

MDP MONTHLY MONITOR JUNE 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 June 2,398 dwellings were approved which is slightly down from the May high of 2,859. There was a minor fall in approvals for both detached and multi-unit dwellings.
- LGAs with the highest number of approvals were Sydney City (259), Ryde (256), Liverpool (214), Canada Bay (209), Fairfield (177) and Burwood (157).
- Net greenfield dwelling approvals were 611 which was the highest monthly approvals in the financial year. Almost half were in Blacktown LGA with 205 of these in the Castlebrook release area.
- Greenfield residential subdivision approvals continued to increase up from 597 in May to 756 in June. The release areas with the highest subdivision approvals were Alex Avenue (300), Caddens Road (125), Edmondson Park (86), Glenfield Road (64) and Aerodrome (57).
- New greenfield lots fell slightly in June to 765. Blacktown LGA had the highest level of production with 385 lots. The release areas with the highest production were Glenmore Park Expansion (125), Aerodrome (117), Rouse Hill Regional Centre (110), Ropes Crossing (80) and Glenfield Road (61).

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: April 2012 - June 2012

LGA	April	May	June	2011/12
Sydney Region Dwelling Approvals	1,463	2,859	2,398	24,390
Greenfield Net Dwelling Approvals	260	353	611	3,714
Greenfield New Residential Lot Approvals	193	597	756	4,980
Greenfield Lot Production	134	793	765	4,231



PART 1 Sydney Region Approvals

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

Subregion	LGA	April				May				June				2011/12			
		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	21	0	21	3	588	49	640	3	250	6	259	16	2,230	100	2,346
Sydney City Total		0	21	0	21	3	588	49	640	3	250	6	259	16	2,230	100	2,346
East	Botany Bay	3	3	0	6	7	151	0	158	5	0	0	5	68	924	20	1,012
	Randwick	6	13	0	19	9	3	0	12	6	21	2	29	101	159	6	266
	Waverley	1	14	0	15	1	2	1	4	1	3	1	5	22	66	10	98
	Woollahra	24	0	0	24	20	3	0	23	20	4	0	24	222	23	1	246
East Total		34	30	0	64	37	159	1	197	32	28	3	63	413	1,172	37	1,622
South	Canterbury	7	107	0	114	8	12	0	20	10	5	0	15	115	306	3	424
	Hurstville	8	287	0	295	10	7	0	17	4	2	0	6	90	431	0	521
	Kogarah	5	44	0	49	3	26	0	29	5	0	0	5	67	116	1	184
	Marrickville	2	0	0	2	0	0	1	1	1	39	0	40	17	295	4	316
	Rockdale	7	13	0	20	11	12	1	24	6	130	0	136	70	329	3	402
	Sutherland	15	10	0	25	17	8	0	25	22	0	0	22	268	77	10	355
South Total		44	461	0	505	49	65	2	116	48	176	0	224	627	1,554	21	2,202
Inner West	Ashfield	2	0	0	2	1	0	0	1	3	120	0	123	22	198	0	220
	Burwood	1	0	0	1	3	34	0	37	1	156	0	157	17	340	0	357
	Canada Bay	2	60	0	62	7	0	0	7	6	203	0	209	91	894	11	996
	Leichhardt	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
	Strathfield	0	0	0	0	1	0	0	1	3	0	0	3	33	477	0	510
Inner West Total		5	60	0	65	12	34	0	46	13	479	0	492	165	1,909	11	2,085
Inner North	Hunters Hill	1	0	0	1	1	45	0	46	0	0	0	0	8	72	0	80
	Lane Cove	4	2	0	6	3	0	0	3	3	0	0	3	34	266	0	300
	Mosman	1	0	0	1	1	0	0	1	0	0	0	0	10	0	5	15
	North Sydney	9	2	0	11	2	0	5	7	7	0	0	7	55	260	27	342
	Ryde	8	7	0	15	7	119	0	126	21	235	0	256	149	849	5	1,003
	Willoughby	1	0	0	1	1	9	0	10	5	21	0	26	27	395	1	423
Inner North Total		24	11	0	35	15	173	5	193	36	256	0	292	282	1,842	38	2,163
North	Hornsby	23	64	0	87	20	5	1	26	20	0	0	20	236	153	3	392
	Ku-ring-gai	7	2	0	9	12	65	0	77	21	0	0	21	136	505	4	645
North Total		30	66	0	96	32	70	1	103	41	0	0	41	372	658	7	1,037
North East	Manly	2	2	0	4	24	16	0	40	3	0	0	3	50	26	2	78
	Pittwater	1	25	0	26	9	0	0	9	1	0	0	1	76	43	2	121
	Warringah	10	18	0	28	10	0	0	10	12	0	1	13	155	359	3	517
North East Total		13	45	0	58	43	16	0	59	16	0	1	17	281	428	7	716
West Central	Auburn	7	2	12	21	10	509	0	519	6	0	2	8	153	1,208	20	1,381
	Bankstown	13	37	0	50	54	70	1	125	23	106	0	129	363	480	31	874
	Fairfield	17	6	0	23	17	5	0	22	30	146	1	177	313	191	15	519
	Holroyd	11	28	0	39	20	6	0	26	10	29	0	39	277	433	3	713
	Parramatta	3	95	0	98	22	115	0	137	11	23	1	35	151	1,018	5	1,174
West Central Total		51	168	12	231	123	705	1	829	80	304	4	388	1,257	3,330	74	4,661
North West	Blacktown	60	16	0	76	100	12	0	112	72	13	1	86	1,123	291	1	1,415
	Blue Mountains	12	0	0	12	14	0	0	14	8	0	0	8	137	4	3	144
	Hawkesbury	10	0	0	10	16	0	0	16	7	3	0	10	130	24	5	159
	Penrith	44	6	0	50	58	0	2	60	60	27	3	90	753	132	8	893
	The Hills	18	0	0	18	46	26	0	72	22	2	0	24	399	1,159	2	1,560
North West Total		144	22	0	166	234	38	2	274	169	45	4	218	2,542	1,610	19	4,153
South West	Camden	102	2	0	104	131	0	0	131	75	2	0	77	882	24	1	907
	Campbelltown	17	6	0	23	17	6	0	23	55	0	1	56	337	130	20	487
	Liverpool	45	0	0	45	91	30	0	121	69	142	3	214	745	288	6	1,039
	Wollondilly	15	2	0	17	16	0	1	17	13	0	0	13	210	106	1	317
South West Total		179	10	0	189	255	36	1	292	212	144	4	360	2,174	548	28	2,750
Central Coast	Gosford	10	0	1	11	22	29	0	51	17	0	2	19	186	83	9	278
	Wyong	18	4	0	22	21	35	3	59	25	0	0	25	305	47	7	359
Central Coast Total		28	4	1	33	43	64	3	110	42	0	2	44	491	130	16	637
Sydney Region Total		552	898	13	1,463	846	1,948	65	2,859	692	1,682	24	2,398	8,621	15,411	358	24,390

