

# MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

## AUGUST 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 2012 - August 2014)

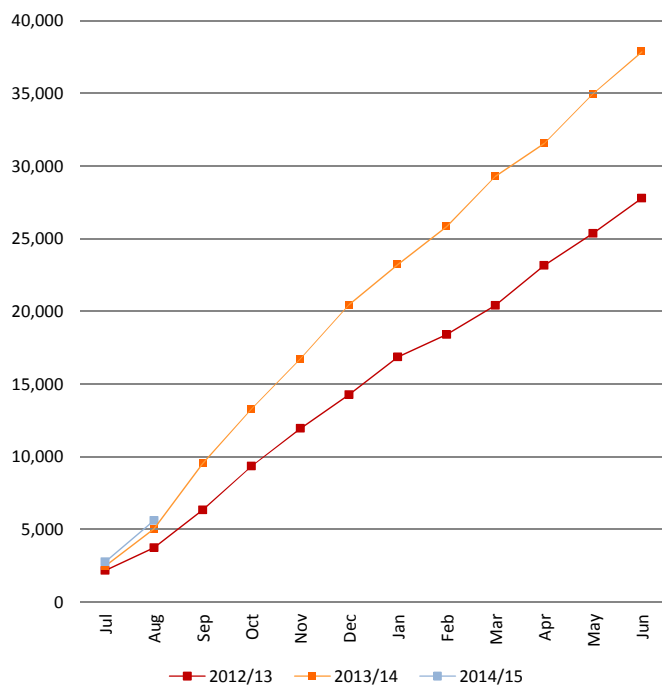


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - August 2014)

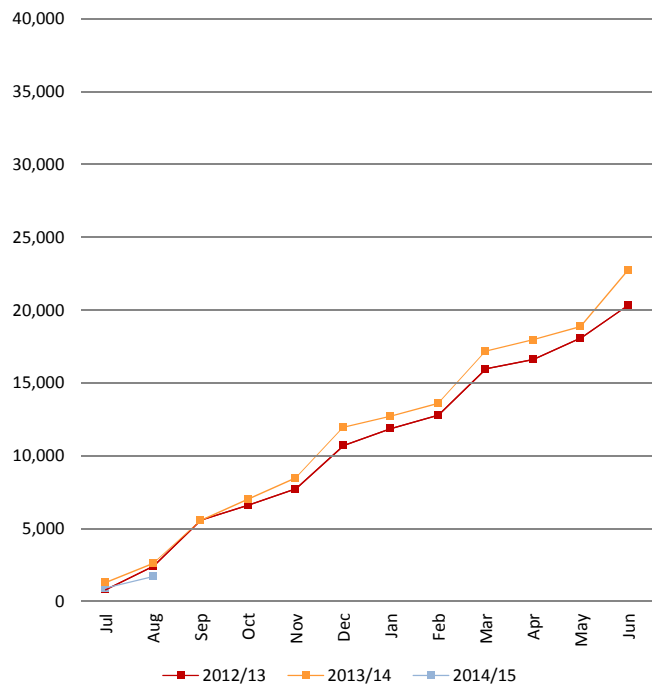


Table 1: Regional Dwelling Approvals and New Dwelling Completions  
(July 2012 - August 2014)

Sydney Metropolitan

| Dwelling Approvals | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Jan   | Feb   | Mar   | Apr   | May   | Jun   | YTD    |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| 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 | 2,599 | 3,453 | 2,256 | 3,429 | 2,888 | 37,860 |
| 2014/15            | 2,755 | 2,853 |       |       |       |       |       |       |       |       |       |       | 5,608  |

| Dwelling Completions | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Jan   | Feb | Mar   | Apr | May   | Jun   | YTD    |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-----|-------|-----|-------|-------|--------|
| 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 | 3,592 | 785 | 914   | 3,876 | 22,750 |
| 2014/15              | 908   | 789   |       |       |       |       |       |     |       |     |       |       | 1,697  |

Central Coast Region

| Dwelling Approvals | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | YTD   |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 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  | 162 | 71  | 95  | 169 | 1,189 |
| 2014/15            | 79  | 128 |     |     |     |     |     |     |     |     |     |     | 207   |

| Dwelling Completions | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | YTD |
|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2012/13              | 66  | 36  | 26  | 139 | 100 | 39  | 38  | 77  | 118 | 47  | 45  | 27  | 758 |
| 2013/14              | 33  | 76  | 34  | 44  | 73  | 62  | 30  | 46  | 67  | 33  | 50  | 158 | 706 |
| 2014/15              | 66  | 55  |     |     |     |     |     |     |     |     |     |     | 121 |

