

state lot activity: WA

SEPTEMBER QTR 2022

1 State summary

- During the September 2022 quarter, the number of developer-lodged applications across Western Australia decreased by 34 per cent and two per cent from the previous quarter (June) to 336 and 125 for residential and non-residential purposes, respectively.
- The number of proposed residential lots among the lodged applications decreased by 34 per cent from the previous quarter, to 4,053 for residential purposes and increased by 18 per cent to 521 for non-residential purposes.
- By the end of September 2022, the number of proposed residential lots among applications under assessment decreased by 15 per cent and five per cent to 8,490 and 794 for residential and non-residential purposes, respectively.
- The number of proposed lots granted conditional approval during the September quarter increased by five per cent from the previous quarter to 5,421 for residential purposes and increased by 36 per cent to 583 for non-residential purposes.
- At the end of September 2022, the developers' stock of proposed lots granted conditional approval for both residential and non-residential purposes increased by two per cent and three per cent, from the previous quarter to 72,052 and 6,133, respectively.
- The number of lots granted final approval during the September quarter decreased by 17 per cent from the previous quarter to 2,116 for residential purposes, and decreased by 40 per cent to 349 for non-residential purposes.

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.

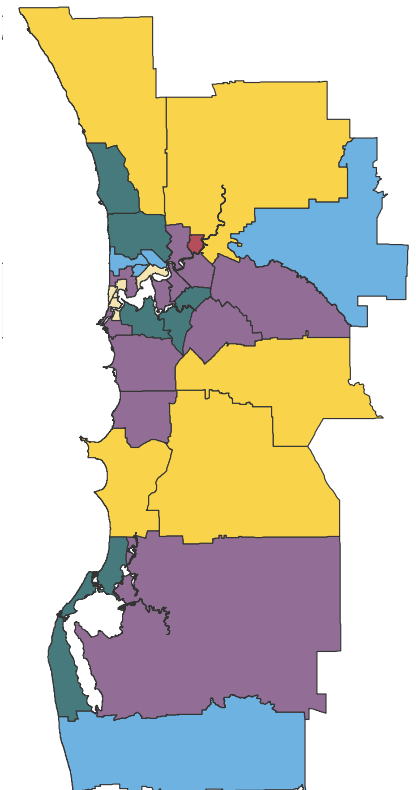
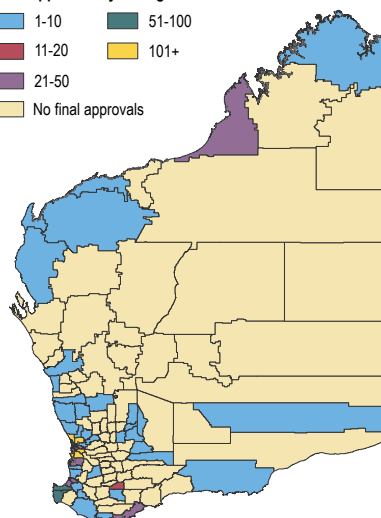
Data type	Developer-lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Jun qtr 2022	507	6,137	559	10,029	493	5,170	4,837	70,790	405	2,536
Sep qtr 2022	336	4,053	439	8,490	424	5,421	4,855	72,052	339	2,116
July 2022 to September 2022	336	4,053			424	5,421			339	2,116
Change between quarters	↘ -34%	↘ -34%	↘ -21%	↘ -15%	↘ -14%	↗ 5%	— 0%	↗ 2%	↘ -16%	↘ -17%

Non-residential										
Jun qtr 2022	127	442	151	835	149	429	974	5,934	187	584
Sep qtr 2022	125	521	157	794	160	583	966	6,133	162	349
July 2022 to September 2022	125	521			160	583			162	349
Change between quarters	↘ -2%	↗ 18%	↗ 4%	↘ -5%	↗ 7%	↗ 36%	↘ -1%	↗ 3%	↘ -13%	↘ -40%

1.1 Final approval activity: September 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.

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

2 Residential activity

2.1 Regional summary: September 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 Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots
Metropolitan¹					
Central sub-region	453	728	471	5,921	403
North-west sub-region	598	2,907	831	13,654	316
North-east sub-region	855	1,055	265	8,967	398
South-east sub-region	716	1,221	1,617	9,935	262
South-west sub-region	466	975	635	14,687	439
Peel Region Scheme ²	476	521	814	6,570	51
Total Metropolitan¹	3,564	7,407	4,633	59,734	1,869
State planning region					
Perth	3,088	6,886	3,819	53,164	1,818
Peel ³	476	702	814	6,574	51
Sub-total	3,564	7,588	4,633	59,738	1,869
Rest of the State					
Gascoyne	0	34	2	28	2
Goldfields-Esperance	6	6	90	518	4
Great Southern	229	270	93	1,026	21
Kimberley	2	3	70	362	22
Mid West	1	62	12	1,636	1
Pilbara	6	8	1	429	6
South West	133	407	432	5,943	190
Wheatbelt	112	112	88	2,372	1
Sub-total	489	902	788	12,314	247
Total State	4,053	8,490	5,421	72,052	2,116

