



Department of Planning

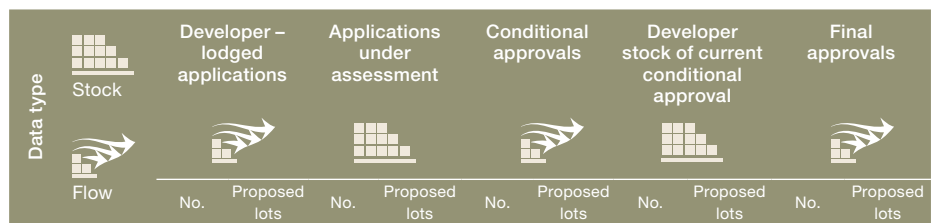


1 State summary

- In the March 2016 quarter, the number of developer-lodged applications across Western Australia totalled 528 for residential purposes and 109 for non-residential purposes. This represents a decrease of 11 per cent and 34 per cent for residential and non-residential applications respectively, from the previous quarter.
- Among these applications were proposals to develop a total of 4,900 residential lots and 379 non-residential lots. This represents a decrease of 37 per cent and 63 per cent respectively, over the previous quarter.
- The number of proposed residential lots for applications under assessment in the March quarter was 10,158, which was slightly higher than the previous quarter. The number of proposed non-residential lots under assessment was 1,215, a 33 per cent decrease over the previous quarter.
- The number of conditional lot approvals dropped by 31 per cent and 44 per cent from the previous quarter to 4,862 for residential and 439 for non-residential respectively.
- At the end of March, the developer stock of residential lots in conditionally approved applications was 80,601, which was approximately the same as the previous quarter. In contrast, stock of non-residential lots declined by six per cent over the same quarter to 8,579.
- The number of final lot approvals declined by 34 per cent between December and March to 2,733 for residential. Non-residential final lot approvals increased by six per cent over the same period, to 509.

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.

Contents ...	Page
1 State summary	1
2 Residential activity.....	2
3 Residential lot size.....	3
4 Residential final approvals by suburb	4
5 Rural residential and special residential activity.....	6
6 Commercial activity.....	7
7 Industrial activity	8
8 Metropolitan local government summary	9
9 Balance of the State and selected local government summary.....	10
10 State lot approvals	11
11 Notes.....	13

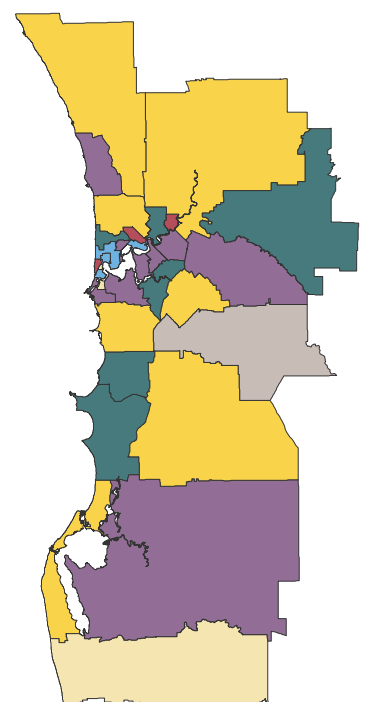
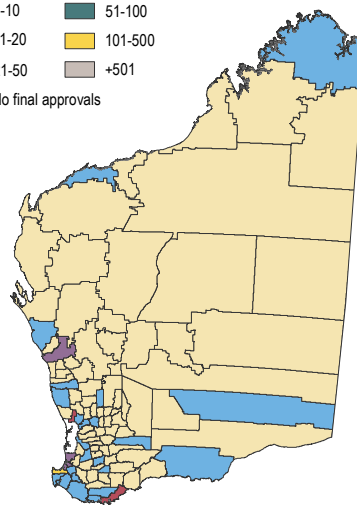
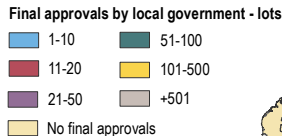


Residential										
	Developer – lodged applications		Applications under assessment		Conditional approvals		Developer stock of current conditional approval		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Dec qtr 2015	595	7,814	561	10,094	692	7,082	4,450	80,809	561	4,136
Mar qtr 2016	528	4,900	569	10,158	503	4,862	4,411	80,601	427	2,733
July 2015 to March 2016	1,826	19,499			1,854	19,865			1,622	12,339
Change between quarters	↘ -11%	↘ -37%	↗ 1%	↗ 1%	↘ -27%	↘ -31%	↘ -1%	—	↘ -24%	↘ -34%

Non-residential										
	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
Dec qtr 2015	166	1,018	190	1,810	202	784	933	9,156	155	480
Mar qtr 2016	109	379	154	1,215	141	439	898	8,579	151	509
July 2015 to March 2016	440	2,020			534	1,952			462	1,519
Change between quarters	↘ -34%	↘ -63%	↘ -19%	↘ -33%	↘ -30%	↘ -44%	↘ -4%	↘ -6%	↘ -3%	↗ 6%

