

state lot activity: WA

JUNE QUARTER 2021

1 State summary

- During the June 2021 quarter, the number of developer-lodged applications across Western Australia increased by eight per cent and 23 per cent from the previous quarter (March) to 613 and 205 for residential and non-residential purposes, respectively.
- The number of proposed residential lots among the lodged applications increased by 43 per cent and two per cent from the previous quarter to 5,620 and 666 for residential and non-residential purposes, respectively.
- By the end of June 2021, the number of proposed residential lots among applications under assessment increased by 13 per cent and 21 per cent to 8,811 and 1,336 for residential and non-residential purposes, respectively.
- The number of proposed lots granted conditional approval during the June quarter decreased by 16 per cent and 22 per cent from the previous quarter to 3,824 and 383 for residential and non-residential purposes, respectively.
- At the end of June 2021, the developers' stock of proposed lots with current conditional approval remains at 65,305 for residential and 4,922 for non-residential. These figures are inclusive of proposed lots in applications subject to a two-year extension, as provided for by Part 18 (Extension of time for endorsement of diagram or plan of survey due to the COVID-19 pandemic) of the *Planning and Development Act 2005*.
- The number of lots granted final approval during the June quarter decreased by four per cent from the previous quarter to 2,441 for residential purposes, but increased by 38 per cent over the same quarter to 427 for non-residential purposes.

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.

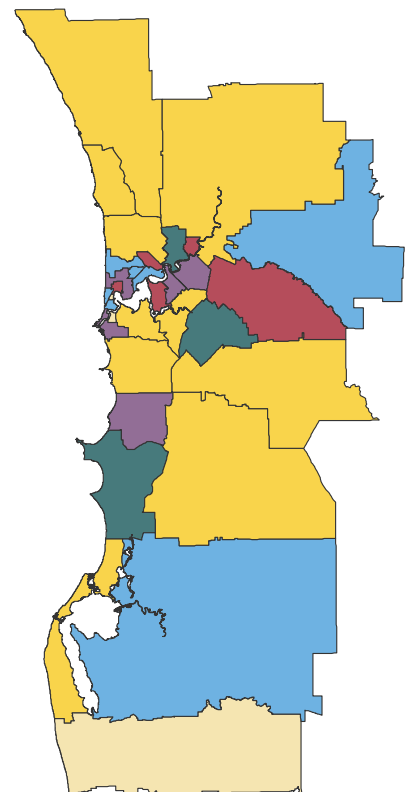
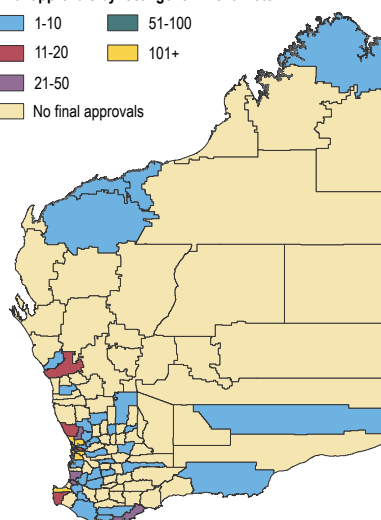
Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Mar qtr 2021	569	3,939	636	7,784	609	4,545	4,289	63,911	577	2,540
Jun qtr 2021	613	5,620	1,109	8,811	528	3,824	4,277	65,305	539	2,441
July 2020 to June 2021	3,058	21,504			3,176	22,004			2,285	13,617
Change between quarters	↗	↗	↗	↗	↘	↘	—	↗	↘	↘
	8%	43%	74%	13%	-13%	-16%	0%	2%	-7%	-4%

Non-residential										
Mar qtr 2021	167	655	248	1,101	124	490	752	4,812	154	310
Jun qtr 2021	205	666	289	1,336	142	383	763	4,922	197	427
July 2020 to June 2021	716	2,301			585	1,686			866	1,976
Change between quarters	↗	↗	↗	↗	↗	↘	↗	↗	↗	↗
	23%	2%	17%	21%	15%	-22%	1%	2%	28%	38%