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Baldivis	273	1	Dalyellup	41
2	Byford	108	2	Dunsborough	32
3	Alkimos	98	3	Witchcliffe	31
4	Brabham	88	4	Djugun	22
5	Bennett Springs	82	5	West Busseton/Eaton	21
6	Henley Brook/Eglinton	65	6	Millbridge	13
7	Upper Swan	54	7	Kudardup	9
8	Harrisdale	46	8	Katanning	8
9	Karnup	39	9	Tom Price/Milpara/Augusta/Withers	5
10	Haynes/Bushmead	36			

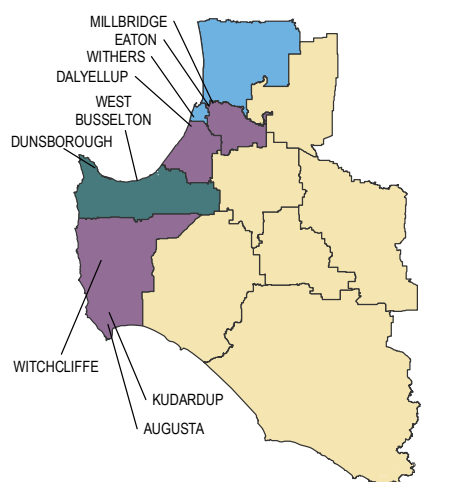
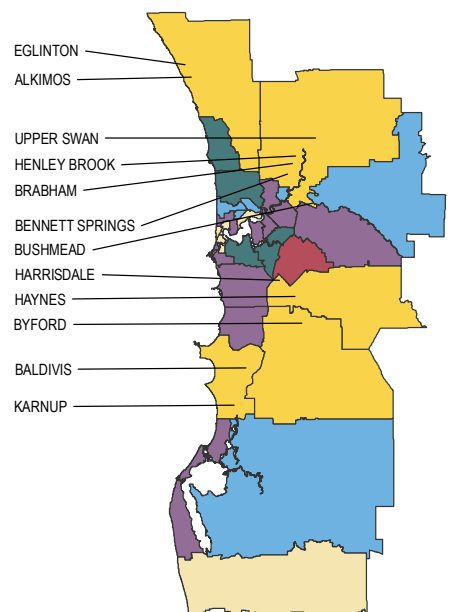
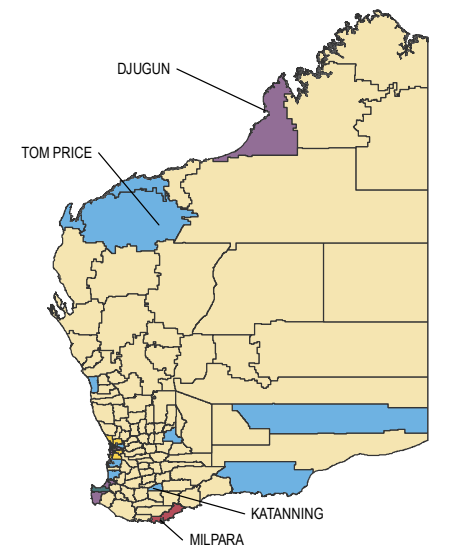
* Five lots or more

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	3,221	4,957	874	415	155	375
2022/23						
Sep qtr	585	1,066	134	47	36	375

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	70	272	129	283	181	599
2022/23						
Sep qtr	28	103	48	25	42	481

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						
Dec qtr 21	306	250	61	19	14	329
Mar qtr 22	174	196	34	14	12	356
Jun qtr 22	179	180	36	19	11	345
Sep qtr 22	146	183	46	16	12	366
North-east sub-region						
Dec qtr 21	136	276	36	26	7	375
Mar qtr 22	90	168	42	16	13	381
Jun qtr 22	73	197	38	19	17	400
Sep qtr 22	138	227	15	9	8	371
North-west sub-region						
Dec qtr 21	117	234	38	14	1	375
Mar qtr 22	187	289	46	40	2	375
Jun qtr 22	154	305	21	6	2	375
Sep qtr 22	126	158	22	8	2	375
South-east sub-region						
Dec qtr 21	137	168	73	33	4	393
Mar qtr 22	56	144	22	8	3	379
Jun qtr 22	80	173	10	19	11	375
Sep qtr 22	83	144	26	5	4	375
South-west sub-region						
Dec qtr 21	251	335	23	4	1	352
Mar qtr 22	108	184	26	1	2	375
Jun qtr 22	198	320	34	13	3	375
Sep qtr 22	69	331	23	7	9	375
Peel Region Scheme²						
Dec qtr 21	21	80	44	27	2	457
Mar qtr 22	18	154	97	25	2	466
Jun qtr 22	19	83	23	14	7	450
Sep qtr 22	23	23	2	2	1	355
Metropolitan¹						
Dec qtr 21	968	1,343	275	123	29	375
Mar qtr 22	633	1,135	267	104	34	377
Jun qtr 22	703	1,258	162	90	51	375
Sep qtr 22	585	1,066	134	47	36	375
Perth metropolitan region						
Dec qtr 21	947	1,263	231	96	27	375
Mar qtr 22	615	981	170	79	32	375
Jun qtr 22	684	1,175	139	76	44	375
Sep qtr 22	562	1,043	132	45	35	375
Peel³						
Dec qtr 21	21	80	44	27	2	457
Mar qtr 22	18	154	97	25	2	466
Jun qtr 22	19	83	23	14	7	450
Sep qtr 22	23	23	2	2	1	355