1.1 Final approval activity March quarter 2016

Final approvals by local government - lots



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

2 Residential activity

2.1 Regional summary: March quarter 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots
Metropolitan¹					
Central sub-region	727	772	583	5,627	545
North-west sub-region	728	2,046	480	15,215	307
North-east sub-region	915	2,094	160	7,508	161
South-east sub-region	980	2,351	749	10,745	890
South-west sub-region	821	1,146	1,601	18,039	342
Peel Region Scheme ²	243	243	432	6,306	162
Total metropolitan¹	4,414	8,652	4,005	63,440	2,407
State Planning region					
Perth	4,171	8,409	3,573	57,134	2,245
Peel ³	243	243	432	6,312	162
Sub-total	4,414	8,652	4,005	63,446	2,407
Rest of the State					
Gascoyne	0	0	0	291	0
Goldfields-Esperance	88	88	75	767	10
Great Southern	35	234	6	2,349	6
Kimberley	22	22	133	824	0
Mid West	9	208	39	2,888	31
Pilbara	0	2	0	1,714	0
South West	213	631	533	5,775	278
Wheatbelt	119	321	71	2,547	1
Sub-total	486	1,506	857	17,155	326
Total State	4,900	10,158	4,862	80,601	2,733

2.2 Final approval activity, top suburbs and localities

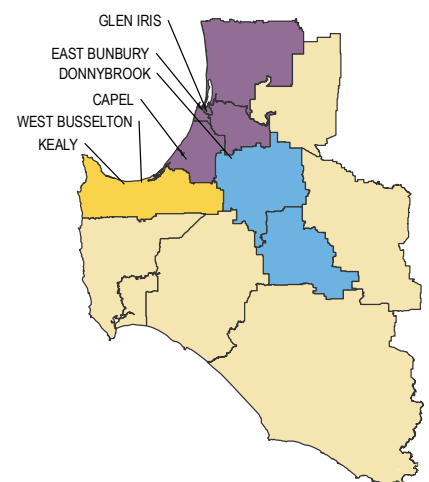
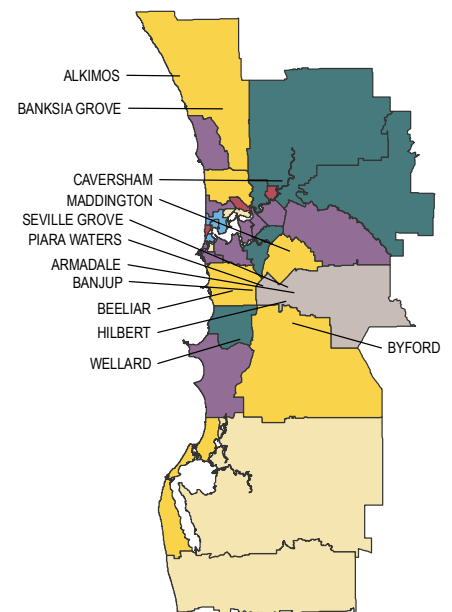
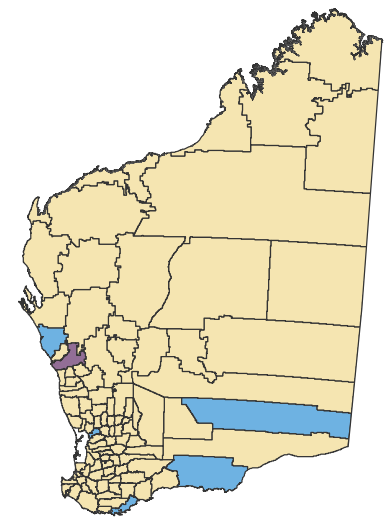
Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Piara Waters	245	1	Kealy	100
2	Maddington	156	2	Australind	31
3	Byford	110	3	Capel	27
4	Seville Grove	108	4	Dunsborough	26
5	Alkimos, Armadale	70	5	Millbridge	25
6	Beeliam, Caversham	67	6	Glen Iris	21
7	Banksia Grove	65			
8	Hilbert	64			
9	Banjup	60			
10	Wellard	49			

* 20 lots or more

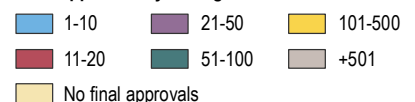
Metropolitan¹

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 (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2009/10	1,853	3,358	1,860	1,005	344	456
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						
Sep qtr	1,707	2,100	552	233	180	375
Dec qtr	1,139	1,877	507	158	92	393
Mar qtr	718	1,218	228	134	104	385

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						
2009/10	208	462	598	876	346	596
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						
Sep qtr	114	125	125	206	128	589
Dec qtr	80	88	104	56	31	514
Mar qtr	20	132	82	83	9	513

