

state lot activity: WA



MARCH QUARTER 2021

1 State summary

- During the March 2021 quarter, the number of developer-lodged applications across Western Australia decreased by 13 per cent and four per cent from the previous quarter (December) to 569 and 511 for residential and non-residential purposes, respectively.
- The number of proposed residential lots among the lodged applications decreased by 32 per cent from the previous quarter to 3,939. The number of proposed non-residential lots increased by eight per cent over the same quarter to 655.
- By the end of March 2021, the number of proposed residential lots among applications under assessment decreased by nine per cent to 7,784. The number of proposed non-residential lots among applications under assessment increased by nine per cent to 1,101.
- The number of proposed lots granted conditional approval during the quarter decreased by 40 per cent from the previous quarter to 4,545 for residential purposes, but increased by 29 per cent to 490 for non-residential purposes.
- The developers' stock of conditionally approved lots increased by three per cent and six per cent from the previous quarter to 63,911 and 4,812 for residential and non-residential purposes, respectively. (Note: the developers' stock of conditionally-approved lots includes subdivision approvals that have been granted an automatic two-year extension as a result of the amendments to the Planning and Development Amendment Act 2020 to include Part 18 - Extension of time for endorsement of diagram or plan of survey due to the COVID-19 pandemic.)
- The number of lots granted final approval during the March quarter decreased by 58 per cent and 57 per cent from the previous quarter to 2,540 and 310 for residential and non-residential purposes, respectively.

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.

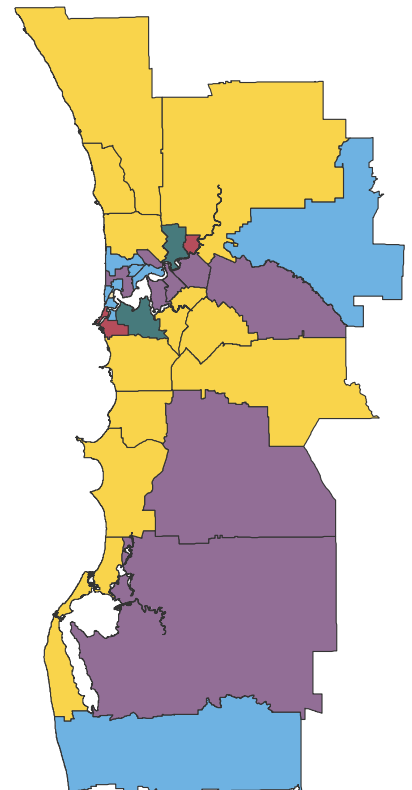
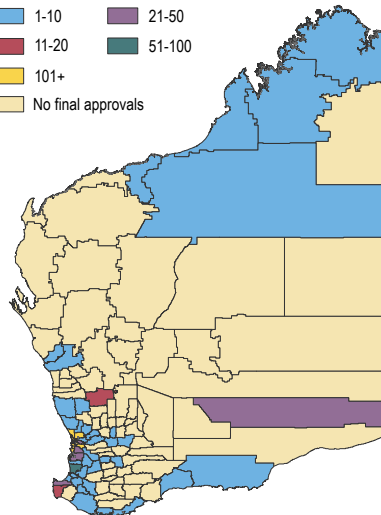
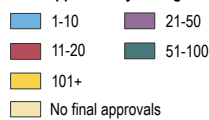
Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Dec qtr 2020	651	5,767	708	8,523	1,373	7,632	4,283	61,809	711	6,091
Mar qtr 2021	569	3,939	636	7,784	609	4,545	4,289	63,911	576	2,540
July 2020 to March 2021	2,445	15,884			2,648	18,180			1,745	11,176
Change between quarters	↘	↘	↘	↘	↘	↘	↔	↗	↘	↘
	-13%	-32%	-10%	-9%	-56%	-40%	0%	3%	-19%	-58%

Non-residential										
Dec qtr 2020	174	604	240	1,012	177	380	726	4,540	292	721
Mar qtr 2021	167	655	248	1,101	124	490	752	4,812	155	310
July 2020 to March 2021	511	1,635			443	1,303			670	1,549
Change between quarters	↘	↗	↗	↗	↘	↗	↗	↗	↘	↘
	-4%	8%	3%	9%	-30%	29%	4%	6%	-47%	-57%

1.1 Final approval activity: March quarter 2021

Final approvals by local government - lots



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

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2 Residential activity

2.1 Regional summary: March quarter 2021

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots
Metropolitan¹					
Central sub-region	760	1,060	959	5,441	738
North-west sub-region	841	910	854	11,212	363
North-east sub-region	334	628	631	9,345	340
South-east sub-region	427	1,582	589	8,905	366
South-west sub-region	699	1,941	1,063	13,964	430
Peel Region Scheme ²	516	876	156	4,727	123
Total metropolitan¹	3,577	6,997	4,252	53,594	2,360
State planning region					
Perth	3,061	6,121	4,096	48,867	2,237
Peel ³	516	880	156	4,727	124
Sub-total	3,577	7,001	4,252	53,594	2,361
Rest of the State					
Gascoyne	2	2	0	27	0
Goldfields-Esperance	12	51	36	354	35
Great Southern	36	108	13	837	7
Kimberley	2	2	4	166	9
Mid West	15	97	1	1,322	4
Pilbara	47	27	20	501	2
South West	233	477	213	4,729	107
Wheatbelt	15	19	6	2,381	15
Sub-total	362	783	293	10,317	179
Total State	3,939	7,784	4,545	63,911	2,540

