

MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

SEPTEMBER 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.

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 2012 - September 2014)

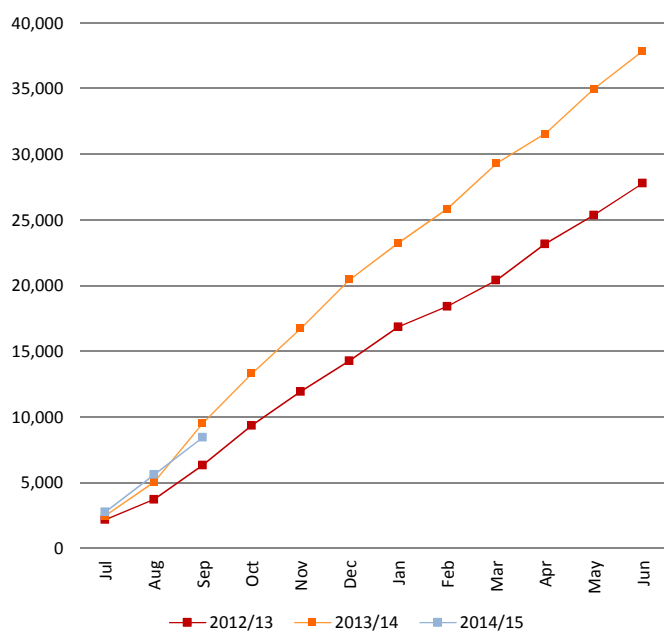


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - September 2014)

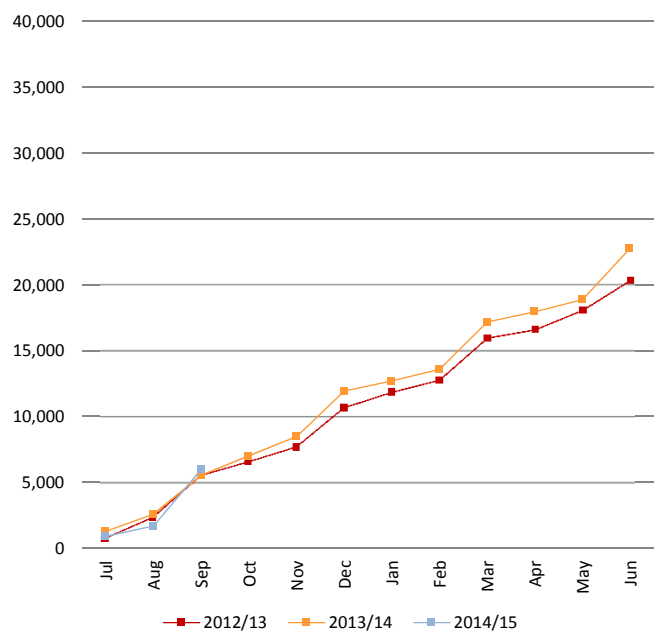


Table 1: Regional Dwelling Approvals and New Dwelling Completions
(July 2012 - September 2014)

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	2,837										8,445

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	4,268										5,965

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	162										369

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	85										206

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	135										332

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	142										344

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.

Illawarra Total

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

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		July	August	September	YTD	July	August	September	YTD
Sydney City	Sydney	105	52	459	616	145	0	1,060	1,205
Sydney City Total		105	52	459	616	145	0	1,060	1,205
East	Botany Bay	224	57	1	282	1	83	0	84
	Randwick	63	34	76	173	51	1	183	235
	Waverley	3	8	4	15	0	0	4	4
	Woollahra	47	31	28	106	0	0	0	0
East Total		337	130	109	576	52	84	187	323
South	Canterbury	22	37	162	221	6	8	253	267
	Hurstville	11	17	16	44	4	13	36	53
	Kogarah	20	12	35	67	8	7	14	29
	Marrickville	56	7	5	68	10	0	136	146
	Rockdale	58	13	89	160	0	0	98	98
South Total		230	122	337	689	104	33	623	760
Inner West	Ashfield	0	0	2	2	0	78	1	79
	Burwood	31	1	15	47	0	0	23	23
	Canada Bay	17	5	126	148	0	0	61	61
	Leichhardt	5	0	0	5	2	1	0	3
Inner West Total		57	14	183	254	2	89	91	182
Inner North	Hunters Hill	0	2	3	5	11	16	1	28
	Lane Cove	4	69	95	168	64	76	78	218
	Mosman	5	5	3	13	5	0	0	5
	North Sydney	22	11	30	63	14	0	1	15
	Ryde	208	37	22	267	87	2	27	116
Inner North Total		244	130	163	537	182	94	119	395
North	Hornsby	84	48	107	239	35	0	18	53
	Ku-ring-gai	36	17	74	127	0	5	17	22
North Total		120	65	181	366	35	5	35	75
North East	Manly	2	2	25	29	0	0	13	13
	Pittwater	6	52	6	64	5	0	1	6
	Warringah	62	35	72	169	48	0	9	57
North East Total		70	89	103	262	53	0	23	76
West Central	Auburn	90	19	24	133	0	1	299	300
	Bankstown	101	259	92	452	51	49	109	209
	Fairfield	104	72	76	252	16	8	39	63
	Holroyd	54	33	51	138	19	4	34	57
West Central Total		456	1,144	306	1,906	129	105	710	944
North West	Blacktown	339	204	179	722	24	147	267	438
	Blue Mountains	15	26	19	60	1	1	6	8
	Hawkesbury	20	13	16	49	27	19	8	54
	Penrith	252	93	104	449	10	12	238	260
	The Hills	93	432	138	663	60	91	155	306
North West Total		719	768	456	1,943	122	270	674	1,066
South West	Camden	207	203	199	609	14	29	345	388
	Campbelltown	53	8	190	251	39	14	82	135
	Liverpool	125	110	122	357	26	54	293	373
	Wollondilly	32	18	29	79	5	12	26	43
South West Total		417	339	540	1,296	84	109	746	939
Sydney Metro Total		2,755	2,853	2,837	8,445	908	789	4,268	5,965
Central Coast	Gosford	45	96	100	241	30	23	23	76
	Wyong	34	32	62	128	36	32	62	130
Central Coast Total		79	128	162	369	66	55	85	206
Illawarra	Kiama	1	0	1	2	3	1	8	12
	Shellharbour	47	36	44	127	10	10	64	84
	Wollongong	78	35	90	203	119	59	70	248
Illawarra Total		126	71	135	332	132	70	142	344

