

# MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

## MAY 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.

### 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 - May 2015 (Number)

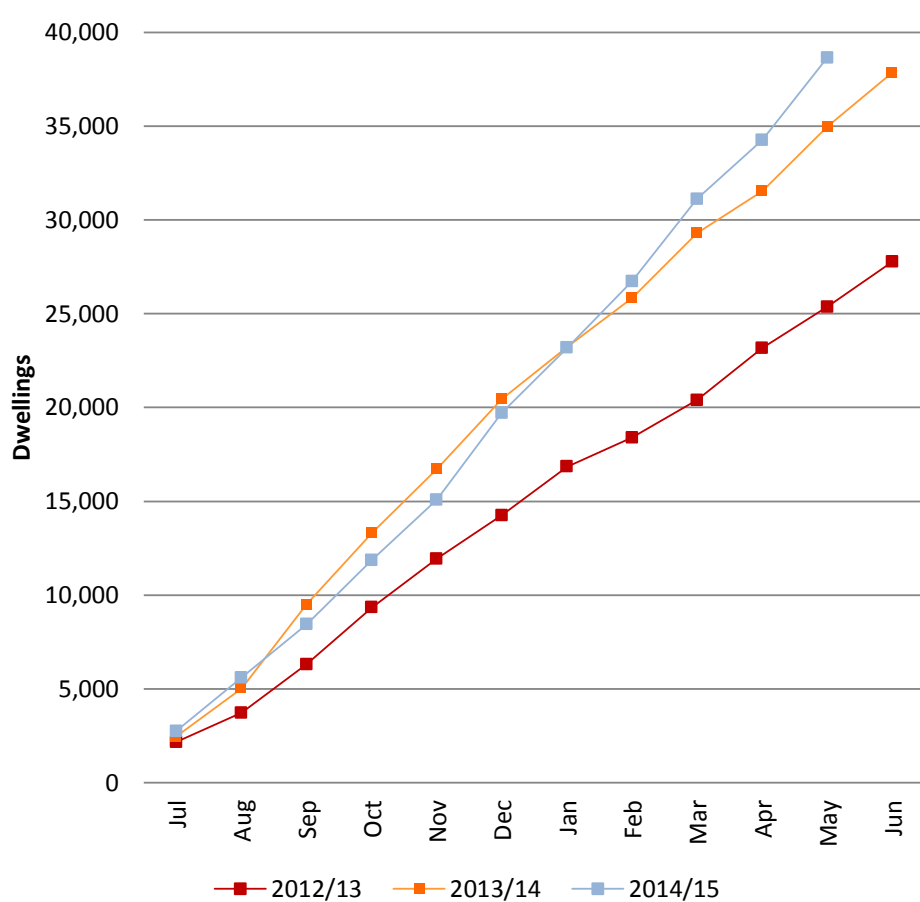


Figure 2: Sydney Metropolitan - Net Dwelling Completions July 2012 - May 2015 (Number)

