

state^{lot}activity:WA

DECEMBER QUARTER 2021

1 State summary

- The number of developer-lodged applications for residential purposes in Western Australia increased by three per cent from the previous quarter (September) to 565 in the December 2021 quarter. The number of developer-lodged applications for non-residential purposes fell by 19 per cent to 149 in the same quarter.
- The number of proposed lots among the lodged applications increased by 45 per cent and eight per cent from the previous quarter to 5,109 and 543 for residential and non-residential purposes, respectively.
- By the end of December 2021 quarter, the number of proposed residential lots among applications under assessment increased by 36 per cent from the previous quarter to 8,376. The number of non-residential purposes decreased by 29 per cent over the same quarter to 667 for non-residential purposes.
- The number of proposed lots granted conditional approval during the December quarter decreased by 46 per cent and 35 per cent from the previous quarter to 3,419 and 506 for residential and non-residential purposes, respectively.
- At the end of the December quarter, the developers' stock of proposed lots granted conditional approval for both residential and non-residential purposes was one per cent and four per cent higher than the previous quarter to 70,017 and 5,679, respectively. (Note: the developers' stock of lots granted conditional approval 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 in the December 2021 quarter for both residential and non-residential purposes increased by 13 per cent and nine per cent from the previous quarter to 2,950 and 463, respectively.

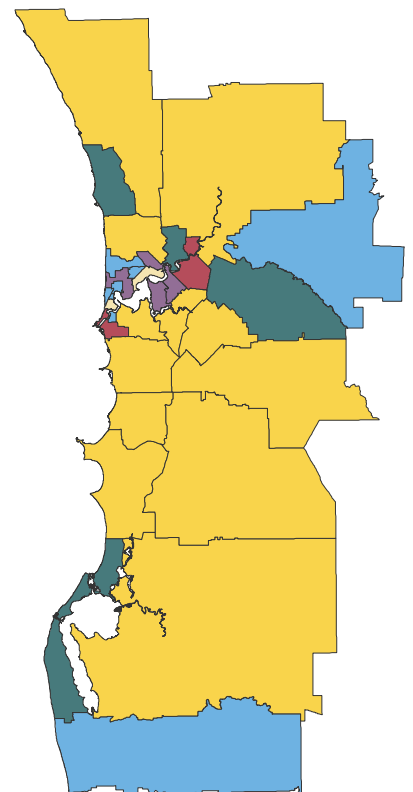
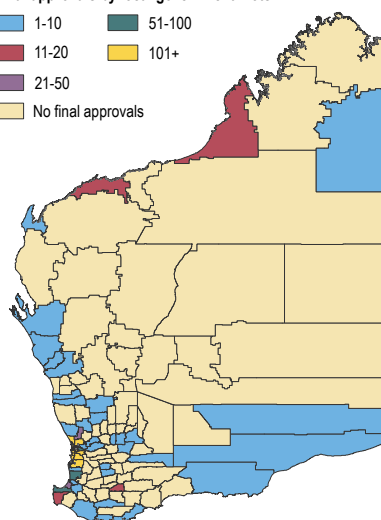
This version is designed to be interactive. Click on any chart for an enlarged version, and click on the chart again to close. Contents are also linked.

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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										
Sept qtr 2021	547	3,525	604	6,155	539	6,274	4,246	69,358	446	2,615
Dec qtr 2021	565	5,109	604	8,376	451	3,419	4,253	70,017	443	2,950
July to Dec 2021	1,112	8,634			990	9,693			889	5,565
Change between quarters	↗	↗	—	↗	↘	↘	—	↗	↘	↗
	3%	45%	0%	36%	-16%	-46%	0%	1%	-1%	13%
Non-residential										
Sept qtr 2021	183	505	257	944	183	775	793	5,442	184	425
Dec qtr 2021	149	543	159	667	146	506	785	5,679	199	463
July to Dec 2021	332	1,048			329	1,281			383	888
Change between quarters	↘	↗	↘	↘	↘	↘	↘	↗	↗	↗
	-19%	8%	-38%	-29%	-20%	-35%	-1%	4%	8%	9%

1.1 Final approval activity: December quarter 2021

Final approvals by local government - lots



NOTE: All pie chart values within the publication have been rounded to 100%. Other category includes lots created for uses not otherwise classified, such as public open space, drainage, road reserves, balance lots etc.