Part 2 LGA Greenfield

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

LGA	Number of Applications Approved				New Residential Lots Approved			
	Apr	May	Jun	2011/12	Apr	May	Jun	2011/12
Blacktown	2	7	3	34	13	303	329	1,006
Camden	4	4	1	21	75	112	24	577
Campbelltown	0	0	22	34	0	0	102	377
Liverpool	3	2	5	28	50	36	155	749
Penrith	2	3	4	17	31	54	134	1,295
Pittwater	0	1	0	3	0	4	0	6
The Hills	2	2	2	48	24	88	12	961
Warringah	0	0	0	0	0	0	0	0
Wollondilly	0	0	0	0	0	0	0	0
Wyong	0	0	0	2	0	0	0	5
Total	13	19	37	187	193	597	756	4,980

Table 4: MDP Release Area Residential DAs and Net Dwelling Approvals: April 2012 - June 2012

LGA	Number of Applications Approved				Net Dwellings Approved			
	Apr	May	Jun	2011/12	Apr	May	Jun	2011/12
Blacktown	66	85	94	1,031	73	116	291	1,314
Camden	85	64	63	627	90	67	63	724
Campbelltown	3	15	64	122	3	15	83	159
Liverpool	36	50	64	457	38	50	81	467
Penrith	23	23	19	367	26	72	19	452
Pittwater	1	0	1	7	1	0	1	53
The Hills	19	14	30	247	19	14	30	382
Warringah	0	0	0	1	0	0	0	1
Wollondilly	3	1	6	28	3	1	6	29
Wyong	7	18	27	120	7	18	37	133
Total	243	270	368	3,007	260	353	611	3,714

Note: Data exclude s.96 modifications.

