

MDP MONTHLY MONITOR

MAY 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 May 2,859 dwellings were approved in the Sydney Region which is up from the April figure of 1,462 dwellings. This is the second highest level of monthly approvals in the 2011/12 financial year. The major increase was in multi-unit dwellings which more than doubled from 898 in April to 1,948 in May. Two LGAs provided 40 per cent of approvals, Sydney City (640) and Auburn (519).
- Net greenfield dwelling approvals increased in May to 338. The release areas with the highest net dwelling approvals were Seconds Ponds Creek (74) and Waterside (55).
- Greenfield residential subdivision approvals increased to 597 of which 303 were in Blacktown. The release areas with the highest subdivision approvals were Spring Farm (100), Colebee (93) and North Kellyville (88), Bungarribee (71) and Riverstone (71).
- New greenfield lots produced were in May was 793 which is the highest month in the financial year. Blacktown LGA had the highest level of production with 385 lots. The major release areas were Seconds Ponds Creek (158), Glenmore Park Expansion (126), Bungarribee (113), Ropes Crossing (105), Spring Farm (100) and Glenfield Road (83).

Contents

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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: March 2012 - May 2012

LGA	March	April	May	YTD
Sydney Region Dwelling Approvals	2,401	1,463	2,859	21,992
Greenfield Net Dwelling Approvals	321	260	338	3,088
Greenfield New Residential Lot Approvals	155	193	597	4,224
Greenfield Lot Production	453	134	793	3,466

Note : YTD - Financial year to date, 2011/12. The greenfield approvals data does not include Campbelltown LGA as it has not been received as yet.



PART 1 Sydney Region Approvals

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

Subregion	LGA	March				April				May				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	5	347	0	352	0	21	0	21	3	588	49	640	13	1,980	94	2,087
Sydney City Total		5	347	0	352	0	21	0	21	3	588	49	640	13	1,980	94	2,087
East	Botany Bay	5	95	19	119	3	3	0	6	7	151	0	158	63	924	20	1,007
	Randwick	4	14	1	19	6	13	0	19	9	3	0	12	95	138	4	237
	Waverley	2	2	0	4	1	14	0	15	1	2	1	4	21	63	9	93
	Woollahra	25	3	0	28	24	0	0	24	20	3	0	23	202	19	1	222
East Total		36	114	20	170	34	30	0	64	37	159	1	197	381	1,144	34	1,559
South	Canterbury	13	82	1	96	7	107	0	114	8	12	0	20	105	301	3	409
	Hurstville	11	2	0	13	8	287	0	295	10	7	0	17	86	429	0	515
	Kogarah	13	14	0	27	5	44	0	49	3	26	0	29	62	116	1	179
	Marrickville	3	44	0	47	2	0	0	2	0	0	1	1	16	256	4	276
	Rockdale	8	3	0	11	7	13	0	20	11	12	1	24	64	199	3	266
	Sutherland	22	2	0	24	15	10	0	25	17	8	0	25	246	77	10	333
South Total		70	147	1	218	44	461	0	505	49	65	2	116	579	1,378	21	1,978
Inner West	Ashfield	1	78	0	79	2	0	0	2	1	0	0	1	19	78	0	97
	Burwood	2	0	0	2	1	0	0	1	3	34	0	37	16	184	0	200
	Canada Bay	6	0	0	6	2	60	0	62	7	0	0	7	85	691	11	787
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
	Strathfield	3	0	0	3	0	0	0	0	1	0	0	1	30	477	0	507
Inner West Total		12	78	0	90	5	60	0	65	12	34	0	46	152	1,430	11	1,593
Inner North	Hunters Hill	1	0	0	1	1	0	0	1	1	45	0	46	8	72	0	80
	Lane Cove	5	133	0	138	4	2	0	6	3	0	0	3	31	266	0	297
	Mosman	0	0	0	0	1	0	0	1	1	0	0	1	10	0	5	15
	North Sydney	4	15	11	30	9	2	0	11	2	0	5	7	48	260	27	335
	Ryde	14	2	0	16	8	7	0	15	7	119	0	126	128	614	5	747
	Willoughby	0	0	0	0	1	0	0	1	1	9	0	10	22	374	1	397
Inner North Total		24	150	11	185	24	11	0	35	15	173	5	193	246	1,586	38	1,871
North	Hornsby	26	10	0	36	23	64	0	87	20	5	1	26	216	153	3	372
	Ku-ring-gai	12	66	0	78	7	2	0	9	12	65	0	77	115	505	4	624
North Total		38	76	0	114	30	66	0	96	32	70	1	103	331	658	7	996
North East	Manly	2	0	0	2	2	2	0	4	24	16	0	40	47	26	2	75
	Pittwater	10	14	0	24	1	25	0	26	9	0	0	9	75	43	2	120
	Warringah	13	21	0	34	10	18	0	28	10	0	0	10	143	359	2	504
North East Total		25	35	0	60	13	45	0	58	43	16	0	59	265	428	6	699
West Central	Auburn	9	39	1	49	7	2	12	21	10	509	0	519	147	1,208	18	1,373
	Bankstown	19	44	0	63	13	37	0	50	54	70	1	125	340	374	31	745
	Fairfield	22	2	0	24	17	6	0	23	17	5	0	22	283	45	14	342
	Holroyd	27	24	1	52	11	28	0	39	20	6	0	26	267	404	3	674
	Parramatta	12	269	0	281	3	95	0	98	22	115	0	137	140	995	4	1,139
West Central Total		89	378	2	469	51	168	12	231	123	705	1	829	1,177	3,026	70	4,273
North West	Blacktown	99	98	0	197	60	16	0	76	100	12	0	112	1,051	278	0	1,329
	Blue Mountains	10	4	0	14	12	0	0	12	14	0	0	14	129	4	3	136
	Hawkesbury	17	4	0	21	10	0	0	10	16	0	0	16	123	21	5	149
	Penrith	49	4	0	53	44	6	0	50	58	0	2	60	693	105	5	803
	The Hills	29	9	0	38	18	0	0	18	46	26	0	72	377	1,157	2	1,536
North West Total		204	119	0	323	144	22	0	166	234	38	2	274	2,373	1,565	15	3,935
South West	Camden	66	12	0	78	102	2	0	104	131	0	0	131	807	22	1	830
	Campbelltown	65	36	18	119	17	6	0	23	17	6	0	23	282	130	19	431
	Liverpool	67	6	0	73	45	0	0	45	91	30	0	121	676	146	3	825
	Wollondilly	22	85	0	107	15	2	0	17	16	0	1	17	197	106	1	304
South West Total		220	139	18	377	179	10	0	189	255	36	1	292	1,962	404	24	2,390
Central Coast	Gosford	13	5	0	18	10	0	1	11	22	29	0	51	169	83	7	259
	Wyong	23	2	0	25	18	4	0	22	21	35	3	59	280	47	7	334
Central Coast Total		36	7	0	43	28	4	1	33	43	64	3	110	449	130	14	593
Sydney Region Total		759	1,590	52	2,401	552	898	13	1,463	846	1,948	65	2,859	7,929	13,729	334	21,992

