

# MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

## FEBRUARY 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 - February 2015)

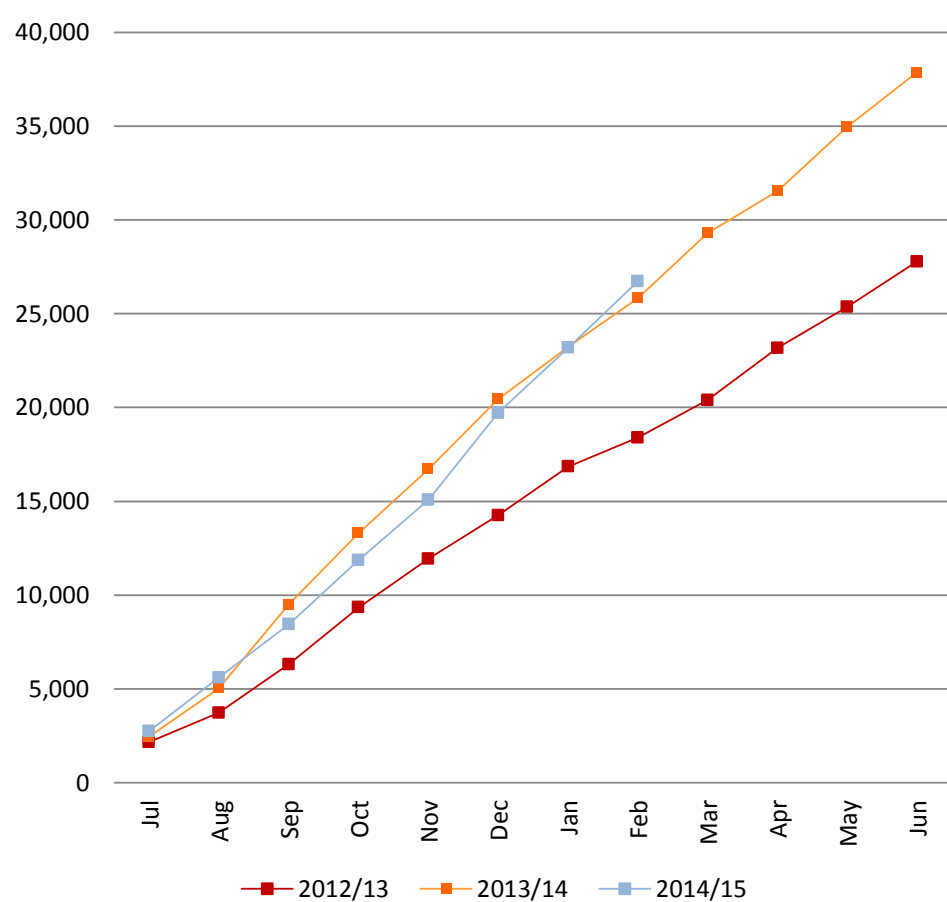


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - February 2015)

