

MARCH QUARTERLY MONITOR 2013

Planning &  
Infrastructure

# MDP

Metropolitan Development Program





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## KEY POINTS

- Both total MDP and rezoned stock are at the highest levels since land release programs began in the early 1980s.
- In the quarter an additional 10,860 dwellings were released which increases the total greenfield stock to 160,038 potential dwellings or 25 years supply.
- With the rezoning of an additional 21,576 dwellings, rezoned greenfield stock has increased to 105,499 potential dwellings or 16.6 years of supply.
- Net dwelling completions so far this financial year are 16,554 which is more than the whole of 2011/12 (15,591).
- Greenfield dwelling completions made up 34 per cent of the Sydney Region total for the quarter.

## 1. SUMMARY

The quarterly MDP monitor provides information on residential activity and greenfield land supply in the Sydney Region including the Central Coast.

Section 2 provides an overview of Sydney Region residential activity including approval and completions, building type, greenfield share of production and LGAs with major activity. Detailed LGA tables are provided for dwelling approvals, net dwelling completions, approvals and completions by building type and developments size.

Section 3 reports on the greenfield development pipeline covering the 10 steps from release of fringe land for urban purposes, through rezoning and servicing, approvals and construction to the completion of a dwelling. Historical data is provided showing changes in the stock and activity.

Detailed LGA and greenfield release area tables are provided for each step.

Section 4 dwelling completion data is provided for the key residential growth locations in the existing urban areas.

### SYDNEY REGION RESIDENTIAL ACTIVITY

- Net dwelling completions so far this financial year are 16,554 which are more than the whole of 2011/12 (15,591).
- The changes from the December to the March quarter include dwelling approvals falling from 8,176 to 5,769 and net dwelling completions increasing slightly to 5,448.
- In the quarter 34 per cent of completions came from greenfield release areas.

## GREENFIELD DEVELOPMENT PIPELINE

### - 10 MONITORING STEPS

#### STEPS 1 – 4: RELEASE, REZONING AND MAJOR SERVICING

- Total MDP stock released by the State Government is land for 160,038 potential dwellings or 25 years supply based upon historic consumption. Six new release areas with a potential of 10,860 dwellings have been included on the MDP: Blacktown LGA - Riverstone East (5,300 potential dwellings) and West Schofields (400); Camden LGA – El Caballo Blanco/Gledswood (860) and Leppington (Catherine Fields North part) (1,000); Campbelltown LGA – Blairmount/Eaglevale Drive (800).

- Of the total stock 66 per cent or 105,499 potential dwellings has been rezoned which is equal to 16.6 years of supply. This represents a doubling of the zoned stock since 2007.

A total of 21,476 potential dwellings were rezoned in the quarter which includes: Austral and Leppington North (15,393 potential dwellings), East Leppington (3,266) and El Caballo Blanco/Gledswood (860).

#### STEPS 5 – 10: LOT AND DWELLING APPROVALS AND PRODUCTION

Greenfield dwelling production so far this financial year is 4,989 which is more than the whole of 2011/12 (3,078).

#### GROWTH LOCATIONS – EXISTING URBAN AREAS

- In the quarter the highest level of production occurred in Wentworth Point (287 dwellings), Burwood Town Centre (264), Rhodes Peninsula (206) and St Ives Town Centre (140).

Table 1.1: Quarterly Summary Jan 2012 - March 2013

|   | Activity/Stock | 3 Months<br>Jan - Mar<br>2012 | 3 Months<br>Apr - Jun<br>2012 | 3 Months<br>Jul - Sep<br>2012 | 3 Months<br>Oct - Dec<br>2012 | 3 Months<br>Jan - Mar<br>2013 |
|---|----------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <b>Sydney Region Residential Activity</b> |                |                               |                               |                               |                               |                               |
| Dwelling Approvals                        | Activity       | 5,203                         | 6,667                         | 6,266                         | 8,176                         | 5,769                         |
| Dwelling Commencements                    | Activity       | 3,330                         | 5,774                         | 6,734                         | 6,945                         | NA                            |
| Dwelling Completions                      | Activity       | 3,625                         | 4,404                         | 4,809                         | 6,143                         | NA                            |
| Net Dwelling Completions                  | Activity       | 3,081                         | 4,176                         | 5,687                         | 5,419                         | 5,448                         |
| <b>Greenfield Development Pipeline</b>    |                |                               |                               |                               |                               |                               |
| 1. Total MDP Released                     | Stock          | 155,054                       | 154,167                       | 152,417                       | 151,023                       | 160,038                       |
| 2. Rezoned                                | Stock          | 85,599                        | 89,012                        | 87,262                        | 85,868                        | 105,499                       |
| 3. Trunk Infrastructure                   | Stock          | 70,340                        | 72,554                        | 70,804                        | 69,410                        | 67,565                        |
| 4. Lead in Infrastructure                 | Stock          | 39,874                        | 42,195                        | 40,445                        | 39,051                        | 37,206                        |
| 5. Subdivision Approval                   | Activity       | 634                           | 1,546                         | 1,091                         | 892                           | 924                           |
| 6. Lot Production                         | Activity       | 1,083                         | 1,699                         | 1,168                         | 1,240                         | 1,062                         |
| 7. Vacant Stock                           | Stock          | 3,210                         | 3,418                         | 3,737                         | 3,915                         | 3,781                         |
| 8. Dwelling Approval                      | Activity       | 808                           | 1,239                         | 1,299                         | 1,120                         | 1,156                         |
| 9. Under Construction                     | Stock          | 1,653                         | 3,126                         | 2,174                         | 1,501                         | 1,387                         |
| 10. Dwelling Production                   | Activity       | 514                           | 911                           | 1,750                         | 1,394                         | 1,845                         |
| Greenfield new Lot Size (sqm)             |                | 529                           | 495                           | 464                           | 507                           | 463                           |

Note: Stock - is a snapshot of the stock levels at the end of the monitoring period. Activity - is the approval and production activity over the monitoring period. Dwelling completions have been revised from the monthly monitor due to geocoding processes. NA - data not yet available.

Table 1.2: Six Month Summary, Jan 2007 - Dec 2011

|   | Activity/Stock | 6 Months<br>Jan - Jun<br>2007 | 6 Months<br>Jul - Dec<br>2007 | 6 Months<br>Jan - Jun<br>2008 | 6 Months<br>Jul - Dec<br>2008 | 6 Months<br>Jan - Jun<br>2009 | 6 Months<br>Jul - Dec<br>2009 | 6 Months<br>Jan - Jun<br>2010 | 6 Months<br>Jul - Dec<br>2010 | 6 Months<br>Jan - Jun<br>2011 | 6 Months<br>Jul - Dec<br>2011 |
|---|----------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <b>Sydney Region Residential Activity</b> |                |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |
| Dwelling Approvals                        | Activity       | 8,036                         | 9,702                         | 8,521                         | 7,675                         | 5,808                         | 9,742                         | 9,781                         | 11,122                        | 9,535                         | 12,037                        |
| Dwelling Commencements                    | Activity       | 7,609                         | 9,418                         | 9,011                         | 7,920                         | 5,978                         | 8,576                         | 10,825                        | 9,432                         | 10,864                        | 11,664                        |
| Dwelling Completions                      | Activity       | 8,515                         | 8,097                         | 6,895                         | 8,456                         | 8,511                         | 8,179                         | 6,927                         | 9,078                         | 9,358                         | 9,719                         |
| Net Dwelling Completions                  | Activity       | 6,174                         | 7,616                         | 6,996                         | 7,271                         | 6,313                         | 7,439                         | 6,469                         | 8,183                         | 7,134                         | 8,334                         |
| <b>Greenfield Development Pipeline</b>    |                |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |
| 1. Total MDP Released                     | Stock          | 108,180                       | 108,565                       | 106,521                       | 105,115                       | 134,854                       | 133,374                       | 132,134                       | 133,743                       | 146,166                       | 155,566                       |
| 2. Rezoned                                | Stock          | 50,063                        | 61,818                        | 61,224                        | 69,603                        | 72,388                        | 72,153                        | 86,949                        | 85,913                        | 85,511                        | 86,299                        |
| 3. Trunk Infrastructure                   | Stock          | NA                            | NA                            | 50,797                        | 57,389                        | 59,146                        | 57,666                        | 73,744                        | 70,955                        | 72,452                        | 70,852                        |
| 4. Lead in Infrastructure                 | Stock          | 33,899                        | 32,854                        | 30,167                        | 29,177                        | 35,578                        | 34,098                        | 43,844                        | 33,967                        | 41,986                        | 40,386                        |
| 5. Subdivision Approval                   | Activity       | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | 2,800                         |
| 6. Lot Production                         | Activity       | 890                           | 1,170                         | 1,111                         | 791                           | 1,279                         | 1,043                         | 1,431                         | 1,319                         | 2,369                         | 1,324                         |
| 7. Vacant Stock                           | Stock          | 2,765                         | 2,818                         | 2,760                         | 2,749                         | 3,059                         | 2,458                         | 2,512                         | 2,403                         | 2,487                         | 3,020                         |
| 8. Dwelling Approval                      | Activity       | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | NA                            | 1,682                         |
| 9. Under Construction                     | Stock          | 1,701                         | 1,532                         | 1,706                         | 1,685                         | 1,548                         | 2,079                         | 1,837                         | 1,613                         | 1,526                         | 1,703                         |
| 10. Dwelling Production                   | Activity       | 1,045                         | 1,013                         | 1,061                         | 1,406                         | 948                           | 1,335                         | 1,534                         | 1,613                         | 1,781                         | 1,653                         |
| Greenfield new Lot Size (sqm)             |                | 580                           | 523                           | 533                           | 517                           | 524                           | 535                           | 516                           | 508                           | 508                           | 513                           |

Note: Stock - is a snapshot of the stock levels at the end of the monitoring period. Activity - is the approval and production activity over the monitoring period. NA - data not available.





## 2. SYDNEY REGION RESIDENTIAL ACTIVITY

## 2. SYDNEY REGION RESIDENTIAL ACTIVITY

Quarterly residential activity includes LGA dwelling approval and completions, building type, development size and proportion of production from greenfield release areas. LGA data is provided in Tables 2.7 to 2.9.

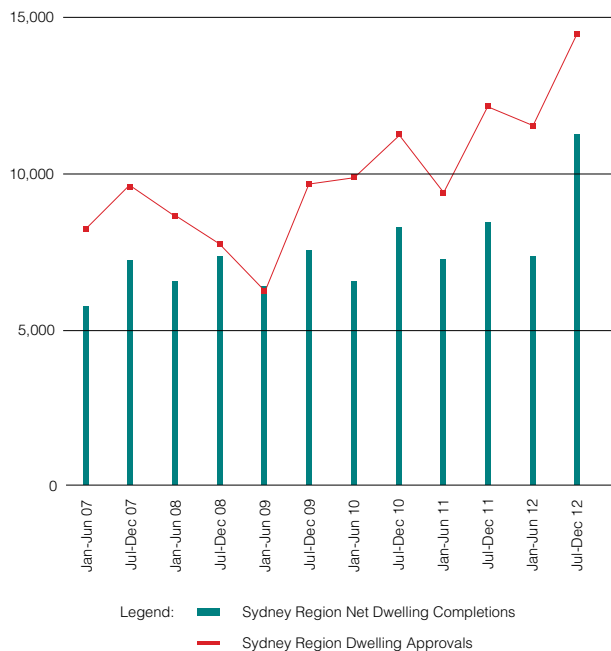
### 2.1 DWELLING APPROVALS AND COMPLETIONS

The changes from the December to March quarter include dwelling approvals falling from 8,176 to 5,769 and net dwelling completions increasing slightly to 5,448.

Dwelling approvals are tracking higher than this time in the last financial year. Also, net dwelling completions were 16,554 which is more than the whole of 2011/12 (15,591).

While dwelling approvals have been trending upwards for sometime this is the first financial year to show a major increase in net dwelling completions (see Figure 2.1).

Figure 2.1: Sydney Region - Six Monthly Dwelling Approvals and Net Dwelling Completions (Jan-Jun 07 to Jul-Dec 12)



### 2.2 DWELLING TYPE

In the March quarter 36 per cent of dwelling approvals were for dwellings in multi-unit developments 4+storeys, 10 per cent 1-3 storeys, 11 per cent medium density and detached houses 39 per cent. 52 per cent of net dwelling completions were multi-unit (see Figure 2.2 and Tables 2.1 and 2.2).

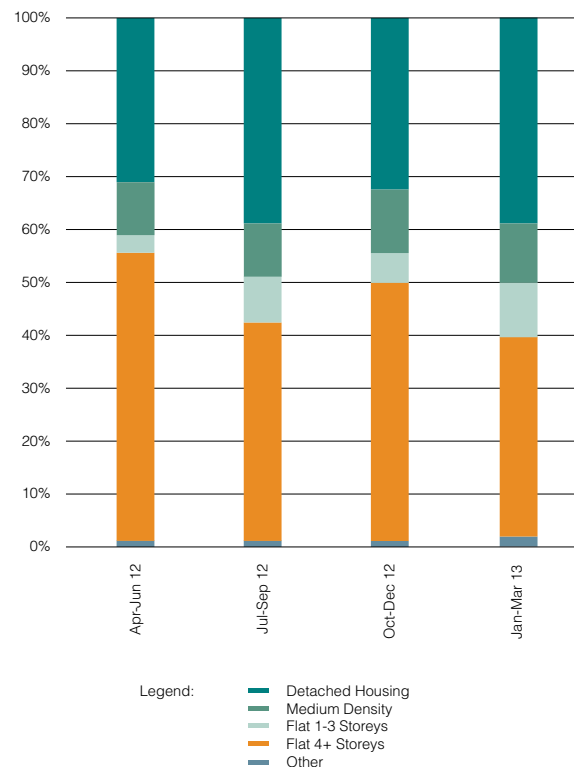
Table 2.1: Sydney Region - Dwelling Approvals by Building Type (Apr-Jun 2012 to Jan-Mar 2013)

| Dwelling Type  | Apr - Jun 2012 | Jul - Sep 2012 | Oct - Dec 2012 | Jan - Mar 2013 |
|----------------|----------------|----------------|----------------|----------------|
| Detached House | 31.3%          | 39.4%          | 32.4%          | 39.0%          |
| Medium Density | 10.0%          | 9.7%           | 12.1%          | 11.1%          |
| 1-3 Storeys    | 6.0%           | 11.5%          | 6.7%           | 10.4%          |
| 4+ Storeys     | 51.2%          | 38.0%          | 47.7%          | 36.0%          |
| Other          | 1.4%           | 1.4%           | 1.1%           | 3.4%           |

Table 2.2: Sydney Region - Net Dwelling Completions by Building Type (Apr-Jun 2012 to Jan-Mar 2013)

| Dwelling Type  | Apr - Jun 2012 | Jul - Sep 2012 | Oct - Dec 2012 | Jan - Mar 2013 |
|----------------|----------------|----------------|----------------|----------------|
| Detached House | 38.7%          | 43.2%          | 36.2%          | 47.5%          |
| Multi-Unit     | 61.3%          | 56.8%          | 63.8%          | 52.5%          |

Figure 2.2: Sydney Region - Dwelling Approval by Type (Apr-Jun 12 to Jan-Mar 13)





## 2.3 DEVELOPMENT SIZE

In terms of size of developments the highest proportion of net dwelling completion were detached houses (47 per cent) followed by developments 100 + dwellings in size (19 per cent), developments 11- 50 dwellings in size (12 per cent) and developments 51-100 dwellings in size (10 per cent). See Figure 2.3 and Tables 2.3.