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 15	282	309	74	39	25	366
Sep qtr 15	342	331	77	32	33	354
Dec qtr 15	259	313	45	32	21	359
Mar qtr 16	174	258	67	32	14	382
North-east sub-region						
Jun qtr 15	342	385	54	11	30	351
Sep qtr 15	488	425	48	32	93	341
Dec qtr 15	199	268	31	11	28	366
Mar qtr 16	67	60	10	6	18	358
North-west sub-region						
Jun qtr 15	559	631	180	56	19	371
Sep qtr 15	344	291	67	19	8	332
Dec qtr 15	212	397	124	24	10	403
Mar qtr 16	84	154	30	24	15	395
South-east sub-region						
Jun qtr 15	147	455	138	50	30	431
Sep qtr 15	150	372	163	56	23	419
Dec qtr 15	183	326	160	48	23	420
Mar qtr 16	246	505	80	38	21	387
South-west sub-region						
Jun qtr 15	402	945	116	51	26	389
Sep qtr 15	348	588	173	49	17	394
Dec qtr 15	228	478	138	22	9	411
Mar qtr 16	146	160	16	15	4	344
Peel Region Scheme²						
Jun qtr 15	90	302	43	45	13	426
Sep qtr 15	35	93	24	45	6	469
Dec qtr 15	58	95	9	21	1	384
Mar qtr 16	1	81	25	48	7	499
Metropolitan¹						
Jun qtr 15	1,822	3,027	605	252	143	387
Sep qtr 15	1,707	2,100	552	233	180	375
Dec qtr 15	1,139	1,877	507	158	92	393
Mar qtr 16	718	1,218	228	134	104	385
Perth metropolitan region						
Jun qtr 15	1,732	2,725	562	241	68	383
Sep qtr 15	1,672	2,007	528	206	128	372
Dec qtr 15	1,081	1,782	498	56	31	393
Mar qtr 16	717	1,137	203	149	108	384
Peel region						
Jun qtr 15	90	302	43	45	13	426
Sep qtr 15	35	93	24	45	6	469
Dec qtr 15	58	95	9	21	1	384
Mar qtr 16	20	132	82	83	9	499

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 15	214	47	24	105	18	314
Sep qtr 15	1	2	0	19,865	1	650
Dec qtr 15	11	0	0	0	2	NA*
Mar qtr 16	0	0	0	0	0	0
Central regions						
Jun qtr 15	19	14	4	54	27	806
Sep qtr 15	2	12	10	3	9	529
Dec qtr 15	8	9	31	17	11	583
Mar qtr 16	9	26	3	2	1	423
Wheatbelt region						
Jun qtr 15	0	4	1	4	1	600
Sep qtr 15	0	0	2	11	8	900
Dec qtr 15	0	0	0	0	2	NA*
Mar qtr 16	0	0	0	0	1	NA*
South West region						
Jun qtr 15	295	96	60	78	22	502
Sep qtr 15	111	111	113	188	110	586
Dec qtr 15	61	79	73	39	16	486
Mar qtr 16	11	106	79	81	7	530

