

MDP MONTHLY MONITOR

MARCH 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 2,401 dwelling approvals for March is a major increase on recent months. This was mainly in multi-unit dwellings approvals (1,590). The highest number was in Sydney City (347) followed by Parramatta (269) and Lane Cove (133).
- Net greenfield dwelling approvals continued the recent monthly increase with 321 in March. The release areas with the highest net dwelling approvals were Seconds Ponds Creek (73) and Oran Park (56).
- Greenfield residential lot approvals remained relatively low in March at 155. This was mainly in Balmoral Road (53), North Kellyville (41) and Waterside (35).
- 453 new greenfield lots were produced in March which was a fall from February. Production was mainly located in Waterside (120), Turner Road (105), Seconds Ponds Creek (72) and South Hoxton Park (66).

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: January 2012 - March 2012

LGA	January	February	March	YTD
Sydney Region Dwelling Approvals	1,654	1,561	2,401	17,670
Greenfield Net Dwelling Approvals	188	299	321	2,490
Greenfield New Residential Lot Approvals	329	150	155	3,434
Greenfield Lot Production	62	548	453	2,539

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



PART 1 Sydney Region Approvals

Table 2: Sydney Region LGA Dwelling Approvals: January 2012 - March 2012

Subregion	LGA	January				February				March				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	1	376	2	379	2	32	7	41	5	347	0	352	10	1,371	45	1,426
Sydney City Total		1	376	2	379	2	32	7	41	5	347	0	352	10	1,371	45	1,426
East	Botany Bay	0	9	0	9	2	0	0	2	5	95	19	119	53	770	20	843
	Randwick	6	4	0	10	6	28	0	34	4	14	1	19	80	122	4	206
	Waverley	6	2	2	10	1	2	0	3	2	2	0	4	19	47	8	74
	Woollahra	16	2	1	19	37	0	0	37	25	3	0	28	158	16	1	175
East Total		28	17	3	48	46	30	0	76	36	114	20	170	310	955	33	1,298
South	Canterbury	4	7	1	12	8	33	0	41	13	82	1	96	90	182	3	275
	Hurstville	7	4	0	11	8	4	0	12	11	2	0	13	68	135	0	203
	Kogarah	3	13	0	16	6	0	0	6	13	14	0	27	54	46	1	101
	Marrickville	3	0	0	3	2	7	0	9	3	44	0	47	14	256	3	273
	Rockdale	1	0	1	2	4	54	1	59	8	3	0	11	46	174	2	222
	Sutherland	6	10	0	16	16	12	0	28	22	2	0	24	214	59	10	283
South Total		24	34	2	60	44	110	1	155	70	147	1	218	486	852	19	1,357
Inner West	Ashfield	2	0	0	2	1	0	0	1	1	78	0	79	16	78	0	94
	Burwood	1	67	0	68	0	0	0	0	2	0	0	2	12	150	0	162
	Canada Bay	1	0	0	1	11	73	0	84	6	0	0	6	76	631	11	718
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
	Strathfield	0	0	0	0	8	0	0	8	3	0	0	3	29	477	0	506
Inner West Total		4	67	0	71	20	73	0	93	12	78	0	90	135	1,336	11	1,482
Inner North	Hunters Hill	0	0	0	0	1	0	0	1	1	0	0	1	6	27	0	33
	Lane Cove	0	131	0	131	1	0	0	1	5	133	0	138	24	264	0	288
	Mosman	1	0	0	1	1	0	0	1	0	0	0	0	8	0	5	13
	North Sydney	1	12	0	13	1	5	0	6	4	15	11	30	37	258	22	317
	Ryde	7	329	2	338	11	6	0	17	14	2	0	16	113	488	5	606
	Willoughby	1	0	0	1	3	14	0	17	0	0	0	0	20	365	1	386
Inner North Total		10	472	2	484	18	25	0	43	24	150	11	185	207	1,402	33	1,643
North	Hornsby	11	52	0	63	34	0	0	34	26	10	0	36	173	84	2	259
	Ku-ring-gai	7	0	1	8	12	297	1	310	12	66	0	78	96	438	4	538
North Total		18	52	1	71	46	297	1	344	38	76	0	114	269	522	6	797
North East	Manly	0	0	0	0	3	2	0	5	2	0	0	2	21	8	2	31
	Pittwater	5	0	1	6	8	0	0	8	10	14	0	24	65	18	2	85
	Warringah	4	0	0	4	16	0	0	16	13	21	0	34	123	341	2	466
North East Total		9	0	1	10	27	2	0	29	25	35	0	60	209	367	6	582
West Central	Auburn	4	0	0	4	12	14	0	26	9	39	1	49	130	697	6	833
	Bankstown	27	16	3	46	17	32	1	50	19	44	0	63	273	267	30	570
	Fairfield	9	2	6	17	27	0	0	27	22	2	0	24	249	34	14	297
	Holroyd	21	4	0	25	20	113	0	133	27	24	1	52	236	370	3	609
	Parramatta	6	128	3	137	8	41	0	49	12	269	0	281	115	785	4	904
West Central Total		67	150	12	229	84	200	1	285	89	378	2	469	1,003	2,153	57	3,213
North West	Blacktown	79	0	0	79	97	2	0	99	99	98	0	197	891	250	0	1,141
	Blue Mountains	11	0	0	11	5	0	0	5	10	4	0	14	103	4	3	110
	Hawkesbury	1	0	2	3	11	5	0	16	17	4	0	21	97	21	5	123
	Penrith	48	0	0	48	53	50	0	103	49	4	0	53	591	99	3	693
	The Hills	29	-15	0	14	22	48	0	70	29	9	0	38	313	1,131	2	1,446
North West Total		168	-15	2	155	188	105	0	293	204	119	0	323	1,995	1,505	13	3,495
South West	Camden	47	0	0	47	54	6	0	60	66	12	0	78	574	20	1	595
	Campbelltown	10	0	0	10	10	4	0	14	65	36	18	119	248	118	19	385
	Liverpool	33	0	1	34	58	0	0	58	67	6	0	73	540	116	3	659
	Wollondilly	19	0	0	19	20	0	0	20	22	85	0	107	166	104	0	270
South West Total		109	0	1	110	142	10	0	152	220	139	18	377	1,528	358	23	1,909
Central Coast	Gosford	19	0	0	19	14	14	0	28	13	5	0	18	137	54	6	197
	Wyong	18	0	0	18	22	0	0	22	23	2	0	25	241	8	4	253
Central Coast Total		37	0	0	37	26	14	0	50	36	7	0	43	378	62	10	450
Sydney Region Total		475	1,153	26	1,654	653	898	10	1,561	759	1,590	52	2,401	6,531	10,883	256	17,670