Figure 2.3: Sydney Region - Net Dwelling Completions Development Size (Apr-Jun 2012 to Jan-Mar 2013)

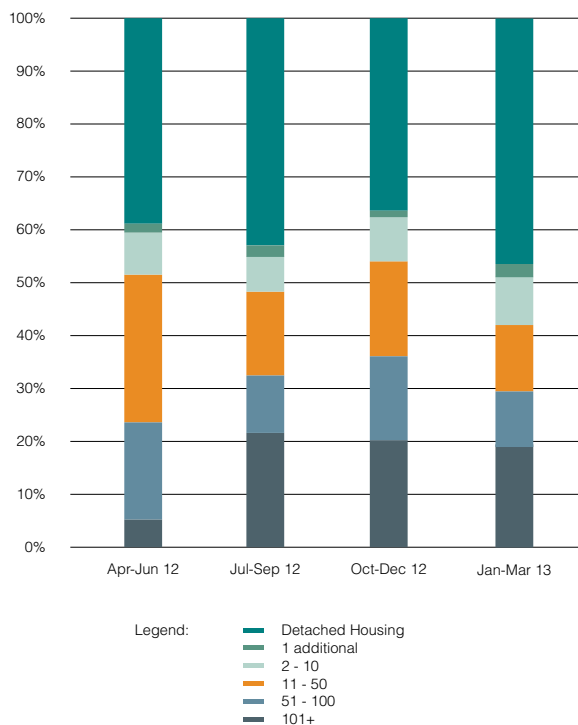


Table 2.3: Sydney Region - Development Size (Apr-Jun 2012 to Jan-Mar 2013)

| Dwelling Type | Apr-Jun 12 | Jul-Sep 12 | Oct-Dec 12 | Jan-Mar 13 |
|---------------|------------|------------|------------|------------|
| Detached      | 38.7%      | 43.2%      | 36.2%      | 47.5%      |
| Multi-unit    |            |            |            |            |
| 1 additional  | 2.0%       | 2.0%       | 1.6%       | 1.8%       |
| 2-10          | 7.9%       | 6.5%       | 8.4%       | 8.7%       |
| 11-50         | 27.9%      | 15.7%      | 17.7%      | 12.9%      |
| 51-100        | 18.4%      | 11.1%      | 16.0%      | 10.2%      |
| 101+          | 5.2%       | 21.4%      | 20.2%      | 18.9%      |

## 2.4 GREENFIELD SHARE

Greenfield dwelling approvals increased in the quarter to 20 per cent of the Sydney Region total. Greenfield net dwelling completions as a proportion of the total also increased from 26 per cent to 34 per cent (see Figure 2.4 and Table 2.4)

Figure 2.4: Sydney Region Dwelling Production - Existing Urban and Greenfield Areas (Apr-Jun 2012 to Jan-Mar 2013)

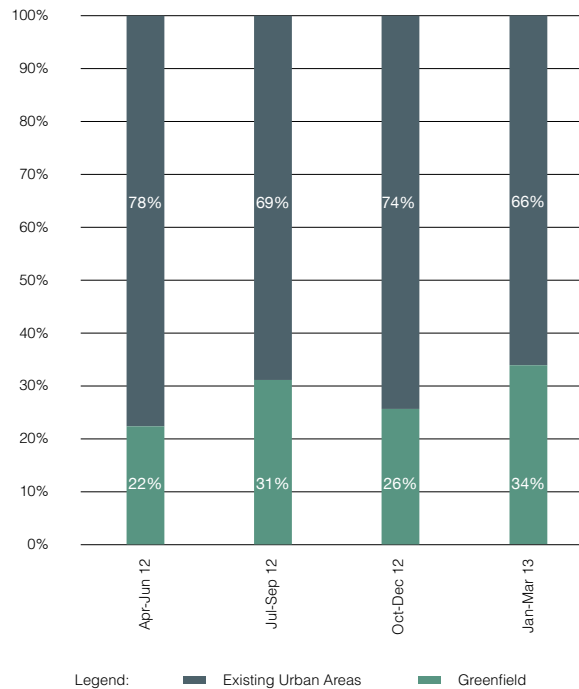


Table 2.4: Sydney Region - Greenfield Proportion of Total Dwelling Approvals and Net Completions (Apr-Jun 2012 to Jan-Mar 2013)

|                    | Apr-Jun 12 | Jul-Sep 12 | Oct-Dec 12 | Jan-Mar 13 |
|--------------------|------------|------------|------------|------------|
| Dwelling Approvals | 18.6%      | 20.7%      | 13.7%      | 20.0%      |
| Net Completions    | 21.8%      | 30.8%      | 25.7%      | 33.9%      |

Note: Sydney Region dwelling approvals data from ABS does not take account of existing stock such as knock down developments where one new dwelling replaces an existing dwelling and there is no increase in stock. Greenfield dwelling approvals and all dwelling completions data is net which subtracts the existing stock from the number approved or completed. The result is the proportion of greenfield approved will be lower than net completions.

## 2.5 LGA APPROVALS AND COMPLETIONS

### DWELLING APPROVALS

The LGAs with the highest level of dwelling approvals in the quarter are shown in Table 2.5. The top 10 LGAs provide 57 per cent of dwelling approvals.

Details of the top five LGAs in the quarter are:

- Sydney City (581 – 10 per cent) – 87 per cent were 4+ storeys
- Blacktown (451 – 8 per cent) – 339 were detached houses and 102 medium density
- Ryde (361 – 6 per cent) – 82 per cent were 4+ storeys
- Ku-ring-gai (344 – 6 per cent) – 89 per cent were 4+ storeys
- Camden (312 – 5 per cent) – all were detached houses.

### NET DWELLING COMPLETIONS

The LGAs with the highest level of net dwelling completions in the quarter are shown in Table 2.6. The top 10 LGAs provide 61 per cent of dwelling approvals.



Table 2.5: Sydney Region - March Quarter 2013 Dwelling Approval - Top Ten LGAs

| LGA                 | Dwelling | %    |
|---------------------|----------|------|
| Sydney              | 581      | 10%  |
| Blacktown           | 451      | 8%   |
| Ryde                | 361      | 6%   |
| Ku-ring-gai         | 344      | 6%   |
| Camden              | 312      | 5%   |
| Parramatta          | 289      | 5%   |
| Bankstown           | 260      | 5%   |
| Canterbury          | 259      | 4%   |
| Rockdale            | 245      | 4%   |
| Penrith             | 245      | 4%   |
| Other LGAs          | 2,422    | 43%  |
| Sydney Region Total | 5,769    | 100% |

### DETAILS OF THE TOP FIVE LGAs IN THE QUARTER ARE:

Blacktown (593 – 505 in greenfield release areas)

- Second Ponds Creek (227)
- Ropes Crossing (70)
- Doonside Bungarribee (67)
- Castlebrook (47)
- Colebee (30)
- Plumpton (30)

Penrith (480 – 364 in greenfield release areas)

- Jordan Springs (138)
- Glenmore Park Expansion Area (93)
- Waterside (86)
- Glenmore Park (32)

Liverpool (438 – 318 in greenfield release areas)

- South Hoxton Park (138)
- Aerodrome (58)
- Prestons (32)
- Carnes Hill (31)

Auburn (350)

- Wentworth Point (287)
- Lidcombe Hospital Precinct (46)

Burwood (291)

- 1 Railway Parade, Burwood (264)

Table 2.6: Sydney Region - March Quarter 2013 Net Dwelling Completions - Top Ten LGAs

| LGA                 | Dwelling | %    |
|---------------------|----------|------|
| Blacktown           | 593      | 11%  |
| Penrith             | 480      | 9%   |
| Liverpool           | 438      | 8%   |
| Auburn              | 350      | 6%   |
| Burwood             | 291      | 5%   |
| Camden              | 289      | 5%   |
| Sydney              | 283      | 5%   |
| Parramatta          | 241      | 4%   |
| Campbelltown        | 221      | 4%   |
| Ryde                | 212      | 4%   |
| Other LGAs          | 2,050    | 39%  |
| Sydney Region Total | 5,448    | 100% |

## SYDNEY REGION RESIDENTIAL ACTIVITY - APPROVALS AND COMPLETIONS

Table 2.7: Sydney Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (Jul-Sept 2012 to Jan-Mar 2013)

| Subregion           | LGA            | Dwelling Approvals |              |              | Net Dwelling Completions |              |              |              |       |
|---------------------|----------------|--------------------|--------------|--------------|--------------------------|--------------|--------------|--------------|-------|
|                     |                | Jul-Sep 2012       | Oct-Dec 2012 | Jan-Mar 2013 | Apr-Jun 2012             | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |       |
| Sydney City         | Sydney         | 893                | 563          | 1,089        | 581                      | 435          | 708          | 156          | 283   |
| Sydney City Total   |                | 893                | 563          | 1,089        | 581                      | 435          | 708          | 156          | 283   |
| East                | Botany Bay     | 169                | 423          | 133          | 16                       | 7            | 7            | 199          | 17    |
|                     | Randwick       | 60                 | 89           | 413          | 109                      | 121          | 103          | 64           | 41    |
|                     | Waverley       | 24                 | 11           | 32           | 10                       | 12           | 13           | 102          | 9     |
|                     | Woollahra      | 71                 | 95           | 101          | 113                      | 2            | 4            | 2            | 20    |
| East Total          |                | 324                | 618          | 679          | 248                      | 142          | 127          | 367          | 87    |
| South               | Canterbury     | 149                | 59           | 217          | 259                      | 28           | 31           | 73           | 35    |
|                     | Hurstville     | 318                | 31           | 70           | 29                       | 14           | 78           | 148          | 43    |
|                     | Kogarah        | 83                 | 113          | 73           | 31                       | 113          | 30           | 17           | 39    |
|                     | Marrickville   | 43                 | 236          | 22           | 79                       | 110          | 29           | 194          | 23    |
|                     | Rockdale       | 180                | 42           | 530          | 245                      | 30           | 179          | 109          | 103   |
|                     | Sutherland     | 72                 | 93           | 179          | 170                      | 36           | 107          | 175          | 63    |
| South Total         |                | 845                | 574          | 1,091        | 813                      | 331          | 454          | 716          | 306   |
| Inner West          | Ashfield       | 126                | 1            | 4            | 3                        | 0            | 4            | 1            | 0     |
|                     | Burwood        | 195                | 8            | 5            | 28                       | 8            | 0            | 127          | 291   |
|                     | Canada Bay     | 278                | 320          | 851          | 55                       | 103          | 338          | 391          | 211   |
|                     | Leichhardt     | 0                  | 3            | 2            | 204                      | 2            | 15           | 19           | 11    |
|                     | Strathfield    | 4                  | 1            | 4            | 54                       | 0            | 50           | 22           | 0     |
| Inner West Total    |                | 603                | 333          | 866          | 344                      | 113          | 407          | 560          | 513   |
| Inner North         | Hunters Hill   | 47                 | 20           | 6            | 4                        | 0            | 2            | 10           | 26    |
|                     | Lane Cove      | 12                 | 187          | 52           | 66                       | 1            | 3            | 3            | 4     |
|                     | Mosman         | 2                  | 97           | 6            | 4                        | 8            | 0            | 2            | 1     |
|                     | North Sydney   | 25                 | 30           | 181          | 31                       | 0            | 126          | 20           | 89    |
|                     | Ryde           | 397                | 81           | 215          | 361                      | 201          | 86           | 108          | 212   |
|                     | Willoughby     | 37                 | 6            | 12           | 62                       | 2            | 18           | 64           | 39    |
| Inner North Total   |                | 520                | 421          | 472          | 528                      | 212          | 235          | 207          | 371   |
| North               | Hornsby        | 133                | 177          | 137          | 178                      | 46           | 40           | 69           | 46    |
|                     | Ku-ring-gai    | 107                | 82           | 29           | 344                      | 303          | 161          | 165          | 193   |
| North Total         |                | 240                | 259          | 166          | 522                      | 349          | 201          | 234          | 239   |
| North East          | Manly          | 47                 | 5            | 2            | 5                        | 7            | 82           | 8            | 26    |
|                     | Pittwater      | 11                 | 64           | 47           | 43                       | 109          | 153          | 28           | 11    |
|                     | Warringah      | 51                 | 104          | 95           | 76                       | 38           | 47           | 78           | 84    |
| North East Total    |                | 109                | 173          | 144          | 124                      | 154          | 282          | 114          | 121   |
| Central West        | Auburn         | 548                | 326          | 45           | 79                       | 66           | 311          | 209          | 350   |
|                     | Bankstown      | 304                | 187          | 195          | 260                      | 178          | 105          | 149          | 130   |
|                     | Fairfield      | 222                | 194          | 105          | 90                       | 118          | 70           | 29           | 129   |
|                     | Holroyd        | 104                | 100          | 114          | 102                      | 241          | 129          | 163          | 192   |
|                     | Parramatta     | 270                | 478          | 496          | 289                      | 343          | 293          | 503          | 241   |
| Central West Total  |                | 1,448              | 1,285        | 955          | 820                      | 946          | 908          | 1,053        | 1,042 |
| North West          | Blacktown      | 274                | 576          | 670          | 451                      | 379          | 582          | 500          | 593   |
|                     | Blue Mountains | 34                 | 28           | 56           | 42                       | 25           | 62           | 25           | 20    |
|                     | Hawkesbury     | 36                 | 26           | 28           | 47                       | 27           | 44           | 11           | 14    |
|                     | Penrith        | 199                | 255          | 361          | 245                      | 245          | 375          | 154          | 480   |
|                     | The Hills      | 114                | 176          | 321          | 134                      | 224          | 328          | 192          | 180   |
| North West Total    |                | 657                | 1,061        | 1,436        | 919                      | 900          | 1,391        | 882          | 1,287 |
| South West          | Camden         | 312                | 257          | 377          | 312                      | 167          | 325          | 375          | 289   |
|                     | Campbelltown   | 102                | 151          | 343          | 127                      | 116          | 142          | 175          | 221   |
|                     | Liverpool      | 380                | 322          | 297          | 227                      | 173          | 323          | 264          | 438   |
|                     | Wollondilly    | 47                 | 50           | 49           | 33                       | 73           | 56           | 38           | 67    |
| South West Total    |                | 841                | 780          | 1,066        | 699                      | 529          | 846          | 852          | 1,015 |
| Central Coast       | Gosford        | 81                 | 84           | 85           | 64                       | 1            | 27           | 158          | 62    |
|                     | Wyong          | 106                | 115          | 127          | 107                      | 64           | 101          | 120          | 122   |
| Central Coast Total |                | 187                | 199          | 212          | 171                      | 65           | 128          | 278          | 184   |
| Sydney Region Total |                | 6,667              | 6,266        | 8,176        | 5,769                    | 4,176        | 5,687        | 5,419        | 5,448 |

## SYDNEY REGION RESIDENTIAL ACTIVITY - BUILDING TYPE

Table 2.8: Sydney Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (Jan - Mar 2013)

| Subregion           | LGA            | Dwelling Approvals (by building type)<br>Jan-Mar 2013 |                |             |            |                           |              | Net Dwelling Completions (by building type)<br>Jan-Mar 2013 |            |              |
|---------------------|----------------|---|----------------|-------------|------------|---------------------------|--------------|---|------------|--------------|
|                     |                | Detached House  | Medium Density | 1-3 Storeys | 4+ Storeys | Alterations & Conversions | % Multi-unit | Detached House  | Multi-unit | % Multi-unit |
| Sydney City         | Sydney         | 2   | 7              | 42          | 506        | 24                        | 99%          | 8   | 275        | 97%          |
| Sydney City Total   |                | 2   | 7              | 42          | 506        | 24                        | 99%          | 8   | 275        | 97%          |
| East                | Botany Bay     | 16  | 0              | 0           | 0          | 0                         | 0%           | 10  | 7          | 41%          |
|                     | Randwick       | 17  | 12             | 0           | 5          | 75                        | 84%          | 4   | 37         | 90%          |
|                     | Waverley       | 6   | 4              | 0           | 0          | 0                         | 40%          | 3   | 6          | 67%          |
|                     | Woollahra      | 72  | 2              | 14          | 24         | 1                         | 36%          | 1   | 19         | 95%          |
| East Total          |                | 111   | 18             | 14          | 29         | 76                        | 55%          | 18  | 69         | 79%          |
| South               | Canterbury     | 29  | 33             | 24          | 169        | 4                         | 89%          | 19  | 16         | 46%          |
|                     | Hurstville     | 19  | 10             | 0           | 0          | 0                         | 34%          | 14  | 29         | 67%          |
|                     | Kogarah        | 18  | 6              | 5           | 0          | 2                         | 42%          | 4   | 35         | 90%          |
|                     | Marrickville   | 6   | 36             | 16          | 12         | 9                         | 92%          | 9   | 14         | 61%          |
|                     | Rockdale       | 11  | 7              | 88          | 136        | 3                         | 96%          | 9   | 94         | 91%          |
| South Total         |                | 67  | 21             | 8           | 70         | 4                         | 61%          | 39  | 24         | 38%          |
| South Total         |                | 150   | 113            | 141         | 387        | 22                        | 82%          | 94  | 212        | 69%          |
| Inner West          | Ashfield       | 1   | 2              | 0           | 0          | 0                         | 67%          | 0   | 0          | 0%           |
|                     | Burwood        | 2   | 0              | 0           | 26         | 0                         | 93%          | 0   | 291        | 100%         |
|                     | Canada Bay     | 43  | 0              | 12          | 0          | 0                         | 22%          | 2   | 209        | 99%          |
|                     | Leichhardt     | 2   | 0              | 0           | 202        | 0                         | 99%          | 2   | 9          | 82%          |
|                     | Strathfield    | 7   | 0              | 0           | 47         | 0                         | 87%          | 0   | 0          | 0%           |
| Inner West Total    |                | 55  | 2              | 12          | 275        | 0                         | 84%          | 4   | 509        | 99%          |
| Inner North         | Hunters Hill   | 4   | 0              | 0           | 0          | 0                         | 0%           | 1   | 25         | 96%          |
|                     | Lane Cove      | 4   | 0              | 0           | 62         | 0                         | 94%          | 4   | 0          | 0%           |
|                     | Mosman         | 4   | 0              | 0           | 0          | 0                         | 0%           | 1   | 0          | 0%           |
|                     | North Sydney   | 21  | 2              | 0           | 7          | 1                         | 32%          | 3   | 86         | 97%          |
|                     | Ryde           | 22  | 13             | 26          | 299        | 1                         | 94%          | 6   | 206        | 97%          |
| Inner North Total   |                | 30  | 2              | 8           | 0          | 22                        | 52%          | 8   | 31         | 79%          |
| Inner North Total   |                | 85  | 17             | 34          | 368        | 24                        | 84%          | 23  | 348        | 94%          |
| North               | Hornsby        | 49  | 0              | 124         | 0          | 5                         | 72%          | 42  | 4          | 9%           |
|                     | Ku-ring-gai    | 30  | 2              | 0           | 312        | 0                         | 91%          | 8   | 185        | 96%          |
| North Total         |                | 79  | 2              | 124         | 312        | 5                         | 85%          | 50  | 189        | 79%          |
| North East          | Manly          | 5   | 0              | 0           | 0          | 0                         | 0%           | 3   | 23         | 88%          |
|                     | Pittwater      | 10  | 2              | 19          | 12         | 0                         | 77%          | 8   | 3          | 27%          |
|                     | Warringah      | 31  | 2              | 40          | 0          | 3                         | 59%          | 19  | 65         | 77%          |
| North East Total    |                | 46  | 4              | 59          | 12         | 3                         | 63%          | 30  | 91         | 75%          |
| Central West        | Auburn         | 34  | 20             | 0           | 23         | 2                         | 57%          | 48  | 302        | 86%          |
|                     | Bankstown      | 65  | 116            | 45          | 32         | 2                         | 75%          | 88  | 42         | 32%          |
|                     | Fairfield      | 76  | 9              | 0           | 0          | 5                         | 16%          | 43  | 86         | 67%          |
|                     | Holroyd        | 45  | 57             | 0           | 0          | 0                         | 56%          | 97  | 95         | 49%          |
|                     | Parramatta     | 47  | 40             | 80          | 119        | 3                         | 84%          | 64  | 177        | 73%          |
| Central West Total  |                | 267   | 242            | 125         | 174        | 12                        | 67%          | 340   | 702        | 67%          |
| North West          | Blacktown      | 339   | 102            | 0           | 0          | 10                        | 25%          | 522   | 71         | 12%          |
|                     | Blue Mountains | 21  | 20             | 0           | 0          | 1                         | 50%          | 20  | 0          | 0%           |
|                     | Hawkesbury     | 47  | 0              | 0           | 0          | 0                         | 0%           | 13  | 1          | 7%           |
|                     | Penrith        | 176   | 16             | 34          | 15         | 4                         | 28%          | 348   | 132        | 28%          |
|                     | The Hills      | 103   | 29             | 0           | 0          | 2                         | 23%          | 155   | 25         | 14%          |
| North West Total    |                | 686   | 167            | 34          | 15         | 17                        | 25%          | 1,058   | 229        | 18%          |
| South West          | Camden         | 312   | 0              | 0           | 0          | 0                         | 0%           | 282   | 7          | 2%           |
|                     | Campbelltown   | 98  | 18             | 8           | 0          | 3                         | 23%          | 205   | 16         | 7%           |
|                     | Liverpool      | 206   | 18             | 0           | 0          | 3                         | 9%           | 340   | 98         | 22%          |
|                     | Wollondilly    | 29  | 2              | 0           | 0          | 2                         | 12%          | 46  | 21         | 31%          |
| South West Total    |                | 645   | 38             | 8           | 0          | 8                         | 8%           | 873   | 142        | 14%          |
| Central Coast       | Gosford        | 47  | 4              | 8           | 0          | 5                         | 27%          | 20  | 42         | 68%          |
|                     | Wyong          | 78  | 29             | 0           | 0          | 0                         | 27%          | 70  | 52         | 43%          |
| Central Coast Total |                | 125   | 33             | 8           | 0          | 5                         | 27%          | 90  | 94         | 51%          |
| Sydney Region Total |                | 2,251   | 643            | 601         | 2,078      | 196                       | 61%          | 2,588   | 2,860      | 52%          |

