

# state lot activity: WA

## DECEMBER QTR 2022

### 1 State summary

- During the December 2022 quarter, the number of developer-lodged applications across Western Australia increased by 26 per cent and 12 per cent from the previous quarter (September) to 425 and 140 for residential and non-residential purposes, respectively.
- The number of proposed residential lots among the lodged applications decreased by four per cent from the previous quarter, to 3,901 for residential purposes and increased by 10 per cent to 573 for non-residential purposes.
- By the end of December 2022, the number of proposed residential lots among applications under assessment decreased by 17 per cent and increased by 26 per cent to 7,024 and 1,000 for residential and non-residential purposes, respectively.
- The number of proposed lots granted conditional approval during the December quarter decreased by four percent from the previous quarter to 5,201 for residential purposes and decreased by 30 per cent to 407 for non-residential purposes.
- At the end of December 2022, the developers' stock of proposed lots granted conditional approval for both residential and non-residential purposes increased by less than one percent and decreased by two per cent, from the previous quarter to 72,404 and 5,998, respectively.
- The number of lots granted final approval during the December quarter increased by 20 per cent from the previous quarter to 2,536 for residential purposes, and increased by 126 per cent to 790 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 Act 2005* 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.

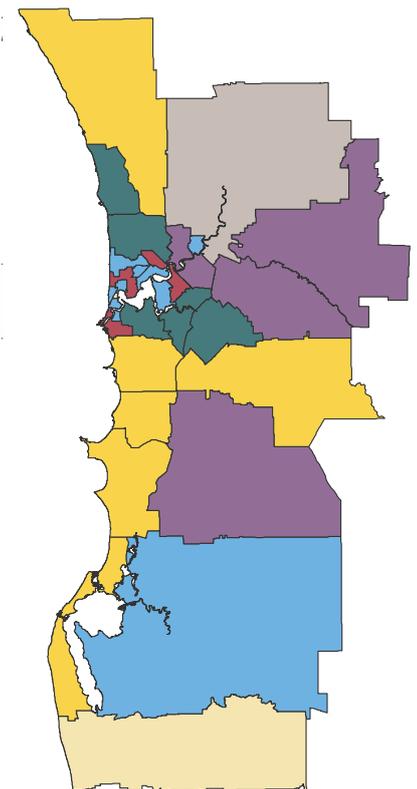
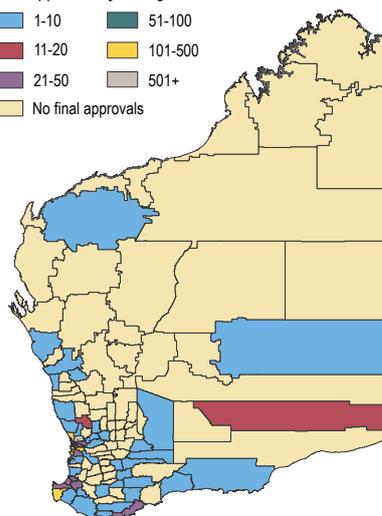
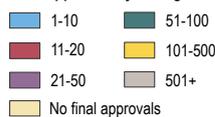
Data type	Stock	Developer-lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
		No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Sep qtr 2022	336	4,053	439	8,490	424	5,421	4,855	72,052	335	2,116
<b>Dec qtr 2022</b>	<b>425</b>	<b>3,901</b>	<b>442</b>	<b>7,024</b>	<b>403</b>	<b>5,201</b>	<b>4,891</b>	<b>72,404</b>	<b>334</b>	<b>2,536</b>
July 2022 to December 2022	761	7,954			827	10,622			660	4,652
Change between quarters	↗	↘	↗	↘	↘	↗	↗	—	↘	↗
	26%	-4%	1%	-17%	-5%	-4%	1%	0%	0%	20%

Non-residential										
Sep qtr 2022	125	521	157	794	142	583	966	6,133	151	349
<b>Dec qtr 2022</b>	<b>140</b>	<b>573</b>	<b>171</b>	<b>1,000</b>	<b>147</b>	<b>407</b>	<b>976</b>	<b>5,998</b>	<b>174</b>	<b>790</b>
July 2022 to December 2022	265	1,094			289	990			316	1,139
Change between quarters	↗	↗	↗	↗	↗	↘	↗	↘	↗	↗
	12%	10%	9%	26%	4%	-30%	1%	-2%	15%	126%

### 1.1 Final approval activity: December 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: December 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 Dec 2022	Proposed lots	Proposed lots up to end of Dec 2022	Lots

#### Metropolitan<sup>1</sup>

Central sub-region	499	627	573	6,062	364
North-west sub-region	768	2,104	1,560	14,388	541
North-east sub-region	569	777	842	9,106	468
South-east sub-region	420	777	782	10,174	137
South-west sub-region	476	1,062	390	13,808	693
Peel Region Scheme <sup>2</sup>	335	382	472	6,675	139
<b>Total Metropolitan<sup>1</sup></b>	<b>3,067</b>	<b>5,729</b>	<b>4,619</b>	<b>60,213</b>	<b>2,342</b>

#### State planning region

Perth	2,732	5,347	4,147	53,538	2,203
Peel <sup>3</sup>	336	563	472	6,679	139
<b>Sub-total</b>	<b>3,068</b>	<b>5,910</b>	<b>4,619</b>	<b>60,217</b>	<b>2,342</b>

#### Rest of the State

Gascoyne	0	34	0	28	0
Goldfields-Esperance	6	4	8	517	20
Great Southern	103	155	216	1,003	13
Kimberley	19	17	5	366	0
Mid West	9	68	1	1,592	6
Pilbara	33	2	39	298	6
South West	409	480	296	6,041	142
Wheatbelt	254	354	17	2,342	7
<b>Sub-total</b>	<b>833</b>	<b>1,114</b>	<b>582</b>	<b>12,187</b>	<b>194</b>
<b>Total State</b>	<b>3,901</b>	<b>7,024</b>	<b>5,201</b>	<b>72,404</b>	<b>2,536</b>

