

state lot activity: WA

MARCH QUARTER 2022

1 State summary

- The number of developer-lodged applications for residential and non-residential purposes in Western Australia decreased by 10 per cent each, from the previous quarter (December) to 510 and 134, respectively.
- The number of proposed lots among the lodged applications increased by eight per cent and 11 per cent from the previous quarter for residential and non-residential purposes, respectively.
- By the end of the March 2022 quarter, the number of proposed lots among applications under assessment increased by 11 per cent and 26 per cent to 9,287 and 839 for residential and non-residential purposes, respectively.
- The number of proposed lots granted conditional approval for residential purposes increased by seven per cent from the previous quarter to 3,649. The number of proposed lots granted conditional approval for non-residential purposes decreased by 18 per cent from over the same quarter to 414.
- At the end of the March 2022 quarter, the developers' stock of proposed lots granted conditional approval for residential purposes totalled 70,151. The numbers are very similar to the previous quarter (70,017). The developers' stock of proposed lots granted conditional approval for non-residential purposes increased by three per cent from the previous quarter to 5,867.
- The number of lots granted final approval for residential purposes during the March quarter decreased by 16 per cent from the previous quarter to 2,481. The number of lots granted final approval for non-residential purposes increased by 17 per cent over the same period to 542.

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.

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

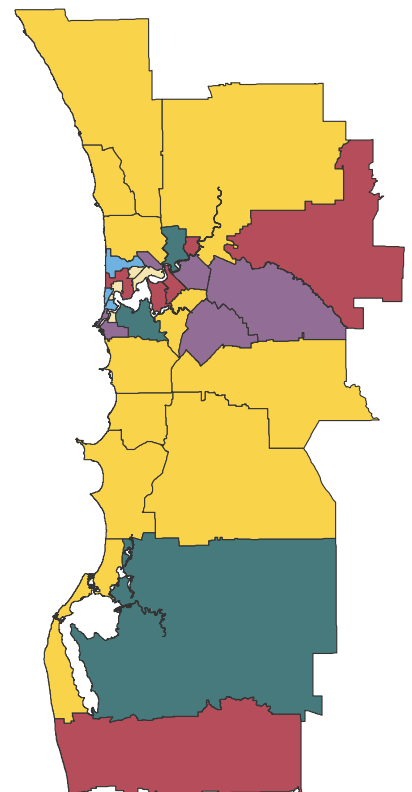
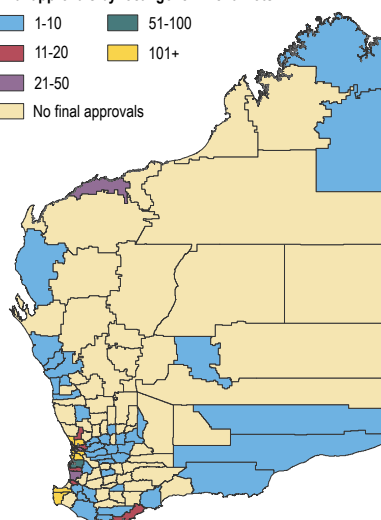
Data type	Developer-lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Dec qtr 2021	565	5,109	604	8,376	451	3,419	4,253	70,017	443	2,950
Mar qtr 2022	510	5,511	601	9,287	437	3,649	4,816	70,151	404	2,481
July 2021 to Mar 2022	1,622	14,145			1,427	13,342			1,293	8,046
Change between quarters	↘	↗	—	↗	↘	↗	↗	—	↘	↘
	-10%	8%	0%	11%	-3%	7%	13%	0%	-9%	-16%

Non-residential										
Dec qtr 2021	149	543	159	667	146	506	785	5,679	199	463
Mar qtr 2022	134	604	149	839	166	414	949	5,867	188	542
July 2021 to Mar 2022	466	1,652			495	1,695			571	1,430
Change between quarters	↘	↗	↘	↗	↗	↘	↗	↗	↘	↗
	-10%	11%	-6%	26%	14%	-18%	21%	3%	-6%	17%

1.1 Final approval activity: March quarter 2022

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.

