



Department of Planning,
Lands and Heritage



1 State summary

- During the June 2017 quarter the number of developer-lodged applications totalled 618 for residential purposes and 147 for non-residential purposes across Western Australia. This represents an increase of 26 per cent and 11 per cent, respectively, from the previous quarter (March).
- The number of proposed residential lots and non-residential lots among these applications increased by 54 per cent to 5,493 and 21 per cent to 1,763.
- By the end of June, the number of proposed lots under assessment totalled 8,550 for residential lots and 1,678 for non-residential lots. This represents an increase of 15 per cent and 13 per cent respectively from the previous quarter.
- The number of conditional lot approvals during the quarter declined by 22 per cent to 3,106 for residential and 54 per cent 277 for non-residential.
- At the end of June, the developer stock of proposed residential lots and non-residential lots in conditionally approved applications totalled 73,464 and 6,371, respectively. This was a decrease of two per cent and 10 per cent respectively, from the previous quarter.
- The number of final lot approvals for residential lots declined by 10 per cent to 2,444; while the number of final approvals for non-residential lots increased by 22 per cent to 1,763.

Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developer stock of current conditional approval		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

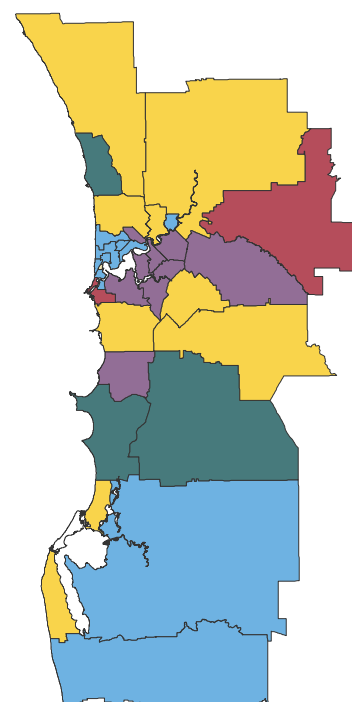
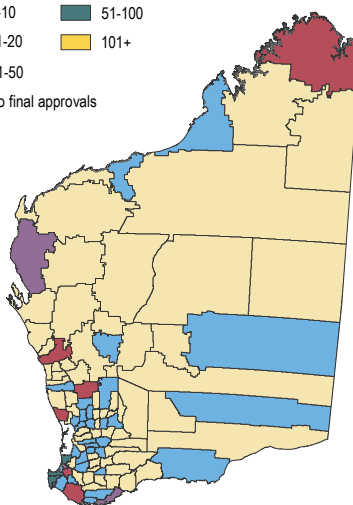
Residential										
Mar qtr 2017	491	3,556	542	7,448	464	3,984	4,130	74,658	452	2,727
Jun qtr 2017	618	5,493	609	8,550	519	3,106	4,078	73,464	475	2,444
2016/17	2,246	18,477			2,187	17,687			1,899	11,228
Change between quarters	↗ 26%	↗ 54%	↗ 12%	↗ 15%	↘ 12%	↘ -22%	↘ -1%	↘ -2%	↗ 5%	↘ -10%

Non-residential										
Mar qtr 2017	133	590	176	1,485	167	596	812	7,098	183	395
Jun qtr 2017	147	715	189	1,678	115	277	757	6,371	181	481
2016/17	606	2,725			614	2,045			761	1,763
Change between quarters	↗ 11%	↗ 21%	↗ 7%	↗ 13%	↘ -31%	↘ -54%	↘ -7%	↘ -10%	↘ -1%	↗ 22%

1.1 Final approval activity June quarter 2017

Final approvals by local government - lots

1-10 11-20 21-50 51-100 101+ No final approvals



This version is designed to be interactive. Click on any chart for an enlarged version, and click on the chart again to close. Contents are also linked.

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NOTE: All pie chart values within the publication have been rounded to 100%

2 Residential activity

2.1 Regional summary: June quarter 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots
Metropolitan¹					
Central sub-region	837	1,283	688	5,229	523
North-west sub-region	744	1,147	307	13,584	195
North-east sub-region	1,391	1,452	495	8,407	301
South-east sub-region	514	838	517	11,618	685
South-west sub-region	1,077	2,712	321	15,672	324
Peel Region Scheme ²	609	470	538	5,140	145
Total metropolitan¹	5,172	7,902	2,866	59,650	2,173
State Planning region					
Perth	4,563	7,432	2,328	54,510	2,028
Peel ³	609	470	538	5,145	145
Sub-total	5,172	7,902	2,866	59,655	2,173
Rest of the State					
Gascoyne	0	0	0	76	1
Goldfields-Esperance	6	23	4	406	6
Great Southern	40	39	108	1,826	11
Kimberley	2	2	2	681	22
Mid West	28	28	10	2,576	2
Pilbara	0	0	0	924	0
South West	215	515	93	4,778	205
Wheatbelt	30	41	23	2,542	24
Sub-total	321	648	240	13,809	271
Total State	5,493	8,550	3,106	73,464	2,444