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

Subregion	LGA	Dwelling Approvals (by building type) (September 2014)				Net Dwelling Completions (by building type) (September 2014)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	2	410	47	89%	1	1,059	100%
Sydney City Total		2	410	47	89%	1	1,059	100%
East	Botany Bay	1	0	0	0%	0	0	0%
	Randwick	13	61	2	80%	3	180	98%
	Waverley	4	0	0	0%	1	3	75%
	Woollahra	26	2	0	7%	0	0	0%
East Total		44	63	2	58%	4	183	98%
South	Canterbury	20	140	2	86%	1	252	100%
	Hurstville	10	6	0	38%	6	30	83%
	Kogarah	8	26	1	74%	0	14	100%
	Marrickville	1	4	0	80%	1	135	99%
	Rockdale	8	80	1	90%	0	98	100%
	Sutherland	27	2	1	7%	20	66	77%
South Total		74	258	5	77%	28	595	96%
Inner West	Ashfield	2	0	0	0%	1	0	0%
	Burwood	1	14	0	93%	0	23	100%
	Canada Bay	7	111	8	88%	0	61	100%
	Leichhardt	0	0	0	0%	0	0	0%
	Strathfield	1	38	1	95%	1	5	83%
Inner West Total		11	163	9	89%	2	89	98%
Inner North	Hunters Hill	1	2	0	67%	1	0	0%
	Lane Cove	1	94	0	99%	0	78	100%
	Mosman	3	0	0	0%	0	0	0%
	North Sydney	3	24	3	80%	1	0	0%
	Ryde	7	14	1	64%	13	14	52%
	Willoughby	10	0	0	0%	0	12	100%
Inner North Total		25	134	4	82%	15	104	87%
North	Hornsby	39	67	1	63%	11	7	39%
	Ku-ring-gai	15	58	1	78%	3	14	82%
North Total		54	125	2	69%	14	21	60%
North East	Manly	1	24	0	96%	3	10	77%
	Pittwater	5	0	1	0%	1	0	0%
	Warringah	20	49	3	68%	9	0	0%
North East Total		26	73	4	71%	13	10	43%
West Central	Auburn	22	2	0	8%	1	298	100%
	Bankstown	33	58	1	63%	73	36	33%
	Fairfield	69	4	3	5%	18	21	54%
	Holroyd	31	20	0	39%	26	8	24%
	Parramatta	15	48	0	76%	48	181	79%
West Central Total		170	132	4	43%	166	544	77%
North West	Blacktown	104	72	3	40%	213	54	20%
	Blue Mountains	19	0	0	0%	6	0	0%
	Hawkesbury	15	0	1	0%	7	1	13%
	Penrith	101	2	1	2%	153	85	36%
	The Hills	50	88	0	64%	86	69	45%
North West Total		289	162	5	36%	465	209	31%
South West	Camden	199	0	0	0%	342	3	1%
	Campbelltown	78	111	1	58%	55	27	33%
	Liverpool	116	6	0	5%	255	38	13%
	Wollondilly	28	0	1	0%	26	0	0%
South West Total		421	117	2	22%	678	68	9%
Sydney Metro Total		1,116	1,637	84	58%	1,386	2,882	68%
Central Coast	Gosford	13	87	0	87%	22	1	4%
	Wyong	40	22	0	35%	40	22	35%
Central Coast Total		53	109	0	67%	62	23	27%
Illawarra	Kiama	1	0	0	0%	8	0	0%
	Shellharbour	18	26	0	59%	59	5	8%
	Wollongong	53	36	1	40%	58	12	17%
Illawarra Total		72	62	1	46%	125	17	12%

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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