

MDP

DECEMBER 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 - December 2014)

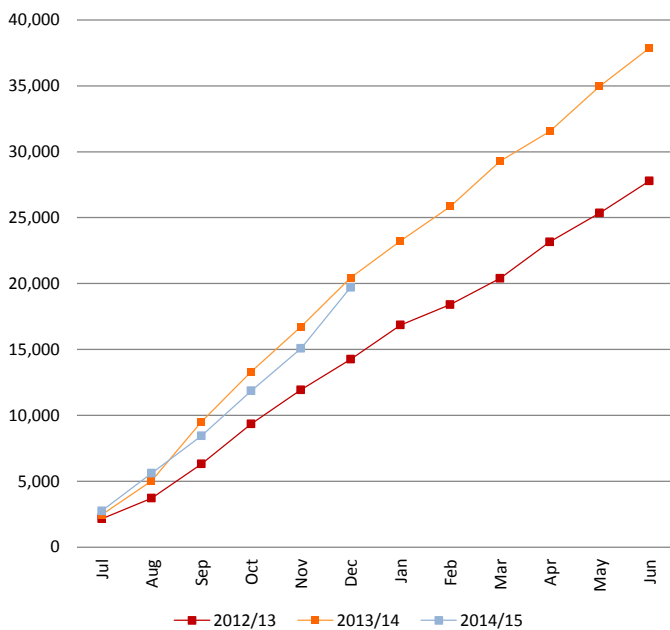


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - December 2014)

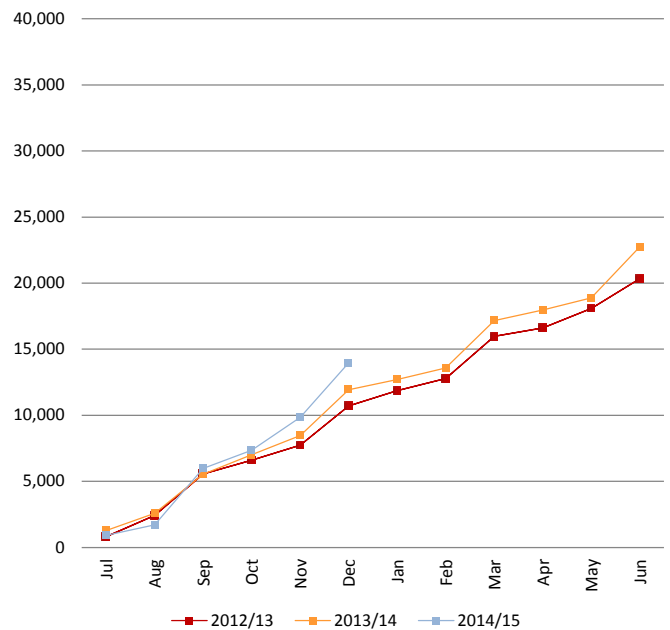


Table 1: Regional Dwelling Approvals and Net Dwelling Completions
(July 2012 - December 2014)

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	4,632							19,709

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	4,126							13,963

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	78							637

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	60							448

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	226							852

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	244							689

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 (October 2014 - December 2014)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		October	November	December	YTD	October	November	December	YTD
Sydney City	Sydney	219	490	452	1,777	472	450	458	2,585
Sydney City Total		219	490	452	1,777	472	450	458	2,585
East	Botany Bay	6	93	142	523	71	3	18	176
	Randwick	45	23	4	245	3	3	22	263
	Waverley	10	2	23	50	0	14	13	31
	Woollahra	16	23	16	161	0	4	7	11
East Total		77	141	185	979	74	24	60	481
South	Canterbury	267	112	309	909	4	95	192	558
	Hurstville	152	35	0	231	2	1	60	116
	Kogarah	10	9	14	100	34	2	5	70
	Marrickville	30	100	68	266	3	2	4	155
	Rockdale	15	434	315	924	1	645	179	923
	Sutherland	92	35	312	568	5	6	49	227
South Total		566	725	1,018	2,998	49	751	489	2,049
Inner West	Ashfield	0	53	0	55	0	1	44	124
	Burwood	2	2	18	69	0	0	0	23
	Canada Bay	4	2	3	157	271	6	2	340
	Leichhardt	0	0	1	6	3	0	7	13
	Strathfield	3	2	461	518	0	127	42	185
Inner West Total		9	59	483	805	274	134	95	685
Inner North	Hunters Hill	1	1	0	7	1	0	0	29
	Lane Cove	55	1	374	598	0	0	53	271
	Mosman	1	3	2	19	0	0	0	5
	North Sydney	7	6	4	80	96	0	37	148
	Ryde	35	30	170	502	0	229	22	367
	Willoughby	3	8	3	35	0	11	59	83
Inner North Total		102	49	553	1,241	97	240	171	903
North	Hornsby	209	31	229	708	6	45	106	210
	Ku-ring-gai	17	14	104	262	50	2	155	229
North Total		226	45	333	970	56	47	261	439
North East	Manly	7	0	-2	34	0	1	6	20
	Pittwater	22	5	11	102	1	67	63	137
	Warringah	49	19	29	266	16	12	9	94
North East Total		78	24	38	402	17	80	78	251
West Central	Auburn	489	19	417	1,058	0	14	473	787
	Bankstown	85	116	86	739	26	24	170	429
	Fairfield	52	48	100	452	2	10	17	92
	Holroyd	116	71	76	401	7	9	84	157
	Parramatta	87	93	92	1,203	18	217	180	730
West Central Total		829	347	771	3,853	53	274	924	2,195
North West	Blacktown	410	299	131	1,562	76	51	272	837
	Blue Mountains	14	14	28	116	2	4	31	45
	Hawkesbury	29	14	22	114	15	5	26	100
	Penrith	125	114	73	761	10	19	301	590
	The Hills	281	275	122	1,341	140	118	129	693
North West Total		859	716	376	3,894	243	197	759	2,265
South West	Camden	191	155	127	1,082	23	38	363	812
	Campbelltown	64	277	133	725	2	119	143	399
	Liverpool	118	133	116	724	21	118	286	798
	Wollondilly	76	57	47	259	7	12	39	101
South West Total		449	622	423	2,790	53	287	831	2,110
Sydney Metro Total		3,414	3,218	4,632	19,709	1,388	2,484	4,126	13,963
Central Coast	Gosford	44	46	32	363	25	16	18	135
	Wyong	59	41	46	274	98	43	42	313
Central Coast Total		103	87	78	637	123	59	60	448
Illawarra	Kiama	1	30	1	34	3	2	18	35
	Shellharbour	23	52	28	230	9	30	105	228
	Wollongong	144	44	197	588	36	21	121	426
Illawarra Total		168	126	226	852	48	53	244	689