* 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

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

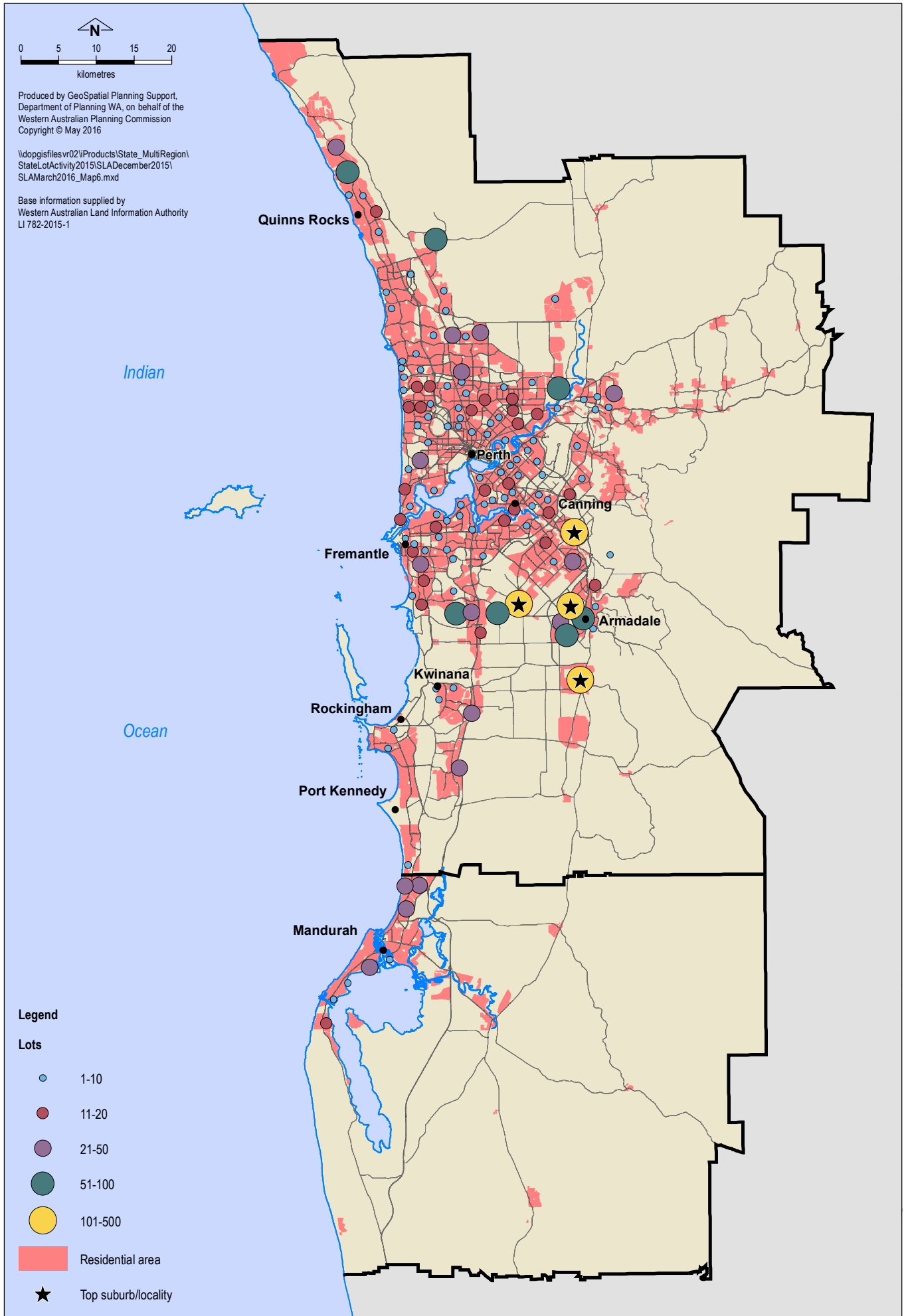
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	July 2015 to March 2016	March 2016 quarter	Quarter rank	Suburb	July 2015 to March 2016	March 2016 quarter	Quarter rank	Suburb	July 2015 to March 2016	March 2016 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	2	-	Golden Bay	152	0	-	Parmelia	57	0	-
Alfred Cove	8	4	36	Gooseberry Hill	4	0	-	Pearsall	19	9	31
Alkimos	370	70	5	Gosnells	57	30	19	Perth	4	1	39
Applecross	14	2	38	Greenmount	6	6	34	Piara Waters	334	245	1
Ardross	14	8	32	Greenwood	4	0	-	Queens Park	53	6	34
Armadale	102	70	5	Guildford	4	4	36	Quinns Rocks	8	0	-
Ascot	2	0	-	Gwelup	16	16	25	Redcliffe	12	7	33
Ashby	16	0	-	Hamersley	6	0	-	Ridgewood	16	16	25
Ashfield	3	0	-	Hamilton Hill	107	28	20	Riverton	35	18	23
Attadale	16	2	38	Hammond Park	55	0	-	Rivervale	18	2	38
Aubin Grove	16	13	27	Harrisdale	118	0	-	Rockingham	41	3	37
Aveley	269	0	-	Haynes	75	45	13	Roleystone	2	0	-
Balcatta	22	6	34	Heathridge	7	0	-	Safety Bay	7	2	38
Baldivis	534	41	14	Helena Valley	30	0	-	Salter Point	2	0	-
Balga	57	25	21	High Wycombe	24	6	34	Scarborough	50	11	29
Banjup	236	60	9	Hilbert	223	64	8	Secret Harbour	23	0	-
Banksia Grove	215	65	7	Hillarys	3	0	-	Seville Grove	127	108	4
Bassendean	30	12	28	-	-	-	-	Shelley	8	0	-
Bateman	3	0	-	Jindalee	3	2	38	Shoalwater	8	0	-
Bayswater	99	18	23	Joondalup	7	3	37	Sinagra	6	0	-
Beaconsfield	25	12	28	Joondanna	20	4	36	Singleton	2	2	38
Beckenham	164	16	25	Kalamunda	15	0	-	Sorrento	9	0	-
Bedford	15	4	36	Kallaroo	6	0	-	South Fremantle	4	0	-
Beechboro	18	2	38	Karawara	4	2	38	South Guildford	9	0	-
Beeliar	160	67	6	Kardinya	30	6	34	South Lake	8	0	-
Bellevue	2	2	38	Karnup	168	0	-	South Perth	8	2	38
Belmont	15	2	38	Karrinyup	49	16	25	Southern River	160	0	-
Bentley	27	4	36	Kelmscott	30	11	29	Spearwood	116	13	27
Bibra Lake	4	0	-	Kensington	4	0	-	St James	17	6	34
Bicton	10	0	-	Kenwick	14	0	-	Stirling	6	0	-
Booragoon	4	0	-	Kewdale	17	7	33	Stoneville	2	0	-
Braham	257	0	-	Kingsley	13	8	32	Subiaco	1	0	-
Brentwood	4	2	38	Kwinana Town Centre	52	0	-	Success	105	33	17
Bull Creek	4	0	-	Landsdale	310	31	18	Swan View	61	46	12
Bullsbrook	28	0	-	Langford	8	0	-	Swanbourne	19	6	34
Burns Beach	14	0	-	Lathlain	10	2	38	Tamala Park	53	0	-
Butler	26	9	31	Leederville	12	0	-	Tapping	3	0	-
Byford	346	110	3	Leeming	10	2	38	The Vines	69	0	-
Calista	4	2	38	Lesmurdie	2	0	-	Thornlie	49	12	28