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2 Residential activity

2.1 Regional summary: March quarter 2022

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots
Metropolitan¹					
Central sub-region	641	910	650	5,907	430
North-west sub-region	1,198	2,103	738	13,538	564
North-east sub-region	550	1,046	551	9,335	330
South-east sub-region	1,112	2,209	144	8,860	233
South-west sub-region	495	718	759	15,029	321
Peel Region Scheme ²	615	1,211	126	5,134	296
Total metropolitan¹	4,611	8,197	2,968	57,803	2,174
State planning region					
Perth	3,996	6,986	2,842	52,669	1,878
Peel ³	790	1,386	126	5,136	296
Sub-total	4,786	8,372	2,968	57,805	2,174
Rest of the State					
Gascoyne	0	0	0	28	2
Goldfields-Esperance	88	85	62	466	2
Great Southern	113	197	101	970	19
Kimberley	71	71	6	270	4
Mid West	10	71	2	1,638	4
Pilbara	23	23	150	625	46
South West	399	450	351	5,971	217
Wheatbelt	21	18	9	2,378	13
Sub-total	725	915	681	12,346	307
Total State	5,511	9,287	3,649	70,151	2,481

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Alkimos	108	1	Dunsborough	92
2	Wellard	104	2	Cowaramup	32
3	Madora Bay	93	3	Witchcliffe	27
4	Byford	88	4	Baynton	26
5	Banksia Grove	83	5	Bulgarr	20
6	Lakelands	75	6	Roelands	16
7	Bushmead	65	7	Karridale	14
8	Henley Brook	58	8	Burekup	10
9	Jindalee	56	9	Katanning	8
10	Brabham	49	10	Wyalkatchem	7
			11	Kudardup/Busselton/Geographe	6

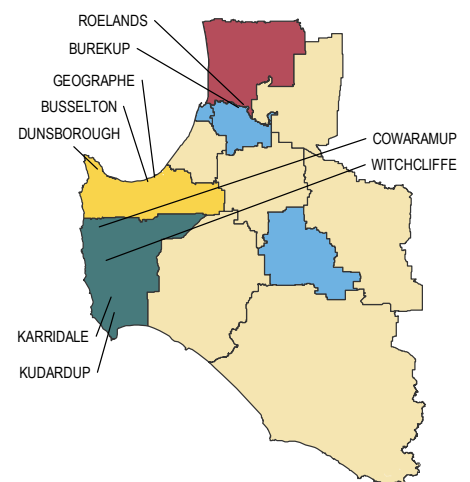
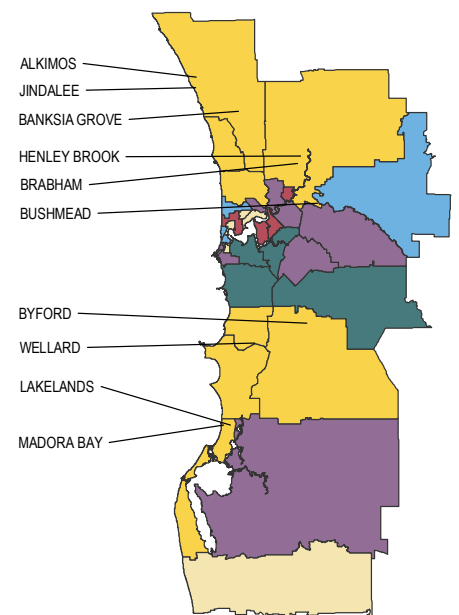
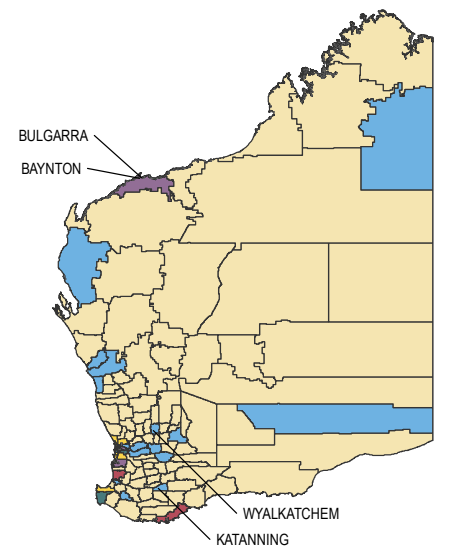
* Five lots or more

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 the Metropolitan Region Scheme and Peel Region Scheme areas, 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						
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
Mar qtr	633	1,135	267	104	34	377

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						
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
Mar qtr	9	98	33	92	76	641

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 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
Mar qtr 22	174	196	34	14	12	356
North-east sub-region						
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
Mar qtr 22	90	168	42	16	13	381
North-west sub-region						
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
Mar qtr 22	187	289	46	40	2	375
South-east sub-region						
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
Mar qtr 22	56	144	22	8	3	379
South-west sub-region						
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
Mar qtr 22	108	184	26	1	2	375
Peel Region Scheme²						
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
Mar qtr 22	18	154	97	25	2	466
Metropolitan¹						
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
Mar qtr 22	633	1,135	267	104	34	377
Perth metropolitan region						
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
Mar qtr 22	615	981	170	79	32	375
Peel						
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
Mar qtr 22	18	154	97	25	2	466

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 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
Mar qtr 22	1	9	6	34	0	708
Central regions						
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
Mar qtr 22	0	1	0	3	4	1,081
Wheatbelt region						
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
Mar qtr 22	4	1	1	1	5	604
South West region						
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
Mar qtr 22	4	87	26	54	67	603

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 the Metropolitan Region Scheme and Peel Region Scheme areas, as defined by *Perth and Peel@3.5million*.

