

MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

JANUARY 2015 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 - January 2015)

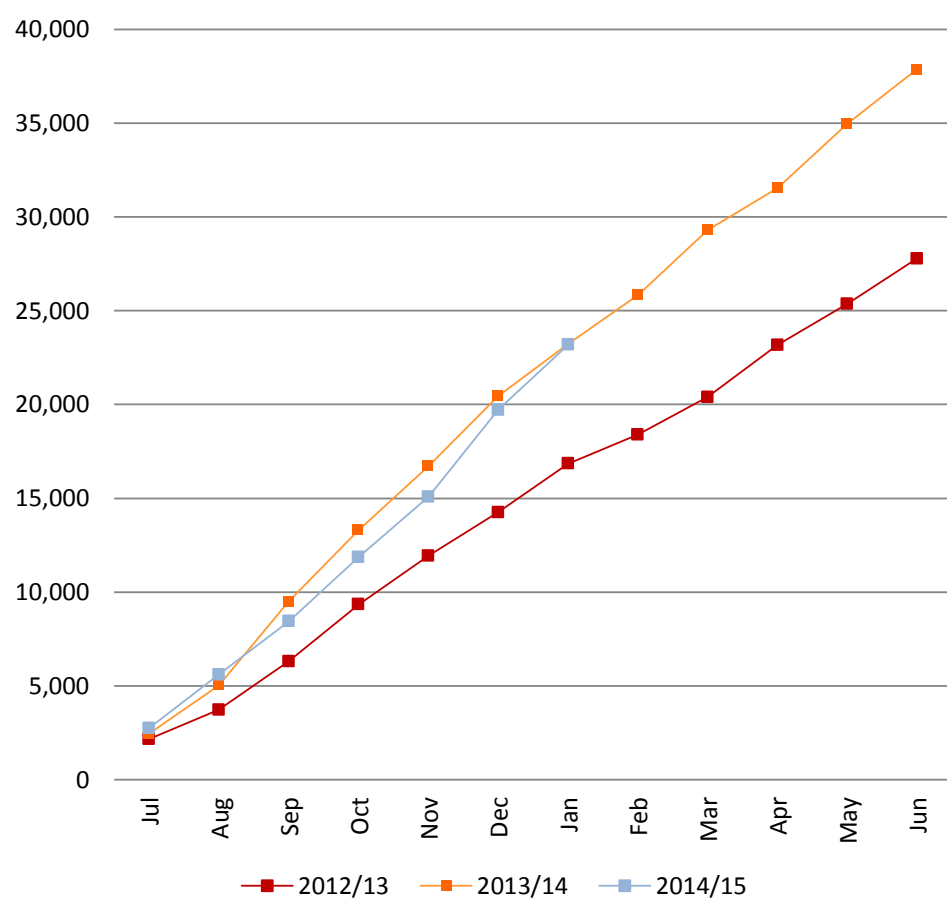


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - January 2015)