Illawarra Region

| Dwelling Approvals | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | YTD   |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 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 | 139 | 63  | 211 | 60  | 1,347 |
| 2014/15            | 126 | 71  |     |     |     |     |     |     |     |     |     |     | 197   |

| Dwelling Completions | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | YTD   |
|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 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  | 245 | 18  | 30  | 180 | 1,129 |
| 2014/15              | 132 | 70  |     |     |     |     |     |     |     |     |     |     | 202   |

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 (June 2014 - August 2014)

| Subregion           | LGA            | Dwelling Approvals |       |        |       | Net Dwelling Completions |      |        |       |
|---------------------|----------------|--------------------|-------|--------|-------|--------------------------|------|--------|-------|
|                     |                | June               | July  | August | YTD   | June                     | July | August | YTD   |
| Sydney City         | Sydney         | 251                | 105   | 52     | 157   | 801                      | 145  | 0      | 145   |
| Sydney City Total   |                | 251                | 105   | 52     | 157   | 801                      | 145  | 0      | 145   |
| East                | Botany Bay     | 82                 | 224   | 57     | 281   | 114                      | 1    | 83     | 84    |
|                     | Randwick       | 39                 | 63    | 34     | 97    | 153                      | 51   | 1      | 52    |
|                     | Waverley       | 23                 | 3     | 8      | 11    | 6                        | 0    | 0      | 0     |
|                     | Woollahra      | 42                 | 47    | 31     | 78    | 0                        | 0    | 0      | 0     |
| East Total          |                | 186                | 337   | 130    | 467   | 273                      | 52   | 84     | 136   |
| South               | Canterbury     | 112                | 22    | 37     | 59    | 85                       | 6    | 8      | 14    |
|                     | Hurstville     | 18                 | 11    | 17     | 28    | 89                       | 4    | 13     | 17    |
|                     | Kogarah        | 4                  | 20    | 12     | 32    | 17                       | 8    | 7      | 15    |
|                     | Marrickville   | 253                | 56    | 7      | 63    | 217                      | 10   | 0      | 10    |
|                     | Rockdale       | 6                  | 58    | 13     | 71    | 31                       | 0    | 0      | 0     |
|                     | Sutherland     | 46                 | 63    | 36     | 99    | 53                       | 76   | 5      | 81    |
| South Total         |                | 439                | 230   | 122    | 352   | 492                      | 104  | 33     | 137   |
| Inner West          | Ashfield       | 0                  | 0     | 0      | 0     | 121                      | 0    | 78     | 78    |
|                     | Burwood        | 63                 | 31    | 1      | 32    | 0                        | 0    | 0      | 0     |
|                     | Canada Bay     | 21                 | 17    | 5      | 22    | 34                       | 0    | 0      | 0     |
|                     | Leichhardt     | 2                  | 5     | 0      | 5     | 31                       | 2    | 1      | 3     |
|                     | Strathfield    | 0                  | 4     | 8      | 12    | 0                        | 0    | 10     | 10    |
| Inner West Total    |                | 86                 | 57    | 14     | 71    | 186                      | 2    | 89     | 91    |
| Inner North         | Hunters Hill   | -11                | 0     | 2      | 2     | 2                        | 11   | 16     | 27    |
|                     | Lane Cove      | 11                 | 4     | 69     | 73    | 0                        | 64   | 76     | 140   |
|                     | Mosman         | 23                 | 5     | 5      | 10    | 1                        | 5    | 0      | 5     |
|                     | North Sydney   | 43                 | 22    | 11     | 33    | 24                       | 14   | 0      | 14    |
|                     | Ryde           | 27                 | 208   | 37     | 245   | 335                      | 87   | 2      | 89    |