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

Part 2 LGA Greenfield

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

LGA	Number of Applications Approved				New Residential Lots Approved			
	Mar	Apr	May	YTD	Mar	Apr	May	YTD
Blacktown	2	2	7	31	4	13	303	677
Camden	1	4	4	20	4	75	112	553
Campbelltown	1	0	N.A.	12	2	0	N.A.	275
Liverpool	0	3	2	23	0	50	36	594
Penrith	3	2	3	13	40	31	54	1,161
Pittwater	1	0	1	3	2	0	4	6
The Hills	4	2	2	46	98	24	88	949
Warringah	0	0	0	0	0	0	0	0
Wollondilly	0	0	0	0	0	0	0	0
Wyong	2	0	0	2	5	0	0	5
Total	14	13	19	150	155	193	597	4,224

Notes:

1. Campbelltown is not available this month.
2. YTD - Financial year to date, 2011/12.

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

LGA	Number of Applications Approved				Net Dwellings Approved			
	Mar	Apr	May	YTD	Mar	Apr	May	YTD
Blacktown	98	66	85	937	104	73	116	1,023
Camden	56	85	64	564	100	90	67	661
Campbelltown	6	3	N.A.	43	6	3	N.A.	61
Liverpool	29	36	50	393	29	38	50	386
Penrith	26	23	23	348	43	26	72	433
Pittwater	2	1	0	6	3	1	0	49
The Hills	19	19	14	217	20	19	14	352
Warringah	0	0	0	1	0	0	0	1
Wollondilly	1	3	1	22	1	3	1	23
Wyong	14	7	18	93	15	7	18	96
Total	251	243	255	2,624	321	260	338	3,088

Notes:

1. Campbelltown is not available this month.
2. Data exclude s.96 modifications.
3. YTD - Financial year to date, 2011/12.

