

state lot activity: WA

SEPTEMBER QTR 2023

1 State summary

- During the September 2023 quarter, the number of developer-lodged applications for residential subdivision across Western Australia decreased by 12%, with a total of 383 applications lodged for the quarter. This translates to a 28% decrease in proposed lots when compared to applications lodged in the June quarter.
- The total number of residential applications under assessment decreased by 6% over the September quarter. The volume of residential lots being assessed decreased by 12%.
- The number of proposed residential lots granted conditional approval during the September quarter increased by 2% from the June quarter, for a total of 4,124 lots conditionally approved in the quarter.
- During the September 2023 quarter, the total stock of developers' residential lots granted conditional approval dropped slightly (1%) to a total of 70,443 lots.
- When compared to June, the number of residential lots granted final approval during the September quarter increased by 9% for a total of 2,560 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.

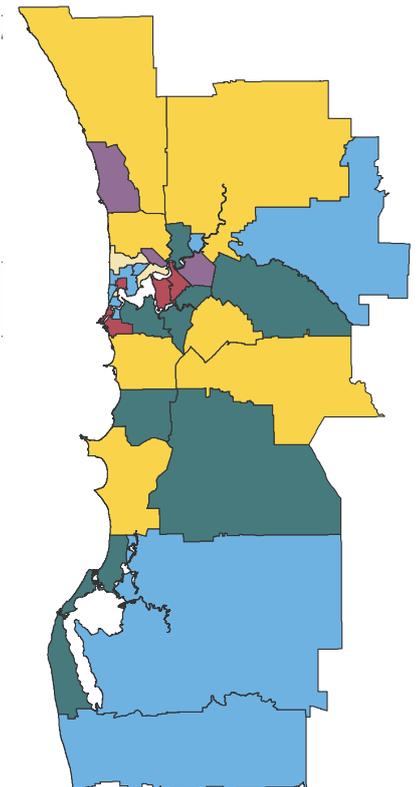
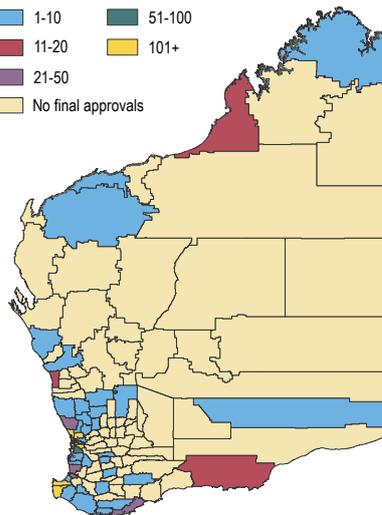
Data type	Developer-lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Jun qtr 2023	436	5,033	499	8,559	340	4,039	4,739	70,973	342	2,351
Sept qtr 2023	383	3,628	470	7,558	375	4,124	4,677	70,443	350	2,560
July 2023 to Sept 2023	383	3,628			375	4,124			350	2,560
Change between quarters	↘	↘	↘	↘	↗	↗	↘	↘	↗	↗
	-12%	-28%	-6%	-12%	10%	2%	-1%	-1%	2%	9%

Non-residential										
Jun qtr 2023	166	752	205	1,184	124	473	965	6,126	184	681
Sept qtr 2023	91	617	139	1,198	175	623	990	5,827	167	504
July 2023 to Sept 2023	91	617			175	623			167	504
Change between quarters	↘	↘	↘	↗	↗	↗	↗	↘	↘	↘
	-45%	-18%	-32%	1%	41%	32%	3%	-5%	-9%	-26%

1.1 Final approval activity: September 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.

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 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 Sept 2023	Proposed lots	Proposed lots up to end of Sept 2023	Lots
Metropolitan¹					
Central sub-region	386	702	364	5,617	433
North-west sub-region	892	1,865	1,328	15,351	378
North-east sub-region	561	1,000	452	8,692	311
South-east sub-region	485	1,109	762	9,006	237
South-west sub-region	455	1,639	802	13,895	682
Peel Region Scheme ²	429	461	131	6,022	89
Total Metropolitan¹	3,208	6,776	3,839	58,583	2,130
State planning region					
Perth	2,779	6,315	3,708	52,561	2,041
Peel ³	429	467	131	6,026	89
Sub-total	3,208	6,782	3,839	58,587	2,130
Rest of the State					
Gascoyne	6	6	0	62	0
Goldfields-Esperance	15	15	0	509	10
Great Southern	24	109	73	977	13
Kimberley	7	7	4	305	0
Mid West	13	35	12	1,638	8
Pilbara	4	2	14	309	4
South West	322	567	156	5,391	390
Wheatbelt	29	35	26	2,665	5
Sub-total	420	776	285	11,856	430
Total State	3,628	7,558	4,124	70,443	2,560