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						
Dec qtr 21	0	0	10	18	1	644
Mar qtr 22	1	9	6	34	0	708
Jun qtr 22	0	2	2	3	0	582
Sep qtr 22	0	16	10	0	2	462
Central regions						
Dec qtr 21	0	6	4	1	6	512
Mar qtr 22	0	1	0	3	4	1,081
Jun qtr 22	2	3	4	26	4	795
Sep qtr 22	0	2	1	1	3	638
Wheatbelt region						
Dec qtr 21	0	2	0	1	1	686
Mar qtr 22	4	1	1	1	5	604
Jun qtr 22	3	2	0	0	1	368
Sep qtr 22	0	0	0	0	1	2,023
South West region						
Dec qtr 21	7	31	14	64	22	659
Mar qtr 22	4	87	26	54	67	603
Jun qtr 22	29	97	30	33	30	478
Sep qtr 22	28	85	37	24	36	481

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*.

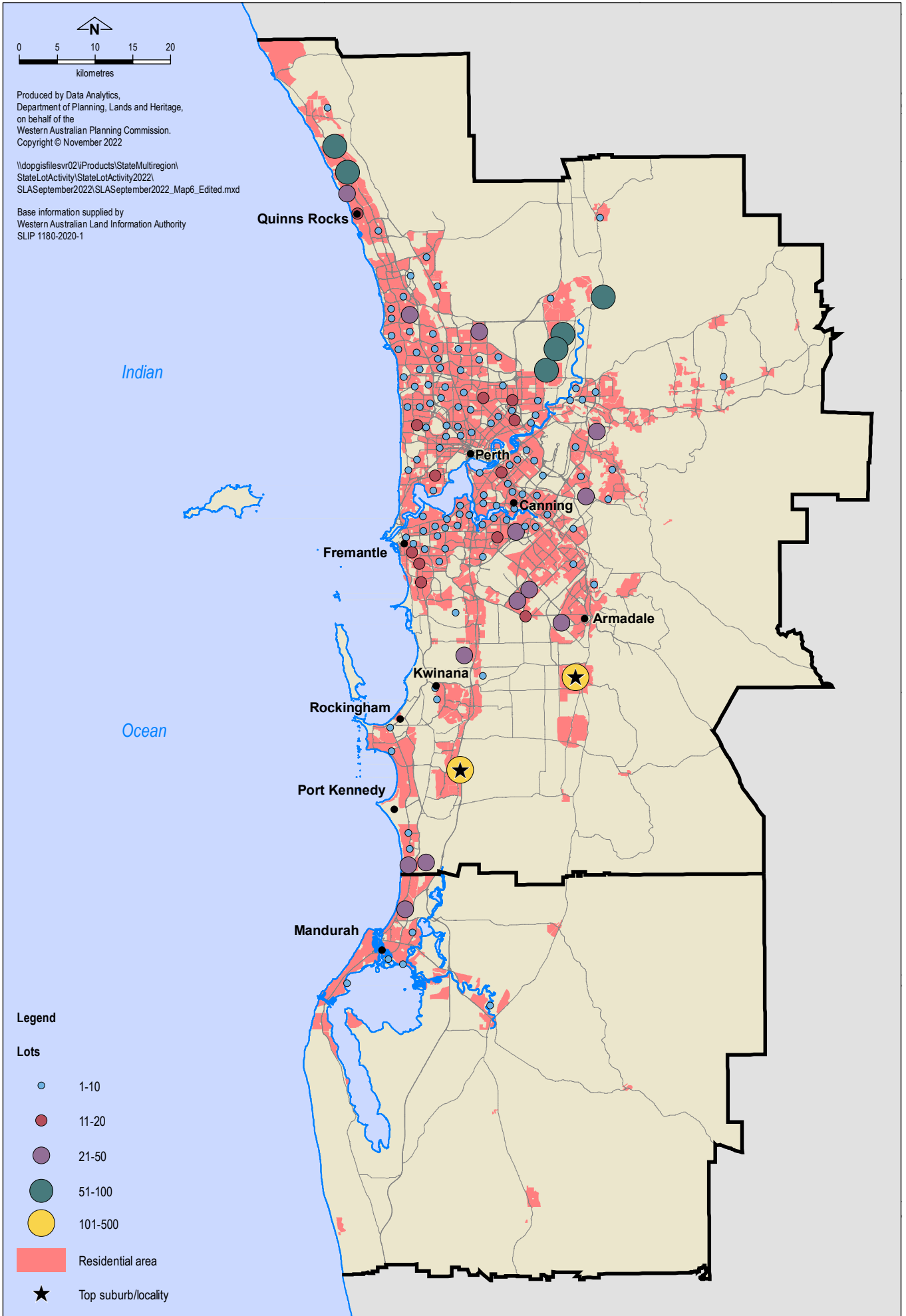
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2021/22	Sept 2022 quarter	Quarter rank	Suburb	2021/22	Sept 2022 quarter	Quarter rank	Suburb	2021/22	Sept 2022 quarter	Quarter rank
Perth metropolitan region											
ALEXANDER HEIGHTS	2	0	-	GIRRAWHEEN	20	0	-	NORTH PERTH	33	5	59
ALFRED COVE	17	4	67	GLENDALOUGH	48	2	100	OCEAN REEF	14	0	-
ALKIMOS	233	98	3	GOLDEN BAY	98	1	136	OSBORNE PARK	13	0	-
ANKETELL	25	5	59	GOSNELLS	40	7	46	PADBURY	46	2	100
APPLECROSS	12	6	49	GREENMOUNT	5	0	-	PALMYRA	21	2	100
ARDROSS	29	6	49	GREENWOOD	22	2	100	PARKERVILLE	2	0	-
ARMADALE	15	0	-	GUILDFORD	2	0	-	PARKWOOD	11	23	20
ASCOT	12	0	-	GWELUP	2	4	67	PARMELIA	2	0	-
ASHBY	7	0	-	HAMERSLEY	8	2	100	PEARSALL	4	0	-
ASHFIELD	4	2	100	HAMILTON HILL	115	11	31	PEPPERMINT GROVE	7	0	-
ATTADALE	9	0	-	HAMMOND PARK	296	0	-	PERTH	6	0	-
ATWELL	2	0	-	HARRISDALE	90	46	9	PIARA WATERS	56	30	14
AVELLY	172	0	-	HAYNES	76	36	11	PORT KENNEDY	2	0	-
BALCATT A	19	2	100	HAZELMERE	7	0	-	QUEENS PARK	14	2	100
BALDIVIS	315	273	1	HEATHRIDGE	48	4	67	QUINNS ROCKS	11	14	25
BALGA	83	3	90	HELENA VALLEY	2	0	-	REDCLIFFE	7	0	-
BALLAJURA	18	4	67	HENLEY BROOK	146	65	6	RIDGEWOOD	7	0	-
BANKSIA GROVE	143	0	-	HIGH WYCOMBE	26	4	67	RIVERTON	44	2	100
BASSENDAN	34	4	67	HILBERT	33	0	-	RIVERVALE	12	4	67