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

Subregion	LGA	Dwelling Approvals (by building type) (December 2014)				Net Dwelling Completions (by building type) (December 2014)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	444	7	98%	6	452	99%
Sydney City Total		1	444	7	98%	6	452	99%
East	Botany Bay	1	141	0	99%	11	7	39%
	Randwick	3	0	1	0%	6	16	73%
	Waverley	2	21	0	91%	4	9	69%
	Woollahra	16	0	0	0%	3	4	57%
East Total		22	162	1	88%	24	36	60%
South	Canterbury	15	294	0	95%	12	180	94%
	Hurstville	0	0	0	0%	7	53	88%
	Kogarah	9	4	1	29%	3	2	40%
	Marrickville	4	49	15	72%	1	3	75%
	Rockdale	4	310	1	98%	3	176	98%
	Sutherland	18	292	2	94%	46	3	6%
South Total		50	949	19	93%	72	417	85%
Inner West	Ashfield	0	0	0	0%	0	44	100%
	Burwood	2	16	0	89%	0	0	0%
	Canada Bay	3	0	0	0%	2	0	0%
	Leichhardt	1	0	0	0%	2	5	71%
	Strathfield	0	461	0	100%	3	39	93%
Inner West Total		6	477	0	99%	7	88	93%
Inner North	Hunters Hill	0	0	0	0%	0	0	0%
	Lane Cove	7	367	0	98%	1	52	98%
	Mosman	2	0	0	0%	0	0	0%
	North Sydney	2	2	0	50%	5	32	86%
	Ryde	25	145	0	85%	3	19	86%
Willoughby	3	0	0	0%	1	58	98%	
Inner North Total		39	514	0	93%	10	161	94%
North	Hornsby	17	211	1	92%	8	98	92%
	Ku-ring-gai	16	88	0	85%	3	152	98%
North Total		33	299	1	90%	11	250	96%
North East	Manly	3	-5	0	250%	6	0	0%
	Pittwater	7	4	0	36%	2	61	97%
	Warringah	26	2	1	7%	9	0	0%
North East Total		36	1	1	3%	17	61	78%
West Central	Auburn	16	398	3	95%	0	473	100%
	Bankstown	33	49	4	57%	139	31	18%
	Fairfield	74	24	2	24%	17	0	0%
	Holroyd	18	58	0	76%	29	55	65%
	Parramatta	15	75	2	82%	35	145	81%
West Central Total		156	604	11	78%	220	704	76%
North West	Blacktown	98	33	0	25%	239	33	12%
	Blue Mountains	18	8	2	29%	17	14	45%
	Hawkesbury	18	2	2	9%	26	0	0%
	Penrith	66	4	3	5%	187	114	38%
	The Hills	83	38	1	31%	86	43	33%
North West Total		283	85	8	23%	555	204	27%
South West	Camden	125	2	0	2%	359	4	1%
	Campbelltown	77	56	0	42%	87	56	39%
	Liverpool	102	13	1	11%	229	57	20%
	Wollondilly	47	0	0	0%	39	0	0%
South West Total		351	71	1	17%	714	117	14%
Sydney Metro Total		977	3,606	49	78%	1,636	2,490	60%
Central Coast	Gosford	19	13	0	41%	17	1	6%
	Wyong	25	21	0	46%	23	19	45%
Central Coast Total		44	34	0	44%	40	20	33%
Illawarra	Kiama	1	0	0	0%	13	5	28%
	Shellharbour	13	15	0	54%	100	5	5%
	Wollongong	39	158	0	80%	62	59	49%
Illawarra Total		53	173	0	77%	175	69	28%

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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