

# MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

## AUGUST 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  
January 2013 - August 2015 (number)

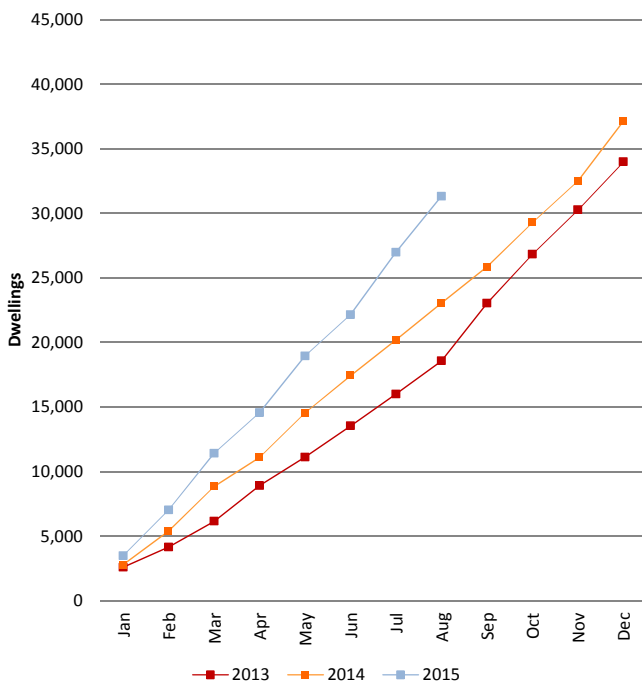


Figure 2: Sydney Metropolitan - Net Dwelling Completions  
January 2013 - August 2015 (number)

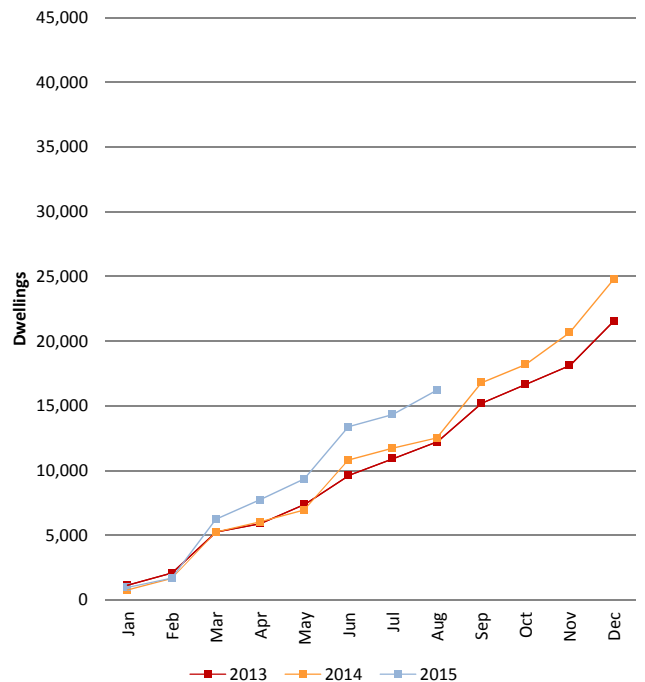


Table 1: Regional Dwelling Approvals and Net Dwelling Completions  
July 2013 - August 2015 (Number)

Sydney Metropolitan

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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	3,193	41,845
2015/16	4,836	4,342											9,178

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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	4,026	27,348
2015/16	947	1,876											2,823

Central Coast Region

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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	121	1,321
2015/16	276	146											422

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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	101	966
2015/16	202	112											314

Illawarra Region

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2013/14	84	138	74	109	70	137	145	117	139	63	211	60	1,347
2014/15	204	133	198	241	179	280	89	180	202	512	148	324	2,690
2015/16	116	299											415

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2013/14	28	53	150	114	18	243	36	14	245	18	30	180	1,129
2014/15	223	99	171	85	111	298	64	109	235	82	99	229	1,805
2015/16	99	107											206