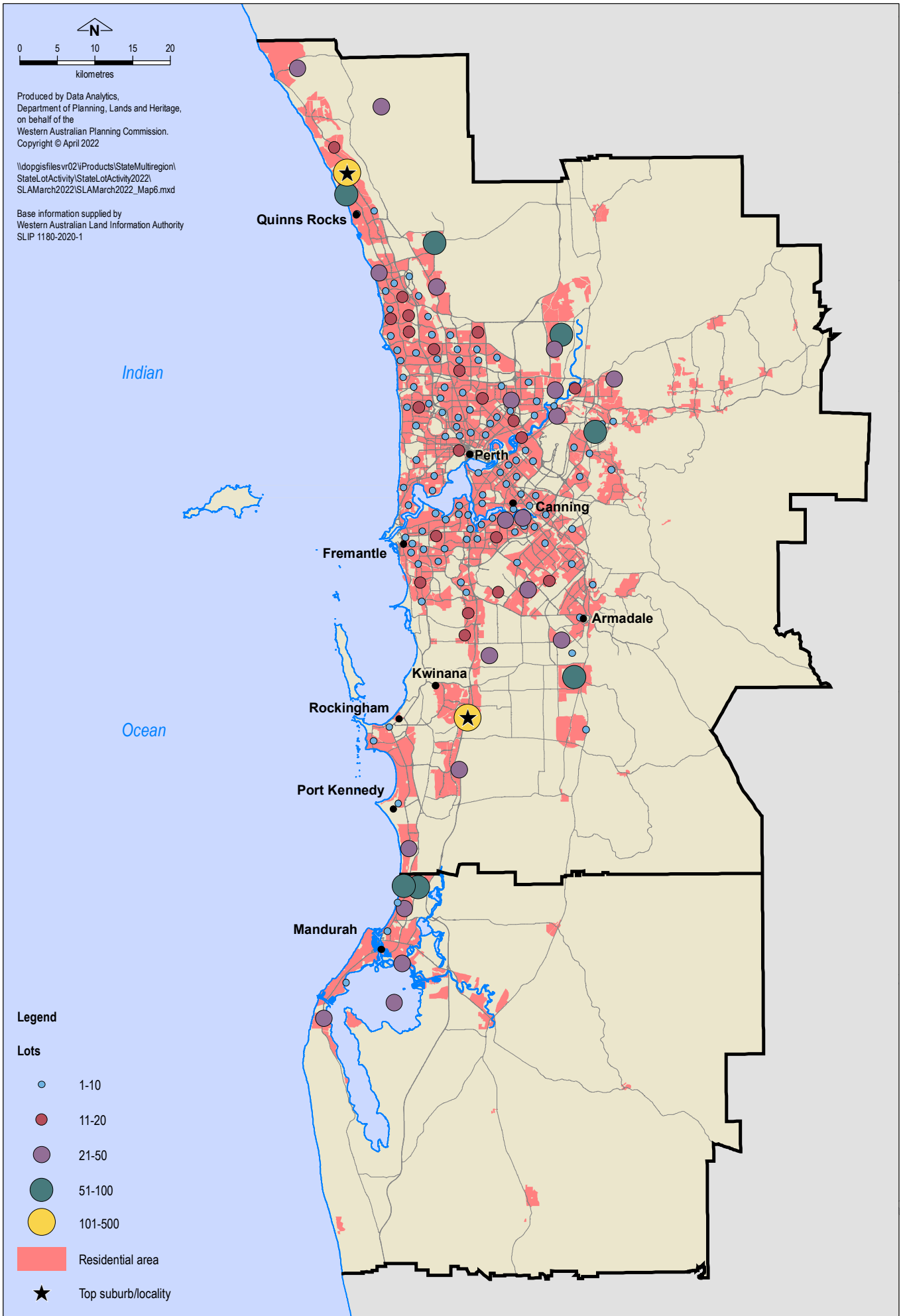
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	July 2021 to Mar 2022	Mar 2022 quarter	Quarter rank	Suburb	July 2021 to Mar 2022	Mar 2022 quarter	Quarter rank	Suburb	July 2021 to Mar 2022	Mar 2022 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	2	124	Guildford	2	2	124	Ridgewood	7	7	59
Alfred Cove	15	2	124	Hamersley	2	0	-	Riverton	33	21	23
Alkimos	205	108	1	Hamilton Hill	90	6	68	Rivervale	4	2	124
Anketell	10	0	-	Hammond Park	194	12	34	Rockingham	9	4	91
Applecross	10	8	51	Harrisdale	90	45	10	Rossmoyne	22	8	51
Ardross	25	2	124	Haynes	49	0	-	Salter Point	2	0	-
Armadale	9	4	91	Hazelmere	4	0	-	Scarborough	35	9	46
Ascot	12	12	34	Heathridge	44	19	24	Secret Harbour	4	0	-
Ashby	4	0	-	Helena Valley	2	2	124	Shelley	18	2	124
Ashfield	4	0	-	Henley Brook	126	58	6	Shenton Park	1	0	-
Attadale	9	5	78	High Wycombe	19	8	51	Shoalwater	8	6	68
Aveley	135	0	-	Hilbert	33	33	15	Singleton	28	0	-
Balcatta	13	3	113	Hillarys	17	5	78	Sorrento	25	5	78
Baldivis	184	42	12	Hillman	4	0	-	South Fremantle	2	0	-
Balga	73	19	24	Hilton	8	2	124	South Guildford	41	39	13
Ballajura	16	8	51	Iluka	30	30	16	South Lake	2	2	124
Banksia Grove	143	83	4	Inglewood	7	5	78	South Perth	4	4	91
Bassendean	29	9	46	Innaroo	21	3	113	Southern River	170	17	26
Bateman	8	2	124	Jane Brook	29	29	17	Spearwood	32	13	30
Bayswater	29	11	41	Jindalee	138	56	7	St James	18	0	-
Beaconsfield	16	5	78	Joondalup	2	2	124	Stirling	2	2	124
Beckenham	34	6	68	Joondanna	8	5	78	Subiaco	4	0	-
Bedford	17	4	91	Kalamunda	12	6	68	Success	23	12	34
Beechboro	28	8	51	Kallaroo	25	12	34	Swan View	12	0	-
Beelihar	86	0	-	Kardinya	45	4	91	Swanbourne	2	0	-
Beldon	2	0	-	Karrinyup	27	9	46	Tamala Park	34	0	-
Bellevue	6	0	-	Kelmescott	9	7	59	Thornlie	11	5	78
Belmont	9	3	113	Kensington	4	0	-	Treeby	86	13	30
Bennett Springs	74	0	-	Kenwick	29	0	-	Trigg	4	0	-
Bentley	22	8	51	Kewdale	7	0	-	Tuart Hill	2	0	-
Bicton	2	0	-	Kingsley	14	8	51	Two Rocks	29	29	17
Booragoon	16	0	-	Koondoola	12	4	91	Upper Swan	45	0	-
Boya	2	2	124	Lake Coogee	36	7	59	Victoria Park	8	2	124
Brabham	343	49	8	Landsdale	25	11	41	Viveash	29	16	29
Brentwood	2	2	124	Langford	11	5	78	Waikiki	2	0	-
Bull Creek	64	7	59	Lathlain	2	2	124	Wandi	52	36	14
Bullsbrook	72	0	-	Leederville	14	4	91	Wanneroo	95	26	20
Burns Beach	10	0	-	Leeming	2	0	-	Warnbro	2	0	-
Bushmead	65	65	5	Lockridge	16	0	-	Warwick	9	5	78
Byford	214	88	3	Lynwood	20	4	91	Waterford	14	0	-