## SYDNEY REGION RESIDENTIAL ACTIVITY - DEVELOPMENT SIZE

Table 2.9: Sydney Region Dwelling Completions by Size of Development (Jan-Mar 2013)

| Subregion           | LGA            | Dwelling Production (by size of development)<br>Jan-Mar 2013 |            |      |       |        |       | Total |
|---------------------|----------------|--|------------|------|-------|--------|-------|-------|
|                     |                | Detached   | Multi Unit |      |       |        |       |       |
|                     |                |  | 1          | 2-10 | 11-50 | 51-100 | 100+  |       |
| Sydney City         | Sydney         | 8  | 3          | 3    | 12    | 122    | 135   | 283   |
| Sydney City Total   |                | 8  | 3          | 3    | 12    | 122    | 135   | 283   |
| East                | Botany Bay     | 10   | 0          | 7    | 0     | 0      | 0     | 17    |
|                     | Randwick       | 4  | 4          | 7    | 26    | 0      | 0     | 41    |
|                     | Waverley       | 3  | 1          | 5    | 0     | 0      | 0     | 9     |
|                     | Woollahra      | 1  | 0          | 19   | 0     | 0      | 0     | 20    |
| East Total          |                | 18   | 5          | 38   | 26    | 0      | 0     | 87    |
| South               | Canterbury     | 19   | 0          | 16   | 0     | 0      | 0     | 35    |
|                     | Hurstville     | 14   | 3          | 7    | 19    | 0      | 0     | 43    |
|                     | Kogarah        | 4  | 0          | 7    | 28    | 0      | 0     | 39    |
|                     | Marrickville   | 9  | 1          | 13   | 0     | 0      | 0     | 23    |
|                     | Rockdale       | 9  | 2          | 18   | 23    | 51     | 0     | 103   |
|                     | Sutherland     | 39   | 10         | 14   | 0     | 0      | 0     | 63    |
| South Total         |                | 94   | 16         | 75   | 70    | 51     | 0     | 306   |
| Inner West          | Ashfield       | 0  | 0          | 0    | 0     | 0      | 0     | 0     |
|                     | Burwood        | 0  | 0          | 13   | 14    | 0      | 264   | 291   |
|                     | Canada Bay     | 2  | 3          | 0    | 0     | 0      | 206   | 211   |
|                     | Leichhardt     | 2  | 0          | 9    | 0     | 0      | 0     | 11    |
|                     | Strathfield    | 0  | 0          | 0    | 0     | 0      | 0     | 0     |
| Inner West Total    |                | 4  | 3          | 22   | 14    | 0      | 470   | 513   |
| Inner North         | Hunters Hill   | 1  | 2          | 0    | 23    | 0      | 0     | 26    |
|                     | Lane Cove      | 4  | 0          | 0    | 0     | 0      | 0     | 4     |
|                     | Mosman         | 1  | 0          | 0    | 0     | 0      | 0     | 1     |
|                     | North Sydney   | 3  | 3          | 20   | 63    | 0      | 0     | 89    |
|                     | Ryde           | 6  | 9          | 2    | 44    | 151    | 0     | 212   |
|                     | Willoughby     | 8  | 2          | 8    | 21    | 0      | 0     | 39    |
| Inner North Total   |                | 23   | 16         | 30   | 151   | 151    | 0     | 371   |
| North               | Hornsby        | 42   | 4          | 0    | 0     | 0      | 0     | 46    |
|                     | Ku-ring-gai    | 8  | 2          | 6    | 37    | 0      | 140   | 193   |
| North Total         |                | 50   | 6          | 6    | 37    | 0      | 140   | 239   |
| North East          | Manly          | 3  | 1          | 0    | 22    | 0      | 0     | 26    |
|                     | Pittwater      | 8  | 1          | 2    | 0     | 0      | 0     | 11    |
|                     | Warringah      | 19   | 5          | 17   | 43    | 0      | 0     | 84    |
| North East Total    |                | 30   | 7          | 19   | 65    | 0      | 0     | 121   |
| Central West        | Auburn         | 48   | 3          | 12   | 0     | 0      | 287   | 350   |
|                     | Bankstown      | 88   | 6          | 36   | 0     | 0      | 0     | 130   |
|                     | Fairfield      | 43   | 11         | 13   | 0     | 62     | 0     | 129   |
|                     | Holroyd        | 97   | 2          | 10   | 0     | 83     | 0     | 192   |
|                     | Parramatta     | 64   | 1          | 23   | 68    | 85     | 0     | 241   |
| Central West Total  |                | 340  | 23         | 94   | 68    | 230    | 287   | 1,042 |
| North West          | Blacktown      | 522  | 6          | 54   | 11    | 0      | 0     | 593   |
|                     | Blue Mountains | 20   | 0          | 0    | 0     | 0      | 0     | 20    |
|                     | Hawkesbury     | 13   | 1          | 0    | 0     | 0      | 0     | 14    |
|                     | Penrith        | 348  | 7          | 17   | 108   | 0      | 0     | 480   |
|                     | The Hills      | 155  | 2          | 23   | 0     | 0      | 0     | 180   |
| North West Total    |                | 1,057  | 16         | 94   | 119   | 0      | 0     | 1,287 |
| South West          | Camden         | 282  | 0          | 7    | 0     | 0      | 0     | 289   |
|                     | Campbelltown   | 205  | 1          | 15   | 0     | 0      | 0     | 221   |
|                     | Liverpool      | 340  | 3          | 22   | 73    | 0      | 0     | 438   |
|                     | Wollondilly    | 46   | 0          | 0    | 21    | 0      | 0     | 67    |
| South West Total    |                | 873  | 4          | 44   | 94    | 0      | 0     | 1,015 |
| Central Coast       | Gosford        | 20   | 0          | 42   | 0     | 0      | 0     | 62    |
|                     | Wyong          | 70   | 0          | 8    | 44    | 0      | 0     | 122   |
| Central Coast Total |                | 90   | 0          | 50   | 44    | 0      | 0     | 184   |
| Sydney Region Total |                | 2,588  | 99         | 475  | 700   | 554    | 1,032 | 5,448 |





### 3. GREENFIELD DEVELOPMENT PIPELINE

### 3.1 THE GREENFIELD DEVELOPMENT PIPELINE

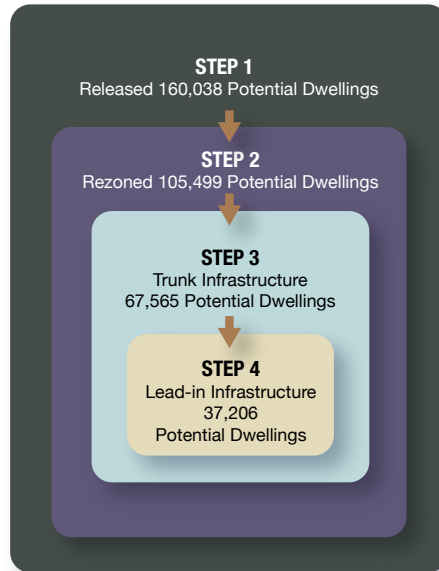
Greenfield land is located on the fringes of the metropolitan area. The MDP monitors the development of greenfield land from release by the State Government for urban purposes, through rezoning and servicing, approvals and lot construction to the completion of a dwelling.

The greenfield development pipeline is measured in ten steps. The first four steps relate to the early stages of the pipeline – release of land, rezoning and major servicing. These steps are a subset of each other as shown in Figure 3.1. The next six steps measure the more detailed approval and construction of lots and dwellings.

The 10 steps are shown in Figure 3.2 with Figure 3.3 showing historical and current activity/stock in the different steps. The infrastructure Steps 3 and 4 are explained in Figure 3.4.

Tables 3.1 to 3.4 provide data on Steps 1 to 4 at the LGA level for the last four quarters. Annual data for these steps are in the Appendix. Tables 3.5 to 3.10 provide data on the Steps 5 to 10 for each release area that is rezoned with lead in infrastructure.

Figure 3.1: Release, Rezoning and Servicing Steps





## 3.2 MONITORING STEPS

### RELEASE, REZONING AND MAJOR SERVICING

THE FIRST FOUR STEPS ARE A SUBSET OF EACH OTHER AND MEASURE STOCK LEVELS AT THE END OF THE MONITORING PERIOD.

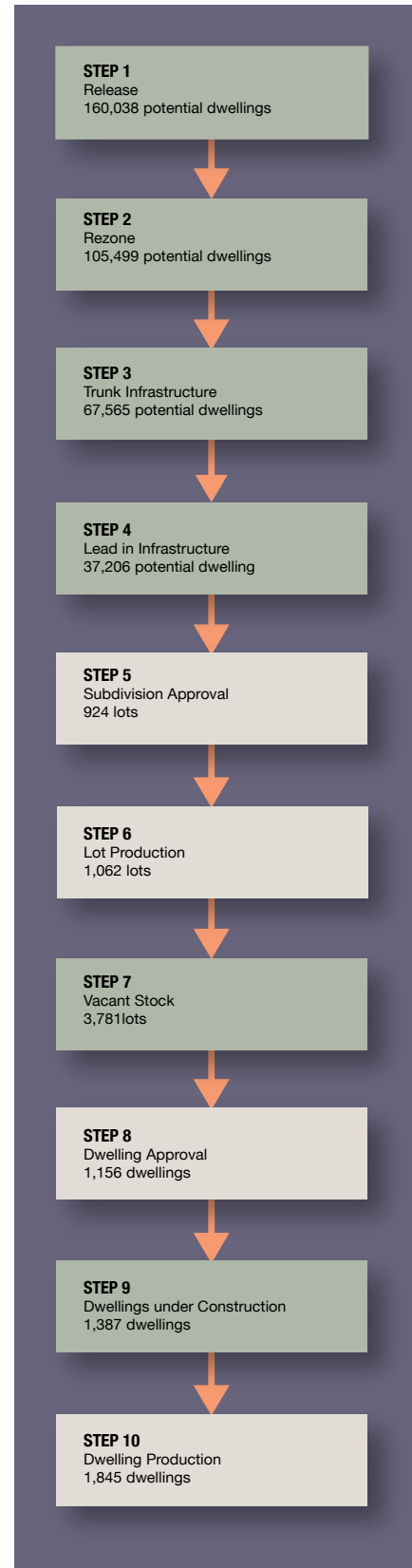
- **STEP 1 RELEASED (STOCK)** – fringe land that has been released by State Government for urban purposes. Current stock is land 160,038 potential dwellings or 25.5 years of supply (based upon historic consumption).
- **STEP 2 REZONED (STOCK)** – release areas that have been rezoned. Current rezoned stock is land for 105,499 potential dwellings or 66 per cent of total MDP stock. This is equal to 16.8 years of supply.
- **STEP 3 SERVICED WITH TRUNK INFRASTRUCTURE (STOCK)** – rezoned release areas where there is servicing capacity in the water and wastewater trunk infrastructure (see Figure 3.4). Current stock includes land for 67,565 potential dwellings, which is equal to 10.7 years of supply. The NSW 2021 target is 50,000 potential dwellings.
- **STEP 4 SERVICED WITH LEAD IN INFRASTRUCTURE (STOCK)** – rezoned release areas that have water and wastewater infrastructure constructed to the edge of a release area to link the development with the trunk infrastructure (see Figure 3.4). Current stock is land for 37,206 potential dwellings, which is equal to 5.9 years of supply.

### LOT AND DWELLING APPROVAL AND PRODUCTION

STEPS 5 TO 10 MONITOR RELEASE AREAS THAT ARE GENERALLY IN STEP 4 - REZONED WITH LEAD IN INFRASTRUCTURE. THE STEPS ARE A MIXTURE OF ACTIVITY (THE NUMBER OF LOTS OR DWELLINGS THAT HAVE BEEN APPROVED OR CONSTRUCTED IN A PERIOD) AND STOCK.

- **STEP 5 SUBDIVISION APPROVAL (ACTIVITY)** – the number of lots approved in the quarter increased to 924 with the highest numbers in Riverstone (288) followed by Alex Avenue (147), North Kellyville (128) and Balmoral Road (97).
- **STEP 6 LOT PRODUCTION (ACTIVITY)** – fell to 1,062 lots with the highest production in Bungaribee (154), followed by Edmondson Park (130), Oran Park (124), Caddens Road (108) and South Hoxton Park (61).
- **STEP 7 VACANT LOTS (STOCK)** – number of lots at the end of the monitoring period that have been subdivided and serviced but do not have dwellings built or under construction. The vacant stock at the end of the period fell to 3,871 lots. The release areas with the highest stock levels are in the active stages of production such as Seconds Ponds Creek (243), South Hoxton Park (241), Bungaribee (227) and Ropes Crossing (196).
- **STEP 8 DWELLING APPROVAL (ACTIVITY)** – 1,156 dwellings were approved in the quarter with the highest number in Second Ponds Creek (162), followed by Kellyville (141), Balmoral Road (124) and Ropes Crossing (116).
- **STEP 9 DWELLINGS UNDER CONSTRUCTION (STOCK)** – at the end of the monitoring period dwellings under construction fell to 1,387. Turner Road had the highest number (143) followed by Oran Park (116) and Balmoral Road (114).
- **STEP 10 DWELLING PRODUCTION (ACTIVITY)** – net dwellings produced in the quarter increased to 1,845 with the highest production in Seconds Ponds Creek (227), South Hoxton Park (138), Jordan Springs (138) and Glenfield Road (126).

