

MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

APRIL 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 - April 2015 (Number)

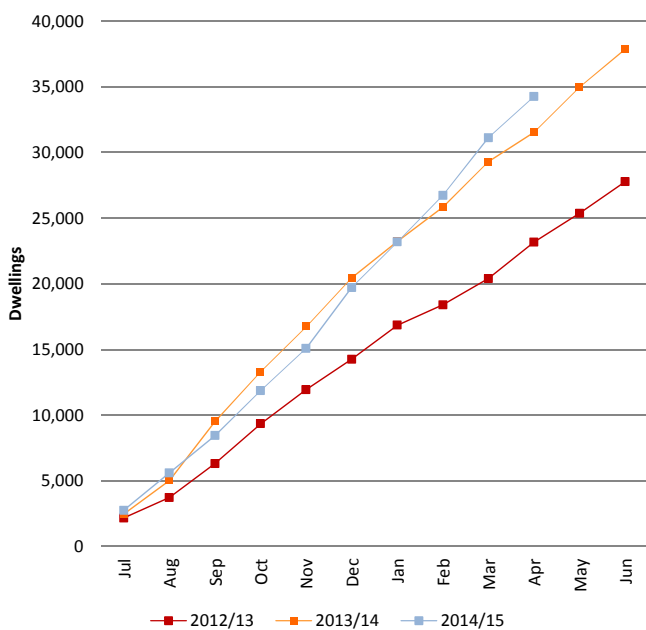


Figure 2: Sydney Metropolitan - Net Dwelling Completions July 2012 - April 2015 (Number)

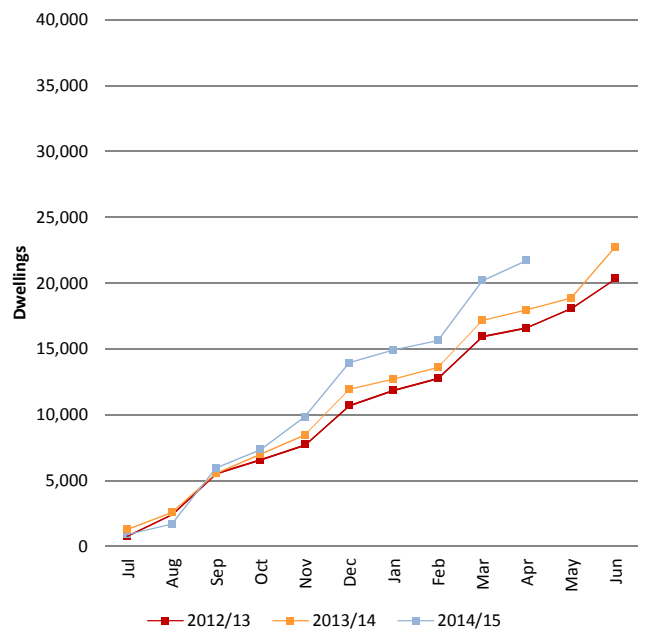


Table 1: Regional Dwelling Approvals and Net Dwelling Completions
July 2012 - April 2015 (Number)

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	4,394	3,138			34,260

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	1,526			21,715

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	104			1,100

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	117			759

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	431			1,605

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	39			1,008

Note: 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 February 2015 - April 2015 (Number)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		February	March	April	YTD	February	March	April	YTD
Sydney City	Sydney	238	225	377	2,946	125	815	156	3,944
Sydney City Total		238	225	377	2,946	125	815	156	3,944
East	Botany Bay	6	361	5	899	0	151	1	492
	Randwick	120	22	35	543	7	108	0	381
	Waverley	2	233	1	347	0	1	5	39
	Woollahra	29	37	14	259	0	1	0	12
East Total		157	653	55	2,048	7	261	6	924
South	Canterbury	33	118	351	1,436	15	43	121	750
	Hurstville	24	32	55	393	2	96	1	223
	Kogarah	12	25	10	149	5	23	69	214
	Marrickville	2	18	0	619	0	19	32	258
	Rockdale	83	126	99	1,236	0	101	1	1,025
South Total		197	380	551	4,593	28	330	263	2,807
Inner West	Ashfield	1	1	1	111	0	1	0	125
	Burwood	5	18	1	132	0	24	0	47
	Canada Bay	10	7	7	185	111	67	5	525
	Leichhardt	0	0	0	6	0	222	1	236
	Strathfield	3	77	41	641	0	128	0	313
Inner West Total		19	103	50	1,075	111	442	6	1,246
Inner North	Hunters Hill	11	1	0	19	0	0	0	29
	Lane Cove	64	54	2	717	2	0	31	304
	Mosman	11	11	6	48	0	0	0	5
	North Sydney	67	41	18	206	115	1	0	264
	Ryde	18	57	18	1,080	0	40	212	692
Inner North Total		180	181	97	2,190	142	102	256	1,497
North	Hornsby	342	183	190	1,478	3	106	3	323
	Ku-ring-gai	69	16	21	402	0	75	34	338
North Total		411	199	211	1,880	3	181	37	661
North East	Manly	2	5	0	49	1	5	0	26
	Pittwater	8	17	65	196	1	15	37	192
	Warringah	76	54	83	486	2	25	2	125
North East Total		86	76	148	731	4	45	39	343
West Central	Auburn	473	22	14	1,972	10	121	50	968
	Bankstown	108	261	100	1,458	7	194	15	665
	Fairfield	120	54	62	730	1	15	143	258
	Holroyd	60	49	3	602	9	37	23	231
	Parramatta	73	215	209	1,933	21	154	123	1,034
West Central Total		834	601	388	6,695	48	521	354	3,156
North West	Blacktown	406	309	306	2,823	88	415	41	1,468
	Blue Mountains	15	22	18	195	1	30	1	78
	Hawkesbury	18	10	30	183	3	21	7	132
	Penrith	143	196	113	1,302	33	315	12	1,024
	The Hills	456	622	213	2,676	27	163	94	1,012
North West Total		1,038	1,159	680	7,179	152	944	155	3,714
South West	Camden	148	107	161	1,594	32	286	85	1,244
	Campbelltown	69	70	137	1,120	13	99	76	591
	Liverpool	121	592	234	1,765	47	486	85	1,430
	Wollondilly	45	48	49	444	8	38	8	158
South West Total		383	817	581	4,923	100	909	254	3,423
Sydney Metro Total		3,543	4,394	3,138	34,260	720	4,550	1,526	21,715
Central Coast	Gosford	118	40	59	702	38	66	35	286
	Wyong	31	34	45	398	28	36	82	473
Central Coast Total		149	74	104	1,100	66	102	117	759
Illawarra	Kiama	1	2	1	41	2	30	1	69
	Shellharbour	31	54	47	379	16	74	20	340
	Wollongong	77	106	383	1,185	47	74	18	599
Illawarra Total		109	162	431	1,605	65	178	39	1,008