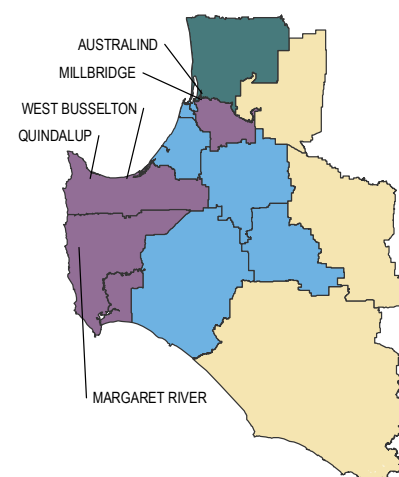
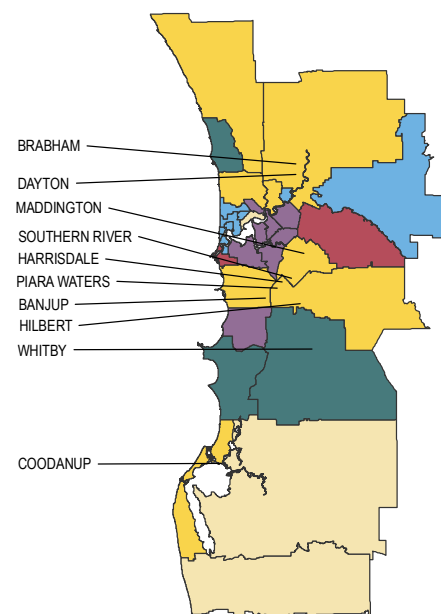
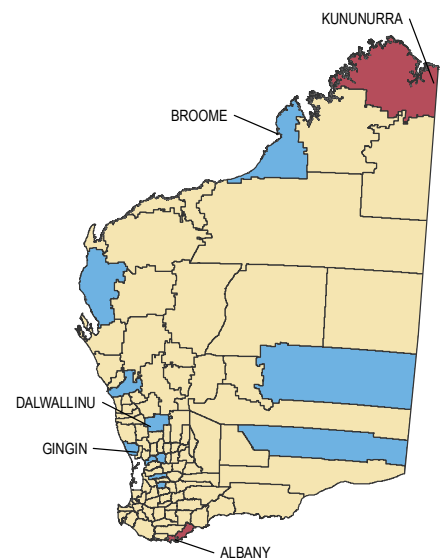
2.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Piara Waters	162	1	Australind	87
2	Hilbert	122	2	Margaret River	39
3	Dayton	97	3	Millbridge	33
4	Southern River	88	4	Kununurra	14
5	Brabham	77	5	Dalwallinu	10
6	Banjup	75	6	West Busselton	9
7	Maddington	60	7	Broome	8
8	Coodanup	54	8	Gingin	7
9	Harrisdale	50	9	Quindalup	6
10	Whitby	49	10	Albany	5

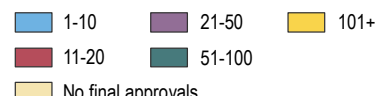
Metropolitan¹

Regionals

Green title lots versus strata lots



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel State Planning region includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

3 Residential lot size

Financial year	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2010/11	2,427	4,538	2,303	1,161	282	445
2011/12	2,449	4,282	2,007	868	234	430
2012/13	3,494	5,806	2,145	1,110	331	419
2013/14	4,464	7,134	2,526	1,081	372	411
2014/15	5,563	9,782	2,408	963	410	398
2015/16	4,894	7,172	1,729	744	448	384
2016/17	3,264	5,104	855	339	226	377
Sep qtr	982	1,688	302	76	56	379
Dec qtr	675	1,247	178	81	54	386
Mar qtr	835	1,102	225	78	69	371
Jun qtr	772	1,067	150	104	47	368

3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Central sub-region						
Sep qtr 16	244	364	80	22	17	370
Dec qtr 16	204	219	33	23	11	350
Mar qtr 17	211	237	62	24	11	363
Jun qtr 17	206	229	45	27	16	357
North-east sub-region						
Sep qtr 16	95	134	14	3	21	370
Dec qtr 16	110	235	11	6	29	380
Mar qtr 17	93	198	61	22	35	430
Jun qtr 17	136	134	7	11	13	336
North-west sub-region						
Sep qtr 16	77	264	28	11	6	403
Dec qtr 16	105	242	40	8	1	393
Mar qtr 17	161	95	11	12	6	299
Jun qtr 17	32	105	14	34	10	414
South-east sub-region						
Sep qtr 16	163	348	77	11	3	396
Dec qtr 16	71	144	30	28	5	391
Mar qtr 17	132	188	42	18	12	374
Jun qtr 17	241	365	48	23	7	365
South-west sub-region						
Sep qtr 16	366	503	70	29	9	360
Dec qtr 16	162	315	31	16	8	375
Mar qtr 17	197	342	28	2	5	365
Jun qtr 17	112	174	28	9	1	382
Peel Region Scheme ²						
Sep qtr 16	37	75	33	18	4	562
Dec qtr 16	23	92	33	67	20	507
Mar qtr 17	41	42	21	11	1	396
Jun qtr 17	45	60	8	2	30	410
Metropolitan ¹						
Sep qtr 16	982	1,688	302	76	56	379
Dec qtr 16	675	1,247	178	81	54	386
Mar qtr 17	835	1,102	225	78	69	371
Jun qtr 17	772	1,067	150	104	47	368
Perth metropolitan region						
Sep qtr 16	945	1,613	269	94	60	377
Dec qtr 16	652	1,155	145	148	74	376
Mar qtr 17	794	1,060	204	89	70	370
Jun qtr 17	727	1,007	142	106	77	367
Peel region						
Sep qtr 16	34	116	98	145	75	432
Dec qtr 16	23	92	33	67	20	507
Mar qtr 17	41	42	21	11	1	396
Jun qtr 17	45	60	8	2	30	410

- ¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.
- ² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.
- ³ Peel State Planning region includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

Financial year	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
2010/11	160	466	404	727	282	598
2011/12	117	274	289	602	210	621
2012/13	261	347	550	730	217	572
2013/14	164	605	547	637	245	556
2014/15	427	469	397	621	194	407
2015/16	251	456	356	407	229	542
2016/17	76	354	288	375	184	571
Sep qtr	34	116	98	145	75	583
Dec qtr	22	46	39	8	21	475
Mar qtr	11	110	83	138	60	596
Jun qtr	9	82	68	84	28	556

Quarter	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Sep qtr 16	21	11	0	5	4	NA
Dec qtr 16	0	2	0	2	0	NA
Mar qtr 17	0	36	4	21	2	492
Jun qtr 17	0	8	11	3	0	525
Central regions						
Sep qtr 16	4	5	9	0	24	2,045
Dec qtr 16	13	8	2	1	2	NA
Mar qtr 17	3	3	3	3	1	NA
Jun qtr 17	2	2	2	1	2	NA
Wheatbelt region						
Sep qtr 16	0	0	0	0	1	NA
Dec qtr 16	0	0	0	0	9	NA
Mar qtr 17	0	5	2	3	1	NA
Jun qtr 17	2	2	0	4	16	1,138
South West region						
Sep qtr 16	9	100	89	140	45	593
Dec qtr 16	9	36	37	5	10	513
Mar qtr 17	8	65	65	100	53	634
Jun qtr 17	5	69	55	75	10	548

* NA: Median lot size cannot be calculated due to lack of data within each lot size range category.