1.1 Final approval activity: June 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: June 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 June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots
Metropolitan¹					
Central sub-region	775	1,762	836	5,623	667
North-west sub-region	1,352	1,497	577	11,414	430
North-east sub-region	564	1,478	346	9,339	333
South-east sub-region	369	1,215	689	9,271	278
South-west sub-region	604	1,602	356	13,983	352
Peel Region Scheme ²	571	378	559	5,185	93
Total metropolitan¹	4,235	7,932	3,363	54,815	2,153
State planning region					
Perth	3,664	7,554	2,804	49,630	2,060
Peel ³	571	380	559	5,185	93
Sub-total	4,235	7,934	3,363	54,815	2,153
Rest of the State					
Gascoyne	2	14	2	29	0
Goldfields-Esperance	74	34	51	399	10
Great Southern	75	190	14	837	15
Kimberley	115	0	2	168	0
Mid West	210	23	15	1,320	7
Pilbara	11	26	34	532	2
South West	890	580	334	4,820	249
Wheatbelt	8	10	9	2,385	5
Sub-total	1,385	877	461	10,490	288
Total State	5,620	8,811	3,824	65,305	2,441

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Byford	108	1	Vasse	57
2	Alkimos	79	2	Dunsborough	34
3	Brabham	77	3	Eaton	32
4	Treeby	76	4	Australind	30
5	Hilbert	73	5	Glen Iris	24
6	Baldivis	71	6	West Busseton	18
7	Ellenbrook	68	7	Kudardup	10
8	Bushmead/Cockburn Central	54	8	Busseton/Mira Mar	9
9	Caversham	51	9	Beachlands/Burekup	6
10	Eglinton	43	10	Donnybrook	5

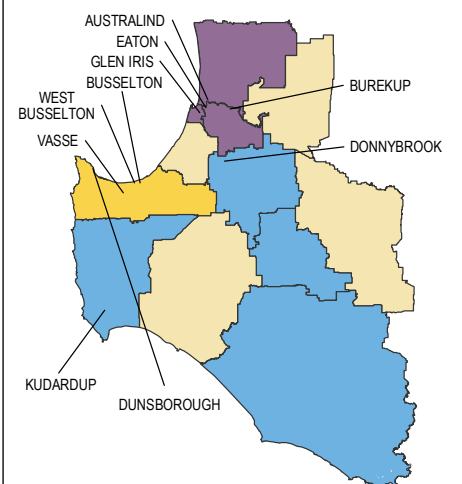
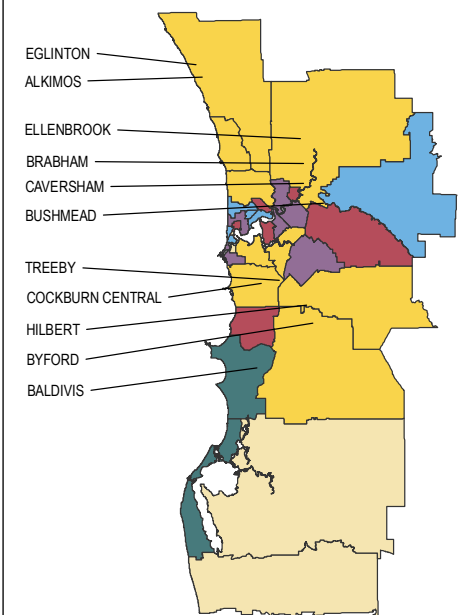
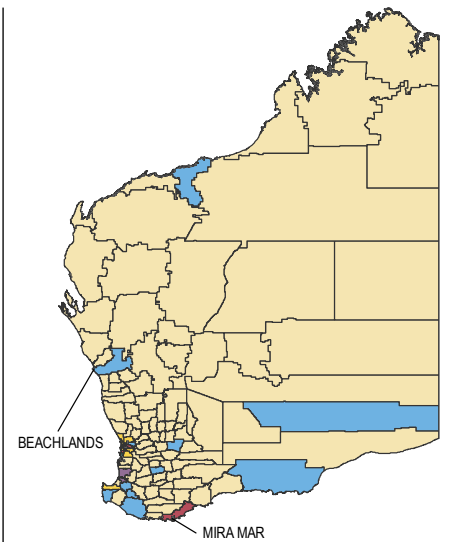
* Five lots or more

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	4,376	6,532	895	361	164	375
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
Jun qtr	873	1,009	169	66	32	360

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	155	413	192	297	109	507
Sep qtr	2	67	25	71	42	607
Dec qtr	61	239	73	92	30	452
Mar qtr	73	12	10	67	14	531
Jun qtr	19	95	84	67	23	536

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 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
Jun qtr 21	292	288	46	25	16	350
North-east sub-region						
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
Jun qtr 21	121	151	39	12	10	378
North-west sub-region						
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
Jun qtr 21	161	229	30	8	2	362
South-east sub-region						
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
Jun qtr 21	81	166	20	8	0	375
South-west sub-region						
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
Jun qtr 21	211	120	10	6	4	300
Peel Region Scheme²						
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	8	450
Jun qtr 21	7	55	24	7	0	458
Metropolitan¹						
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
Jun qtr 21	873	1,009	169	66	32	360
Perth metropolitan region						
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
Jun qtr 21	866	954	145	59	32	354
Peel						
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
Jun qtr 21	7	55	24	7	0	458

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						
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
Jun qtr 21	0	0	0	1	1	1,232
Central regions						
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
Jun qtr 21	5	1	8	0	3	507
Wheatbelt region						
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
Jun qtr 21	0	1	1	2	1	874
South West region						
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
Jun qtr 21	14	93	75	64	18	538

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*.