### 2.2 Final approval: top suburbs and localities

Rank	Metropolitan <sup>1</sup>	Lots	Rank	Balance of State	Lots*
1	Eglinton	149	1	Witchcliffe	49
2	Baldivis	143	2	Dunsborough	26
3	Treeby	136	3	Donnybrook	19
4	Brabham	127	4	Dalyellup	17
5	Dayton	95	5	Somerville	14
6	Mandogalup	91	6	Burekup	10
7	Hammond Park	82	7	South Bunbury/Tom Price	5
8	Dawesville	68			
9	Landsdale	58			
10	Clarkson	56			

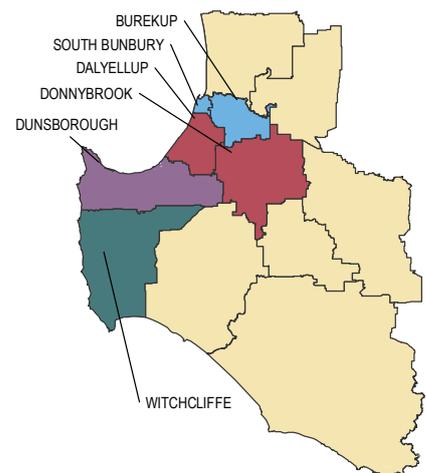
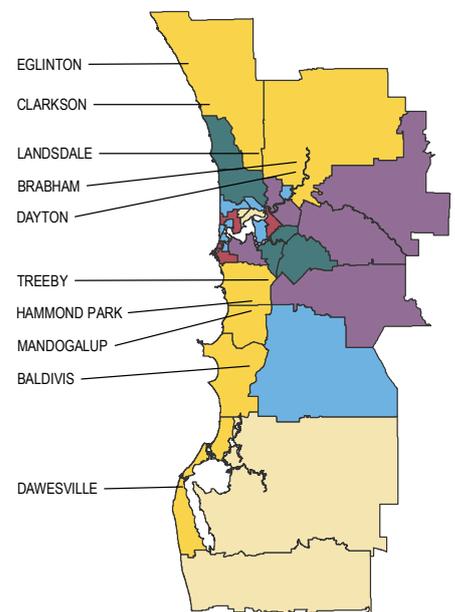
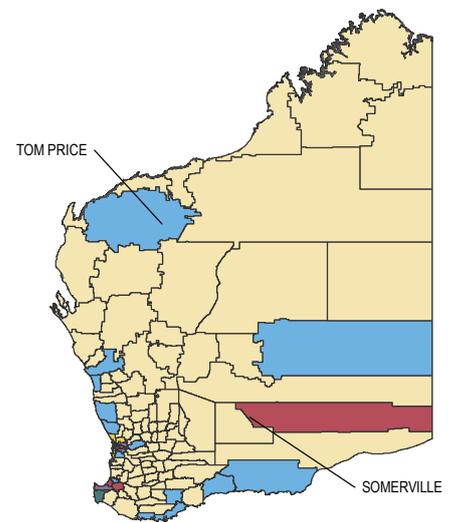
\* Five lots or more

#### Percentage of final approvals by region

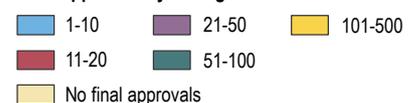
Metropolitan<sup>1</sup>

Regional

#### Green title versus strata – State



#### Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

<sup>2</sup> The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

<sup>3</sup> 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 <sup>2</sup> )					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
<b>Metropolitan<sup>1</sup></b>						
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
<b>2022/23</b>						
Sep qtr	585	1,066	134	47	36	375
Dec qtr	661	1,219	275	137	50	376

Financial year	Final approvals by lot size range (m <sup>2</sup> )					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
<b>Balance of State</b>						
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
<b>2022/23</b>						
Sep qtr	28	103	48	25	42	481
Dec qtr	11	43	15	41	84	722

#### 3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m <sup>2</sup> )					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
<b>Metro Central sub-region</b>						
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
<b>Dec qtr 22</b>	<b>133</b>	<b>168</b>	<b>38</b>	<b>12</b>	<b>13</b>	<b>370</b>
<b>Metro North-east sub-region</b>						
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
<b>Dec qtr 22</b>	<b>139</b>	<b>226</b>	<b>40</b>	<b>45</b>	<b>18</b>	<b>375</b>
<b>Metro North-west sub-region</b>						
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
<b>Dec qtr 22</b>	<b>135</b>	<b>301</b>	<b>76</b>	<b>24</b>	<b>5</b>	<b>400</b>
<b>Metro South-east sub-region</b>						
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
<b>Dec qtr 22</b>	<b>35</b>	<b>55</b>	<b>34</b>	<b>5</b>	<b>8</b>	<b>401</b>
<b>Metro South-west sub-region</b>						
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
<b>Dec qtr 22</b>	<b>198</b>	<b>421</b>	<b>51</b>	<b>17</b>	<b>6</b>	<b>375</b>
<b>Peel Region Scheme<sup>2</sup></b>						
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
<b>Dec qtr 22</b>	<b>21</b>	<b>48</b>	<b>36</b>	<b>34</b>	<b>0</b>	<b>502</b>
<b>Metropolitan<sup>1</sup></b>						
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
<b>Dec qtr 22</b>	<b>661</b>	<b>1,219</b>	<b>275</b>	<b>137</b>	<b>50</b>	<b>376</b>
<b>Perth metropolitan region</b>						
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
<b>Dec qtr 22</b>	<b>640</b>	<b>1,171</b>	<b>239</b>	<b>103</b>	<b>50</b>	<b>375</b>
<b>Peel<sup>3</sup></b>						
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
<b>Dec qtr 22</b>	<b>21</b>	<b>48</b>	<b>36</b>	<b>34</b>	<b>0</b>	<b>502</b>