Figure 3.2: Monitoring Steps



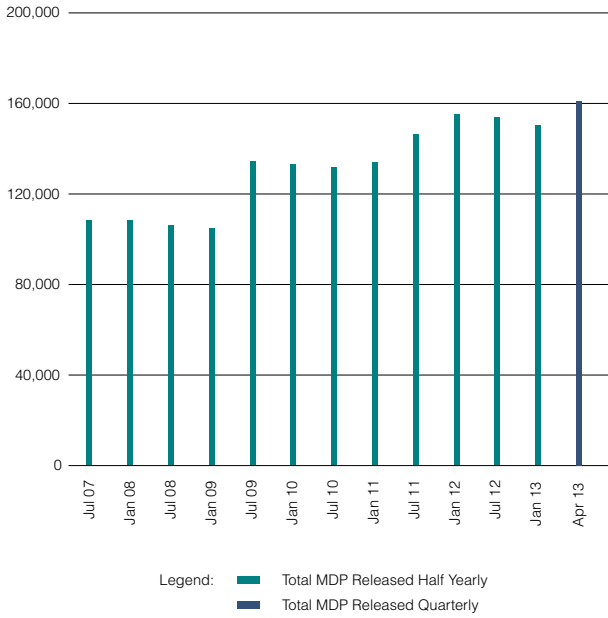
Stock - April 2013  
Approval and Production Activity - March Quarter

# GREENFIELD DEVELOPMENT PIPELINE - MONITORING STEPS – HISTORICAL DATA (Figure 3.3)

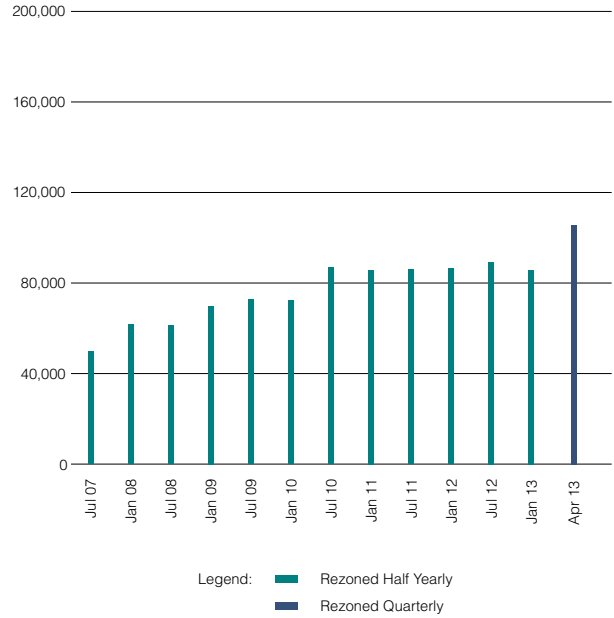
## STEPS 1 – 4 RELEASE, REZONING AND MAJOR SERVICING

– July 2007 to April 2013 - Six Monthly (Potential Dwellings)

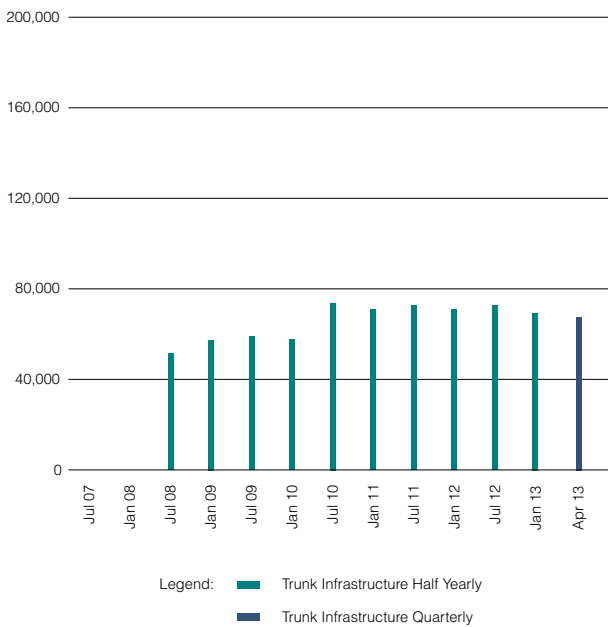
Step 1 Release (Total MDP Stock)



Step 2 Rezoned (Stock)



Step 3 Rezoned with Trunk Infrastructure (Stock)



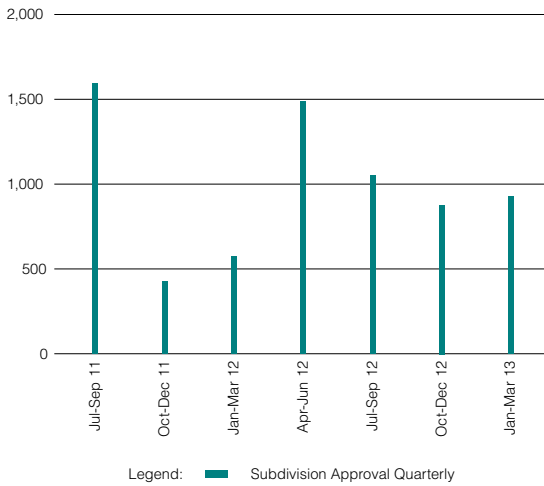
Step 4 Rezoned with Lead in Infrastructure (Stock)



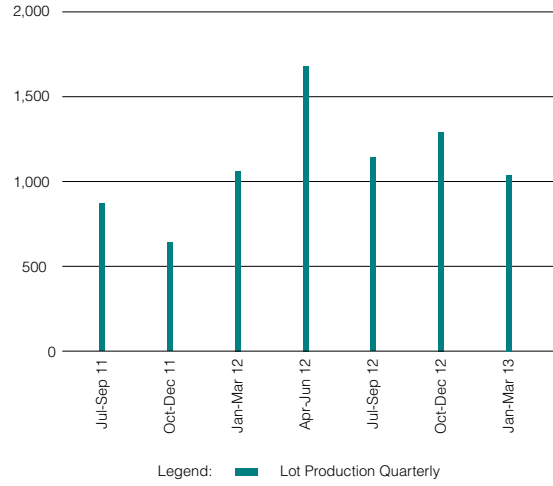
# STEPS 5 – 10 LOT AND DWELLING APPROVAL AND PRODUCTION

– July-Sept 2011 to Jan- March 2013 - Quarterly (Potential Dwellings)

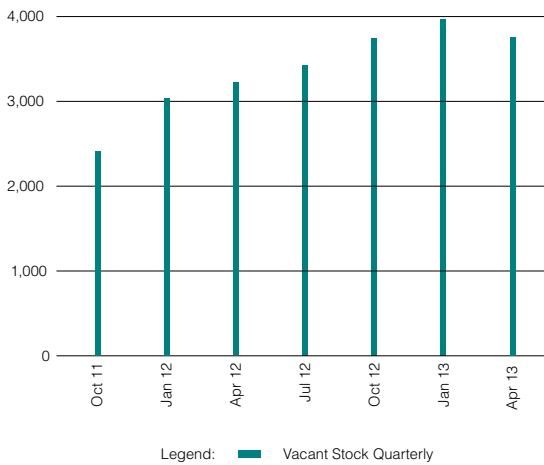
Step 5 Subdivision Approval (Activity)



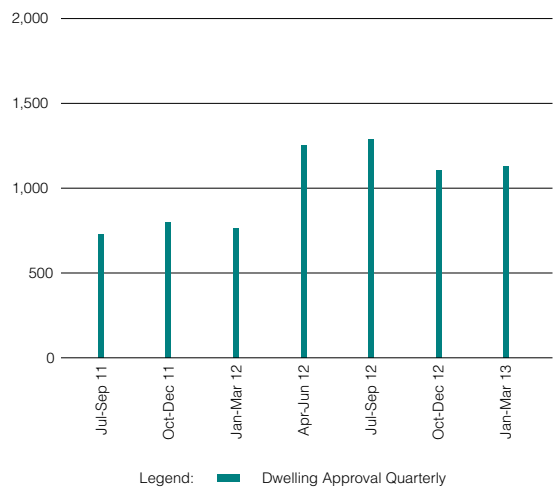
Step 6 Lot Production (Activity)



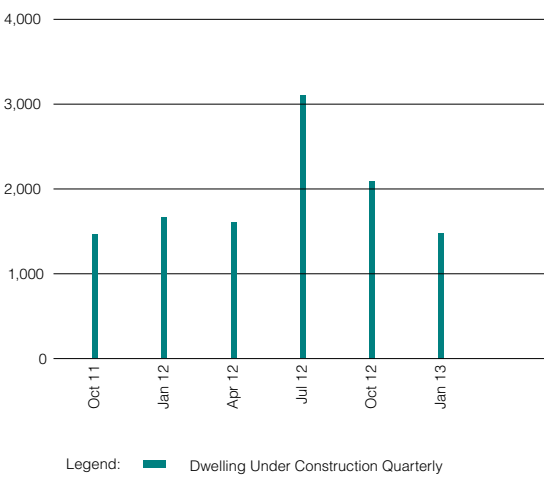
Step 7 Vacant Stock (Stock)



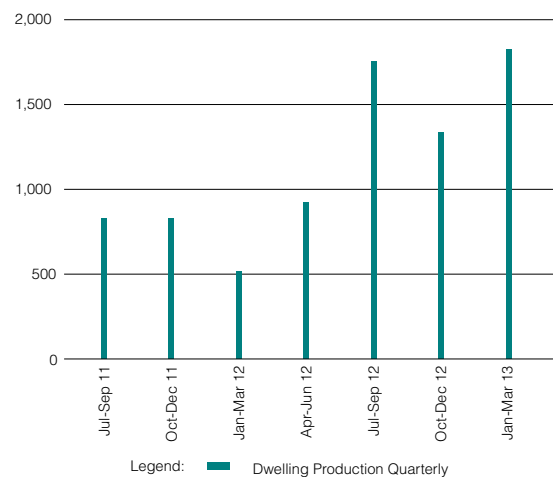
Step 8 Dwelling Approval (Activity)



Step 9 Dwelling Under Construction (Stock)



Step 10 Dwelling Production (Activity)



### STEP 1. RELEASE AND INCLUSION ON MDP

The NSW Government makes the decision to release land for urban purposes and to place it on the MDP. In many cases the decision to release land follows regional structure planning. The release step is a prerequisite to rezoning.

Table 3.1: Released - Total MDP Stock (Jul 2012 - Apr 2013)

| LGA          | Jul 2012       | Oct 2012       | Jan 2013       | Apr 2013       |
|--------------|----------------|----------------|----------------|----------------|
| Blacktown    | 36,521         | 36,048         | 35,609         | 40,804         |
| Camden       | 23,599         | 23,286         | 22,934         | 24,525         |
| Campbelltown | 10,305         | 10,231         | 10,184         | 10,835         |
| Hawkesbury   | 600            | 600            | 600            | 3,100          |
| Liverpool    | 34,101         | 33,887         | 33,697         | 33,379         |
| Penrith      | 12,676         | 12,387         | 12,259         | 11,895         |
| Pittwater    | 5,834          | 5,695          | 5,687          | 5,682          |
| The Hills    | 23,545         | 23,374         | 23,216         | 23,071         |
| Warringah    | 52             | 51             | 51             | 49             |
| Wollondilly  | 66             | 54             | 49             | 39             |
| Wyong        | 6,868          | 6,804          | 6,737          | 6,659          |
| <b>Total</b> | <b>154,167</b> | <b>152,417</b> | <b>151,023</b> | <b>160,038</b> |

### STEP 2. REZONED

The detailed local planning and studies that lead to the rezoning of the release area for residential and other urban purposes.

Table 3.2: Rezoned (Jul 2012 - Apr 2013)

| LGA          | Jul 2012      | Oct 2012      | Jan 2013      | Apr 2013       |
|--------------|---------------|---------------|---------------|----------------|
| Blacktown    | 26,521        | 26,048        | 25,609        | 25,104         |
| Camden       | 18,229        | 17,916        | 17,564        | 20,753         |
| Campbelltown | 3,085         | 3,011         | 2,964         | 5,440          |
| Hawkesbury   | 0             | 0             | 0             | 0              |
| Liverpool    | 11,691        | 11,477        | 11,287        | 26,362         |
| Penrith      | 7,776         | 7,487         | 7,359         | 6,995          |
| Pittwater    | 1,228         | 1,089         | 1,081         | 1,076          |
| The Hills    | 13,536        | 13,365        | 13,207        | 13,062         |
| Warringah    | 52            | 51            | 51            | 49             |
| Wollondilly  | 66            | 54            | 49            | 39             |
| Wyong        | 6,828         | 6,764         | 6,697         | 6,619          |
| <b>Total</b> | <b>89,012</b> | <b>87,262</b> | <b>85,868</b> | <b>105,499</b> |

### STEP 3. REZONED WITH TRUNK INFRASTRUCTURE

Release areas that have been rezoned and are serviced with water and waste water trunk infrastructure i.e. the capacity of water and waste water trunk infrastructure to service a release area - water service reservoirs, pumping stations, sewage treatment plants and the existing larger pipes that feed that infrastructure (see Figure 3.4).

Table 3.3: Rezoned with Trunk Infrastructure (Jul 2012 - Apr 2013)

| LGA          | Jul 2012      | Oct 2012      | Jan 2013      | Apr 2013      |
|--------------|---------------|---------------|---------------|---------------|
| Blacktown    | 22,371        | 21,898        | 21,459        | 20,954        |
| Camden       | 8,366         | 8,053         | 7,701         | 7,432         |
| Campbelltown | 3,085         | 3,011         | 2,964         | 2,815         |
| Hawkesbury   | 0             | 0             | 0             | 0             |
| Liverpool    | 11,691        | 11,477        | 11,287        | 10,969        |
| Penrith      | 7,776         | 7,487         | 7,359         | 6,995         |
| Pittwater    | 1,228         | 1,089         | 1,081         | 1,076         |
| The Hills    | 13,491        | 13,320        | 13,162        | 13,017        |
| Warringah    | 52            | 51            | 51            | 49            |
| Wollondilly  | 66            | 54            | 49            | 39            |
| Wyong        | 4,428         | 4,364         | 4,297         | 4,219         |
| <b>Total</b> | <b>72,554</b> | <b>70,804</b> | <b>69,410</b> | <b>67,565</b> |

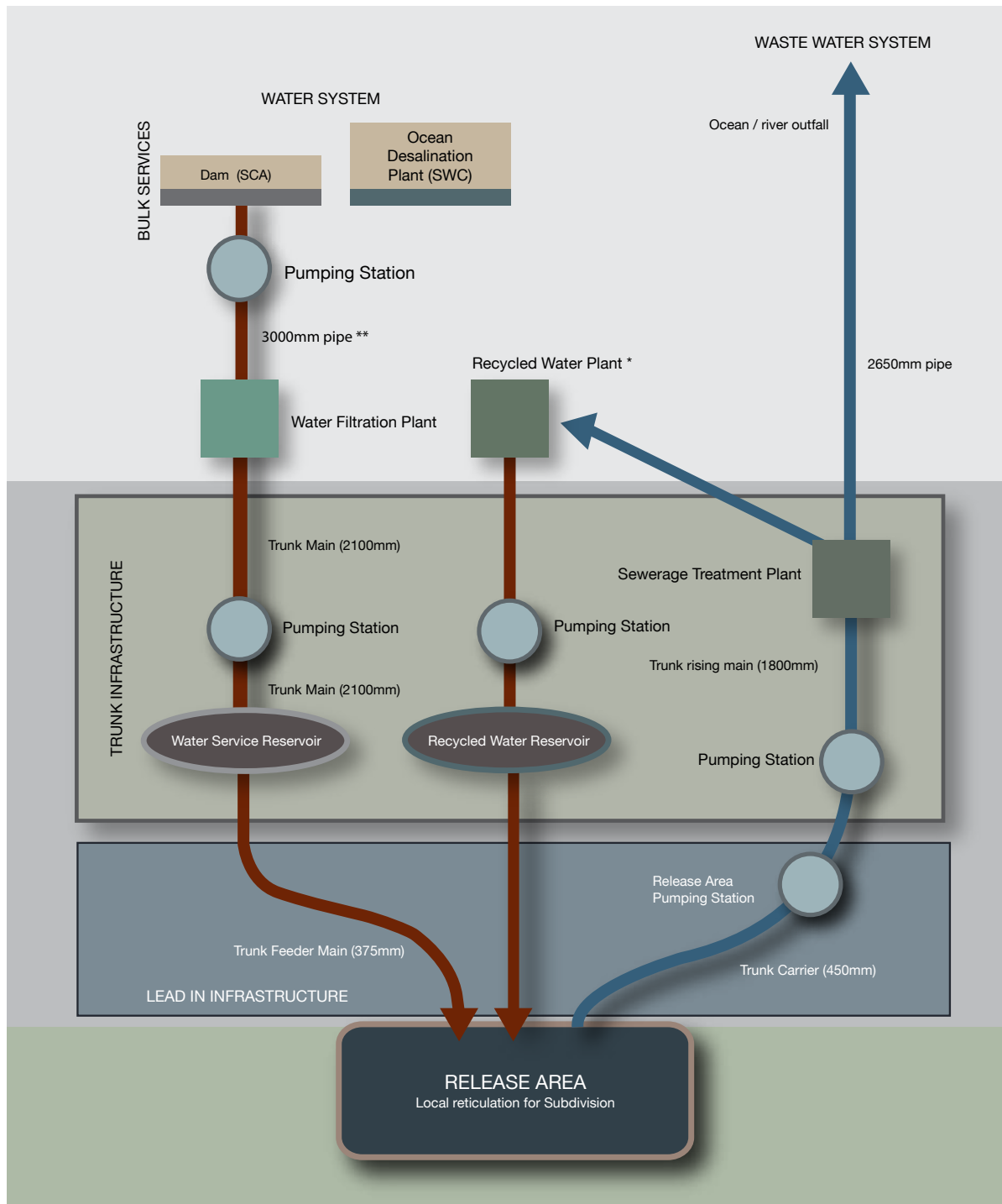
### STEP 4. REZONED WITH LEAD IN INFRASTRUCTURE

Release areas that have been rezoned and have water and wastewater infrastructure constructed to the edge of a release area to link the edge of the development with the available trunk infrastructure - trunk/feeder mains, release area pumping stations and trunk carriers (see Figure 3.4).

Table 3.4: Rezoned with Lead in Infrastructure (Jul 2012 - Apr 2013)

| LGA          | Jul 2012      | Oct 2012      | Jan 2013      | Apr 2013      |
|--------------|---------------|---------------|---------------|---------------|
| Blacktown    | 10,218        | 9,745         | 9,306         | 8,801         |
| Camden       | 7,304         | 6,991         | 6,639         | 6,370         |
| Campbelltown | 1,375         | 1,301         | 1,254         | 1,105         |
| Hawkesbury   | 0             | 0             | 0             | 0             |
| Liverpool    | 4,273         | 4,059         | 3,869         | 3,551         |
| Penrith      | 2,675         | 2,386         | 2,258         | 1,894         |
| Pittwater    | 1,228         | 1,089         | 1,081         | 1,076         |
| The Hills    | 11,263        | 11,092        | 10,934        | 10,789        |
| Warringah    | 52            | 51            | 51            | 49            |
| Wollondilly  | 66            | 54            | 49            | 39            |
| Wyong        | 3,741         | 3,677         | 3,610         | 3,532         |
| <b>Total</b> | <b>42,195</b> | <b>40,445</b> | <b>39,051</b> | <b>37,206</b> |

Figure 3.4 WATER AND WASTE WATER INFRASTRUCTURE



\* Reticulated recycled water schemes only in Growth Centres. \*\* Pipe sizes are indicative only.

## STEP 5. SUBDIVISION APPROVAL

Approval of a development application for subdivision. In some cases an integrated development application may be approved for both subdivision and dwellings.