2 Residential activity

2.1 Regional summary: December 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 Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots
Metropolitan¹					
Central sub-region	825	1,662	573	5,668	650
North-west sub-region	1,277	1,587	1,295	13,373	404
North-east sub-region	638	987	620	9,107	487
South-east sub-region	490	1,330	134	9,200	415
South-west sub-region	728	1,122	93	15,004	632
Peel Region Scheme ²	500	795	258	5,664	174
Total metropolitan¹	4,458	7,483	2,973	58,016	2,762
State planning region					
Perth	3,958	6,688	2,715	52,352	2,588
Peel ³	500	795	258	5,668	174
Sub-total	4,458	7,483	2,973	58,020	2,762
Rest of the State					
Gascoyne	0	0	2	30	7
Goldfields-Esperance	36	90	6	408	6
Great Southern	60	192	12	889	13
Kimberley	8	6	37	268	17
Mid West	88	81	8	1,638	4
Pilbara	47	47	0	521	12
South West	392	461	373	5,853	125
Wheatbelt	20	16	8	2,390	4
Sub-total	651	893	446	11,997	188
Total State	5,109	8,376	3,419	70,017	2,950

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Eglinton	136	1	Australind	49
2	Brabham	122	2	Yalyalup	30
3	Hammond Park/Southern River	117	3	Dalyellup	26
4	Ravenswood	93	4	Djugun	15
5	Baldivis	91	5	Baynton/Katanning	12
6	Hamilton Hill	78	6	Denham/East Bunbury	5
7	Forrestdale	76			
8	Byford/Jindalee	63			
9	Wanneroo	61			
10	Ellenbrook	59			

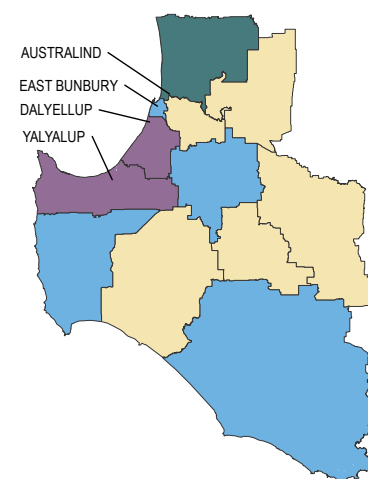
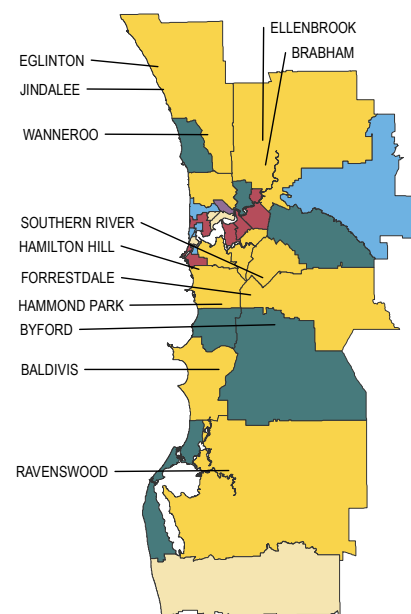
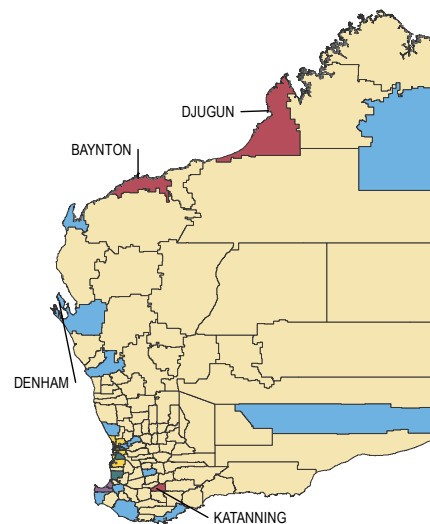
* Five lots or more

Percentage of final approvals by region

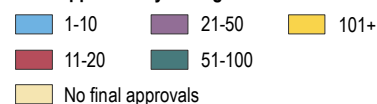
Metropolitan¹

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 (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
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
2021/22						
Sep qtr	774	1,149	177	80	55	375
Dec qtr	968	1,343	275	123	29	375

Financial year	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
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
2021/22						
Sep qtr	20	31	32	45	40	600
Dec qtr	7	39	28	84	30	659