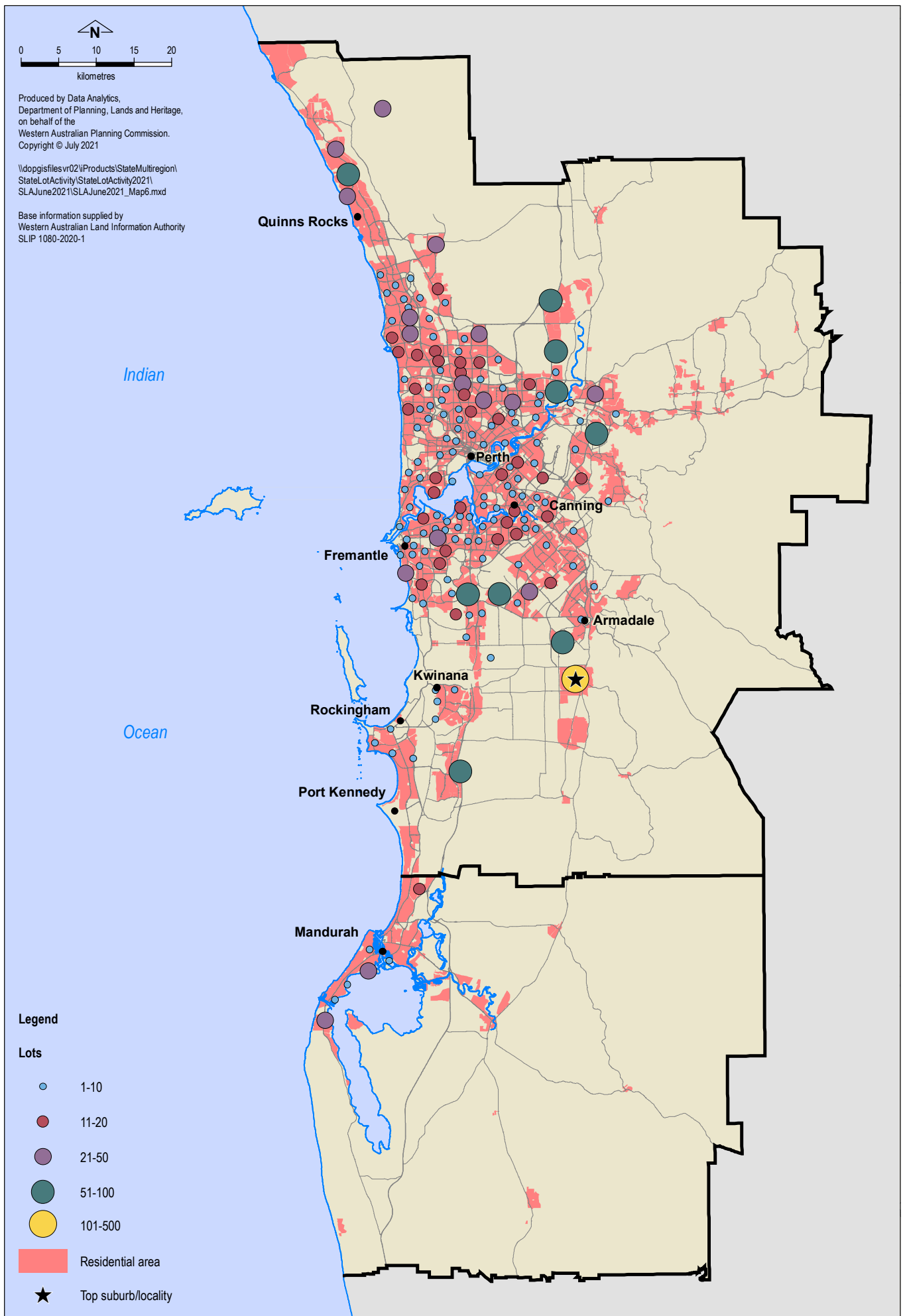
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2020/21	June 2021 quarter	Quarter rank	Suburb	2020/21	June 2021 quarter	Quarter rank	Suburb	2020/21	June 2021 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Girrawheen	57	17	31	Orelia	8	8	69
Alfred Cove	28	3	119	Glendalough	37	0	-	Osborne Park	6	4	103
Alkimos	462	79	2	Golden Bay	76	0	-	Padbury	93	27	16
Anketell	41	0	-	Gosnells	72	3	119	Palmyra	12	8	69
Applecross	22	13	41	Greenmount	5	5	94	Parkwood	25	12	47
Ardross	33	8	69	Greenwood	81	13	41	Pearsall	7	0	-
Armadale	27	6	82	Guildford	1	0	-	Peppermint Grove	2	0	-
Ashfield	7	0	-	Gwelup	2	2	129	Perth	9	0	-
Attadale	10	3	119	Hamersley	10	2	129	Piara Waters	241	6	82
Atwell	3	3	119	Hamilton Hill	72	10	58	Queens Park	28	9	63
Aveley	159	0	-	Hammond Park	89	3	119	Quinns Rocks	8	0	-
Balcatta	34	2	129	Harrisdale	202	31	14	Redcliffe	10	2	129
Baldvis	505	71	6	Haynes	158	0	-	Riverton	62	19	25
Balga	84	12	47	Hazelmere	12	5	94	Rivervale	39	12	47
Ballajura	28	6	82	Heathridge	34	6	82	Rockingham	19	6	82
Banksia Grove	208	22	20	High Wycombe	28	2	129	Rossmoyne	15	4	103
Bassendean	38	6	82	Highgate	1	1	168	Safety Bay	4	2	129
Bateman	11	4	103	Hilbert	257	73	5	Salter Point	6	0	-
Bayswater	76	4	103	Hillarys	30	11	50	Scarborough	65	11	50
Beaconsfield	17	2	129	Hilton	23	8	69	Seville Grove	4	0	-
Beckenham	75	18	27	Hocking	4	2	129	Shelley	30	7	74
Bedford	60	11	50	Iluka	15	2	129	Shoalwater	4	2	129
Beechboro	57	14	38	Inglewood	15	4	103	Sinagra	29	0	-
Beeliar	100	11	50	Innaloo	18	7	74	Singleton	2	0	-
Beldon	17	4	103	Jane Brook	17	0	-	Sorrento	30	18	27
Belmont	26	0	-	Jindalee	178	39	13	South Fremantle	3	1	168
Bennett Springs	135	0	-	Jolimont	3	0	-	South Guildford	47	0	-