Canning Vale	10	0	-	Lynwood	15	1	39	Trigg	2	2	38
Cannington	31	4	36	Maddington	207	156	2	Tuart Hill	8	5	35
Carine	34	2	38	Madeley	65	35	15	Victoria Park	28	2	38
Carlisle	35	10	30	Maida Vale	2	0	-	Waikiki	2	0	-
Caversham	177	67	6	Manning	10	6	34	Wandi	4	0	-
Chidlow	19	0	-	Marmion	8	6	34	Wanneroo	7	3	37
Churchlands	4	0	-	Martin	143	2	38	Warnbro	4	0	-
City Beach	3	0	-	Maylands	10	1	39	Waterford	50	0	-
Claremont	5	0	-	Medina	13	7	33	Watermans Bay	4	4	36
Clarkson	2	2	38	Melville	25	12	28	Wattle Grove	30	12	28
Cloverdale	25	9	31	Middle Swan	8	0	-	Wellard	433	49	10
Cockburn Central	1	0	-	Midland	26	9	31	Wembley	8	0	-
Como	45	17	24	Midvale	5	2	38	Wembley Downs	37	6	34
Coogee	25	5	35	Mindarie	2	0	-	West Leederville	4	0	-
Coolbellup	2	0	-	Morley	116	19	22	West Perth	5	0	-
Coolbinia	1	0	-	Mosman Park	1	1	39	Westminster	19	4	36
Cooloongup	2	0	-	Mount Claremont	50	48	11	Whitby	192	0	-
Cottesloe	17	14	26	Mount Hawthorn	5	2	38	White Gum Valley	37	2	38
Currabine	3	0	-	Mount Helena	7	0	-	Willagee	12	4	36
Dalkeith	2	2	38	Mount Lawley	13	5	35	Willetton	3	0	-
Darch	2	2	38	Mount Nasura	11	8	32	Wilson	38	11	29
Darlington	2	0	-	Mount Pleasant	14	0	-	Woodbridge	2	0	-
Dayton	574	0	-	Mount Richon	7	5	35	Woodlands	10	2	38
Dianella	42	14	26	Mullaloo	9	2	38	Woodvale	65	0	-
Doubleview	45	16	25	Mundaring	2	0	-	Yanchep	199	0	-
Duncraig	11	3	37	Munster	26	11	29	Yangebup	2	2	38
East Cannington	65	5	35	Myaree	4	0	-	Yokine	45	18	23
East Fremantle	6	0	-	Nedlands	2	0	-				
East Victoria Park	35	11	29	Nollamara	18	3	37				
Eden Hill	37	0	-	Noranda	18	2	38				
Edgewater	6	0	-	North Beach	12	2	38				
Eglinton	226	34	16	North Coogee	20	0	-				
Ellenbrook	68	2	38	North Fremantle	14	14	26				
Embleton	40	17	24	North Lake	2	2	38				
Floreat	4	2	38	North Perth	28	9	31				
Forrestfield	27	3	37	Ocean Reef	15	7	33				
Fremantle	10	8	32	Orelia	2	2	38				
Girrawheen	66	0	-	Osborne Park	2	0	-				
Glen Forrest	1	0	-	Padbury	4	0	-				
Glendalough	4	3	37	Palmyra	7	0	-				
Gnangara	2	0	-	Parkerville	34	0	-				
Total Perth metropolitan region									10,407	2,247	-
Peel Region Scheme											
Coodanup	11	0	-	Halls Head	24	0	-	South Yunderup	2	0	-
Dawesville	123	11	5	Lakelands	69	39	2	Wannanup	6	4	7
Dudley Park	37	2	8	Madora Bay	96	22	4				
Erskine	90	30	3	Mandurah	5	0	-				
Falcon	8	6	6	Meadow Springs	48	48	1				
Greenfields	20	0	-	Pinjarra	10	0	-				
Total Peel Region Scheme									549	162	
Total Perth metropolitan region and Peel Region Scheme									10,956	2,409	

