

state lot activity: WA

MARCH QTR 2023

1 State summary

- During the March 2023 quarter, the number of developer-lodged applications for residential subdivision across Western Australia decreased by 17% for a total of 354 applications for the quarter. This translates to a 4% reduction in proposed lots when compared to December.
- By the end of March 2023, the total number of residential applications under assessment decreased by 2%. The volume of residential lots being assessed increased by 20%, indicating more large applications coming through the system
- The number of proposed residential lots granted conditional approval during the March quarter decreased by 48 percent for a total of 4,803 lots conditionally approved in the quarter.
- At the end of March 2023, the total stock of developers' residential lots granted conditional approval decreased by three percent for a total stock of 70,532 lots.
- When compared to December, the number of residential lots granted final approval during the March quarter decreased by 11% for a total of 2,258 lots approved for the quarter.

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.

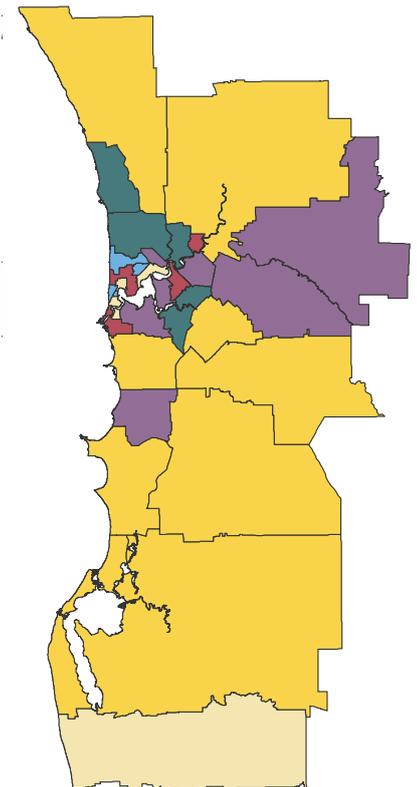
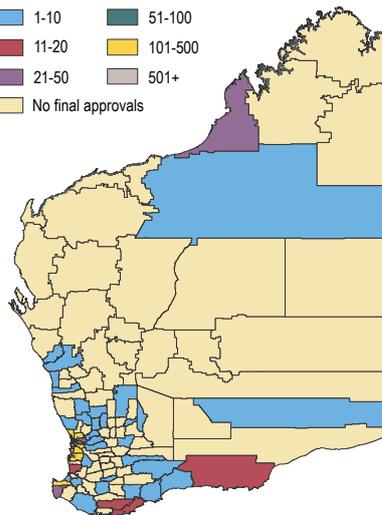
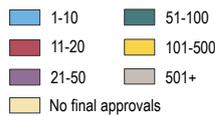
Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Dec qtr 2022	425	3,901	442	7,024	403	5,201	4,891	72,404	334	2,536
Mar qtr 2023	354	3,732	431	8,416	340	2,705	4,803	70,532	341	2,258
July 2022 to March 2023	1,115	11,686			1,167	13,327			987	6,910
Change between quarters	↓ -17%	↓ -4%	↓ -2%	↑ 20%	↓ -16%	↓ -48%	↓ -2%	↓ -3%	↑ 2%	↓ -11%

Non-residential										
Dec qtr 2022	142	573	171	1,000	147	407	976	5,998	174	790
Mar qtr 2023	105	369	158	919	130	516	971	6,091	185	482
July 2022 to March 2023	372	1,463			419	1,506			487	1,621
Change between quarters	↓ -26%	↓ -36%	↓ -8%	↓ -8%	↓ -12%	↑ 27%	↓ -1%	↑ 2%	↑ 6%	↓ -39%

1.1 Final approval activity: March quarter 2023

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 2023

	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 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots
Metropolitan¹					
Central sub-region	374	579	402	5,939	380
North-west sub-region	514	2,187	432	14,275	397
North-east sub-region	599	921	442	9,063	285
South-east sub-region	643	1,508	345	8,780	369
South-west sub-region	1,352	2,108	296	13,546	405
Peel Region Scheme ²	161	193	350	6,563	234
Total Metropolitan¹	3,643	7,496	2,267	58,166	2,070
State planning region					
Perth	3,482	7,303	1,917	51,603	1,836
Peel ³	161	374	350	6,567	234
Sub-total	3,643	7,677	2,267	58,170	2,070
Rest of the State					
Gascoyne	2	36	0	26	0
Goldfields-Esperance	14	8	10	518	9
Great Southern	10	72	88	1,055	7
Kimberley	2	12	7	330	36
Mid West	8	68	8	1,599	1
Pilbara	1	3	0	298	0
South West	38	425	89	5,964	130
Wheatbelt	14	115	236	2,572	5
Sub-total	89	739	438	12,362	188
Total State	3,732	8,416	2,705	70,532	2,258

