

DECEMBER 2013 MONTHLY MONITOR



Introduction

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

Contents

Regional dwelling approvals and completions	1 - 2
LGA dwelling approvals and completions	3
LGA approvals and completions by dwelling type	4
Glossary	5

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 - December 2013)

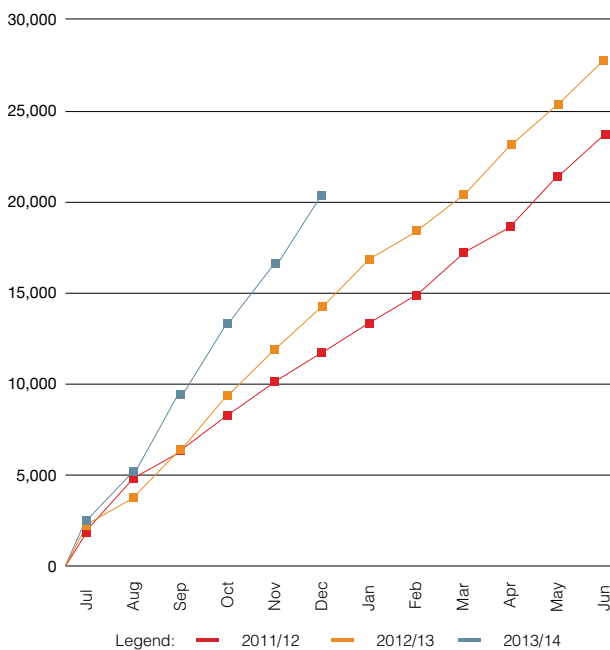


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - December 2013)

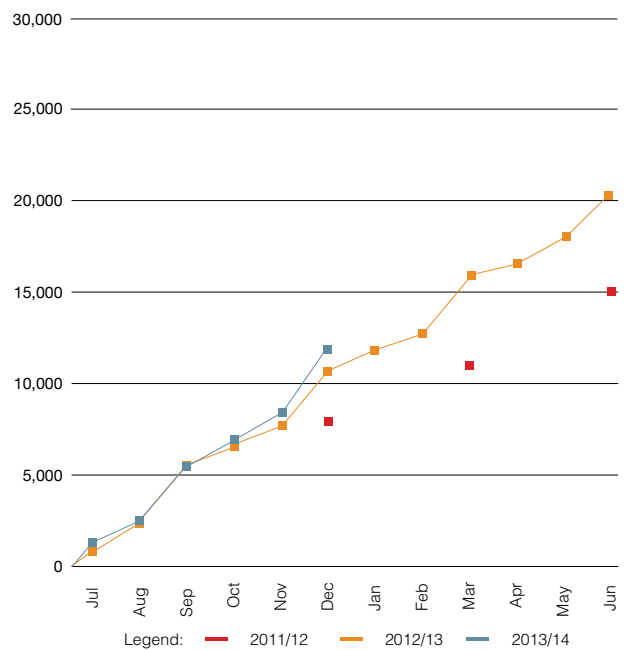


Table 1: Regional Dwelling Approvals and Net Completions (July 2011 - December 2013)

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	4,481	3,783	3,431	3,720							20,447

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	2,959	1,463	1,457	3,469							11,934

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	47	172	113	81							566

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	100	44	73	62							456

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	74	109	70	137							612

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	129	36	40	342	74	79	182	76	92	152	1,321
2013/14	28	53	150	114	18	243							606

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

Table 2: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (October 2013 - December 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		October	November	December	YTD	October	November	December	YTD
Sydney City	Sydney City	541	143	14	1,292	559	113	93	1,243
Sydney City Total		541	143	14	1,292	559	113	93	1,243
East	Botany Bay	339	82	54	485	0	0	368	425
	Randwick	23	12	69	250	21	15	113	282
	Waverley	23	10	373	429	0	16	0	39
	Woollahra	21	25	32	154	0	0	1	5
East Total		406	129	528	1,318	21	31	482	751
South	Canterbury	46	33	404	922	1	2	29	200
	Hurstville	85	37	4	414	5	275	8	396
	Kogarah	8	92	14	258	0	0	16	36
	Marrickville	1	134	10	184	1	52	80	363
	Rockdale	18	351	76	1,446	5	0	48	145
	Sutherland	77	62	91	363	0	5	44	105
South Total		235	709	599	3,587	12	334	225	1,245
Inner West	Ashfield	2	3	2	14	0	0	0	1
	Burwood	347	210	5	587	1	0	0	1
	Canada Bay	106	15	27	292	118	0	97	721
	Leichhardt	1	2	1	5	0	3	0	7
	Strathfield	30	20	0	92	0	0	12	107
Inner West Total		486	250	35	990	119	3	109	837
Inner North	Hunters Hill	1	4	1	8	41	0	2	45
	Lane Cove	3	86	216	395	0	0	59	189
	Mosman	0	0	3	30	0	2	1	32
	North Sydney	189	73	217	702	184	36	189	433
	Ryde	245	56	142	488	5	13	55	234
	Willoughby	3	22	47	493	0	0	298	337
Inner North Total		441	241	626	2,116	230	51	604	1,270
North	Hornsby	218	58	290	756	4	1	195	225
	Ku-ring-gai	44	201	65	537	1	3	11	307
North Total		262	259	355	1,293	5	4	206	532
North East	Manly	2	1	0	10	1	0	0	2
	Pittwater	0	1	0	27	1	0	19	84
	Warringah	23	48	95	250	1	0	41	117
North East Total		25	50	95	287	3	0	60	203
West Central	Auburn	124	20	32	587	0	477	37	525
	Bankstown	119	158	79	588	9	22	73	266
	Fairfield	94	42	31	468	10	0	29	166
	Holroyd	36	59	35	326	20	15	36	211
	Parramatta	72	345	476	1,364	112	112	145	808
West Central Total		445	624	653	3,333	151	626	320	1,976
North West	Blacktown	145	243	88	1,073	124	142	275	978
	Blue Mountains	9	8	10	66	3	1	21	47
	Hawkesbury	7	15	28	92	6	1	14	30
	Penrith	129	155	99	940	83	29	237	586
	The Hills	170	184	82	1,181	115	41	68	556
North West Total		460	605	307	3,352	331	214	615	2,197
South West	Camden	168	146	139	789	9	11	279	594
	Campbelltown	74	125	48	579	10	14	111	261
	Liverpool	217	121	304	1,366	12	55	352	750
	Wollondilly	23	29	17	145	1	1	13	75
South West Total		482	421	508	2,879	32	81	755	1,680
Sydney Metro Total		3,783	3,431	3,720	20,447	1,463	1,457	3,469	11,934
Central Coast	Gosford	137	66	39	344	12	18	25	135
	Wyong	35	47	42	222	32	55	37	321
Central Coast Total		172	113	81	566	44	73	62	456
Illawarra	Kiama	6	4	2	21	0	3	18	31
	Shellharbour	30	33	37	193	2	11	83	164
	Wollongong	73	33	98	398	112	4	142	411
Illawarra Total		109	70	137	612	114	18	243	606