Camillo	27	0	-	Maddington	35	3	113	Watermans Bay	2	0	-
Canning Vale	6	2	124	Madeley	8	8	51	Wellard	132	104	2
Cannington	16	4	91	Mahogany Creek	4	0	-	Wembley	30	2	124
Carine	3	0	-	Maida Vale	9	4	91	Wembley Downs	24	6	68
Carlisle	19	5	78	Mandogalup	51	0	-	West Leederville	6	0	-
Caversham	84	29	17	Manning	3	3	113	West Perth	12	12	34
Churchlands	4	0	-	Marangaroo	6	2	124	Westminster	15	0	-
City Beach	2	0	-	Marmion	11	4	91	Whitby	41	7	59
Claremont	8	0	-	Maylands	36	0	-	White Gum Valley	9	5	78
Cloverdale	18	4	91	Medina	2	0	-	Willagee	62	13	30
Cockburn Central	4	4	91	Melville	20	0	-	Willetton	59	13	30
Como	25	4	91	Middle Swan	2	0	-	Wilson	21	2	124
Connolly	7	3	113	Midland	2	0	-	Winthrop	2	0	-
Coogee	48	0	-	Midvale	48	0	-	Woodlands	2	0	-
Coolbellup	51	10	45	Morley	81	25	22	Woodvale	2	2	124
Cottesloe	5	2	124	Mosman Park	9	9	46	Yanchep	103	44	11
Craigie	39	17	26	Mount Claremont	16	4	91	Yokine	27	9	46
Daglish	2	0	-	Mount Hawthorn	5	3	113				
Dalkeith	8	2	124	Mount Lawley	10	3	113				
Darling Downs	7	7	59	Mount Nasura	2	0	-				
Dayton	38	0	-	Mount Pleasant	26	3	113				
Dianella	39	17	26	Mullaloo	11	6	68				
Doubleview	33	11	41	Nedlands	32	5	78				
Duncraig	20	6	68	Nollamara	21	4	91				
East Cannington	1	0	-	Noranda	10	6	68				
East Fremantle	3	0	-	North Beach	10	2	124				
East Victoria Park	16	4	91	North Coogee	24	0	-				
Eden Hill	8	6	68	North Lake	4	0	-				
Edgewater	15	7	59	North Perth	28	4	91				
Eglinton	210	12	34	Ocean Reef	10	4	91				
Ellenbrook	115	0	-	Osborne Park	13	3	113				
Embleton	9	2	124	Padbury	40	11	41				
Ferndale	77	26	20	Palmyra	17	3	113				
Forrestdale	76	0	-	Parkwood	6	4	91				
Forrestfield	97	5	78	Parmelia	2	0	-				
Fremantle	6	4	91	Peppermint Grove	7	0	-				
Girrawheen	20	7	59	Perth	2	0	-				
Glendalough	48	0	-	Piara Waters	56	0	-				
Golden Bay	96	48	9	Port Kennedy	2	2	124				
Gosnells	27	4	91	Queens Park	12	6	68				
Greenmount	2	0	-	Quinns Rocks	9	7	59				
Greenwood	20	12	34	Redcliffe	7	0	-				
Total Perth metropolitan region									6,795	1,878	
Peel Region Scheme											
Coodanup	34	33	4	Halls Head	34	0	-	Ravenswood	93	0	-
Dawesville	68	34	3	Lakelands	81	75	2	San Remo	1	1	9
Dudley Park	2	0	-	Madora Bay	160	93	1	South Yunderup	54	22	6
Erskine	19	0	-	Mandurah	5	3	7				
Falcon	4	2	8	Meadow Springs	33	33	4				
Total Peel Region Scheme									588	296	
Total Perth metropolitan region and Peel Region Scheme									7,383	2,174	