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Brabham	98	1	Australind	74
2	Baldivis	97	2	South Kalgoorlie	17
3	Harrisdale	94	3	Dalwallinu	15
4	Wellard	92	4	Somerville	14
5	Madora Bay	61	5	Harvey	13
6	Aveley	57	6	Cable Beach/South Bunbury	7
7	Forrestdale	53			
8	Southern River	51			
9	Karnup/Midvale	42			
10	Balga/Dayton/Landsdale	41			

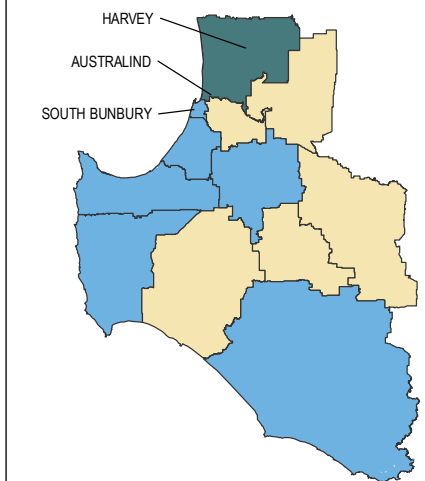
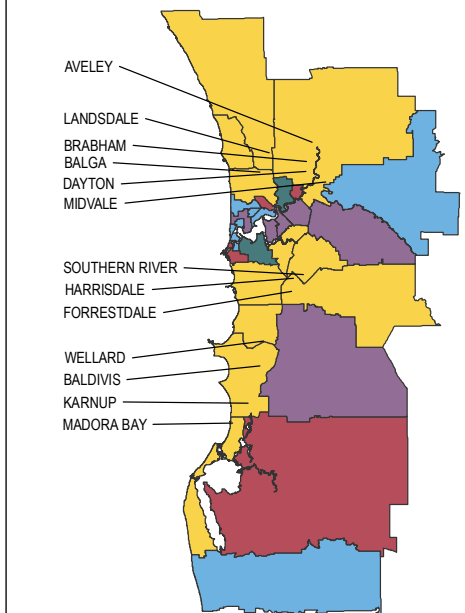
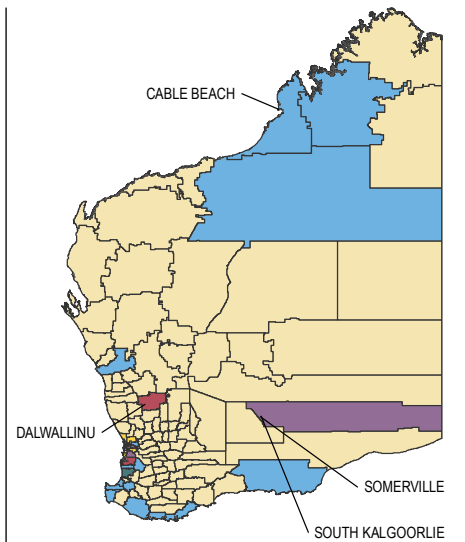
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title versus strata – State



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 *Perth and Peel@3.5million*.

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

³ Peel 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 (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
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
2017/18	3,540	5,205	751	413	275	367
2018/19	3,823	4,510	831	319	185	357
2019/20	3,139	3,682	788	348	243	364
2020/21						
Sep qtr	774	1,262	156	62	38	375
Dec qtr	1,861	3,069	376	175	53	375
Mar qtr	868	1,192	194	58	41	362

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
2014/15	427	469	397	621	194	407
2015/16	251	456	356	407	229	542
2016/17	76	354	288	375	184	571
2017/18	157	275	150	158	123	499
2018/19	123	282	177	237	67	518
2019/20	91	215	112	135	158	546
2020/21						
Sep qtr	2	67	25	71	42	607
Dec qtr	61	239	73	92	30	452
Mar qtr	73	12	10	67	14	531