Table 3.5: Greenfield - Residential Subdivision Approval (Apr-Jun 2012 to Jan-Mar 2013)

| LGA                                   | Release Area                  | Apr-Jun 2012 | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |
|---------------------------------------|-------------------------------|--------------|--------------|--------------|--------------|
| Blacktown                             | Alex Avenue                   | 300          | 0            | 0            | 147          |
|                                       | Area 20                       | 0            | 0            | 0            | 0            |
|                                       | Bungaribee                    | 71           | 2            | 0            | 0            |
|                                       | Castlebrook                   | 44           | 49           | 0            | 0            |
|                                       | Colebee                       | 93           | 0            | 0            | 0            |
|                                       | Pipeworks                     | 0            | 0            | 0            | 0            |
|                                       | Plumpton                      | 2            | 4            | 3            | 0            |
|                                       | Riverstone                    | 71           | 20           | 10           | 288          |
|                                       | Second Ponds Creek            | 37           | 56           | 8            | 38           |
| St Marys ADI (Ropes Crossing)         | 0                             | 367          | 0            | 5            |              |
| Sunnyholt                             | 27                            | 2            | 0            | 0            |              |
| <b>Blacktown Total</b>                |                               | <b>645</b>   | <b>500</b>   | <b>21</b>    | <b>478</b>   |
| Camden                                | Elderslie                     | 53           | 24           | 34           | 0            |
|                                       | Harrington Park               | 0            | 0            | 0            | 18           |
|                                       | Harrington Park II            | 0            | 0            | 0            | 0            |
|                                       | Manooka Valley                | 0            | 0            | 0            | 0            |
|                                       | Mount Annan South             | 20           | 0            | 0            | 0            |
|                                       | Narellan                      | 0            | 0            | 0            | 0            |
|                                       | Oran Park                     | 14           | 0            | 0            | 2            |
|                                       | Spring Farm                   | 100          | 35           | 532          | 0            |
| Turner Road                           | 24                            | 0            | 0            | 0            |              |
| <b>Camden Total</b>                   |                               | <b>211</b>   | <b>59</b>    | <b>568</b>   | <b>20</b>    |
| Campbelltown                          | Edmondson Park                | 38           | 57           | 0            | 0            |
|                                       | Glenfield Road                | 64           | 10           | 3            | 0            |
|                                       | Macquarie Links               | 0            | 0            | 0            | 0            |
|                                       | St Helens Park                | 0            | 0            | 0            | 0            |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Campbelltown Total</b>             |                               | <b>102</b>   | <b>67</b>    | <b>3</b>     | <b>0</b>     |
| Hawkesbury                            | Bligh Park 2                  | 0            | 0            | 0            | 0            |
| <b>Hawkesbury Total</b>               |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Liverpool                             | Aerodrome                     | 57           | 5            | 0            | 0            |
|                                       | Cabramatta Creek              | 0            | 0            | 0            | 0            |
|                                       | Carnes Hill                   | 36           | 0            | 0            | 0            |
|                                       | Edmondson Park                | 86           | 105          | 60           | 52           |
|                                       | Hinchinbrook                  | 0            | 6            | 0            | 0            |
|                                       | Leppington North              | 0            | 0            | 0            | 0            |
|                                       | Pleasure Point                | 0            | 0            | 0            | 0            |
|                                       | Prestons                      | 2            | 3            | 5            | 0            |
|                                       | South Hoxton Park             | 60           | 6            | 152          | 22           |
| <b>Liverpool Total</b>                |                               | <b>241</b>   | <b>125</b>   | <b>217</b>   | <b>74</b>    |
| Penrith                               | Caddens Road                  | 125          | 0            | 0            | 0            |
|                                       | Claremont Meadows Stage 2     | 9            | 6            | 0            | 0            |
|                                       | Glenmore Park                 | 0            | 0            | 0            | 0            |
|                                       | Glenmore Park Expansion Area  | 2            | 8            | 0            | 0            |
|                                       | St Marys ADI (Jordan Springs) | 33           | 0            | 0            | 0            |
|                                       | Waterside                     | 50           | 0            | 0            | 0            |
| <b>Penrith Total</b>                  |                               | <b>219</b>   | <b>14</b>    | <b>0</b>     | <b>0</b>     |
| Pittwater                             | Warriewood Valley             | 4            | 2            | 0            | 0            |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Pittwater Total</b>                |                               | <b>4</b>     | <b>2</b>     | <b>0</b>     | <b>0</b>     |
| The Hills                             | Balmoral Road                 | 4            | 172          | 1            | 97           |
|                                       | Barina Downs Road             | 0            | 0            | 0            | 0            |
|                                       | Kellyville                    | 14           | 2            | 28           | 79           |
|                                       | Mungerie Park                 | 0            | 0            | 0            | 0            |
|                                       | North Kellyville              | 106          | 141          | 35           | 128          |
|                                       | Norwest Business Park         | 0            | 0            | 0            | 0            |
|                                       | Rouse Hill Regional Centre    | 0            | 2            | 0            | 12           |
| <b>The Hills Total</b>                |                               | <b>124</b>   | <b>317</b>   | <b>64</b>    | <b>316</b>   |
| Warringah                             | Belrose                       | 0            | 0            | 2            | 0            |
| <b>Warringah Total</b>                |                               | <b>0</b>     | <b>0</b>     | <b>2</b>     | <b>0</b>     |
| Wollondilly                           | Camden Park                   | 0            | 0            | 0            | 0            |
| <b>Wollondilly Total</b>              |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Wyong                                 | Blue Haven                    | 0            | 0            | 0            | 0            |
|                                       | Hamlyn Terrace                | 0            | 0            | 0            | 21           |
|                                       | Louisiana Road                | 0            | 0            | 0            | 0            |
|                                       | Mardi                         | 0            | 0            | 0            | 0            |
|                                       | North Wyong                   | 0            | 2            | 0            | 0            |
|                                       | Tumbi Valley                  | 0            | 0            | 0            | 0            |
|                                       | Wadalba                       | 0            | 5            | 17           | 15           |
| Woongarra                             | 0                             | 0            | 0            | 0            |              |
| <b>Wyong Total</b>                    |                               | <b>0</b>     | <b>7</b>     | <b>17</b>    | <b>36</b>    |
| <b>Sydney Region Greenfield Total</b> |                               | <b>1,546</b> | <b>1,091</b> | <b>892</b>   | <b>924</b>   |

## STEP 6. LOT PRODUCTION

Lot production is the count over the monitoring period of new residential building lot registrations as included in NSW Land and Property cadastre in residential zones in greenfield release areas that have been rezoned with lead in infrastructure.

Table 3.6: Greenfield Lot Production (Apr-Jun 2012 to Jan-Mar 2013)

| LGA                                   | Release Area                  | Apr-Jun 2012 | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |
|---------------------------------------|-------------------------------|--------------|--------------|--------------|--------------|
| Blacktown                             | Alex Avenue                   | 4            | 0            | 0            | 8            |
|                                       | Area 20                       | 0            | 0            | 0            | 0            |
|                                       | Bungaribee                    | 113          | 110          | 0            | 154          |
|                                       | Castlebrook                   | 15           | 0            | 21           | 0            |
|                                       | Colebee                       | 101          | 0            | 0            | 0            |
|                                       | Pipeworks                     | 0            | 0            | 0            | 0            |
|                                       | Plumpton                      | 0            | 25           | 3            | 2            |
|                                       | Riverstone                    | 0            | 0            | 0            | 0            |
|                                       | Second Ponds Creek            | 165          | 27           | 188          | 6            |
| St Marys ADI (Ropes Crossing)         | 186                           | 14           | 59           | 65           |              |
| Sunnyholt                             | 3                             | 2            | 0            | 7            |              |
| <b>Blacktown Total</b>                |                               | <b>587</b>   | <b>178</b>   | <b>271</b>   | <b>242</b>   |
| Camden                                | Elderslie                     | 4            | 0            | 90           | 0            |
|                                       | Harrington Park               | 10           | 18           | 0            | 36           |
|                                       | Harrington Park II            | 0            | 16           | 0            | 0            |
|                                       | Manooka Valley                | 0            | 0            | 0            | 0            |
|                                       | Mount Annan South             | 43           | 0            | 0            | 16           |
|                                       | Narellan                      | 0            | 2            | 0            | 0            |
|                                       | Oran Park                     | 45           | 159          | 7            | 124          |
|                                       | Spring Farm                   | 146          | 0            | 136          | 0            |
| Turner Road                           | 9                             | 160          | 111          | 58           |              |
| <b>Camden Total</b>                   |                               | <b>257</b>   | <b>355</b>   | <b>344</b>   | <b>234</b>   |
| Campbelltown                          | Edmondson Park                | 8            | 0            | 0            | 130          |
|                                       | Glenfield Road                | 157          | 36           | 0            | 12           |
|                                       | Macquarie Links               | 0            | 0            | 0            | 0            |
|                                       | St Helens Park                | 0            | 0            | 24           | 2            |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Campbelltown Total</b>             |                               | <b>165</b>   | <b>36</b>    | <b>24</b>    | <b>144</b>   |
| Hawkesbury                            | Bligh Park 2                  | 0            | 0            | 0            | 0            |
| <b>Hawkesbury Total</b>               |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Liverpool                             | Aerodrome                     | 117          | 0            | 0            | 45           |
|                                       | Cabramatta Creek              | 8            | 11           | 0            | 0            |
|                                       | Carnes Hill                   | 8            | 11           | 0            | 36           |
|                                       | Edmondson Park                | 0            | 0            | 30           | 17           |
|                                       | Hinchinbrook                  | 0            | 4            | 0            | 0            |
|                                       | Leppington North              | 0            | 0            | 0            | 0            |
|                                       | Pleasure Point                | 0            | 0            | 1            | 0            |
|                                       | Prestons                      | 7            | 14           | 16           | 8            |
|                                       | South Hoxton Park             | 38           | 128          | 138          | 61           |
| <b>Liverpool Total</b>                |                               | <b>178</b>   | <b>168</b>   | <b>185</b>   | <b>167</b>   |
| Penrith                               | Caddens Road                  | 0            | 0            | 51           | 108          |
|                                       | Claremont Meadows Stage 2     | 0            | 0            | 0            | 0            |
|                                       | Glenmore Park                 | 5            | 0            | 2            | 10           |
|                                       | Glenmore Park Expansion Area  | 250          | 19           | 74           | 0            |
|                                       | St Marys ADI (Jordan Springs) | 18           | 308          | 0            | 0            |
|                                       | Waterside                     | 32           | 0            | 36           | 7            |
| <b>Penrith Total</b>                  |                               | <b>305</b>   | <b>327</b>   | <b>163</b>   | <b>125</b>   |
| Pittwater                             | Warriewood Valley             | 7            | 11           | 0            | 0            |
| Other Release Area                    | 0                             | 0            | 0            | 0            |              |
| <b>Pittwater Total</b>                |                               | <b>7</b>     | <b>11</b>    | <b>0</b>     | <b>0</b>     |
| The Hills                             | Balmoral Road                 | 42           | 28           | 89           | 33           |
|                                       | Barina Downs Road             | 0            | 0            | 0            | 0            |
|                                       | Kellyville                    | 2            | 0            | 5            | 11           |
|                                       | Mungerie Park                 | 12           | 0            | 0            | 11           |
|                                       | North Kellyville              | 0            | 48           | 36           | 37           |
|                                       | Norwest Business Park         | 0            | 0            | 42           | 0            |
| Rouse Hill Regional Centre            | 110                           | 0            | 13           | 42           |              |
| <b>The Hills Total</b>                |                               | <b>166</b>   | <b>76</b>    | <b>185</b>   | <b>134</b>   |
| Warringah                             | Belrose                       | 0            | 3            | 0            | 4            |
| <b>Warringah Total</b>                |                               | <b>0</b>     | <b>3</b>     | <b>0</b>     | <b>4</b>     |
| Wollondilly                           | Camden Park                   | 0            | 0            | 0            | 0            |
| <b>Wollondilly Total</b>              |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Wyong                                 | Blue Haven                    | 0            | 0            | 0            | 0            |
|                                       | Hamlyn Terrace                | 19           | 0            | 0            | 0            |
|                                       | Louisiana Road                | 0            | 0            | 0            | 0            |
|                                       | Mardi                         | 0            | 0            | 0            | 0            |
|                                       | North Wyong                   | 0            | 0            | 0            | 0            |
|                                       | Tumbi Valley                  | 0            | 0            | 0            | 0            |
|                                       | Wadalba                       | 3            | 14           | 14           | 12           |
| Woongarra                             | 12                            | 0            | 54           | 0            |              |
| <b>Wyong Total</b>                    |                               | <b>34</b>    | <b>14</b>    | <b>68</b>    | <b>12</b>    |
| <b>Sydney Region Greenfield Total</b> |                               | <b>1,699</b> | <b>1,168</b> | <b>1,240</b> | <b>1,062</b> |

## STEP 7. VACANT LOT STOCKS

Vacant lot stocks is the number of lots which exist at the end of the monitoring period that have been subdivided and serviced but do not have dwellings built or under construction. Vacant lot stocks include lots available for sale and lots held by builders or investors.

Table 3.7: Greenfield Vacant Lot Stock (Jul 2012 - Apr 2013)

| LGA                                   | Release Area                  | Jul 2012     | Oct 2012     | Jan 2013     | Apr 2013     |
|---------------------------------------|-------------------------------|--------------|--------------|--------------|--------------|
| Blacktown                             | Alex Avenue                   | 0            | 0            | 2            | 10           |
|                                       | Area 20                       | 0            | 0            | 0            | 0            |
|                                       | Bungaribee                    | 81           | 153          | 113          | 227          |
|                                       | Castlebrook                   | 56           | 46           | 51           | 37           |
|                                       | Colebee                       | 124          | 106          | 94           | 76           |
|                                       | Pipeworks                     | 0            | 0            | 0            | 0            |
|                                       | Plumpton                      | 32           | 50           | 39           | 35           |
|                                       | Riverstone                    | 0            | 0            | 0            | 0            |
|                                       | Second Ponds Creek            | 352          | 319          | 361          | 243          |
| St Marys ADI (Ropes Crossing)         | 242                           | 175          | 176          | 196          |              |
| Sunnyholt                             | 33                            | 30           | 28           | 33           |              |
| <b>Blacktown Total</b>                |                               | <b>920</b>   | <b>879</b>   | <b>864</b>   | <b>857</b>   |
| Camden                                | Elderslie                     | 18           | 18           | 81           | 34           |
|                                       | Harrington Park               | 6            | 21           | 16           | 43           |
|                                       | Harrington Park II            | 117          | 124          | 102          | 94           |
|                                       | Manooka Valley                | 0            | 0            | 0            | 0            |
|                                       | Mount Annan South             | 85           | 67           | 43           | 46           |
|                                       | Narellan                      | 26           | 26           | 26           | 23           |
|                                       | Oran Park                     | 84           | 167          | 98           | 146          |
|                                       | Spring Farm                   | 193          | 168          | 204          | 145          |
| Turner Road                           | 73                            | 168          | 190          | 180          |              |
| <b>Camden Total</b>                   |                               | <b>602</b>   | <b>759</b>   | <b>760</b>   | <b>711</b>   |
| Campbelltown                          | Edmondson Park                | 24           | 21           | 19           | 135          |
|                                       | Glenfield Road                | 77           | 79           | 61           | 39           |
|                                       | Macquarie Links               | 32           | 24           | 21           | 21           |
|                                       | St Helens Park                | 12           | 12           | 34           | 32           |
|                                       | Other Release Area            | 7            | 7            | 7            | 7            |
| <b>Campbelltown Total</b>             |                               | <b>152</b>   | <b>143</b>   | <b>142</b>   | <b>234</b>   |
| Hawkesbury                            | Bligh Park 2                  | 0            | 0            | 0            | 0            |
| <b>Hawkesbury Total</b>               |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Liverpool                             | Aerodrome                     | 202          | 174          | 140          | 164          |
|                                       | Cabramatta Creek              | 30           | 33           | 21           | 19           |
|                                       | Carnes Hill                   | 74           | 76           | 67           | 82           |
|                                       | Edmondson Park                | 16           | 15           | 37           | 39           |
|                                       | Hinchinbrook                  | 45           | 43           | 42           | 41           |
|                                       | Leppington North              | 0            | 0            | 0            | 0            |
|                                       | Pleasure Point                | 39           | 35           | 35           | 32           |
|                                       | Prestons                      | 89           | 97           | 108          | 89           |
|                                       | South Hoxton Park             | 142          | 191          | 256          | 241          |
| <b>Liverpool Total</b>                |                               | <b>637</b>   | <b>664</b>   | <b>706</b>   | <b>707</b>   |
| Penrith                               | Caddens Road                  | 0            | 0            | 51           | 152          |
|                                       | Claremont Meadows Stage 2     | 45           | 41           | 31           | 25           |
|                                       | Glenmore Park                 | 24           | 21           | 22           | 30           |
|                                       | Glenmore Park Expansion Area  | 221          | 188          | 187          | 144          |
|                                       | St Marys ADI (Jordan Springs) | 28           | 276          | 261          | 105          |
|                                       | Waterside                     | 46           | 39           | 75           | 52           |
| <b>Penrith Total</b>                  |                               | <b>364</b>   | <b>565</b>   | <b>627</b>   | <b>508</b>   |
| Pittwater                             | Warriewood Valley             | 13           | 24           | 24           | 16           |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Pittwater Total</b>                |                               | <b>13</b>    | <b>24</b>    | <b>24</b>    | <b>16</b>    |
| The Hills                             | Balmoral Road                 | 66           | 69           | 123          | 99           |
|                                       | Barina Downs Road             | 7            | 7            | 7            | 7            |
|                                       | Kellyville                    | 92           | 85           | 87           | 86           |
|                                       | Mungerie Park                 | 56           | 52           | 48           | 52           |
|                                       | North Kellyville              | 0            | 32           | 54           | 50           |
|                                       | Norwest Business Park         | 88           | 73           | 91           | 86           |
| Rouse Hill Regional Centre            | 119                           | 97           | 82           | 104          |              |
| <b>The Hills Total</b>                |                               | <b>428</b>   | <b>415</b>   | <b>492</b>   | <b>484</b>   |
| Warringah                             | Belrose                       | 1            | 4            | 4            | 8            |
| <b>Warringah Total</b>                |                               | <b>1</b>     | <b>4</b>     | <b>4</b>     | <b>8</b>     |
| Wollondilly                           | Camden Park                   | 33           | 32           | 33           | 32           |
| <b>Wollondilly Total</b>              |                               | <b>33</b>    | <b>32</b>    | <b>33</b>    | <b>32</b>    |
| Wyong                                 | Blue Haven                    | 9            | 9            | 9            | 8            |
|                                       | Hamlyn Terrace                | 33           | 25           | 24           | 23           |
|                                       | Louisiana Road                | 3            | 3            | 3            | 3            |
|                                       | Mardi                         | 13           | 10           | 10           | 5            |
|                                       | North Wyong                   | 81           | 81           | 79           | 76           |
|                                       | Tumbi Valley                  | 0            | 0            | 0            | 0            |
|                                       | Wadalba                       | 82           | 79           | 68           | 64           |
| Woongarra                             | 47                            | 45           | 70           | 45           |              |
| <b>Wyong Total</b>                    |                               | <b>268</b>   | <b>252</b>   | <b>263</b>   | <b>224</b>   |
| <b>Sydney Region Greenfield Total</b> |                               | <b>3,418</b> | <b>3,737</b> | <b>3,915</b> | <b>3,781</b> |



## STEP 8. DWELLING APPROVAL

Approval of a development application to construct a dwelling or multiple dwellings.