Note: The Illawarra Region Includes the Shoalhaven LGA from July 2014

Table 2: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions June 2015 - August 2015 (Number)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		June	July	August	YTD	June	July	August	YTD
Central	Ashfield	2	62	52	114	0	0	0	0
	Botany Bay	0	548	42	590	317	0	0	0
	Burwood	71	1	3	4	8	0	30	30
	Canada Bay	137	24	22	46	11	33	57	90
	Leichhardt	1	0	22	22	8	0	0	0
	Marrickville	9	4	2	6	52	0	0	0
	Randwick	22	22	70	92	19	3	9	12
	Strathfield	88	15	38	53	1	0	0	0
	Sydney	19	492	1,126	1,618	544	286	111	397
	Waverley	6	56	13	69	6	15	0	15
Woollahra	38	28	31	59	14	0	3	3	
<b>Central Total</b>		<b>393</b>	<b>1,252</b>	<b>1,421</b>	<b>2,673</b>	<b>980</b>	<b>337</b>	<b>210</b>	<b>547</b>
North	Hornsby	238	185	158	343	205	2	46	48
	Hunters Hill	0	0	2	2	1	0	0	0
	Ku-ring-gai	12	25	27	52	7	2	3	5
	Lane Cove	66	1	2	3	69	0	37	37
	Manly	0	3	0	3	3	0	1	1
	Mosman	0	53	17	70	16	0	22	22
	North Sydney	1	14	100	114	3	0	0	0
	Pittwater	6	11	5	16	4	0	0	0
	Ryde	22	53	21	74	266	38	356	394
	Warringah	40	55	25	80	66	1	89	90
Willoughby	6	14	0	14	30	0	1	1	
<b>North Total</b>		<b>391</b>	<b>414</b>	<b>357</b>	<b>771</b>	<b>670</b>	<b>43</b>	<b>555</b>	<b>598</b>
South	Canterbury	44	126	547	673	251	1	56	57
	Hurstville	65	251	93	344	32	1	1	2
	Kogarah	22	5	5	10	0	79	0	79
	Rockdale	11	151	95	246	32	7	156	163
	Sutherland	51	50	69	119	49	15	4	19
<b>South Total</b>		<b>193</b>	<b>583</b>	<b>809</b>	<b>1,392</b>	<b>364</b>	<b>103</b>	<b>217</b>	<b>320</b>
South West	Camden	251	301	296	597	350	80	64	144
	Campbelltown	181	32	169	201	140	71	5	76
	Fairfield	84	100	41	141	25	12	26	38
	Liverpool	305	191	126	317	223	66	18	84
	Wollondilly	16	9	77	86	145	36	9	45
<b>South West Total</b>		<b>837</b>	<b>633</b>	<b>709</b>	<b>1,342</b>	<b>883</b>	<b>265</b>	<b>122</b>	<b>387</b>
West	Blue Mountains	12	29	17	46	39	0	4	4
	Hawkesbury	27	28	21	49	25	2	7	9
	Penrith	108	132	249	381	188	25	42	67
<b>West Total</b>		<b>147</b>	<b>189</b>	<b>287</b>	<b>476</b>	<b>252</b>	<b>27</b>	<b>53</b>	<b>80</b>
West Central	Auburn	285	24	25	49	18	2	388	390
	Bankstown	263	274	170	444	99	17	24	41
	Blacktown	242	464	161	625	450	37	200	237
	Holroyd	211	81	51	132	42	15	13	28
	Parramatta	95	804	134	938	114	54	70	124
	The Hills	136	118	218	336	154	47	24	71
<b>West Central Total</b>		<b>1,232</b>	<b>1,765</b>	<b>759</b>	<b>2,524</b>	<b>877</b>	<b>172</b>	<b>719</b>	<b>891</b>
<b>Sydney Metro Total</b>		<b>3,193</b>	<b>4,836</b>	<b>4,342</b>	<b>9,178</b>	<b>4,026</b>	<b>947</b>	<b>1,876</b>	<b>2,823</b>
Central Coast	Gosford	59	78	66	144	33	38	23	61
	Wyong	62	198	80	278	68	164	89	253
<b>Central Coast Total</b>		<b>121</b>	<b>276</b>	<b>146</b>	<b>422</b>	<b>101</b>	<b>202</b>	<b>112</b>	<b>314</b>
Illawarra	Kiama	2	1	3	4	17	5	1	6
	Shellharbour	131	0	121	121	51	23	12	35
	Shoalhaven	65	68	69	137	45	45	43	88
	Wollongong	126	47	106	153	116	26	51	77
<b>Illawarra Total</b>		<b>324</b>	<b>116</b>	<b>299</b>	<b>415</b>	<b>229</b>	<b>99</b>	<b>107</b>	<b>206</b>

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

Note: The Illawarra Region includes the Shoalhaven LGA from July 2014. The Illawarra region totals are not comparable to previously published totals.