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						
Jun qtr 20	293	274	56	32	24	347
Sep qtr 20	185	237	41	31	11	368
Dec qtr 20	369	311	57	17	12	327
Mar qtr 21	295	333	72	25	12	351
North-east sub-region						
Jun qtr 20	205	209	32	5	7	339
Sep qtr 20	178	255	19	10	7	360
Dec qtr 20	402	715	89	37	23	375
Mar qtr 21	104	186	18	11	15	375
North-west sub-region						
Jun qtr 20	219	217	55	11	6	347
Sep qtr 20	169	220	28	4	4	360
Dec qtr 20	448	593	74	17	5	373
Mar qtr 21	141	193	21	7	1	351
South-east sub-region						
Jun qtr 20	79	143	49	26	4	419
Sep qtr 20	114	262	23	6	7	375
Dec qtr 20	246	613	83	50	5	375
Mar qtr 21	148	180	26	8	4	354
South-west sub-region						
Jun qtr 20	136	131	18	7	5	338
Sep qtr 20	114	244	24	7	0	375
Dec qtr 20	329	682	51	14	7	375
Mar qtr 21	179	221	26	3	1	347
Peel Region Scheme²						
Jun qtr 20	10	14	19	9	4	518
Sep qtr 20	14	44	21	4	9	450
Dec qtr 20	67	155	22	40	1	407
Mar qtr 21	1	79	31	4	9	450
Metropolitan¹						
Jun qtr 20	942	988	229	90	50	356
Sep qtr 20	774	1,262	156	62	38	375
Dec qtr 20	1,861	3,069	376	175	53	375
Mar qtr 21	868	1,192	194	58	41	362
Perth metropolitan region						
Jun qtr 20	932	974	210	81	46	353
Sep qtr 20	760	1,218	135	58	29	375
Dec qtr 20	1,794	2,914	354	135	52	375
Mar qtr 21	867	1,113	163	54	33	354
Peel						
Jun qtr 20	10	14	19	9	4	518
Sep qtr 20	14	44	21	4	9	450
Dec qtr 20	67	155	22	40	1	407
Mar qtr 21	1	79	31	4	9	450

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Jun qtr 20	0	2	0	0	1	450
Sep qtr 20	0	0	2	0	0	515
Dec qtr 20	0	1	4	8	0	617
Mar qtr 21	0	0	0	9	0	665
Central regions						
Jun qtr 20	3	3	3	0	1	450
Sep qtr 20	0	7	3	22	4	614
Dec qtr 20	12	19	12	10	3	492
Mar qtr 21	32	2	2	0	2	233
Wheatbelt region						
Jun qtr 20	0	8	9	16	27	900
Sep qtr 20	0	4	0	3	1	530
Dec qtr 20	0	12	0	0	2	369
Mar qtr 21	0	0	1	11	3	810
South West region						
Jun qtr 20	20	38	19	16	6	431
Sep qtr 20	2	56	20	46	37	600
Dec qtr 20	49	207	57	74	25	450
Mar qtr 21	41	10	7	47	9	583

Note: The reported median lot size for the September 2020 quarter onwards has been calculated using the areas of the newly created lots.

