

# MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

## NOVEMBER 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 - November 2014)

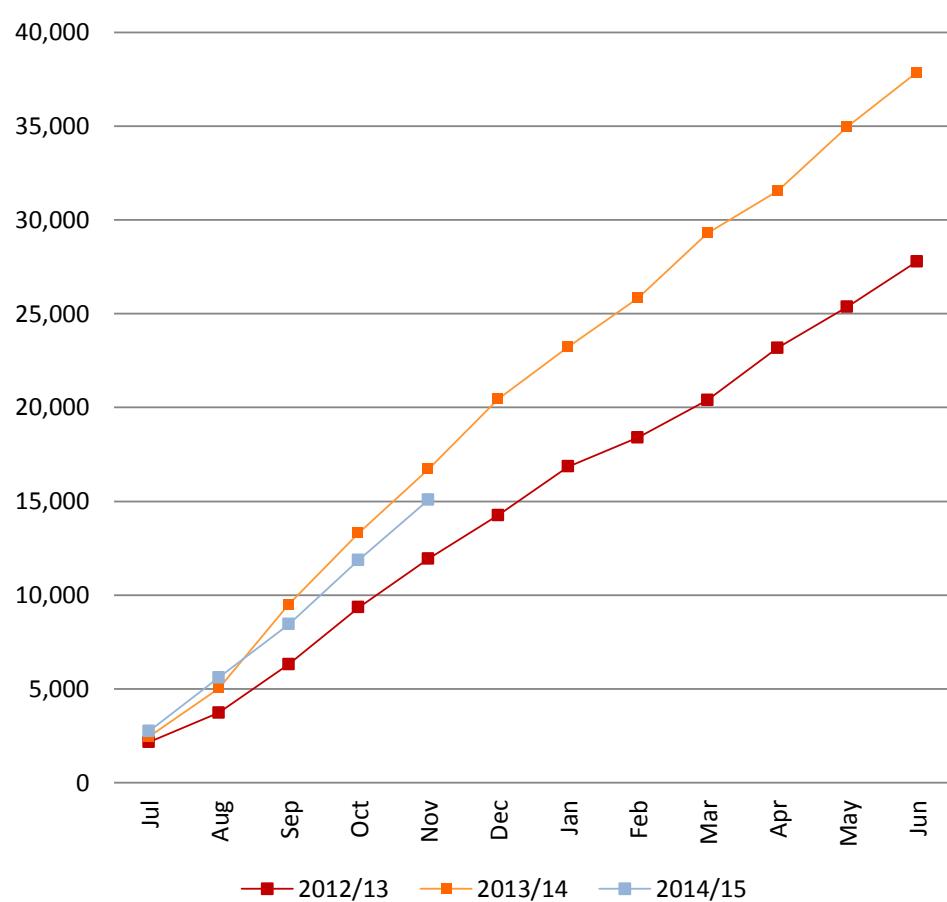


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - November 2014)