Table 3.8: Greenfield Dwelling Approval (Apr-Jun 2012 - Jan-Mar 2013)

| LGA                                   | Release Area                  | Apr-Jun 2012 | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |
|---------------------------------------|-------------------------------|--------------|--------------|--------------|--------------|
| Blacktown                             | Alex Avenue                   | 0            | 0            | 0            | 0            |
|                                       | Area 20                       | 0            | 0            | 0            | 0            |
|                                       | Bungaribee                    | 13           | 56           | 58           | 25           |
|                                       | Castlebrook                   | 225          | 30           | 7            | 11           |
|                                       | Colebee                       | 26           | 29           | 15           | 18           |
|                                       | Pipeworks                     | 0            | 0            | 0            | 0            |
|                                       | Plumpton                      | 11           | 16           | 15           | 10           |
|                                       | Riverstone                    | 0            | 5            | 0            | 1            |
|                                       | Second Ponds Creek            | 167          | 124          | 184          | 162          |
| St Marys ADI (Ropes Crossing)         | 38                            | 87           | 51           | 116          |              |
| Sunnyholt                             | 0                             | 3            | 2            | 3            |              |
| <b>Blacktown Total</b>                |                               | <b>480</b>   | <b>350</b>   | <b>332</b>   | <b>346</b>   |
| Camden                                | Elderslie                     | 10           | 20           | 27           | 44           |
|                                       | Harrington Park               | 8            | 9            | 17           | 30           |
|                                       | Harrington Park II            | 29           | 13           | 16           | 6            |
|                                       | Manooka Valley                | 0            | 0            | 0            | 0            |
|                                       | Mount Annan South             | 33           | 19           | 20           | 13           |
|                                       | Narellan                      | 2            | 1            | 2            | 2            |
|                                       | Oran Park                     | 33           | 59           | 57           | 66           |
|                                       | Spring Farm                   | 19           | 27           | 82           | 39           |
| Turner Road                           | 86                            | 86           | 98           | 53           |              |
| <b>Camden Total</b>                   |                               | <b>220</b>   | <b>234</b>   | <b>319</b>   | <b>253</b>   |
| Campbelltown                          | Edmondson Park                | 45           | 4            | 6            | 4            |
|                                       | Glenfield Road                | 46           | 65           | 24           | 18           |
|                                       | Macquarie Links               | 9            | 12           | 4            | 0            |
|                                       | St Helens Park                | 1            | 0            | 4            | 2            |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Campbelltown Total</b>             |                               | <b>101</b>   | <b>81</b>    | <b>38</b>    | <b>24</b>    |
| Hawkesbury                            | Bligh Park 2                  | 0            | 0            | 0            | 0            |
| <b>Hawkesbury Total</b>               |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Liverpool                             | Aerodrome                     | 17           | 33           | 34           | 19           |
|                                       | Cabramatta Creek              | 14           | 6            | 6            | 5            |
|                                       | Carnes Hill                   | 16           | 13           | 8            | 14           |
|                                       | Edmondson Park                | 33           | 21           | 12           | 8            |
|                                       | Hinchinbrook                  | 21           | 6            | 1            | 5            |
|                                       | Leppington North              | 0            | 0            | 0            | 0            |
|                                       | Pleasure Point                | 15           | 6            | 1            | 3            |
|                                       | Prestons                      | 15           | 13           | 10           | 13           |
|                                       | South Hoxton Park             | 53           | 95           | 82           | 65           |
| <b>Liverpool Total</b>                |                               | <b>184</b>   | <b>193</b>   | <b>154</b>   | <b>132</b>   |
| Penrith                               | Caddens Road                  | 0            | 0            | 0            | 0            |
|                                       | Claremont Meadows Stage 2     | 8            | 7            | 3            | 2            |
|                                       | Glenmore Park                 | 1            | 5            | 2            | 0            |
|                                       | Glenmore Park Expansion Area  | 36           | 78           | 119          | 10           |
|                                       | St Marys ADI (Jordan Springs) | 5            | 45           | 11           | 19           |
|                                       | Waterside                     | 67           | 8            | 0            | 10           |
| <b>Penrith Total</b>                  |                               | <b>117</b>   | <b>143</b>   | <b>135</b>   | <b>41</b>    |
| Pittwater                             | Warriewood Valley             | 2            | 0            | 4            | 0            |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Pittwater Total</b>                |                               | <b>2</b>     | <b>0</b>     | <b>4</b>     | <b>0</b>     |
| The Hills                             | Balmoral Road                 | 23           | 150          | 8            | 124          |
|                                       | Barina Downs Road             | 1            | 0            | 0            | 0            |
|                                       | Kellyville                    | 10           | 7            | 2            | 141          |
|                                       | Mungerie Park                 | 7            | 11           | 5            | 5            |
|                                       | North Kellyville              | 0            | 50           | 54           | 33           |
|                                       | Norwest Business Park         | 10           | 14           | 3            | 0            |
|                                       | Rouse Hill Regional Centre    | 12           | 21           | 15           | 17           |
| <b>The Hills Total</b>                |                               | <b>63</b>    | <b>253</b>   | <b>87</b>    | <b>320</b>   |
| Warringah                             | Belrose                       | 0            | 4            | 0            | 1            |
| <b>Warringah Total</b>                |                               | <b>0</b>     | <b>4</b>     | <b>0</b>     | <b>1</b>     |
| Wollondilly                           | Camden Park                   | 10           | 2            | 3            | 0            |
| <b>Wollondilly Total</b>              |                               | <b>10</b>    | <b>2</b>     | <b>3</b>     | <b>0</b>     |
| Wyong                                 | Blue Haven                    | 0            | 0            | 0            | 2            |
|                                       | Hamiyn Terrace                | 13           | 14           | 1            | 1            |
|                                       | Louisiana Road                | 0            | 0            | 0            | 0            |
|                                       | Mardi                         | 4            | 4            | 0            | 2            |
|                                       | North Wyong                   | 14           | 1            | 1            | 5            |
|                                       | Tumbi Valley                  | 0            | 1            | 0            | 0            |
|                                       | Wadalba                       | 9            | 3            | 37           | 13           |
| Woongarra                             | 22                            | 16           | 9            | 16           |              |
| <b>Wyong Total</b>                    |                               | <b>62</b>    | <b>39</b>    | <b>48</b>    | <b>39</b>    |
| <b>Sydney Region Greenfield Total</b> |                               | <b>1,239</b> | <b>1,299</b> | <b>1,120</b> | <b>1,156</b> |

## STEP 9. DWELLINGS UNDER CONSTRUCTION

Dwellings under construction is the number of residential lots which have a building approval but do not yet have a completed dwelling. A lot with approval for multi-unit dwellings is recorded as a single lot.

Table 3.9: Greenfield Dwellings Under Construction (Jul 2012 - Apr 2013)

| LGA                                   | Release Area                  | Jul 2012     | Oct 2012     | Jan 2013     | Apr 2013     |
|---------------------------------------|-------------------------------|--------------|--------------|--------------|--------------|
| Blacktown                             | Alex Avenue                   | 0            | 0            | 0            | 0            |
|                                       | Area 20                       | 0            | 0            | 0            | 0            |
|                                       | Bungaribee                    | 70           | 53           | 36           | 11           |
|                                       | Castlebrook                   | 82           | 51           | 31           | 21           |
|                                       | Colebee                       | 62           | 59           | 34           | 10           |
|                                       | Pipeworks                     | 2            | 2            | 2            | 0            |
|                                       | Plumpton                      | 32           | 36           | 27           | 12           |
|                                       | Riverstone                    | 0            | 0            | 0            | 0            |
|                                       | Second Ponds Creek            | 487          | 301          | 122          | 29           |
| St Marys ADI (Ropes Crossing)         | 138                           | 107          | 59           | 82           |              |
| Sunnyholt                             | 26                            | 22           | 14           | 7            |              |
| <b>Blacktown Total</b>                |                               | <b>899</b>   | <b>631</b>   | <b>325</b>   | <b>172</b>   |
| Camden                                | Elderslie                     | 61           | 37           | 22           | 72           |
|                                       | Harrington Park               | 40           | 32           | 21           | 22           |
|                                       | Harrington Park II            | 91           | 65           | 29           | 22           |
|                                       | Manooka Valley                | 0            | 0            | 0            | 0            |
|                                       | Mount Annan South             | 101          | 83           | 39           | 13           |
|                                       | Narellan                      | 16           | 16           | 16           | 16           |
|                                       | Oran Park                     | 127          | 49           | 23           | 116          |
|                                       | Spring Farm                   | 75           | 56           | 42           | 78           |
| Turner Road                           | 176                           | 114          | 49           | 143          |              |
| <b>Camden Total</b>                   |                               | <b>687</b>   | <b>452</b>   | <b>241</b>   | <b>482</b>   |
| Campbelltown                          | Edmondson Park                | 29           | 15           | 8            | 15           |
|                                       | Glenfield Road                | 80           | 51           | 36           | 6            |
|                                       | Macquarie Links               | 28           | 25           | 17           | 4            |
|                                       | St Helens Park                | 15           | 14           | 13           | 12           |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Campbelltown Total</b>             |                               | <b>152</b>   | <b>105</b>   | <b>74</b>    | <b>37</b>    |
| Hawkesbury                            | Bligh Park 2                  | 0            | 0            | 0            | 0            |
| <b>Hawkesbury Total</b>               |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Liverpool                             | Aerodrome                     | 12           | 9            | 21           | 7            |
|                                       | Cabramatta Creek              | 34           | 26           | 20           | 13           |
|                                       | Carnes Hill                   | 91           | 54           | 20           | 11           |
|                                       | Edmondson Park                | 84           | 53           | 36           | 23           |
|                                       | Hinchinbrook                  | 26           | 26           | 24           | 16           |
|                                       | Leppington North              | 0            | 0            | 0            | 0            |
|                                       | Pleasure Point                | 35           | 23           | 15           | 5            |
|                                       | Prestons                      | 67           | 61           | 34           | 21           |
|                                       | South Hoxton Park             | 144          | 81           | 56           | 38           |
| <b>Liverpool Total</b>                |                               | <b>493</b>   | <b>333</b>   | <b>226</b>   | <b>134</b>   |
| Penrith                               | Caddens Road                  | 0            | 0            | 0            | 7            |
|                                       | Claremont Meadows Stage 2     | 72           | 42           | 40           | 31           |
|                                       | Glenmore Park                 | 19           | 14           | 23           | 14           |
|                                       | Glenmore Park Expansion Area  | 133          | 62           | 127          | 98           |
|                                       | St Marys ADI (Jordan Springs) | 123          | 93           | 66           | 105          |
|                                       | Waterside                     | 108          | 84           | 50           | 37           |
| <b>Penrith Total</b>                  |                               | <b>455</b>   | <b>295</b>   | <b>306</b>   | <b>292</b>   |
| Pittwater                             | Warriewood Valley             | 31           | 13           | 6            | 8            |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Pittwater Total</b>                |                               | <b>31</b>    | <b>13</b>    | <b>6</b>     | <b>8</b>     |
| The Hills                             | Balmoral Road                 | 154          | 133          | 143          | 114          |
|                                       | Barina Downs Road             | 1            | 1            | 1            | 0            |
|                                       | Kellyville                    | 76           | 63           | 36           | 26           |
|                                       | Mungerie Park                 | 39           | 29           | 21           | 10           |
|                                       | North Kellyville              | 0            | 8            | 8            | 4            |
|                                       | Norwest Business Park         | 44           | 37           | 19           | 13           |
| Rouse Hill Regional Centre            | 51                            | 33           | 18           | 11           |              |
| <b>The Hills Total</b>                |                               | <b>365</b>   | <b>304</b>   | <b>246</b>   | <b>178</b>   |
| Warringah                             | Belrose                       | 2            | 1            | 1            | 0            |
| <b>Warringah Total</b>                |                               | <b>2</b>     | <b>1</b>     | <b>1</b>     | <b>0</b>     |
| Wollondilly                           | Camden Park                   | 31           | 20           | 14           | 5            |
| <b>Wollondilly Total</b>              |                               | <b>31</b>    | <b>20</b>    | <b>14</b>    | <b>5</b>     |
| Wyong                                 | Blue Haven                    | 0            | 0            | 0            | 1            |
|                                       | Hamlyn Terrace                | 9            | 3            | 3            | 3            |
|                                       | Louisiana Road                | 0            | 0            | 0            | 0            |
|                                       | Mardi                         | 0            | 0            | 1            | 4            |
|                                       | North Wyong                   | 0            | 0            | 1            | 1            |
|                                       | Tumbi Valley                  | 0            | 0            | 0            | 0            |
|                                       | Wadalba                       | 1            | 15           | 31           | 36           |
| Woongarra                             | 1                             | 2            | 26           | 34           |              |
| <b>Wyong Total</b>                    |                               | <b>11</b>    | <b>20</b>    | <b>62</b>    | <b>79</b>    |
| <b>Sydney Region Greenfield Total</b> |                               | <b>3,126</b> | <b>2,174</b> | <b>1,501</b> | <b>1,387</b> |

## STEP 10. DWELLING PRODUCTION

Dwelling production or net dwelling completions is the net additional number of completed dwellings (i.e. total number of new dwellings minus the number of existing dwellings) in the monitoring period.

Table 3.10: Greenfield Net Dwelling Completions (Apr-Jun 2012 to Jan-Mar 2013)

| LGA                                   | Release Area                  | Apr-Jun 2012 | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |
|---------------------------------------|-------------------------------|--------------|--------------|--------------|--------------|
| Blacktown                             | Alex Avenue                   | 0            | 6            | 0            | 4            |
|                                       | Area 20                       | 0            | 0            | 0            | 1            |
|                                       | Bungaribee                    | 16           | 29           | 23           | 67           |
|                                       | Castlebrook                   | 40           | 54           | 88           | 47           |
|                                       | Colebee                       | 9            | 12           | 26           | 30           |
|                                       | Pipeworks                     | 1            | 0            | 0            | 4            |
|                                       | Plumpton                      | 6            | 4            | 12           | 30           |
|                                       | Riverstone                    | 2            | 1            | 0            | 0            |
|                                       | Second Ponds Creek            | 164          | 260          | 223          | 227          |
|                                       | St Marys ADI (Ropes Crossing) | 45           | 97           | 58           | 70           |
|                                       | Sunnyholt                     | 11           | 10           | 9            | 24           |
| Other Release Area                    | 0                             | 0            | 0            | 1            |              |
| <b>Blacktown Total</b>                |                               | <b>294</b>   | <b>473</b>   | <b>439</b>   | <b>505</b>   |
| Camden                                | Elderslie                     | 7            | 27           | 15           | 12           |
|                                       | Harrington Park               | 6            | 10           | 26           | 15           |
|                                       | Harrington Park II            | 32           | 28           | 50           | 24           |
|                                       | Manooka Valley                | 0            | 0            | 0            | 0            |
|                                       | Mount Annan South             | 27           | 22           | 68           | 36           |
|                                       | Narellan                      | 2            | 2            | 2            | 1            |
|                                       | Oran Park                     | 20           | 106          | 63           | 50           |
|                                       | Spring Farm                   | 26           | 29           | 48           | 33           |
|                                       | Turner Road                   | 26           | 89           | 80           | 98           |
| Other Release Area                    | 1                             | 0            | 0            | 0            |              |
| <b>Camden Total</b>                   |                               | <b>147</b>   | <b>313</b>   | <b>352</b>   | <b>269</b>   |
| Campbelltown                          | Edmondson Park                | 2            | 18           | 10           | 8            |
|                                       | Glenfield Road                | 3            | 51           | 20           | 126          |
|                                       | Macquarie Links               | 6            | 4            | 16           | 13           |
|                                       | St Helens Park                | 0            | 1            | 1            | 2            |
|                                       | Other Release Area            | 0            | 0            | 0            | 0            |
| <b>Campbelltown Total</b>             |                               | <b>11</b>    | <b>74</b>    | <b>47</b>    | <b>149</b>   |
| Hawkesbury                            | Bligh Park 2                  | 0            | 0            | 0            | 0            |
| <b>Hawkesbury Total</b>               |                               | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Liverpool                             | Aerodrome                     | 0            | 4            | 5            | 58           |
|                                       | Cabramatta Creek              | 14           | 18           | 20           | 12           |
|                                       | Carnes Hill                   | 19           | 42           | 45           | 31           |
|                                       | Edmondson Park                | 4            | 52           | 23           | 26           |
|                                       | Hinchinbrook                  | 7            | 4            | 3            | 10           |
|                                       | Leppington North              | 1            | 0            | 0            | 0            |
|                                       | Pleasure Point                | 7            | 16           | 9            | 11           |
|                                       | Prestons                      | 8            | 8            | 26           | 32           |
|                                       | South Hoxton Park             | 62           | 70           | 59           | 138          |
| <b>Liverpool Total</b>                |                               | <b>122</b>   | <b>214</b>   | <b>190</b>   | <b>318</b>   |
| Penrith                               | Caddens Road                  | 0            | 0            | 0            | 0            |
|                                       | Claremont Meadows Stage 2     | 10           | 31           | 14           | 15           |
|                                       | Glenmore Park                 | 14           | 5            | 3            | 32           |
|                                       | Glenmore Park Expansion Area  | 68           | 86           | 41           | 93           |
|                                       | St Marys ADI (Jordan Springs) | 53           | 82           | 36           | 138          |
| Waterside                             | 33                            | 85           | 34           | 86           |              |
| <b>Penrith Total</b>                  |                               | <b>178</b>   | <b>289</b>   | <b>128</b>   | <b>364</b>   |
| Pittwater                             | Warriewood Valley             | 26           | 138          | 8            | 5            |
|                                       | Other Release Area            | 7            | 1            | 0            | 0            |
| <b>Pittwater Total</b>                |                               | <b>33</b>    | <b>139</b>   | <b>8</b>     | <b>5</b>     |
| The Hills                             | Balmoral Road                 | 23           | 62           | 45           | 71           |
|                                       | Barina Downs Road             | 0            | 0            | 0            | 1            |
|                                       | Kellyville                    | 12           | 37           | 27           | 11           |
|                                       | Mungerie Park                 | 1            | 12           | 9            | 13           |
|                                       | North Kellyville              | 0            | 11           | 8            | 18           |
|                                       | Norwest Business Park         | 18           | 20           | 40           | 11           |
| Rouse Hill Regional Centre            | 18                            | 29           | 29           | 20           |              |
| <b>The Hills Total</b>                |                               | <b>72</b>    | <b>171</b>   | <b>158</b>   | <b>145</b>   |
| Warringah                             | Belrose                       | 0            | 1            | 0            | 2            |
| <b>Warringah Total</b>                |                               | <b>0</b>     | <b>1</b>     | <b>0</b>     | <b>2</b>     |
| Wollondilly                           | Camden Park                   | 26           | 12           | 5            | 10           |
| <b>Wollondilly Total</b>              |                               | <b>26</b>    | <b>12</b>    | <b>5</b>     | <b>10</b>    |
| Wyong                                 | Blue Haven                    | 0            | 0            | 0            | 0            |
|                                       | Hamlyn Terrace                | 6            | 35           | 43           | 22           |
|                                       | Louisiana Road                | 0            | 0            | 0            | 23           |
|                                       | Mardi                         | 3            | 3            | 0            | 1            |
|                                       | North Wyong                   | 5            | 0            | 0            | 2            |
|                                       | Tumbi Valley                  | 0            | 1            | 0            | 0            |
|                                       | Wadalba                       | 6            | 3            | 15           | 17           |
| Woongarrah                            | 8                             | 22           | 9            | 13           |              |
| <b>Wyong Total</b>                    |                               | <b>28</b>    | <b>64</b>    | <b>67</b>    | <b>78</b>    |
| <b>Sydney Region Greenfield Total</b> |                               | <b>911</b>   | <b>1,750</b> | <b>1,394</b> | <b>1,845</b> |