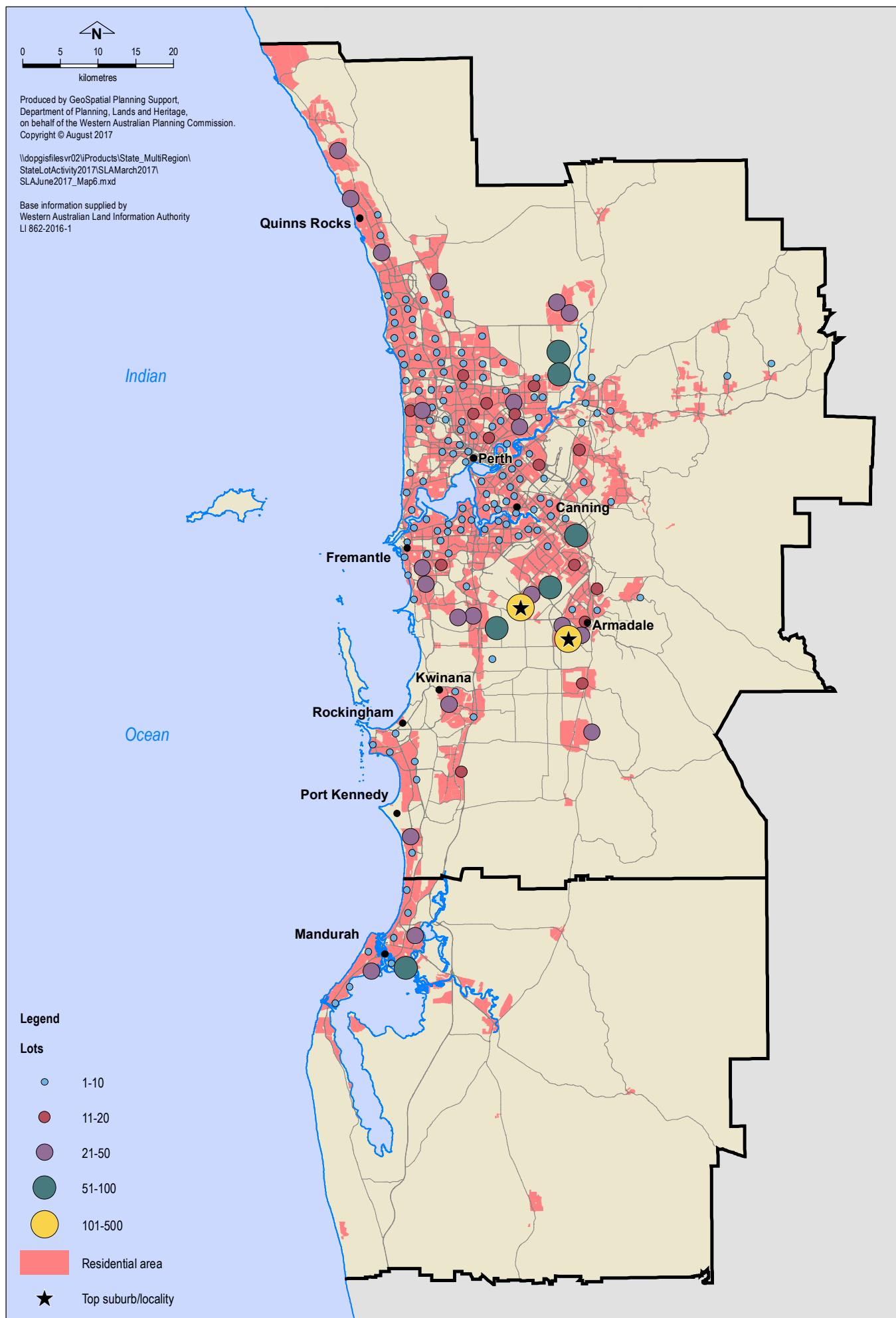
Final approvals by lot size range – Metropolitan¹