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Baldivis	290	1	Margaret River	129
2	Dayton	104	2	Geographe	55
3	Eglinton	87	3	Vasse	50
4	Alkimos	81	4	Australind	33
5	Southern River	72	5	Cowaramup	26
6	Hammond Park	69	6	Kudardup	18
7	Treeby	67	7	Eaton/Broadwater	17
8	Sinagra	65	8	Yalyalup	16
9	Wellard	63	9	Milpara	13
10	Byford	53	10	Dongara	8

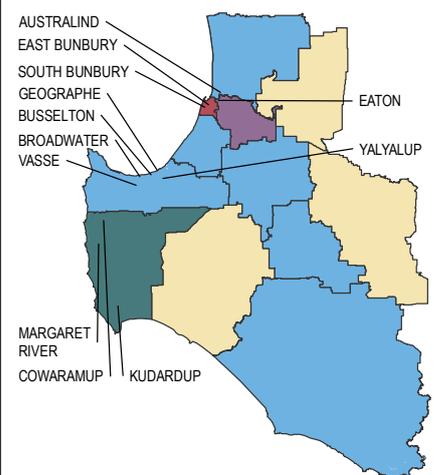
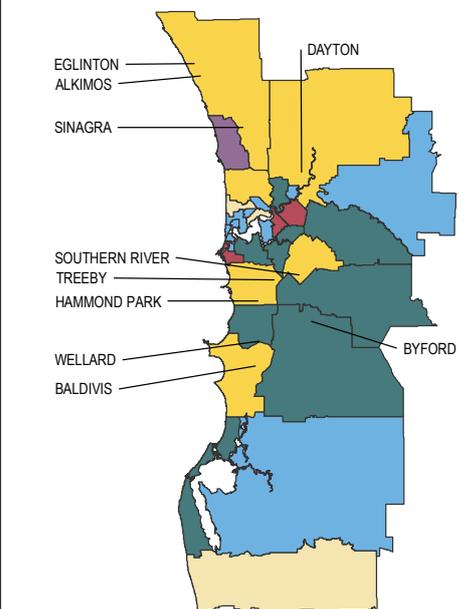
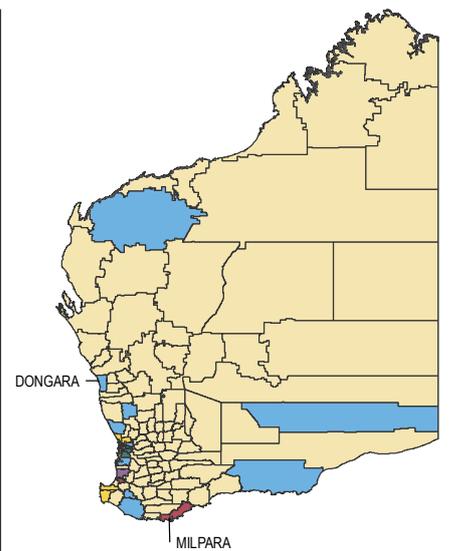
* Five lots or more

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						
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	2,366	4,736	764	351	187	375
2023/24						
Sep qtr	610	1,227	177	78	38	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						
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	70	267	114	198	194	568
2023/24						
Sep qtr	28	106	77	132	87	610