## SUMMARY STEPS 5 - 10

Table 3.11: Greenfield Development Pipeline (Jan-Mar 2013)

| LGA                                   | Release Area                  | Step 5<br>DA Approved<br>(Subdivision) | Step 6<br>Lot Production | Step 7<br>Vacant Lots | Step 8<br>Dwelling<br>Approval | Step 9<br>Dwellings<br>Under<br>Construction | Step 10<br>Dwelling<br>Production |
|---------------------------------------|-------------------------------|--|--------------------------|-----------------------|--------------------------------|--|-----------------------------------|
| Blacktown                             | Alex Avenue                   | 147                                    | 8                        | 10                    | 0                              | 0  | 4                                 |
|                                       | Area 20                       | 0                                      | 0                        | 0                     | 0                              | 0  | 1                                 |
|                                       | Bungaribee                    | 0                                      | 154                      | 227                   | 25                             | 11   | 67                                |
|                                       | Castlebrook                   | 0                                      | 0                        | 37                    | 11                             | 21   | 47                                |
|                                       | Colebee                       | 0                                      | 0                        | 76                    | 18                             | 10   | 30                                |
|                                       | Pipeworks                     | 0                                      | 0                        | 0                     | 0                              | 0  | 4                                 |
|                                       | Plumpton                      | 0                                      | 2                        | 35                    | 10                             | 12   | 30                                |
|                                       | Riverstone                    | 288                                    | 0                        | 0                     | 1                              | 0  | 0                                 |
|                                       | Second Ponds Creek            | 38                                     | 6                        | 243                   | 162                            | 29   | 227                               |
|                                       | St Marys ADI (Ropes Crossing) | 5                                      | 65                       | 196                   | 116                            | 82   | 70                                |
| Sunnyholt                             | 0                             | 7                                      | 33                       | 3                     | 7                              | 24   |                                   |
| Other Release Area                    | 0                             | 0                                      | 0                        | 0                     | 0                              | 1  |                                   |
| <b>Blacktown Total</b>                |                               | <b>478</b>                             | <b>242</b>               | <b>857</b>            | <b>346</b>                     | <b>172</b>                                   | <b>505</b>                        |
| Camden                                | Elderslie                     | 0                                      | 0                        | 34                    | 44                             | 72   | 12                                |
|                                       | Harrington Park               | 18                                     | 36                       | 43                    | 30                             | 22   | 15                                |
|                                       | Harrington Park II            | 0                                      | 0                        | 94                    | 6                              | 22   | 24                                |
|                                       | Manooka Valley                | 0                                      | 0                        | 0                     | 0                              | 0  | 0                                 |
|                                       | Mount Annan South             | 0                                      | 16                       | 46                    | 13                             | 13   | 36                                |
|                                       | Narellan                      | 0                                      | 0                        | 23                    | 2                              | 16   | 1                                 |
|                                       | Oran Park                     | 2                                      | 124                      | 146                   | 66                             | 116  | 50                                |
|                                       | Spring Farm                   | 0                                      | 0                        | 145                   | 39                             | 78   | 33                                |
|                                       | Turner Road                   | 0                                      | 58                       | 180                   | 53                             | 143  | 98                                |
| Other Release Area                    | 0                             | 0                                      | 0                        | 0                     | 0                              | 0  |                                   |
| <b>Camden Total</b>                   |                               | <b>20</b>                              | <b>234</b>               | <b>711</b>            | <b>253</b>                     | <b>482</b>                                   | <b>269</b>                        |
| Campbelltown                          | Edmondson Park                | 0                                      | 130                      | 135                   | 4                              | 15   | 8                                 |
|                                       | Glenfield Road                | 0                                      | 12                       | 39                    | 18                             | 6  | 126                               |
|                                       | Macquarie Links               | 0                                      | 0                        | 21                    | 0                              | 4  | 13                                |
|                                       | St Helens Park                | 0                                      | 2                        | 32                    | 2                              | 12   | 2                                 |
|                                       | Other Release Area            | 0                                      | 0                        | 7                     | 0                              | 0  | 0                                 |
| <b>Campbelltown Total</b>             |                               | <b>0</b>                               | <b>144</b>               | <b>234</b>            | <b>24</b>                      | <b>37</b>                                    | <b>149</b>                        |
| Hawkesbury                            | Bligh Park 2                  | 0                                      | 0                        | 0                     | 0                              | 0  | 0                                 |
| <b>Hawkesbury Total</b>               |                               | <b>0</b>                               | <b>0</b>                 | <b>0</b>              | <b>0</b>                       | <b>0</b>                                     | <b>0</b>                          |
| Liverpool                             | Aerodrome                     | 0                                      | 45                       | 164                   | 19                             | 7  | 58                                |
|                                       | Cabramatta Creek              | 0                                      | 0                        | 19                    | 5                              | 13   | 12                                |
|                                       | Carnes Hill                   | 0                                      | 36                       | 82                    | 14                             | 11   | 31                                |
|                                       | Edmondson Park                | 52                                     | 17                       | 39                    | 8                              | 23   | 26                                |
|                                       | Hinchinbrook                  | 0                                      | 0                        | 41                    | 5                              | 16   | 10                                |
|                                       | Leppington North              | 0                                      | 0                        | 0                     | 0                              | 0  | 0                                 |
|                                       | Pleasure Point                | 0                                      | 0                        | 32                    | 3                              | 5  | 11                                |
|                                       | Prestons                      | 0                                      | 8                        | 89                    | 13                             | 21   | 32                                |
|                                       | South Hoxton Park             | 22                                     | 61                       | 241                   | 65                             | 38   | 138                               |
| <b>Liverpool Total</b>                |                               | <b>74</b>                              | <b>167</b>               | <b>707</b>            | <b>154</b>                     | <b>134</b>                                   | <b>318</b>                        |
| Penrith                               | Caddens Road                  | 0                                      | 108                      | 152                   | 0                              | 7  | 0                                 |
|                                       | Claremont Meadows Stage 2     | 0                                      | 0                        | 25                    | 2                              | 31   | 15                                |
|                                       | Glenmore Park                 | 0                                      | 10                       | 30                    | 0                              | 14   | 32                                |
|                                       | Glenmore Park Expansion Area  | 0                                      | 0                        | 144                   | 10                             | 98   | 93                                |
|                                       | St Marys ADI (Jordan Springs) | 0                                      | 0                        | 105                   | 19                             | 105  | 138                               |
|                                       | Waterside                     | 0                                      | 7                        | 52                    | 10                             | 37   | 86                                |
| <b>Penrith Total</b>                  |                               | <b>0</b>                               | <b>125</b>               | <b>508</b>            | <b>41</b>                      | <b>292</b>                                   | <b>364</b>                        |
| Pittwater                             | Warriewood Valley             | 0                                      | 0                        | 16                    | 0                              | 8  | 5                                 |
| Other Release Area                    | 0                             | 0                                      | 0                        | 0                     | 0                              | 0  |                                   |
| <b>Pittwater Total</b>                |                               | <b>0</b>                               | <b>0</b>                 | <b>16</b>             | <b>0</b>                       | <b>8</b>                                     | <b>5</b>                          |
| The Hills                             | Balmoral Road                 | 97                                     | 33                       | 99                    | 124                            | 114  | 71                                |
|                                       | Barina Downs Road             | 0                                      | 0                        | 7                     | 0                              | 0  | 1                                 |
|                                       | Kellyville                    | 79                                     | 11                       | 86                    | 141                            | 26   | 11                                |
|                                       | Mungerie Park                 | 0                                      | 11                       | 52                    | 5                              | 10   | 13                                |
|                                       | North Kellyville              | 128                                    | 37                       | 50                    | 33                             | 4  | 18                                |
|                                       | Norwest Business Park         | 0                                      | 0                        | 86                    | 0                              | 13   | 11                                |
| Rouse Hill Regional Centre            | 12                            | 42                                     | 104                      | 17                    | 11                             | 20   |                                   |
| <b>The Hills Total</b>                |                               | <b>316</b>                             | <b>134</b>               | <b>484</b>            | <b>320</b>                     | <b>178</b>                                   | <b>145</b>                        |
| Warringah                             | Belrose                       | 0                                      | 4                        | 8                     | 1                              | 0  | 2                                 |
| <b>Warringah Total</b>                |                               | <b>0</b>                               | <b>4</b>                 | <b>8</b>              | <b>1</b>                       | <b>0</b>                                     | <b>2</b>                          |
| Wollondilly                           | Camden Park                   | 0                                      | 0                        | 32                    | 0                              | 5  | 10                                |
| <b>Wollondilly Total</b>              |                               | <b>0</b>                               | <b>0</b>                 | <b>32</b>             | <b>0</b>                       | <b>5</b>                                     | <b>10</b>                         |
| Wyong                                 | Blue Haven                    | 0                                      | 0                        | 8                     | 2                              | 1  | 0                                 |
|                                       | Hamlyn Terrace                | 21                                     | 0                        | 23                    | 1                              | 3  | 22                                |
|                                       | Louisiana Road                | 0                                      | 0                        | 3                     | 0                              | 0  | 23                                |
|                                       | Mardi                         | 0                                      | 0                        | 5                     | 2                              | 4  | 1                                 |
|                                       | North Wyong                   | 0                                      | 0                        | 76                    | 5                              | 1  | 2                                 |
|                                       | Tumbi Valley                  | 0                                      | 0                        | 0                     | 0                              | 0  | 0                                 |
|                                       | Wadalba                       | 15                                     | 12                       | 64                    | 13                             | 36   | 17                                |
| Woongarra                             | 0                             | 0                                      | 45                       | 16                    | 34                             | 13   |                                   |
| <b>Wyong Total</b>                    |                               | <b>36</b>                              | <b>12</b>                | <b>224</b>            | <b>39</b>                      | <b>79</b>                                    | <b>78</b>                         |
| <b>Sydney Region Greenfield Total</b> |                               | <b>924</b>                             | <b>1,062</b>             | <b>3,781</b>          | <b>1,156</b>                   | <b>1,387</b>                                 | <b>1,845</b>                      |

## GREENFIELD - AVERAGE LOT SIZE

Table 3.12: Greenfield Release Area Average Residential Lot Size (sqm) (Apr-Jun 2012 to Jan-Mar 2013)

| LGA                                     | Release Area                   | Apr-Jun 2012 | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |
|---|--------------------------------|--------------|--------------|--------------|--------------|
| Blacktown                               | Alex Avenue                    | 403          | 0            | 0            | 474          |
|   | Area 20                        | 0            | 0            | 0            | 0            |
|   | Bungarribee                    | 541          | 438          | 0            | 455          |
|   | Castlebrook                    | 522          | 0            | 1,603        | 0            |
|   | Colebee                        | 529          | 0            | 0            | 0            |
|   | Pipeworks                      | 0            | 0            | 0            | 0            |
|   | Plumpton                       | 0            | 536          | 434          | 365          |
|   | Riverstone                     | 0            | 0            | 0            | 0            |
|   | Second Ponds Creek             | 476          | 458          | 466          | 481          |
|   | St Mary's ADI (Ropes Crossing) | 380          | 281          | 386          | 316          |
| Sunnyholt                               | 482                            | 864          | 0            | 708          |              |
| <b>Blacktown Average</b>                |                                | <b>468</b>   | <b>447</b>   | <b>536</b>   | <b>426</b>   |
| Camden                                  | Elderslie                      | 596          | 0            | 500          | 0            |
|   | Harrington Park                | 347          | 485          | 0            | 491          |
|   | Harrington Park II             | 0            | 916          | 0            | 0            |
|   | Manooka Valley                 | 0            | 0            | 0            | 0            |
|   | Mount Annan South              | 775          | 0            | 0            | 515          |
|   | Narellan                       | 0            | 376          | 0            | 0            |
|   | Oran Park                      | 576          | 532          | 479          | 533          |
|   | Spring Farm                    | 463          | 0            | 521          | 0            |
| Turner Road                             | 547                            | 505          | 553          | 549          |              |
| <b>Camden Average</b>                   |                                | <b>535</b>   | <b>534</b>   | <b>525</b>   | <b>529</b>   |
| Campbelltown                            | Edmondson Park                 | 339          | 0            | 0            | 399          |
|   | Glenfield Road                 | 417          | 532          | 0            | 304          |
|   | Macquarie Links                | 0            | 0            | 0            | 0            |
|   | St Helens Park                 | 0            | 0            | 557          | 350          |
| <b>Campbelltown Average</b>             |                                | <b>413</b>   | <b>532</b>   | <b>557</b>   | <b>390</b>   |
| Liverpool                               | Aerodrome                      | 545          | 0            | 0            | 367          |
|   | Cabramatta Creek               | 560          | 503          | 0            | 0            |
|   | Carnes Hill                    | 366          | 432          | 0            | 483          |
|   | Edmondson Park                 | 0            | 0            | 507          | 478          |
|   | Hinchinbrook                   | 0            | 410          | 0            | 0            |
|   | Pleasure Point                 | 0            | 0            | 930          | 0            |
|   | Prestons                       | 557          | 458          | 508          | 637          |
| South Hoxton Park                       | 476                            | 441          | 429          | 443          |              |
| <b>Liverpool Average</b>                |                                | <b>523</b>   | <b>445</b>   | <b>451</b>   | <b>444</b>   |
| Penrith                                 | Caddens Road                   | 0            | 0            | 532          | 519          |
|   | Claremont Meadows Stage 2      | 0            | 0            | 0            | 0            |
|   | Glenmore Park                  | 664          | 0            | 270          | 651          |
|   | Glenmore Park Expansion Area   | 434          | 263          | 501          | 0            |
|   | St Mary's ADI (Jordan Springs) | 490          | 403          | 0            | 0            |
|   | Waterside                      | 474          | 0            | 362          | 317          |
| <b>Penrith Average</b>                  |                                | <b>445</b>   | <b>395</b>   | <b>477</b>   | <b>518</b>   |
| Pittwater                               | Warriewood Valley              | 4,302        | 344          | 0            | 0            |
| <b>Pittwater Average</b>                |                                | <b>4,302</b> | <b>344</b>   | <b>0</b>     | <b>0</b>     |
| The Hills                               | Balmoral Road                  | 653          | 362          | 475          | 380          |
|   | Barina Downs Road              | 0            | 0            | 0            | 0            |
|   | Kellyville                     | 546          | 0            | 1,025        | 519          |
|   | Mungerie Park                  | 693          | 0            | 0            | 588          |
|   | North Kellyville               | 0            | 541          | 442          | 481          |
|   | Norwest Business Park          | 0            | 0            | 617          | 0            |
| Rouse Hill Regional Centre              | 415                            | 0            | 203          | 410          |              |
| <b>The Hills Average</b>                |                                | <b>497</b>   | <b>475</b>   | <b>496</b>   | <b>446</b>   |
| Warringah                               | Belrose                        | 0            | 732          | 0            | 756          |
| <b>Warringah Average</b>                |                                | <b>0</b>     | <b>732</b>   | <b>0</b>     | <b>756</b>   |
| Wollondilly                             | Camden Park                    | 0            | 0            | 0            | 0            |
| <b>Wollondilly Average</b>              |                                | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Wyang                                   | Blue Haven                     | 0            | 0            | 0            | 0            |
|   | Hamlyn Terrace                 | 557          | 0            | 0            | 0            |
|   | Louisiana Road                 | 0            | 0            | 0            | 0            |
|   | Mardi                          | 0            | 0            | 0            | 0            |
|   | North Wyong                    | 0            | 0            | 0            | 0            |
|   | Tumbi Valley                   | 0            | 0            | 0            | 0            |
| Wadalba                                 | 607                            | 516          | 541          | 584          |              |
| Woongarra                               | 633                            | 0            | 539          | 0            |              |
| <b>Wyang Average</b>                    |                                | <b>588</b>   | <b>516</b>   | <b>539</b>   | <b>584</b>   |
| <b>Sydney Region Greenfield Average</b> |                                | <b>495</b>   | <b>464</b>   | <b>507</b>   | <b>463</b>   |