Final approvals by lot size range – Balance of State

4 Residential final approvals by suburb

Suburb	2016/17	June 2017 quarter	Quarter rank	Suburb	2016/17	June 2017 quarter	Quarter rank	Suburb	2016/17	June 2017 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Fremantle	16	2	119	North Coogee	11	10	43
Alfred Cove	25	4	92	Girrawheen	2	2	119	North Fremantle	2	0	-
Alkimos	78	0	-	Glen Forrest	5	0	-	North Perth	29	10	43
Applecross	11	2	119	Golden Bay	115	5	80	Ocean Reef	15	5	80
Ardross	24	5	80	Gooseberry Hill	5	0	-	Orelia	4	2	119
Armadale	67	13	37	Gosnells	99	14	36	Osborne Park	2	2	119
Ascot	2	0	-	Greenmount	16	2	119	Padbury	14	2	119
Ashby	8	0	-	Greenwood	17	4	92	Palmyra	26	0	-
Ashfield	2	0	-	Gwelup	9	7	57	Parkerville	25	0	-
Attadale	2	0	-	Hamersley	12	2	119	Parkwood	5	3	106
Aubin Grove	127	0	-	Hamilton Hill	106	31	14	Parmelia	58	0	-
Aveley	143	28	16	Hammond Park	145	0	-	Pearsall	20	5	80
Balcatta	20	2	119	Harrisdale	92	50	8	Perth	5	0	-
Baldivis	450	19	30	Haynes	90	28	16	Piara Waters	363	162	1
Balga	54	16	33	Hazelmere	100	4	92	Port Kennedy	50	0	-
Balajura	24	4	92	Heathridge	12	2	119	Queens Park	51	6	69
Banjup	199	75	6	Helena Valley	1	0	-	Quinns Rocks	13	4	92
Banksia Grove	103	0	-	High Wycombe	39	11	40	Redcliffe	9	0	-
Bassendean	46	9	50	Hilbert	337	122	2	Ridgewood	7	7	57
Bateman	8	0	-	Hillarys	7	3	106	Riverton	31	4	92
Bayswater	88	35	12	Hillman	2	0	-	Rivervale	39	4	92
Beaconsfield	18	0	-	Hilton	30	8	53	Rockingham	27	2	119
Beckenham	84	10	43	Hocking	61	0	-	Roleystone	2	2	119
Bedford	42	9	50	Inglewood	13	6	69	Rossmoyne	22	4	92
Beechboro	38	12	38	Innaloo	20	3	106	Safety Bay	9	2	119
Beeliar	80	40	10	Jindalee	72	26	20	Salter Point	5	0	-
Beldon	2	2	119	Jolimont	3	3	106	Scarborough	88	20	27
Bellevue	5	2	119	Joondalup	6	0	-	Secret Harbour	26	25	22
Belmont	40	4	92	Joondanna	6	3	106	Seville Grove	55	2	119
Bennett Springs	2	1	10	Kalamunda	14	0	-	Shelley	9	2	119
Bentley	27	5	80	Kallaroo	11	3	106	Shenton Park	2	0	-
Bibra Lake	2	0	-	Karawara	8	5	80	Shoalwater	11	4	92
Bickley	1	0	-	Kardinya	32	10	43	Sinagra	50	21	26
Bicton	12	1	10	Karrinyup	34	8	53	Singleton	15	0	-
Booragoon	14	5	80	Kelmscott	29	20	27	Sorrento	18	6	69
Brabham	284	77	5	Kenwick	11	6	69	South Fremantle	13	3	106
Brentwood	6	0	-	Kewdale	27	2	119	South Lake	6	2	119
Brookdale	39	33	13	Kiara	2	2	119	South Perth	34	8	53
Bull Creek	2	0	-	Kingsley	12	5	80	Southern River	184	88	4
Bullsbrook	35	0	-	Koondoola	4	2	119	Spearwood	74	26	20
Burns Beach	31	0	-	Koongamia	2	0	-	St James	21	4	92
Burswood	20	20	27	Kwinana Town Centre	23	23	23	Stirling	32	2	119
Butler	10	0	-	Landsdale	146	10	43	Subiaco	3	1	10
Byford	281	11	40	Langford	5	3	106	Success	70	27	18
Calista	2	0	-	Lathlain	3	2	119	Swan View	26	0	-
Camillo	5	0	-	Leederville	12	0	-	Swanbourne	8	6	69
Canning Vale	18	0	-	Leeming	4	0	-	Tamala Park	67	30	15
Cannington	33	2	119	Lesmurdie	5	2	119	Tapping	19	0	-
Carine	5	5	80	Lockridge	8	6	69	The Vines	7	0	-
Carlisle	24	5	80	Lynwood	19	2	119	Thornlie	28	7	57
Caversham	95	0	-	Maddington	104	60	7	Tuart Hill	16	0	-
Chidlow	3	3	106	Madeley	127	0	-	Two Rocks	123	0	-
Churchlands	5	0	-	Manning	16	2	119	Victoria Park	19	8	53
Claremont	17	3	106	Marangaroo	2	2	119	Viveash	18	0	-
Clarkson	5	2	119	Marmion	6	2	119	Waikiki	4	2	119
Cloverdale	43	19	30	Maylands	16	10	43	Wandi	155	2	119
Como	24	7	57	Medina	5	0	-	Wanneroo	13	7	57
Connolly	2	0	-	Melville	46	6	69	Warnbro	14	3	106
Coogee	12	6	69	Merriwa	2	0	-	Warwick	9	6	69
Coolbellup	101	11	40	Middle Swan	18	4	92	Waterford	2	2	119
Cottesloe	14	2	119	Midland	25	10	43	Watermans Bay	6	0	-
Craigie	16	6	69	Midvale	51	0	-	Wattle Grove	7	0	-
Crawley	2	0	-	Mirrabooka	4	2	119	Wellard	384	7	57
Dalkeith	2	0	-	Morley	150	36	11	Wembley	13	3	106
Dayton	217	97	3	Mosman Park	12	1	10	Wembley Downs	26	7	57
Dianella	74	17	32	Mount Claremont	4	0	-	West Leederville	6	1	10
Doubleview	62	22	25	Mount Hawthorn	3	1	10	West Perth	1	1	10
Duncraig	15	4	92	Mount Helena	2	2	119	Westminster	19	7	57
East Cannington	62	7	57	Mount Lawley	42	15	35	Whitby	49	49	9
East Fremantle	4	2	119	Mount Nasura	11	5	80	White Gum Valley	11	0	-
East Perth	2	0	-	Mount Pleasant	23	7	57	Willagee	20	4	92
East Victoria Park	39	5	80	Mount Richon	8	0	-	Willetton	10	6	69
Eden Hill	4	0	-	Mullaloo	20	1	10	Wilson	27	2	119
Edgewater	3	3	106	Mundaring	4	0	-	Woodbridge	2	0	-
Eglington	91	23	23	Munster	46	0	-	Woodlands	25	9	50
Ellenbrook	51	27	18	Myaree	5	1	10	Woodvale	7	0	-
Embleton	42	16	33	Nedlands	3	0	-	Yanchep	16	0	-
Ferndale	49	0	-	Nollamara	14	0	-	Yangebup	76	0	-
Floreat	4	0	-	Noranda	24	7	57	Yokine	52	12	38
Forrestfield	86	7	57	North Beach	12	2	119				
Total Perth metropolitan region									9,285	2,028	
Peel Region Scheme											
Coodanup	54	54	1	Halls Head	12	4	5	South Yunderup	79	0	-
Dawesville	75	0	-	Lakelands	133	0	-	Wannanup	6	4	5
Dudley Park	8	3	8	Madora Bay	65	4	5				
Erskine	88	35	2	Mandurah	33	7	4				
Falcon	5	2	9	Meadow Springs	1	1	10				
Greenfields	40	31	3	Ravenswood	64	0	-				
Total Peel Region Scheme									663	145	
Total Perth metropolitan region and Peel Region Scheme									9,948	2,173	