Note : Negative entry is as shown in ABS records.

YTD - Financial year to date, 2011/12

Part 2 LGA Greenfield

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

LGA	Number of Applications Approved				New Residential Lots Approved			
	Jan	Feb	Mar	YTD	Jan	Feb	Mar	YTD
Blacktown	0	4	2	22	0	102	4	361
Camden	0	0	1	12	0	0	4	370
Campbelltown	0	0	1	12	0	0	2	275
Liverpool	3	2	0	18	229	5	0	508
Penrith	2	0	3	8	16	0	40	1,076
Pittwater	0	0	1	2	0	0	2	0
The Hills	2	2	4	42	84	43	98	837
Warringah	0	0	0	0	0	0	0	0
Wollondilly	0	0	0	0	0	0	0	0
Wyong	0	0	2	2	0	0	5	5
Total	7	8	14	118	329	150	155	3,434

Notes:

- There may be some double counting of the number of applications where integrated DAs were lodged for both the dwelling and lot.
- YTD - Financial year to date, 2011/12.

Table 4: MDP Release Area Residential DAs and Net Dwelling Approvals: January 2012 - March 2012

LGA	Number of Applications Approved				Net Dwellings Approved			
	Jan	Feb	Mar	YTD	Jan	Feb	Mar	YTD
Blacktown	71	88	98	786	73	111	104	834
Camden	25	47	56	415	25	47	100	504
Campbelltown	4	4	6	40	4	4	6	58
Liverpool	16	44	29	307	30	38	29	298
Penrith	31	31	26	302	31	31	43	335
Pittwater	1	0	2	5	1	0	3	51
The Hills	16	30	19	184	16	60	20	319
Warringah	0	0	0	1	0	0	0	1
Wollondilly	1	2	1	18	1	2	1	19
Wyong	7	6	14	68	7	6	15	71
Total	172	252	251	2,126	188	299	321	2,490

Notes:

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

Table 5: LGA Lot Production in Residential Zones: January 2012 - March 2012

LGA	January	February	March	Total - Year to Date
Blacktown	13	44	74	628
Camden	0	226	153	649
Campbelltown	0	8	0	111
Liverpool	0	246	68	488
Penrith	8	0	120	233
Pittwater	0	0	2	2
The Hills	39	21	5	374
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	2	3	31	54
Total	62	548	453	2,539