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						
Dec qtr 22	133	168	38	12	13	370
Mar qtr 23	142	172	35	17	14	368
Jun qtr 23	178	152	27	25	19	340
Sep qtr 23	188	185	28	21	11	349
Metro North-east sub-region						
Dec qtr 22	139	226	40	45	18	375
Mar qtr 23	61	181	23	10	10	375
Jun qtr 23	140	372	49	22	17	375
Sep qtr 23	38	204	42	19	8	395
Metro North-west sub-region						
Dec qtr 22	135	301	76	24	5	400
Mar qtr 23	45	303	36	10	3	396
Jun qtr 23	125	255	24	20	1	375
Sep qtr 23	115	227	27	7	2	375
Metro South-east sub-region						
Dec qtr 22	35	55	34	5	8	401
Mar qtr 23	75	257	23	9	5	375
Jun qtr 23	78	79	4	2	6	341
Sep qtr 23	61	128	25	14	9	388
Metro South-west sub-region						
Dec qtr 22	198	421	51	17	6	375
Mar qtr 23	98	276	9	11	11	375
Jun qtr 23	161	111	16	6	8	315
Sep qtr 23	189	433	39	14	7	375
Perth Metropolitan Region Scheme*						
Dec qtr 22	640	1,171	239	103	50	375
Mar qtr 23	421	1,189	126	57	43	375
Jun qtr 23	682	969	120	75	51	375
Sep qtr 23	591	1,177	161	75	37	375
Peel Region Scheme²						
Dec qtr 22	21	48	36	34	0	502
Mar qtr 23	8	137	63	20	6	465
Jun qtr 23	9	156	46	15	1	450
Sep qtr 23	19	50	16	3	1	446
Metropolitan¹						
Dec qtr 22	661	1,219	275	137	50	376
Mar qtr 23	429	1,326	189	77	49	378
Jun qtr 23	691	1,125	166	90	52	375
Sep qtr 23	610	1,227	177	78	38	375
Peel³						
Dec qtr 22	21	48	36	34	0	502
Mar qtr 23	8	137	63	20	6	465
Jun qtr 23	9	156	46	15	1	450
Sep qtr 23	19	50	16	3	1	446

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 22	2	2	0	1	1	342
Mar qtr 23	0	0	0	35	1	806
Jun qtr 23	0	2	0	30	3	705
Sep qtr 23	0	4	0	0	0	448
Central regions						
Dec qtr 22	1	11	5	4	5	512
Mar qtr 23	0	1	4	0	5	798
Jun qtr 23	0	2	1	6	1	654
Sep qtr 23	0	3	3	0	12	2,002
Wheatbelt region						
Dec qtr 22	0	0	0	0	7	1,026
Mar qtr 23	0	0	0	0	5	2,255
Jun qtr 23	0	1	1	3	7	1,836
Sep qtr 23	0	0	0	3	2	933
South West region						
Dec qtr 22	8	30	10	36	71	756
Mar qtr 23	8	59	12	34	12	450
Jun qtr 23	23	56	33	24	34	510
Sep qtr 23	28	99	74	129	73	602

* The Perth Metropolitan Region Scheme includes the Metro Central sub-region, Metro North-east sub-region, Metro North-west sub-region, Metro South-east sub-region and Metro South-west sub-region.