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 2022

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots
Metropolitan¹					
Central sub-region	0	89	0	8	0
North-west sub-region	0	0	0	70	0
North-east sub-region	41	5	15	374	10
South-east sub-region	49	13	71	394	14
South-west sub-region	0	4	3	108	2
Peel Region Scheme ²	84	0	14	144	58
Total metropolitan¹	174	111	103	1,098	84
State planning region					
Perth	90	111	89	954	26
Peel ³	84	0	14	144	58
Sub-total	174	111	103	1,098	84
Rest of the State					
Gascoyne	0	0	0	6	0
Goldfields-Esperance	0	0	0	101	2
Great Southern	31	230	0	234	0
Kimberley	0	0	0	29	0
Mid West	8	11	2	61	0
Pilbara	0	41	0	0	0
South West	40	41	24	324	14
Wheatbelt	64	52	9	720	19
Sub-total	143	375	35	1,475	35
Total State	317	486	138	2,573	119

5.2 Final approval: top suburbs and localities

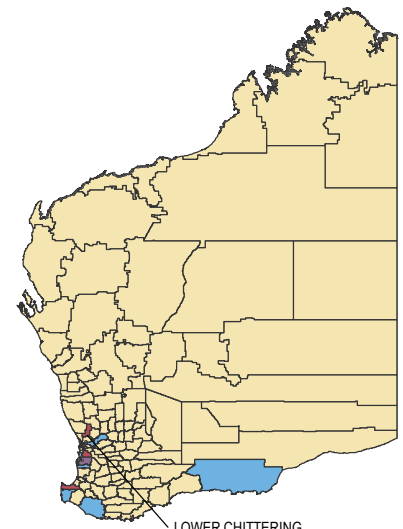
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	North Dandalup	48	1	Lower Chittering	17
2	Darling Downs	14	2	Vasse	9
3	Lake Clifton	10			
4	Mundaring	7			