Note: Building Approvals may be revised or corrected by ABS in later months.

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

Subregion	LGA	Dwelling Approvals (by building type) April 2015				Net Dwelling Completions (by building type) April 2015		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	0	376	1	100%	1	155	99%
Sydney City Total		0	376	1	100%	1	155	99%
East	Botany Bay	5	0	0	0%	1	0	0%
	Randwick	4	30	1	86%	0	0	0%
	Waverley	1	0	0	0%	1	4	80%
	Woolahra	14	0	0	0%	0	0	0%
East Total		24	30	1	55%	2	4	67%
South	Canterbury	9	342	0	97%	1	120	99%
	Hurstville	11	42	2	76%	1	0	0%
	Kogarah	8	2	0	20%	0	69	100%
	Marrickville	0	0	0	0%	0	32	100%
	Rockdale	9	89	1	90%	1	0	0%
	Sutherland	21	13	2	36%	8	31	79%
South Total		58	488	5	89%	11	252	96%
Inner West	Ashfield	1	0	0	0%	0	0	0%
	Burwood	1	0	0	0%	0	0	0%
	Canada Bay	7	0	0	0%	5	0	0%
	Leichhardt	0	0	0	0%	1	0	0%
	Strathfield	1	40	0	98%	0	0	0%
Inner West Total		10	40	0	80%	6	0	0%
Inner North	Hunters Hill	0	0	0	0%	0	0	0%
	Lane Cove	2	0	0	0%	1	30	97%
	Mosman	6	0	0	0%	0	0	0%
	North Sydney	0	18	0	100%	0	0	0%
	Ryde	6	12	0	67%	3	209	99%
Willoughby	7	46	0	87%	0	13	100%	
Inner North Total		21	76	0	78%	4	252	98%
North	Hornsby	28	162	0	85%	3	0	0%
	Ku-ring-gai	20	0	1	0%	0	34	100%
North Total		48	162	1	77%	3	34	92%
North East	Manly	0	0	0	0%	0	0	0%
	Pittwater	5	59	1	91%	1	36	97%
	Warringah	24	58	1	70%	2	0	0%
North East Total		29	117	2	79%	3	36	92%
West Central	Auburn	14	0	0	0%	2	48	96%
	Bankstown	47	53	0	53%	10	5	33%
	Fairfield	36	26	0	42%	3	140	98%
	Holroyd	1	2	0	67%	9	14	61%
	Parramatta	32	175	2	84%	7	116	94%
West Central Total		130	256	2	66%	31	323	91%
North West	Blacktown	246	57	3	19%	37	4	10%
	Blue Mountains	16	2	0	11%	1	0	0%
	Hawkesbury	28	2	0	7%	7	0	0%
	Penrith	107	6	0	5%	8	4	33%
	The Hills	80	133	0	62%	21	73	78%
North West Total		477	200	3	29%	74	81	52%
South West	Camden	157	4	0	2%	85	0	0%
	Campbelltown	48	89	0	65%	8	68	89%
	Liverpool	109	124	1	53%	37	48	56%
	Wollondilly	48	0	1	0%	8	0	0%
South West Total		362	217	2	37%	138	116	46%
Sydney Metro Total		1,159	1,962	17	63%	273	1,253	82%
Central Coast	Gosford	39	20	0	34%	23	12	34%
	Wyong	39	6	0	13%	46	36	44%
Central Coast Total		78	26	0	25%	69	48	41%
Illawarra	Kiama	1	0	0	0%	1	0	0%
	Shellharbour	21	26	0	55%	12	8	40%
	Wollongong	58	325	0	85%	13	5	28%
Illawarra Total		80	351	0	81%	26	13	33%

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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