Table 3: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (December 2013)

Subregion	LGA	Dwelling Approvals (by building type) December 2013				Net Dwelling Completions (by building type) December 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	11	2	79%	13	80	86%
Sydney City Total		1	11	2	79%	13	80	86%
East	Botany Bay	4	50	0	93%	0	368	100%
	Randwick	4	64	1	93%	2	111	98%
	Waverley	5	367	1	98%	0	0	0%
	Woollahra	27	5	0	16%	1	0	0%
East Total		40	486	2	92%	3	479	99%
South	Canterbury	8	396	0	98%	8	21	72%
	Hurstville	2	2	0	50%	4	4	50%
	Kogarah	5	9	0	64%	2	14	88%
	Marrickville	3	6	1	60%	23	57	71%
	Rockdale	1	75	0	99%	5	43	90%
	Sutherland	27	61	3	67%	32	12	27%
South Total		46	549	4	92%	74	151	67%
Inner West	Ashfield	0	2	0	100%	0	0	0%
	Burwood	5	0	0	0%	0	0	0%
	Canada Bay	9	18	0	67%	2	95	98%
	Leichhardt	1	0	0	0%	0	0	0%
	Strathfield	0	0	0	0%	0	12	100%
Inner West Total		15	20	0	57%	2	107	98%
Inner North	Hunters Hill	1	0	0	0%	0	2	100%
	Lane Cove	3	213	0	99%	0	59	100%
	Mosman	3	0	0	0%	1	0	0%
	North Sydney	10	207	0	95%	2	187	99%
	Ryde	11	131	0	92%	16	39	71%
	Willoughby	5	42	0	89%	3	295	99%
Inner North Total		33	593	0	95%	22	582	96%
North	Hornsby	17	273	0	94%	13	182	93%
	Ku-ring-gai	12	53	0	82%	8	3	27%
North Total		29	326	0	92%	21	185	90%
North East	Manly	0	0	0	0%	0	0	0%
	Pittwater	0	0	0	0%	5	14	74%
	Warringah	25	70	0	74%	4	37	90%
North East Total		25	70	0	74%	9	51	85%
West Central	Auburn	13	18	1	56%	13	24	65%
	Bankstown	17	56	6	71%	50	23	32%
	Fairfield	23	5	3	16%	13	16	55%
	Holroyd	21	14	0	40%	35	1	3%
	Parramatta	12	463	1	97%	32	113	78%
West Central Total		86	556	11	85%	143	177	55%
North West	Blacktown	83	0	5	0%	168	107	39%
	Blue Mountains	9	0	1	0%	21	0	0%
	Hawkesbury	28	0	0	0%	9	5	36%
	Penrith	72	27	0	27%	159	78	33%
	The Hills	65	17	0	21%	62	6	9%
North West Total		257	44	6	14%	419	196	32%
South West	Camden	139	0	0	0%	277	2	1%
	Campbelltown	48	0	0	0%	101	10	9%
	Liverpool	145	158	1	52%	248	104	30%
	Wollondilly	17	0	0	0%	13	0	0%
South West Total		349	158	1	31%	639	116	15%
Sydney Metro Total		881	2,813	26	76%	1,345	2,124	61%
Central Coast	Gosford	22	14	3	36%	22	3	12%
	Wyong	26	16	0	38%	37	0	0%
Central Coast Total		48	30	3	37%	59	3	5%
Illawarra	Kiama	2	0	0	0%	16	2	11%
	Shellharbour	23	14	0	38%	79	4	5%
	Wollongong	54	44	0	45%	120	22	15%
Illawarra Total		79	58	0	42%	215	28	12%

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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