

# MDP MONTHLY MONITOR

## April 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

- In April 1,463 dwellings were approved in the Sydney Region, which is down from the March figure of 2,401 dwellings. The fall in approvals was mainly in multi-unit dwellings.
- The highest number of dwellings approved was in Hurstville (295), Canterbury (114), Camden (104) and Parramatta (98).
- Net greenfield dwelling approvals also fell in April to 260. The release areas with the highest net dwelling approvals were Secondos Ponds Creek (43) and Turner Road (38).
- Greenfield residential subdivision approvals increased slightly to 193. The release areas with the highest subdivision approvals were Elderslie (53), Carnes Hill (36) and Jordan Springs (29).
- 134 new greenfield lots were produced in April which is a significant fall from recent months. 101 lots were produced in Colebee.

### 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: February 2012 - April 2012

LGA	February	March	April	YTD
Sydney Region Dwelling Approvals	1,561	2,401	1,463	19,133
Greenfield Net Dwelling Approvals	299	321	260	2,750
Greenfield New Residential Lot Approvals	150	155	193	3,627
Greenfield Lot Production	548	453	134	2,673

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



## PART 1 Sydney Region Approvals

Table 2: Sydney Region LGA Dwelling Approvals: February 2012 - April 2012

Subregion	LGA	February				March				April				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	32	7	41	5	347	0	352	0	21	0	21	10	1,392	45	1,447
Sydney City Total		2	32	7	41	5	347	0	352	0	21	0	21	10	1,392	45	1,447
East	Botany Bay	2	0	0	2	5	95	19	119	3	3	0	6	56	773	20	849
	Randwick	6	28	0	34	4	14	1	19	6	13	0	19	86	135	4	225
	Waverley	1	2	0	3	2	2	0	4	1	14	0	15	20	61	8	89
	Woollahra	37	0	0	37	25	3	0	28	24	0	0	24	182	16	1	199
East Total		46	30	0	76	36	114	20	170	34	30	0	64	344	985	33	1,362
South	Canterbury	8	33	0	41	13	82	1	96	7	107	0	114	97	289	3	389
	Hurstville	8	4	0	12	11	2	0	13	8	287	0	295	76	422	0	498
	Kogarah	6	0	0	6	13	14	0	27	5	44	0	49	59	90	1	150
	Marrickville	2	7	0	9	3	44	0	47	2	0	0	2	16	256	3	275
	Rockdale	4	54	1	59	8	3	0	11	7	13	0	20	53	187	2	242
	Sutherland	16	12	0	28	22	2	0	24	15	10	0	25	229	69	10	308
South Total		44	110	1	155	70	147	1	218	44	461	0	505	530	1,313	19	1,862
Inner West	Ashfield	1	0	0	1	1	78	0	79	2	0	0	2	18	78	0	96
	Burwood	0	0	0	0	2	0	0	2	1	0	0	1	13	150	0	163
	Canada Bay	11	73	0	84	6	0	0	6	2	60	0	62	78	691	11	780
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
	Strathfield	8	0	0	8	3	0	0	3	0	0	0	0	29	477	0	506
Inner West Total		20	73	0	93	12	78	0	90	5	60	0	65	140	1,396	11	1,547
Inner North	Hunters Hill	1	0	0	1	1	0	0	1	1	0	0	1	7	27	0	34
	Lane Cove	1	0	0	1	5	133	0	138	4	2	0	6	28	266	0	294
	Mosman	1	0	0	1	0	0	0	0	1	0	0	1	9	0	5	14
	North Sydney	1	5	0	6	4	15	11	30	9	2	0	11	46	260	22	328
	Ryde	11	6	0	17	14	2	0	16	8	7	0	15	121	495	5	621
	Willoughby	3	14	0	17	0	0	0	0	1	0	0	1	21	365	1	387
Inner North Total		18	25	0	43	24	150	11	185	24	11	0	35	231	1,413	33	1,678
North	Hornsby	34	0	0	34	26	10	0	36	23	64	0	87	196	148	2	346
	Ku-ring-gai	12	297	1	310	12	66	0	78	7	2	0	9	103	440	4	547
North Total		46	297	1	344	38	76	0	114	30	66	0	96	299	588	6	893
North East	Manly	3	2	0	5	2	0	0	2	2	2	0	4	23	10	2	35
	Pittwater	8	0	0	8	10	14	0	24	1	25	0	26	66	43	2	111
	Warringah	16	0	0	16	13	21	0	34	10	18	0	28	133	359	2	494
North East Total		27	2	0	29	25	35	0	60	13	45	0	58	222	412	6	640
West Central	Auburn	12	14	0	26	9	39	1	49	7	2	12	21	137	699	18	854
	Bankstown	17	32	1	50	19	44	0	63	13	37	0	50	286	304	30	620
	Fairfield	27	0	0	27	22	2	0	24	17	6	0	23	266	40	14	320
	Holroyd	20	113	0	133	27	24	1	52	11	28	0	39	247	398	3	648
	Parramatta	8	41	0	49	12	269	0	281	3	95	0	98	118	880	4	1,002
West Central Total		84	200	1	285	89	378	2	469	51	168	12	231	1,054	2,321	69	3,444
North West	Blacktown	97	2	0	99	99	98	0	197	60	16	0	76	951	266	0	1,217
	Blue Mountains	5	0	0	5	10	4	0	14	12	0	0	12	115	4	3	122
	Hawkesbury	11	5	0	16	17	4	0	21	10	0	0	10	107	21	5	133
	Penrith	53	50	0	103	49	4	0	53	44	6	0	50	635	105	3	743
	The Hills	22	48	0	70	29	9	0	38	18	0	0	18	331	1,131	2	1,464
North West Total		188	105	0	293	204	119	0	323	144	22	0	166	2,139	1,527	13	3,661
South West	Camden	54	6	0	60	66	12	0	78	102	2	0	104	676	22	1	699
	Campbelltown	10	4	0	14	65	36	18	119	17	6	0	23	265	124	19	408
	Liverpool	58	0	0	58	67	6	0	73	45	0	0	45	585	116	3	704
	Wollondilly	20	0	0	20	22	85	0	107	15	2	0	17	181	106	0	287
South West Total		142	10	0	152	220	139	18	377	179	10	0	189	1,707	368	23	2,098
Central Coast	Gosford	14	14	0	28	13	5	0	18	10	0	1	11	147	54	7	208
	Wyong	22	0	0	22	23	2	0	25	18	4	0	22	259	12	4	275
Central Coast Total		26	14	0	50	36	7	0	43	28	4	1	33	406	66	11	483
Sydney Region Total		653	898	10	1,561	759	1,590	52	2,401	552	898	13	1,463	7,083	11,781	269	19,133