BATEMAN	10	0	-	HILLARYS	26	2	100	ROCKINGHAM	11	10	33
BAYSWATER	33	15	24	HILLMAN	4	0	-	ROLEYSTONE	4	0	-
BEACONSFIELD	18	12	29	HILTON	18	4	67	ROSSMOYNE	28	3	90
BECKENHAM	50	6	49	ILUKA	30	0	-	SAFETY BAY	4	2	100
BEDFORD	17	8	38	INGLEWOOD	9	8	38	SALTER POINT	2	0	-
BEECHBORO	36	0	-	INNALOO	30	3	90	SCARBOROUGH	45	5	59
BELLIAR	86	9	37	JANE BROOK	29	0	-	SECRET HARBOUR	4	2	100
BELDON	2	0	-	JINDALEE	168	29	17	SHELLEY	24	2	100
BELLEVUE	6	0	-	JOLIMONT	0	3	90	SHENTON PARK	3	0	-
BELMONT	9	4	67	JOONDALUP	11	2	100	SHOALWATER	10	0	-
BENNETT SPRINGS	74	82	5	JOONDANNA	21	0	-	SINAGRA	18	0	-
BENTLEY	29	2	100	KALAMUNDA	14	7	46	SINGLETON	28	24	19
BICTON	4	6	49	KALLAROO	27	3	90	SORRENTO	31	8	38
BOORAGOON	18	4	67	KARAWARA	2	0	-	SOUTH FREMANTLE	2	0	-
BOYA	3	0	-	KARDINYA	52	4	67	SOUTH GUILDFORD	41	0	-
BRABHAM	380	88	4	KARNUP	44	39	10	SOUTH LAKE	4	0	-
BRENTWOOD	4	0	-	KARRINYUP	29	4	67	SOUTH PERTH	4	4	67
BULL CREEK	69	0	-	KELMSCOTT	9	4	67	SOUTHERN RIVER	240	0	-
BULLSBROOK	127	2	100	KENSINGTON	7	0	-	SPEARWOOD	32	17	22
BURNS BEACH	44	0	-	KENWICK	29	0	-	ST JAMES	18	10	33
BURSWOOD	4	0	-	KEWDALE	10	8	38	STIRLING	6	5	59
BUSHMEAD	65	36	11	KINGSLEY	16	2	100	SUBIACO	4	0	-
BYFORD	269	108	2	KOONDOOLA	15	2	100	SUCCESS	50	0	-
CALISTA	2	2	100	LAKE COOGEE	36	0	-	SWAN VIEW	14	0	-
CAMILLO	27	0	-	LANDSDALE	26	30	14	SWANBOURNE	2	2	100
CANNING VALE	12	0	-	LANGFORD	13	2	100	TAMALA PARK	34	0	-
CANNINGTON	21	0	-	LATHLAIN	6	4	67	TAPPING	0	2	100
CARINE	5	3	90	LEEDERVILLE	14	1	136	THORNLIE	22	0	-
CARLISLE	27	0	-	LEEMING	2	2	100	TREEBY	156	0	-
CAVERSHAM	111	0	-	LESMURDIE	0	2	100	TRIGG	4	0	-
CHAMPION LAKES	37	0	-	LOCKRIDGE	24	0	-	TUART HILL	6	2	100
CHURCHLANDS	4	2	100	LYNWOOD	22	5	59	TWO ROCKS	60	0	-
CITY BEACH	3	0	-	MADDINGTON	40	3	90	UPPER SWAN	45	54	8
CLAREMONT	9	0	-	MADELEY	8	0	-	VICTORIA PARK	12	14	25
CLARKSON	0	2	100	MAHOGANY CREEK	4	0	-	VIVEASH	29	10	33
CLOVERDALE	26	8	38	MAIDA VALE	9	0	-	WAIKIKI	2	0	-
