

SYDNEY REGION MDP

Metropolitan Development Program
MONTHLY MONITOR

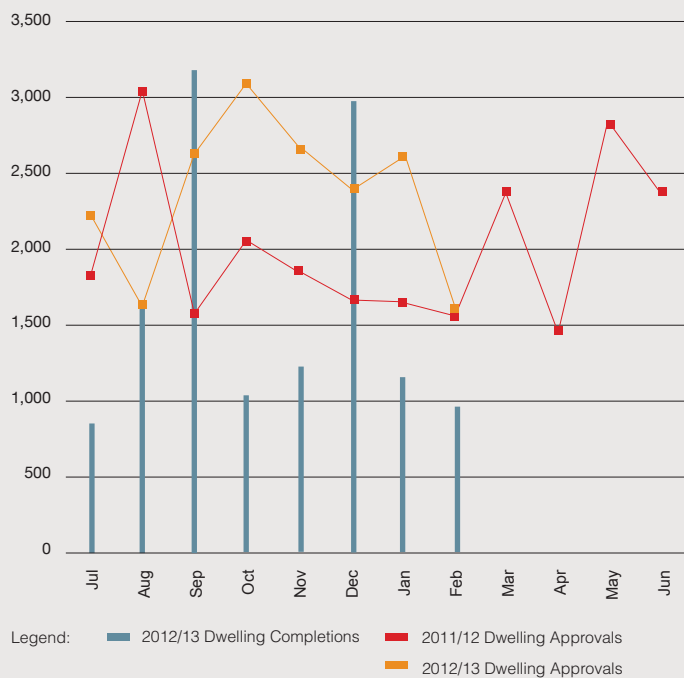
FEBRUARY 2013

Sydney Region - Dwelling Approvals and Net Dwelling Completions
(July 2011 - February 2013)

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	1,830	3,060	1,582	2,064	1,856	1,662	1,654	1,561	2,401	1,463	2,859	2,398	24,390
2012/13	2,237	1,631	2,650	3,111	2,660	2,383	2,623	1,619					18,914

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12						8,334*			3,081*			4,176*	15,591
2012/13	871	1,640	3,176	1,178	1,228	3,013	1,198	984					13,288

Note: * Six and three month net dwelling completion totals.



Note: Monthly net dwelling completion data is only available from July 2012.

INTRODUCTION

The Metropolitan Development Program (MDP) monthly monitor provides dwelling approval and completion data for LGAs in the Sydney Region (including the Central Coast).

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- 1 - Metropolitan Sydney Area dwelling approval and completion data.
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The quarterly MDP monitor provides comprehensive information on residential activity in the Sydney Region, the greenfield development pipeline and activity in growth locations.

Table 1: Sydney Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (December 2012 - February 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		December	January	February	YTD	December	January	February	YTD
Sydney City	Sydney City	541	405	82	2,139	153	54	76	994
Sydney City Total		541	405	82	2,139	153	54	76	994
East	Botany Bay	124	1	8	566	1	0	9	215
	Randwick	93	1	16	519	12	18	0	185
	Waverley	1	3	2	48	86	6	2	123
	Woollahra	35	20	43	259	2	0	1	7
East Total		253	25	69	1,392	101	24	12	530
South	Canterbury	38	52	28	356	54	12	15	131
	Hurstville	21	10	19	130	136	23	5	254
	Kogarah	24	16	10	144	15	28	4	79
	Marrickville	1	0	75	333	114	4	2	229
	Rockdale	166	98	109	779	17	2	86	376
	Sutherland	20	35	92	399	87	22	5	309
South Total		270	211	333	2,141	423	91	117	1,378
Inner West	Ashfield	2	0	0	5	1	0	0	5
	Burwood	2	0	1	14	83	0	4	131
	Canada Bay	5	33	14	1,218	229	1	208	938
	Leichhardt	0	1	0	6	13	7	1	42
	Strathfield	1	2	52	59	22	0	0	72
Inner West Total		10	36	67	1,302	348	8	213	1,188
Inner North	Hunters Hill	3	1	0	27	10	0	23	35
	Lane Cove	3	2	1	242	3	1	1	8
	Mosman	2	1	1	105	0	0	0	2
	North Sydney	7	8	16	234	3	7	10	163
	Ryde	-74*	252	81	629	8	73	32	299
Willoughby	3	3	51	72	20	7	1	90	
Inner North Total		-56*	267	150	1,309	44	88	67	597
North	Hornsby	78	128	20	462	59	13	5	127
	Ku-ring-gai	5	141	70	322	158	141	12	479
North Total		83	269	90	784	217	154	17	606
North East	Manly	0	1	3	11	5	1	23	114
	Pittwater	5	6	14	131	13	3	2	186
	Warringah	41	25	38	240	53	8	33	166
North East Total		46	32	55	382	71	12	58	466
West Central	Auburn	24	601	-207*	765	24	336	7	863
	Bankstown	79	44	159	585	109	20	40	314
	Fairfield	24	28	39	366	20	19	18	136
	Holroyd	27	20	51	285	102	31	8	331
	Parramatta	414	190	39	1,204	327	20	27	843
West Central Total		568	883	81	3,205	582	426	100	2,487
North West	Blacktown	171	131	192	1,569	274	77	74	1,233
	Blue Mountains	38	24	11	119	15	4	5	96
	Hawkesbury	7	6	8	265	6	2	9	64
	Penrith	113	70	105	841	110	57	62	648
	The Hills	69	54	36	602	110	26	26	572
North West Total		398	285	352	3,396	515	166	176	2,613
South West	Camden	94	79	128	893	241	51	32	783
	Campbelltown	37	45	31	571	78	32	12	361
	Liverpool	65	44	99	765	169	43	17	649
	Wollondilly	17	11	13	123	32	11	25	130
South West Total		213	179	271	2,352	520	137	86	1,923
Central Coast	Gosford	22	13	32	215	5	21	28	234
	Wyong	35	18	37	297	34	17	34	272
Central Coast Total		57	31	69	512	39	38	62	506
Sydney Region Total		2,383	2,623	1,619	18,914	3,013	1,198	984	13,288