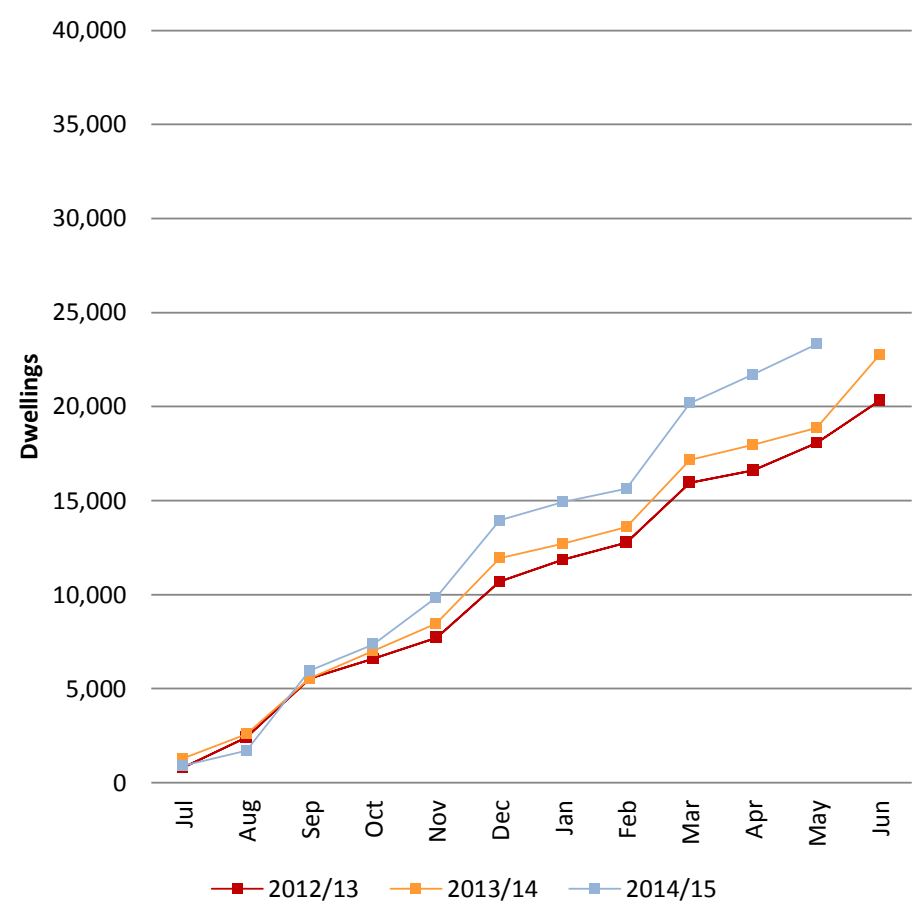


Table 1: Regional Dwelling Approvals and Net Dwelling Completions  
July 2012 - May 2015 (Number)

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	4,392		38,652

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	1,607		23,322

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	100		1,200

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	106		865

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	85		1,690

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	46		1,054

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  
March 2015 - May 2015 (Number)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		March	April	May	YTD	March	April	May	YTD
Sydney City	Sydney	225	377	489	3,435	815	156	60	4,004
Sydney City Total		225	377	489	3,435	815	156	60	4,004
East	Botany Bay	361	5	42	941	151	1	1	493
	Randwick	22	35	13	556	108	0	0	381
	Waverley	233	1	42	389	1	5	11	50
	Woollahra	37	14	43	302	1	0	0	12
East Total		653	55	140	2,188	261	6	12	936
South	Canterbury	118	351	113	1,549	43	121	72	822
	Hurstville	32	55	39	432	96	1	1	224
	Kogarah	25	10	9	158	23	69	0	214
	Marrickville	18	0	41	660	19	32	68	326
	Rockdale	126	99	13	1,249	101	1	136	1,161
	Sutherland	61	36	38	798	48	39	4	341
South Total		380	551	253	4,846	330	263	281	3,088
Inner West	Ashfield	1	1	315	426	1	0	0	125
	Burwood	18	1	19	151	24	0	1	48
	Canada Bay	7	7	5	190	67	5	0	525
	Leichhardt	0	0	0	6	222	1	0	236
	Strathfield	77	41	23	664	128	0	0	313
Inner West Total		103	50	362	1,437	442	6	1	1,247
Inner North	Hunters Hill	1	0	2	21	0	0	0	29
	Lane Cove	54	2	3	720	0	31	42	346
	Mosman	11	6	68	116	0	0	0	5
	North Sydney	41	18	39	245	1	0	25	289
	Ryde	57	18	408	1,488	40	212	76	768
	Willoughby	17	53	190	310	61	13	2	205
Inner North Total		181	97	710	2,900	102	256	145	1,642
North	Hornsby	183	190	188	1,666	106	3	59	382
	Ku-ring-gai	16	21	104	506	75	34	183	521
North Total		199	211	292	2,172	181	37	242	903
North East	Manly	5	0	11	60	5	0	2	28
	Pittwater	17	65	8	204	15	37	1	193
	Warringah	54	83	173	659	25	2	36	161
North East Total		76	148	192	923	45	39	39	382
West Central	Auburn	22	14	100	2,072	121	50	14	982
	Bankstown	261	100	164	1,622	194	15	16	681
	Fairfield	54	62	84	814	15	143	6	264
	Holroyd	49	3	112	714	37	23	11	242
	Parramatta	215	209	498	2,431	154	123	68	1,102
West Central Total		601	388	958	7,653	521	354	115	3,271
North West	Blacktown	309	306	264	3,087	415	41	182	1,650
	Blue Mountains	22	18	27	222	30	1	0	78
	Hawkesbury	10	30	24	207	21	7	9	141
	Penrith	196	113	137	1,439	315	12	88	1,112
	The Hills	622	213	111	2,787	163	94	131	1,143
North West Total		1,159	680	563	7,742	944	155	410	4,124
South West	Camden	107	161	123	1,717	286	85	110	1,354
	Campbelltown	70	137	154	1,274	99	76	35	626
	Liverpool	592	234	127	1,892	486	85	128	1,558
	Wollondilly	48	49	29	473	38	8	29	187
South West Total		817	581	433	5,356	909	254	302	3,725
Sydney Metro Total		4,394	3,138	4,392	38,652	4,550	1,526	1,607	23,322
Central Coast	Gosford	40	59	56	758	66	35	35	321
	Wyangong	34	45	44	442	36	82	71	544
Central Coast Total		74	104	100	1,200	102	117	106	865
Illawarra	Kiama	2	1	2	43	30	1	2	71
	Shellharbour	54	47	27	406	74	20	14	354
	Wollongong	106	383	56	1,241	74	18	30	629
Illawarra Total		162	431	85	1,690	178	39	46	1,054