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

Subregion	LGA	Dwelling Approvals (by building type) August 2015 (Number)				Net Dwelling Completions (by building type) August 2015 (Number)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Central	Ashfield	2	50	0	96%	0	0	0%
	Botany Bay	3	39	0	93%	0	0	0%
	Burwood	3	0	0	0%	0	30	100%
	Canada Bay	6	7	9	32%	0	57	100%
	Leichhardt	7	7	8	32%	0	0	0%
	Marrickville	2	0	0	0%	0	0	0%
	Randwick	13	48	9	69%	1	8	89%
	Strathfield	0	38	0	100%	0	0	0%
	Sydney	1	1,125	0	100%	0	111	100%
	Waverley	1	12	0	92%	0	0	0%
Woolahra	0	29	2	94%	0	3	100%	
<b>Central Total</b>		<b>38</b>	<b>1,355</b>	<b>28</b>	<b>95%</b>	<b>1</b>	<b>209</b>	<b>100%</b>
North	Hornsby	30	128	0	81%	4	42	91%
	Hunters Hill	0	2	0	100%	0	0	0%
	Ku-ring-gai	20	7	0	26%	3	0	0%
	Lane Cove	2	0	0	0%	0	37	100%
	Manly	0	0	0	0%	1	0	0%
	Mosman	4	13	0	76%	0	22	100%
	North Sydney	3	80	17	80%	0	0	0%
	Pittwater	4	0	1	0%	0	0	0%
	Ryde	3	18	0	86%	1	355	100%
	Warringah	23	2	0	8%	0	89	100%
Willoughby	0	0	0	0%	1	0	0%	
<b>North Total</b>		<b>89</b>	<b>250</b>	<b>18</b>	<b>70%</b>	<b>10</b>	<b>545</b>	<b>98%</b>
South	Canterbury	17	528	2	97%	1	55	98%
	Hurstville	11	82	0	88%	1	0	0%
	Kogarah	5	0	0	0%	0	0	0%
	Rockdale	12	83	0	87%	0	156	100%
	Sutherland	28	40	1	58%	4	0	0%
<b>South Total</b>		<b>73</b>	<b>733</b>	<b>3</b>	<b>91%</b>	<b>6</b>	<b>211</b>	<b>97%</b>
South West	Camden	292	2	2	1%	64	0	0%
	Campbelltown	83	86	0	51%	5	0	0%
	Fairfield	28	12	1	29%	5	21	81%
	Liverpool	126	0	0	0%	18	0	0%
	Wollondilly	35	42	0	55%	9	0	0%
<b>South West Total</b>		<b>564</b>	<b>142</b>	<b>3</b>	<b>20%</b>	<b>101</b>	<b>21</b>	<b>17%</b>
West	Blue Mountains	16	0	1	0%	2	2	50%
	Hawkesbury	20	0	1	0%	7	0	0%
	Penrith	77	172	0	69%	35	7	17%
<b>West Total</b>		<b>113</b>	<b>172</b>	<b>2</b>	<b>60%</b>	<b>44</b>	<b>9</b>	<b>17%</b>
West Central	Auburn	25	0	0	0%	1	387	100%
	Bankstown	39	128	3	75%	13	11	46%
	Blacktown	144	12	5	7%	99	101	51%
	Holroyd	10	38	3	75%	13	0	0%
	Parramatta	19	115	0	86%	4	66	94%
	The Hills	195	20	3	9%	24	0	0%
<b>West Central Total</b>		<b>432</b>	<b>313</b>	<b>14</b>	<b>41%</b>	<b>154</b>	<b>565</b>	<b>79%</b>
<b>Sydney Metro Total</b>		<b>1,309</b>	<b>2,965</b>	<b>68</b>	<b>68%</b>	<b>316</b>	<b>1,560</b>	<b>83%</b>
Central Coast	Gosford	47	19	0	29%	23	0	83%
	Wyangong	60	16	4	20%	74	15	17%
<b>Central Coast Total</b>		<b>107</b>	<b>35</b>	<b>4</b>	<b>24%</b>	<b>97</b>	<b>15</b>	<b>13%</b>
Illawarra	Kiama	3	0	0	0%	1	0	0%
	Shellharbour	35	83	3	69%	2	10	83%
	Shoalhaven	47	22	0	32%	29	14	33%
	Wollongong	32	74	0	70%	10	41	80%
<b>Illawarra Total</b>		<b>117</b>	<b>179</b>	<b>3</b>	<b>60%</b>	<b>42</b>	<b>65</b>	<b>61%</b>

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

Note: The Illawarra Region includes the Shoalhaven LGA from July 2014. The Illawarra region totals are not comparable to previously published totals.

## 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, Wyong and Shoalhaven Councils.

Image supplied by Nearmap Photomaps

© Crown Copyright 2015  
Department of Planning and Environment  
Research and Analysis  
Lands Building,  
23 - 33 Bridge Street,  
Sydney, NSW 2000, Australia  
<http://www.planning.nsw.gov.au>  
Contact: [data@planning.nsw.gov.au](mailto:data@planning.nsw.gov.au)

Disclaimer: While every reasonable effort has been made to ensure that this document is correct at the time of printing, the state of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.