3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Central sub-region						
Mar qtr 21	295	333	72	25	12	351
Jun qtr 21	292	288	46	25	16	350
Sep qtr 21	283	219	47	16	15	325
Dec qtr 21	306	250	61	19	14	329
North-east sub-region						
Mar qtr 21	104	186	18	11	15	375
Jun qtr 21	121	151	39	12	10	378
Sep qtr 21	200	397	36	17	12	375
Dec qtr 21	136	276	36	26	7	375
North-west sub-region						
Mar qtr 21	141	193	21	7	1	351
Jun qtr 21	161	229	30	8	2	362
Sep qtr 21	151	261	19	1	3	375
Dec qtr 21	117	234	38	14	1	375
South-east sub-region						
Mar qtr 21	148	180	26	8	4	354
Jun qtr 21	81	166	20	8	0	375
Sep qtr 21	142	117	17	53	8	350
Dec qtr 21	137	168	73	33	4	393
South-west sub-region						
Mar qtr 21	179	221	26	3	1	347
Jun qtr 21	211	120	10	6	4	300
Sep qtr 21	136	158	16	2	3	350
Dec qtr 21	251	335	23	4	1	352
Peel Region Scheme ²						
Mar qtr 21	1	79	31	4	8	450
Jun qtr 21	7	55	24	7	0	458
Sep qtr 21	5	69	35	9	0	451
Dec qtr 21	21	80	44	27	2	457
Metropolitan ¹						
Mar qtr 21	868	1,192	194	58	41	362
Jun qtr 21	873	1,009	169	66	32	360
Sep qtr 21	917	1,221	170	98	41	375
Dec qtr 21	968	1,343	275	123	29	375
Perth metropolitan region						
Mar qtr 21	867	1,113	163	54	33	354
Jun qtr 21	866	954	145	59	32	354
Sep qtr 21	912	1,152	135	89	41	370
Dec qtr 21	947	1,263	231	96	27	375
Peel						
Mar qtr 21	1	79	31	4	9	450
Jun qtr 21	7	55	24	7	0	458
Sep qtr 21	5	69	35	9	0	451
Dec qtr 21	21	80	44	27	2	457

Quarter	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Mar qtr 21	0	0	0	9	0	665
Jun qtr 21	0	0	0	1	1	1,232
Sep qtr 21	0	0	0	0	0	0
Dec qtr 21	0	0	10	18	1	644
Central regions						
Mar qtr 21	32	2	2	0	2	233
Jun qtr 21	5	1	8	0	3	507
Sep qtr 21	0	5	5	0	2	531
Dec qtr 21	0	6	4	1	6	512
Wheatbelt region						
Mar qtr 21	0	0	1	11	3	810
Jun qtr 21	0	1	1	2	1	874
Sep qtr 21	0	0	0	0	3	2,019
Dec qtr 21	0	2	0	1	1	686
South West region						
Mar qtr 21	41	10	7	47	9	583
Jun qtr 21	14	93	75	64	18	538
Sep qtr 21	20	26	27	45	35	606
Dec qtr 21	7	31	14	64	22	659

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*.