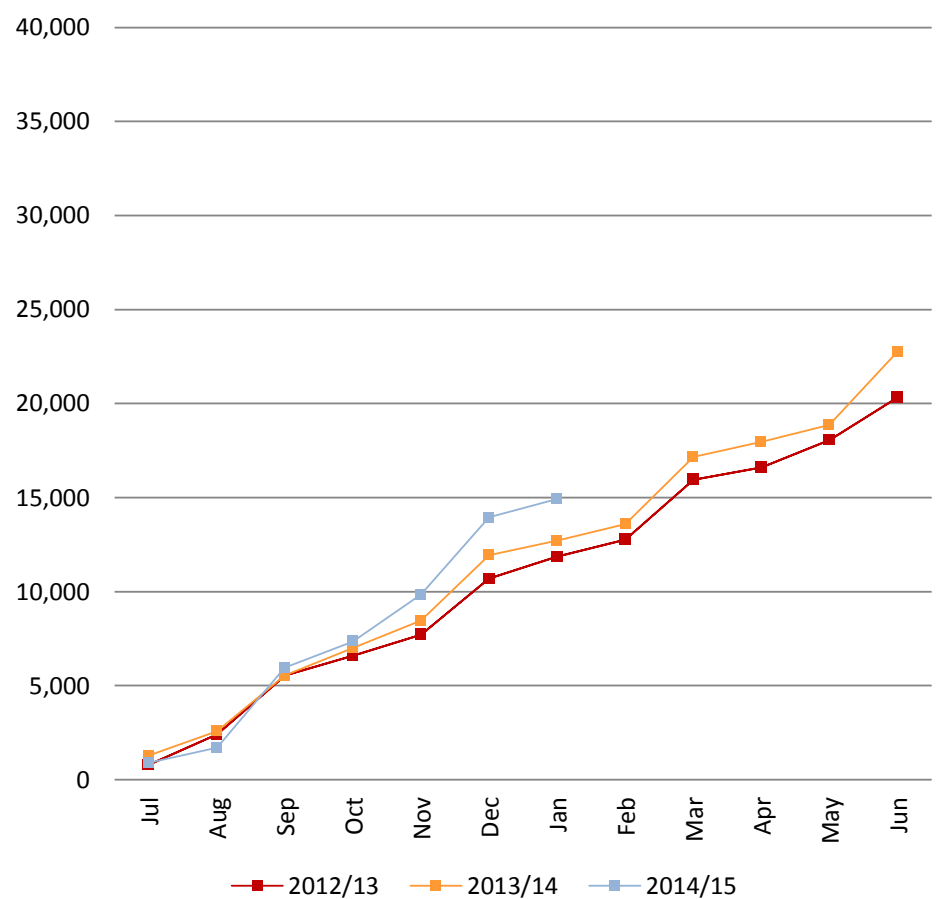


Table 1: Regional Dwelling Approvals and Net Dwelling Completions
(July 2012 - January 2015)

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 | 3,476 | | | | | | 23,185 |

| 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 | 956 | | | | | | 14,919 |

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 | 136 | | | | | | 773 |

| 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 | 26 | | | | | | 474 |

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 | 51 | | | | | | 903 |

| 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 | 37 | | | | | | 726 |

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 (November 2014 - January 2015)