4.1 Quarterly residential final approvals, Perth metropolitan region and Peel Region Scheme



5 Rural residential and special residential activity

5.1 Regional summary: June quarter 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots
Metropolitan¹					
Central sub-region	0	0	0	0	0
North-west sub-region	40	40	0	12	0
North-east sub-region	10	12	15	299	38
South-east sub-region	12	28	11	173	5
South-west sub-region	35	75	0	18	2
Peel Region Scheme ²	0	4	3	288	0
Total metropolitan¹	97	159	29	790	45
State Planning region					
Perth	97	155	26	502	45
Peel ³	0	4	3	309	2
Sub-total	97	159	29	811	47
Rest of the State					
Gascoyne	0	0	5	2	0
Goldfields-Esperance	0	0	0	100	5
Great Southern	31	80	0	247	37
Kimberley	0	0	0	28	0
Mid West	10	10	2	151	9
Pilbara	0	0	0	136	0
South West	9	240	5	342	30
Wheatbelt	23	94	15	714	4
Sub-total	73	424	27	1,720	85
Total State	170	583	56	2,531	132

5.2 Final approval activity, top suburbs and localities

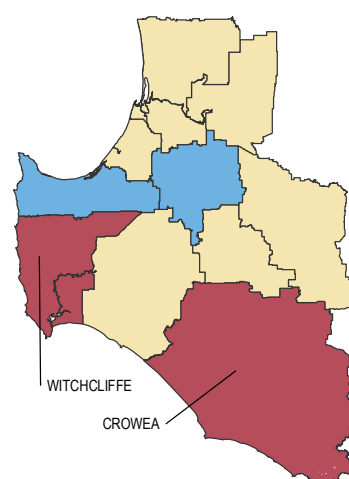
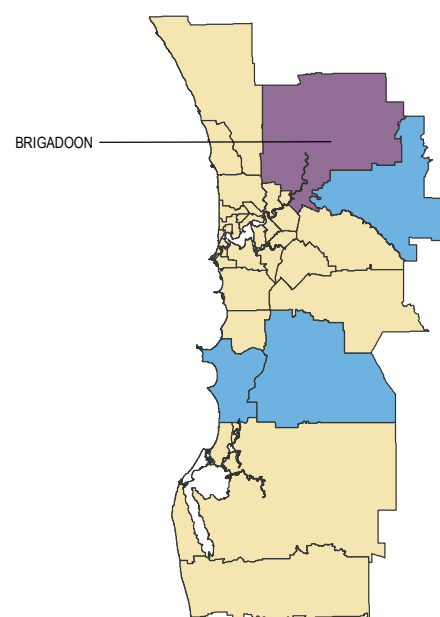
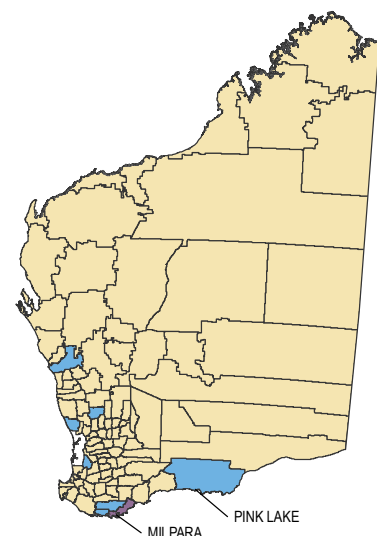
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Brigadoon	27	1	Milpara	25
			2	Witchcliffe	14
			3	Crowea	8
			4	Pink Lake	5

* Five lots or more

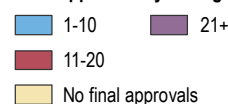
During the quarter, only Brigadoon recorded more than five lots of final approvals for rural residential and special residential purposes in the Perth Peel region.

Metropolitan¹

Regionals



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel State Planning region includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

6 Commercial activity

6.1 Regional summary: June quarter 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots
Metropolitan¹					
Central sub-region	17	16	10	100	3
North-west sub-region	41	41	3	31	4
North-east sub-region	0	5	13	35	10
South-east sub-region	2	0	2	21	2
South-west sub-region	1	3	22	58	3
Peel Region Scheme ²	1	1	0	8	0
Total metropolitan¹	62	66	50	253	22
State Planning region					
Perth	61	65	50	245	22
Peel ³	1	1	0	8	0
Sub-total	62	66	50	253	22
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	1	1	11	0
Great Southern	2	2	1	8	0
Kimberley	1	1	0	24	0
Mid West	1	1	0	11	2
Pilbara	2	2	0	53	0
South West	10	10	0	52	11
Wheatbelt	0	0	0	6	3
Sub-total	17	17	2	165	16
Total State	79	83	52	418	38

6.2 Final approval activity, top suburbs and localities

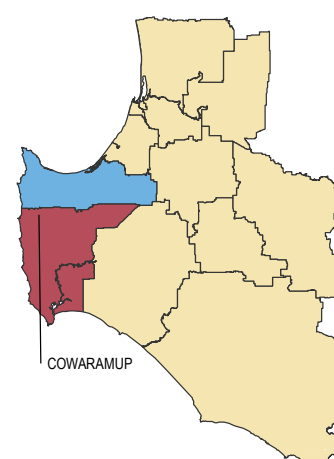
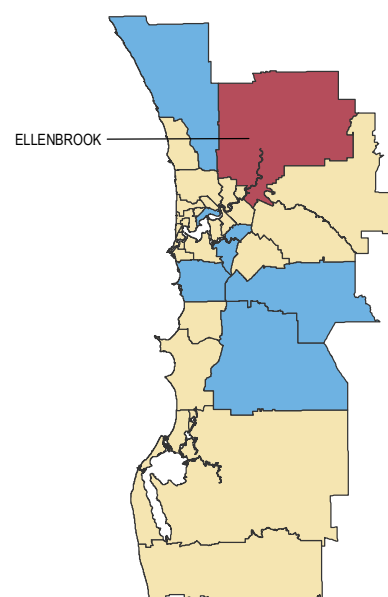
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Ellenbrook	9	1	Cowaramup	8

* Five lots or more

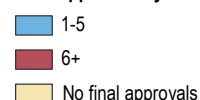
During the quarter, two suburbs of Ellenbrook and Cowaramup recorded more than five lots of commercial final approvals in the Perth Peel region.