#### 4. EXISTING URBAN AREAS GROWTH LOCATIONS

## GROWTH LOCATIONS - DWELLING PRODUCTION (SAMPLE)

Table 4.1: Growth Location - Net Dwelling Completions (Apr-Jun 2012 to Jan-Mar 2013)

| Subregion                              | LGA                           | Growth Location Name                   | Apr-Jun 2012 | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |
|--|-------------------------------|--|--------------|--------------|--------------|--------------|
| Sydney CBD                             | Sydney City                   | City Centre                            | 42           | 0            | 13           | 1            |
|  |                               | Pyrmont/Ultimo                         | 143          | 0            | 0            | 0            |
|  |                               | City East                              | 0            | 0            | 2            | 12           |
|  |                               | Glebe/Camperdown                       | 0            | 2            | 1            | 1            |
|  |                               | Surry Hills/Redfern                    | 96           | 58           | 42           | 7            |
|  |                               | Green Square                           | 153          | 647          | 94           | 126          |
|  |                               | Alexandria/Rosebery                    | 0            | 0            | 0            | 135          |
|  |                               | Newtown/Erskineville                   | 1            | 1            | 4            | 1            |
| East                                   | Botany Bay                    | Botany Precinct                        | 0            | 1            | 2            | 0            |
|  |                               | Mascot Station                         | 0            | 0            | 196          | 0            |
|  | Randwick                      | Bundock Street Precinct                | 0            | 0            | 13           | 0            |
|  |                               | Endeavour House, South Coogee          | 2            | 0            | 0            | 0            |
|  |                               | Former Prince Henry Hospital Site      | 67           | 27           | 0            | 14           |
|  |                               | Kensington Town Centre                 | 0            | 0            | 0            | 0            |
|  |                               | Kingsford Town Centre                  | 0            | 1            | 1            | 0            |
|  | Maroubra Town Centre          | 0                                      | 0            | 18           | 0            |              |
|  | Waverley                      | Bondi Beach Commercial Area            | 0            | 0            | 0            | 0            |
| Bondi Junction Town Centre             |                               | 0                                      | 0            | 89           | 0            |              |
| South                                  | Hurstville                    | Hurstville CBD                         | 0            | 47           | 0            | 0            |
|  |                               | Riverwood Station Precinct             | 0            | 1            | 0            | 0            |
|  | Kogarah                       | Carlton Station Precinct               | 0            | 0            | 0            | 0            |
|  |                               | Kogarah Town Centre                    | 42           | 17           | 13           | 28           |
|  | Marrickville                  | Newtown Station Precinct               | 0            | 3            | 3            | 2            |
|  |                               | St Peters Station Precinct             | 7            | 7            | 2            | 1            |
|  |                               | Stanmore Station Precinct              | 1            | 0            | 1            | 2            |
|  | Rockdale                      | Bonar Street Precinct                  | 0            | 94           | 87           | 0            |
|  |                               | Brighton le Sands Town Centre          | 0            | 0            | 0            | 10           |
|  |                               | Rockdale Town Centre                   | 0            | 0            | 0            | 82           |
|  |                               | Wolli Creek Growth Redevelopment Area  | 0            | 77           | 0            | 0            |
|  | Sutherland                    | Carringbah Growth Location             | 0            | 0            | 0            | 0            |
|  |                               | Gynea Village                          | 0            | 0            | 0            | 6            |
| Sutherland Town Centre                 |                               | 8                                      | 35           | 60           | 0            |              |
| Inner West                             | Ashfield                      | Ashfield Town Centre                   | 0            | 0            | 0            | 0            |
|  | Burwood                       | Burwood Town Centre                    | 0            | 0            | 110          | 264          |
|  | Canada Bay                    | Abbotsford Point                       | 1            | 0            | 0            | 0            |
|  |                               | Breakfast Point                        | 35           | 138          | 0            | 0            |
|  |                               | Five Dock Village                      | 0            | 0            | 0            | 0            |
|  |                               | Former Westinghouse Brakes Site        | 0            | 0            | 0            | 0            |
|  |                               | Parramatta Road Corridor - Canada Bay  | 62           | 1            | 0            | 0            |
|  |                               | Rhodes Peninsula                       | 0            | 195          | 388          | 206          |
|  | The Riviera (Former BHP Site) | 0                                      | 0            | 0            | 0            |              |
|  | Leichhardt                    | Leichhardt Precinct                    | 0            | 3            | 0            | 0            |
|  |                               | Lewisham Station Precinct              | 0            | 0            | 0            | 0            |
|  | Strathfield                   | Homebush (North M4) Precinct           | 0            | 39           | 0            | 0            |
|  |                               | Homebush West Precinct                 | 0            | 0            | 0            | 0            |
| Parramatta Road Corridor - Strathfield |                               | 0                                      | 10           | 0            | 0            |              |
| Inner North                            | Lane Cove                     | St Leonards Town Centre - Lane Cove    | 0            | 0            | 0            | 0            |
|  |                               | Neutral Bay Town Centre                | 0            | 11           | 14           | 0            |
|  | North Sydney                  | North Sydney Centre                    | 0            | 0            | 3            | 11           |
|  |                               | St Leonards Town Centre - North Sydney | 0            | 77           | 0            | 48           |
|  | Ryde                          | Macquarie Corridor                     | 0            | 0            | 0            | 0            |
|  |                               | Meadowbank Employment Area             | 0            | 0            | 0            | 0            |
| Willoughby                             | Chatswood City Centre         | 0                                      | 0            | 0            | 0            |              |
| North                                  | Hornsby                       | Epping Town Centre - Hornsby           | 0            | 0            | 0            | 1            |
|  |                               | Hornsby-Waitara Town Centre            | 0            | 0            | 0            | 0            |
|  |                               | Normanhurst Station Precinct           | 1            | 1            | 0            | 0            |
|  |                               | Thornleigh Station Precinct            | 2            | 1            | 2            | 0            |



## GROWTH LOCATIONS - DWELLING PRODUCTION (SAMPLE)

Table 4.1: Growth Location - Net Dwelling Completions (cont)

| Subregion                | LGA            | Growth Location Name                  | Apr-Jun 2012  | Jul-Sep 2012 | Oct-Dec 2012 | Jan-Mar 2013 |
|--------------------------|----------------|---------------------------------------|---------------|--------------|--------------|--------------|
| North                    | Ku-Ring-Gai    | Gordon Town Centre                    | 153           | 47           | 0            | 0            |
|                          |                | Killara Precinct                      | 6             | 0            | 59           | 1            |
|                          |                | Lindfield Town Centre                 | 15            | 24           | 0            | 0            |
|                          |                | Pymble Town Centre                    | 0             | 0            | 0            | 0            |
|                          |                | Roseville Town Centre                 | 0             | 0            | 57           | 4            |
|                          |                | St Ives Town Centre                   | 83            | 0            | 10           | 140          |
|                          |                | Turramurra Town Centre                | 24            | 0            | 0            | 25           |
| North East               | Warringah      | Brookvale West Precinct               | 12            | 0            | 0            | 0            |
|                          |                | Dee Why RSL                           | 0             | 0            | 0            | 0            |
|                          |                | Dee Why Town Centre                   | 0             | 0            | 0            | 9            |
|                          |                | North Narrabeen Precinct              | 0             | 0            | 0            | 18           |
| Central West             | Auburn         | Auburn Town Centre                    | 8             | 0            | 0            | 0            |
|                          |                | Berala Small Village                  | 6             | 0            | 0            | 1            |
|                          |                | Former RAAF Site                      | 0             | 0            | 0            | 0            |
|                          |                | Lidcombe Hospital Precinct            | 28            | 9            | 32           | 46           |
|                          |                | Lidcombe Town Centre                  | 0             | 0            | 0            | 0            |
|                          |                | Sydney Olympic Park                   | 0             | 0            | 0            | 0            |
|                          |                | Wentworth Point                       | 0             | 301          | 175          | 287          |
|                          | Bankstown      | Bankstown CBD Fringe                  | 36            | 3            | 0            | 2            |
|                          |                | Bass Hill Shopping Centre             | 6             | 7            | 12           | 2            |
|                          |                | Padstow Shopping Centre               | 0             | 1            | 0            | 7            |
|                          |                | Revesby Shopping Centre               | 0             | 1            | 4            | 3            |
|                          | Fairfield      | Bonnyrigg Housing Estate              | 0             | 0            | 0            | 0            |
|                          |                | Fairfield Town Centre                 | 39            | 0            | 0            | 62           |
|                          |                | Villawood Station Precinct            | 0             | 1            | 0            | 0            |
|                          | Holroyd        | Guildford Station Precinct            | 0             | 1            | 15           | 0            |
|                          |                | Lakewood                              | 125           | 35           | 57           | 112          |
|                          |                | Merrylands Town Centre                | 0             | 0            | 0            | 0            |
|                          |                | Nelson's Ridge                        | 53            | 38           | 21           | 30           |
|                          |                | Pendle Hill Station Precinct          | 4             | 3            | 0            | 10           |
|                          | Parramatta     | Brick Works Master Plan Area          | 0             | 15           | 6            | 26           |
|                          |                | Briens Road Master Plan Area          | 0             | 0            | 0            | 0            |
|                          |                | Collet Park Precinct                  | 2             | 1            | 0            | 1            |
|                          |                | Granville Town Centre                 | 27            | 4            | 1            | 0            |
|                          |                | Guildford Precinct                    | 4             | 0            | 0            | 9            |
|                          |                | Merrylands Precinct                   | 16            | 0            | 0            | 0            |
|                          |                | Parramatta City Centre                | 78            | 59           | 10           | 0            |
|                          |                | Parramatta City Centre South Precinct | 6             | 8            | 20           | 0            |
|                          |                | Rosehill Precinct                     | 81            | 23           | 0            | 0            |
|                          |                | South Granville Precinct              | 3             | 4            | 0            | 0            |
|                          |                | Telopea Urban Renewal Project         | 0             | 75           | 0            | 0            |
| Toongabbie Precinct      |                | 6                                     | 1             | 0            | 0            |              |
| Wentworthville Precinct  |                | 4                                     | 0             | 0            | 0            |              |
| Westmead Precinct        | 0              | 0                                     | 93            | 0            |              |              |
| North West               | Blacktown      | Doonside Station Precinct             | 0             | 2            | 0            | 3            |
|                          |                | Mount Druitt Town Centre              | 1             | 22           | 0            | 0            |
|                          |                | Seven Hills Station Precinct          | 7             | 0            | 8            | 0            |
|                          | Blue Mountains | Blaxland Station Precinct             | 0             | 5            | 3            | 2            |
|                          |                | Katoomba Station Precinct             | 0             | 0            | 0            | 0            |
|                          | Penrith        | Kingswood Station Precinct            | 0             | 0            | 0            | 0            |
|                          |                | Werrington Station Precinct           | 0             | 1            | 0            | 0            |
|                          | The Hills      | Mercer Street Precinct                | 0             | 68           | 0            | 0            |
|                          | South West     | Campbelltown                          | Airds (Links) | 0            | 0            | 0            |
| Leumeah Station Precinct |                |                                       | 0             | 0            | 0            | 0            |
| Macarthur Gardens        |                |                                       | 31            | 1            | 50           | 8            |
| Minto Housing Estate     |                |                                       | 15            | 22           | 29           | 24           |
| Park Central             |                |                                       | 5             | 5            | 1            | 0            |
| Liverpool                |                | Liverpool City Centre                 | 0             | 54           | 1            | 73           |
|                          |                | Liverpool Hume Highway Corridor       | 0             | 4            | 1            | 3            |
|                          |                | Moorebank Precinct                    | 29            | 32           | 41           | 22           |





## GLOSSARY

### BUILDING TYPE:

- **DETACHED HOUSE** – a detached building primarily used for long term residential purposes. It consists of one dwelling unit.
- **MEDIUM DENSITY** - new semi-detached, row or terrace house, townhouse or duplex, etc or new flat, unit or apartment in a building of one or two storeys.
- **1-3 STOREYS** - new flat, unit or apartment in a building of one, two or three storeys.
- **4+ STOREYS** - new flat, unit or apartment in a building of four or more storeys.
- **ALTERATIONS AND CONVERSIONS** - carried out on existing residential buildings, which results in the creation of new dwelling units.
- **MULTI-UNIT** – includes dwellings which are semi-detached, row or terrace house, villas, townhouses, units or apartments buildings.

**DWELLING APPROVAL** - Approval of a development application to construct a dwelling or multiple dwellings. In the quarterly monitor is only for residential buildings and does not include conversions and dwelling units approved as part of the alterations and additions or the construction of non-residential buildings.

**DWELLINGS COMMENCEMENTS** - A building is commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).

**DWELLINGS COMPLETIONS** - A building is completed when building activity has progressed to the stage where the building can fulfil its intended function.

**DWELLINGS UNDER CONSTRUCTION** – a residential building lot which has a building approval but does not yet have a completed dwelling (i.e. building with a water meter connected). A lot with approval for multi-unit dwellings is recorded as a single lot.

**GREENFIELD DEVELOPMENT PIPELINE** – the land supply, servicing and lot and dwelling construction process. Measured in ten steps from the release of land by the State Government, rezoning, servicing with trunk and lead in water and wastewater infrastructure, subdivision approval, lot production, vacant lot stock, dwelling approval, dwellings under construction and dwelling completion.

**GREENFIELD DWELLING APPROVAL** - dwelling approval in the greenfield development pipeline refers to the number of new dwellings approved on an englobo site in a greenfield release area minus the number of existing dwellings being demolished.

**GREENFIELD RELEASE AREA** – new metropolitan fringe area released by State Government for residential development and formally included on the Metropolitan Development Program.

**GROWTH LOCATIONS** – centres, transit nodes, suburban precincts, urban renewal sites or former brownfield industrial sites where there is current dwelling activity.

**LOT PRODUCTION** – is the count of new residential building lot registrations as included in NSW Land and Property Information cadastre in residential zones in greenfield release areas that are rezoned and serviced with Lead in Infrastructure.

**NET DWELLING COMPLETION/PRODUCTION** - the number of completed dwellings added to the existing stock, adjusted for demolitions.

As an example, a two unit development that demolishes one house will only be counted as one additional dwelling.

**RELEASED** - the NSW Government decision to release fringe metropolitan land for urban purposes and to place it on the MDP. In many cases the decision to release land follows regional structure planning. The release step is a prerequisite to rezoning.

**REZONED WITH LEAD IN INFRASTRUCTURE** - release areas that have been rezoned and have water and wastewater infrastructure constructed to the edge of a release area to link the edge of the development with the available trunk infrastructure - trunk/feeder mains, release area pumping stations and trunk carriers.

**REZONED WITH TRUNK INFRASTRUCTURE** - release areas that have been rezoned and are serviced with water and waste water trunk infrastructure i.e. the capacity of water and waste water trunk infrastructure to service a release area - water service reservoirs, pumping stations, sewage treatment plants and existing larger pipes that feed that infrastructure.

**SUBDIVISION APPROVAL** - approval of a development application for subdivision. In some cases an integrated development application may be approved for both subdivision and dwellings.

**VACANT LOT STOCKS** - is the number of lots which exist at the end of the monitoring period that have been subdivided and serviced but do not have dwellings built or under construction. Vacant lot stocks include lots available for sale and lots held by builders or investors.

## DATA SOURCES

**AVERAGE LOT SIZE** - NSW Land and Property Information and internal MDP Databases

**DWELLING APPROVALS** – Australian Bureau of Statistics

**DWELLINGS COMMENCEMENTS** – Australian Bureau of Statistics

**DWELLINGS COMPLETIONS** – Australian Bureau of Statistics

**DWELLINGS UNDER CONSTRUCTION** - internal MDP Databases

**GREENFIELD DWELLING APPROVALS** – Greenfield Councils, Joint Regional Planning Panel and NSW Department of Planning and Infrastructure

**GREENFIELD SUBDIVISION APPROVALS** – Greenfield Councils, Joint Regional Planning Panel and NSW Department of Planning and Infrastructure

**LEAD IN INFRASTRUCTURE** - Sydney Water, Wyong Council, development industry and internal MDP Databases

**LOT PRODUCTION** – NSW Land and Property Information and internal MDP Databases

**NET DWELLING COMPLETIONS** - Sydney Water Business Intelligence Enterprise Data Warehouse and Gosford and Wyong Councils

**REZONED GREENFIELD STOCK** – internal MDP Databases

**TOTAL GREENFIELD STOCK** - internal MDP Databases

**TRUNK INFRASTRUCTURE STOCK** – Sydney Water, Wyong Council, development industry and internal MDP Databases

**VACANT LOT STOCKS** - internal MDP Databases

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