| Subregion | LGA | Dwelling Approvals | | | | Net Dwelling Completions | | | |
|---------------------|----------------|--------------------|----------|---------|--------|--------------------------|----------|---------|--------|
| | | November | December | January | YTD | November | December | January | YTD |
| Sydney City | Sydney | 490 | 452 | 329 | 2,106 | 450 | 458 | 263 | 2,848 |
| Sydney City Total | | 490 | 452 | 329 | 2,106 | 450 | 458 | 263 | 2,848 |
| East | Botany Bay | 93 | 142 | 4 | 527 | 3 | 18 | 164 | 340 |
| | Randwick | 23 | 4 | 121 | 366 | 3 | 22 | 3 | 266 |
| | Waverley | 2 | 23 | 61 | 111 | 14 | 13 | 2 | 33 |
| | Woollahra | 23 | 16 | 18 | 179 | 4 | 7 | 0 | 11 |
| East Total | | 141 | 185 | 204 | 1,183 | 24 | 60 | 169 | 650 |
| South | Canterbury | 112 | 309 | 25 | 934 | 95 | 192 | 13 | 571 |
| | Hurstville | 35 | 0 | 51 | 282 | 1 | 60 | 8 | 124 |
| | Kogarah | 9 | 14 | 2 | 102 | 2 | 5 | 47 | 117 |
| | Marrickville | 100 | 68 | 333 | 599 | 2 | 4 | 52 | 207 |
| | Rockdale | 434 | 315 | 4 | 928 | 645 | 179 | 0 | 923 |
| | Sutherland | 35 | 312 | 52 | 620 | 6 | 49 | 17 | 244 |
| South Total | | 725 | 1,018 | 467 | 3,465 | 751 | 489 | 137 | 2,186 |
| Inner West | Ashfield | 53 | 0 | 53 | 108 | 1 | 44 | 0 | 124 |
| | Burwood | 2 | 18 | 39 | 108 | 0 | 0 | 0 | 23 |
| | Canada Bay | 2 | 3 | 4 | 161 | 6 | 2 | 2 | 342 |
| | Leichhardt | 0 | 1 | 0 | 6 | 0 | 7 | 0 | 13 |
| | Strathfield | 2 | 461 | 2 | 520 | 127 | 42 | 0 | 185 |
| Inner West Total | | 59 | 483 | 98 | 903 | 134 | 95 | 2 | 687 |
| Inner North | Hunters Hill | 1 | 0 | 0 | 7 | 0 | 0 | 0 | 29 |
| | Lane Cove | 1 | 374 | -1 | 597 | 0 | 53 | 0 | 271 |
| | Mosman | 3 | 2 | 1 | 20 | 0 | 0 | 0 | 5 |
| | North Sydney | 6 | 4 | 0 | 80 | 0 | 37 | 0 | 148 |
| | Ryde | 30 | 170 | 485 | 987 | 229 | 22 | 73 | 440 |
| | Willoughby | 8 | 3 | 6 | 41 | 11 | 59 | 21 | 104 |
| Inner North Total | | 49 | 553 | 491 | 1,732 | 240 | 171 | 94 | 997 |
| North | Hornsby | 31 | 229 | 55 | 763 | 45 | 106 | 1 | 211 |
| | Ku-ring-gai | 14 | 104 | 34 | 296 | 2 | 155 | 0 | 229 |
| North Total | | 45 | 333 | 89 | 1,059 | 47 | 261 | 1 | 440 |
| North East | Manly | 0 | -2 | 8 | 42 | 1 | 6 | 0 | 20 |
| | Pittwater | 5 | 11 | 4 | 106 | 67 | 63 | 2 | 139 |
| | Warringah | 19 | 29 | 7 | 273 | 12 | 9 | 2 | 96 |
| North East Total | | 24 | 38 | 19 | 421 | 80 | 78 | 4 | 255 |
| West Central | Auburn | 19 | 417 | 405 | 1,463 | 14 | 473 | 0 | 787 |
| | Bankstown | 116 | 86 | 250 | 989 | 24 | 170 | 20 | 449 |
| | Fairfield | 48 | 100 | 42 | 494 | 10 | 17 | 7 | 99 |
| | Holroyd | 71 | 76 | 89 | 490 | 9 | 84 | 5 | 162 |
| | Parramatta | 93 | 92 | 233 | 1,436 | 217 | 180 | 6 | 736 |
| West Central Total | | 347 | 771 | 1,019 | 4,872 | 274 | 924 | 38 | 2,233 |
| North West | Blacktown | 299 | 131 | 240 | 1,802 | 51 | 272 | 87 | 924 |
| | Blue Mountains | 14 | 28 | 24 | 140 | 4 | 31 | 1 | 46 |
| | Hawkesbury | 14 | 22 | 11 | 125 | 5 | 26 | 1 | 101 |
| | Penrith | 114 | 73 | 89 | 850 | 19 | 301 | 74 | 664 |
| | The Hills | 275 | 122 | 44 | 1,385 | 118 | 129 | 35 | 728 |
| North West Total | | 716 | 376 | 408 | 4,302 | 197 | 759 | 198 | 2,463 |
| South West | Camden | 155 | 127 | 96 | 1,178 | 38 | 363 | 29 | 841 |
| | Campbelltown | 277 | 133 | 119 | 844 | 119 | 143 | 4 | 403 |
| | Liverpool | 133 | 116 | 94 | 818 | 118 | 286 | 14 | 812 |
| | Wollondilly | 57 | 47 | 43 | 302 | 12 | 39 | 3 | 104 |
| South West Total | | 622 | 423 | 352 | 3,142 | 287 | 831 | 50 | 2,160 |
| Sydney Metro Total | | 3,218 | 4,632 | 3,476 | 23,185 | 2,484 | 4,126 | 956 | 14,919 |
| Central Coast | Gosford | 46 | 32 | 122 | 485 | 16 | 18 | 12 | 147 |
| | Wyang | 41 | 46 | 14 | 288 | 43 | 42 | 14 | 327 |
| Central Coast Total | | 87 | 78 | 136 | 773 | 59 | 60 | 26 | 474 |
| Illawarra | Kiama | 30 | 1 | 3 | 37 | 2 | 18 | 1 | 36 |
| | Shellharbour | 52 | 28 | 17 | 247 | 30 | 105 | 2 | 230 |
| | Wollongong | 44 | 197 | 31 | 619 | 21 | 121 | 34 | 460 |
| Illawarra Total | | 126 | 226 | 51 | 903 | 53 | 244 | 37 | 726 |

Table 3: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (January 2015)