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Treeby	152	1	Djugun	36
2	Baldivis	122	2	Vasse	30
3	Byford	107	3	Geographe	23
4	Yanchep	82	4	Broadwater	22
5	Lakelands	68	5	Witchcliffe	21
6	Eglinton	64	6	West Busseton	8
7	Two rocks	61	7	York/Busseton	5
8	Pinjarra	59			
9	Gosnells	58			
10	Upper swan	54			

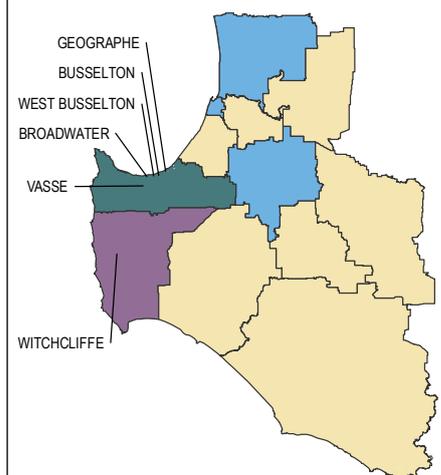
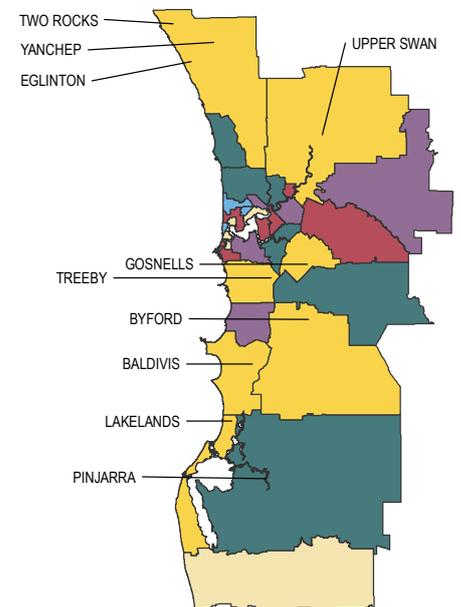
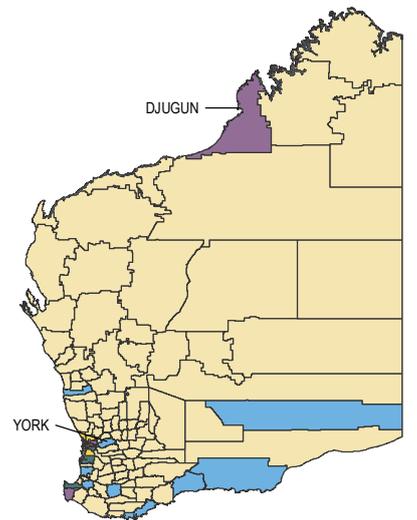
* Five lots or more

Percentage of final approvals by region

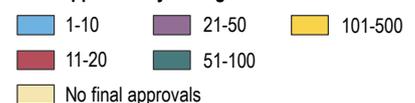
Metropolitan¹

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 Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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						
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
Dec qtr	661	1,219	275	137	50	376
Mar qtr	429	1,326	189	77	49	378

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						
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
Dec qtr	11	43	15	41	84	722
Mar qtr	8	60	16	69	23	614

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	
Metro Central sub-region						
Jun qtr 22	179	180	36	19	11	345
Sep qtr 22	146	183	46	16	12	366
Dec qtr 22	133	168	38	12	13	370
Mar qtr 23	142	172	35	17	14	368
Metro North-east sub-region						
Jun qtr 22	73	197	38	19	17	400
Sep qtr 22	138	227	15	9	8	371
Dec qtr 22	139	226	40	45	18	375
Mar qtr 23	61	181	23	10	10	375
Metro North-west sub-region						
Jun qtr 22	154	305	21	6	2	375
Sep qtr 22	126	158	22	8	2	375
Dec qtr 22	135	301	76	24	5	400
Mar qtr 23	45	303	36	10	3	396
Metro South-east sub-region						
Jun qtr 22	80	173	10	19	11	375
Sep qtr 22	83	144	26	5	4	375
Dec qtr 22	35	55	34	5	8	401
Mar qtr 23	75	257	23	9	5	375
Metro South-west sub-region						
Jun qtr 22	198	320	34	13	3	375
Sep qtr 22	69	331	23	7	9	375
Dec qtr 22	198	421	51	17	6	375
Mar qtr 23	98	276	9	11	11	375
Peel Region Scheme²						
Jun qtr 22	19	83	23	14	7	450
Sep qtr 22	23	23	2	2	1	355
Dec qtr 22	21	48	36	34	0	502
Mar qtr 23	8	137	63	20	6	465
Metropolitan¹						
Jun qtr 22	703	1,258	162	90	51	375
Sep qtr 22	585	1,066	134	47	36	375
Dec qtr 22	661	1,219	275	137	50	376
Mar qtr 23	429	1,326	189	77	49	378
Perth metropolitan region						
Jun qtr 22	684	1,175	139	76	44	375
Sep qtr 22	562	1,043	132	45	35	375
Dec qtr 22	640	1,171	239	103	50	375
Mar qtr 23	421	1,189	126	57	43	375
Peel³						
Jun qtr 22	19	83	23	14	7	450
Sep qtr 22	23	23	2	2	1	355
Dec qtr 22	21	48	36	34	0	502
Mar qtr 23	8	137	63	20	6	465