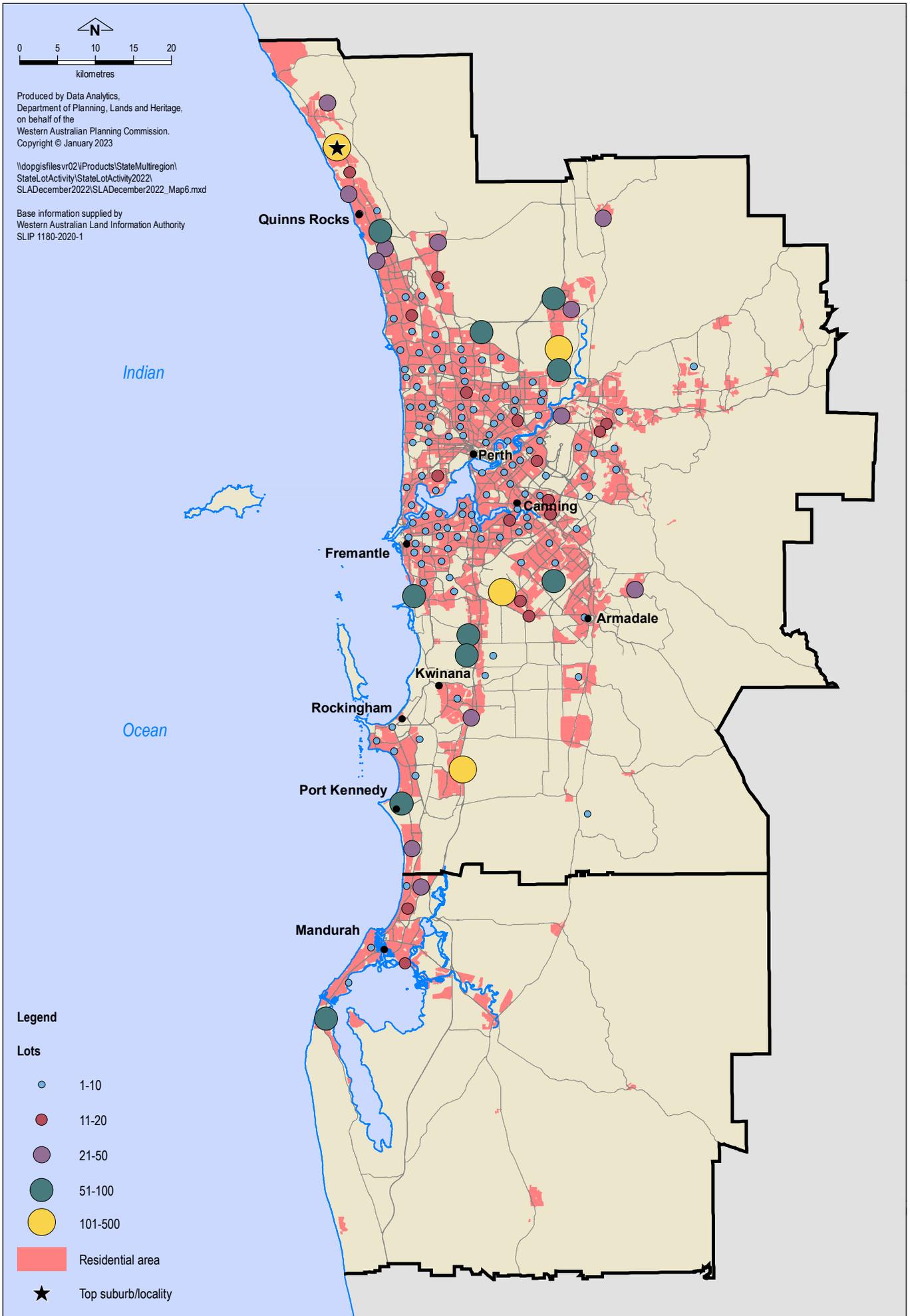
Quarter	Final approvals by lot size range (m <sup>2</sup> )					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
<b>Northern regions</b>						
Mar qtr 22	1	9	6	34	0	708
Jun qtr 22	0	2	2	3	0	582
Sep qtr 22	0	16	10	0	2	462
<b>Dec qtr 22</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>342</b>
<b>Central regions</b>						
Mar qtr 22	0	1	0	3	4	1,080
Jun qtr 22	2	3	4	26	4	795
Sep qtr 22	0	2	1	1	3	638
<b>Dec qtr 22</b>	<b>1</b>	<b>11</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>512</b>
<b>Wheatbelt region</b>						
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
<b>Dec qtr 22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>1,026</b>
<b>South West region</b>						
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
<b>Dec qtr 22</b>	<b>8</b>	<b>30</b>	<b>10</b>	<b>36</b>	<b>71</b>	<b>756</b>

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.  
<sup>2</sup> The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.  
<sup>3</sup> Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