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

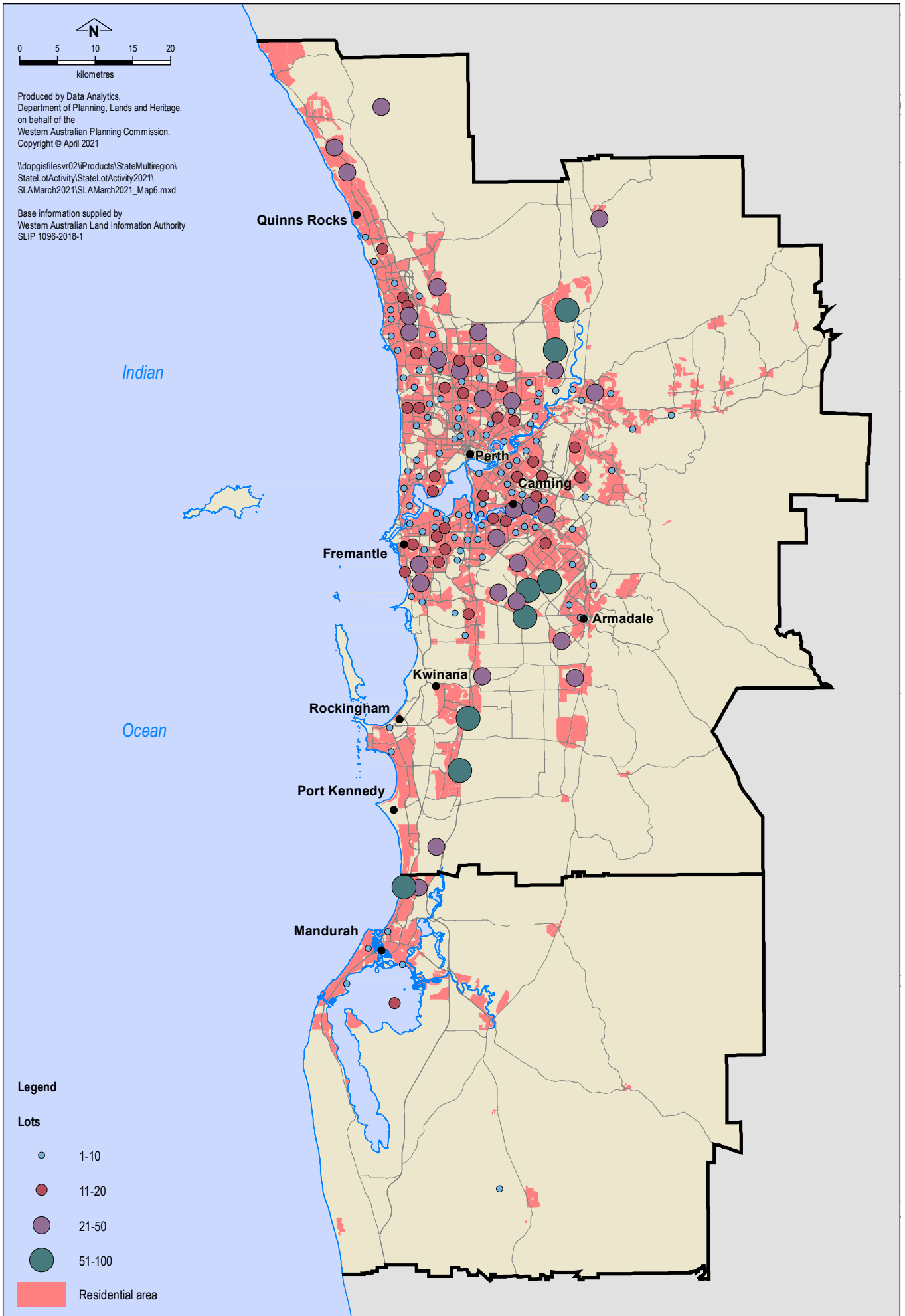
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	July 2020 to Mar 2021	Mar 2021 quarter	Quarter rank	Suburb	July 2020 to Mar 2021	Mar 2021 quarter	Quarter rank	Suburb	July 2020 to Mar 2021	Mar 2021 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Hammersley	8	4	109	Riverton	43	17	44
Alfred Cove	25	7	82	Hamilton Hill	62	25	22	Rivervale	27	9	73
Alkimos	383	30	16	Hammond Park	86	10	67	Rockingham	13	5	101
Anketell	41	35	14	Harrisdale	171	94	3	Rossmoyne	11	6	89
Applecross	9	0	-	Haynes	158	0	-	Safety Bay	2	2	131
Ardross	25	10	67	Hazelmere	7	0	-	Salter Point	6	4	109
Armada	21	2	131	Heathridge	28	16	47	Scarborough	54	20	35
Ashfield	7	5	101	High Wycombe	26	17	44	Seville Grove	4	2	131
Attadale	7	2	131	Hilbert	184	37	13	Shelley	23	11	58
Aveley	159	57	5	Hillarys	19	6	89	Shoalwater	2	0	-
Balcatta	32	12	56	Hilton	15	2	131	Sinagra	29	0	-
Baldivis	434	97	2	Hocking	2	0	-	Singleton	2	0	-
Balga	72	41	10	Iluka	13	0	-	Sorrento	12	4	109
Ballajura	22	6	89	Inglewood	11	2	131	South Fremantle	2	0	-
Banksia Grove	186	0	-	Innaloo	11	6	89	South Guildford	47	0	-
Bassendean	32	9	73	Jane Brook	17	0	-	South Lake	2	0	-
Bateman	7	4	109	Jindalee	139	0	-	South Perth	9	5	101
Bayswater	72	20	35	Jolimont	3	0	-	Southern River	159	51	7
Beaconsfield	15	0	-	Joondalup	6	0	-	Spearwood	40	25	22
Beckenham	57	24	25	Joondanna	18	5	101	St James	13	4	109
Bedford	49	16	47	Kalamunda	19	8	77	Stirling	9	2	131
Beechboro	43	6	89	Kallaroo	43	7	82	Stoneville	4	0	-
Beelihar	89	4	109	Kardinya	72	19	38	Success	45	18	41
Beldon	13	11	58	Karnup	42	42	8	Swan View	7	2	131
Belmont	26	6	89	Karrinyup	39	10	67	Swanbourne	7	3	125
Bennett Springs	135	0	-	Kelmescott	15	4	109	Tamala Park	37	20	35
Bentley	8	3	125	Kewdale	11	11	58	Tapping	57	0	-
Bicton	6	0	-	Kingsley	24	8	77	The Vines	15	0	-
Booragoon	10	0	-	Koondoola	32	11	58	Thornlie	30	13	55
Brabham	524	98	1	Koongamia	7	0	-	Treeby	244	29	18
Brentwood	2	0	-	Lake Coogee	37	7	82	Trigg	2	0	-
Bull Creek	6	2	131	Landsdale	65	41	10	Tuart Hill	12	4	109
Bullsbrook	68	21	31	Langford	14	6	89	Two Rocks	67	0	-
Burns Beach	21	2	131	Lathlain	16	6	89	Upper Swan	63	0	-
Burswood	2	2	131	Leederville	38	4	109	Victoria Park	11	7	82
Byford	297	25	22	Leeming	6	2	131	Viveash	2	2	131
Camillo	2	0	-	Lesmurdie	2	0	-	Waikiki	2	0	-
Canning Vale	63	27	19	Lockridge	6	2	131	Wandi	102	0	-
Cannington	23	21	31	Lynwood	18	8	77	Wanneroo	102	26	20
Carine	2	2	131	Maddington	35	2	131	Warnbro	7	0	-