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

## Part 2 LGA Greenfield

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

LGA	Number of Applications Approved				New Residential Lots Approved			
	Feb	Mar	Apr	YTD	Feb	Mar	Apr	YTD
Blacktown	4	2	2	24	102	4	13	374
Camden	0	1	4	16	0	4	75	441
Campbelltown	0	1	0	12	0	2	0	275
Liverpool	2	0	3	21	5	0	50	558
Penrith	0	3	2	10	0	40	31	1,107
Pittwater	0	1	0	2	0	2	0	2
The Hills	2	4	2	44	43	98	24	861
Warringah	0	0	0	0	0	0	0	0
Wollondilly	0	0	0	0	0	0	0	0
Wyong	0	2	0	2	0	5	0	5
Total	8	14	13	131	150	155	193	3,627

**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: February 2012 - April 2012

LGA	Number of Applications Approved				Net Dwellings Approved			
	Feb	Mar	Apr	YTD	Feb	Mar	Apr	YTD
Blacktown	88	98	66	852	111	104	73	907
Camden	47	56	85	500	47	100	90	594
Campbelltown	4	6	3	43	4	6	3	61
Liverpool	44	29	36	343	38	29	38	336
Penrith	31	26	23	325	31	43	26	361
Pittwater	0	2	1	6	0	3	1	49
The Hills	30	19	19	203	60	20	19	338
Warringah	0	0	0	1	0	0	0	1
Wollondilly	2	1	3	21	2	1	3	22
Wyong	6	14	7	75	6	15	7	78
Total	252	251	243	2,369	299	321	260	2,750

**Notes:**

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

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

LGA	February	March	April	Total - Year to Date
Blacktown	44	74	109	737
Camden	226	153	11	660
Campbelltown	8	0	14	125
Liverpool	246	68	0	488
Penrith	0	120	0	233
Pittwater	0	2	0	2
The Hills	21	5	0	374
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	3	31	0	54
Total	548	453	134	2,673

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

LGA	February	March	Apr	Average - Year to Date
Blacktown	485	554	512	479
Camden	639	534	551	559
Campbelltown	230	0	218	360
Liverpool	469	429	0	453
Penrith	0	376	0	452
Pittwater	0	348	0	348
The Hills	573	427	0	607
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	624	691	0	606
Average	542	488	485	507

## PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		February	March	April	YTD	February	March	April	YTD
Blacktown	Alex Avenue (West)	0	0	0	1	0	2	0	2
	Bungarrabee	2	0	1	55	0	0	0	221
	Castlebrook	4	4	14	71	0	0	9	9
	Colebee	3	2	3	26	0	0	0	0
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	4	3	7	36	0	0	0	0
	Riverstone	0	0	0	0	0	0	0	0
	Second Ponds Creek	66	73	43	514	29	2	4	53
	St Mary's ADI (Ropes Crossing)	30	20	5	174	73	0	0	89
Sunnyholt	2	2	0	30	0	0	0	0	
<b>Blacktown Total</b>		<b>111</b>	<b>104</b>	<b>73</b>	<b>907</b>	<b>102</b>	<b>4</b>	<b>13</b>	<b>374</b>
Camden	Elderslie	5	1	4	56	0	0	53	112
	Harrington Park	3	0	3	8	0	4	0	24
	Harrington Park II	7	12	17	89	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	4	13	14	78	0	0	20	20
	Narellan	0	2	0	6	0	0	0	0
	Oran Park	13	56	10	148	0	0	2	4
	Spring Farm	7	2	4	72	0	0	0	285
	Turner Road	8	14	38	137	0	0	0	0
<b>Camden Total</b>		<b>47</b>	<b>100</b>	<b>90</b>	<b>594</b>	<b>0</b>	<b>4</b>	<b>75</b>	<b>441</b>
Campbelltown	Edmondson Park	0	4	2	31	0	0	0	229
	Glenfield Road	1	0	1	23	0	2	0	46
	Macquarie Links	3	2	0	7	0	0	0	0
	St Helens Park	0	0	0	0	0	0	0	0
<b>Campbelltown Total</b>		<b>4</b>	<b>6</b>	<b>3</b>	<b>61</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>275</b>
Liverpool	Aerodrome	0	1	0	1	0	0	0	237
	Cabramatta Creek	3	0	2	25	0	0	0	88
	Carnes Hill	12	6	6	64	0	0	36	96
	Edmondson Park	5	5	0	58	5	0	0	67
	Hinchinbrook	0	1	15	25	0	0	0	0
	Prestons	2	7	5	27	0	0	2	10
<b>Liverpool Total</b>		<b>16</b>	<b>9</b>	<b>10</b>	<b>136</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>60</b>
<b>Liverpool Total</b>		<b>38</b>	<b>29</b>	<b>38</b>	<b>336</b>	<b>5</b>	<b>0</b>	<b>50</b>	<b>558</b>
Penrith	Caddens Road	0	0	0	0	0	0	0	346
	Claremont Meadows Stage 2	5	5	5	26	0	0	0	2
	Glenmore Park	0	0	0	7	0	0	0	0
	Glenmore Park Expansion Area	9	13	12	145	0	2	2	18
	St Mary's ADI (Jordan Springs)	17	7	4	140	0	3	29	667
Waterside	0	18	5	43	0	35	0	74	
<b>Penrith Total</b>		<b>31</b>	<b>43</b>	<b>26</b>	<b>361</b>	<b>0</b>	<b>40</b>	<b>31</b>	<b>1,107</b>
Pittwater	Warriewood Valley	0	3	1	52	0	2	0	2
<b>Pittwater Total</b>		<b>0</b>	<b>3</b>	<b>1</b>	<b>49</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>
The Hills	Balmoral Road	45	6	9	226	43	53	0	401
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	2	7	5	35	0	4	6	138
	Mungerie Park	2	2	1	17	0	0	0	0
	North Kellyville	2	0	0	2	0	41	18	303
	Norwest Business Park	4	3	2	21	0	0	0	10
<b>The Hills Total</b>		<b>5</b>	<b>2</b>	<b>2</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>The Hills Total</b>		<b>60</b>	<b>20</b>	<b>19</b>	<b>338</b>	<b>43</b>	<b>98</b>	<b>24</b>	<b>861</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	3	22	0	0	0	0
<b>Wollondilly Total</b>		<b>2</b>	<b>1</b>	<b>3</b>	<b>22</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	1	2	0	10	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	1	0	0	8	0	0	0	0
	North Wyong	1	6	0	12	0	2	0	2
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba	0	3	4	20	0	3	0	3
<b>Wyong Total</b>		<b>3</b>	<b>4</b>	<b>3</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Wyong Total</b>		<b>6</b>	<b>15</b>	<b>7</b>	<b>78</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>
<b>Sydney Region Greenfield Total</b>		<b>299</b>	<b>321</b>	<b>260</b>	<b>2,750</b>	<b>150</b>	<b>155</b>	<b>193</b>	<b>3,627</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:  
February 2012 - April 2012

