

## FEBRUARY 2014 MONTHLY MONITOR



### Introduction

The monthly monitor provides dwelling approval and completion data for LGAs in Metropolitan Sydney, Central Coast Region and the 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 - February 2014)

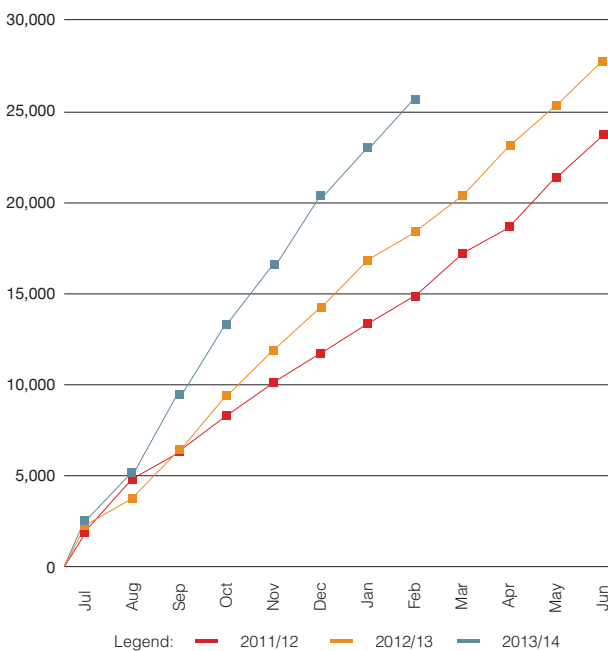
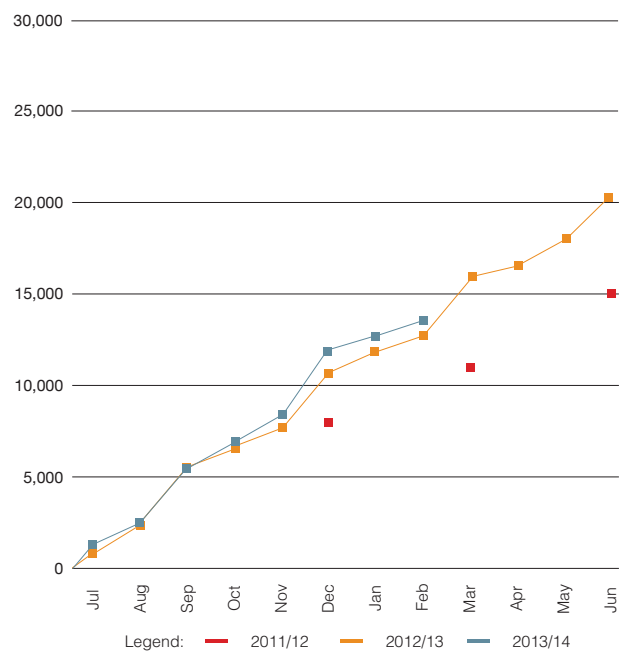


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - February 2014)



**Table 1: Regional Dwelling Approvals and Net Dwelling Completions  
(July 2011 - February 2014)**

**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	2,788	2,628					25,863

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	773	876					13,583

**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	59	67					692

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	30	46					532

**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	145	117					874

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	36	14					656

Note: \* Six and three month net dwelling completion totals.  
 Monthly net dwelling completion data is only available from July 2012.  
 The Illawarra Region data does not include Shoalhaven LGA.

Table 2: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (December 2013 - February 2014)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		December	January	February	YTD	December	January	February	YTD
Sydney City	Sydney City	14	88	174	1,554	93	11	330	1,584
Sydney City Total		14	88	174	1,554	93	11	330	1,584
East	Botany Bay	54	0	104	589	368	0	0	425
	Randwick	69	9	53	312	113	10	22	314
	Waverley	373	105	6	540	0	6	0	45
	Woollahra	32	23	38	215	1	0	0	5
East Total		528	137	201	1,656	482	16	22	789
South	Canterbury	404	43	13	978	29	3	0	203
	Hurstville	4	481	19	914	8	1	0	397
	Kogarah	14	20	4	282	16	0	0	36
	Marrickville	10	11	2	197	80	39	1	403
	Rockdale	76	68	86	1,600	48	32	38	215
South Total		599	652	209	4,448	225	78	41	1,364
Inner West	Ashfield	2	0	0	14	0	19	0	20
	Burwood	5	45	2	634	0	0	0	1
	Canada Bay	27	21	10	323	97	56	3	780
	Leichhardt	1	23	3	31	0	2	0	9
	Strathfield	0	20	78	190	12	1	9	117
Inner West Total		35	109	93	1,192	109	78	12	927
Inner North	Hunters Hill	1	12	0	20	2	0	0	45
	Lane Cove	216	74	77	546	59	0	0	189
	Mosman	3	20	1	51	1	14	32	78
	North Sydney	217	300	28	1,030	189	10	0	443
	Ryde	142	6	240	734	55	246	0	480
Inner North Total		626	428	349	2,893	604	270	33	1,573
North	Hornsby	290	8	78	842	195	6	2	233
	Ku-ring-gai	65	151	16	704	11	0	0	307
North Total		355	159	94	1,546	206	6	2	540
North East	Manly	0	1	26	37	0	2	0	4
	Pittwater	0	22	10	59	19	0	1	85
	Warringah	95	107	50	407	41	2	111	230
North East Total		95	130	86	503	60	4	112	319
West Central	Auburn	32	8	175	770	37	1	1	527
	Bankstown	79	215	118	921	73	17	6	289
	Fairfield	31	31	52	551	29	19	7	192
	Holroyd	35	32	40	398	36	15	26	252
	Parramatta	476	87	25	1,476	145	43	47	898
West Central Total		653	373	410	4,116	320	95	87	2,158
North West	Blacktown	88	286	338	1,697	275	23	73	1,074
	Blue Mountains	10	3	11	80	21	13	1	61
	Hawkesbury	28	12	10	114	14	3	4	37
	Penrith	99	81	127	1,148	237	23	47	656
	The Hills	82	59	142	1,382	68	48	22	626
North West Total		307	441	628	4,421	615	110	147	2,454
South West	Camden	139	107	166	1,062	279	49	27	670
	Campbelltown	48	53	82	714	111	14	18	293
	Liverpool	304	97	112	1,575	352	41	43	834
	Wollondilly	17	14	24	183	13	1	2	78
South West Total		508	271	384	3,534	755	105	90	1,875
<b>Sydney Metro Total</b>		<b>3,720</b>	<b>2,788</b>	<b>2,628</b>	<b>25,863</b>	<b>3,469</b>	<b>773</b>	<b>876</b>	<b>13,583</b>
Central Coast	Gosford	39	40	36	420	25	13	21	169
	Wyong	42	19	31	272	37	17	25	363
<b>Central Coast Total</b>		<b>81</b>	<b>59</b>	<b>67</b>	<b>692</b>	<b>62</b>	<b>30</b>	<b>46</b>	<b>532</b>
Illawarra	Kiama	2	33	1	55	18	20	2	53
	Shellharbour	37	33	47	273	83	4	5	173
	Wollongong	98	79	69	546	142	12	7	430
<b>Illawarra Total</b>		<b>137</b>	<b>145</b>	<b>117</b>	<b>874</b>	<b>243</b>	<b>36</b>	<b>14</b>	<b>656</b>