Carlisle	48	11	58	Madeley	2	0	-	Warwick	42	23	26
Caversham	92	9	73	Mahogany Creek	3	3	125	Waterford	16	0	-
Champion Lakes	47	0	-	Maida Vale	24	0	-	Watermans Bay	2	0	-
Chidlow	2	0	-	Mandogalup	122	0	-	Wattle Grove	55	2	131
Churchlands	2	0	-	Manning	13	7	82	Wellard	288	92	4
City Beach	3	0	-	Marangaroo	2	0	-	Wembley	2	0	-
Claremont	7	5	101	Maylands	11	7	82	Wembley Downs	8	6	89
Cloverdale	37	16	47	Medina	2	0	-	West Leederville	7	4	109
Cockburn Central	50	0	-	Melville	35	4	109	Westminster	26	10	67
Como	20	15	52	Middle Swan	2	0	-	Whitby	29	0	-
Connolly	2	2	131	Midland	12	4	109	White Gum Valley	11	11	58
Coogee	24	2	131	Midvale	106	42	8	Willagee	19	11	58
Coolbellup	46	19	38	Mindarie	2	2	131	Willetton	109	23	26
Cottesloe	9	3	125	Mirrabooka	4	2	131	Wilson	52	21	31
Craigie	55	22	28	Morley	88	30	16	Winthrop	8	4	109
Daglish	3	3	125	Mosman Park	9	5	101	Woodlands	6	2	131
Dalkeith	21	11	58	Mount Claremont	19	8	77	Woodvale	7	0	-
Darch	13	0	-	Mount Hawthorn	18	9	73	Yanchep	129	22	28
Darlington	6	2	131	Mount Lawley	22	6	89	Yokine	13	4	109
Dayton	275	41	10	Mount Pleasant	15	2	131				
Dianella	58	22	28	Mullaloo	6	2	131				
Doubleview	35	14	54	Murdoch	2	2	131				
Duncraig	32	19	38	Myaree	16	16	47				
East Cannington	26	2	131	Nedlands	35	18	41				
East Fremantle	2	2	131	Nollamara	41	15	52				
East Perth	1	1	161	Noranda	21	12	56				
East Victoria Park	33	10	67	North Beach	16	6	89				
Eden Hill	16	4	109	North Coogee	66	16	47				
Edgewater	16	3	125	North Fremantle	1	0	-				
Eglinton	166	26	20	North Lake	2	2	131				
Ellenbrook	147	0	-	North Perth	11	7	82				
Embleton	10	6	89	Ocean Reef	6	0	-				
Ferndale	2	0	-	Osborne Park	2	0	-				
Floreat	3	0	-	Padbury	66	31	15				
Forrestdale	206	53	6	Palmyra	4	4	109				
Forrestfield	165	18	41	Parkwood	13	8	77				
Fremantle	9	0	-	Pearsall	7	0	-				
Girrawheen	40	17	44	Peppermint Grove	2	0	-				
Glendalough	37	0	-	Perth	9	0	-				
Golden Bay	76	0	-	Piara Waters	235	21	31				
Gosnells	69	5	101	Queens Park	19	11	58				
Greenwood	68	10	67	Quinns Rocks	8	2	131				
Guildford	1	0	-	Redcliffe	8	5	101				
Total Perth metropolitan region									9763	2237	
Peel Region Scheme											
Coodanup	9	2	5	Greenfields	14	0	-	Meadow Springs	18	0	-
Dawesville	32	0	-	Halls Head	33	8	4	North Dandalup	9	0	-
Dudley Park	14	0	-	Lakelands	177	34	2	Ravenswood	11	0	-
Erskine	37	0	-	Madora Bay	111	61	1	South Yunderup	44	14	3
Falcon	5	2	5	Mandurah	5	1	7	Waroona	2	1	7
Total Peel Region Scheme									521	123	
Total Perth metropolitan region and Peel Region Scheme									10,284	2,360	