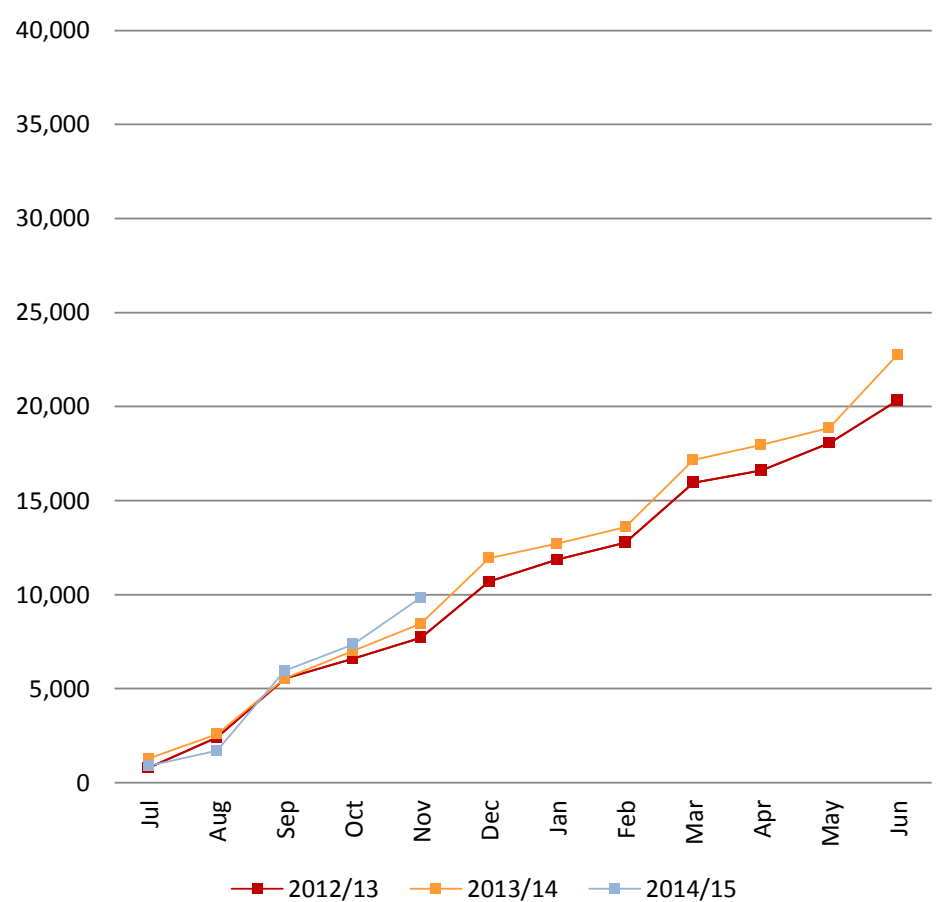


Table 1: Regional Dwelling Approvals and New Dwelling Completions  
(July 2012 - November 2014)

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	3,414	3,218								15,077

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	1,388	2,484								9,837

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	103	87								559

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	123	59								388

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	168	126								626

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	48	53								445

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 (September 2014 - November 2014)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		September	October	November	YTD	September	October	November	YTD
Sydney City	Sydney	459	219	490	1,325	1,060	472	450	2,127
Sydney City Total		459	219	490	1,325	1,060	472	450	2,127
East	Botany Bay	1	6	93	381	0	71	3	158
	Randwick	76	45	23	241	183	3	3	241
	Waverley	4	10	2	27	4	0	14	18
	Woollahra	28	16	23	145	0	0	4	4
East Total		109	77	141	794	187	74	24	421
South	Canterbury	162	267	112	600	253	4	95	366
	Hurstville	16	152	35	231	36	2	1	56
	Kogarah	35	10	9	86	14	34	2	65
	Marrickville	5	30	100	198	136	3	2	151
	Rockdale	89	15	434	609	98	1	645	744
	Sutherland	30	92	35	256	86	5	6	178
South Total		337	566	725	1,980	623	49	751	1,560
Inner West	Ashfield	2	0	53	55	1	0	1	80
	Burwood	15	2	2	51	23	0	0	23
	Canada Bay	126	4	2	154	61	271	6	338
	Leichhardt	0	0	0	5	0	3	0	6
	Strathfield	40	3	2	57	6	0	127	143
Inner West Total		183	9	59	322	91	274	134	590
Inner North	Hunters Hill	3	1	1	7	1	1	0	29
	Lane Cove	95	55	1	224	78	0	0	218
	Mosman	3	1	3	17	0	0	0	5
	North Sydney	30	7	6	76	1	96	0	111
	Ryde	22	35	30	332	27	0	229	345
	Willoughby	10	3	8	32	12	0	11	24
Inner North Total		163	102	49	688	119	97	240	732
North	Hornsby	107	209	31	479	18	6	45	104
	Ku-ring-gai	74	17	14	158	17	50	2	74
North Total		181	226	45	637	35	56	47	178
North East	Manly	25	7	0	36	13	0	1	14
	Pittwater	6	22	5	91	1	1	67	74
	Warringah	72	49	19	237	9	16	12	85
North East Total		103	78	24	364	23	17	80	173
West Central	Auburn	24	489	19	641	299	0	14	314
	Bankstown	92	85	116	653	109	26	24	259
	Fairfield	76	52	48	352	39	2	10	75
	Holroyd	51	116	71	325	34	7	9	73
	Parramatta	63	87	93	1,111	229	18	217	550
West Central Total		306	829	347	3,082	710	53	274	1,271
North West	Blacktown	179	410	299	1,431	267	76	51	565
	Blue Mountains	19	14	14	88	6	2	4	14
	Hawkesbury	16	29	14	92	8	15	5	74
	Penrith	104	125	114	688	238	10	19	289
	The Hills	138	281	275	1,219	155	140	118	564
North West Total		456	859	716	3,518	674	243	197	1,506
South West	Camden	199	191	155	955	345	23	38	449
	Campbelltown	190	64	277	592	82	2	119	256
	Liverpool	122	118	133	608	293	21	118	512
	Wollondilly	29	76	57	212	26	7	12	62
South West Total		540	449	622	2,367	746	53	287	1,279
Sydney Metro Total		2,837	3,414	3,218	15,077	4,268	1,388	2,484	9,837
Central Coast	Gosford	100	44	46	331	23	25	16	117
	Wyong	62	59	41	228	62	98	43	271
Central Coast Total		162	103	87	559	85	123	59	388
Illawarra	Kiama	1	1	30	33	8	3	2	17
	Shellharbour	44	23	52	202	64	9	30	123
	Wollongong	90	144	44	391	70	36	21	305
Illawarra Total		135	168	126	626	142	48	53	445