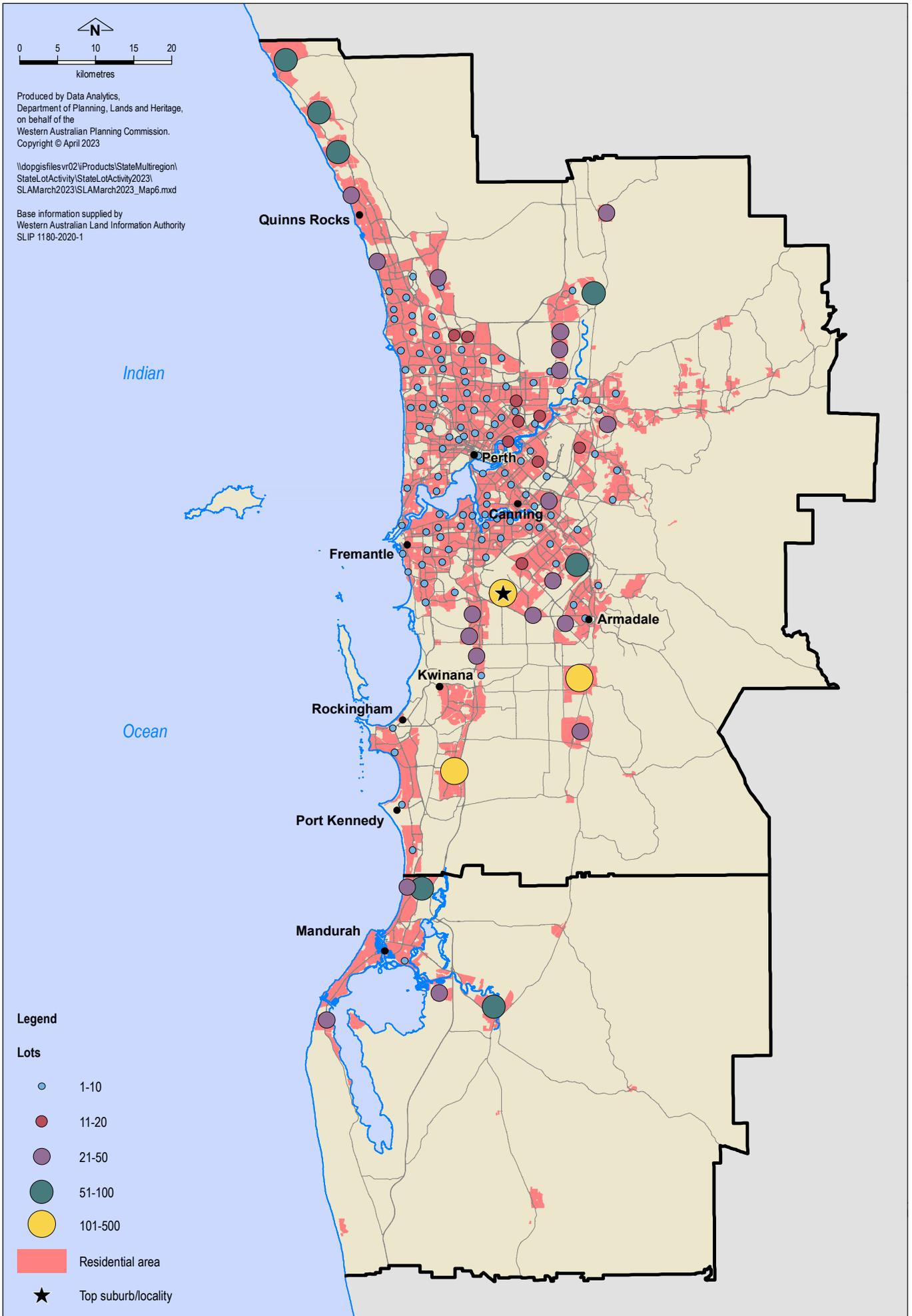
Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Jun qtr 22	0	2	2	3	0	582
Sep qtr 22	0	16	10	0	2	462
Dec qtr 22	2	2	0	1	1	342
Mar qtr 23	0	0	0	35	1	806
Central regions						
Jun qtr 22	2	3	4	26	4	795
Sep qtr 22	0	2	1	1	3	638
Dec qtr 22	1	11	5	4	5	512
Mar qtr 23	0	1	4	0	5	798
Wheatbelt region						
Jun qtr 22	3	2	0	0	1	368
Sep qtr 22	0	0	0	0	1	2,023
Dec qtr 22	0	0	0	0	7	1,026
Mar qtr 23	0	0	0	0	5	2,255
South West region						
Jun qtr 22	29	97	30	33	30	478
Sep qtr 22	28	85	37	24	36	481
Dec qtr 22	8	30	10	36	71	756
Mar qtr 23	8	59	12	34	12	450