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



5 Rural residential and special residential activity

5.1 Regional summary: March quarter 2021

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots
Metropolitan¹					
Central sub-region	0	0	0	0	0
North-west sub-region	0	0	0	55	0
North-east sub-region	224	284	7	133	4
South-east sub-region	19	87	33	270	2
South-west sub-region	5	19	2	62	0
Peel Region Scheme ²	25	37	0	112	5
Total metropolitan¹	273	427	42	632	11
State planning region					
Perth	248	390	42	520	6
Peel ³	28	40	0	112	5
Sub-total	276	430	42	632	11
Rest of the State					
Gascoyne	0	0	0	6	0
Goldfields-Esperance	2	2	0	94	0
Great Southern	4	25	2	222	0
Kimberley	2	2	0	27	0
Mid West	34	27	7	13	0
Pilbara	0	0	0	0	0
South West	14	61	63	355	21
Wheatbelt	5	24	1	775	0
Sub-total	61	141	73	1,492	21
Total State	337	571	115	2,124	32

5.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Parklands	5	1	Yallingup	8
			2	Vasse	6

* Five lots or more

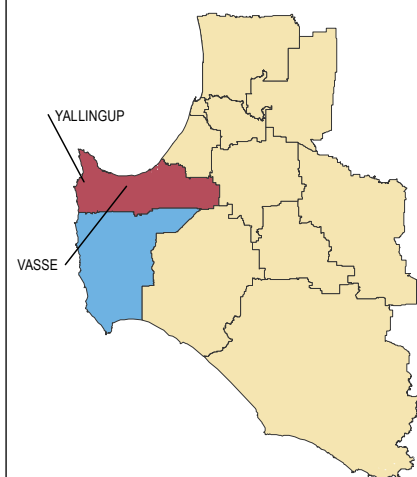
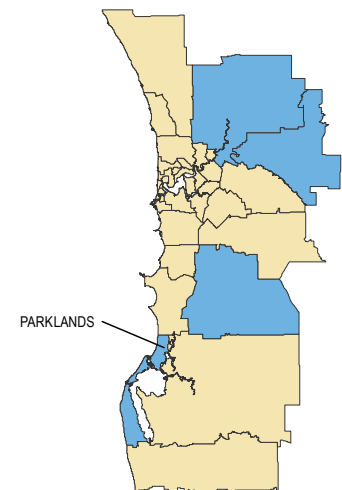
Percentage of final approvals by region

Metropolitan¹

No pie chart in this quarter due to low numbers

Regional

No pie chart in this quarter due to low numbers



Final approvals by local government - lots

1-10 11+

No final approvals

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 *Perth and Peel@3.5million*.

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

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

6 Commercial activity

6.1 Regional summary: March quarter 2021

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots
Metropolitan¹					
Central sub-region	20	26	7	80	17
North-west sub-region	5	11	11	59	2
North-east sub-region	4	18	6	30	2
South-east sub-region	2	6	4	37	1
South-west sub-region	3	15	3	27	0
Peel Region Scheme ²	4	4	2	25	2
Total metropolitan¹	38	80	33	258	24
State planning region					
Perth	34	76	31	233	22
Peel ³	4	4	2	25	2
Sub-total	38	80	33	258	24
Rest of the State					
Gascoyne	0	0	0	1	0
Goldfields-Esperance	2	2	3	14	1
Great Southern	1	2	1	6	0
Kimberley	2	2	0	5	2
Mid West	0	0	1	6	0
Pilbara	0	0	0	0	0
South West	1	1	1	43	4
Wheatbelt	1	0	1	5	5
Sub-total	7	7	7	80	12
Total State	45	87	40	338	36

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
No localities with final approvals of five lots or more this quarter			1	Toodyay	5

* Five lots or more

Percentage of final approvals by region

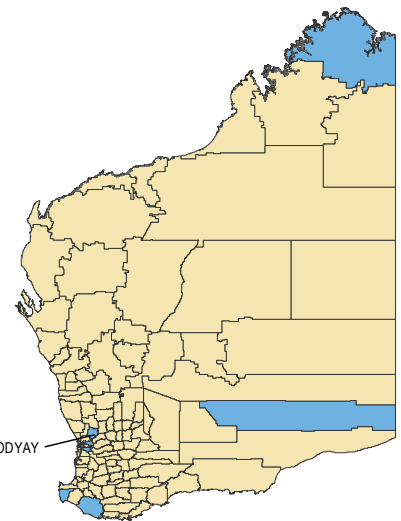
Metropolitan¹

No pie chart in this quarter due to low numbers

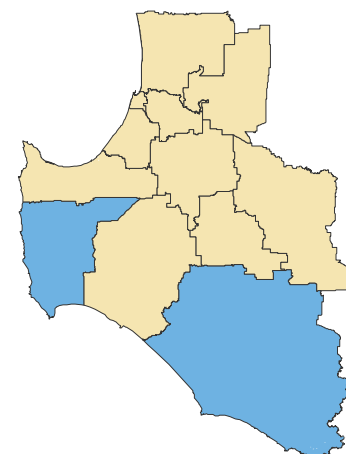
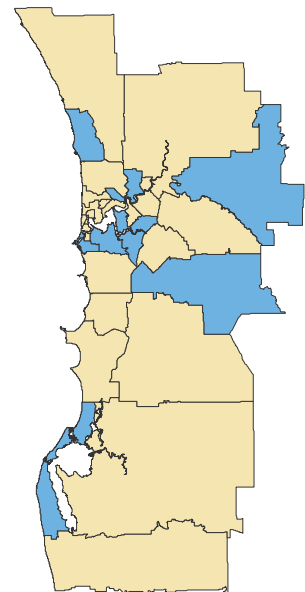
Regional

No pie chart in this quarter due to low numbers

Green title lots versus strata lots - State



TOODYAY



Final approvals by local government - lots

- 1-5
- No final approvals

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 *Perth and Peel@3.5million*.

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

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

7 Industrial activity

7.1 Regional summary: March quarter 2021

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots
Metropolitan¹					
Central sub-region	3	2	3	104	4
North-west sub-region	12	10	8	57	1
North-east sub-region	0	48	3	29	3
South-east sub-region	13	26	3	198	3
South-west sub-region	5	30	7	73	2
Peel Region Scheme ²	0	0	0	109	1
Total metropolitan¹	33	116	24	570	14
State planning region					
Perth	33	116	24	461	13
Peel ³	0	0	0	109	1
Sub-total	33	116	24	570	14
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	1	62	13	0
Great Southern	0	0	1	17	0
Kimberley	0	0	0	5	1
Mid West	0	0	0	13	0
Pilbara	0	0	0	22	0
South West	8	11	87	145	3
Wheatbelt	4	3	2	50	1
Sub-total	13	15	152	265	5
Total State	46	131	176	835	19