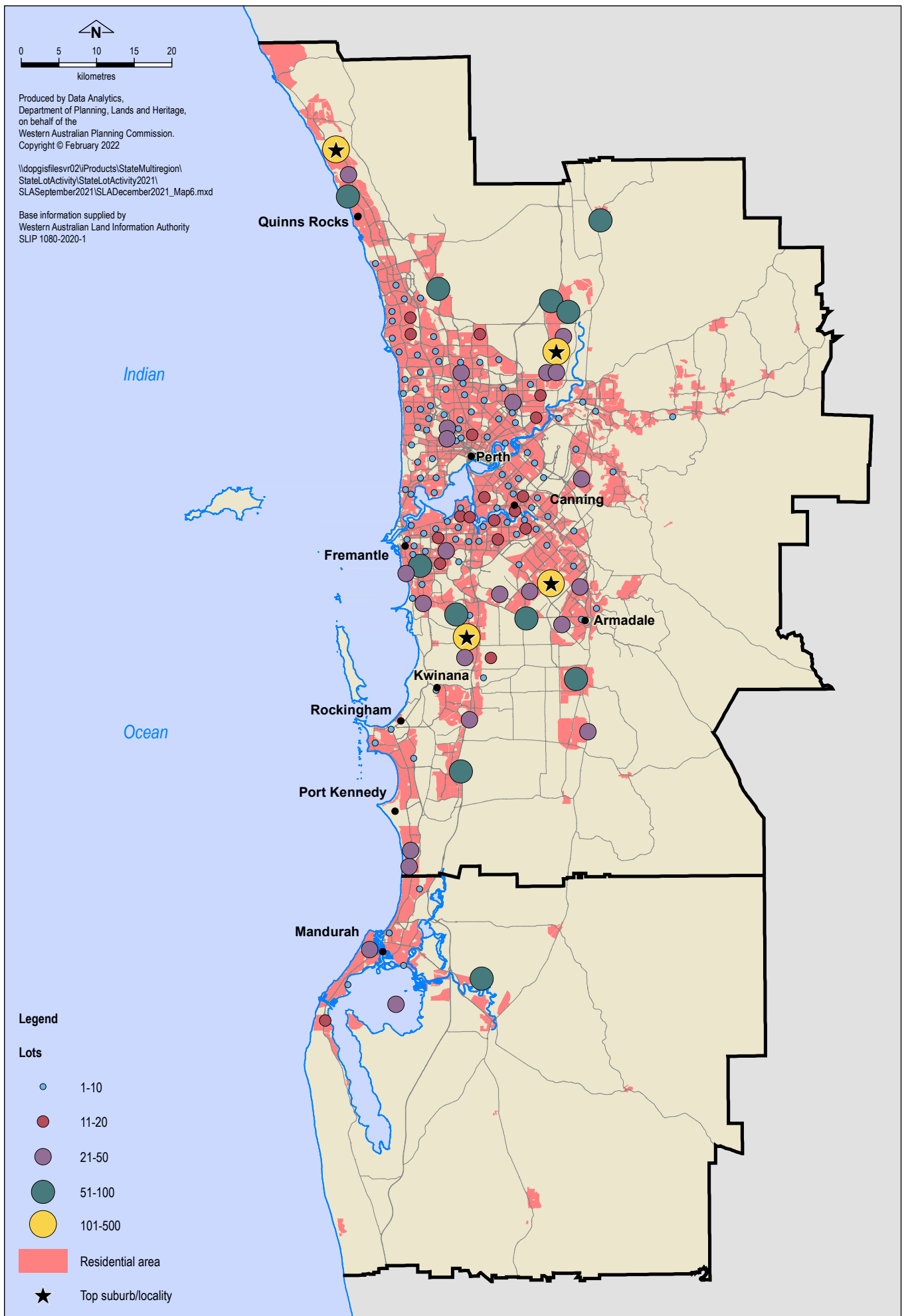
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	July to Dec 2021	Dec 2021 quarter	Quarter rank	Suburb	July to Dec 2021	Dec 2021 quarter	Quarter rank	Suburb	July to Dec 2021	Dec 2021 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	13	5	93	Henley Brook	68	36	23	Success	11	2	121
Alkimos	97	32	27	High Wycombe	11	6	82	Swan View	12	0	-
Anketell	10	10	53	Hillarys	12	4	98	Swanbourne	2	0	-
Applecross	2	2	121	Hillman	4	0	-	Tamala Park	34	0	-
Ardross	23	12	48	Hilton	6	2	121	Thornlie	6	3	110
Armada	5	3	110	Inglewood	2	0	-	Treeby	73	37	21
Ashby	4	0	-	Innaloo	18	7	74	Trigg	4	4	98
Ashfield	4	0	-	Jindalee	82	63	8	Tuart Hill	2	0	-
Attadale	4	0	-	Joondanna	3	3	110	Upper Swan	45	0	-
Aveley	135	55	12	Kalamunda	6	2	121	Victoria Park	6	6	82
Balcatta	10	6	82	Kallaroo	13	8	65	Viveash	13	0	-
Baldivis	142	91	5	Kardinya	41	41	19	Waikiki	2	2	121
Balga	54	23	35	Karrinyup	18	4	98	Wandi	16	16	38
Balajura	8	4	98	Kelmscott	2	0	-	Wanneroo	69	61	10
Banksia Grove	60	0	-	Kensington	4	0	-	Warnbro	2	0	-
Bassendean	20	15	40	Kenwick	29	0	-	Warwick	4	2	121
Bateman	6	2	121	Kewdale	7	5	93	Waterford	14	1	150
Bayswater	18	2	121	Kingsley	6	2	121	Watermans Bay	2	0	-
Beaconsfield	11	5	93	Koondoola	8	2	121	Wellard	28	27	29
Beckenham	28	10	53	Lake Coogee	29	26	31	Wembley	28	26	31
Bedford	13	7	74	Landsdale	14	14	43	Wembley Downs	18	10	53
Beechboro	20	8	65	Langford	6	2	121	West Leederville	6	2	121
Beeliar	86	55	12	Leederville	10	5	93	Westminster	15	7	74
Beldon	2	0	-	Leeming	2	0	-	Whitby	34	34	25
Bellevue	6	6	82	Lockridge	16	12	48	White Gum Valley	4	4	98
Belmont	6	2	121	Lynwood	16	16	38	Willagee	49	15	40
Bennett Springs	74	37	21	Maddington	32	2	121	Willetton	46	20	36
Bentley	14	11	51	Mahogany Creek	4	4	98	Wilson	19	11	51
Bicton	2	0	-	Maida Vale	5	0	-	Winthrop	2	2	121
Booragoon	16	7	74	Mandogalup	51	35	24	Woodlands	2	2	121
Brabham	294	122	2	Marangaroo	4	0	-	Yanchep	59	0	-
Bull Creek	57	4	98	Marmion	7	0	-	Yokine	18	8	65
Bullsbrook	72	53	14	Maylands	36	6	82				
Burns Beach	10	10	53	Medina	2	2	121				
Byford	126	63	8	Melville	20	9	62				
Camillo	27	27	29	Middle Swan	2	0	-				
Canning Vale	4	4	98	Midland	2	2	121				
Cannington	12	10	53	Midvale	48	0	-				
Carine	3	3	110	Morley	56	40	20				
