

# MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

## AUGUST 2013 MONTHLY MONITOR



### Introduction

The monthly monitor provides dwelling approval and completion data for LGAs in Metropolitan Sydney, Central Coast Region and Illawarra Region.

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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.

Figure 1: Sydney Metropolitan - Dwelling Approvals (July 2011 - August 2013)

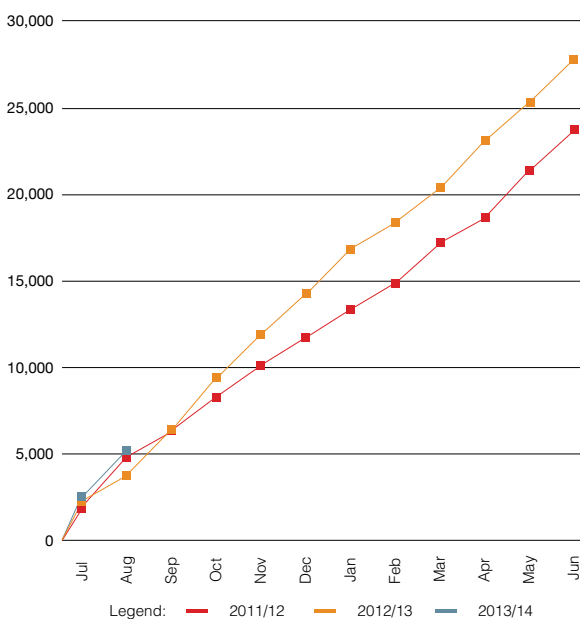


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - August 2013)

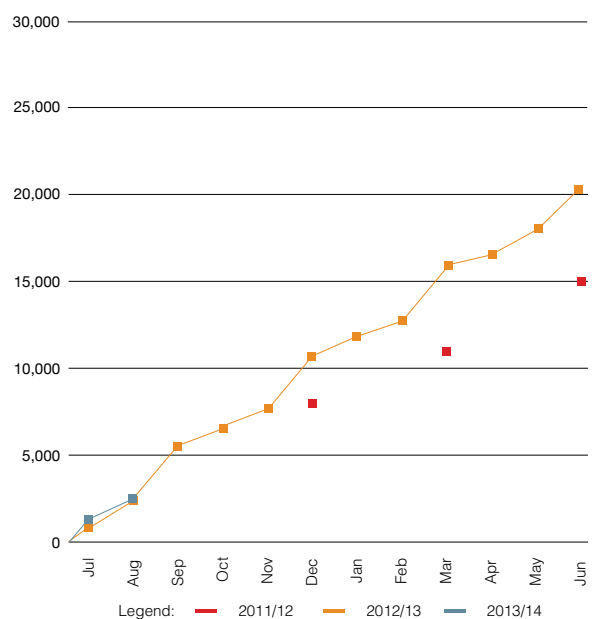


Table 1: Regional Dwelling Approvals and Net Completions (July 2011 - August 2013)

**Sydney Metropolitan**

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	1,775	2,984	1,531	2,026	1,805	1,613	1,617	1,511	2,358	1,430	2,749	2,354	23,753
2012/13	2,167	1,552	2,599	3,026	2,590	2,326	2,592	1,550	1,995	2,767	2,195	2,424	27,783
2013/14	2,469	2,563											5,032

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12						7,976*			3,017*			4,111*	15,104
2012/13	805	1,604	3,150	1,039	1,128	2,974	1,160	922	3,182	638	1,479	2,258	20,339
2013/14	1,280	1,306											2,586

**Central Coast Region**

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	55	76	51	38	51	49	37	50	43	33	110	44	637
2012/13	70	79	51	85	70	57	31	69	71	77	66	48	774
2013/14	45	108											153

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12						244*			122*			121*	487
2012/13	66	36	26	139	100	39	38	77	118	47	45	27	758
2013/14	33	144											177

**Illawarra Region**

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	35	51	61	115	142	84	43	48	43	55	87	95	859
2012/13	78	70	28	85	67	34	101	96	119	83	139	96	996
2013/14	84	138											222

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12						331*						489*	820
2012/13	44	75	0	36	40	342	74	79	182	76	92	152	1,192
2013/14	28	53											81

Note: \* Six and three month net dwelling completion totals.  
Monthly net dwelling completion data is only available from July 2012.

