

# SYDNEY REGION MDP

Metropolitan Development Program  
**MONTHLY MONITOR**

## MAY 2013

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

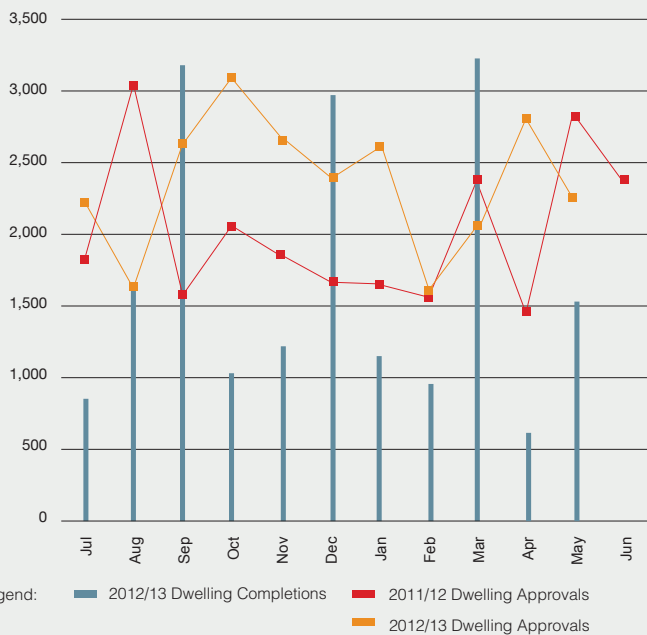
Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	1,830	3,060	1,582	2,064	1,856	1,662	1,654	1,561	2,401	1,463	2,859	2,398	24,390
2012/13	2,237	1,631	2,650	3,111	2,660	2,383	2,623	1,619	2,066	2,844	2,261		26,085

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	999	3,300	685	1,524		18,812

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

Figure 1: Sydney Region - Dwelling Approvals and Net Dwelling Completions July 2011 - May 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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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 (March 2013 - May 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		March	April	May	YTD	March	April	May	YTD
Sydney City	Sydney City	94	292	97	2,622	153	153	29	1,329
Sydney City Total		94	292	97	2,622	153	153	29	1,329
East	Botany Bay	7	2	8	583	8	5	151	379
	Randwick	93	10	25	647	23	9	37	254
	Waverley	5	6	5	64	1	42	0	166
	Woollahra	49	33	84	425	19	2	0	28
East Total		154	51	122	1,719	51	58	188	827
South	Canterbury	179	40	20	595	8	17	29	185
	Hurstville	74	0	4	208	15	6	3	278
	Kogarah	5	15	11	175	7	7	2	95
	Marrickville	4	61	2	400	17	6	1	253
	Rockdale	108	6	40	933	15	8	1	400
South Total		413	149	148	2,851	98	48	41	1,565
Inner West	Ashfield	3	0	26	34	0	3	0	8
	Burwood	27	17	5	63	287	2	1	421
	Canada Bay	8	98	4	1,328	2	84	70	1,094
	Leichhardt	203	0	1	210	3	8	3	56
Inner West Total		241	115	36	1,694	292	99	98	1,677
Inner North	Hunters Hill	3	1	43	74	3	0	0	38
	Lane Cove	63	0	62	367	2	0	45	55
	Mosman	2	1	3	111	1	0	0	3
	North Sydney	7	183	11	435	72	1	0	236
	Ryde	28	251	23	931	107	28	6	440
Inner North Total		111	440	157	2,017	216	29	51	893
North	Hornsby	30	22	17	531	28	1	32	188
	Ku-ring-gai	133	11	55	521	40	0	12	531
North Total		163	33	72	1,052	68	1	44	719
North East	Manly	1	2	10	24	2	3	20	139
	Pittwater	23	2	1	157	6	0	72	264
	Warringah	13	28	45	326	43	1	31	241
North East Total		37	32	56	507	51	4	123	644
West Central	Auburn	10	337	100	1,212	7	16	0	886
	Bankstown	57	92	73	807	70	21	12	417
	Fairfield	23	51	36	476	92	1	46	275
	Holroyd	31	38	41	395	153	3	12	499
	Parramatta	83	341	318	1,946	194	93	122	1,252
West Central Total		204	859	568	4,836	516	134	192	3,329
North West	Blacktown	127	142	233	2,071	442	41	130	1,846
	Blue Mountains	7	9	24	159	11	2	25	134
	Hawkesbury	33	4	12	314	3	5	4	76
	Penrith	70	124	97	1,132	361	30	84	1,123
	The Hills	44	251	243	1,140	128	19	211	930
North West Total		281	530	609	4,816	945	97	454	4,109
South West	Camden	153	92	103	1,241	206	8	166	1,163
	Campbelltown	51	55	37	714	177	1	19	558
	Liverpool	84	107	158	1,114	378	4	49	1,080
	Wollondilly	9	12	32	176	31	2	25	188
South West Total		297	266	330	3,245	792	15	259	2,989
Central Coast	Gosford	19	54	32	320	62	19	17	332
	Wyong	52	23	34	406	56	28	28	399
Central Coast Total		71	77	66	726	118	47	45	731
Sydney Region Total		2,066	2,844	2,261	26,085	3,300	685	1,524	18,812