## 4 Residential final approvals by suburb

Suburb	2022/23	Dec 2022 quarter	Quarter rank	Suburb	2022/23	Dec 2022 quarter	Quarter rank	Suburb	2022/23	Dec 2022 quarter	Quarter rank
<b>Perth metropolitan region</b>											
Alfred Cove	4	0	0	High Wycombe	8	4	78	Stoneville	2	2	104
Alkimos	118	20	25	Highgate	2	2	104	Swanbourne	2	0	0
Anketell	8	3	95	Hillarys	2	0	0	Tamala Park	28	28	22
Applecross	15	9	42	Hilton	10	6	56	Tapping	2	0	0
Ardross	8	2	104	Huntingdale	2	2	104	Thornlie	6	6	56
Armadale	3	3	95	Inglewood	12	4	78	Treeby	136	136	3
Ashfield	2	0	0	Innaloo	5	2	104	Tuart Hill	4	2	104
Attadale	2	2	104	Jindalee	78	49	14	Upper Swan	54	0	0
Aveley	40	40	18	Jolimont	3	0	0	Victoria Park	16	2	104
Balcatta	2	0	0	Joondalup	2	0	0	Viveash	10	0	0
Baldivis	416	143	2	Joondanna	3	3	95	Wandi	7	7	52
Balga	5	2	104	Kalamunda	10	3	95	Wanneroo	14	9	42
Ballajura	8	4	78	Kallaroo	7	4	78	Warnbro	2	2	104
Banksia Grove	28	28	22	Kardinya	10	6	56	Warwick	3	0	0
Bassendean	12	8	48	Karnup	39	0	0	Waterford	6	0	0
Bayswater	30	15	30	Karrinyup	13	9	42	Watermans Bay	2	2	104
Beaconsfield	15	3	95	Kelmscott	4	0	0	Wattle Grove	28	2	104
Beckenham	18	12	34	Kewdale	10	2	104	Wellard	42	42	16
Bedford	10	2	104	Kingsley	6	4	78	Wembley	6	4	78
Beechboro	6	6	56	Koondoola	7	5	68	Wembley Downs	15	2	104
Beelihar	9	0	0	Landsdale	88	58	8	Westminster	6	6	56
Belmont	14	10	39	Langford	2	0	0	White Gum Valley	14	6	56
Bennett Springs	82	0	0	Lathlain	11	7	52	Willagee	11	7	52
Bentley	7	5	68	Leederville	4	3	95	Willetton	19	8	48
Bibra Lake	1	1	150	Leeming	2	0	0	Wilson	8	4	78
Bicton	8	2	104	Lesmurdie	2	0	0	Winthrop	6	6	56
Booragoon	4	0	0	Lockridge	2	2	104	Woodbridge	3	0	0
Brabham	215	127	4	Lynwood	9	4	78	Woodlands	2	2	104
Brentwood	2	2	104	Maddington	4	1	150	Yanchep	33	32	20
Bull Creek	4	4	78	Maida Vale	2	2	104	Yangebup	2	2	104
Bullsbrook	44	42	16	Mandogalup	126	91	6	Yokine	11	6	56
Burns Beach	29	29	21	Manning	6	0	0				
Bushmead	52	16	28	Marangaroo	4	2	104				
Byford	110	2	104	Maylands	9	9	42				
Calista	2	0	0	Medina	1	0	0				
Canning Vale	5	5	68	Melville	9	3	95				
Carine	5	2	104	Midland	2	0	0				
Churchlands	4	2	104	Midvale	2	0	0				
City Beach	2	2	104	Morley	14	2	104				
Claremont	2	2	104	Mosman Park	8	8	48				
Clarkson	58	56	9	Mount Claremont	4	0	0				
Cloverdale	19	11	36	Mount Hawthorn	6	4	78				
Como	9	2	104	Mount Helena	5	0	0				
Coogee	55	55	10	Mount Lawley	7	7	52				
Coolbellup	14	6	56	Mount Pleasant	6	2	104				
Cooloongup	2	2	104	Mullaloo	6	0	0				
Cottesloe	1	1	150	Myaree	6	2	104				
Craigie	44	14	31	Nedlands	34	17	27				
Dalkeith	8	2	104	Nollamara	18	12	34				
Dayton	95	95	5	Noranda	8	4	78				
Dianella	23	10	39	North Beach	4	2	104				
Doubleview	12	9	42	North Perth	5	0	0				
Duncraig	7	5	68	Padbury	11	9	42				
East Cannington	11	11	36	Palmyra	4	2	104				
East Fremantle	4	4	78	Parkwood	28	5	68				
East Victoria Park	14	4	78	Parmelia	2	2	104				
Eden Hill	6	2	104	Piara Waters	41	11	36				
Edgewater	2	2	104	Port Kennedy	52	52	13				
Eglinton	214	149	1	Queens Park	5	3	95				
Ellenbrook	59	55	10	Quinns Rocks	16	2	104				
Embleton	10	2	104	Redcliffe	2	2	104				
Ferndale	5	5	68	Ridgewood	4	4	78				
Floreat	2	2	104	Riverton	18	16	28				
Forrestdale	34	14	31	Rivervale	10	6	56				
Forrestfield	12	10	39	Rockingham	12	2	104				
Fremantle	4	2	104	Roleystone	21	21	24				
Girrawheen	5	5	68	Rossmoyne	3	0	0				
Glendalough	2	0	0	Safety Bay	4	2	104				
Golden Bay	48	47	15	Scarborough	11	6	56				
Gooseberry Hill	1	1	150	Secret Harbour	2	0	0				
Gosnells	7	0	0	Serpentine	5	5	68				
Greenmount	6	6	56	Shelley	2	0	0				
Greenwood	6	4	78	Shoalwater	3	3	95				
Gwelup	4	0	0	Sinagra	14	14	31				
Hamersley	4	2	104	Singleton	24	0	0				
Hamilton Hill	19	8	48	Sorrento	13	5	68				
Hammond Park	82	82	7	South Guildford	33	33	19				
Harrisdale	46	0	0	South Perth	8	4	78				
Haynes	36	0	0	Southern River	55	55	10				
Heathridge	8	4	78	Spearwood	22	5	68				
Helena Valley	18	18	26	St James	10	0	0				
Henley Brook	65	0	0	Stirling	5	0	0				
<b>Total Perth metropolitan region</b>									<b>4,021</b>	<b>2,203</b>	
<b>Peel Region Scheme</b>											
Coodanup	17	15	3	Greenfields	8	0	0	Meadow Springs	44	14	4
Dawesville	68	68	1	Halls Head	4	4	5	Pinjarra	6	0	0
Dudley Park	4	0	0	Lakelands	35	35	2				
Falcon	3	2	6	Madora Bay	1	1	7				
<b>Total Peel Region Scheme</b>									<b>190</b>	<b>139</b>	
<b>Total Perth metropolitan region and Peel Region Scheme</b>									<b>4,211</b>	<b>2,342</b>	