Bentley	13	5	94	Joondalup	9	3	119	South Lake	2	0	-
Bibra Lake	2	2	129	Joondanna	22	4	103	South Perth	11	2	129
Bicton	17	11	50	Kalamunda	19	0	-	Southern River	170	11	50
Booragoon	13	3	119	Kallaroo	45	2	129	Spearwood	58	18	27
Brabham	601	77	3	Kardinya	87	15	35	St James	19	6	82
Brentwood	2	0	-	Karnup	42	0	-	Stirling	14	5	94
Bull Creek	15	9	63	Karrinyup	57	18	27	Stoneville	4	0	-
Bullsbrook	68	0	-	Kelmescott	23	8	69	Subiaco	2	2	129
Burns Beach	21	0	-	Kewdale	26	15	35	Success	46	1	168
Burswood	2	0	-	Kingsley	29	5	94	Swan View	7	0	-
Bushmead	54	54	8	Koondoola	45	13	41	Swanbourne	9	2	129
Byford	405	108	1	Koongamia	7	0	-	Tamala Park	37	0	-
Calista	2	2	129	Lake Coogee	39	2	129	Tapping	57	0	-
Camillo	2	0	-	Landsdale	90	25	17	The Vines	15	0	-
Canning Vale	66	3	119	Langford	18	4	103	Thornlie	34	4	103
Cannington	30	7	74	Lathlain	20	4	103	Treeby	320	76	4
Carine	2	0	-	Leda	2	2	129	Trigg	2	0	-
Carlisle	57	9	63	Leederville	38	0	-	Tuart Hill	14	2	129
Caversham	143	51	10	Leeming	10	4	103	Two Rocks	67	0	-
Champion Lakes	47	0	-	Lesmurdie	4	2	129	Upper Swan	63	0	-
Chidlow	2	0	-	Lockridge	7	1	168	Victoria Park	25	14	38
Churchlands	2	0	-	Lynwood	28	10	58	Viveash	2	0	-
City Beach	3	0	-	Maddington	38	3	119	Waikiki	4	2	129
Claremont	17	10	58	Madeley	2	0	-	Wandi	104	2	129
Cloverdale	46	9	63	Mahogany Creek	3	0	-	Wanneroo	115	13	41
Cockburn Central	104	54	8	Maida Vale	24	0	-	Warnbro	7	0	-
Como	24	4	103	Mandogalup	122	0	-	Warwick	57	15	35
Connolly	4	2	129	Manning	19	6	82	Waterford	21	5	94
Coogee	31	7	74	Marangaroo	5	3	119	Watermans Bay	2	0	-
Coolbellup	63	17	31	Maylands	13	2	129	Wattle Grove	55	0	-
Cottesloe	10	1	168	Medina	4	2	129	Wellard	288	0	-
Craigie	79	24	18	Melville	45	10	58	Wembley	4	2	129
