

# MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

## MARCH 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 - March 2015)

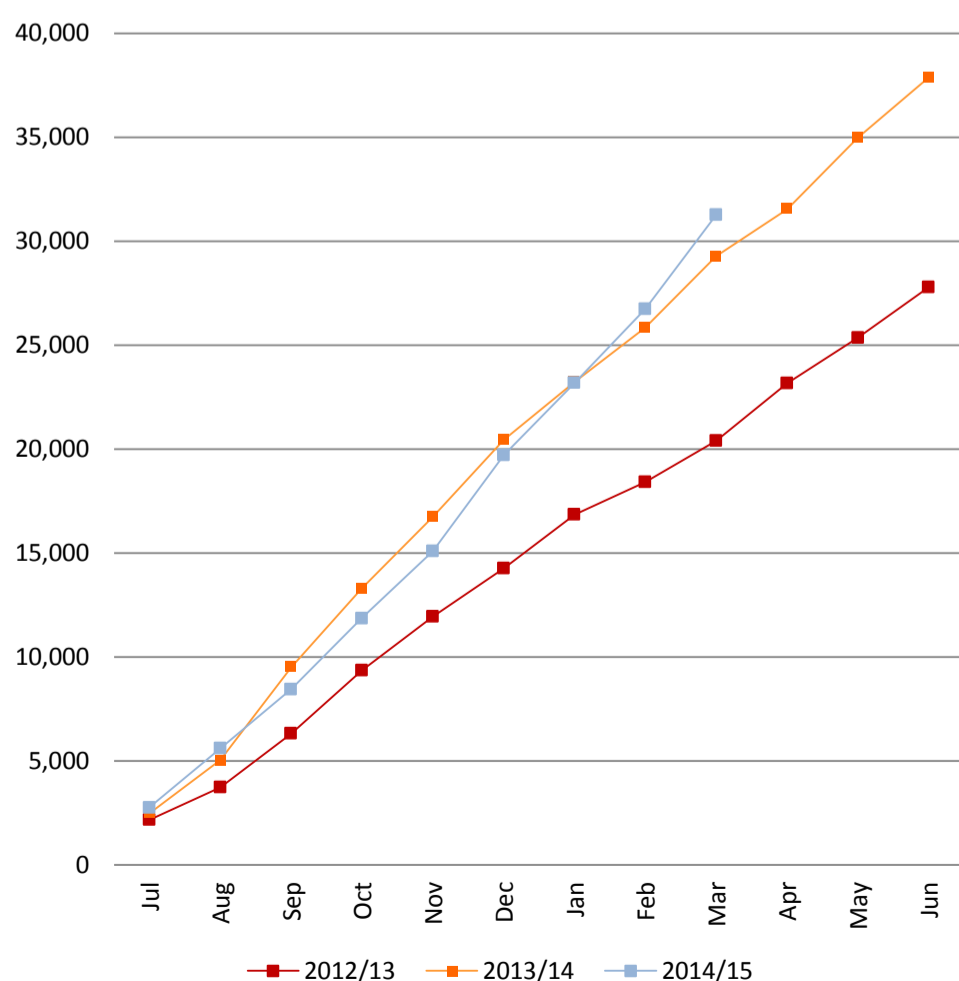


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - March 2015)