# 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 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 Dec 2022	Proposed lots	Proposed lots up to end of Dec 2022	Lots

#### Metropolitan<sup>1</sup>

Central sub-region	0	0	0	8	0
North-west sub-region	0	0	0	66	0
North-east sub-region	50	59	0	380	30
South-east sub-region	26	93	0	333	34
South-west sub-region	3	13	0	101	2
Peel Region Scheme <sup>2</sup>	37	95	2	217	0
<b>Total Metropolitan<sup>1</sup></b>	<b>116</b>	<b>260</b>	<b>2</b>	<b>1,105</b>	<b>66</b>

#### State planning region

Perth	79	165	0	888	66
Peel <sup>3</sup>	37	95	2	217	0
<b>Sub-total</b>	<b>116</b>	<b>260</b>	<b>2</b>	<b>1,105</b>	<b>66</b>

#### Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	6	0	73	1
Great Southern	51	175	9	187	6
Kimberley	0	0	0	29	0
Mid West	3	5	15	76	2
Pilbara	0	0	0	0	0
South West	65	65	13	449	6
Wheatbelt	2	2	7	653	1
<b>Sub-total</b>	<b>121</b>	<b>253</b>	<b>44</b>	<b>1,469</b>	<b>16</b>
<b>Total State</b>	<b>237</b>	<b>513</b>	<b>46</b>	<b>2,574</b>	<b>82</b>

### 5.2 Final approval: top suburbs and localities

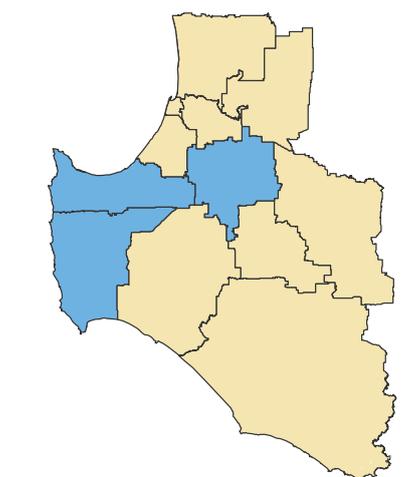
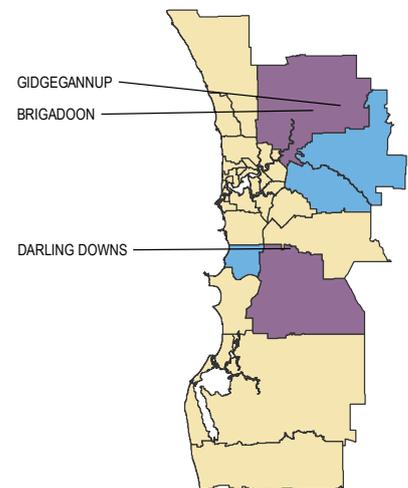
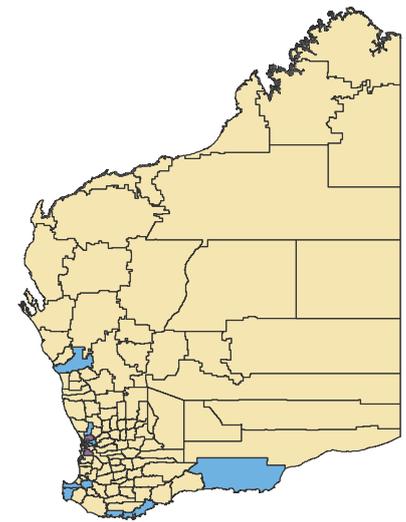
Rank	Metropolitan <sup>1</sup>	Lots*	Rank	Balance of State	Lots*
1	Darling Downs	34	No localities with final approvals of five lots or more this quarter		
2	Brigadoon	20			
3	Gidgegannup	5			

\* Five lots or more

#### Percentage of final approvals by region

Metropolitan<sup>1</sup>

Regional



#### Final approvals by local government - lots

1-10      21-50

No final approvals

Note: Top suburbs and localities identified where relevant

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

<sup>2</sup> The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

<sup>3</sup> Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

## 6 Commercial activity

### 6.1 Regional summary: December 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 Dec 2022	Proposed lots	Proposed lots up to end of Dec 2022	Lots

#### Metropolitan<sup>1</sup>

Central sub-region	9	13	8	100	22
North-west sub-region	6	3	3	82	1
North-east sub-region	3	5	4	112	1
South-east sub-region	21	22	0	23	1
South-west sub-region	3	3	4	26	2
Peel Region Scheme <sup>2</sup>	0	2	3	28	1
<b>Total Metropolitan<sup>1</sup></b>	<b>42</b>	<b>48</b>	<b>22</b>	<b>371</b>	<b>28</b>

#### State planning region

Perth	42	46	19	343	27
Peel <sup>3</sup>	0	2	3	28	1
<b>Sub-total</b>	<b>42</b>	<b>48</b>	<b>22</b>	<b>371</b>	<b>28</b>

#### Rest of the State

Gascoyne	0	0	1	1	0
Goldfields-Esperance	6	6	0	7	1
Great Southern	5	5	1	10	1
Kimberley	0	0	1	8	0
Mid West	0	10	3	10	0
Pilbara	1	1	8	17	0
South West	9	2	14	101	19
Wheatbelt	2	2	0	5	0
<b>Sub-total</b>	<b>23</b>	<b>26</b>	<b>28</b>	<b>159</b>	<b>21</b>
<b>Total State</b>	<b>65</b>	<b>74</b>	<b>50</b>	<b>530</b>	<b>49</b>