Crawley	9	9	63	Middle Swan	2	0	-	Wembley Downs	12	4	103
Daglish	7	4	103	Midland	12	0	-	West Leederville	11	4	103
Dalkeith	32	11	50	Midvale	134	28	15	Westminster	48	22	20
Darch	15	2	129	Mindarie	2	0	-	Whitby	29	0	-
Darlington	6	0	-	Mirrabooka	6	2	129	White Gum Valley	13	2	129
Dayton	282	7	74	Morley	109	21	23	Willagee	42	23	19
Dianella	80	22	20	Mosman Park	14	5	94	Willetton	125	16	33
Doubleview	44	9	63	Mount Claremont	21	2	129	Wilson	68	16	33
Duneraig	45	13	41	Mount Hawthorn	23	5	94	Winthrop	10	2	129
East Cannington	28	2	129	Mount Lawley	2	2	129	Woodbridge	2	2	129
East Fremantle	2	0	-	Mount Pleasant	17	2	129	Woodlands	8	2	129
East Perth	1	0	-	Mullaloo	6	0	-	Woodvale	9	2	129
East Victoria Park	43	10	58	Murdoch	2	0	-	Yanchep	150	21	23
Eden Hill	23	7	74	Myaree	18	2	129	Yangebup	7	7	74
Edgewater	18	2	129	Nedlands	49	14	38	Yokine	32	19	25
Eglington	209	43	11	Nollamara	54	13	41				
Ellenbrook	215	68	7	Noranda	27	6	82				
Embleton	16	6	82	North Beach	20	4	103				
Ferndale	8	6	82	North Coogee	108	42	12				
Floreat	3	0	-	North Fremantle	6	5	94				
Forrestdale	206	0	-	North Lake	2	0	-				
Forrestfield	176	11	50	North Perth	18	7	74				
Fremantle	15	6	82	Ocean Reef	8	2	129				
Total Perth metropolitan region									11,823	2060	
Peel Region Scheme											
Coodanup	9	0	-	Halls Head	35	2	5	Ravenswood	11	0	-
Dawesville	65	33	1	Lakelands	197	20	3	South Yunderup	44	0	-
Dudley Park	17	3	4	Madora Bay	111	0	-	Wannanup	2	2	5
Erskine	68	31	2	Mandurah	5	0	-	Waroona	2	0	-
Falcon	7	2	5	Meadow Springs	18	0	-				
Greenfields	14	0	-	North Dandalup	9	0	-				
Total Peel Region Scheme									614	93	
Total Perth metropolitan region and Peel Region Scheme									12,437	2,153	