Carlisle	14	8	65	Mount Claremont	12	8	65				
Caversham	55	0	-	Mount Hawthorn	2	2	121				
Churchlands	4	1	150	Mount Lawley	7	4	98				
City Beach	2	2	121	Mount Nasura	2	2	121				
Claremont	8	4	98	Mount Pleasant	23	15	40				
Cloverdale	14	8	65	Mullaloo	5	3	110				
Como	21	19	37	Nedlands	27	8	65				
Connolly	4	4	98	Nollamara	17	7	74				
Coogee	48	2	121	Noranda	4	2	121				
Coolbellup	41	14	43	North Beach	8	8	65				
Cottesloe	3	3	110	North Coogee	24	24	34				
Craigie	22	14	43	North Lake	4	4	98				
Daglish	2	0	-	North Perth	24	14	43				
Dalkeith	6	3	110	Ocean Reef	6	0	-				
Dayton	38	33	26	Osborne Park	10	9	62				
Dianella	22	7	74	Padbury	29	14	43				
Doubleview	22	9	62	Palmyra	14	10	53				
Duncraig	14	1	150	Parkwood	2	2	121				
East Cannington	1	0	-	Parmelia	2	0	-				
East Fremantle	3	3	110	Peppermint Grove	7	5	93				
East Victoria Park	12	1	150	Perth	2	2	121				
Eden Hill	2	0	-	Piara Waters	56	0	-				
Edgewater	8	7	74	Queens Park	6	6	82				
Eglinton	198	136	1	Quinns Rocks	2	2	121				
Ellenbrook	115	59	11	Redcliffe	7	0	-				
Embleton	7	3	110	Riverton	12	10	53				
Ferndale	51	6	82	Rivervale	2	0	-				
Forrestdale	76	76	7	Rockingham	5	3	110				
Forrestfield	92	46	17	Rossmoyne	14	8	65				
Fremantle	2	2	121	Salter Point	2	0	-				
Girrawheen	13	7	74	Scarborough	26	10	53				
Glendalough	48	48	15	Secret Harbour	4	0	-				
Golden Bay	48	47	16	Shelley	16	12	48				
Gosnells	23	3	110	Shenton Park	1	1	150				
Greenmount	2	0	-	Shoalwater	2	2	121				
Greenwood	8	6	82	Singleton	28	28	28				
Hamersley	2	0	-	Sorrento	20	6	82				
Hamilton Hill	84	78	6	South Fremantle	2	0	-				
Hammond Park	182	117	3	South Guildford	2	2	121				
Harrisdale	45	45	18	Southern River	153	117	3				
Haynes	49	26	31	Spearwood	19	10	53				
Hazelmere	4	0	-	St James	18	6	82				
Heathridge	25	6	82	Subiaco	4	0	-				
Total Perth metropolitan region									4,917	2,588	
Peel Region Scheme											
Coodanup	1	1	8	Falcon	2	2	6	Mandurah	2	2	6
Dawesville	34	12	4	Halls Head	34	30	2	Ravenswood	93	93	1
Dudley Park	2	0	-	Lakelands	6	6	5	South Yunderup	32	28	3
Ersikine	19	0	-	Madora Bay	67	0	-				
Total Peel Region Scheme									292	174	
Total Perth metropolitan region and Peel Region Scheme									5,209	2,762	