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

Subregion	LGA	Dwelling Approvals (by building type) May 2013				Net Dwelling Completions (by building type) May 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	0	85	12	88%	0	29	100%
Sydney City Total		0	85	12	88%	0	29	100%
East	Botany Bay	8	0	0	0%	1	150	99%
	Randwick	9	0	16	0%	2	35	95%
	Waverley	4	0	1	0%	0	0	0%
	Woollahra	28	56	0	67%	0	0	0%
East Total		49	56	17	46%	3	185	98%
South	Canterbury	14	6	0	30%	1	28	97%
	Hurstville	2	2	0	50%	0	3	100%
	Kogarah	9	2	0	18%	2	0	0%
	Marrickville	2	0	0	0%	1	0	0%
	Rockdale	6	33	1	83%	0	1	100%
	Sutherland	29	42	0	59%	2	3	60%
South Total		62	85	1	57%	6	35	85%
Inner West	Ashfield	1	25	0	96%	0	0	0%
	Burwood	1	4	0	80%	0	1	100%
	Canada Bay	4	0	0	0%	0	70	100%
	Leichhardt	1	0	0	0%	3	0	0%
	Strathfield	0	0	0	0%	0	24	100%
Inner West Total		7	29	0	81%	3	95	97%
Inner North	Hunters Hill	2	41	0	95%	0	0	0%
	Lane Cove	2	60	0	97%	1	44	98%
	Mosman	3	0	0	0%	0	0	0%
	North Sydney	11	0	0	0%	0	0	0%
	Ryde	6	16	1	70%	3	3	50%
	Willoughby	6	7	2	47%	0	0	0%
Inner North Total		30	124	3	79%	4	47	92%
North	Hornsby	15	0	2	0%	32	0	0%
	Ku-ring-gai	11	44	0	80%	6	6	50%
North Total		26	44	2	61%	38	6	14%
North East	Manly	1	9	0	90%	20	0	0%
	Pittwater	1	0	0	0%	6	66	92%
	Warringah	11	34	0	76%	31	0	0%
North East Total		13	43	0	77%	57	66	54%
Central West	Auburn	11	88	1	88%	0	0	0%
	Bankstown	36	30	7	41%	5	7	58%
	Fairfield	24	8	4	22%	44	2	4%
	Holroyd	22	18	1	44%	11	1	8%
	Parramatta	71	247	0	78%	21	101	83%
Central West Total		164	391	13	69%	81	111	58%
North West	Blacktown	158	72	3	31%	115	15	12%
	Blue Mountains	16	8	0	33%	23	2	8%
	Hawkesbury	12	0	0	0%	1	3	75%
	Penrith	57	39	1	40%	61	23	27%
	The Hills	72	169	2	70%	206	5	2%
North West Total		315	288	6	47%	406	48	11%
South West	Camden	103	0	0	0%	157	9	5%
	Campbelltown	32	4	1	11%	17	2	11%
	Liverpool	117	40	1	25%	45	4	8%
	Wollondilly	32	0	0	0%	25	0	0%
South West Total		284	44	2	13%	244	15	6%
Central Coast	Gosford	32	0	0	0%	12	5	29%
	Wyong	34	0	0	0%	25	3	11%
Central Coast Total		66	0	0	0%	37	8	18%
Sydney Region Total		1,016	1,189	56	53%	879	645	42%

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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