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 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 June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots
Metropolitan¹					
Central sub-region	0	370	0	0	0
North-west sub-region	0	0	0	53	0
North-east sub-region	5	2	0	137	1
South-east sub-region	35	10	21	309	27
South-west sub-region	3	16	8	70	1
Peel Region Scheme ²	14	67	0	114	4
Total metropolitan¹	57	465	29	683	33
State planning region					
Perth	43	398	29	569	29
Peel ³	14	67	0	114	4
Sub-total	57	465	29	683	33
Rest of the State					
Gascoyne	0	0	0	6	0
Goldfields-Esperance	1	11	2	94	0
Great Southern	18	24	0	193	24
Kimberley	0	0	2	29	0
Mid West	2	2	2	17	0
Pilbara	0	0	0	0	0
South West	10	39	22	334	12
Wheatbelt	5	25	26	768	15
Sub-total	36	101	54	1,441	51
Total State	93	566	83	2,124	84

5.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Serpentine	19	1	Marbelup	21
2	Darling Downs	7	2	Lower Chittering	12
			3	Vasse	7
			4	Kudardup	5

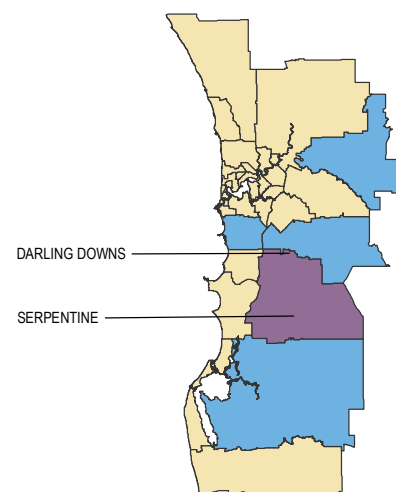
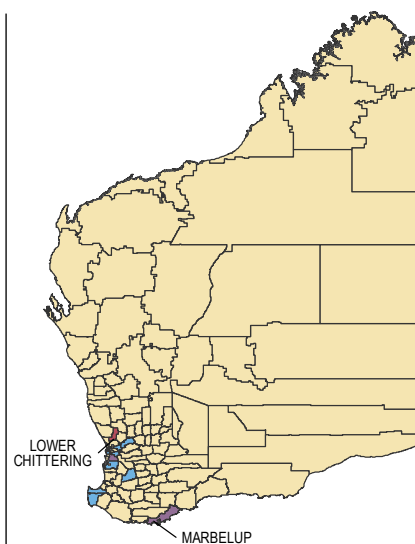
* Five lots or more

Percentage of final approvals by region

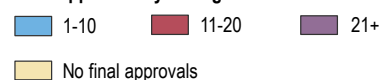
Metropolitan¹

Regional

No pie chart in this quarter due to low numbers



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.

6 Commercial activity

6.1 Regional summary: June 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 June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots
Metropolitan¹					
Central sub-region	11	19	17	86	29
North-west sub-region	9	9	9	55	1
North-east sub-region	30	46	2	27	4
South-east sub-region	3	4	4	21	1
South-west sub-region	4	10	8	24	2
Peel Region Scheme ²	0	0	4	26	2
Total metropolitan¹	57	88	44	239	39
State planning region					
Perth	57	88	40	213	37
Peel ³	0	0	4	26	2
Sub-total	57	88	44	239	39
Rest of the State					
Gascoyne	0	0	0	1	0
Goldfields-Esperance	6	6	2	15	1
Great Southern	4	5	0	5	1
Kimberley	0	2	0	3	2
Mid West	0	0	0	6	0
Pilbara	1	0	1	1	0
South West	15	15	1	40	6
Wheatbelt	7	7	0	2	2
Sub-total	33	35	4	73	12
Total State	90	123	48	312	51

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Morley	13	No localities with final approvals of five lots or more this quarter		

* Five lots or more

Percentage of final approvals by region

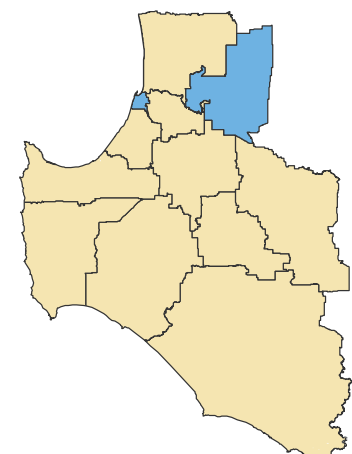
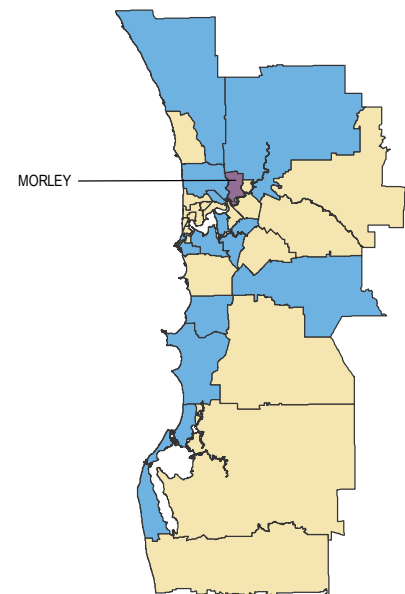
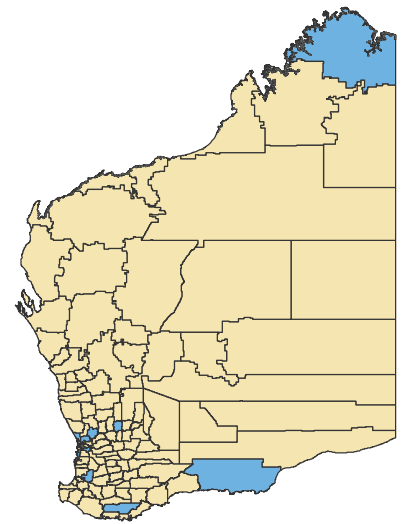
Metropolitan¹

No pie chart in this quarter due to low numbers

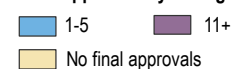
Regional

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.