COCKBURN CENTRAL	4	0	-	MANDOGALUP	107	35	13	WANDI	52	0	-
COMO	31	7	46	MANNING	3	6	49	WANNEROO	97	5	59
CONNOLLY	7	0	-	MARANGAROO	9	2	100	WARNBRO	2	0	-
COOGEE	51	0	-	MARMION	11	0	-	WARWICK	17	3	90
COOLBELLUP	65	8	38	MAYLANDS	52	0	-	WATERFORD	16	6	49
COTTESLOE	5	0	-	MEDINA	2	1	136	WATERMANS BAY	2	0	-
CRAIGIE	45	30	14	MELVILLE	27	6	49	WATTLE GROVE	0	26	18
CURRAMBINE	35	0	-	MIDDLE SWAN	2	0	-	WELLARD	197	0	-
DAGLISH	8	0	-	MIDLAND	7	2	100	WEMBLEY	30	2	100
DALKEITH	8	6	49	MIDVALE	118	2	100	WEMBLEY DOWNS	26	13	27
DARLING DOWNS	7	0	-	MINDARIE	37	0	-	WEST LEEDERVILLE	8	0	-
DAYTON	38	0	-	MORLEY	95	12	29	WEST PERTH	12	0	-
DIANELLA	52	13	27	MOSMAN PARK	9	0	-	WESTMINSTER	22	0	-
DOUBLEVIEW	40	3	90	MOUNT CLAREMONT	20	4	67	WHITBY	41	0	-
DUNCRAIG	35	2	100	MOUNT HAWTHORN	5	2	100	WHITE GUM VALLEY	20	8	38
EAST CANNINGTON	4	0	-	MOUNT HELENA	0	5	59	WILLAGEE	66	4	67
EAST FREMANTLE	5	0	-	MOUNT LAWLEY	18	0	-	WILLETTON	69	11	31
EAST VICTORIA PARK	24	10	33	MOUNT NASURA	2	0	-	WILSON	29	4	67
EDEN HILL	8	4	67	MOUNT PLEASANT	40	4	67	WINTHROP	2	0	-
EDGEWATER	19	0	-	MULLALOO	15	6	49	WOODBIDGE	0	3	90
EGLINTON	282	65	6	MYAREE	0	4	67	WOODLANDS	7	0	-
ELLENBROOK	164	4	67	NEDLANDS	46	17	22	WOODVALE	4	0	-
EMBLETON	13	8	38	NOLLAMARA	30	6	49	YANCHEP	205	1	136
FERNDALE	77	0	-	NORANDA	18	4	67	YOKINE	32	5	59
FORRESDALE	117	20	21	NORTH BEACH	12	2	100				
FORRESTFIELD	103	2	100	NORTH COOGEE	24	0	-				
FREMANTLE	6	2	100	NORTH LAKE	4	0	-				
Total Perth metropolitan region									8,913	1,818	
Peel Region Scheme											
COODANUP	34	2	5	GREENFIELDS	1	8	2	MEADOW SPRINGS	69	30	1
DAWESVILLE	89	0	-	HALLS HEAD	34	0	-	PINJARRA	0	6	3
DUDLEY PARK	4	4	4	LAKELANDS	82	0	-	RAVENSWOOD	93	0	-
ERSKINE	19	0	-	MADORA BAY	232	0	-	SAN REMO	1	0	-
FALCON	6	1	6	MANDURAH	11	0	-	SOUTH YUNDERUP	59	0	-
Total Peel Region Scheme									734	51	
Total Perth metropolitan region and Peel Region Scheme									9,647	1,869	