|                     | Willoughby     | 3                  | 5     | 6      | 11    | 145                      | 1    | 0      | 1     |
| Inner North Total   |                | 96                 | 244   | 130    | 374   | 507                      | 182  | 94     | 276   |
| North               | Hornsby        | 293                | 84    | 48     | 132   | 29                       | 35   | 0      | 35    |
|                     | Ku-ring-gai    | 20                 | 36    | 17     | 53    | 86                       | 0    | 5      | 5     |
| North Total         |                | 313                | 120   | 65     | 185   | 115                      | 35   | 5      | 40    |
| North East          | Manly          | 0                  | 2     | 2      | 4     | 2                        | 0    | 0      | 0     |
|                     | Pittwater      | 5                  | 6     | 52     | 58    | 7                        | 5    | 0      | 5     |
|                     | Warringah      | 51                 | 62    | 35     | 97    | 2                        | 48   | 0      | 48    |
| North East Total    |                | 56                 | 70    | 89     | 159   | 11                       | 53   | 0      | 53    |
| West Central        | Auburn         | 16                 | 90    | 19     | 109   | 4                        | 0    | 1      | 1     |
|                     | Bankstown      | 119                | 101   | 259    | 360   | 113                      | 51   | 49     | 100   |
|                     | Fairfield      | 43                 | 104   | 72     | 176   | 26                       | 16   | 8      | 24    |
|                     | Holroyd        | 35                 | 54    | 33     | 87    | 38                       | 19   | 4      | 23    |
|                     | Parramatta     | 161                | 107   | 761    | 868   | 139                      | 43   | 43     | 86    |
| West Central Total  |                | 374                | 456   | 1,144  | 1,600 | 320                      | 129  | 105    | 234   |
| North West          | Blacktown      | 316                | 339   | 204    | 543   | 259                      | 24   | 147    | 171   |
|                     | Blue Mountains | 39                 | 15    | 26     | 41    | 12                       | 1    | 1      | 2     |
|                     | Hawkesbury     | 18                 | 20    | 13     | 33    | 10                       | 27   | 19     | 46    |
|                     | Penrith        | 108                | 252   | 93     | 345   | 171                      | 10   | 12     | 22    |
|                     | The Hills      | 148                | 93    | 432    | 525   | 135                      | 60   | 91     | 151   |
| North West Total    |                | 629                | 719   | 768    | 1,487 | 587                      | 122  | 270    | 392   |
| South West          | Camden         | 122                | 207   | 203    | 410   | 241                      | 14   | 29     | 43    |
|                     | Campbelltown   | 45                 | 53    | 8      | 61    | 69                       | 39   | 14     | 53    |
|                     | Liverpool      | 256                | 125   | 110    | 235   | 236                      | 26   | 54     | 80    |
|                     | Wollondilly    | 35                 | 32    | 18     | 50    | 38                       | 5    | 12     | 17    |
| South West Total    |                | 458                | 417   | 339    | 756   | 584                      | 84   | 109    | 193   |
| Sydney Metro Total  |                | 2,888              | 2,755 | 2,853  | 5,608 | 3,876                    | 908  | 789    | 1,697 |
| Central Coast       | Gosford        | 39                 | 45    | 96     | 141   | 19                       | 30   | 23     | 53    |
|                     | Wyong          | 130                | 34    | 32     | 66    | 139                      | 36   | 32     | 68    |
| Central Coast Total |                | 169                | 79    | 128    | 207   | 158                      | 66   | 55     | 121   |
| Illawarra           | Kiama          | 3                  | 1     | 0      | 1     | 15                       | 3    | 1      | 4     |
|                     | Shellharbour   | 16                 | 47    | 36     | 83    | 71                       | 10   | 10     | 20    |
|                     | Wollongong     | 41                 | 78    | 35     | 113   | 94                       | 119  | 59     | 178   |
| Illawarra Total     |                | 60                 | 126   | 71     | 197   | 180                      | 132  | 70     | 202   |