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
No localities with final approvals of five lots or more this quarter			No localities with final approvals of five lots or more this quarter		

* Five lots or more

Percentage of final approvals by region

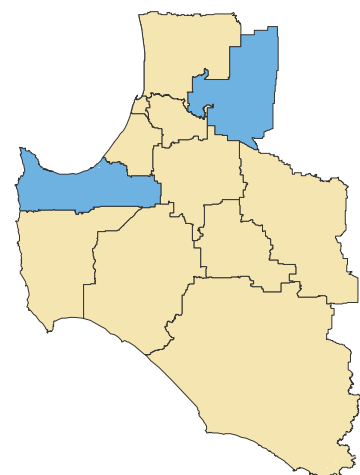
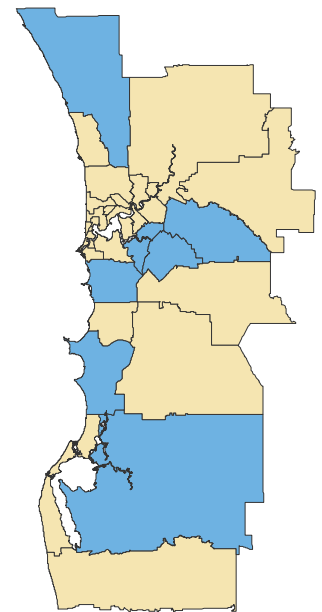
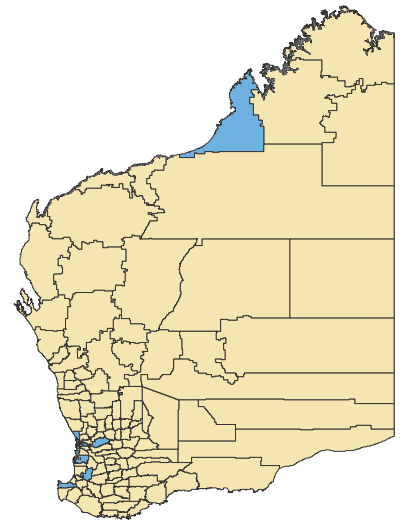
Metropolitan¹

No pie chart in this quarter due to low numbers

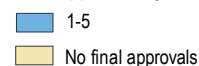
Regional

No pie chart in this quarter due to low numbers

Green title lots versus strata lots - State



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 *Perth and Peel@3.5million*.

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

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

8 Metropolitan local government summary

March quarter 2021	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	18	21	31	142	18	0	0	0	3	0
Bayswater (C)	86	100	78	551	91	3	3	0	91	4
Belmont (C)	61	69	57	260	47	0	0	0	11	0
Cambridge (T)	6	6	5	33	4	1	1	0	1	0
Canning (C)	132	137	222	1,101	131	4	8	3	16	8
Claremont (T)	0	2	3	51	4	2	2	0	2	0
Cottesloe (T)	10	12	3	20	4	0	0	0	1	0
East Fremantle (T)	2	2	0	19	2	0	0	0	2	0
Fremantle (C)	19	21	21	220	13	1	1	2	27	4
Melville (C)	75	68	129	733	89	26	26	1	32	2
Mosman Park (T)	0	0	5	50	5	0	0	0	1	0
Nedlands (C)	39	43	19	126	40	0	0	0	0	0
Peppermint Grove (S)	8	8	4	17	0	0	0	0	0	0
Perth (C)	0	0	1	11	1	0	2	0	10	2
South Perth (C)	12	23	15	167	31	1	2	0	4	4
Stirling (C)	215	459	284	1,414	195	2	4	8	25	1
Subiaco (C)	4	4	2	27	3	1	1	4	9	0
Victoria Park (T)	37	36	26	269	40	2	5	0	18	1
Vincent (C)	36	49	54	230	20	5	5	0	5	4
Total	760	1,060	959	5,441	738	48	60	18	258	30
North-west sub-region										
Joondalup (C)	247	233	229	1,320	166	3	2	2	11	2
Wanneroo (C)	594	677	625	9,892	197	30	41	22	335	16
Total	841	910	854	11,212	363	33	43	24	346	18
North-east sub-region										
Kalamunda (C)	28	40	73	571	45	0	11	3	17	3
Mundaring (S)	92	152	9	516	5	2	68	5	34	5
Swan (C)	214	436	549	8,258	290	234	283	15	190	27
Total	334	628	631	9,345	340	236	362	23	241	35
South-east sub-region										
Armadale (C)	111	852	308	4,343	213	16	36	11	172	28
Gosnells (C)	314	428	104	2,064	128	5	8	6	120	17
Serpentine-Jarrahdale (S)	2	302	177	2,498	25	22	108	40	345	9
Total	427	1,582	589	8,905	366	43	152	57	637	54
South-west sub-region										
Cockburn (C)	146	234	123	3,517	157	13	51	4	60	8
Kwinana (C)	40	172	753	4,604	127	6	14	13	49	10
Rockingham (C)	513	1,535	187	5,843	146	10	25	14	117	9
Total	699	1,941	1,063	13,964	430	29	90	31	226	27
Peel Region Scheme²										
Mandurah (C)	513	849	142	3,359	108	9	12	2	31	12
Murray (S)	2	27	13	1,366	14	26	28	3	263	7
Waroona (S)	1	0	1	2	1	0	11	0	20	7
Total	516	876	156	4,727	123	35	51	5	314	26
Total Perth metropolitan region and Peel Region Scheme¹										
	3,577	6,997	4,252	53,594	2,360	424	758	158	2,022	190

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 *Perth and Peel@3.5million*.