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

Subregion	LGA	Dwelling Approvals (by building type) (November 2014)				Net Dwelling Completions (by building type) (November 2014)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	0	483	7	99%	0	450	100%
Sydney City Total		0	483	7	99%	0	450	100%
East	Botany Bay	4	89	0	96%	3	0	0%
	Randwick	6	16	1	70%	0	3	100%
	Waverley	2	0	0	0%	0	14	100%
	Woollahra	18	5	0	22%	0	4	100%
East Total		30	110	1	78%	3	21	88%
South	Canterbury	4	107	1	96%	1	94	99%
	Hurstville	9	26	0	74%	1	0	0%
	Kogarah	5	4	0	44%	2	0	0%
	Marrickville	12	88	0	88%	1	1	50%
	Rockdale	5	427	2	98%	2	643	100%
	Sutherland	28	4	3	11%	6	0	0%
South Total		63	656	6	90%	13	738	98%
Inner West	Ashfield	0	52	1	98%	1	0	0%
	Burwood	2	0	0	0%	0	0	0%
	Canada Bay	2	0	0	0%	0	6	100%
	Leichhardt	0	0	0	0%	0	0	0%
	Strathfield	2	0	0	0%	0	127	100%
Inner West Total		6	52	1	88%	1	133	99%
Inner North	Hunters Hill	1	0	0	0%	0	0	0%
	Lane Cove	1	0	0	0%	0	0	0%
	Mosman	3	0	0	0%	0	0	0%
	North Sydney	6	0	0	0%	0	0	0%
	Ryde	10	19	1	63%	0	229	100%
	Willoughby	6	2	0	25%	0	11	100%
Inner North Total		27	21	1	43%	0	240	100%
North	Hornsby	31	0	0	0%	3	42	93%
	Ku-ring-gai	13	0	1	0%	2	0	0%
North Total		44	0	1	0%	5	42	89%
North East	Manly	0	0	0	0%	1	0	0%
	Pittwater	5	0	0	0%	0	67	100%
	Warringah	19	0	0	0%	2	10	83%
North East Total		24	0	0	0%	3	77	96%
West Central	Auburn	17	2	0	11%	1	13	93%
	Bankstown	28	85	3	73%	12	12	50%
	Fairfield	47	0	1	0%	7	3	30%
	Holroyd	28	43	0	61%	4	5	56%
	Parramatta	15	78	0	84%	10	207	95%
West Central Total		135	208	4	60%	34	240	88%
North West	Blacktown	118	164	17	55%	46	5	10%
	Blue Mountains	13	0	1	0%	4	0	0%
	Hawkesbury	13	0	1	0%	5	0	0%
	Penrith	109	4	1	4%	9	10	53%
	The Hills	68	206	1	75%	118	0	0%
North West Total		321	374	21	52%	182	15	8%
South West	Camden	155	0	0	0%	29	9	24%
	Campbelltown	125	151	1	55%	118	1	1%
	Liverpool	97	36	0	27%	103	15	13%
	Wollondilly	56	0	1	0%	4	8	67%
South West Total		433	187	2	30%	254	33	11%
Sydney Metro Total		1,083	2,091	44	65%	495	1,989	80%
Central Coast	Gosford	45	0	1	0%	16	0	0%
	Wyang	39	2	0	5%	38	5	12%
Central Coast Total		84	2	1	2%	54	5	8%
Illawarra	Kiama	1	29	0	97%	2	0	0%
	Shellharbour	16	36	0	69%	27	3	10%
	Wollongong	35	4	5	9%	10	11	52%
Illawarra Total		52	69	5	55%	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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