Metropolitan¹

Regionals



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel State Planning region includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

7 Industrial activity

7.1 Regional summary: June quarter 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots
Metropolitan¹					
Central sub-region	9	11	10	180	3
North-west sub-region	0	0	2	225	2
North-east sub-region	0	0	0	20	1
South-east sub-region	66	83	2	129	2
South-west sub-region	3	31	0	36	11
Peel Region Scheme ²	0	0	0	68	6
Total metropolitan¹	78	125	14	658	25
State Planning region					
Perth	78	125	14	590	19
Peel ³	0	0	0	68	6
Sub-total	78	125	14	658	25
Rest of the State					
Gascoyne	0	0	0	4	0
Goldfields-Esperance	0	0	0	18	0
Great Southern	1	0	1	47	0
Kimberley	0	0	0	153	0
Mid West	0	0	0	41	4
Pilbara	0	0	0	145	6
South West	99	186	0	84	3
Wheatbelt	0	0	0	112	1
Sub-total	100	186	1	604	14
Total State	178	311	15	1,262	39

7.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	East Rockingham	7	No top localities were recorded during the quarter		

* Five lots or more

During the quarter, only East Rockingham recorded more than five lots of industrial final approvals in the Perth Peel region.

Metropolitan¹

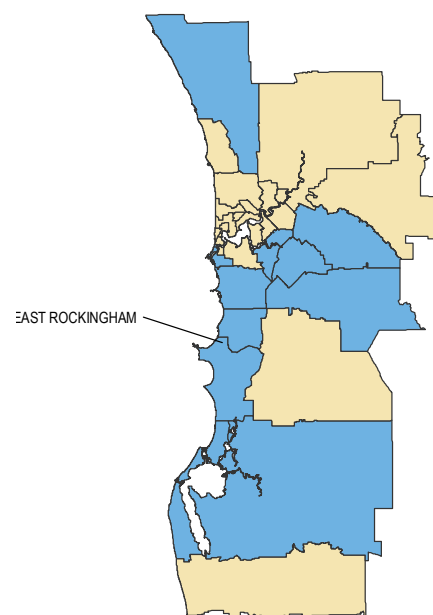
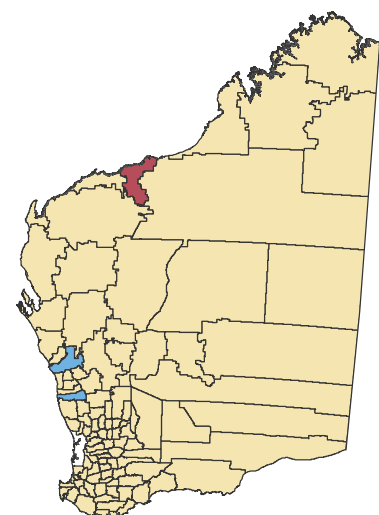
Regionals

Green title lots versus strata lots

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel State Planning region includes the City of Mandurah and the shires of Boddington, Murray and Waroona.



Final approvals by local government - lots

1-5

6+

No final approvals

Note: Top suburbs and localities identified where relevant

8 Metropolitan local government summary

June quarter 2017	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	17	26	9	139	9	0	0	2	2	1
Bayswater (C)	129	128	104	787	113	9	9	0	7	0
Belmont (C)	57	78	33	163	29	5	4	2	2	1
Cambridge (T)	11	8	14	102	5	6	6	0	0	0
Canning (C)	126	398	107	892	45	3	18	5	216	4
Claremont (T)	7	11	0	38	5	0	0	1	0	3
Cottesloe (T)	6	8	10	38	2	0	0	0	2	2
East Fremantle (T)	4	6	0	21	2	1	0	2	0	0
Fremantle (C)	47	40	34	209	13	0	0	1	21	2
Melville (C)	89	74	81	600	45	4	4	8	37	4
Mosman Park (T)	5	8	2	15	1	0	0	0	0	0
Nedlands (C)	7	7	36	252	4	2	5	2	0	1
Peppermint Grove (S)	1	0	8	17	0	0	0	0	0	0
Perth (C)	1	1	0	5	0	0	2	6	10	3
South Perth (C)	25	31	24	133	24	2	2	0	0	1
Stirling (C)	204	346	165	1,393	160	11	11	4	13	1
Subiaco (C)	5	5	0	8	3	0	2	0	3	1
Victoria Park (T)	67	74	45	270	42	8	8	1	6	0
Vincent (C)	29	34	16	147	21	4	4	0	2	0
Total	837	1,283	688	5,229	523	55	75	34	321	24
North-west sub-region										
Joondalup (C)	186	164	93	893	54	0	0	3	18	0
Wanneroo (C)	558	983	214	12,691	141	85	96	18	332	19
Total	744	1,147	307	13,584	195	85	96	21	350	19
North-east sub-region										
Kalamunda (S)	348	355	50	646	20	18	17	6	4	4
Mundaring (S)	70	48	33	391	7	6	8	2	117	10
Swan (C)	973	1,049	412	7,370	274	11	18	33	363	70
Total	1,391	1,452	495	8,407	301	35	43	41	484	84
South-east sub-region										
Armadale (C)	63	267	236	6,431	437	99	108	9	164	25
Gosnells (C)	149	185	174	2,397	188	8	25	4	65	8
Serpentine-Jarrahdale (S)	302	386	107	2,790	60	17	22	20	195	9
Total	514	838	517	11,618	685	124	155	33	424	42
South-west sub-region										
Cockburn (C)	567	1,209	86	5,033	228	5	26	23	60	22
Kwinana (C)	119	175	111	4,151	34	5	33	6	48	10
Rockingham (C)	391	1,328	124	6,488	62	36	65	6	55	10
Total	1,077	2,712	321	15,672	324	46	124	35	163	42
Peel Region Scheme²										
Mandurah (C)	332	96	507	3,489	145	1	5	4	45	6
Murray (S)	275	372	29	1,647	0	11	7	7	352	9
Waroona (S)	2	2	2	4	0	0	0	2	48	4
Total	609	470	538	5,140	145	12	12	13	445	19
Total Perth metropolitan region and Peel Region Scheme	5,172	7,902	2,866	59,650	2,173	357	505	177	2,187	230