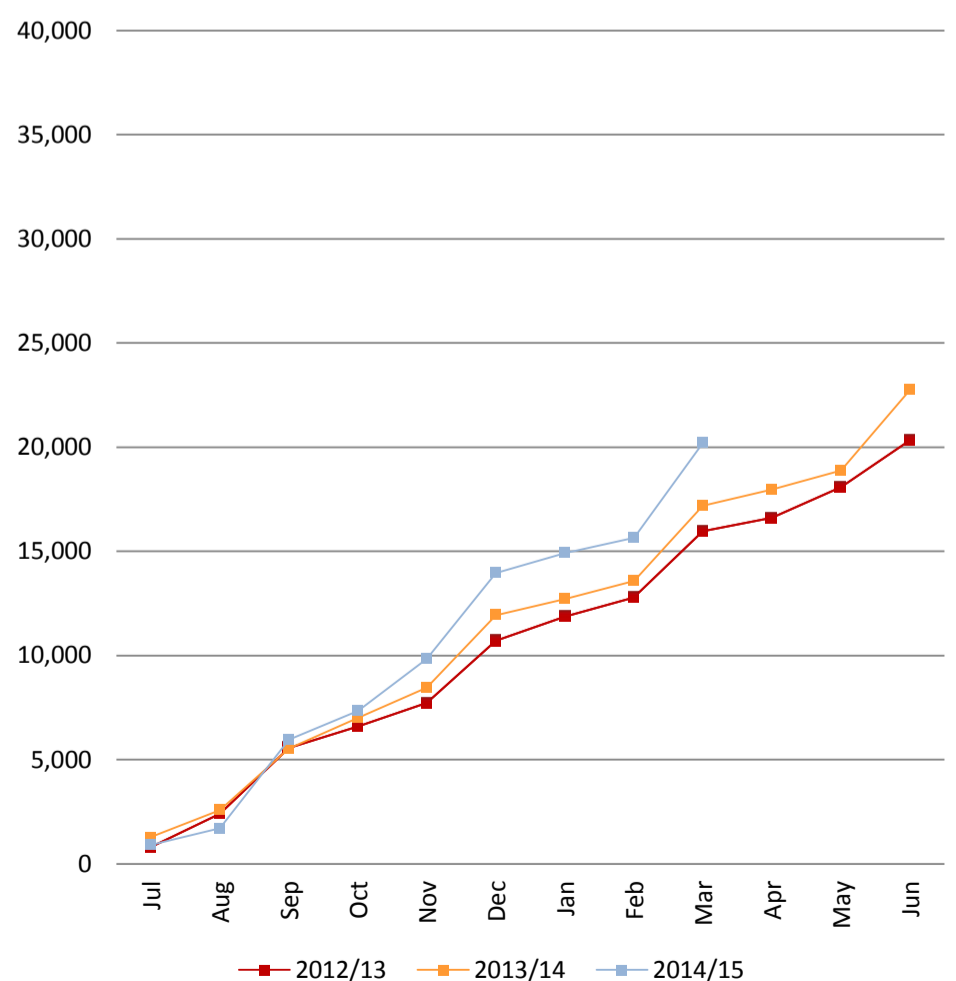


Table 1: Regional Dwelling Approvals and Net Dwelling Completions  
(July 2012 - March 2015)

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	4,533				31,261

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	4,550				20,189

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	74				996

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	102				642

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	162				1,174

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	178				969

Note: \* Six and three month net dwelling completion totals.  
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 (January 2015 - March 2015)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		January	February	March	YTD	January	February	March	YTD
Sydney City	Sydney	329	238	225	2,569	263	125	815	3,788
Sydney City Total		329	238	225	2,569	263	125	815	3,788
East	Botany Bay	4	6	500	1,033	164	0	151	491
	Randwick	121	120	22	508	3	7	108	381
	Waverley	61	2	233	346	2	0	1	34
	Woollahra	18	29	37	245	0	0	1	12
East Total		204	157	792	2,132	169	7	261	918
South	Canterbury	25	33	118	1,085	13	15	43	629
	Hurstville	51	24	32	338	8	2	96	222
	Kogarah	2	12	25	139	47	5	23	145
	Marrickville	333	2	18	619	52	0	19	226
	Rockdale	4	83	126	1,137	0	0	101	1,024
	Sutherland	52	43	61	724	17	6	48	298
South Total		467	197	380	4,042	137	28	330	2,544
Inner West	Ashfield	53	1	1	110	0	0	1	125
	Burwood	39	5	18	131	0	0	24	47
	Canada Bay	4	10	7	178	2	111	67	520
	Leichhardt	0	0	0	6	0	0	222	235
	Strathfield	2	3	77	600	0	0	128	313
Inner West Total		98	19	103	1,025	2	111	442	1,240
Inner North	Hunters Hill	0	11	1	19	0	0	0	29
	Lane Cove	-1	64	54	715	0	2	0	273
	Mosman	1	11	11	42	0	0	0	5
	North Sydney	0	67	41	188	0	115	1	264
	Ryde	485	18	57	1,062	73	0	40	480
	Willoughby	6	9	17	67	21	25	61	190
Inner North Total		491	180	181	2,093	94	142	102	1,241
North	Hornsby	55	342	183	1,288	1	3	106	320
	Ku-ring-gai	34	69	16	381	0	0	75	304
North Total		89	411	199	1,669	1	3	181	624
North East	Manly	8	2	5	49	0	1	5	26
	Pittwater	4	8	17	131	2	1	15	155
	Warringah	7	76	54	403	2	2	25	123
North East Total		19	86	76	583	4	4	45	304
West Central	Auburn	405	473	22	1,958	0	10	121	918
	Bankstown	250	108	261	1,358	20	7	194	650
	Fairfield	42	120	54	668	7	1	15	115
	Holroyd	89	60	49	599	5	9	37	208
	Parramatta	233	73	215	1,724	6	21	154	911
West Central Total		1,019	834	601	6,307	38	48	521	2,802
North West	Blacktown	240	406	309	2,517	87	88	415	1,427
	Blue Mountains	24	15	22	177	1	1	30	77
	Hawkesbury	11	18	10	153	1	3	21	125
	Penrith	89	143	196	1,189	74	33	315	1,012
	The Hills	44	456	622	2,463	35	27	163	918
North West Total		408	1,038	1,159	6,499	198	152	944	3,559
South West	Camden	96	148	107	1,433	29	32	286	1,159
	Campbelltown	119	69	70	983	4	13	99	515
	Liverpool	94	121	592	1,531	14	47	486	1,345
	Wollondilly	43	45	48	395	3	8	38	150
South West Total		352	383	817	4,342	50	100	909	3,169
Sydney Metro Total		3,476	3,543	4,533	31,261	956	720	4,550	20,189
Central Coast	Gosford	122	118	40	643	12	38	66	251
	Wyong	14	31	34	353	14	28	36	391
Central Coast Total		136	149	74	996	26	66	102	642
Illawarra	Kiama	3	1	2	40	1	2	30	68
	Shellharbour	17	31	54	332	2	16	74	320
	Wollongong	31	77	106	802	34	47	74	581
Illawarra Total		51	109	162	1,174	37	65	178	969