* Five lots or more

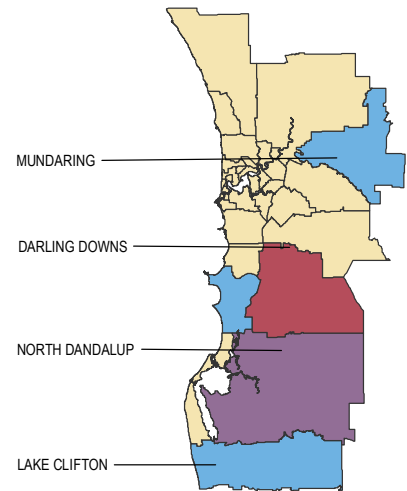
Percentage of final approvals by region

Metropolitan¹

Regional



LOWER CHITTERING

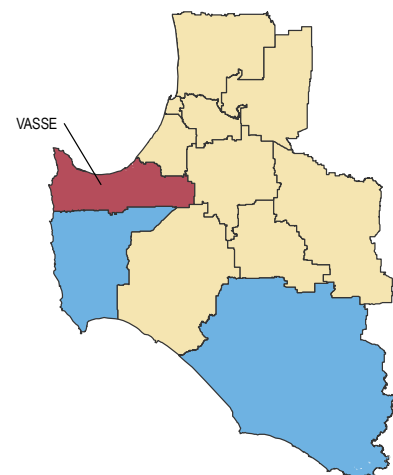


MUNDARING

DARLING DOWNS

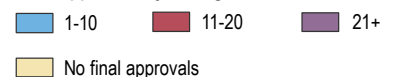
NORTH DANDALUP

LAKE CLIFTON



VASSE

Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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

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

6 Commercial activity

6.1 Regional summary: March quarter 2022

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots
Metropolitan¹					
Central sub-region	14	15	5	97	14
North-west sub-region	0	0	12	88	11
North-east sub-region	11	20	4	59	0
South-east sub-region	3	4	2	32	2
South-west sub-region	3	8	4	26	23
Peel Region Scheme ²	0	0	3	26	2
Total metropolitan¹	31	47	30	328	52
State planning region					
Perth	31	47	27	302	50
Peel ³	0	0	3	26	2
Sub-total	31	47	30	328	52
Rest of the State					
Gascoyne	0	0	0	1	0
Goldfields-Esperance	1	1	0	15	2
Great Southern	2	6	1	8	0
Kimberley	0	2	6	11	0
Mid West	0	0	2	8	0
Pilbara	0	0	6	7	0
South West	0	0	13	99	11
Wheatbelt	1	1	3	8	2
Sub-total	4	10	31	157	15
Total State	35	57	61	485	67

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	North Coogee	21	1	Witchcliffe	9
2	Wanneroo	10			
3	Embleton	6			

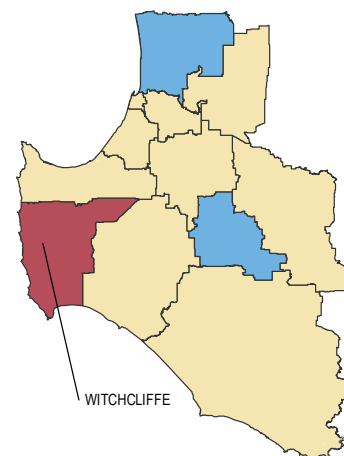
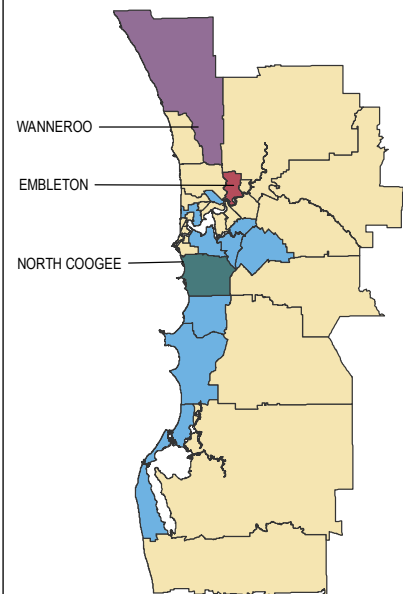
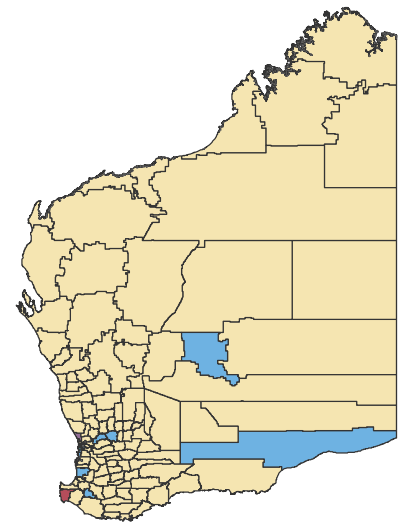
* Five lots or more

Percentage of final approvals by region

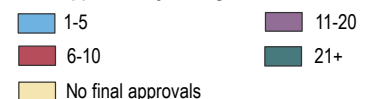
Metropolitan¹

Regional

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 the Metropolitan Region Scheme and Peel Region Scheme areas, as defined by *Perth and Peel@3.5million*.