Table 1: Sydney Metropolitan, Central Coast and Illwarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (June 2013 - August 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions				
		June	July	August	YTD	June	July	August	YTD	
Sydney City	Sydney City	818	48	141	189	419	80	23	103	
Sydney City Total		818	48	141	189	419	80	23	103	
East	Botany Bay	8	5	1	6	9	12	0	12	
	Randwick	84	14	84	98	19	34	28	62	
	Waverley	8	2	13	15	6	18	1	19	
	Woollahra	26	22	30	52	3	0	0	0	
East Total		126	43	128	171	37	64	29	93	
South	Canterbury	74	68	318	386	108	24	21	45	
	Hurstville	3	22	69	91	17	0	14	14	
	Kogarah	9	22	9	31	1	11	0	11	
	Marrickville	8	34	3	37	6	8	3	11	
	Rockdale	5	114	275	389	100	19	19	38	
South Total		127	295	709	1,004	304	64	59	123	
Inner West	Ashfield	0	2	4	6	0	0	0	0	
	Burwood	8	1	24	25	109	0	0	0	
	Canada Bay	3	102	25	127	2	64	431	495	
	Leichhardt	15	0	1	1	4	0	2	2	
	Strathfield	0	0	0	0	237	95	0	95	
Inner West Total		26	105	54	159	352	159	433	592	
Inner North	Hunters Hill	2	0	1	1	5	0	2	2	
	Lane Cove	3	84	4	88	1	0	0	0	
	Mosman	1	2	22	24	0	0	29	29	
	North Sydney	52	42	44	86	2	0	24	24	
	Ryde	74	13	13	26	7	132	12	144	
Inner North Total		229	148	91	239	15	144	75	219	
North	Hornsby	11	38	57	95	7	15	2	17	
	Ku-ring-gai	20	137	69	206	90	2	160	162	
North Total		31	175	126	301	97	17	162	179	
North East	Manly	2	4	2	6	5	0	0	0	
	Pittwater	5	8	4	12	41	42	0	42	
	Warringah	15	40	15	55	40	4	63	67	
North East Total		22	52	21	73	86	46	63	109	
West Central	Auburn	12	189	202	391	26	9	0	9	
	Bankstown	49	40	124	164	55	13	19	32	
	Fairfield	26	221	36	257	27	107	3	110	
	Holroyd	20	45	62	107	37	15	93	108	
	Parramatta	144	87	78	165	84	123	43	166	
West Central Total		251	582	502	1,084	229	267	158	425	
North West	Blacktown	119	271	119	390	175	94	132	226	
	Blue Mountains	6	12	9	21	7	4	0	4	
	Hawkesbury	13	14	17	31	4	1	4	5	
	Penrith	91	273	157	430	148	47	20	67	
	The Hills	116	94	104	198	107	108	92	200	
North West Total		345	664	406	1,070	441	254	248	502	
South West	Camden	113	117	103	220	127	54	23	77	
	Campbelltown	199	88	119	207	25	24	16	40	
	Liverpool	110	128	140	268	105	105	14	119	
	Wollondilly	27	24	23	47	21	2	3	5	
South West Total		449	357	385	742	278	185	56	241	
Sydney Metro Total		2,424	2,469	2,563	5,032	2,258	1,280	1,306	2,586	
Central Coast	Gosford	28	23	51	74	12	14	50	64	
	Wyong	20	22	57	79	15	19	94	113	
Central Coast Total		48	45	108	153	27	33	144	177	
Illawarra	Kiama	2	1	8	9	12	1	1	2	
	Shellharbour	43	27	38	65	34	7	18	25	
	Wollongong	51	56	92	148	106	20	34	54	
Illawarra Total		96	84	138	222	152	28	53	81	