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.
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	2022/23	Mar 2023 quarter	Quarter rank	Suburb	2022/23	Mar 2023 quarter	Quarter rank	Suburb	2022/23	Mar 2023 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	4	0	0	Haynes	69	33	19	Seville Grove	2	2	106
Alkimos	118	0	0	Heathridge	14	6	52	Shelley	7	5	62
Anketell	12	4	71	Helena Valley	53	35	16	Shoalwater	3	0	0
Applecross	15	0	0	Henley Brook	108	43	11	Sinagra	57	43	11
Ardross	10	2	106	High Wycombe	19	11	32	Singleton	24	0	0
Armadale	8	5	62	Highgate	2	0	0	Sorrento	15	2	106
Ashfield	4	2	106	Hillarys	2	0	0	South Fremantle	2	2	106
Attadale	8	6	52	Hilton	12	2	106	South Guildford	33	0	0
Aveley	40	0	0	Huntingdale	4	2	106	South Perth	12	4	71
Balcatta	2	0	0	Inglewood	15	3	93	Southern River	100	45	10
Baldivis	538	122	2	Innaroo	12	7	50	Spearwood	28	6	52
Balga	11	6	52	Jindalee	99	21	24	St James	10	0	0
Ballajura	12	4	71	Jolimont	7	4	71	Stirling	7	2	106
Banksia Grove	28	0	0	Joondalup	6	4	71	Stoneville	2	0	0
Bassendean	23	11	32	Joondanna	3	0	0	Success	22	22	22
Bayswater	43	13	28	Kalamunda	14	4	71	Swan View	2	2	106
Beaconsfield	15	0	0	Kallaroo	12	5	62	Swanbourne	2	0	0
Beckenham	28	10	34	Kardinya	16	6	52	Tamala Park	28	0	0
Bedford	18	8	41	Karnup	39	0	0	Tapping	2	0	0
Beechboro	14	8	41	Karrinyup	21	8	41	The Vines	1	1	139
Beelihar	9	0	0	Kelmscott	7	3	93	Thornlie	16	10	34
Bellevue	2	2	106	Kewdale	14	4	71	Treeby	288	152	1
Belmont	18	4	71	Kingsley	9	3	93	Tuart Hill	12	8	41
Bennett Springs	83	1	139	Koondoola	10	3	93	Two Rocks	61	61	6
Bentley	9	2	106	Lake Coogee	4	4	71	Upper Swan	108	54	8
Bibra Lake	1	0	0	Landsdale	88	0	0	Victoria Park	20	4	71
Bicton	8	0	0	Langford	4	2	106	Viveash	10	0	0
Booragoon	6	2	106	Lathlain	11	0	0	Wandi	7	0	0
Brabham	253	38	15	Leederville	7	3	93	Wanneroo	17	3	93
Brentwood	2	0	0	Leeming	6	4	71	Warnbro	2	0	0
Bull Creek	7	3	93	Lesmurdie	4	2	106	Warwick	5	2	106
Bullsbrook	69	25	21	Lockridge	2	0	0	Waterford	6	0	0
Burns Beach	63	34	18	Lynwood	11	2	106	Watermans Bay	7	5	62
Burswood	4	4	71	Maddington	8	4	71	Wattle Grove	28	0	0
Bushmead	52	0	0	Madeley	12	12	30	Wellard	42	0	0
Byford	217	107	3	Maida Vale	4	2	106	Wembley	10	4	71
Calista	2	0	0	Mandogalup	168	42	14	Wembley Downs	20	5	62
Canning Vale	17	12	30	Manning	8	2	106	West Leederville	2	2	106
Cannington	4	4	71	Marangaroo	9	5	62	Westminster	8	2	106