Table 6: LGA Average Residential Lot Size (m²): January 2012 - March 2012

LGA	January	February	March	Average - Year to Date
Blacktown	408	485	554	474
Camden	0	639	534	559
Campbelltown	0	230	0	378
Liverpool	0	469	429	453
Penrith	364	0	376	452
Pittwater	0	0	348	348
The Hills	589	573	427	607
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	356	624	691	606
Average	515	542	488	508

PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		January	February	March	YTD	January	February	March	YTD
Blacktown	Alex Avenue (West)	0	0	0	1	0	0	2	2
	Bungarribee	5	2	0	54	0	0	0	221
	Castlebrook	4	4	4	57	0	0	0	0
	Colebee	2	3	2	23	0	0	0	0
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	3	4	3	29	0	0	0	0
	Riverstone	0	0	0	0	0	0	0	0
	Second Ponds Creek	40	66	73	471	0	29	2	49
	St Mary's ADI (Ropes Crossing)	17	30	20	169	0	73	0	89
	Sunnyholt	2	2	2	30	0	0	0	0
Blacktown Total		73	111	104	834	0	102	4	361
Camden	Elderslie	3	5	1	52	0	0	0	59
	Harrington Park	0	3	0	5	0	0	4	24
	Harrington Park II	4	7	12	72	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	5	4	13	64	0	0	0	0
	Narellan	0	0	2	6	0	0	0	0
	Oran Park	8	13	56	138	0	0	0	2
	Spring Farm	4	7	2	68	0	0	0	285
Camden Total		25	47	100	504	0	0	4	370
Campbelltown	Edmondson Park	3	0	4	29	0	0	0	229
	Glenfield Road	1	1	0	22	0	0	2	46
	Macquarie Links	0	3	2	7	0	0	0	0
	St Helens Park	0	0	0	0	0	0	0	0
Campbelltown Total		4	4	6	58	0	0	2	275
Liverpool	Aerodrome	0	0	1	1	154	0	0	237
	Cabramatta Creek	0	3	0	23	58	0	0	88
	Carnes Hill	4	12	6	58	0	0	0	60
	Edmondson Park	1	5	5	58	0	5	0	67
	Hinchinbrook	0	0	1	10	0	0	0	0
	Prestons	2	2	7	22	0	0	0	8
Liverpool Total		30	38	29	298	229	5	0	508
Penrith	Caddens Road	0	0	0	0	0	0	0	346
	Claremont Meadows Stage 2	4	5	5	21	2	0	0	2
	Glenmore Park	0	0	0	7	0	0	0	0
	Glenmore Park Expansion Area	7	9	13	133	14	0	2	16
	St Mary's ADI (Jordan Springs)	19	17	7	136	0	0	3	638
	Waterside	1	0	18	38	0	0	35	74
Penrith Total		31	31	43	335	16	0	40	1,076
Pittwater	Warriewood Valley	1	0	3	51	0	0	2	2
Pittwater Total		1	0	3	51	0	0	2	2
The Hills	Balmoral Road	5	45	6	217	0	43	53	401
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	1	2	7	30	0	0	4	132
	Mungerie Park	2	2	2	16	0	0	0	0
	North Kellyville	0	2	0	2	84	0	41	285
	Norwest Business Park	3	4	3	19	0	0	0	10
The Hills Total		16	60	20	319	84	43	98	837
Warringah	Belrose	0	0	0	1	0	0	0	0
Warringah Total		0	0	0	1	0	0	0	0
Wollondilly	Camden Park	1	2	1	19	0	0	0	0
Wollondilly Total		1	2	1	19	0	0	0	0
Wyong	Blue Haven	0	0	0	0	0	0	0	0
	Hamlyn Terrace	1	1	2	10	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	2	1	0	8	0	0	0	0
	North Wyong	1	1	6	12	0	0	2	2
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba	1	0	3	16	0	0	3	3
Wyong Total		7	6	15	71	0	0	5	5
Sydney Region Greenfield Total		188	299	321	2,490	329	150	155	3,434