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 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots
Metropolitan¹					
Central sub-region	0	0	0	0	0
North-west sub-region	0	0	0	17	0
North-east sub-region	2	9	11	346	82
South-east sub-region	3	45	24	181	18
South-west sub-region	0	22	0	41	5
Peel Region Scheme ²	12	101	8	222	13
Total metropolitan¹	17	177	43	807	118
State Planning region					
Perth	5	76	35	585	105
Peel ³	12	101	8	241	13
Sub-total	17	177	43	826	118
Rest of the State					
Gascoyne	0	0	0	5	0
Goldfields-Esperance	9	9	0	144	2
Great Southern	0	22	2	372	0
Kimberley	0	0	0	38	0
Mid West	0	0	1	178	6
Pilbara	0	0	0	139	0
South West	30	35	95	650	10
Wheatbelt	39	87	4	1,159	13
Sub-total	78	153	102	2,685	31
Total State	95	330	145	3,511	149

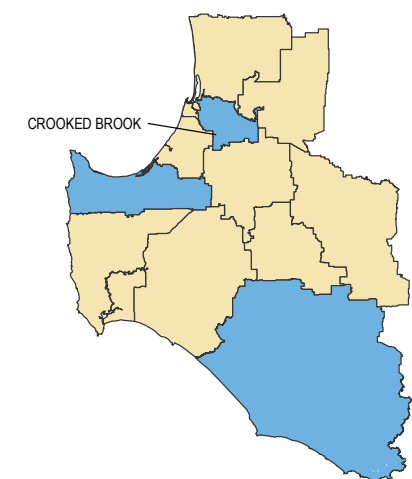
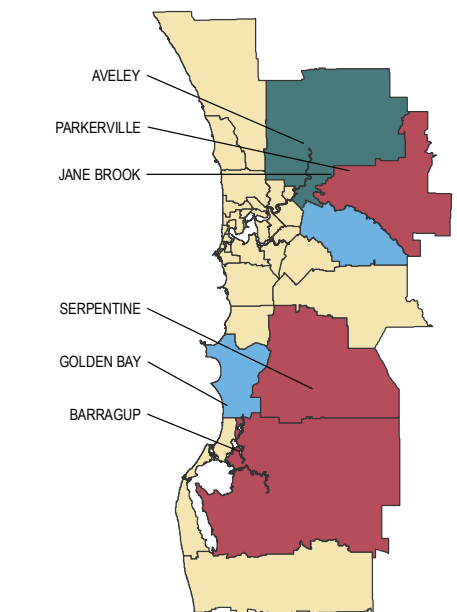
5.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Aveley	51	1	Bindoon	6
2	Serpentine	14	2	Crooked Brook	5
3	Barragup	13			
4	Jane Brook	8			
5	Aveley	6			
6	Golden Bay/Parkerville	5			

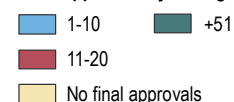
* Five lots or more

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: March quarter 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots
Metropolitan¹					
Central sub-region	23	27	20	127	10
North-west sub-region	1	9	5	48	0
North-east sub-region	0	0	1	18	0
South-east sub-region	2	13	5	42	2
South-west sub-region	7	6	10	111	2
Peel Region Scheme ²	0	0	0	18	4
Total metropolitan¹	33	55	41	364	18
State Planning region					
Perth	33	55	41	346	14
Peel ³	0	0	0	18	4
Sub-total	33	55	41	364	18
Rest of the State					
Gascoyne	0	0	1	2	0
Goldfields-Esperance	9	9	1	6	2
Great Southern	9	9	0	2	0
Kimberley	2	2	24	24	0
Mid West	0	0	0	6	0
Pilbara	0	0	1	111	0
South West	4	4	2	58	3
Wheatbelt	0	0	1	13	0
Sub-total	24	24	30	222	5
Total State	57	79	71	586	23

6.2 Final approval activity, top suburbs and localities

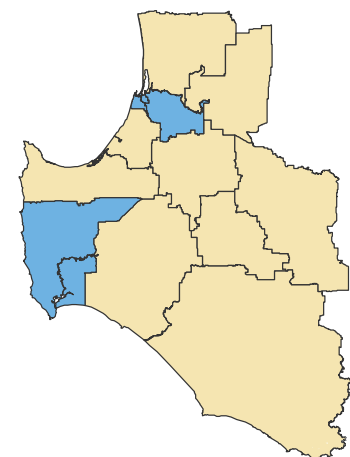
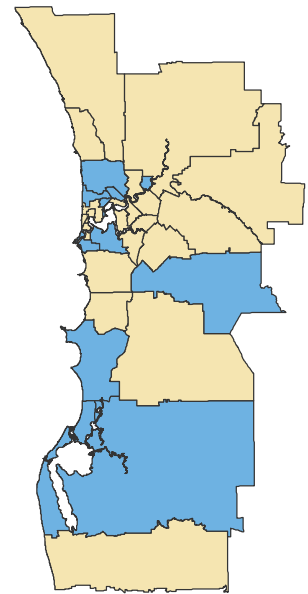
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Ellenbrook	13	1	Walpole	12
2	Rockingham	8			