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



5 Rural residential and special residential activity

5.1 Regional summary: December 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 Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots
Metropolitan¹					
Central sub-region	0	138	0	0	0
North-west sub-region	0	4	0	45	6
North-east sub-region	13	4	5	362	6
South-east sub-region	85	0	11	335	23
South-west sub-region	2	7	9	77	0
Peel Region Scheme ²	53	2	10	138	2
Total metropolitan¹	153	155	35	957	37
State planning region					
Perth	100	153	25	819	35
Peel ³	53	2	13	149	2
Sub-total	153	155	38	968	37
Rest of the State					
Gascoyne	0	0	0	6	0
Goldfields-Esperance	0	0	0	94	0
Great Southern	30	38	16	201	0
Kimberley	0	0	0	29	0
Mid West	8	49	2	21	1
Pilbara	0	4	0	0	0
South West	58	25	13	333	25
Wheatbelt	9	56	2	727	28
Sub-total	105	172	33	1,411	54
Total State	258	327	71	2,379	91

5.2 Final approval: top suburbs and localities

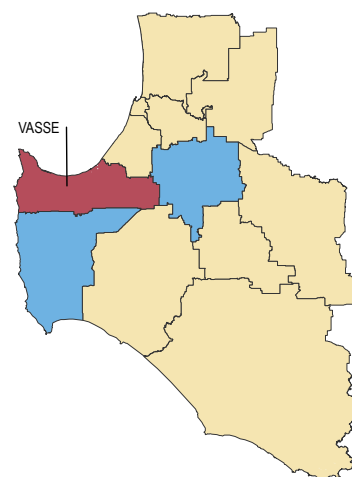
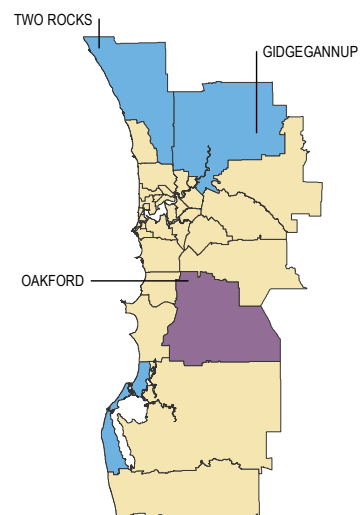
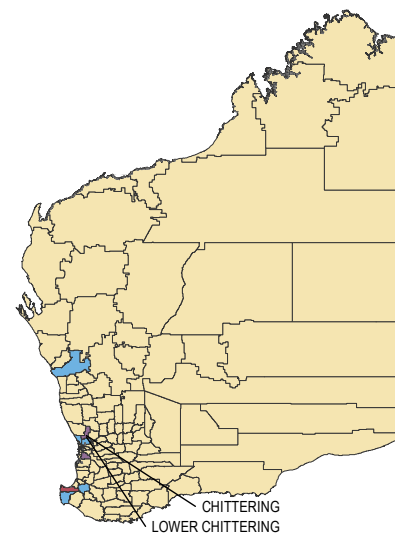
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Oakford	23	1	Chittering	23
2	Two Rocks	6	2	Vasse	16
3	Gidgegannup	5	3	Lower Chittering	5

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional



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: December 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 Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots
Metropolitan¹					
Central sub-region	7	8	7	91	36
North-west sub-region	11	13	3	57	1
North-east sub-region	9	15	5	43	4
South-east sub-region	2	4	4	26	1
South-west sub-region	5	10	0	18	6
Peel Region Scheme ²	0	0	0	26	2
Total metropolitan¹	34	50	19	261	50
State planning region					
Perth	34	50	19	235	48
Peel ³	0	0	0	26	2
Sub-total	34	50	19	261	50
Rest of the State					
Gascoyne	0	0	0	1	0
Goldfields-Esperance	2	1	0	15	4
Great Southern	1	5	1	4	0
Kimberley	8	10	2	5	0
Mid West	2	2	0	6	3
Pilbara	6	0	0	1	1
South West	14	14	11	62	4
Wheatbelt	3	3	4	7	2
Sub-total	36	35	18	101	14
Total State	70	85	37	362	64

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Morley	9	No localities with final approvals of five lots or more this quarter		
2	Applecross	5			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

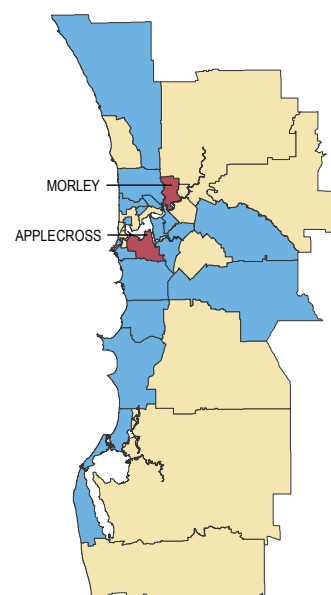
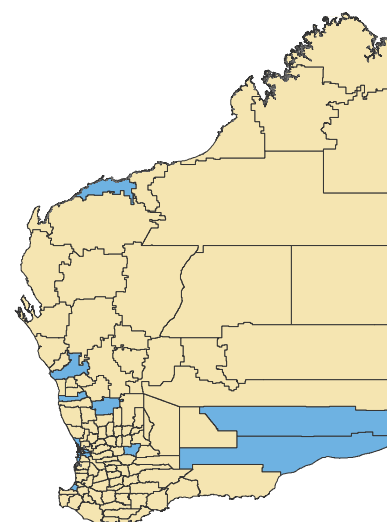
Regional

Green title lots versus strata lots - State

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.