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

LGA	April	May	June	2011/12
Blacktown	109	385	87	1,209
Camden	11	103	144	907
Campbelltown	14	91	61	277
Liverpool	0	7	171	666
Penrith	0	143	163	539
Pittwater	0	0	5	7
The Hills	0	36	129	539
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	0	28	5	87
Total	134	793	765	4,231

Table 6: LGA Average Residential Lot Size (m²): April 2012 - June 2012

LGA	April	May	June	2011/12
Blacktown	512	482	319	469
Camden	551	479	574	552
Campbelltown	218	450	377	393
Liverpool	0	557	522	472
Penrith	0	431	450	446
Pittwater	0	0	844	702
The Hills	0	621	459	572
Warringah	0	0	0	0
Wollondilly	0	0	0	0
Wyong	0	565	361	579
Average	485	479	472	495

PART 3 Greenfield Release Areas

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

LGA	MDP Release Area	Net Dwellings Approved				New Residential Lots Approved			
		April	May	June	2011/12	April	May	June	2011/12
Blacktown	Alex Avenue (West)	0		0	1	0	0	300	302
	Bungarribee	1	3	9	67	0	71	0	292
	Castlebrook	14	6	205	282	9	35	0	44
	Colebee	3	12	11	49	0	93	0	93
	Pipeworks	0		0	0	0	0	0	0
	Plumpton	7	1	3	40	0	0	2	2
	Riverstone	0	0	0	0	0	71	0	71
	Second Ponds Creek	43	74	50	638	4	33	0	86
	St Mary's ADI (Ropes Crossing)	5	20	13	207	0	0	0	89
Sunnyholt	0		0	30	0	0	27	27	
Blacktown Total		73	116	291	1,314	13	303	329	1,006
Camden	Elderslie	4	3	3	62	53	0	0	112
	Harrington Park	3		5	13	0	0	0	24
	Harrington Park II	17	5	7	101	0	0	0	0
	Manooka Valley	0		0	0	0	0	0	0
	Mount Annan South	14	13	6	97	20	0	0	20
	Narellan	0		2	8	0	0	0	0
	Oran Park	10	15	8	171	2	12	0	16
	Spring Farm	4	2	13	87	0	100	0	385
Turner Road	38	29	19	185	0	0	24	24	
Camden Total		90	67	63	724	75	112	24	577
Campbelltown	Edmondson Park	2	4	39	74	0	0	38	267
	Glenfield Road	1	7	38	68	0	0	64	110
	Macquarie Links	0	3	6	16	0	0	0	0
	St Helens Park	0	1	0	1	0	0	0	0
Campbelltown Total		3	15	83	159	0	0	102	377
Liverpool	Aerodrome	0	1	16	18	0	0	57	294
	Cabramatta Creek	2	2	10	37	0	0	0	88
	Carnes Hill	6	2	8	74	36	0	0	96
	Edmondson Park	0	13	20	91	0	0	86	153
	Hinchinbrook	15	3	3	31	0	0	0	0
	Prestons	5	6	4	37	2	0	0	10
South Hoxton Park	10	23	20	179	12	36	12	108	
Liverpool Total		38	50	81	467	50	36	155	749
Penrith	Caddens Road	0		0	0	0	0	125	471
	Claremont Meadows Stage 2	5	3	0	29	0	0	9	11
	Glenmore Park	0	1	0	8	0	0	0	0
	Glenmore Park Expansion Area	12	12	12	169	2	0	0	18
	St Mary's ADI (Jordan Springs)	4	1	0	141	29	4	0	671
	Waterside	5	55	7	105	0	50	0	124
Penrith Total		26	72	19	452	31	54	134	1,295
Pittwater	Warriewood Valley	1	0	1	53	0	4	0	6
Pittwater Total		1	0	1	53	0	4	0	6
The Hills	Balmoral Road	9	3	11	240	0	0	4	405
	Barina Downs Road	0		1	1	0	0	0	0
	Kellyville	5	1	4	40	6	0	8	146
	Mungerie Park	1	2	4	23	0	0	0	0
	North Kellyville	0	0	0	2	18	88	0	391
	Norwest Business Park	2	3	5	29	0	0	0	10
Rouse Hill Regional Centre	2	5	5	47	0	0	0	9	
The Hills Total		19	14	30	382	24	88	12	961
Warringah	Belrose	0		0	1	0	0	0	0
Warringah Total		0	0	0	1	0	0	0	0
Wollondilly	Camden Park	3	1	6	29	0	0	0	0
Wollondilly Total		3	1	6	29	0	0	0	0
Wyong	Blue Haven	0		0	0	0	0	0	0
	Hamlyn Terrace	0	5	8	23	0	0	0	0
	Louisiana Road	0		0	0	0	0	0	0
	Mardi	0	2	2	12	0	0	0	0
	North Wyong	0	1	13	26	0	0	0	2
	Tumbi Valley	0		0	0	0	0	0	0
	Wadalba	4	1	4	25	0	0	0	3
Woongarrah	3	9	10	47	0	0	0	0	
Wyong Total		7	18	37	133	0	0	0	5
Sydney Region Greenfield Total		260	353	611	3,714	193	597	756	4,980