Carine	7	2	106	Maylands	24	15	27	Whitby	35	35	16
Caversham	2	2	106	Medina	1	0	0	White Gum Valley	14	0	0
Churchlands	10	6	52	Melville	15	6	52	Willagee	14	3	93
City Beach	2	0	0	Midland	6	4	71	Willetton	27	8	41
Claremont	2	0	0	Midvale	2	0	0	Wilson	8	0	0
Clarkson	58	0	0	Morley	34	20	25	Winthrop	6	0	0
Cloverdale	32	13	28	Mosman Park	8	0	0	Woodbridge	4	1	139
Como	11	2	106	Mount Claremont	6	2	106	Woodlands	2	0	0
Coogee	55	0	0	Mount Hawthorn	8	2	106	Woodvale	2	2	106
Coolbellup	21	7	50	Mount Helena	5	0	0	Yanchep	115	82	4
Cooloongup	2	0	0	Mount Lawley	13	6	52	Yangebup	4	2	106
Cottesloe	5	4	71	Mount Pleasant	12	6	52	Yokine	20	9	39
Craigie	54	10	34	Mullaloo	8	2	106				
Dalkeith	13	5	62	Myaree	6	0	0				
Darch	19	19	26	Nedlands	40	6	52				
Dayton	141	46	9	Nollamara	21	3	93				
Dianella	28	5	62	Noranda	18	10	34				
Doubleview	20	8	41	North Beach	4	0	0				
East Cannington	33	22	22	North Coogee	4	4	71				
East Fremantle	4	0	0	North Fremantle	8	8	41				
East Victoria Park	17	3	93	North Perth	14	9	39				
Eden Hill	6	0	0	Ocean Reef	4	4	71				
Edgewater	2	0	0	Padbury	15	4	71				
Eglington	278	64	5	Palmyra	9	5	62				
Ellenbrook	59	0	0	Parkwood	28	0	0				
Embleton	12	2	106	Parmelia	2	0	0				
Ferndale	5	0	0	Perth	3	3	93				
Floreat	2	0	0	Piara Waters	41	0	0				
Forrestdale	77	43	11	Port Kennedy	54	2	106				
Forrestfield	12	0	0	Queens Park	5	0	0				
Fremantle	4	0	0	Quinns Rocks	16	0	0				
Girrawheen	5	0	0	Redcliffe	2	0	0				
Glendalough	2	0	0	Ridgewood	4	0	0				
Golden Bay	49	1	139	Riverton	28	10	34				
Gooseberry Hill	1	0	0	Rivervale	18	8	41				
Gosnells	65	58	7	Rockingham	13	1	139				
Greenmount	6	0	0	Roleystone	21	0	0				
Greenwood	8	2	106	Rossmoyne	5	2	106				
Gwelup	4	0	0	Safety Bay	6	2	106				
Hamersley	7	3	93	Salter Point	3	3	93				
Hamilton Hill	27	8	41	Scarborough	15	4	71				
Hammond Park	108	26	20	Secret Harbour	2	0	0				
Harrisdale	46	0	0	Serpentine	5	0	0				
Total Perth metropolitan region									5,857	1,836	
Peel Region Scheme											
Coodanup	21	4	6	Greenfields	8	0	0	Meadow Springs	44	0	0
Dawesville	93	25	5	Halls Head	4	0	0	Pinjarra	65	59	2
Dudley Park	4	0	0	Lakelands	103	68	1	South Yunderup	36	36	4
Falcon	3	0	0	Madora Bay	43	42	3				
Total Peel Region Scheme									424	234	
Total Perth metropolitan region and Peel Region Scheme									6,281	2,070	

