

SYDNEY REGION MDP

Metropolitan Development Program
MONTHLY MONITOR

APRIL 2013

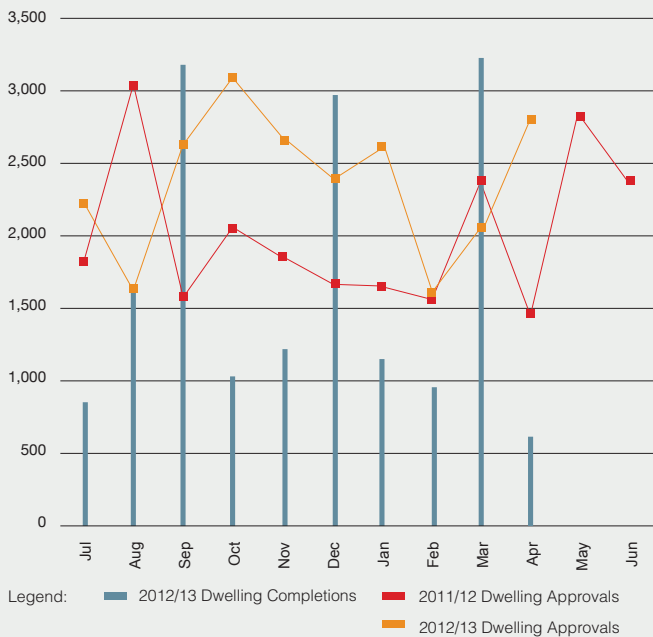
Sydney Region - Dwelling Approvals and Net Dwelling Completions
(July 2011 - April 2013)

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	2,066	2,844			23,824

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	3,300 ¹	685			17,273

Note: * Six and three month net dwelling completion totals.
1. Gosford LGA dwelling completions data is now included in March 2013 total.

Figure 1: Sydney Region - Dwelling Approvals and Net Dwelling Completions July 2011 - April 2013)



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.
- 2 - LGA monthly 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 (February 2013 - April 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions				
		February	March	April	YTD	February	March	April	YTD	
Sydney City	Sydney City	82	94	292	2,525	76	153	153	1,300	
Sydney City Total		82	94	292	2,525	76	153	153	1,300	
East	Botany Bay	8	7	2	575	9	8	5	228	
	Randwick	16	93	10	622	0	23	9	217	
	Waverley	2	5	6	59	2	1	42	166	
	Woollahra	43	49	33	341	1	19	2	28	
East Total		69	154	51	1,597	12	51	58	639	
South	Canterbury	28	179	40	575	15	8	17	156	
	Hurstville	19	74	0	204	5	15	6	275	
	Kogarah	10	5	15	164	4	7	7	93	
	Marrickville	75	4	61	398	2	17	6	252	
	Rockdale	109	108	6	893	86	15	8	399	
	Sutherland	92	43	27	469	5	36	4	349	
South Total		333	413	149	2,703	117	98	48	1,524	
Inner West	Ashfield	0	3	0	8	0	0	3	8	
	Burwood	1	27	17	58	4	287	2	420	
	Canada Bay	14	8	98	1,324	208	2	84	1,024	
	Leichhardt	0	203	0	209	1	3	8	53	
	Strathfield	52	0	0	59	0	0	2	74	
Inner West Total		67	241	115	1,658	213	292	99	1,579	
Inner North	Hunters Hill	0	3	1	31	23	3	0	38	
	Lane Cove	1	63	0	305	1	2	0	10	
	Mosman	1	2	1	108	0	1	0	3	
	North Sydney	16	7	183	424	10	72	1	236	
	Ryde	81	28	251	908	32	107	28	434	
	Willoughby	51	8	4	84	1	31	0	121	
Inner North Total		150	111	440	1,860	67	216	29	842	
North	Hornsby	20	30	22	514	5	28	1	156	
	Ku-ring-gai	70	133	11	466	12	40	0	519	
North Total		90	163	33	980	17	68	1	675	
North East	Manly	3	1	2	14	23	2	3	119	
	Pittwater	14	23	2	156	2	6	0	192	
	Warringah	38	13	28	281	33	43	1	210	
North East Total		55	37	32	451	58	51	4	521	
West Central	Auburn	-207*	10	337	1,112	7	7	16	886	
	Bankstown	159	57	92	734	40	70	21	405	
	Fairfield	39	23	51	440	18	92	1	229	
	Holroyd	51	31	38	354	8	153	3	487	
	Parramatta	39	83	341	1,628	27	194	93	1,130	
	West Central Total		81	204	859	4,268	100	516	134	3,137
North West	Blacktown	192	127	142	1,838	74	442	41	1,716	
	Blue Mountains	11	7	9	135	5	11	2	109	
	Hawkesbury	8	33	4	302	9	3	5	72	
	Penrith	105	70	124	1,035	62	361	30	1,039	
	The Hills	36	44	251	897	26	128	19	719	
North West Total		352	281	530	4,207	176	945	97	3,655	
South West	Camden	128	153	92	1,138	32	206	8	997	
	Campbelltown	31	51	55	677	12	177	1	539	
	Liverpool	99	84	107	956	17	378	4	1,031	
	Wollondilly	13	9	12	144	25	31	2	163	
South West Total		271	297	266	2,915	86	792	15	2,730	
Central Coast	Gosford	32	19	54	288	28	62	19	315	
	Wyong	37	52	23	372	34	56	28	356	
Central Coast Total		69	71	77	660	62	118	47	671	
Sydney Region Total		1,619	2,066	2,844	23,824	984	3,300	685	17,273	