LGA	MDP Release Area	Lot Production			
		Feb	Mar	Apr	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarribee	0	0	0	0
	Castlebrook	2	0	8	40
	Colebee	14	0	101	121
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	10
	Riverstone	0	0	0	0
	Second Ponds Creek	0	72	0	413
	St Mary's ADI (Ropes Crossing)	28	2	0	90
Sunnyholt	0	0	0	63	
<b>Blacktown Total</b>		<b>44</b>	<b>74</b>	<b>109</b>	<b>737</b>
Camden	Elderslie	0	6	5	44
	Harrington Park	0	0	0	43
	Harrington Park II	90	0	0	90
	Manooka Valley	0	0	0	0
	Mount Annan South	35	19	0	57
	Narellan	0	0	0	0
	Oran Park	0	0	0	90
	Spring Farm	20	23	0	57
	Turner Road	81	105	6	279
<b>Camden Total</b>		<b>226</b>	<b>153</b>	<b>11</b>	<b>660</b>
Campbelltown	Edmondson Park	8	0	0	57
	Glenfield Road	0	0	14	66
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	2
<b>Campbelltown Total</b>		<b>8</b>	<b>0</b>	<b>14</b>	<b>125</b>
Liverpool	Aerodrome	99	0	0	99
	Cabramatta Creek	0	0	0	4
	Carnes Hill	17	2	0	65
	Edmondson Park	43	0	0	43
	Hinchinbrook	4	0	0	18
	Prestons	0	0	0	41
South Hoxton Park	83	66	0	218	
<b>Liverpool Total</b>		<b>246</b>	<b>68</b>	<b>0</b>	<b>488</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	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	120	0	149	
<b>Penrith Total</b>		<b>0</b>	<b>120</b>	<b>0</b>	<b>233</b>
Pittwater	Warriewood Valley	0	2	0	2
<b>Pittwater Total</b>		<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>
The Hills	Balmoral Road	0	0	0	240
	Barina Downs Road	0	0	0	0
	Kellyville	21	5	0	35
	Mungerie Park	0	0	0	34
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	21
Rouse Hill Regional Centre	0	0	0	44	
<b>The Hills Total</b>		<b>21</b>	<b>5</b>	<b>0</b>	<b>374</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>
Wyangong	Blue Haven	0	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	3	31	0	37
Woongarra	0	0	0	0	
<b>Wyangong Total</b>		<b>3</b>	<b>31</b>	<b>0</b>	<b>54</b>
<b>Sydney Region Greenfield Total</b>		<b>548</b>	<b>453</b>	<b>134</b>	<b>2,673</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:  
February 2012 - April 2012

LGA	MDP Release Area	Average Lot Size			
		Feb	Mar	Apr	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungarribee	0	0	0	0
	Castlebrook	300	0	299	406
	Colebee	645	0	529	554
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	664
	Riverstone	0	0	0	0
	Second Ponds Creek	0	563	0	485
	St Mary's ADI (Ropes Crossing)	419	225	0	381
Sunnyholt	0	0	0	454	
<b>Blacktown Average</b>		<b>485</b>	<b>554</b>	<b>512</b>	<b>479</b>
Camden	Elderslie	0	340	560	526
	Harrington Park	0	0	0	533
	Harrington Park II	824	0	0	824
	Manooka Valley	0	0	0	0
	Mount Annan South	527	559	0	546
	Narellan	0	0	0	0
	Oran Park	0	0	0	501
	Spring Farm	328	564	0	417
	Turner Road	559	523	544	528
<b>Camden Average</b>		<b>639</b>	<b>534</b>	<b>551</b>	<b>559</b>
Campbelltown	Edmondson Park	230	0	0	447
	Glenfield Road	0	0	218	284
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	393
<b>Campbelltown Average</b>		<b>230</b>	<b>0</b>	<b>218</b>	<b>360</b>
Liverpool	Aerodrome	527	0	0	527
	Cabramatta Creek	0	0	0	318
	Carnes Hill	549	370	0	499
	Edmondson Park	482	0	0	482
	Hinchinbrook	334	0	0	523
	Prestons	0	0	0	386
South Hoxton Park	384	431	0	411	
<b>Liverpool Average</b>		<b>469</b>	<b>429</b>	<b>0</b>	<b>453</b>
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	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	376	0	404	
<b>Penrith Average</b>		<b>0</b>	<b>376</b>	<b>0</b>	<b>452</b>
Pittwater	Warriewood Valley	0	348	0	348
<b>Pittwater Average</b>		<b>0</b>	<b>348</b>	<b>0</b>	<b>348</b>
The Hills	Balmoral Road	0	0	0	644
	Barina Downs Road	573	0	0	0
	Kellyville	0	427	0	554
	Mungerie Park	0	0	0	475
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	775
Rouse Hill Regional Centre	0	0	0	469	
<b>The Hills Average</b>		<b>573</b>	<b>427</b>	<b>0</b>	<b>607</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>
Wyangong	Blue Haven	0	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	624	691	0	675
Woongarra	0	0	0	0	
<b>Wyangong Average</b>		<b>624</b>	<b>691</b>	<b>0</b>	<b>606</b>
<b>Sydney Region Greenfield Average</b>		<b>542</b>	<b>488</b>	<b>485</b>	<b>507</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.