Note: Building Approvals may be revised or corrected by ABS in later months. * Dwelling approvals has been adjusted due to the February revision from ABS.

Table 2: Sydney Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (February 2013)

Subregion	LGA	Dwelling Approvals (by building type) February 2013				Net Dwelling Completions (by building type) February 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	60	21	73%	6	70	92%
Sydney City Total		1	60	21	73%	6	70	92%
East	Botany Bay	8	0	0	0%	9	0	0%
	Randwick	9	6	1	38%	0	0	0%
	Waverley	2	0	0	0%	2	0	0%
	Woollahra	29	14	0	33%	1	0	0%
East Total		48	20	1	29%	12	0	0%
South	Canterbury	9	19	0	68%	7	8	53%
	Hurstville	11	8	0	42%	3	2	40%
	Kogarah	9	0	1	0%	1	3	75%
	Marrickville	4	62	9	83%	0	2	100%
	Rockdale	6	102	1	94%	2	84	98%
	Sutherland	27	64	1	70%	2	3	60%
South Total		66	255	12	77%	15	102	87%
Inner West	Ashfield	0	0	0	0%	0	0	0%
	Burwood	1	0	0	0%	0	4	100%
	Canada Bay	2	12	0	86%	2	206	99%
	Leichhardt	0	0	0	0%	1	0	0%
	Strathfield	5	47	0	90%	0	0	0%
Inner West Total		8	59	0	88%	3	210	99%
Inner North	Hunters Hill	0	0	0	0%	0	23	100%
	Lane Cove	1	0	0	0%	1	0	0%
	Mosman	1	0	0	0%	0	0	0%
	North Sydney	9	7	0	44%	0	10	100%
	Ryde	10	70	1	86%	0	32	100%
	Willoughby	26	10	15	20%	0	1	100%
Inner North Total		47	87	16	58%	1	66	99%
North	Hornsby	17	0	3	0%	5	0	0%
	Ku-ring-gai	17	53	0	76%	0	12	100%
North Total		34	53	3	59%	5	12	71%
North East	Manly	3	0	0	0%	1	22	96%
	Pittwater	4	10	0	71%	2	0	0%
	Warringah	11	24	3	63%	2	31	94%
North East Total		18	34	3	62%	5	53	91%
Central West	Auburn	18	-226*	1	0%	1	6	86%
	Bankstown	27	99	33	62%	24	16	40%
	Fairfield	35	2	2	5%	11	7	39%
	Holroyd	17	34	0	67%	8	0	0%
	Parramatta	14	25	0	64%	8	19	70%
Central West Total		111	-66*	36	63%	52	48	48%
North West	Blacktown	121	67	4	35%	58	16	22%
	Blue Mountains	11	0	0	0%	5	0	0%
	Hawkesbury	8	0	0	0%	9	0	0%
	Penrith	66	38	1	36%	54	8	13%
	The Hills	35	0	1	0%	26	0	0%
North West Total		241	105	6	30%	152	24	14%
South West	Camden	128	0	0	0%	29	3	9%
	Campbelltown	30	0	1	0%	12	0	0%
	Liverpool	86	13	0	13%	17	0	0%
	Wollondilly	13	0	0	0%	4	21	84%
South West Total		257	13	1	5%	62	24	28%
Central Coast	Gosford	19	10	3	31%	9	19	68%
	Wyong	31	6	0	16%	28	6	18%
Central Coast Total		50	16	3	23%	37	25	40%
Sydney Region Total		881	636	102	39%	350	634	64%

Note: Building Approvals may be revised or corrected by ABS in later months. * Dwelling approvals has been adjusted due to the February revision from ABS.

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.

Dwelling Approvals – includes the conversions and dwelling units approved as part of the alterations and additions or the construction of non-residential buildings.

Net Dwelling Completions – the number of completed dwellings added to the existing stock, adjusted for demolitions. As an example, a two unit development that demolished one house is counted as one additional dwelling.

Data Sources

Dwelling Approvals – Australian Bureau of Statistics (Catalogue 8731.0).

Net Dwelling Completions – Sydney Water Business Intelligence Enterprise Data Warehouse and Gosford and Wyong Councils.

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