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

LGA	March	April	May	Total - Year to Date
Blacktown	74	109	385	1,122
Camden	153	11	103	763
Campbelltown	0	14	91	216
Liverpool	68	0	7	495
Penrith	120	0	143	376
Pittwater	2	0	0	2
The Hills	5	0	36	410
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	31	0	28	82
Total	453	134	793	3,466

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

LGA	March	April	May	Average - Year to Date
Blacktown	554	512	482	480
Camden	534	551	479	548
Campbelltown	0	218	450	398
Liverpool	429	0	557	455
Penrith	376	0	431	444
Pittwater	348	0	0	348
The Hills	427	0	621	608
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	691	0	565	592
Average	488	485	479	500

PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		March	April	May	YTD	March	April	May	YTD
Blacktown	Alex Avenue (West)	0	0	0	1	2	0	0	2
	Bungaribee	0	1	3	58	0	0	71	292
	Castlebrook	4	14	6	77	0	9	35	44
	Colebee	2	3	12	38	0	0	93	93
	Pipeworks	0	0	0	0	0	0	0	0
	Plumpton	3	7	1	37	0	0	0	0
	Riverstone	0	0	0	0	0	0	71	71
	Second Ponds Creek	73	43	74	588	2	4	33	86
	St Mary's ADI (Ropes Crossing)	20	5	20	194	0	0	0	89
Sunnyholt	2	0	0	30	0	0	0	0	
Blacktown Total		104	73	116	1,023	4	13	303	677
Camden	Elderslie	1	4	3	59	0	53	0	112
	Harrington Park	0	3	0	8	4	0	0	24
	Harrington Park II	12	17	5	94	0	0	0	0
	Manooka Valley	0	0	0	0	0	0	0	0
	Mount Annan South	13	14	13	91	0	20	0	20
	Narellan	2	0	0	6	0	0	0	0
	Oran Park	56	10	15	163	0	2	12	16
	Spring Farm	2	4	2	74	0	0	100	385
Turner Road	14	38	29	166	0	0	0	0	
Camden Total		100	90	67	661	4	75	112	553
Campbelltown	Edmondson Park	4	2	N.A.	31	0	0	N.A.	229
	Glenfield Road	0	1	N.A.	23	2	0	N.A.	46
	Macquarie Links	2	0	N.A.	7	0	0	N.A.	0
	St Helens Park	0	0	N.A.	0	0	0	N.A.	0
Campbelltown Total		6	3	N.A.	61	2	0	N.A.	275
Liverpool	Aerodrome	1	0	1	2	0	0	0	237
	Cabramatta Creek	0	2	2	27	0	0	0	88
	Carnes Hill	6	6	2	66	0	36	0	96
	Edmondson Park	5	0	13	71	0	0	0	67
	Hinchinbrook	1	15	3	28	0	0	0	0
	Prestons	7	5	6	33	0	2	0	10
South Hoxton Park	9	10	23	159	0	12	36	96	
Liverpool Total		29	38	50	386	0	50	36	594
Penrith	Caddens Road	0	0	0	0	0	0	0	346
	Claremont Meadows Stage 2	5	5	3	29	0	0	0	2
	Glenmore Park	0	0	1	8	0	0	0	0
	Glenmore Park Expansion Area	13	12	12	157	2	2	0	18
	St Mary's ADI (Jordan Springs)	7	4	1	141	3	29	4	671
Waterside	18	5	55	98	35	0	50	124	
Penrith Total		43	26	72	433	40	31	54	1,161
Pittwater	Warriewood Valley	3	1	0	52	2	0	4	6
Pittwater Total		3	1	0	52	2	0	4	6
The Hills	Balmoral Road	6	9	3	229	53	0	0	401
	Barina Downs Road	0	0	0	0	0	0	0	0
	Kellyville	7	5	1	36	4	6	0	138
	Mungerie Park	2	1	2	19	0	0	0	0
	North Kellyville	0	0	0	2	41	18	88	391
	Norwest Business Park	3	2	3	24	0	0	0	10
Rouse Hill Regional Centre	2	2	5	42	0	0	0	9	
The Hills Total		20	19	14	352	98	24	88	949
Warringah	Belrose	0	0	0	1	0	0	0	0
Warringah Total		0	0	0	1	0	0	0	0
Wollondilly	Camden Park	1	3	1	23	0	0	0	0
Wollondilly Total		1	3	1	23	0	0	0	0
Wyong	Blue Haven	0	0	0	0	0	0	0	0
	Hamlyn Terrace	2	0	5	15	0	0	0	0
	Louisiana Road	0	0	0	0	0	0	0	0
	Mardi	0	0	2	10	0	0	0	0
	North Wyong	6	0	1	13	2	0	0	2
	Tumbi Valley	0	0	0	0	0	0	0	0
	Wadalba	3	4	1	21	3	0	0	3
Woongarah	4	3	9	37	0	0	0	0	
Wyong Total		15	7	18	96	5	0	0	5
Sydney Region Greenfield Total		321	260	338	3,088	155	193	597	4,224

Note:

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

Campbelltown is not available this month.