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



5 Rural residential and special residential activity

5.1 Regional summary: September 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 Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots

Metropolitan¹

Central sub-region	0	0	0	8	0
North-west sub-region	0	0	0	66	0
North-east sub-region	0	9	41	414	6
South-east sub-region	4	71	7	352	21
South-west sub-region	6	10	0	103	0
Peel Region Scheme ²	2	60	105	236	16
Total Metropolitan¹	12	150	153	1,179	43

State planning region

Perth	10	90	48	943	27
Peel ³	2	60	105	236	16
Sub-total	12	150	153	1,179	43

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	6	0	75	0
Great Southern	76	124	0	218	0
Kimberley	0	0	0	29	2
Mid West	10	10	4	60	2
Pilbara	0	0	0	0	0
South West	10	12	70	450	2
Wheatbelt	7	7	64	777	9
Sub-total	103	159	138	1,611	15
Total State	115	309	291	2,790	58

5.2 Final approval: top suburbs and localities

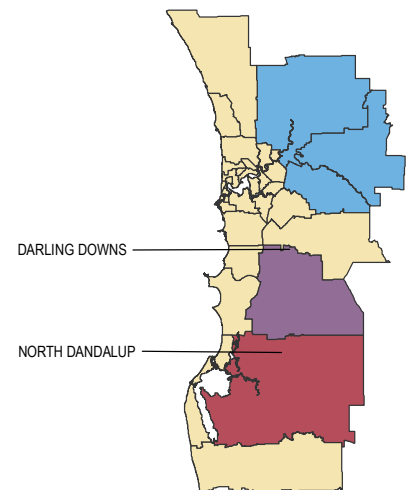
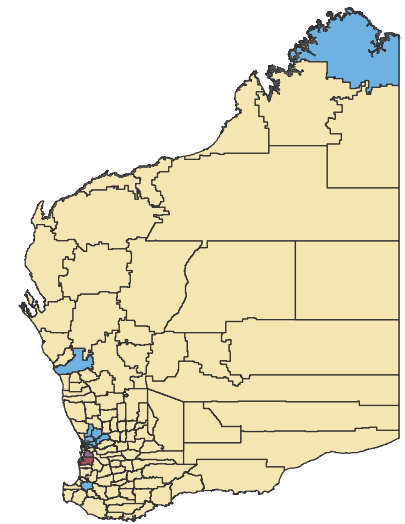
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Darling Downs	17	No localities with final approvals of five lots or more this quarter		
2	North Dandalup	14			

* Five lots or more

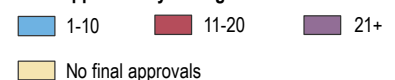
Percentage of final approvals by region

Metropolitan¹

Regional



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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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: September 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 Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots

Metropolitan¹

Central sub-region	9	12	16	98	24
North-west sub-region	0	0	2	87	4
North-east sub-region	5	6	31	116	4
South-east sub-region	0	1	3	27	7
South-west sub-region	5	3	3	25	2
Peel Region Scheme ²	0	2	0	27	5
Total Metropolitan¹	19	24	55	380	46

State planning region

Perth	19	22	55	353	41
Peel ³	0	2	0	27	5
Sub-total	19	24	55	380	46

Rest of the State

Gascoyne	0	1	0	1	3
Goldfields-Esperance	0	0	3	8	0
Great Southern	2	1	3	12	0
Kimberley	0	2	0	8	2
Mid West	13	13	0	8	0
Pilbara	8	8	0	7	0
South West	7	6	2	101	3
Wheatbelt	0	0	2	5	7
Sub-total	30	31	10	150	15
Total State	49	55	65	530	61

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Queens Park	9	1	Northam	5
2	Mandurah/Armadale	5			

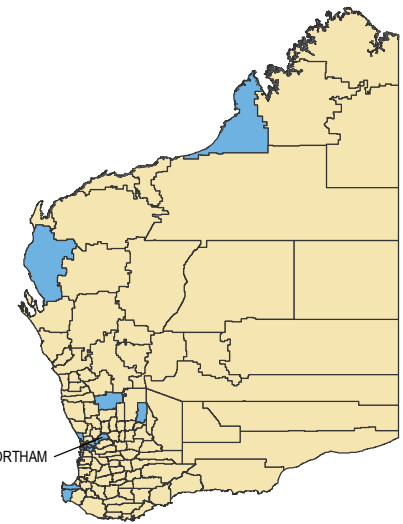
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title lots versus strata lots - State

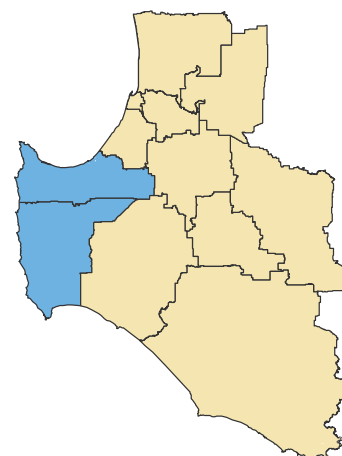
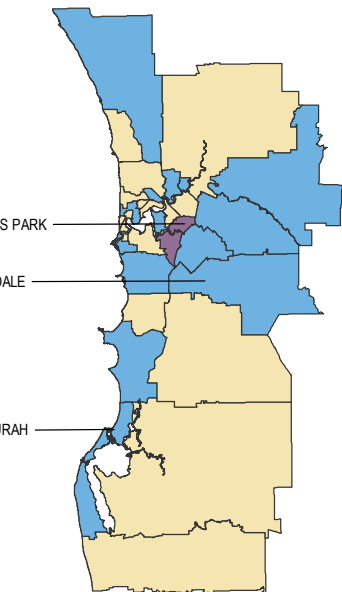


NORTHAM

QUEENS PARK

ARMADALE

MANDURAH



Final approvals by local government - lots

1-5 11+

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.