### 6.2 Final approval: top suburbs and localities

Rank	Metropolitan <sup>1</sup>	Lots*	Rank	Balance of State	Lots*
1	Hamersley	5	1	Witchcliffe	7

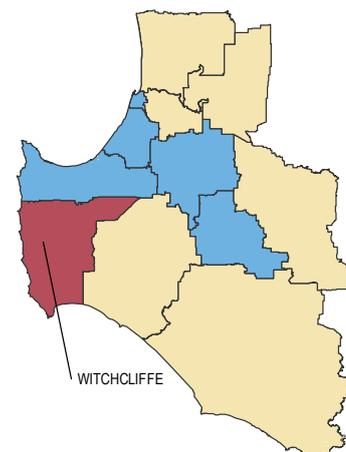
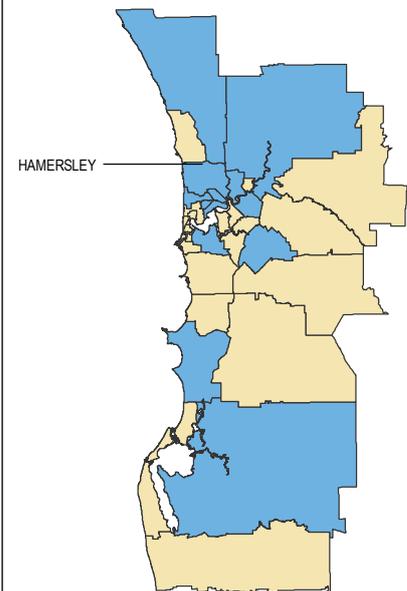
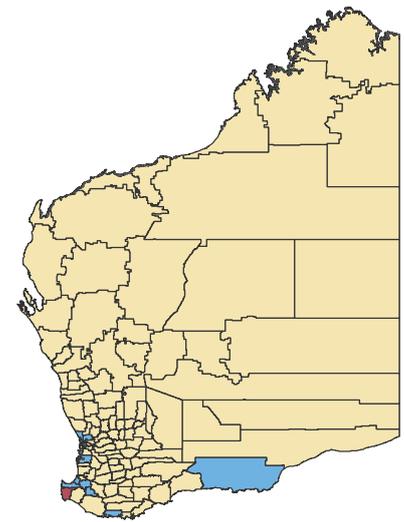
\* Five lots or more

#### Percentage of final approvals by region

Metropolitan<sup>1</sup>

Regional

#### Green title lots versus strata lots - State



#### Final approvals by local government - lots

1-5 6-10

No final approvals

Note: Top suburbs and localities identified where relevant

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

<sup>2</sup> The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

<sup>3</sup> Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

## 7 Industrial activity

### 7.1 Regional summary: December 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 Dec 2022	Proposed lots	Proposed lots up to end of Dec 2022	Lots

#### Metropolitan<sup>1</sup>

Central sub-region	2	2	3	113	0
North-west sub-region	9	88	0	170	2
North-east sub-region	1	22	13	161	5
South-east sub-region	13	4	19	293	5
South-west sub-region	4	35	7	135	0
Peel Region Scheme <sup>2</sup>	1	1	0	120	0
<b>Total Metropolitan<sup>1</sup></b>	<b>30</b>	<b>152</b>	<b>42</b>	<b>992</b>	<b>12</b>

#### State planning region

Perth	29	151	42	872	12
Peel <sup>3</sup>	1	1	0	120	0
<b>Sub-total</b>	<b>30</b>	<b>152</b>	<b>42</b>	<b>992</b>	<b>12</b>

#### Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	2	13	0	84	0
Great Southern	4	3	1	18	3
Kimberley	36	36	0	85	0
Mid West	3	3	5	25	0
Pilbara	1	10	1	148	0
South West	5	21	49	301	9
Wheatbelt	11	11	27	101	2
<b>Sub-total</b>	<b>62</b>	<b>97</b>	<b>83</b>	<b>762</b>	<b>14</b>
<b>Total State</b>	<b>92</b>	<b>249</b>	<b>125</b>	<b>1,754</b>	<b>26</b>

### 7.2 Final approval: top suburbs and localities

Rank	Metropolitan <sup>1</sup>	Lots*	Rank	Balance of State	Lots*
No localities with final approvals of five lots or more this quarter			1	Picton East	9

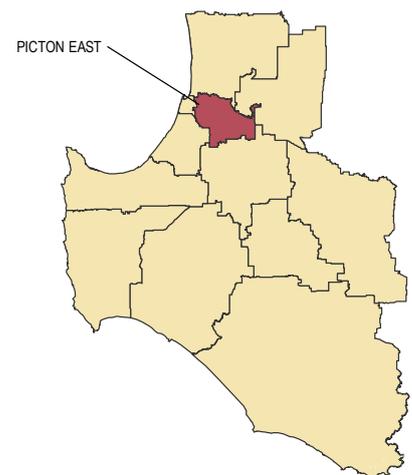
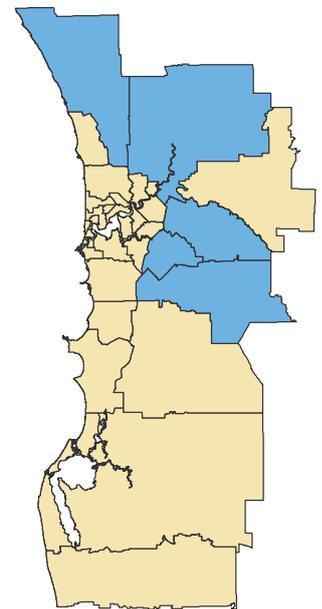
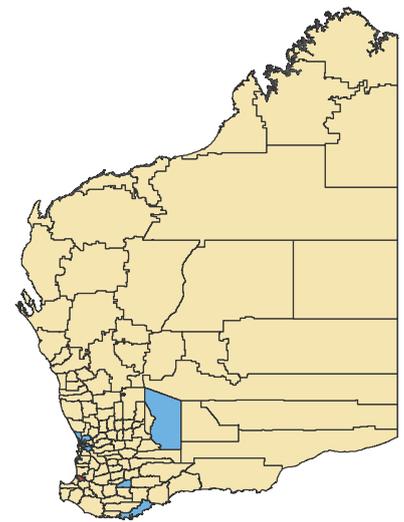
\* Five lots or more