Final approvals by local government - lots

1-5 6+
No final approvals

Note: Top suburbs and localities identified where relevant

7 Industrial activity

7.1 Regional summary: December 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 Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots
Metropolitan¹					
Central sub-region	5	5	0	112	7
North-west sub-region	0	5	44	105	0
North-east sub-region	18	18	43	27	5
South-east sub-region	15	19	82	233	1
South-west sub-region	2	14	3	97	1
Peel Region Scheme ²	0	0	0	109	0
Total metropolitan¹	40	61	172	683	14
State planning region					
Perth	40	61	172	574	14
Peel ³	0	0	0	109	0
Sub-total	40	61	172	683	14
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	3	3	3	14	0
Great Southern	0	0	0	16	0
Kimberley	0	0	0	5	0
Mid West	6	6	0	14	2
Pilbara	25	21	4	42	0
South West	2	19	9	159	0
Wheatbelt	2	8	3	66	5
Sub-total	38	57	19	316	7
Total State	78	118	191	999	21

7.2 Final approval: top suburbs and localities

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

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

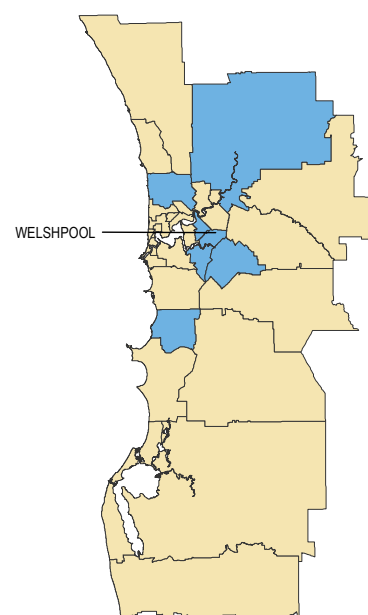
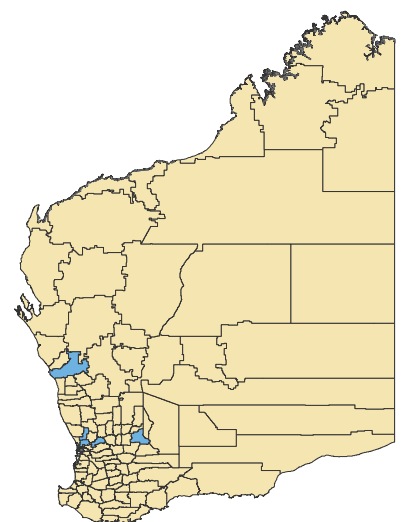
Regional

Green title lots versus strata lots - State

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.



Final approvals by local government - lots

1-5 No final approvals

Note: Top suburbs and localities identified where relevant

8 Metropolitan local government summary

December 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 Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots	Proposed lots	Proposed lots up to end of Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	23	23	12	147	15	0	0	0	3	0
Bayswater (C)	104	312	68	587	60	0	4	0	92	9
Belmont (C)	28	48	26	273	15	4	4	0	20	0
Cambridge (T)	9	11	11	40	6	3	1	0	1	1
Canning (C)	158	155	119	1,114	120	4	3	5	27	7
Claremont (T)	0	0	6	46	4	0	0	0	3	2
Cottesloe (T)	1	1	7	43	3	0	0	2	0	1
East Fremantle (T)	0	0	2	20	3	0	0	0	2	0
Fremantle (C)	39	47	14	224	13	0	0	2	28	4
Melville (C)	103	108	53	607	124	0	0	0	42	6
Mosman Park (T)	2	2	8	59	0	0	0	1	1	0
Nedlands (C)	27	485	30	196	20	0	0	0	1	1
Peppermint Grove (S)	0	0	0	22	5	0	0	0	0	0
Perth (C)	0	0	0	2	0	0	0	0	12	0
South Perth (C)	17	27	26	181	20	3	5	0	4	3
Stirling (C)	224	338	142	1,563	204	4	2	8	25	8
Subiaco (C)	5	5	9	30	0	0	0	1	11	3
Victoria Park (T)	48	44	29	285	15	2	2	2	23	8
Vincent (C)	37	56	11	229	23	2	1	1	8	6
Total	825	1,662	573	5,668	650	22	22	22	303	59
North-west sub-region										
Joondalup (C)	111	159	66	1,443	87	6	0	0	6	1
Wanneroo (C)	1,166	1,428	1,229	11,930	317	17	24	55	444	28
Total	1,277	1,587	1,295	13,373	404	23	24	55	450	29
North-east sub-region										
Kalamunda (C)	43	99	47	556	54	6	10	3	30	11
Mundaring (S)	51	106	72	624	4	8	17	1	41	0
Swan (C)	544	782	501	7,927	429	36	37	82	473	67
Total	638	987	620	9,107	487	50	64	86	544	78
South-east sub-region										
Armadale (C)	342	941	48	4,277	179	17	20	37	202	17
Gosnells (C)	135	266	38	2,294	139	5	7	57	167	8
Serpentine-Jarrahdale (S)	13	123	48	2,629	97	92	130	14	377	30
Total	490	1,330	134	9,200	415	114	157	108	746	55
South-west sub-region										
Cockburn (C)	129	457	55	3,228	369	3	20	37	147	17
Kwinana (C)	150	151	2	4,620	90	7	6	1	30	13
Rockingham (C)	449	514	36	7,156	173	4	12	8	136	21
Total	728	1,122	93	15,004	632	14	38	46	313	51
Peel Region Scheme²										
Mandurah (C)	500	793	193	3,932	53	3	3	0	35	11
Murray (S)	0	2	65	1,730	121	52	53	2	314	7
Waroona (S)	0	0	0	2	0	0	0	11	31	3
Total	500	795	258	5,664	174	55	56	13	380	21
Total Perth metropolitan region and Peel Region Scheme¹										
	4,458	7,483	2,973	58,016	2,762	278	361	330	2,736	293