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

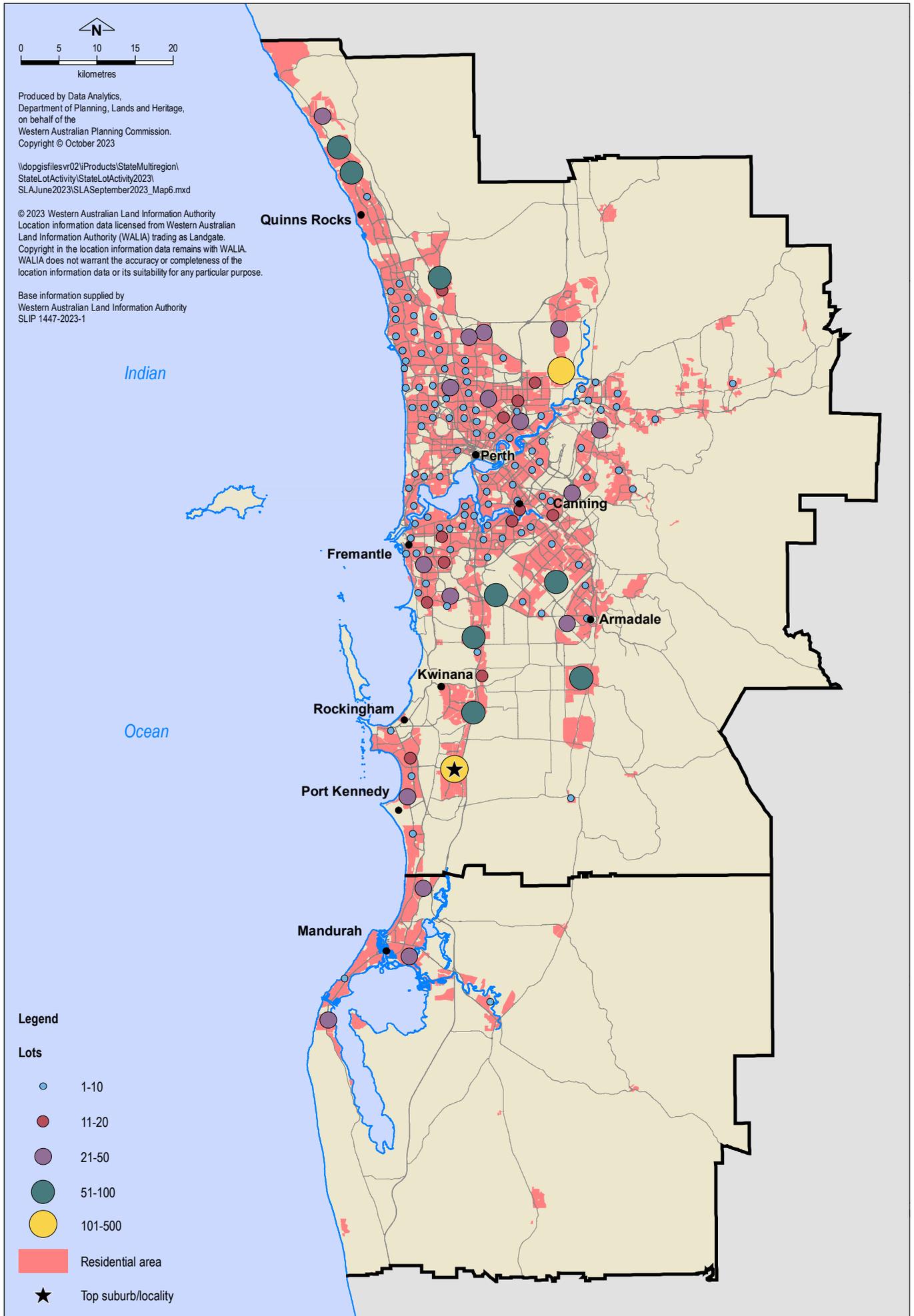
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2022/23	Sept 2023 quarter	Quarter rank	Suburb	2022/23	Sept 2023 quarter	Quarter rank	Suburb	2022/23	Sept 2023 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	4	0	0	Gooseberry Hill	1	0	0	Port Kennedy	54	33	18
Alkimos	203	81	4	Gosnells	68	10	36	Queens Park	8	2	96
Anketell	14	20	24	Greenmount	16	2	96	Quinns Rocks	20	0	0
Applecross	17	4	72	Greenwood	8	4	72	Redcliffe	2	2	96
Ardross	16	9	40	Gwelup	7	2	96	Ridgewood	4	0	0
Armadale	8	4	72	Hamersley	11	7	50	Riverton	31	16	29
Ashfield	4	0	0	Hamilton Hill	37	27	22	Rivervale	23	0	0
Attadale	8	0	0	Hammond Park	108	69	6	Rockingham	13	5	63
Aveley	40	0	0	Harrisdale	46	0	0	Roleystone	21	0	0
Balcatta	11	36	16	Haynes	69	43	13	Rossmoyne	7	4	72
Baldivis	618	290	1	Heathridge	23	2	96	Safety Bay	8	0	0
Balga	15	9	40	Helena Valley	53	0	0	Salter Point	3	0	0
Ballajura	12	8	45	Henley Brook	176	44	12	Scarborough	45	7	50
Banksia Grove	28	0	0	High Wycombe	27	10	36	Secret Harbour	2	1	137
Bassendean	25	4	72	Highgate	2	0	0	Serpentine	5	6	55
Bateman	5	0	0	Hillarys	2	2	96	Seville Grove	2	0	0
Bayswater	46	30	20	Hilton	12	2	96	Shelley	10	0	0
Beaconsfield	23	2	96	Huntingdale	4	0	0	Shoalwater	6	0	0
Beckenham	45	20	24	Inglewood	15	0	0	Sinagra	62	65	8
Bedford	20	16	29	Innaloo	21	2	96	Singleton	24	0	0
Beechboro	24	18	27	Jandakot	4	0	0	Sorrento	21	2	96
Beeliar	9	2	96	Jindalee	179	0	0	South Fremantle	2	2	96
Bellevue	2	7	50	Jolimont	10	0	0	South Guildford	97	0	0
Belmont	23	8	45	Joondalup	6	0	0	South Lake	2	0	0
Bennett Springs	181	0	0	Joondanna	3	5	63	South Perth	17	2	96
Bentley	14	3	90	Kalamunda	23	9	40	Southern River	133	72	5
Bibra Lake	1	0	0	Kallaroo	12	2	96	Spearwood	43	10	36
Bicton	15	2	96	Kardinya	18	2	96	St James	22	0	0
Booragoon	8	6	55	Karnup	39	0	0	Stirling	7	6	55
Brabham	369	0	0	Karrinyup	23	4	72	Stoneville	2	0	0
Brentwood	2	0	0	Kelmscott	11	0	0	Subiaco	0	1	137
Brookdale	2	0	0	Kewdale	16	6	55	Success	22	0	0
Bull Creek	10	2	96	Kingsley	11	2	96	Swan View	5	3	90
Bullsbrook	122	0	0	Koondoola	14	0	0	Swanbourne	5	2	96
Burns Beach	63	0	0	Lake Coogee	4	15	33	Tamala Park	28	0	0
Burswood	4	2	96	Landsdale	88	28	21	Tapping	2	0	0
Bushmead	82	47	11	Langford	4	0	0	The Vines	1	0	0
Butler	0	1	137	Lathlain	13	4	72	Thornlie	18	9	40
Byford	246	53	10	Leederville	11	0	0	Treeby	288	67	7
Calista	2	0	0	Leeming	6	4	72	Trigg	0	2	96
Camillo	0	5	63	Lesmurdie	4	0	0	Tuart Hill	13	2	96