Table 3: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (February 2014)

Subregion	LGA	Dwelling Approvals (by building type) February 2014				Net Dwelling Completions (by building type) February 2014		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	172	1	99%	0	330	100%
Sydney City Total		1	172	1	99%	0	330	100%
East	Botany Bay	4	100	0	96%	0	0	0%
	Randwick	5	48	0	91%	0	22	100%
	Waverley	2	2	2	33%	0	0	0%
	Woollahra	38	0	0	0%	0	0	0%
East Total		49	150	2	75%	0	22	100%
South	Canterbury	13	0	0	0%	0	0	0%
	Hurstville	10	9	0	47%	0	0	0%
	Kogarah	4	0	0	0%	0	0	0%
	Marrickville	2	0	0	0%	1	0	0%
	Rockdale	7	77	2	90%	0	38	100%
South Total		37	48	0	56%	1	1	50%
South Total		73	134	2	64%	2	39	95%
Inner West	Ashfield	0	0	0	0%	0	0	0%
	Burwood	2	0	0	0%	0	0	0%
	Canada Bay	8	2	0	20%	2	1	33%
	Leichhardt	3	0	0	0%	0	0	0%
	Strathfield	0	78	0	100%	0	9	100%
Inner West Total		13	80	0	86%	2	10	83%
Inner North	Hunters Hill	0	0	0	0%	0	0	0%
	Lane Cove	5	72	0	94%	0	0	0%
	Mosman	1	0	0	0%	0	32	100%
	North Sydney	6	14	8	50%	0	0	0%
	Ryde	7	229	4	95%	0	0	0%
Inner North Total		3	0	0	0%	1	0	0%
Inner North Total		22	315	12	90%	1	32	97%
North	Hornsby	21	57	0	73%	2	0	0%
	Ku-ring-gai	15	0	1	0%	0	0	0%
North Total		36	57	1	61%	2	0	0%
North East	Manly	5	21	0	81%	0	0	0%
	Pittwater	9	0	1	0%	1	0	0%
	Warringah	25	23	2	46%	0	111	100%
North East Total		39	44	3	51%	1	111	99%
West Central	Auburn	18	156	1	89%	1	0	0%
	Bankstown	62	52	4	44%	6	0	0%
	Fairfield	40	10	2	19%	2	5	71%
	Holroyd	23	17	0	43%	2	24	92%
	Parramatta	13	12	0	48%	34	13	28%
West Central Total		156	247	7	60%	45	42	48%
North West	Blacktown	146	191	1	57%	64	9	12%
	Blue Mountains	11	0	0	0%	1	0	0%
	Hawkesbury	5	4	1	40%	4	0	0%
	Penrith	72	54	1	43%	37	10	21%
	The Hills	90	51	1	36%	22	0	0%
North West Total		324	300	4	48%	128	19	13%
South West	Camden	166	0	0	0%	27	0	0%
	Campbelltown	23	59	0	72%	18	0	0%
	Liverpool	97	14	1	13%	31	12	28%
	Wollondilly	24	0	0	0%	2	0	0%
South West Total		310	73	1	19%	78	12	13%
Sydney Metro Total		1,023	1,572	33	60%	259	617	70%
Central Coast	Gosford	18	17	1	47%	17	4	19%
	Wyong	25	6	0	19%	22	3	12%
Central Coast Total		43	23	1	34%	39	7	15%
Illawarra	Kiama	1	0	0	0%	2	0	0%
	Shellharbour	28	19	0	40%	1	4	80%
	Wollongong	47	15	7	22%	5	2	29%
Illawarra Total		76	34	7	29%	8	6	43%

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](mailto:mdp@planning.nsw.gov.au)

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