#### Percentage of final approvals by region

Metropolitan<sup>1</sup>

Regional

#### Green title lots versus strata lots - State



#### Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

<sup>2</sup> The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

<sup>3</sup> Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

## 8 Metropolitan local government summary

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

### Metropolitan<sup>1</sup>

Central sub-region										
Bassendean (T)	12	12	4	145	10	0	0	0	3	0
Bayswater (C)	59	48	52	616	34	0	2	0	86	3
Belmont (C)	21	29	44	332	31	2	2	3	28	8
Cambridge (T)	8	10	6	48	8	1	1	0	1	2
Canning (C)	81	81	78	1,143	61	2	0	2	18	2
Claremont (T)	5	5	8	49	2	0	0	0	3	0
Cottesloe (T)	0	2	0	43	1	0	0	0	0	0
East Fremantle (T)	0	0	2	14	4	0	0	0	0	2
Fremantle (C)	21	21	22	278	17	0	0	0	25	0
Melville (C)	86	82	84	640	49	0	0	3	31	9
Mosman Park (T)	2	2	4	60	8	0	0	0	1	0
Nedlands (C)	34	37	14	170	19	1	1	1	2	0
Peppermint Grove (S)	3	3	2	24	0	0	0	0	1	0
Perth (C)	1	1	0	8	0	2	2	1	7	2
South Perth (C)	9	25	11	154	6	0	0	0	3	0
Stirling (C)	108	139	208	1,739	92	6	8	4	18	5
Subiaco (C)	0	0	3	22	0	1	1	0	4	2
Victoria Park (T)	13	88	11	291	13	1	0	2	28	0
Vincent (C)	36	42	20	286	9	0	0	1	4	2
<b>Total</b>	<b>499</b>	<b>627</b>	<b>573</b>	<b>6,062</b>	<b>364</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>263</b>	<b>37</b>

North-west sub-region										
Joondalup (C)	58	42	54	1,247	80	0	0	0	9	8
Wanneroo (C)	710	2,062	1,506	13,141	461	15	91	10	430	35
<b>Total</b>	<b>768</b>	<b>2,104</b>	<b>1,560</b>	<b>14,388</b>	<b>541</b>	<b>15</b>	<b>91</b>	<b>10</b>	<b>439</b>	<b>43</b>

North-east sub-region										
Kalamunda (C)	17	27	43	539	22	2	5	22	64	7
Mundaring (S)	11	113	11	716	26	23	29	1	84	8
Swan (C)	541	637	788	7,851	420	67	88	15	566	128
<b>Total</b>	<b>569</b>	<b>777</b>	<b>842</b>	<b>9,106</b>	<b>468</b>	<b>92</b>	<b>122</b>	<b>38</b>	<b>714</b>	<b>143</b>

South-east sub-region										
Armadale (C)	203	418	669	5,071	49	14	13	29	189	270
Gosnells (C)	69	127	78	2,557	81	2	11	0	149	8
Serpentine-Jarrahdale (S)	148	232	35	2,546	7	44	104	2	376	39
<b>Total</b>	<b>420</b>	<b>777</b>	<b>782</b>	<b>10,174</b>	<b>137</b>	<b>60</b>	<b>128</b>	<b>31</b>	<b>714</b>	<b>317</b>

South-west sub-region										
Cockburn (C)	96	364	75	3,026	295	4	42	4	199	12
Kwinana (C)	162	203	0	4,028	145	0	0	5	29	20
Rockingham (C)	218	495	315	6,754	253	13	10	9	154	16
<b>Total</b>	<b>476</b>	<b>1,062</b>	<b>390</b>	<b>13,808</b>	<b>693</b>	<b>17</b>	<b>52</b>	<b>18</b>	<b>382</b>	<b>48</b>

Peel Region Scheme <sup>2</sup>										
Mandurah (C)	284	333	455	5,103	139	5	4	6	38	5
Murray (S)	51	49	17	1,570	0	41	107	9	388	3
Waroona (S)	0	0	0	2	0	4	4	1	16	0
<b>Total</b>	<b>335</b>	<b>382</b>	<b>472</b>	<b>6,675</b>	<b>139</b>	<b>50</b>	<b>115</b>	<b>16</b>	<b>442</b>	<b>8</b>

<b>Metropolitan<sup>1</sup> total</b>	<b>3,067</b>	<b>5,729</b>	<b>4,619</b>	<b>60,213</b>	<b>2,342</b>	<b>250</b>	<b>525</b>	<b>130</b>	<b>2,954</b>	<b>596</b>
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Note: (C) City, (T) Town, and (S) Shire

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

<sup>2</sup> The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

<sup>3</sup> Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

## 9 Balance of the State and selected local government summary

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

### Balance of State

<b>Gascoyne</b>										
Carnarvon (S)	0	34	0	20	0	0	0	0	7	0
Exmouth (S)	0	0	0	8	0	0	0	3	3	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>0</b>

<b>Goldfields-Esperance</b>										
Esperance (S)	4	2	2	177	1	1	7	2	29	3
Kalgoorlie-Boulder (C)	2	2	4	322	16	5	16	0	104	0
Remaining local governments	0	0	2	18	3	2	2	0	61	0
<b>Total</b>	<b>6</b>	<b>4</b>	<b>8</b>	<b>517</b>	<b>20</b>	<b>8</b>	<b>25</b>	<b>2</b>	<b>194</b>	<b>3</b>