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

Subregion	LGA	Dwelling Approvals (by building type) April 2013				Net Dwelling Completions (by building type) April 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	2	290	0	99%	16	137	90%
Sydney City Total		2	290	0	99%	16	137	90%
East	Botany Bay	2	0	0	0%	5	0	0%
	Randwick	10	0	0	0%	6	3	33%
	Waverley	3	2	1	33%	1	41	98%
	Woollahra	28	5	0	15%	0	2	100%
East Total		43	7	1	14%	12	46	79%
South	Canterbury	6	34	0	85%	10	7	41%
	Hurstville	0	0	0	0%	3	3	50%
	Kogarah	1	14	0	93%	7	0	0%
	Marrickville	6	54	1	89%	6	0	0%
	Rockdale	4	2	0	33%	5	3	38%
	Sutherland	19	8	0	30%	2	2	50%
South Total		36	112	1	75%	33	15	31%
Inner West	Ashfield	0	0	0	0%	2	1	0%
	Burwood	2	15	0	88%	2	0	0%
	Canada Bay	-25	123	0	100%	1	83	99%
	Leichhardt	0	0	0	0%	6	2	25%
	Strathfield	0	0	0	0%	1	1	0%
Inner West Total		-23	138	0	120%	12	87	88%
Inner North	Hunters Hill	1	0	0	0%	0	0	0%
	Lane Cove	0	0	0	0%	0	0	0%
	Mosman	1	0	0	0%	0	0	0%
	North Sydney	8	175	0	96%	0	1	100%
	Ryde	5	245	1	98%	0	28	100%
	Willoughby	3	0	1	0%	0	0	0%
Inner North Total		18	420	2	95%	0	29	100%
North	Hornsby	20	0	2	0%	0	1	100%
	Ku-ring-gai	11	0	0	0%	0	0	0%
North Total		31	0	2	0%	0	1	100%
North East	Manly	2	0	0	0%	1	2	67%
	Pittwater	2	0	0	0%	0	0	0%
	Warringah	15	13	0	46%	1	0	0%
North East Total		19	13	0	41%	2	2	50%
Central West	Auburn	10	309	18	92%	9	7	44%
	Bankstown	24	66	2	72%	12	9	43%
	Fairfield	33	18	0	35%	1	0	0%
	Holroyd	15	22	1	58%	3	0	0%
	Parramatta	15	325	1	95%	1	92	99%
Central West Total		97	740	22	86%	26	108	81%
North West	Blacktown	104	37	1	26%	40	1	2%
	Blue Mountains	9	0	0	0%	2	0	0%
	Hawkesbury	4	0	0	0%	5	0	0%
	Penrith	58	66	0	53%	18	12	40%
	The Hills	62	188	1	75%	19	0	0%
North West Total		237	291	2	55%	84	13	13%
South West	Camden	92	0	0	0%	2	6	75%
	Campbelltown	51	4	0	7%	1	0	0%
	Liverpool	105	2	0	2%	3	1	25%
	Wollondilly	12	0	0	0%	2	0	0%
South West Total		260	6	0	2%	8	7	47%
Central Coast	Gosford	17	35	2	65%	14	5	26%
	Wyong	22	0	1	0%	28	0	0%
Central Coast Total		39	35	3	45%	42	5	11%
Sydney Region Total		759	2,052	33	72%	235	450	66%

Note: Building Approvals may be revised or corrected by ABS in later months.

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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Department of Planning and Infrastructure

Lands Building,

23 - 33 Bridge Street,

Sydney, NSW 2000, Australia

<http://www.planning.nsw.gov.au>

Contact: mdp@planning.nsw.gov.au

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