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 2023

	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 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots

Metropolitan¹

Central sub-region	0	0	0	8	0
North-west sub-region	0	0	0	45	0
North-east sub-region	3	62	0	373	4
South-east sub-region	2	47	48	380	0
South-west sub-region	0	11	2	87	2
Peel Region Scheme ²	10	105	35	235	13
Total Metropolitan¹	15	225	85	1,128	19

State planning region

Perth	5	120	50	893	6
Peel ³	10	105	35	235	13
Sub-total	15	225	85	1,128	19

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	6	0	52	0
Great Southern	10	54	131	317	3
Kimberley	2	2	0	29	0
Mid West	0	3	3	76	2
Pilbara	0	0	0	0	0
South West	104	161	8	447	5
Wheatbelt	4	4	2	634	0
Sub-total	120	230	144	1,557	10
Total State	135	455	229	2,685	29

5.2 Final approval: top suburbs and localities

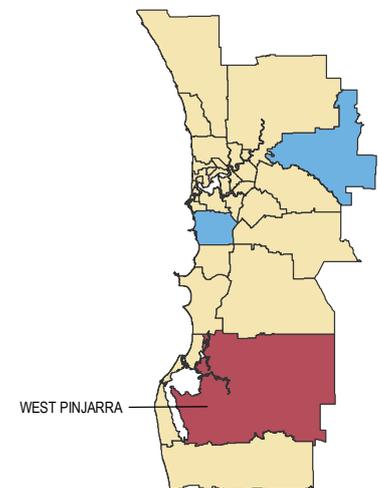
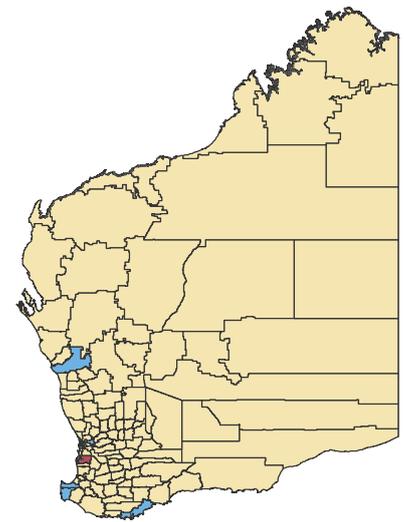
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	West Pinjarra	10	No localities with final approvals of five lots or more this quarter		

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional



WEST PINJARRA

Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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 2023

	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 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots

Metropolitan¹

Central sub-region	7	12	7	85	36
North-west sub-region	7	7	5	83	5
North-east sub-region	2	4	3	115	0
South-east sub-region	6	11	15	35	0
South-west sub-region	2	3	2	28	3
Peel Region Scheme ²	1	1	0	27	6
Total Metropolitan¹	25	38	32	373	50

State planning region

Perth	24	37	32	346	44
Peel ³	1	1	0	27	6
Sub-total	25	38	32	373	50

Rest of the State

Gascoyne	0	0	0	1	0
Goldfields-Esperance	0	0	6	13	0
Great Southern	0	0	5	14	1
Kimberley	0	0	0	8	1
Mid West	0	0	10	20	0
Pilbara	0	0	1	18	0
South West	11	10	3	101	5
Wheatbelt	0	0	2	5	1
Sub-total	11	10	27	180	8
Total State	36	48	59	553	58

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Como	19	No localities with final approvals of five lots or more this quarter		
2	Belmont	8			
3	Mandurah	5			

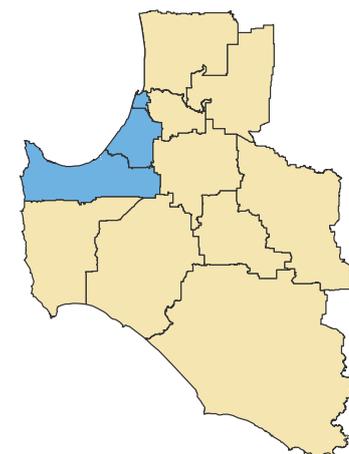
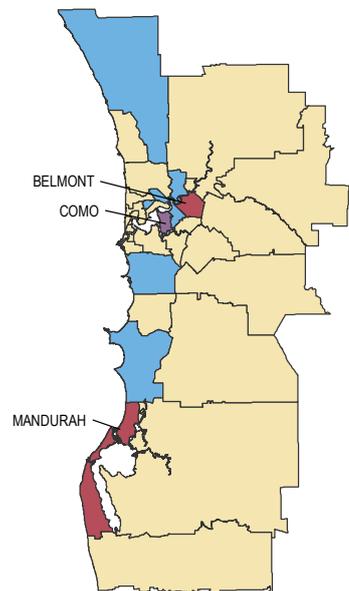
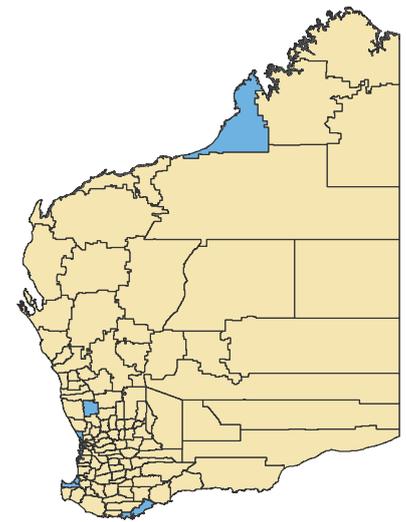
* Five lots or more

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 Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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 2023

	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 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots

Metropolitan¹

Central sub-region	3	2	3	116	2
North-west sub-region	0	86	3	160	8
North-east sub-region	0	17	5	159	1
South-east sub-region	12	14	2	281	2
South-west sub-region	6	38	3	113	22
Peel Region Scheme ²	0	0	1	120	0
Total Metropolitan¹	21	157	17	949	35