* Five lots or more

Metropolitan¹

Regionals

Green title lots versus strata lots



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 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: March quarter 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots
Metropolitan¹					
Central sub-region	2	13	0	183	16
North-west sub-region	1	0	37	222	4
North-east sub-region	0	0	11	23	3
South-east sub-region	1	33	0	76	7
South-west sub-region	19	21	3	32	3
Peel Region Scheme ²	0	0	0	86	0
Total metropolitan¹	23	67	51	622	33
State Planning region					
Perth	23	67	51	536	33
Peel ³	0	0	0	86	0
Sub-total	23	67	51	622	33
Rest of the State					
Gascoyne	0	0	0	13	0
Goldfields-Esperance	2	2	7	11	1
Great Southern	7	12	0	49	0
Kimberley	0	0	0	166	0
Mid West	2	2	0	98	0
Pilbara	10	10	0	336	0
South West	0	87	0	256	2
Wheatbelt	9	9	0	165	1
Sub-total	30	122	7	1,094	4
Total State	53	189	58	1,716	37

7.2 Final approval activity, top suburbs and localities

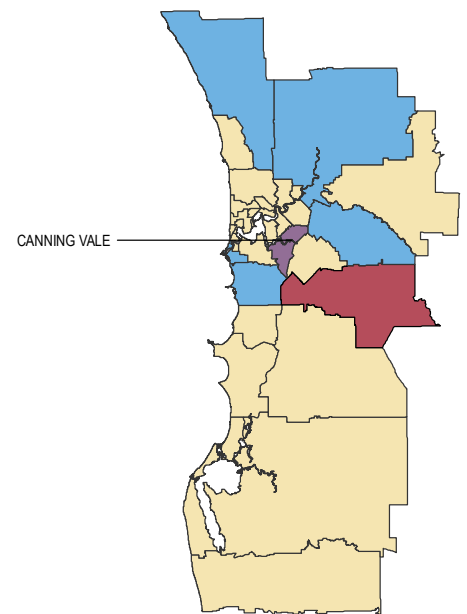
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Canning Vale	14	No localities with top number of lots in the quarter.		

* Five lots or more

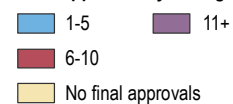
Metropolitan¹

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.

8 Metropolitan local government summary

March quarter 2016	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 March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots	Proposed lots	Proposed lots up to end of March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	14	14	20	178	12	2	2	0	2	1
Bayswater (C)	107	121	94	873	61	0	0	1	9	1
Belmont (C)	41	53	35	266	27	1	1	2	2	1
Cambridge (T)	5	4	10	84	50	0	0	0	7	7
Canning (C)	114	150	75	895	53	28	35	0	219	14
Claremont (T)	5	9	6	51	4	0	0	0	0	0
Cottesloe (T)	4	2	8	40	14	0	0	0	2	1
East Fremantle (T)	2	2	0	25	0	0	0	0	0	0
Fremantle (C)	33	23	36	227	37	7	6	13	19	4
Melville (C)	157	159	63	385	42	1	1	2	31	3
Mosman Park (T)	2	0	3	21	1	0	0	0	0	0
Nedlands (C)	4	4	0	209	4	0	5	0	0	0
Peppermint Grove (S)	1	0	3	11	0	0	0	1	0	0
Perth (C)	1	3	0	0	0	0	2	0	14	2
South Perth (C)	13	17	47	149	27	0	0	2	2	0
Stirling (C)	180	163	143	1,771	169	5	16	5	25	3
Subiaco (C)	2	2	0	15	0	0	0	0	11	21
Victoria Park (T)	19	26	22	261	27	1	1	1	5	0
Vincent (C)	23	20	18	166	17	1	1	2	4	1
Total	727	772	583	5,627	545	46	70	29	352	59
North-west sub-region										
Joondalup (C)	177	172	57	669	29	1	3	2	6	0
Wanneroo (C)	551	1,874	423	14,546	278	12	36	48	348	103
Total	728	2,046	480	15,215	307	13	39	50	354	103
North-east sub-region										
Kalamunda (S)	100	165	40	529	21	2	4	1	19	7
Mundaring (S)	49	65	12	515	54	4	2	14	163	14
Swan (C)	766	1,864	108	6,464	86	11	23	38	406	80
Total	915	2,094	160	7,508	161	17	29	53	588	101
South-east sub-region										
Armadale (C)	689	1,710	133	6,071	556	6	23	9	295	19
Gosnells (C)	238	503	228	2,397	224	2	34	7	62	14
Serpentine-Jarrahdale (S)	53	138	388	2,277	110	6	45	37	168	22
Total	980	2,351	749	10,745	890	14	102	53	525	55
South-west sub-region										
Cockburn (C)	186	427	1,215	6,411	234	12	35	28	143	11
Kwinana (C)	347	508	121	4,329	60	6	10	2	73	0
Rockingham (C)	288	211	265	7,299	48	19	28	12	134	8
Total	821	1,146	1,601	18,039	342	37	73	42	350	19
Peel Region Scheme²										
Mandurah (C)	210	210	432	4,004	162	4	4	4	51	8
Murray (S)	33	33	0	2,294	0	19	87	9	330	21
Waroona (S)	0	0	0	8	0	0	24	0	30	0
Total	243	243	432	6,306	162	23	115	13	411	29
Total Perth metropolitan region and Peel Region Scheme	4,414	8,652	4,005	63,440	2,407	150	428	240	2,580	366