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 May 2015 (Number)

Subregion	LGA	Dwelling Approvals (by building type) May 2015 (Number)				Net Dwelling Completions (by building type) May 2015 (Number)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	2	481	6	98%	3	57	95%
Sydney City Total		2	481	6	98%	3	57	95%
East	Botany Bay	9	33	0	79%	1	0	0%
	Randwick	5	8	0	62%	0	0	0%
	Waverley	4	38	0	90%	0	11	100%
	Woollahra	31	12	0	28%	0	0	0%
East Total		49	91	0	65%	1	11	92%
South	Canterbury	13	100	0	88%	1	71	99%
	Hurstville	22	16	1	41%	1	0	0%
	Kogarah	9	0	0	0%	0	0	0%
	Marrickville	2	37	2	90%	0	68	100%
	Rockdale	7	6	0	46%	0	136	100%
	Sutherland	24	13	1	34%	4	0	0%
South Total		77	172	4	68%	6	275	98%
Inner West	Ashfield	5	210	100	67%	0	0	0%
	Burwood	5	14	0	74%	1	0	0%
	Canada Bay	5	0	0	0%	0	0	0%
	Leichhardt	0	0	0	0%	0	0	0%
	Strathfield	1	22	0	96%	0	0	0%
Inner West Total		16	246	100	68%	1	0	0%
Inner North	Hunters Hill	2	0	0	0%	0	0	0%
	Lane Cove	3	0	0	0%	0	42	100%
	Mosman	0	68	0	100%	0	0	0%
	North Sydney	2	37	0	95%	1	24	96%
	Ryde	10	398	0	98%	2	74	97%
	Willoughby	8	181	1	95%	2	0	0%
Inner North Total		25	684	1	96%	5	140	97%
North	Hornsby	39	149	0	79%	6	53	90%
	Ku-ring-gai	15	89	0	86%	4	179	98%
North Total		54	238	0	82%	10	232	96%
North East	Manly	0	11	0	100%	2	0	0%
	Pittwater	7	0	1	0%	1	0	0%
	Warringah	47	125	1	72%	7	29	81%
North East Total		54	136	2	71%	10	29	74%
West Central	Auburn	19	81	0	81%	2	12	86%
	Bankstown	39	115	10	70%	16	0	0%
	Fairfield	75	8	1	10%	6	0	0%
	Holroyd	21	91	0	81%	11	0	0%
	Parramatta	31	466	1	94%	11	57	84%
West Central Total		185	761	12	79%	46	69	60%
North West	Blacktown	264	0	0	0%	182	0	0%
	Blue Mountains	27	0	0	0%	0	0	0%
	Hawkesbury	18	6	0	25%	9	0	0%
	Penrith	81	56	0	41%	88	0	0%
	The Hills	111	0	0	0%	128	3	2%
North West Total		501	62	0	11%	407	3	1%
South West	Camden	121	2	0	2%	110	0	0%
	Campbelltown	137	17	0	11%	35	0	0%
	Liverpool	114	10	3	8%	71	57	45%
	Wollondilly	29	0	0	0%	29	0	0%
South West Total		401	29	3	7%	245	57	19%
Sydney Metro Total		1,364	2,900	128	66%	734	873	54%
Central Coast	Gosford	31	24	1	43%	19	16	46%
	Wyong	43	0	1	0%	42	29	41%
Central Coast Total		74	24	2	24%	61	45	42%
Illawarra	Kiama	2	0	0	0%	2	0	0%
	Shellharbour	11	15	1	56%	14	0	0%
	Wollongong	45	10	1	18%	24	6	20%
Illawarra Total		58	25	2	29%	40	6	13%

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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