7 Industrial activity

7.1 Regional summary: September 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 Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots

Metropolitan¹

Central sub-region	3	3	0	112	1
North-west sub-region	77	79	0	171	0
North-east sub-region	65	32	0	96	1
South-east sub-region	11	11	10	339	6
South-west sub-region	36	38	21	134	0
Peel Region Scheme ²	0	0	0	120	0
Total Metropolitan¹	192	163	31	972	8

State planning region

Perth	192	163	31	852	8
Peel ³	0	0	0	120	0
Sub-total	192	163	31	972	8

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	11	7	84	1
Great Southern	0	0	0	20	3
Kimberley	0	0	0	85	0
Mid West	5	5	6	20	0
Pilbara	10	10	0	149	4
South West	8	65	2	259	0
Wheatbelt	16	27	3	74	2
Sub-total	39	118	18	691	10
Total State	231	281	49	1,663	18

7.2 Final approval: top suburbs and localities

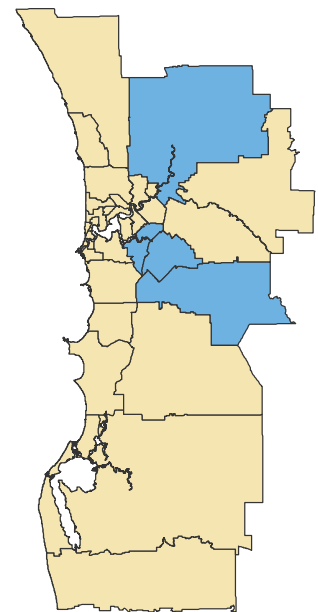
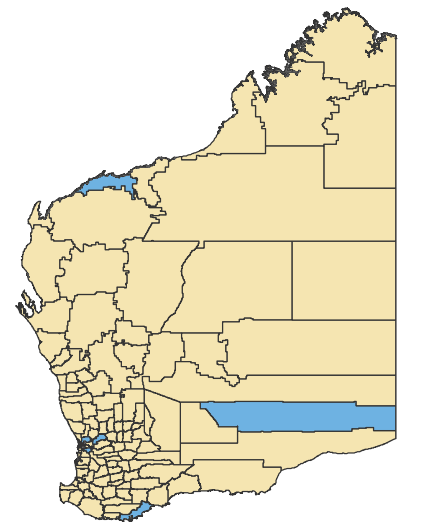
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
No localities with final approvals of five lots or more this quarter					

Percentage of final approvals by region

Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots

- 1-5
- No final approvals

Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of 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

Sept 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 Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots	Proposed lots	Proposed lots up to end of Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	6	6	16	153	10	0	0	1	3	1
Bayswater (C)	40	47	46	610	47	0	2	0	88	3
Belmont (C)	31	51	39	321	24	3	3	10	33	0
Cambridge (T)	4	8	2	49	2	0	0	0	1	0
Canning (C)	58	87	64	1,132	60	7	2	2	16	15
Claremont (T)	8	8	3	45	0	0	0	0	3	0
Cottesloe (T)	2	2	2	44	0	0	0	0	0	0
East Fremantle (T)	2	2	0	16	0	0	0	0	0	0
Fremantle (C)	18	22	63	270	26	0	0	0	25	1
Melville (C)	55	78	73	615	52	3	3	1	34	0
Mosman Park (T)	4	4	10	68	0	0	0	0	1	0
Nedlands (C)	3	17	11	180	29	0	1	0	1	1
Peppermint Grove (S)	2	2	0	22	0	0	0	1	1	0
Perth (C)	0	0	3	8	0	1	1	0	10	0
South Perth (C)	7	32	9	151	23	0	0	0	3	4
Stirling (C)	108	245	107	1,655	87	5	5	1	22	0
Subiaco (C)	0	3	1	23	3	0	0	0	5	0
Victoria Park (T)	86	86	15	291	32	1	1	3	27	0
Vincent (C)	19	28	7	268	8	1	1	0	5	1
Total	453	728	471	5,921	403	21	19	19	278	26

North-west sub-region										
Joondalup (C)	43	46	143	1,310	66	0	0	1	9	1
Wanneroo (C)	555	2,861	688	12,344	250	78	80	11	442	16
Total	598	2,907	831	13,654	316	78	80	12	451	17

North-east sub-region										
Kalamunda (C)	10	53	14	588	41	15	19	1	56	5
Mundaring (S)	11	119	49	728	5	0	6	37	88	5
Swan (C)	834	883	202	7,651	352	63	34	43	545	29
Total	855	1,055	265	8,967	398	78	59	81	689	39