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

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

7 Industrial activity

7.1 Regional summary: March quarter 2022

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots
Metropolitan¹					
Central sub-region	0	0	4	119	1
North-west sub-region	4	6	3	175	7
North-east sub-region	24	31	10	76	2
South-east sub-region	35	47	0	328	0
South-west sub-region	18	18	9	117	0
Peel Region Scheme ²	0	0	0	120	0
Total metropolitan¹	81	102	26	935	10
State planning region					
Perth	81	102	26	815	10
Peel ³	0	0	0	120	0
Sub-total	81	102	26	935	10
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	11	11	3	78	1
Great Southern	0	0	0	24	0
Kimberley	0	0	0	85	2
Mid West	0	0	6	17	0
Pilbara	20	38	1	111	0
South West	10	27	2	249	4
Wheatbelt	0	0	8	74	2
Sub-total	41	76	20	638	9
Total State	122	178	46	1,573	19

7.2 Final approval: top suburbs and localities

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

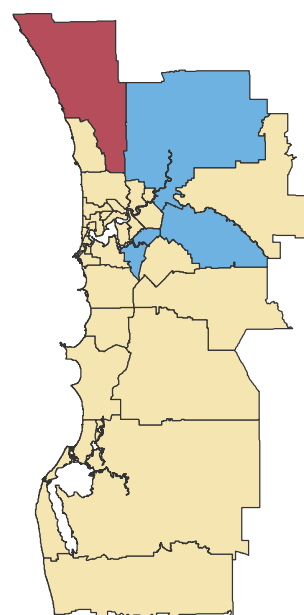
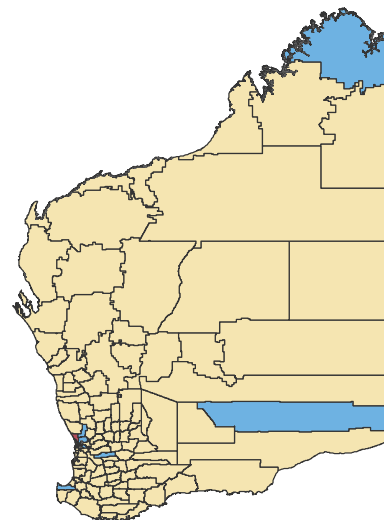
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots

1-5 6+
No final approvals

Note: Top suburbs and localities identified where relevant

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

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

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

8 Metropolitan local government summary

March quarter 2022	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	19	17	23	153	15	0	0	0	3	0
Bayswater (C)	94	105	93	639	48	0	2	4	92	6
Belmont (C)	54	65	31	283	21	5	5	2	22	0
Cambridge (T)	9	9	9	46	2	0	0	1	2	0
Canning (C)	104	134	105	1,124	98	1	0	3	25	6
Claremont (T)	0	0	0	46	0	0	0	0	3	0
Cottesloe (T)	7	4	2	41	2	1	1	0	0	0
East Fremantle (T)	0	0	0	20	0	0	0	0	2	0
Fremantle (C)	14	16	36	245	21	0	0	1	31	0
Melville (C)	83	101	80	636	51	0	0	0	40	2
Mosman Park (T)	4	4	2	57	4	0	0	0	1	0
Nedlands (C)	7	17	17	201	11	0	0	0	0	2
Peppermint Grove (S)	0	0	0	22	0	0	0	0	0	0
Perth (C)	3	3	0	2	0	2	0	1	13	0
South Perth (C)	20	26	12	183	11	0	0	2	5	0
Stirling (C)	156	310	183	1,641	110	1	0	4	27	0
Subiaco (C)	2	2	4	34	0	0	0	0	11	0
Victoria Park (T)	30	52	16	289	13	4	5	0	21	3
Vincent (C)	35	45	37	245	23	2	2	1	9	4
Total	641	910	650	5,907	430	16	15	19	307	23
North-west sub-region										
Joondalup (C)	65	83	128	1,414	158	2	2	0	6	1
Wanneroo (C)	1,133	2,020	610	12,124	406	9	8	28	455	41
Total	1,198	2,103	738	13,538	564	11	10	28	461	42
North-east sub-region										
Kalamunda (C)	55	125	22	554	23	22	20	10	38	1
Mundaring (S)	44	101	30	650	4	44	47	12	50	12
Swan (C)	451	820	499	8,131	303	25	40	22	487	21
Total	550	1,046	551	9,335	330	91	107	44	575	34
South-east sub-region										
Armadale (C)	287	1,176	17	4,182	89	18	28	9	209	42
Gosnells (C)	307	407	115	2,346	42	34	34	4	166	5
Serpentine-Jarrahdale (S)	518	626	12	2,332	102	41	98	71	434	27
Total	1,112	2,209	144	8,860	233	93	160	84	809	74
South-west sub-region										
Cockburn (C)	102	211	258	3,348	79	8	4	24	199	28
Kwinana (C)	321	322	136	4,353	140	0	3	1	28	9
Rockingham (C)	72	185	365	7,328	102	21	26	8	143	13
Total	495	718	759	15,029	321	29	33	33	370	50
Peel Region Scheme²										
Mandurah (C)	613	1,209	126	3,428	274	0	0	8	40	84
Murray (S)	2	2	0	1,704	22	75	113	12	304	53
Waroona (S)	0	0	0	2	0	11	11	0	20	11
Total	615	1,211	126	5,134	296	86	124	20	364	148
Total Perth metropolitan region and Peel Region Scheme³	4,611	8,197	2,968	57,803	2,174	326	449	228	2,886	371