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:
April 2012 - June 2012

LGA	MDP Release Area	Lot Production			
		Apr	May	Jun	2011/12
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	113	0	113
	Castlebrook	8	6	0	46
	Colebee	101	0	0	121
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	10
	Riverstone	0	0	0	0
	Second Ponds Creek	0	158	7	578
	St Mary's ADI (Ropes Crossing)	0	105	80	275
Sunnyholt	0	3	0	66	
Blacktown Total		109	385	87	1,209
Camden	Elderslie	5	0	0	44
	Harrington Park	0	0	10	53
	Harrington Park II	0	0	0	90
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	43	100
	Narellan	0	0	0	0
	Oran Park	0	0	45	135
	Spring Farm	0	100	46	203
	Turner Road	6	3	0	282
Camden Total		11	103	144	907
Campbelltown	Edmondson Park	0	8	0	65
	Glenfield Road	14	83	61	210
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	2
Campbelltown Total		14	91	61	277
Liverpool	Aerodrome	0	0	117	216
	Cabramatta Creek	0	0	8	12
	Carnes Hill	0	0	8	73
	Edmondson Park	0	0	0	43
	Hinchinbrook	0	0	0	18
	Prestons	0	7	0	48
South Hoxton Park	0	0	38	256	
Liverpool Total		0	7	171	666
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	0	0	54
	Glenmore Park	0	0	5	5
	Glenmore Park Expansion Area	0	126	125	281
	St Mary's ADI (Jordan Springs)	0	17	0	17
Waterside	0	0	33	182	
Penrith Total		0	143	163	539
Pittwater	Warriewood Valley	0	0	5	7
Pittwater Total		0	0	5	7
The Hills	Balmoral Road	0	22	19	281
	Barina Downs Road	0	0	0	0
	Kellyville	0	2	0	37
	Mungerie Park	0	12	0	46
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	21
Rouse Hill Regional Centre	0	0	110	154	
The Hills Total		0	36	129	539
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	17	2	26
	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	0	3	40
Woongarah	0	11	0	11	
Wyang Total		0	28	5	87
Sydney Region Greenfield Total		134	793	765	4,231

Notes:

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.

Table 9: Release Area Average Residential Lot Size:
April 2012 - June 2012

LGA	MDP Release Area	Average Lot Size			
		Apr	May	Jun	2011/12
Blacktown	Alex Avenue (West)	0	0	0	0
	Bungaribee	0	541	0	541
	Castlebrook	299	334	0	397
	Colebee	529	0	0	554
	Pipeworks	0	0	0	0
	Plumpton	0	0	0	664
	Riverstone	0	0	0	0
	Second Ponds Creek	0	485	277	482
	St Mary's ADI (Ropes Crossing)	0	425	323	381
Sunnyholt	0	482	0	456	
Blacktown Average		512	482	319	469
Camden	Elderslie	560	0	0	526
	Harrington Park	0	0	347	498
	Harrington Park II	0	0	0	824
	Manooka Valley	0	0	0	0
	Mount Annan South	0	0	775	644
	Narellan	0	0	0	0
	Oran Park	0	0	576	526
	Spring Farm	0	477	432	450
	Turner Road	544	551	0	529
Camden Average		551	479	574	552
Campbelltown	Edmondson Park	0	339	0	434
	Glenfield Road	218	461	377	381
	Macquarie Links	0	0	0	0
	St Helens Park	0	0	0	393
Campbelltown Average		218	450	377	393
Liverpool	Aerodrome	0	0	545	537
	Cabramatta Creek	0	0	560	479
	Carnes Hill	0	0	366	484
	Edmondson Park	0	0	0	482
	Hinchinbrook	0	0	0	523
	Prestons	0	557	0	411
South Hoxton Park	0	0	476	420	
Liverpool Average		0	557	522	472
Penrith	Caddens Road	0	0	0	0
	Claremont Meadows Stage 2	0	0	0	571
	Glenmore Park	0	0	664	664
	Glenmore Park Expansion Area	0	428	439	438
	St Mary's ADI (Jordan Springs)	0	456	0	456
Waterside	0	0	461	414	
Penrith Average		0	431	450	446
Pittwater	Warriewood Valley	0	0	844	702
Pittwater Average		0	0	844	702
The Hills	Balmoral Road	0	589	714	644
	Barina Downs Road	0	0	0	0
	Kellyville	0	546	0	553
	Mungerie Park	0	693	0	532
	North Kellyville	0	0	0	0
	Norwest Business Park	0	0	0	775
Rouse Hill Regional Centre	0	0	415	430	
The Hills Average		0	621	459	572
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	555	575	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	0	0	219	641
Woongarah	0	0	0	581	
Wyang Average		0	565	361	579
Sydney Region Greenfield Average		485	479	472	495

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.