7 Industrial activity

7.1 Regional summary: June 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 June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots
Metropolitan¹					
Central sub-region	1	1	2	113	0
North-west sub-region	59	64	3	74	0
North-east sub-region	4	52	0	27	2
South-east sub-region	27	40	13	222	3
South-west sub-region	24	24	30	87	9
Peel Region Scheme ²	0	0	0	109	0
Total metropolitan¹	115	181	48	632	14
State planning region					
Perth	115	181	48	523	14
Peel ³	0	0	0	109	0
Sub-total	115	181	48	632	14
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	1	12	0
Great Southern	1	1	0	17	0
Kimberley	0	0	0	5	0
Mid West	3	3	0	11	0
Pilbara	78	78	0	22	0
South West	14	24	1	145	3
Wheatbelt	13	13	3	51	4
Sub-total	109	119	5	263	7
Total State	224	300	53	895	21

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Hope Valley	7	No localities with final approvals of five lots or more this quarter		

* Five lots or more

Percentage of final approvals by region

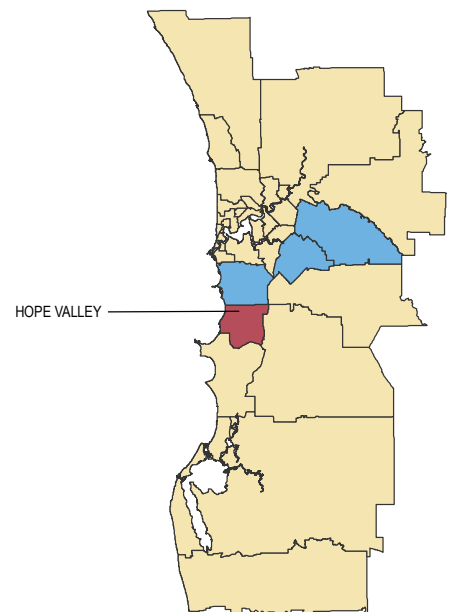
Metropolitan¹

No pie chart in this quarter due to low numbers

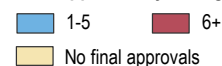
Regional

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

June 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 June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots	Proposed lots	Proposed lots up to end of June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	15	35	12	141	13	0	0	0	3	0
Bayswater (C)	94	190	82	576	50	1	3	1	91	16
Belmont (C)	28	104	33	253	38	9	9	0	11	0
Cambridge (T)	4	12	4	37	6	0	0	1	2	0
Canning (C)	142	338	106	1,083	119	2	2	8	22	3
Claremont (T)	10	6	7	46	12	1	1	2	4	0
Cottesloe (T)	9	3	13	29	1	1	1	0	0	1
East Fremantle (T)	3	2	0	19	0	1	1	0	2	0
Fremantle (C)	27	28	20	216	24	3	2	2	29	3
Melville (C)	104	172	65	684	120	4	22	8	39	4
Mosman Park (T)	6	4	0	45	5	0	0	0	1	0
Nedlands (C)	73	38	40	140	27	2	2	0	0	0
Peppermint Grove (S)	4	0	8	25	0	0	0	0	0	0
Perth (C)	0	11	0	2	9	3	5	0	10	0
South Perth (C)	40	25	21	169	17	1	2	1	4	1
Stirling (C)	174	647	362	1,614	170	1	3	2	25	5
Subiaco (C)	5	15	4	25	6	0	0	1	10	0
Victoria Park (T)	22	78	29	268	37	5	6	1	18	2
Vincent (C)	15	54	30	251	13	1	1	5	8	2
Total	775	1,762	836	5,623	667	35	60	32	279	37
North-west sub-region										
Joondalup (C)	148	486	241	1,414	151	0	1	1	8	3
Wanneroo (C)	1,204	1,011	336	10,000	279	90	102	20	353	23
Total	1,352	1,497	577	11,414	430	90	103	21	361	26
North-east sub-region										
Kalamunda (C)	105	102	18	575	15	4	15	0	15	3
Mundaring (S)	12	76	10	518	5	3	74	0	38	1
Swan (C)	447	1,300	318	8,246	313	43	316	8	187	50
Total	564	1,478	346	9,339	333	50	405	8	240	54
South-east sub-region										
Armadale (C)	61	772	276	4,435	124	28	46	18	180	15
Gosnells (C)	171	363	140	2,157	46	4	4	8	117	10
Serpentine-Jarrahdale (S)	137	80	273	2,679	108	37	113	27	356	38
Total	369	1,215	689	9,271	278	69	163	53	653	63
South-west sub-region										
Cockburn (C)	507	893	160	3,438	253	75	80	46	92	18
Kwinana (C)	20	430	83	4,672	16	2	6	10	38	24
Rockingham (C)	77	279	113	5,873	83	25	41	6	116	11
Total	604	1,602	356	13,983	352	102	127	62	246	53
Peel Region Scheme²										
Mandurah (C)	99	364	557	3,821	93	1	3	8	35	8
Murray (S)	472	13	2	1,362	0	23	50	1	274	8
Waroona (S)	0	1	0	2	0	4	15	0	20	0
Total	571	378	559	5,185	93	28	68	9	329	16
Total Perth metropolitan region and Peel Region Scheme³										
	4,235	7,932	3,363	54,815	2,153	374	926	185	2,108	249