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

March quarter 2016	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 March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots	Proposed lots	Proposed lots up to end of March 2016	Proposed lots	Proposed lots up to end of March 2016	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	126	0	0	0	1	46	0
Exmouth (S)	0	0	0	165	0	0	0	2	4	0
Remaining local governments	0	0	0	0	0	0	0	0	4	0
Total	0	0	0	291	0	0	0	3	54	0
Goldfields-Esperance										
Esperance (S)	86	86	75	230	6	9	9	10	37	2
Kalgoorlie-Boulder (C)	2	2	0	483	4	11	11	1	10	3
Remaining local governments	0	0	0	54	0	0	0	0	226	0
Total	88	88	75	767	10	20	20	11	273	5
Great Southern										
Albany (C)	35	59	6	1,507	6	12	52	7	301	7
Remaining local governments	0	175	0	842	0	15	43	2	342	18
Total	35	234	6	2,349	6	27	95	9	643	25
Kimberley										
Broome (S)	22	22	133	536	0	0	0	23	170	0
Wyndham-East Kimberley (S)	0	0	0	4	0	0	0	3	102	4
Remaining local governments	0	0	0	284	0	2	2	0	37	0
Total	22	22	133	824	0	2	2	26	309	4
Mid West										
Greater Geraldton (C)	7	206	35	2,735	28	6	6	3	335	9
Irwin (S)	0	0	0	18	0	0	0	0	98	0
Remaining local governments	2	2	4	135	3	2	2	4	140	2
Total	9	208	39	2,888	31	8	8	7	573	11
Pilbara										
Karratha (C)	0	2	0	532	0	2	2	0	421	2
Port Hedland (T)	0	0	0	810	0	12	12	1	462	0
Remaining local governments	0	2	0	904	0	2	4	0	556	2
Total	0	4	0	1,714	0	14	16	1	1,018	4
South West										
Augusta-Margaret River (S)	2	19	40	830	0	13	104	18	165	3
Bunbury (C)	41	89	18	259	45	6	6	3	71	4
Busselton (C)	36	30	233	1,723	140	26	24	44	257	12
Capel (S)	29	93	92	743	27	18	29	2	112	7
Dardanup (S)	82	82	134	586	27	2	2	24	91	9
Harvey (S)	19	314	14	1,326	31	0	4	5	241	7
Remaining local governments	4	4	2	308	8	6	8	22	499	11
Total	213	631	533	5,775	278	71	177	118	1,436	53
Wheatbelt										
Beverley (S)	0	0	0	2	0	0	0	3	48	0
Chittering (S)	105	105	0	30	0	7	48	0	308	15
Gingin (S)	3	3	0	1,950	0	0	316	0	313	0
Northam (S)	7	7	58	312	1	37	64	2	662	9
Toodyay (S)	0	189	0	24	0	2	2	0	13	2
York (S)	0	8	0	18	0	0	0	0	51	0
Remaining local governments	4	9	13	211	0	41	39	19	267	17
Total	119	321	71	2,547	1	87	469	24	1,662	43
Peel region - balance										
Boddington (S)	0	0	0	6	0	0	0	0	31	0
Balance of State	486	1,506	857	17,161	326	229	787	199	5,999	143

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
2004/05	33,880	20,751	19,773	14,473	23,343	16,352	10,537	4,399
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
July 2015 to March 2016	21,817	13,858	16,216	11,222	18,140	11,854	3,677	2,004

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2004/05	28,822	18,456	16,901	13,572	20,342	15,356	8,480	3,100
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
July 2015 to March 2016	19,865	12,339	15,606	10,407	17,428	10,956	2,437	1,383

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
2004/05	2,674	983	1,640	347	1,662	389	1,012	594
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
July 2015 to March 2016	708	531	105	260	156	292	552	239

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2004/05	1,006	434	754	270	764	278	242	156
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
July 2015 to March 2016	173	118	94	93	96	94	77	24

■ 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
2004/05	356	198	245	134	265	151	91	47
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
July 2015 to March 2016	216	124	104	82	122	86	94	38

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
2004/05	1,022	680	233	150	310	178	712	502
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
July 2015 to March 2016	855	746	307	380	338	426	517	320

■ 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