Note: (C) City, (T) Town, and (S) Shire

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel State Planning region includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

9 Balance of the State and selected local government summary

June quarter 2017	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots	Proposed lots	Proposed lots up to end of June 2017	Proposed lots	Proposed lots up to end of June 2017	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	23	1	0	0	6	12	26
Exmouth (S)	0	0	0	53	0	0	0	0	6	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	76	1	0	0	6	18	26
Goldfields-Esperance										
Esperance (S)	0	0	0	263	0	0	0	0	56	5
Kalgoorlie-Boulder (C)	6	23	4	107	5	4	4	2	17	0
Remaining local governments	0	0	0	36	1	0	0	0	95	0
Total	6	23	4	406	6	4	4	2	168	5
Great Southern										
Albany (C)	38	37	107	1,318	11	38	84	16	239	17
Remaining local governments	2	2	1	508	0	11	41	4	290	29
Total	40	39	108	1,826	11	49	125	20	529	46
Kimberley										
Broome (S)	2	2	2	489	8	0	0	0	155	0
Wyndham-East Kimberley (S)	0	0	0	2	14	1	1	0	50	0
Remaining local governments	0	0	0	190	0	0	0	0	25	0
Total	2	2	2	681	22	1	1	0	230	0
Mid West										
Greater Geraldton (C)	28	28	10	2,519	2	6	6	3	323	14
Irwin (S)	0	0	0	18	0	10	10	0	96	0
Remaining local governments	0	0	0	39	0	4	4	4	41	8
Total	28	28	10	2,576	2	20	20	7	460	22
Pilbara										
Karratha (C)	0	0	0	400	0	0	0	0	415	0
Port Hedland (T)	0	0	0	395	0	0	0	0	172	8
Remaining local governments	0	0	0	129	0	4	2	2	75	0
Total	0	0	0	924	0	4	2	2	662	8
South West										
Augusta-Margaret River (S)	4	6	6	643	39	53	142	4	150	25
Bunbury (C)	21	17	19	309	10	1	1	0	65	5
Busselton (C)	29	27	10	1,455	22	102	110	10	316	31
Capel (S)	99	102	7	509	6	2	0	3	129	0
Dardanup (S)	2	2	16	507	33	0	34	0	90	0
Harvey (S)	50	351	31	1,113	87	12	151	0	49	6
Remaining local governments	10	10	4	242	8	17	105	10	274	30
Total	215	515	93	4,778	205	187	543	27	1,073	97
Wheatbelt										
Beverley (S)	1	1	0	2	0	2	2	0	24	0
Chittering (S)	2	2	0	134	0	8	82	2	303	0
Gingin (S)	0	0	0	1,940	7	4	318	2	23	6
Northam (S)	8	11	0	92	2	11	16	0	447	0
Toodyay (S)	0	0	22	229	0	4	4	0	16	3
York (S)	0	8	0	6	0	2	2	4	50	0
Remaining local governments	19	19	1	139	15	62	54	28	158	36
Total	30	41	23	2,542	24	93	478	36	1,021	45
Peel region - balance										
Boddington (S)	0	0	0	5	0	0	0	0	23	2
Balance of State	321	648	240	13,814	271	358	1,173	100	4,184	251

Note: (C) City, (T) Town, and (S) Shire

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	38,917	23,429	24,132	15,506	27,463	17,365	11,454	6,064
2006/07	34,051	24,303	17,993	14,791	21,325	16,514	12,726	7,789
2007/08	32,797	21,165	17,991	12,574	19,797	14,110	13,000	7,055
2008/09	28,364	14,921	14,876	8,739	18,073	10,233	10,291	4,688
2009/10	29,389	12,779	19,219	8,415	20,567	9,093	8,822	3,686
2010/11	30,085	14,525	20,587	10,669	22,063	11,357	8,022	3,168
2011/12	29,486	13,371	17,790	10,338	20,103	10,773	9,383	2,598
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	33,875	20,687	22,291	14,602	25,339	16,303	8,536	4,384
2006/07	29,759	21,087	16,707	13,577	19,846	15,178	9,913	5,909
2007/08	26,913	18,135	16,265	11,720	17,905	13,150	9,008	4,985
2008/09	23,561	12,766	13,336	8,063	15,988	9,441	7,573	3,325
2009/10	24,307	10,915	17,618	7,816	18,854	8,421	5,453	2,494
2010/11	25,346	12,695	18,728	10,193	19,999	10,762	5,347	1,933
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	2,353	1280	529	307	613	383	1,740	897
2006/07	1,470	1599	382	511	393	601	1,077	998
2007/08	2,438	1129	545	183	567	214	1,871	915
2008/09	1,898	744	496	198	819	215	1,079	529
2009/10	2,486	560	654	198	670	211	1,816	349
2010/11	1,639	526	437	101	528	118	1,111	408
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	878	490	570	308	651	318	227	172
2006/07	829	562	394	384	397	387	432	175
2007/08	1,160	662	695	350	753	354	407	308
2008/09	888	386	444	217	465	252	423	134
2009/10	649	331	310	174	313	176	336	155
2010/11	603	212	253	124	301	124	302	88
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	406	193	314	143	331	155	75	38
2006/07	379	249	233	148	247	153	132	96
2007/08	262	222	154	144	169	155	93	67
2008/09	460	137	268	79	305	82	155	55
2009/10	380	151	228	85	235	93	145	58
2010/11	284	140	183	89	190	92	94	48
2011/12	321	222	200	171	207	183	114	39
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37

10.6 Other land use categories

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	1,405	779	428	146	529	206	876	573
2006/07	1,614	806	277	171	442	195	1,172	611
2007/08	2,024	1,017	332	177	403	237	1,621	780
2008/09	1,557	888	332	182	496	243	1,061	645
2009/10	1,567	822	409	142	495	192	1,072	630
2010/11	2,213	952	986	162	1,045	261	1,168	691
2011/12	1,527	701	399	167	437	193	1,090	508
2012/13	1,270	801	450	232	478	254	792	547
2013/14	1,303	565	417	175	459	206	844	359
2014/15	1,096	983	399	510	445	555	651	428
2015/16	1,004	1,081	359	585	400	644	604	437
2016/17	856	1,035	322	507	360	562	496	473

■ conditional approvals ■ final approvals

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel State Planning region includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

Introduction

This publication contains statistical details of subdivision activity in Western Australia.