<b>Great Southern</b>										
Albany (C)	22	44	201	737	10	11	129	17	169	11
Remaining local governments	81	111	15	266	3	74	65	29	152	15
<b>Total</b>	<b>103</b>	<b>155</b>	<b>216</b>	<b>1,003</b>	<b>13</b>	<b>85</b>	<b>194</b>	<b>46</b>	<b>321</b>	<b>26</b>

<b>Kimberley</b>										
Broome (S)	17	17	1	358	0	38	36	3	101	0
Wyndham-East Kimberley (S)	2	0	2	6	0	0	0	4	35	0
Remaining local governments	0	0	2	2	0	0	0	0	0	0
<b>Total</b>	<b>19</b>	<b>17</b>	<b>5</b>	<b>366</b>	<b>0</b>	<b>38</b>	<b>36</b>	<b>7</b>	<b>136</b>	<b>0</b>

<b>Mid West</b>										
Greater Geraldton (C)	6	65	0	1,351	5	5	17	7	64	3
Irwin (S)	0	0	0	201	1	0	0	8	62	0
Remaining local governments	3	3	1	40	0	13	13	16	27	9
<b>Total</b>	<b>9</b>	<b>68</b>	<b>1</b>	<b>1,592</b>	<b>6</b>	<b>18</b>	<b>30</b>	<b>31</b>	<b>153</b>	<b>12</b>

<b>Pilbara</b>										
Karratha (C)	33	0	39	234	0	0	0	0	86	0
Port Hedland (T)	0	2	0	8	0	4	13	13	69	0
Remaining local governments	0	0	0	56	6	0	0	0	23	0
<b>Total</b>	<b>33</b>	<b>2</b>	<b>39</b>	<b>298</b>	<b>6</b>	<b>4</b>	<b>13</b>	<b>13</b>	<b>178</b>	<b>0</b>

<b>South West</b>										
Augusta-Margaret River (S)	109	87	116	1,562	54	5	5	12	295	55
Bunbury (C)	16	9	16	257	10	1	0	4	34	1
Busselton (C)	36	127	147	1,540	32	12	10	8	330	6
Capel (S)	4	16	0	1,340	17	60	58	4	106	7
Dardanup (S)	17	17	2	352	10	2	2	0	77	16
Harvey (S)	44	44	0	685	0	4	20	51	166	7
Remaining local governments	183	180	15	305	19	16	8	18	133	22
<b>Total</b>	<b>409</b>	<b>480</b>	<b>296</b>	<b>6,041</b>	<b>142</b>	<b>100</b>	<b>103</b>	<b>97</b>	<b>1,141</b>	<b>114</b>

<b>Wheatbelt</b>										
Beverley (S)	0	0	0	0	0	0	0	0	16	0
Chittering (S)	3	3	0	79	0	1	5	2	257	4
Gingin (S)	66	167	0	1,968	1	11	10	3	269	2
Northam (S)	2	4	1	161	0	5	5	3	69	2
Toodyay (S)	100	100	0	3	0	5	8	14	19	0
York (S)	11	11	9	25	3	0	0	0	13	1
Remaining local governments	72	69	7	106	3	43	41	54	255	30
<b>Total</b>	<b>254</b>	<b>354</b>	<b>17</b>	<b>2,342</b>	<b>7</b>	<b>65</b>	<b>69</b>	<b>76</b>	<b>898</b>	<b>39</b>

<b>Peel region - balance</b>										
Boddington (S)	1	181	0	4	0	5	5	2	13	0

<b>Balance of State</b>	<b>834</b>	<b>1,295</b>	<b>582</b>	<b>12,191</b>	<b>194</b>	<b>323</b>	<b>475</b>	<b>277</b>	<b>3,044</b>	<b>194</b>
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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 <sup>1</sup>		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
<b>July to Dec 2022</b>	<b>11,612</b>	<b>5,791</b>	<b>8,289</b>	<b>4,773</b>	<b>9,702</b>	<b>5,002</b>	<b>1,910</b>	<b>789</b>

### 10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan <sup>1</sup>		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
<b>July to Dec 2022</b>	<b>10,622</b>	<b>4,652</b>	<b>7,966</b>	<b>4,021</b>	<b>9,252</b>	<b>4,211</b>	<b>1,370</b>	<b>441</b>

### 10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan <sup>1</sup>		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
<b>July to Dec 2022</b>	<b>337</b>	<b>140</b>	<b>48</b>	<b>93</b>	<b>155</b>	<b>109</b>	<b>182</b>	<b>31</b>

### 10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan <sup>1</sup>		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
<b>July to Dec 2022</b>	<b>174</b>	<b>44</b>	<b>73</b>	<b>20</b>	<b>73</b>	<b>20</b>	<b>101</b>	<b>24</b>

■ conditional approvals ■ final approvals

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

## 10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan <sup>1</sup>		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
<b>July to Dec 2022</b>	<b>115</b>	<b>110</b>	<b>74</b>	<b>68</b>	<b>77</b>	<b>74</b>	<b>38</b>	<b>36</b>

■ conditional approvals ■ final approvals

<sup>1</sup> The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

## Introduction

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This publication contains statistical details of subdivision activity in Western Australia.

## Coverage

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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, special residential, commercial, industrial and other categories' 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

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**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 must complete 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.

The developers' stock of current conditional approvals includes subdivision approvals that have been granted an automatic two-year extension as a result of the amendments to the *Planning and Development Act 2005* to include Part 18 - Extension of time for endorsement of diagram or plan of survey due to the COVID-19 pandemic.

**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 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

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For more information regarding the data, please call (08) 6551 8002 or contact [Reporting@dplh.wa.gov.au](mailto:Reporting@dplh.wa.gov.au).

## Caveat

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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