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

June 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 June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots	Proposed lots	Proposed lots up to end of June 2021	Proposed lots	Proposed lots up to end of June 2021	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	14	0	20	0	0	0	0	10	0
Exmouth (S)	2	0	2	9	0	0	0	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	2	14	2	29	0	0	0	0	10	0
Goldfields-Esperance										
Esperance (S)	0	0	49	266	2	2	2	6	46	5
Kalgoorlie-Boulder (C)	69	34	2	130	8	5	5	1	105	0
Remaining local governments	5	0	0	3	0	2	2	0	75	0
Total	74	34	51	399	10	9	9	7	226	5
Great Southern										
Albany (C)	66	80	12	561	15	12	28	12	196	26
Remaining local governments	9	110	2	276	0	30	46	2	116	7
Total	75	190	14	837	15	42	74	14	312	33
Kimberley										
Broome (S)	115	0	0	155	0	0	7	0	89	0
Wyndham-East Kimberley (S)	0	0	0	2	0	2	2	2	38	3
Remaining local governments	0	0	2	11	0	0	0	0	0	0
Total	115	0	2	168	0	2	9	2	127	3
Mid West										
Greater Geraldton (C)	116	19	4	1,293	0	8	8	2	77	0
Irwin (S)	91	0	11	23	0	1	1	2	46	0
Remaining local governments	3	4	0	4	7	9	33	4	13	13
Total	210	23	15	1,320	7	18	42	8	136	13
Pilbara										
Karratha (C)	9	26	34	106	0	57	56	1	27	1
Port Hedland (T)	0	0	0	342	2	28	28	1	15	0
Remaining local governments	2	0	0	84	0	0	0	0	4	1
Total	11	26	34	532	2	85	84	2	46	2
South West										
Augusta-Margaret River (S)	161	68	184	1,005	10	23	43	17	243	7
Bunbury (C)	11	77	23	246	35	1	3	2	15	8
Busselton (C)	236	133	101	1,298	126	12	24	68	364	16
Capel (S)	282	75	0	1,096	0	1	1	0	47	0
Dardanup (S)	190	118	17	145	39	2	4	2	44	8
Harvey (S)	3	100	0	784	30	22	32	0	122	9
Remaining local governments	7	9	9	246	9	26	36	14	147	10
Total	890	580	334	4,820	249	87	143	103	982	58
Wheatbelt										
Beverley (S)	0	1	0	0	0	4	4	1	18	2
Chittering (S)	0	0	0	55	0	0	0	28	424	21
Gingin (S)	4	0	2	1,960	0	3	3	5	266	11
Northam (S)	1	0	3	160	0	8	8	4	131	4
Toodyay (S)	0	0	0	133	0	5	5	0	6	1
York (S)	2	2	4	7	0	0	0	5	12	0
Remaining local governments	1	7	0	70	5	29	18	19	118	25
Total	8	10	9	2,385	5	49	38	62	975	64
Peel region - balance										
Boddington (S)	0	2	0	0	0	0	11	0	0	0
Balance of State	1,385	879	461	10,490	288	292	410	198	2,814	178

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
2020/21	23,690	15,593	19,209	12,910	20,831	13,660	2,859	1,933

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
2020/21	22,004	13,617	18,583	11,823	20,109	12,437	1,895	1,180

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
2020/21	424	351	155	89	227	140	197	211

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
2020/21	290	100	110	62	111	63	179	37

■ 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
2020/21	172	177	136	109	146	129	26	48

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
2020/21	800	1,348	225	827	238	891	562	457

■ 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 WAPC. Built strata lots are not included in the strata lot statistics, as the majority of built strata applications are determined by local governments under delegated authority from 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 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