Coverage

1. Lot creation statistics are compiled from subdivision (including survey strata and vacant strata) applications lodged with the Western Australian Planning Commission (WAPC) for approval.
2. These statistics relate to lots for residential and non-residential purposes; for urban residential lots less than 3,000 square metres; and all non-residential and residential strata lots, irrespective of size. The non-residential component of these statistics includes counts of rural residential and special residential lots.
3. Strata lot statistics provided include all survey strata lots and vacant strata lots that require determination by the WAPC. Built strata lots are not included in the strata lot statistics because they do not require determination by the WAPC.
4. Country region statistics include lots produced by the State Land Services of the Department of Planning (formerly done by the Department of Land Information).

Definitions

Developer – lodged applications refers to those applications received by the WAPC for the purpose of subdivision.

Applications under assessment is the number of applications under assessment for conditional approval by the WAPC and includes those which have been deferred.

Conditional approval is granted by the WAPC for subdivision development to begin. The approval is preceded by an assessment of the proposed subdivision plan in consultation with servicing agencies. On receipt of conditional approval, the proponent may commence subdivision development in accordance with the conditions of approval within four years of the approval date. These approval conditions are based on outcomes from the consultative assessment.

Current conditional approvals are approvals creating five lots or less not older than three years and approvals for more than five lots not older than four years.

Formerly, development of lots was to be completed within three years. This period has been extended to four years by the *Planning and Development Act 2005* proclaimed on 9 April 2006. State lot activity statistics for the June quarter 2006 and later, reflect the new legislation.

Final approval is the WAPC endorsement of the proponent's submitted deposited plan or strata/survey strata plan describing the now complete subdivision constructed in accordance with the conditions set down in the conditional approval.

Deposited plans/strata plans that have final approval are registered with Landgate (formerly Department of Land Information) where certificates of titles for the newly created lots can be issued. The characteristic difference in lot numbers seen between conditional and final approvals arises from proponents choosing not to proceed with the subdivision in the specified four year period in accordance with the conditions of the conditional approval; either at all, only in part, or via another conditional approval incorporating a new plan for the subject land.

Green title lot is a conventional land parcel shown on a deposited plan registered with Landgate. The purpose of the lot is determined by an appropriate zoning under the relevant local government local planning scheme.

Survey strata is a new form of strata created by the *Strata Titles Amendment Act 1995*. Simply, it defines ownership of a land parcel without reference to a building, even though buildings exist or will be constructed on all parcels. Survey strata schemes are either all vacant or all developed, excluding those lots where ownership is shared as common property. The lots on a survey strata plan look much the same as lots that are shown on plans and diagrams for green titles.

Vacant strata is created by the subdivision of a lot containing an existing dwelling. On coming into existence the strata plan will comprise a mix of developed and vacant lots, of which at least one will contain a dwelling.

Estimated median lot size is calculated from a count of created lots grouped within lot size intervals that have become standards of the Department's application processing. This is an estimate only. An accurate median needs to be calculated from counts using the specific size of each created lot.

Contact

For more information regarding the data, please call (08) 6551 9000.

Caveat

Any statement, opinion or advice, expressed or implied in this publication is made in good faith but on the basis that the WAPC, its agents and employees are not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking action in respect of any statement, or advice referred to in this document.

Reproduction of these statistics, either in part or full, is permitted. However, acknowledgement of the source would be appreciated.

Geographic explanation

Data in this publication is presented by local government area and State planning region.

Metropolitan

Includes the following local government areas:

Central sub-region

- Town of Bassendean
- City of Bayswater
- City of Belmont
- Town of Cambridge
- City of Canning
- Town of Claremont
- Town of Cottesloe
- Town of East Fremantle
- City of Fremantle
- City of Melville
- Town of Mosman Park
- City of Nedlands
- Shire of Peppermint Grove
- City of Perth
- City of South Perth
- City of Stirling
- City of Subiaco
- Town of Victoria Park
- Town of Vincent

North-east sub-region

- City of Kalamunda
- Shire of Mundaring
- City of Swan

North-west sub-region

- City of Wanneroo
- City of Joondalup

South-east sub-region

- City of Armadale
- City of Gosnells
- Shire of Serpentine-Jarahdale

South-west sub-region

- City of Cockburn
- Town of Kwinana
- City of Rockingham

Peel Region Scheme

- City of Mandurah
- Shire of Murray
- Shire of Waroona

State Planning region

Perth metropolitan region

- Central sub-region
- North-east sub-region
- North-west sub-region
- South-east sub-region
- South-west sub-region

Peel planning region

- City of Mandurah
- Shire of Murray
- Shire of Waroona
- Shire of Boddington

Gascoyne

Goldfields-Esperance

Great Southern

Kimberley

Mid West

Pilbara

South West

Wheatbelt

Balance of State

Includes all regional planning regions plus the Shire of Boddington. Excludes the Metropolitan region.

Regionals

Northern regions

- Includes the Kimberley and Pilbara planning regions

Central regions

- Includes the Gascoyne, Mid West and Goldfields-Esperance planning regions

Wheatbelt region

- Refers to the Wheatbelt planning region

South West regions

- Includes the South West and Great Southern planning regions

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Website: www.planning.wa.gov.au
Email: research@planning.wa.gov.au
Tel: (08) 6551 9000 Fax: (08) 6551 9001
National Relay Service: 13 36 77
Infoline: 1800 626 477



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