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

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

9 Balance of the State and selected local government summary

March quarter 2021	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots	Proposed lots	Proposed lots up to end of Mar 2021	Proposed lots	Proposed lots up to end of Mar 2021	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	20	0	0	0	0	10	0
Exmouth (S)	2	2	0	7	0	0	0	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	2	2	0	27	0	0	0	0	10	0
Goldfields-Esperance										
Esperance (S)	4	49	7	219	2	5	6	3	48	0
Kalgoorlie-Boulder (C)	8	2	29	132	33	1	1	66	104	1
Remaining local governments	0	0	0	3	0	0	0	1	75	4
Total	12	51	36	354	35	6	7	70	227	5
Great Southern										
Albany (C)	36	67	10	563	5	18	27	2	210	1
Remaining local governments	0	41	3	274	2	4	26	4	123	1
Total	36	108	13	837	7	22	53	6	333	2
Kimberley										
Broome (S)	0	0	2	155	7	7	7	0	89	1
Wyndham-East Kimberley (S)	0	0	0	2	0	5	2	5	39	2
Remaining local governments	2	2	2	9	2	0	0	0	0	0
Total	2	2	4	166	9	12	9	5	128	3
Mid West										
Greater Geraldton (C)	4	4	1	1,306	0	9	2	37	78	0
Irwin (S)	11	93	0	12	0	2	2	0	46	0
Remaining local governments	0	0	0	4	4	30	28	6	15	6
Total	15	97	1	1,322	4	41	32	43	139	6
Pilbara										
Karratha (C)	47	27	20	70	0	0	0	0	29	0
Port Hedland (T)	0	0	0	344	0	1	1	0	14	2
Remaining local governments	0	0	0	87	2	0	0	0	4	0
Total	47	27	20	501	2	1	1	0	47	2
South West										
Augusta-Margaret River (S)	63	175	11	805	2	0	44	139	241	12
Bunbury (C)	30	67	21	261	7	4	6	0	16	0
Busselton (C)	95	186	107	1,331	5	78	84	4	307	28
Capel (S)	0	0	0	1,096	1	0	0	0	47	2
Dardanup (S)	4	4	0	171	0	4	4	2	46	2
Harvey (S)	39	38	69	816	87	2	10	7	143	11
Remaining local governments	2	7	5	249	5	16	24	15	142	11
Total	233	477	213	4,729	107	104	172	167	942	66
Wheatbelt										
Beverley (S)	0	0	0	1	0	1	1	0	18	0
Chittering (S)	4	8	0	75	0	0	28	2	416	4
Gingin (S)	2	2	0	1,958	0	5	5	2	264	2
Northam (S)	3	3	0	157	0	6	4	10	133	2
Toodyay (S)	0	0	0	133	0	0	0	0	6	7
York (S)	6	6	0	2	0	7	5	2	6	1
Remaining local governments	0	0	6	55	15	15	15	25	121	17
Total	15	19	6	2,381	15	34	58	41	964	33
Peel region - balance										
Boddington (S)	0	4	0	0	1	11	11	0	0	3
Balance of State	362	787	293	10,317	180	231	343	332	2,790	120

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
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
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512
2019/20	18,345	10,391	13,784	8,683	14,644	9,121	3,701	1,270
July to Mar 2021	19,483	12,725	16,229	10,617	17,283	11,258	2,200	1,467

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
2019/20	16,663	8,930	13,010	7,861	13,798	8,211	2,865	719
July to Mar 2021	18,180	11,162	15,779	9,763	16,746	10,284	1,434	892

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
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
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
2019/20	525	242	214	82	228	112	297	130
July to Mar 2021	341	267	126	60	198	107	143	160

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
2019/20	311	184	172	140	188	153	123	31
July to Mar 2021	237	79	62	48	63	49	174	30

■ 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
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
2017/18	175	103	127	73	136	79	39	24
2018/19	186	208	99	125	128	148	58	60
2019/20	188	174	118	114	128	117	60	57
July to Mar 2021	124	140	96	72	102	90	22	36

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
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
2017/18	698	1,268	301	710	342	780	356	488
2018/19	841	1,016	358	544	420	584	421	432
2019/20	658	861	270	486	302	528	356	333
July to Mar 2021	601	1,077	166	674	174	728	427	349

■ conditional approvals ■ final approvals

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

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

³ Peel 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.

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 using the legal area of the newly created lots. Prior to the September 2020 quarter, estimated median lot size had been calculated from a count of created lots grouped within lot size intervals that had become standards of the Department's application processing.

Contact

For more information regarding the data, please call (08) 6551 8002.

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
- City 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
- City 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

- 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.

Regional

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