Canning Vale	54	0	0	Lockridge	4	0	0	Two Rocks	61	0	0
Cannington	4	0	0	Lynwood	13	4	72	Upper Swan	156	0	0
Carine	9	0	0	Maddington	12	0	0	Victoria Park	20	0	0
Carlisle	9	0	0	Madeley	12	0	0	Viveash	25	2	96
Caversham	2	0	0	Maida Vale	7	0	0	Waikiki	0	13	35
Churchlands	18	0	0	Mandogalup	204	7	50	Walliston	0	2	96
City Beach	2	0	0	Manning	8	2	96	Wandi	13	0	0
Claremont	5	7	50	Marangaroo	11	0	0	Wanneroo	22	14	34
Clarkson	103	0	0	Marmion	4	2	96	Warnbro	3	2	96
Cloverdale	42	4	72	Maylands	33	4	72	Warwick	5	0	0
Como	13	2	96	Medina	3	0	0	Waterford	6	0	0
Connolly	0	3	90	Melville	19	5	63	Watermans Bay	9	2	96
Coogee	57	2	96	Middle Swan	2	2	96	Wattle Grove	28	41	14
Coolbellup	36	16	29	Midland	10	2	96	Wellard	67	63	9
Coolbinia	2	2	96	Midvale	2	0	0	Wembley	10	0	0
Cooloongup	2	0	0	Mirrabooka	2	0	0	Wembley Downs	22	4	72
Cottesloe	6	5	63	Morley	40	18	27	West Leederville	6	0	0
Craigie	57	6	55	Mosman Park	13	5	63	West Perth	2	0	0
Dalkeith	13	0	0	Mount Claremont	6	0	0	Westminster	14	3	90
Darch	19	25	23	Mount Hawthorn	8	0	0	Whitby	35	0	0
Dayton	155	104	2	Mount Helena	12	2	96	White Gum Valley	15	0	0
Dianella	43	31	19	Mount Lawley	25	8	45	Willagee	18	19	26
Doubleview	26	4	72	Mount Pleasant	15	5	63	Willetton	35	8	45
Duncraig	13	3	90	Mullaloo	8	4	72	Wilson	15	16	29
East Cannington	33	10	36	Myaree	6	2	96	Winthrop	6	0	0
East Fremantle	4	1	137	Nedlands	45	4	72	Woodbridge	8	2	96
East Victoria Park	60	5	63	Nollamara	28	4	72	Woodlands	4	6	55
Eden Hill	6	0	0	Noranda	22	0	0	Woodvale	2	2	96
Edgewater	4	0	0	North Beach	10	0	0	Yanchep	115	34	17
Eglinton	438	87	3	North Coogee	5	0	0	Yangebup	4	40	15
Ellenbrook	82	0	0	North Fremantle	8	0	0	Yokine	26	8	45
Embleton	14	2	96	North Perth	19	2	96				
Ferndale	15	0	0	Ocean Reef	4	2	96				
Floreat	2	0	0	Osborne Park	0	4	72				
Forrestdale	94	9	40	Padbury	17	3	90				
Forrestfield	21	5	63	Palmyra	11	0	0				
Fremantle	6	6	55	Parkwood	32	2	96				
Girrawheen	10	4	72	Parmelia	2	0	0				
Glen Forrest	0	1	137	Peppermint Grove	2	0	0				
Glendalough	2	0	0	Perth	6	0	0				
Golden Bay	145	0	0	Piara Waters	62	6	55				
Total Perth metropolitan region									7754	2041	
Peel Region Scheme											
Coodanup	44	27	2	Halls Head	6	0	0	Pinjarra	65	2	5
Dawesville	115	33	1	Lakelands	103	23	3	Ravenswood	34	0	0
Dudley Park	47	0	0	Madora Bay	106	0	0	South Yunderup	36	0	0
Falcon	3	4	4	Mandurah	4	0	0	Wannanup	36	0	0
Greenfields	8	0	0	Meadow Springs	44	0	0				
Total Peel Region Scheme									651	89	
Total Perth metropolitan region and Peel Region Scheme									8,405	2,130	