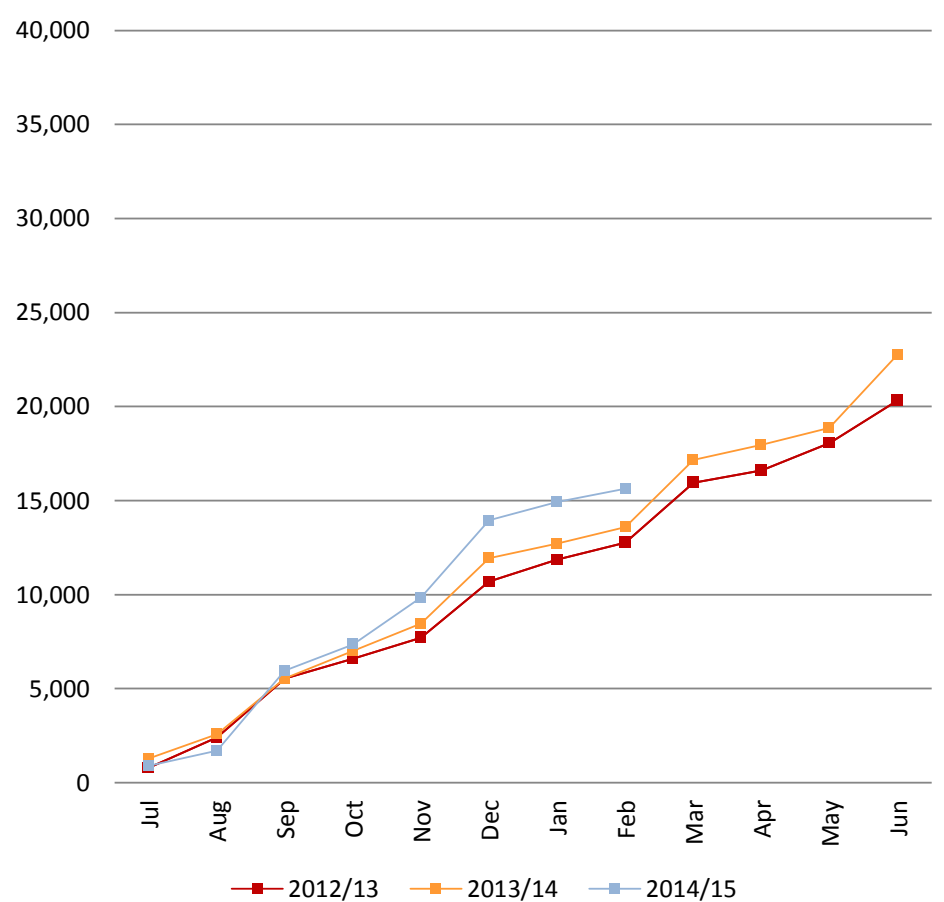


Table 1: Regional Dwelling Approvals and Net Dwelling Completions  
(July 2012 - February 2015)

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	3,543					26,728

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	720					15,639

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	149					922

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	66					540

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	109					1,012

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	65					791

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 (December 2014 - February 2015)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		December	January	February	YTD	December	January	February	YTD
Sydney City	Sydney	452	329	238	2,344	458	263	125	2,973
Sydney City Total		452	329	238	2,344	458	263	125	2,973
East	Botany Bay	142	4	6	533	18	164	0	340
	Randwick	4	121	120	486	22	3	7	273
	Waverley	23	61	2	113	13	2	0	33
	Woollahra	16	18	29	208	7	0	0	11
East Total		185	204	157	1,340	60	169	7	657
South	Canterbury	309	25	33	967	192	13	15	586
	Hurstville	0	51	24	306	60	8	2	126
	Kogarah	14	2	12	114	5	47	5	122
	Marrickville	68	333	2	601	4	52	0	207
	Rockdale	315	4	83	1,011	179	0	0	923
	Sutherland	312	52	43	663	49	17	6	250
South Total		1,018	467	197	3,662	489	137	28	2,214
Inner West	Ashfield	0	53	1	109	44	0	0	124
	Burwood	18	39	5	113	0	0	0	23
	Canada Bay	3	4	10	171	2	2	111	453
	Leichhardt	1	0	0	6	7	0	0	13
	Strathfield	461	2	3	523	42	0	0	185
Inner West Total		483	98	19	922	95	2	111	798
Inner North	Hunters Hill	0	0	11	18	0	0	0	29
	Lane Cove	374	-1	64	661	53	0	2	273
	Mosman	2	1	11	31	0	0	0	5
	North Sydney	4	0	67	147	37	0	115	263
	Ryde	170	485	18	1,005	22	73	0	440
	Willoughby	3	6	9	50	59	21	25	129
Inner North Total		553	491	180	1,912	171	94	142	1,139
North	Hornsby	229	55	342	1,105	106	1	3	214
	Ku-ring-gai	104	34	69	365	155	0	0	229
North Total		333	89	411	1,470	261	1	3	443
North East	Manly	-2	8	2	44	6	0	1	21
	Pittwater	11	4	8	114	63	2	1	140
	Warringah	29	7	76	349	9	2	2	98
North East Total		38	19	86	507	78	4	4	259
West Central	Auburn	417	405	473	1,936	473	0	10	797
	Bankstown	86	250	108	1,097	170	20	7	456
	Fairfield	100	42	120	614	17	7	1	100
	Holroyd	76	89	60	550	84	5	9	171
	Parramatta	92	233	73	1,509	180	6	21	757
West Central Total		771	1,019	834	5,706	924	38	48	2,281
North West	Blacktown	131	240	406	2,208	272	87	88	1,012
	Blue Mountains	28	24	15	155	31	1	1	47
	Hawkesbury	22	11	18	143	26	1	3	104
	Penrith	73	89	143	993	301	74	33	697
	The Hills	122	44	456	1,841	129	35	27	755
North West Total		376	408	1,038	5,340	759	198	152	2,615
South West	Camden	127	96	148	1,326	363	29	32	873
	Campbelltown	133	119	69	913	143	4	13	416
	Liverpool	116	94	121	939	286	14	47	859
	Wollondilly	47	43	45	347	39	3	8	112
South West Total		423	352	383	3,525	831	50	100	2,260
Sydney Metro Total		4,632	3,476	3,543	26,728	4,126	956	720	15,639
Central Coast	Gosford	32	122	118	603	18	12	38	185
	Wyangong	46	14	31	319	42	14	28	355
Central Coast Total		78	136	149	922	60	26	66	540
Illawarra	Kiama	1	3	1	38	18	1	2	38
	Shellharbour	28	17	31	278	105	2	16	246
	Wollongong	197	31	77	696	121	34	47	507
Illawarra Total		226	51	109	1,012	244	37	65	791