State planning region

Perth	21	157	16	829	35
Peel ³	0	0	1	120	0
Sub-total	21	157	17	949	35

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	1	13	93	3
Great Southern	5	5	3	13	0
Kimberley	0	3	33	116	0
Mid West	0	0	3	25	0
Pilbara	0	10	0	146	1
South West	1	18	4	298	5
Wheatbelt	2	8	5	96	0
Sub-total	9	45	61	787	9
Total State	30	202	78	1,736	44

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	East Rockingham	20	No localities with final approvals of five lots or more this quarter		
2	Neerabup	6			

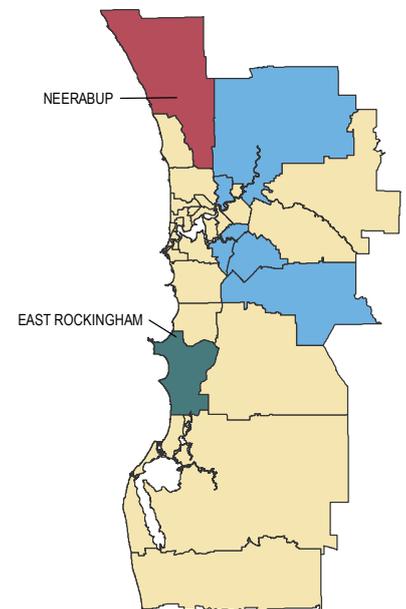
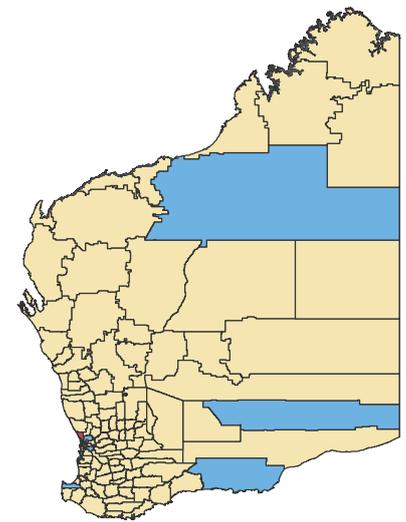
* Five lots or more

Percentage of final approvals by region

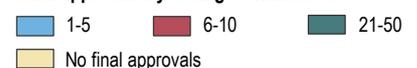
Metropolitan¹

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 Perth Metropolitan Region Scheme and Peel Region Scheme areas.
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

Mar quarter 2023	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 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots	Proposed lots	Proposed lots up to end of Mar 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	2	2	12	142	13	1	0	1	4	0
Bayswater (C)	68	67	47	587	68	0	0	2	87	5
Belmont (C)	2	7	22	323	29	3	3	2	20	10
Cambridge (T)	9	11	8	50	6	0	0	1	2	0
Canning (C)	50	61	70	1,130	57	0	0	2	20	2
Claremont (T)	6	6	5	54	0	0	0	0	3	0
Cottesloe (T)	3	2	3	40	4	1	1	0	0	0
East Fremantle (T)	1	0	1	15	0	0	0	0	0	0
Fremantle (C)	28	38	11	281	12	2	2	0	24	2
Melville (C)	51	76	57	616	43	2	2	0	22	0
Mosman Park (T)	2	2	2	60	0	0	0	0	1	0
Nedlands (C)	21	31	22	177	13	0	1	0	2	0
Peppermint Grove (S)	0	1	2	26	0	0	0	0	0	1
Perth (C)	0	0	1	9	0	2	2	2	8	0
South Perth (C)	10	18	11	137	11	0	0	0	3	19
Stirling (C)	93	133	94	1,711	86	1	5	3	20	0
Subiaco (C)	12	12	0	18	4	0	0	1	3	2
Victoria Park (T)	8	90	6	279	11	0	0	0	27	1
Vincent (C)	8	22	28	284	23	0	0	0	3	2
Total	374	579	402	5,939	380	12	16	14	249	44

North-west sub-region										
Joondalup (C)	78	76	44	1,180	84	0	0	0	9	10
Wanneroo (C)	436	2,111	388	13,095	313	11	98	13	398	69
Total	514	2,187	432	14,275	397	11	98	13	407	79

North-east sub-region										
Kalamunda (C)	48	66	7	491	19	0	5	0	64	3
Mundaring (S)	39	93	57	726	35	3	32	0	74	10
Swan (C)	512	762	378	7,846	231	8	81	19	569	32
Total	599	921	442	9,063	285	11	118	19	707	45