| Subregion | LGA | Dwelling Approvals (by building type) (January 2015) | | | | Net Dwelling Completions (by building type) (January 2015) | | |
|---------------------|----------------|---|------------|-------|--------------|---|------------|--------------|
| | | Detached | Multi-unit | Other | % Multi-unit | Detached | Multi-unit | % Multi-unit |
| Sydney City | Sydney | 0 | 300 | 29 | 91% | 0 | 263 | 100% |
| Sydney City Total | | 0 | 300 | 29 | 91% | 0 | 263 | 100% |
| East | Botany Bay | 4 | 0 | 0 | 0% | 0 | 164 | 100% |
| | Randwick | 16 | 102 | 3 | 84% | 1 | 2 | 67% |
| | Waverley | 6 | 55 | 0 | 90% | 2 | 0 | 0% |
| | Woollahra | 18 | 0 | 0 | 0% | 0 | 0 | 0% |
| East Total | | 44 | 157 | 3 | 77% | 3 | 166 | 98% |
| South | Canterbury | 9 | 16 | 0 | 64% | 1 | 12 | 92% |
| | Hurstville | 22 | 29 | 0 | 57% | 1 | 7 | 88% |
| | Kogarah | 2 | 0 | 0 | 0% | 0 | 47 | 100% |
| | Marrickville | 1 | 330 | 2 | 99% | 0 | 52 | 100% |
| | Rockdale | 4 | 0 | 0 | 0% | 0 | 0 | 0% |
| | Sutherland | 26 | 26 | 0 | 50% | 5 | 12 | 71% |
| South Total | | 64 | 401 | 2 | 86% | 7 | 130 | 95% |
| Inner West | Ashfield | 0 | 53 | 0 | 100% | 0 | 0 | 0% |
| | Burwood | 4 | 35 | 0 | 90% | 0 | 0 | 0% |
| | Canada Bay | 4 | 0 | 0 | 0% | 2 | 0 | 0% |
| | Leichhardt | 0 | 0 | 0 | 0% | 0 | 0 | 0% |
| | Strathfield | 2 | 0 | 0 | 0% | 0 | 0 | 0% |
| Inner West Total | | 10 | 88 | 0 | 90% | 2 | 0 | 0% |
| Inner North | Hunters Hill | 0 | 0 | 0 | 0% | 0 | 0 | 0% |
| | Lane Cove | -1 | 0 | 0 | 0% | 0 | 0 | 0% |
| | Mosman | 1 | 0 | 0 | 0% | 0 | 0 | 0% |
| | North Sydney | 0 | 0 | 0 | 0% | 0 | 0 | 0% |
| | Ryde | 1 | 484 | 0 | 100% | 2 | 71 | 97% |
| | Willoughby | 3 | 2 | 1 | 33% | 0 | 21 | 100% |
| Inner North Total | | 4 | 486 | 1 | 99% | 2 | 92 | 98% |
| North | Hornsby | 19 | 34 | 2 | 62% | 1 | 0 | 0% |
| | Ku-ring-gai | 9 | 25 | 0 | 74% | 0 | 0 | 0% |
| North Total | | 28 | 59 | 2 | 66% | 1 | 0 | 0% |
| North East | Manly | 0 | 8 | 0 | 100% | 0 | 0 | 0% |
| | Pittwater | 3 | 0 | 1 | 0% | 2 | 0 | 0% |
| | Warringah | 5 | 2 | 0 | 29% | 2 | 0 | 0% |
| North East Total | | 8 | 10 | 1 | 53% | 4 | 0 | 0% |
| West Central | Auburn | 15 | 390 | 0 | 96% | 0 | 0 | 0% |
| | Bankstown | 25 | 224 | 1 | 90% | 11 | 9 | 45% |
| | Fairfield | 35 | 0 | 7 | 0% | 7 | 0 | 0% |
| | Holroyd | 12 | 77 | 0 | 87% | 5 | 0 | 0% |
| | Parramatta | 14 | 218 | 1 | 94% | 6 | 0 | 0% |
| West Central Total | | 101 | 909 | 9 | 89% | 29 | 9 | 24% |
| North West | Blacktown | 160 | 77 | 3 | 32% | 73 | 14 | 16% |
| | Blue Mountains | 17 | 7 | 0 | 29% | 1 | 0 | 0% |
| | Hawkesbury | 11 | 0 | 0 | 0% | 1 | 0 | 0% |
| | Penrith | 55 | 34 | 0 | 38% | 39 | 35 | 47% |
| | The Hills | 44 | 0 | 0 | 0% | 23 | 12 | 34% |
| North West Total | | 287 | 118 | 3 | 29% | 137 | 61 | 31% |
| South West | Camden | 86 | 10 | 0 | 10% | 29 | 0 | 0% |
| | Campbelltown | 31 | 85 | 3 | 71% | 4 | 0 | 0% |
| | Liverpool | 80 | 12 | 2 | 13% | 14 | 0 | 0% |
| | Wollondilly | 43 | 0 | 0 | 0% | 3 | 0 | 0% |
| South West Total | | 240 | 107 | 5 | 30% | 50 | 0 | 0% |
| Sydney Metro Total | | 786 | 2,635 | 55 | 76% | 235 | 721 | 75% |
| Central Coast | Gosford | 28 | 94 | 0 | 77% | 12 | 0 | 0% |
| | Wyang | 12 | 2 | 0 | 14% | 14 | 0 | 0% |
| Central Coast Total | | 40 | 96 | 0 | 71% | 26 | 0 | 0% |
| Illawarra | Kiama | 1 | 2 | 0 | 67% | 1 | 0 | 0% |
| | Shellharbour | 17 | 0 | 0 | 0% | 2 | 0 | 0% |
| | Wollongong | 23 | 8 | 0 | 26% | 9 | 25 | 74% |
| Illawarra Total | | 41 | 10 | 0 | 20% | 12 | 25 | 68% |

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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