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

Subregion	LGA	Dwelling Approvals (by building type) (February 2015)				Net Dwelling Completions (by building type) (February 2015)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	2	230	6	97%	1	124	99%
Sydney City Total		2	230	6	97%	1	124	99%
East	Botany Bay	4	2	0	33%	0	0	0%
	Randwick	9	95	16	79%	5	2	29%
	Waverley	2	0	0	0%	0	0	0%
	Woollahra	29	0	0	0%	0	0	0%
East Total		44	97	16	62%	5	2	29%
South	Canterbury	11	21	1	64%	1	14	93%
	Hurstville	7	16	1	67%	2	0	0%
	Kogarah	12	0	0	0%	0	5	100%
	Marrickville	1	0	1	0%	0	0	0%
	Rockdale	7	75	1	90%	0	0	0%
	Sutherland	38	4	1	9%	6	0	0%
South Total		76	116	5	59%	9	19	68%
Inner West	Ashfield	1	0	0	0%	0	0	0%
	Burwood	3	2	0	40%	0	0	0%
	Canada Bay	9	0	1	0%	0	111	100%
	Leichhardt	0	0	0	0%	0	0	0%
	Strathfield	3	0	0	0%	0	0	0%
Inner West Total		16	2	1	11%	0	111	100%
Inner North	Hunters Hill	0	11	0	100%	0	0	0%
	Lane Cove	5	59	0	92%	0	2	100%
	Mosman	0	7	4	64%	0	0	0%
	North Sydney	1	66	0	99%	0	115	100%
	Ryde	10	6	2	33%	0	0	0%
	Willoughby	9	0	0	0%	0	25	100%
Inner North Total		25	149	6	83%	0	142	100%
North	Hornsby	33	304	5	89%	3	0	0%
	Ku-ring-gai	8	61	0	88%	0	0	0%
North Total		41	365	5	89%	3	0	0%
North East	Manly	2	0	0	0%	1	0	0%
	Pittwater	8	0	0	0%	1	0	0%
	Warringah	26	50	0	66%	2	0	0%
North East Total		36	50	0	58%	4	0	0%
West Central	Auburn	12	461	0	97%	0	10	100%
	Bankstown	40	67	1	62%	7	0	0%
	Fairfield	78	43	-1	36%	1	0	0%
	Holroyd	26	34	0	57%	9	0	0%
	Parramatta	17	56	0	77%	14	7	33%
West Central Total		173	661	0	79%	31	17	35%
North West	Blacktown	245	158	3	39%	88	0	0%
	Blue Mountains	15	0	0	0%	1	0	0%
	Hawkesbury	16	2	0	11%	1	2	67%
	Penrith	132	10	1	7%	19	14	42%
	The Hills	41	414	1	91%	27	0	0%
North West Total		449	584	5	56%	136	16	11%
South West	Camden	127	21	0	14%	32	0	0%
	Campbelltown	41	28	0	41%	10	3	23%
	Liverpool	118	0	3	0%	47	0	0%
	Wollondilly	44	0	1	0%	6	2	25%
South West Total		330	49	4	13%	95	5	5%
Sydney Metro Total		1,192	2,303	48	65%	284	436	61%
Central Coast	Gosford	37	79	2	67%	17	21	55%
	Wyang	27	3	1	10%	28	0	0%
Central Coast Total		64	82	3	55%	45	21	32%
Illawarra	Kiama	1	0	0	0%	0	2	100%
	Shellharbour	15	16	0	52%	14	2	13%
	Wollongong	44	30	3	39%	13	34	72%
Illawarra Total		60	46	3	42%	27	38	58%

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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