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

Metropolitan¹

Central sub-region	0	0	0	8	0
North-west sub-region	0	0	0	36	8
North-east sub-region	60	78	58	419	6
South-east sub-region	0	39	10	377	2
South-west sub-region	0	4	6	90	0
Peel Region Scheme ²	6	122	6	240	0
Total Metropolitan¹	66	243	80	1,170	16

State planning region

Perth	60	121	74	930	16
Peel ³	6	122	6	240	0
Sub-total	66	243	80	1,170	16

Rest of the State

Gascoyne	0	0	1	2	0
Goldfields-Esperance	0	17	8	54	5
Great Southern	0	10	6	305	7
Kimberley	0	0	2	33	2
Mid West	0	3	2	58	1
Pilbara	0	0	0	0	0
South West	12	237	10	413	26
Wheatbelt	320	320	3	321	15
Sub-total	332	587	32	1,186	56
Total State	398	830	112	2,356	72

5.2 Final approval: top suburbs and localities

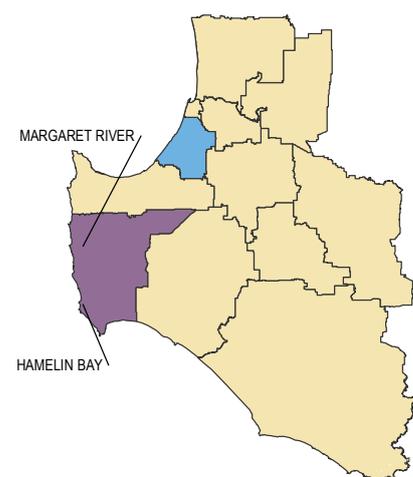
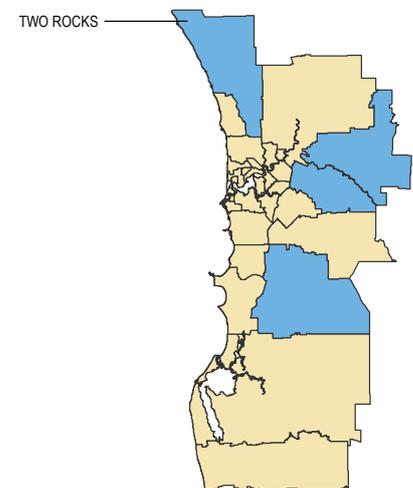
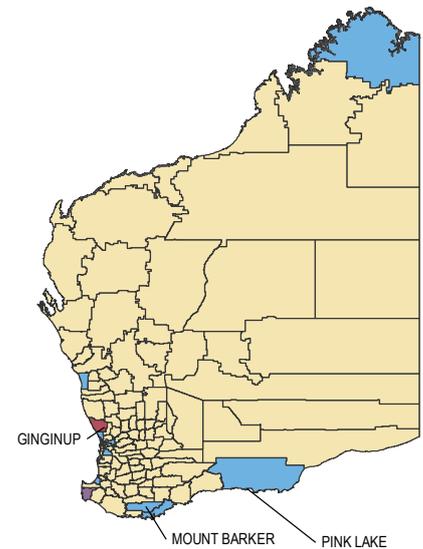
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Two Rocks	8	1	Hamelin Bay	16
			2	Ginginup	15
			3	Margaret River	8
			4	Mount Barker	6
			5	Pink Lake	5