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

Subregion	LGA	Dwelling Approvals (by building type) (March 2015)				Net Dwelling Completions (by building type) (March 2015)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	224	0	100%	24	791	97%
Sydney City Total		1	224	0	100%	24	791	97%
East	Botany Bay	6	494	0	99%	6	145	96%
	Randwick	3	18	1	82%	3	105	97%
	Waverley	8	225	0	97%	1	0	0%
	Woollahra	33	4	0	11%	1	0	0%
East Total		50	741	1	94%	11	250	96%
South	Canterbury	20	97	1	82%	8	35	81%
	Hurstville	20	11	1	34%	11	85	89%
	Kogarah	9	15	1	60%	0	23	100%
	Marrickville	1	16	1	89%	6	13	68%
	Rockdale	18	108	0	86%	4	97	96%
	Sutherland	37	22	2	36%	23	25	52%
South Total		105	269	6	71%	52	278	84%
Inner West	Ashfield	1	0	0	0%	1	0	0%
	Burwood	3	15	0	83%	0	24	100%
	Canada Bay	7	0	0	0%	1	66	99%
	Leichhardt	0	0	0	0%	3	219	99%
	Strathfield	0	77	0	100%	1	127	99%
Inner West Total		11	92	0	89%	6	436	99%
Inner North	Hunters Hill	1	0	0	0%	0	0	0%
	Lane Cove	5	49	0	91%	0	0	0%
	Mosman	1	10	0	91%	0	0	0%
	North Sydney	1	40	0	98%	1	0	0%
	Ryde	13	43	1	75%	20	20	50%
	Willoughby	5	10	2	59%	15	46	75%
Inner North Total		26	152	3	84%	36	66	65%
North	Hornsby	27	156	0	85%	19	87	82%
	Ku-ring-gai	16	0	0	0%	5	70	93%
North Total		43	156	0	78%	24	157	87%
North East	Manly	5	0	0	0%	0	5	100%
	Pittwater	14	0	3	0%	2	13	87%
	Warringah	30	22	2	41%	3	22	88%
North East Total		49	22	5	29%	5	40	89%
West Central	Auburn	18	2	2	9%	3	118	98%
	Bankstown	57	201	3	77%	62	132	68%
	Fairfield	43	11	0	20%	15	0	0%
	Holroyd	20	28	1	57%	28	9	24%
	Parramatta	32	179	4	83%	18	136	88%
West Central Total		170	421	10	70%	126	395	76%
North West	Blacktown	265	44	0	14%	375	40	10%
	Blue Mountains	19	2	1	9%	10	20	67%
	Hawkesbury	9	0	1	0%	18	3	14%
	Penrith	139	53	4	27%	230	85	27%
	The Hills	93	529	0	85%	161	2	1%
North West Total		525	628	6	54%	794	150	16%
South West	Camden	105	2	0	2%	258	28	10%
	Campbelltown	70	0	0	0%	62	37	37%
	Liverpool	139	452	1	76%	179	307	63%
	Wollondilly	48	0	0	0%	38	0	0%
South West Total		362	454	1	56%	537	372	41%
Sydney Metro Total		1,342	3,159	32	70%	1,615	2,935	65%
Central Coast	Gosford	27	11	2	28%	17	49	74%
	Wyong	27	6	1	18%	31	5	14%
Central Coast Total		54	17	3	23%	48	54	53%
Illawarra	Kiama	2	0	0	0%	6	24	80%
	Shellharbour	27	27	0	50%	67	7	9%
	Wollongong	40	64	2	60%	55	19	26%
Illawarra Total		69	91	2	56%	128	50	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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