Table 2: Sydney Metropolitan, Central Coast and Illwarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (August 2013)

Subregion	LGA	Dwelling Approvals (by building type) August 2013				Net Dwelling Completions (by building type) August 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	5	136	0	96%	1	22	96%
Sydney City Total		5	136	0	96%	1	22	96%
East	Botany Bay	1	0	0	0%	0	0	0%
	Randwick	5	79	0	94%	0	28	100%
	Waverley	2	6	5	46%	0	1	100%
	Woollahra	22	8	0	27%	0	0	0%
East Total		30	93	5	73%	0	29	100%
South	Canterbury	8	310	0	97%	1	20	95%
	Hurstville	24	45	0	65%	4	10	71%
	Kogarah	8	0	1	0%	0	0	0%
	Marrickville	0	0	3	0%	2	1	33%
	Rockdale	6	268	1	97%	0	19	100%
	Sutherland	29	6	0	17%	2	0	0%
South Total		75	629	5	89%	9	50	85%
Inner West	Ashfield	2	0	2	0%	0	0	0%
	Burwood	0	24	0	100%	0	0	0%
	Canada Bay	4	0	21	0%	0	431	100%
	Leichhardt	1	0	0	0%	2	0	0%
	Strathfield	0	0	0	0%	0	0	0%
Inner West Total		7	24	23	44%	2	431	100%
Inner North	Hunters Hill	1	0	0	0%	1	1	50%
	Lane Cove	4	0	0	0%	0	0	0%
	Mosman	0	22	0	100%	0	29	100%
	North Sydney	16	28	0	64%	0	24	100%
	Ryde	6	5	2	38%	0	12	100%
	Willoughby	7	0	0	0%	0	8	100%
Inner North Total		34	55	2	60%	1	74	99%
North	Hornsby	17	40	0	70%	1	1	50%
	Ku-ring-gai	19	50	0	72%	0	160	100%
North Total		36	90	0	71%	1	161	99%
North East	Manly	2	0	0	0%	0	0	0%
	Pittwater	3	0	1	0%	0	0	0%
	Warringah	15	0	0	0%	1	62	98%
North East Total		20	0	1	0%	1	62	98%
Central West	Auburn	12	190	0	94%	0	0	0%
	Bankstown	37	81	6	65%	11	8	42%
	Fairfield	29	4	3	11%	3	0	0%
	Holroyd	32	23	7	37%	22	71	76%
	Parramatta	20	58	0	74%	6	37	86%
Central West Total		130	356	16	71%	42	116	73%
North West	Blacktown	101	16	2	13%	68	64	48%
	Blue Mountains	7	2	0	22%	0	0	0%
	Hawkesbury	15	2	0	12%	0	4	100%
	Penrith	93	61	3	39%	17	3	15%
	The Hills	44	58	2	56%	20	72	78%
North West Total		260	139	7	34%	105	143	58%
South West	Camden	103	0	0	0%	23	0	0%
	Campbelltown	39	80	0	67%	2	14	88%
	Liverpool	69	70	1	50%	14	0	0%
	Wollondilly	23	0	0	0%	3	0	0%
South West Total		234	150	1	39%	42	14	25%
Sydney Metro Total		831	1,672	60	65%	204	1,102	84%
Central Coast	Gosford	34	14	3	27%	40	10	20%
	Wyong	25	32	0	56%	39	55	59%
Central Coast Total		59	46	3	43%	79	65	45%
Illawarra	Kiama	3	5	0	63%	1	0	0%
	Shellharbour	26	12	0	32%	17	1	6%
	Wollongong	64	27	1	29%	21	13	38%
Illawarra Total		93	44	1	32%	39	14	26%

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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