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of 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: September 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 Sept 2023	Proposed lots	Proposed lots up to end of Sept 2023	Lots

Metropolitan¹

Central sub-region	13	14	13	91	22
North-west sub-region	3	4	6	81	3
North-east sub-region	10	10	2	100	3
South-east sub-region	1	3	15	49	5
South-west sub-region	5	3	5	30	3
Peel Region Scheme ²	0	0	6	29	0
Total Metropolitan¹	32	34	47	380	36

State planning region

Perth	32	34	41	351	36
Peel ³	0	0	6	29	0
Sub-total	32	34	47	380	36

Rest of the State

Gascoyne	0	0	0	1	0
Goldfields-Esperance	0	0	0	15	0
Great Southern	0	0	1	12	3
Kimberley	0	0	5	13	0
Mid West	0	0	0	24	0
Pilbara	0	0	0	13	0
South West	4	3	5	91	8
Wheatbelt	2	2	4	8	0
Sub-total	6	5	15	177	11
Total State	38	39	62	557	47

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Leederville	11	no localities in this quarter due to low numbers		
2	Como	5			

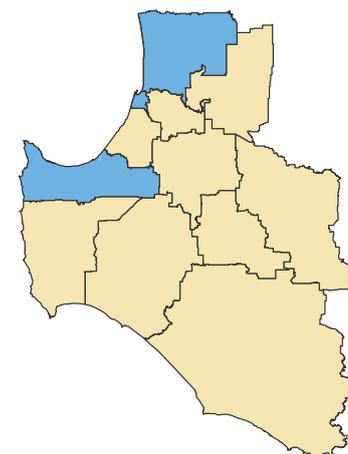
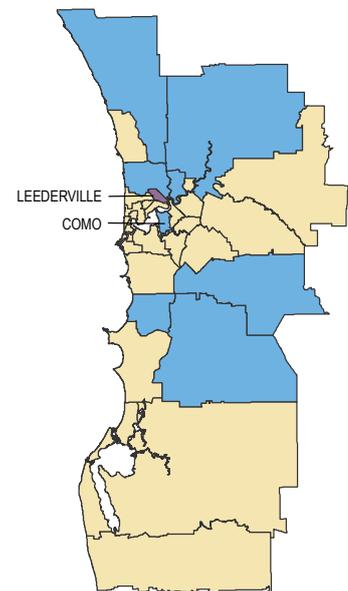
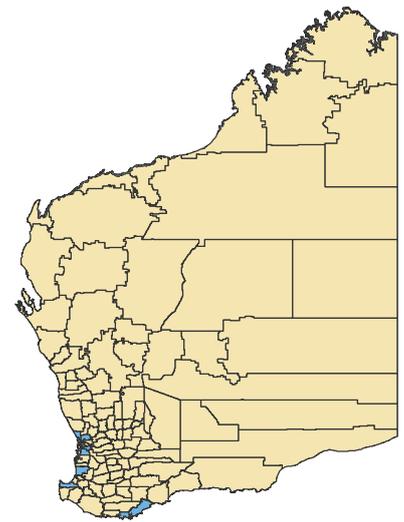
* Five lots or more

Percentage of final approvals by region

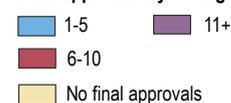
Metropolitan¹

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: September 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 Sept 2023	Proposed lots	Proposed lots up to end of Sept 2023	Lots