South-east sub-region										
Armadale (C)	367	1,228	54	4,190	86	17	25	1	173	37
Gosnells (C)	46	50	124	2,306	141	1	9	3	149	10
Serpentine-Jarrahdale (S)	230	230	167	2,284	142	9	49	69	431	9
Total	643	1,508	345	8,780	369	27	83	73	753	56

South-west sub-region										
Cockburn (C)	441	592	212	2,980	231	1	41	2	196	17
Kwinana (C)	374	503	74	3,936	46	3	3	4	29	4
Rockingham (C)	537	1,013	10	6,630	128	8	12	7	122	36
Total	1,352	2,108	296	13,546	405	12	56	13	347	57

Peel Region Scheme ²										
Mandurah (C)	39	71	301	5,227	139	1	3	1	36	19
Murray (S)	118	118	49	1,334	95	5	105	41	407	29
Waroona (S)	4	4	0	2	0	10	10	2	18	0
Total	161	193	350	6,563	234	16	118	44	461	48

Metropolitan¹ total	3,643	7,496	2,267	58,166	2,070	89	489	176	2,924	329
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Note: (C) City, (T) Town, and (S) Shire

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

Mar quarter 2023	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 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots	Proposed lots	Proposed lots up to end of Mar 2023	Proposed lots	Proposed lots up to end of Mar 2023	Lots

Balance of State

Gascoyne										
Carnarvon (S)	2	36	0	20	0	0	0	0	7	0
Exmouth (S)	0	0	0	6	0	0	0	0	3	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	2	36	0	26	0	0	0	0	10	0

Goldfields-Esperance										
Esperance (S)	4	2	4	179	2	0	6	1	7	9
Kalgoorlie-Boulder (C)	10	6	6	322	6	1	1	16	115	1
Remaining local governments	0	0	0	17	1	3	3	2	61	0
Total	14	8	10	518	9	4	10	19	183	10

Great Southern										
Albany (C)	8	29	22	738	6	17	61	87	240	11
Remaining local governments	2	43	66	317	1	8	8	67	194	21
Total	10	72	88	1,055	7	25	69	154	434	32

Kimberley										
Broome (S)	2	12	7	322	36	0	3	34	128	2
Wyndham-East Kimberley (S)	0	0	0	6	0	2	2	0	35	0
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	2	12	7	330	36	2	5	34	163	2

Mid West										
Greater Geraldton (C)	8	68	5	1,356	0	0	0	18	68	4
Irwin (S)	0	0	0	201	0	0	0	0	60	2
Remaining local governments	0	0	3	42	1	19	22	15	38	6
Total	8	68	8	1,599	1	19	22	33	166	12

Pilbara										
Karratha (C)	1	1	0	234	0	0	0	0	86	0
Port Hedland (T)	0	2	0	8	0	0	10	3	72	0
Remaining local governments	0	0	0	56	0	0	0	0	21	2
Total	1	3	0	298	0	0	10	3	179	2

South West										
Augusta-Margaret River (S)	9	81	15	1,554	27	14	9	10	301	6
Bunbury (C)	10	10	9	260	6	2	1	1	28	5
Busselton (C)	7	122	10	1,443	92	96	97	10	333	15
Capel (S)	0	12	2	1,322	0	3	61	0	102	3
Dardanup (S)	4	4	17	370	0	9	7	5	81	0
Harvey (S)	1	37	8	685	4	10	27	3	163	7
Remaining local governments	7	159	28	330	1	19	19	8	137	4
Total	38	425	89	5,964	130	153	221	37	1,145	40

Wheatbelt										
Beverley (S)	0	0	0	0	0	0	0	0	0	2
Chittering (S)	2	0	0	84	0	2	6	2	259	0
Gingin (S)	7	108	66	2,032	0	2	0	13	278	4
Northam (S)	1	3	2	161	0	4	4	2	66	2
Toodyay (S)	0	0	99	100	0	2	3	5	20	0
York (S)	4	4	0	24	5	4	4	0	11	2
Remaining local governments	0	0	69	171	0	63	76	33	248	36
Total	14	115	236	2,572	5	77	93	55	882	46

Peel region - balance										
Boddington (S)	0	181	0	4	0	0	0	5	5	9

Balance of State	89	920	438	12,366	188	280	430	340	3,167	153
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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 2022 to Mar 2023	14,319	7,335	10,176	6,123	11,958	6,588	2,361	747

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 2022 to Mar 2023	13,327	6,910	9,883	5,857	11,519	6,281	1,808	629

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 2022 to Mar 2023	566	169	98	99	240	128	326	41

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 2022 to Mar 2023	252	88	89	55	90	55	162	33

■ conditional approvals ■ final approvals

¹ 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 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 2022 to Mar 2023	174	168	106	112	109	124	65	44

■ conditional approvals ■ final approvals

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

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, 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

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

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

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