PART 3 Greenfield Release Areas

Table 8: Release Area - Lot Production:
March 2012 - May 2012

LGA	MDP Release Area	Lot Production			
		Mar	Apr	May	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	113	113
	Castlebrook	0	8	6	46
	Colebee	0	101	0	121
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	10
	Riverstone	0	0	0	0
	Second Ponds Creek	72	0	158	571
	St Mary's ADI (Ropes Crossing)	2	0	105	195
Sunnyholt	0	0	3	66	
Blacktown Total		74	109	385	1,122
Camden	Elderslie	6	5	0	44
	Harrington Park	0	0	0	43
	Harrington Park II	0	0	0	90
	Manooka Valley	0	0	0	0
	Mount Annan South	19	0	0	57
	Narellan	0	0	0	0
	Oran Park	0	0	0	90
	Spring Farm	23	0	100	157
	Turner Road	105	6	3	282
Camden Total		153	11	103	763
Campbelltown	Edmondson Park	0	0	8	65
	Glenfield Road	0	14	83	149
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	2
Campbelltown Total		0	14	91	216
Liverpool	Aerodrome	0	0	0	99
	Cabramatta Creek	0	0	0	4
	Carnes Hill	2	0	0	65
	Edmondson Park	0	0	0	43
	Hinchinbrook	0	0	0	18
	Prestons	0	0	7	48
South Hoxton Park	66	0	0	218	
Liverpool Total		68	0	7	495
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	126	156
	St Mary's ADI (Jordan Springs)	0	0	17	17
Waterside	120	0	0	149	
Penrith Total		120	0	143	376
Pittwater	Warriewood Valley	2	0	0	2
Pittwater Total		2	0	0	2
The Hills	Balmoral Road	0	0	22	262
	Barina Downs Road	0	0	0	0
	Kellyville	5	0	2	37
	Mungerie Park	0	0	12	46
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	21
Rouse Hill Regional Centre	0	0	0	44	
The Hills Total		5	0	36	410
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	0	0	0	2
	Hamlyn Terrace	0	0	17	24
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	0	0	8
	Tumbi Valley	0	0	0	0
	Wadalba	31	0	0	37
Woongarra	0	0	11	11	
Wyang Total		31	0	28	82
Sydney Region Greenfield Total		453	134	793	3,466

Table 9: Release Area Average Residential Lot Size:
March 2012 - May 2012

LGA	MDP Release Area	Average Lot Size			
		Mar	Apr	May	YTD
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	0	541	541
	Castlebrook	0	299	334	397
	Colebee	0	529	0	554
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	664
	Riverstone	0	0	0	0
	Second Ponds Creek	563	0	485	485
	St Mary's ADI (Ropes Crossing)	225	0	425	405
Sunnyholt	0	0	482	456	
Blacktown Average		554	512	482	480
Camden	Elderslie	340	560	0	526
	Harrington Park	0	0	0	533
	Harrington Park II	0	0	0	824
	Manooka Valley	0	0	0	0
	Mount Annan South	559	0	0	546
	Narellan	0	0	0	0
	Oran Park	0	0	0	501
	Spring Farm	564	0	477	455
	Turner Road	523	544	551	529
Camden Average		534	551	479	548
Campbelltown	Edmondson Park	0	0	339	434
	Glenfield Road	0	218	461	383
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	393
Campbelltown Average		0	218	450	398
Liverpool	Aerodrome	0	0	0	527
	Cabramatta Creek	0	0	0	318
	Carnes Hill	370	0	0	499
	Edmondson Park	0	0	0	482
	Hinchinbrook	0	0	0	523
	Prestons	0	0	557	411
South Hoxton Park	431	0	0	411	
Liverpool Average		429	0	557	455
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	428	437
	St Mary's ADI (Jordan Springs)	0	0	456	456
Waterside	376	0	0	404	
Penrith Average		376	0	431	444
Pittwater	Warriewood Valley	348	0	0	348
Pittwater Average		348	0	0	348
The Hills	Balmoral Road	0	0	589	639
	Barina Downs Road	0	0	0	0
	Kellyville	427	0	546	553
	Mungerie Park	0	0	693	532
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	775
Rouse Hill Regional Centre	0	0	0	469	
The Hills Average		427	0	621	608
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	0	0	0	356
	Hamlyn Terrace	0	0	555	571
	Louisiana Road	0	0	0	0
	Mardi	0	0	0	0
	North Wyong	0	0	0	347
	Tumbi Valley	0	0	0	0
	Wadalba	691	0	0	675
Woongarra	0	0	0	581	
Wyang Average		691	0	565	592
Sydney Region Greenfield Average		488	485	479	500

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 englobed land.
3. YTD - Financial year to date, 2011/12.

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.