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

December 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 Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots	Proposed lots	Proposed lots up to end of Dec 2021	Proposed lots	Proposed lots up to end of Dec 2021	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	2	22	0	0	0	0	10	0
Exmouth (S)	0	0	0	8	2	0	0	0	0	0
Remaining local governments	0	0	0	0	5	0	0	0	0	0
Total	0	0	2	30	7	0	0	0	10	0
Goldfields-Esperance										
Esperance (S)	0	0	0	266	0	0	0	0	45	2
Kalgoorlie-Boulder (C)	36	90	6	134	6	5	3	4	108	4
Remaining local governments	0	0	0	8	0	1	1	0	75	1
Total	36	90	6	408	6	6	4	4	228	7
Great Southern										
Albany (C)	56	122	9	615	1	33	40	10	198	4
Remaining local governments	4	70	3	274	12	13	17	17	144	9
Total	60	192	12	889	13	46	57	27	342	13
Kimberley										
Broome (S)	8	6	37	257	15	8	10	2	95	1
Wyndham-East Kimberley (S)	0	0	0	2	0	2	0	2	36	0
Remaining local governments	0	0	0	9	2	0	0	0	0	0
Total	8	6	37	268	17	10	10	4	131	1
Mid West										
Greater Geraldton (C)	81	79	3	1,405	0	5	5	4	83	0
Irwin (S)	3	0	3	201	0	14	12	3	48	0
Remaining local governments	4	2	2	32	4	8	5	3	15	12
Total	88	81	8	1,638	4	27	22	10	146	12
Pilbara										
Karratha (C)	45	45	0	93	12	10	0	4	85	4
Port Hedland (T)	2	2	0	342	0	21	21	0	43	0
Remaining local governments	0	0	0	86	0	0	0	0	6	0
Total	47	47	0	521	12	31	21	4	134	4
South West										
Augusta-Margaret River (S)	88	90	36	1,143	2	7	7	8	282	15
Bunbury (C)	7	4	11	289	5	4	6	1	19	0
Busselton (C)	214	253	171	1,517	36	26	24	21	352	22
Capel (S)	23	67	107	1,449	27	46	46	5	45	6
Dardanup (S)	33	33	18	389	0	0	8	11	43	5
Harvey (S)	12	10	4	758	52	0	29	2	125	6
Remaining local governments	15	4	26	308	3	16	27	14	124	6
Total	392	461	373	5,853	125	99	147	62	990	60
Wheatbelt										
Beverley (S)	0	0	0	2	0	0	0	0	20	0
Chittering (S)	0	0	0	57	0	6	5	2	390	34
Gingin (S)	4	2	2	1,964	1	8	8	0	266	3
Northam (S)	11	9	2	160	2	3	3	11	124	7
Toodyay (S)	0	0	0	133	0	0	0	2	10	0
York (S)	3	5	0	4	0	0	0	0	4	6
Remaining local governments	2	0	4	70	1	29	29	39	137	23
Total	20	16	8	2,390	4	46	45	54	951	73
Peel region - balance										
Boddington (S)	0	0	0	4	0	0	0	11	11	0
Balance of State	651	893	446	12,001	188	265	306	176	2,943	170

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
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
July to Dec 2021	10,974	6,453	8,060	5,419	8,910	5,764	2,064	689

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
July to Dec 2021	9,693	5,565	7,302	4,917	8,090	5,209	1,603	356

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
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
July to Dec 2021	415	133	272	43	321	59	94	74

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
July to Dec 2021	363	52	250	43	250	43	113	9

■ 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
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
July to Dec 2021	91	115	50	92	50	94	41	21

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
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
July to Dec 2021	412	588	186	324	199	359	213	229

■ 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-Jarrahdale

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