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

| Subregion           | LGA            | Dwelling Approvals (by building type)<br>(August 2014) |            |       |              | Net Dwelling Completions (by building type)<br>(August 2014) |            |              |
|---------------------|----------------|--|------------|-------|--------------|--|------------|--------------|
|                     |                | Detached   | Multi-unit | Other | % Multi-unit | Detached   | Multi-unit | % Multi-unit |
| Sydney City         | Sydney         | 0  | 50         | 2     | 96%          | 0  | 0          | 0%           |
| Sydney City Total   |                | 0  | 50         | 2     | 96%          | 0  | 0          | 0%           |
| East                | Botany Bay     | 9  | 48         | 0     | 84%          | 0  | 83         | 100%         |
|                     | Randwick       | 15   | 17         | 2     | 50%          | 0  | 1          | 100%         |
|                     | Waverley       | 2  | 5          | 1     | 63%          | 0  | 0          | 0%           |
|                     | Woollahra      | 31   | 0          | 0     | 0%           | 0  | 0          | 0%           |
| East Total          |                | 57   | 70         | 3     | 54%          | 0  | 84         | 100%         |
| South               | Canterbury     | 8  | 29         | 0     | 78%          | 0  | 8          | 100%         |
|                     | Hurstville     | 15   | 2          | 0     | 12%          | 4  | 9          | 69%          |
|                     | Kogarah        | 7  | 4          | 1     | 33%          | 0  | 7          | 100%         |
|                     | Marrickville   | 5  | 0          | 2     | 0%           | 0  | 0          | 0%           |
|                     | Rockdale       | 3  | 10         | 0     | 77%          | 0  | 0          | 0%           |
|                     | Sutherland     | 30   | 6          | 0     | 17%          | 3  | 2          | 40%          |
| South Total         |                | 68   | 51         | 3     | 42%          | 7  | 26         | 79%          |
| Inner West          | Ashfield       | 0  | 0          | 0     | 0%           | 0  | 78         | 100%         |
|                     | Burwood        | 1  | 0          | 0     | 0%           | 0  | 0          | 0%           |
|                     | Canada Bay     | 3  | 2          | 0     | 40%          | 0  | 0          | 0%           |
|                     | Leichhardt     | 0  | 0          | 0     | 0%           | 1  | 0          | 0%           |
|                     | Strathfield    | 8  | 0          | 0     | 0%           | 0  | 10         | 100%         |
| Inner West Total    |                | 12   | 2          | 0     | 14%          | 1  | 88         | 99%          |
| Inner North         | Hunters Hill   | 2  | 0          | 0     | 0%           | 0  | 16         | 100%         |
|                     | Lane Cove      | 3  | 66         | 0     | 96%          | 0  | 76         | 100%         |
|                     | Mosman         | 5  | 0          | 0     | 0%           | 0  | 0          | 0%           |
|                     | North Sydney   | 11   | 0          | 0     | 0%           | 0  | 0          | 0%           |
|                     | Ryde           | 15   | 22         | 0     | 59%          | 0  | 2          | 100%         |
|                     | Willoughby     | 6  | 0          | 0     | 0%           | 0  | 0          | 0%           |
| Inner North Total   |                | 42   | 88         | 0     | 68%          | 0  | 94         | 100%         |
| North               | Hornsby        | 24   | 24         | 0     | 50%          | 0  | 0          | 0%           |
|                     | Ku-ring-gai    | 15   | 2          | 0     | 12%          | 0  | 5          | 100%         |
| North Total         |                | 39   | 26         | 0     | 40%          | 0  | 5          | 100%         |
| North East          | Manly          | 2  | 0          | 0     | 0%           | 0  | 0          | 0%           |
|                     | Pittwater      | 6  | 46         | 0     | 88%          | 0  | 0          | 0%           |
|                     | Warringah      | 18   | 16         | 1     | 46%          | 0  | 0          | 0%           |
| North East Total    |                | 26   | 62         | 1     | 70%          | 0  | 0          | 0%           |
| West Central        | Auburn         | 16   | 2          | 1     | 11%          | 1  | 0          | 0%           |
|                     | Bankstown      | 57   | 197        | 5     | 76%          | 8  | 41         | 84%          |
|                     | Fairfield      | 47   | 23         | 2     | 32%          | 4  | 4          | 50%          |
|                     | Holroyd        | 13   | 20         | 0     | 61%          | 4  | 0          | 0%           |
|                     | Parramatta     | 9  | 752        | 0     | 99%          | 9  | 34         | 79%          |
| West Central Total  |                | 142  | 994        | 8     | 87%          | 26   | 79         | 75%          |
| North West          | Blacktown      | 166  | 36         | 2     | 18%          | 54   | 93         | 63%          |
|                     | Blue Mountains | 25   | 0          | 1     | 0%           | 1  | 0          | 0%           |
|                     | Hawkesbury     | 12   | 0          | 1     | 0%           | 17   | 2          | 11%          |
|                     | Penrith        | 89   | 4          | 0     | 4%           | 9  | 3          | 25%          |
|                     | The Hills      | 92   | 339        | 1     | 78%          | 26   | 65         | 71%          |
| North West Total    |                | 384  | 379        | 5     | 49%          | 107  | 163        | 60%          |
| South West          | Camden         | 198  | 4          | 1     | 2%           | 29   | 0          | 0%           |
|                     | Campbelltown   | 8  | 0          | 0     | 0%           | 5  | 9          | 64%          |
|                     | Liverpool      | 106  | 4          | 0     | 4%           | 14   | 40         | 74%          |
|                     | Wollondilly    | 12   | 6          | 0     | 33%          | 5  | 7          | 58%          |
| South West Total    |                | 324  | 14         | 1     | 4%           | 53   | 56         | 51%          |
| Sydney Metro Total  |                | 1,094  | 1,736      | 23    | 61%          | 194  | 595        | 75%          |
| Central Coast       | Gosford        | 24   | 70         | 2     | 73%          | 8  | 15         | 65%          |
|                     | Wyangong       | 27   | 2          | 3     | 6%           | 32   | 0          | 0%           |
| Central Coast Total |                | 51   | 72         | 5     | 56%          | 40   | 15         | 27%          |
| Illawarra           | Kiama          | 0  | 0          | 0     | 0%           | 1  | 0          | 0%           |
|                     | Shellharbour   | 24   | 12         | 0     | 33%          | 10   | 0          | 0%           |
|                     | Wollongong     | 23   | 12         | 0     | 34%          | 18   | 41         | 69%          |
| Illawarra Total     |                | 47   | 24         | 0     | 34%          | 29   | 41         | 59%          |

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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