterside	0	0	0	519	
<b>Penrith Average</b>		<b>475</b>	<b>364</b>	<b>0</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	478	700	0	644
	Barina Downs Road	0	0	573	0
	Kellyville	0	0	0	575
	Mungerie Park	0	483	0	475
	North Kellyville	0	0	0	0
	Norwest Business Park	0	798	0	775
Rouse Hill Regional Centre	0	0	0	469	
<b>The Hills Average</b>		<b>478</b>	<b>589</b>	<b>573</b>	<b>609</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	356	0	356
	Hamlyn Terrace	0	0	0	610
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	393	0	0	347
	Tumbi Valley	0	0	0	0
	Wadalba	0	0	624	594
Woongarra	0	0	0	0	
<b>Wyong Average</b>		<b>393</b>	<b>356</b>	<b>624</b>	<b>492</b>
<b>Sydney Region Greenfield Average</b>		<b>477</b>	<b>515</b>	<b>542</b>	<b>512</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.