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:
January 2012 - March 2012

LGA	MDP Release Area	Lot Production			
		Jan	Feb	Mar	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	0	2	0	32
	Colebee	0	14	0	20
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	10
	Riverstone	0	0	0	0
	Second Ponds Creek	13	0	72	413
	St Mary's ADI (Ropes Crossing)	0	28	2	90
Sunnyholt	0	0	0	63	
Blacktown Total		13	44	74	628
Camden	Elderslie	0	0	6	39
	Harrington Park	0	0	0	43
	Harrington Park II	0	90	0	90
	Manooka Valley	0	0	0	0
	Mount Annan South	0	35	19	57
	Narellan	0	0	0	0
	Oran Park	0	0	0	90
	Spring Farm	0	20	23	57
	Turner Road	0	81	105	273
Camden Total		0	226	153	649
Campbelltown	Edmondson Park	0	8	0	57
	Glenfield Road	0	0	0	52
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	2
Campbelltown Total		0	8	0	111
Liverpool	Aerodrome	0	99	0	99
	Cabramatta Creek	0	0	0	4
	Carnes Hill	0	17	2	65
	Edmondson Park	0	43	0	43
	Hinchinbrook	0	4	0	18
	Prestons	0	0	0	41
South Hoxton Park	0	83	66	218	
Liverpool Total		0	246	68	488
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	8	0	0	54
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	0	0	0	30
	St Mary's ADI (Jordan Springs)	0	0	0	0
Waterside	0	0	120	149	
Penrith Total		8	0	120	233
Pittwater	Warriewood Valley	0	0	2	2
Pittwater Total		0	0	2	2
The Hills	Balmoral Road	6	0	0	240
	Barina Downs Road	0	0	0	0
	Kellyville	0	21	5	35
	Mungerie Park	24	0	0	34
	North Kellyville	0	0	0	0
	Norwest Business Park	9	0	0	21
Rouse Hill Regional Centre	0	0	0	44	
The Hills Total		39	21	5	374
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
Wyang	Blue Haven	2	0	0	2
	Hamlyn Terrace	0	0	0	7
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	0	0	8
	Tumbi Valley	0	0	0	0
	Wadalba	0	3	31	37
Woongarra	0	0	0	0	
Wyang Total		2	3	31	54
Sydney Region Greenfield Total		62	548	453	2,539

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:
January 2012 - March 2012

LGA	MDP Release Area	Average Lot Size			
		Jan	Feb	Mar	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	0	0
	Castlebrook	0	300	0	433
	Colebee	0	645	0	681
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	664
	Riverstone	0	0	0	0
	Second Ponds Creek	408	0	563	485
	St Mary's ADI (Ropes Crossing)	0	419	225	381
Sunnyholt	0	0	0	454	
Blacktown Average		408	485	554	474
Camden	Elderslie	0	0	340	522
	Harrington Park	0	0	0	533
	Harrington Park II	0	824	0	824
	Manooka Valley	0	0	0	0
	Mount Annan South	0	527	559	546
	Narellan	0	0	0	0
	Oran Park	0	0	0	501
	Spring Farm	0	328	564	417
	Turner Road	0	559	523	528
Camden Average		0	639	534	559
Campbelltown	Edmondson Park	0	230	0	447
	Glenfield Road	0	0	0	302
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	393
Campbelltown Average		0	230	0	378
Liverpool	Aerodrome	0	527	0	527
	Cabramatta Creek	0	0	0	318
	Carnes Hill	0	549	370	499
	Edmondson Park	0	482	0	482
	Hinchinbrook	0	334	0	523
	Prestons	0	0	0	386
South Hoxton Park	0	384	431	411	
Liverpool Average		0	469	429	453
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	364	0	0	571
	Glenmore Park	0	0	0	0
	Glenmore Park Expansion Area	0	0	0	475
	St Mary's ADI (Jordan Springs)	0	0	0	0
Waterside	0	0	376	404	
Penrith Average		364	0	376	452
Pittwater	Warriewood Valley	0	0	348	348
Pittwater Average		0	0	348	348
The Hills	Balmoral Road	700	0	0	644
	Barina Downs Road	0	573	0	0
	Kellyville	0	0	427	554
	Mungerie Park	483	0	0	475
	North Kellyville	0	0	0	0
	Norwest Business Park	798	0	0	775
Rouse Hill Regional Centre	0	0	0	469	
The Hills Average		589	573	427	607
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
Wyang	Blue Haven	356	0	0	356
	Hamlyn Terrace	0	0	0	610
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	0	0	347
	Tumbi Valley	0	0	0	0
	Wadalba	0	624	691	675
Woongarra	0	0	0	0	
Wyang Average		356	624	691	606
Sydney Region Greenfield Average		515	542	488	508

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.