South-east sub-region										
Armadale (C)	682	885	865	4,771	136	10	20	35	200	24
Gosnells (C)	31	137	268	2,573	18	5	10	6	188	5
Serpentine-Jarrahdale (S)	3	199	484	2,591	108	10	66	6	397	23
Total	716	1,221	1,617	9,935	262	25	96	47	785	52

South-west sub-region										
Cockburn (C)	235	343	136	3,231	45	33	39	14	199	3
Kwinana (C)	0	41	273	4,457	43	5	5	11	28	6
Rockingham (C)	231	591	226	6,999	351	9	7	25	153	21
Total	466	975	635	14,687	439	47	51	50	380	30

Peel Region Scheme ²										
Mandurah (C)	461	506	814	4,900	45	0	2	4	39	8
Murray (S)	15	15	0	1,668	6	13	87	107	386	22
Waroona (S)	0	0	0	2	0	1	1	0	20	1
Total	476	521	814	6,570	51	14	90	111	445	31

Metropolitan¹ total	3,564	7,407	4,633	59,734	1,869	263	395	320	3,028	195
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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

Sept 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 Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots	Proposed lots	Proposed lots up to end of Sept 2022	Proposed lots	Proposed lots up to end of Sept 2022	Lots

Balance of State

Gascoyne										
Carnarvon (S)	0	34	0	20	0	0	0	0	8	4
Exmouth (S)	0	0	2	8	2	0	1	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	34	2	28	2	0	1	0	8	4

Goldfields-Esperance										
Esperance (S)	0	0	1	176	2	1	7	2	32	0
Kalgoorlie-Boulder (C)	4	4	74	321	2	0	11	7	104	1
Remaining local governments	2	2	15	21	0	0	0	2	61	0
Total	6	6	90	518	4	1	18	11	197	1

Great Southern										
Albany (C)	224	227	93	773	13	84	124	6	169	12
Remaining local governments	5	43	0	253	8	15	20	12	171	9
Total	229	270	93	1,026	21	99	144	18	340	21

Kimberley										
Broome (S)	0	1	68	358	22	0	2	1	99	3
Wyndham-East Kimberley (S)	0	0	2	4	0	4	4	0	31	2
Remaining local governments	2	2	0	0	0	0	0	0	0	0
Total	2	3	70	362	22	4	6	1	130	5

Mid West										
Greater Geraldton (C)	0	61	3	1,395	0	19	19	8	66	0
Irwin (S)	0	0	3	202	1	0	1	2	54	0
Remaining local governments	1	1	6	39	0	16	16	4	16	8
Total	1	62	12	1,636	1	35	36	14	136	8

Pilbara										
Karratha (C)	6	6	1	195	1	0	0	0	88	4
Port Hedland (T)	0	2	0	173	0	20	20	0	56	0
Remaining local governments	0	0	0	61	5	0	0	0	23	0
Total	6	8	1	429	6	20	20	0	167	4

South West										
Augusta-Margaret River (S)	98	100	289	1,544	45	9	9	11	294	26
Bunbury (C)	9	9	26	254	9	3	3	0	30	2
Busselton (C)	12	240	102	1,429	58	3	6	6	326	13
Capel (S)	0	41	6	1,333	41	1	1	31	104	9
Dardanup (S)	4	2	2	359	34	0	0	25	92	1
Harvey (S)	0	0	5	718	3	11	66	11	117	4
Remaining local governments	10	15	2	306	0	11	11	10	143	12
Total	133	407	432	5,943	190	38	96	94	1,106	67

Wheatbelt										
Beverley (S)	1	0	0	0	0	0	0	2	16	0
Chittering (S)	0	0	24	116	0	6	6	3	353	6
Gingin (S)	101	101	3	1,969	0	3	2	7	271	6
Northam (S)	2	3	4	161	0	4	2	9	120	10
Toodyay (S)	0	2	0	3	0	7	17	2	9	3
York (S)	2	2	5	19	0	0	0	3	14	0
Remaining local governments	6	4	52	104	1	40	50	99	227	19
Total	112	112	88	2,372	1	60	77	125	1,010	44

Peel region - balance										
Boddington (S)	0	181	0	4	0	1	1	0	11	0

Balance of State	489	1,083	788	12,318	247	258	399	263	3,105	154
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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
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
2021/22	20,636	12,596	15,121	9,971	16,972	10,929	3,664	1,667
July to Sept 2022	6,004	2,465	4,028	1,982	4,953	2,064	1,051	401

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2021/22	18,512	10,582	13,967	8,913	15,730	9,647	2,782	935
July to Sept 2022	5,421	2,116	3,819	1,818	4,633	1,869	788	247

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
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
2021/22	655	326	372	90	437	179	218	147
July to Sept 2022	291	58	48	27	153	43	138	15

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2021/22	530	113	349	77	349	77	181	36
July to Sept 2022	49	18	31	8	31	8	18	10

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*.

■ 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
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
2021/22	205	297	119	197	123	201	82	96
July to Sept 2022	65	61	55	41	55	46	10	15

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
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
2021/22	734	1,278	314	694	333	825	401	453
July to Sept 2022	178	212	75	88	81	98	97	114

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*.

■ conditional approvals ■ final approvals

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