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

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

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

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

9 Balance of the State and selected local government summary

March quarter 2022	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots	Proposed lots	Proposed lots up to end of Mar 2022	Proposed lots	Proposed lots up to end of Mar 2022	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	20	2	2	2	0	10	0
Exmouth (S)	0	0	0	8	0	0	0	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	28	2	2	2	0	10	0
Goldfields-Esperance										
Esperance (S)	3	1	2	268	0	0	0	0	41	2
Kalgoorlie-Boulder (C)	84	84	60	192	2	15	14	4	111	1
Remaining local governments	1	0	0	6	0	2	2	0	75	2
Total	88	85	62	466	2	17	16	4	227	5
Great Southern										
Albany (C)	110	153	99	702	11	15	43	3	202	2
Remaining local governments	3	44	2	268	8	41	49	11	138	8
Total	113	197	101	970	19	56	92	14	340	10
Kimberley										
Broome (S)	71	71	6	263	0	0	2	6	101	0
Wyndham-East Kimberley (S)	0	0	0	2	0	0	0	0	34	2
Remaining local governments	0	0	0	5	4	0	0	0	0	0
Total	71	71	6	270	4	0	2	6	135	2
Mid West										
Greater Geraldton (C)	8	69	0	1,406	0	10	8	6	89	0
Irwin (S)	0	0	0	199	2	0	1	4	52	1
Remaining local governments	2	2	2	33	2	4	4	3	17	9
Total	10	71	2	1,638	4	14	13	13	158	10
Pilbara										
Karratha (C)	0	0	148	195	46	1	0	7	92	0
Port Hedland (T)	4	4	2	344	0	0	21	0	43	0
Remaining local governments	19	19	0	86	0	19	17	0	6	0
Total	23	23	150	625	46	20	38	7	141	0
South West										
Augusta-Margaret River (S)	211	237	59	1,088	79	6	5	7	304	32
Bunbury (C)	42	39	7	293	3	8	8	6	24	1
Busselton (C)	113	129	221	1,638	108	11	14	21	334	30
Capel (S)	29	41	59	1,509	0	6	47	8	54	0
Dardanup (S)	0	0	0	378	10	20	20	8	49	3
Harvey (S)	2	2	4	756	16	0	24	5	114	5
Remaining local governments	2	2	1	309	1	12	12	26	142	17
Total	399	450	351	5,971	217	63	130	81	1,021	88
Wheatbelt										
Beverley (S)	0	0	0	0	2	0	0	0	16	6
Chittering (S)	4	4	0	48	0	4	6	4	357	20
Gingin (S)	0	0	0	1,967	0	6	2	6	268	0
Northam (S)	2	4	2	159	0	2	2	3	122	5
Toodyay (S)	0	0	0	133	0	2	2	0	10	0
York (S)	8	3	6	9	1	4	4	3	7	0
Remaining local governments	7	7	1	62	10	88	81	45	158	24
Total	21	18	9	2,378	13	106	97	61	938	55
Peel region - balance										
Boddington (S)	175	175	0	2	0	0	0	0	11	1
Balance of State	900	1,090	681	12,348	307	278	390	186	2,981	171

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 2021 to Mar 2022	15,037	9,476	11,110	7,520	12,106	8,309	2,931	1,167

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 2021 to Mar 2022	13,342	8,046	10,144	6,795	11,058	7,383	2,284	663

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 2021 to Mar 2022	553	252	361	69	424	143	129	109

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 2021 to Mar 2022	409	71	276	53	276	53	133	18

■ 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 2021 to Mar 2022	152	182	77	142	80	146	72	36

10.6 Other land use categories

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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 2021 to Mar 2022	581	925	252	461	268	584	313	341

■ conditional approvals ■ final approvals

¹ The metropolitan region is made up of the Metropolitan Region Scheme and Peel Region Scheme areas, 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