Metropolitan¹

Central sub-region	9	14	2	73	2
North-west sub-region	29	32	4	199	3
North-east sub-region	1	3	9	170	4
South-east sub-region	2	5	43	260	0
South-west sub-region	0	82	4	116	2
Peel Region Scheme ²	0	0	0	111	0
Total Metropolitan¹	41	136	62	929	11

State planning region

Perth	41	136	62	818	11
Peel ³	0	0	0	111	0
Sub-total	41	136	62	929	11

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	94	0
Great Southern	4	5	10	25	0
Kimberley	0	3	0	105	10
Mid West	17	17	0	23	0
Pilbara	0	0	0	145	6
South West	3	3	20	218	1
Wheatbelt	4	6	0	105	2
Sub-total	28	34	30	715	19
Total State	69	170	92	1,644	30

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
	no localities in this quarter due to low numbers		1	Bilingurr	10
			2	Gap ridge	6

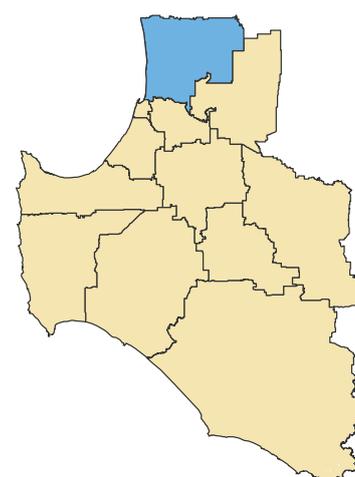
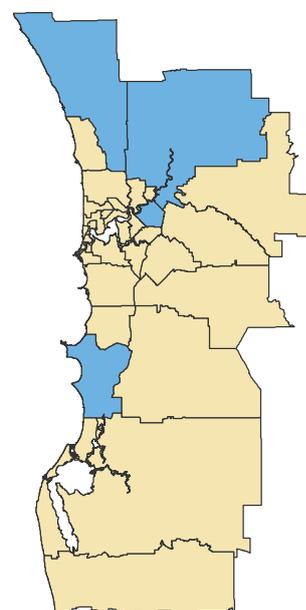
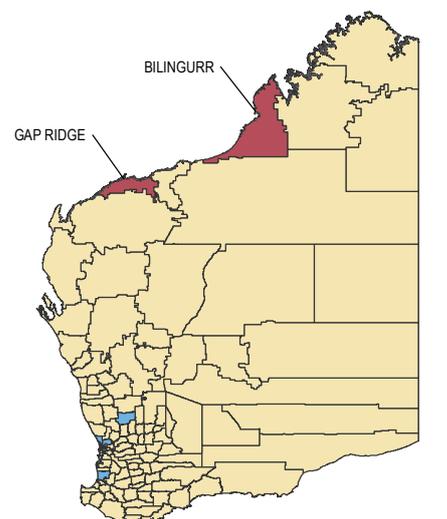
* Five lots or more

Percentage of final approvals by region

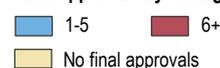
Metropolitan¹

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

September 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 Sept 2023	Proposed lots	Proposed lots up to end of Sept 2023	Lots	Proposed lots	Proposed lots up to end of Sept 2023	Proposed lots	Proposed lots up to end of Sept 2023	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	18	22	5	131	4	0	5	1	3	0
Bayswater (C)	64	64	39	561	70	1	1	0	51	5
Belmont (C)	11	15	9	282	20	2	2	1	22	2
Cambridge (T)	0	0	4	55	0	0	0	0	2	0
Canning (C)	68	107	49	1,078	65	9	10	8	23	1
Claremont (T)	1	5	4	43	9	1	1	0	3	2
Cottesloe (T)	3	3	0	30	5	0	0	0	0	3
East Fremantle (T)	0	0	0	14	1	0	0	0	0	0
Fremantle (C)	17	203	13	302	12	1	2	4	26	0
Melville (C)	55	50	54	620	60	0	0	1	18	1
Mosman Park (T)	2	2	2	49	5	0	0	0	1	0
Nedlands (C)	11	22	15	208	4	1	0	2	4	0
Peppermint Grove (S)	2	2	0	16	0	0	0	0	0	0
Perth (C)	0	0	0	9	0	1	1	2	12	0
South Perth (C)	1	11	6	121	6	0	0	0	2	5
Stirling (C)	106	149	110	1,453	150	7	7	1	14	7
Subiaco (C)	0	0	13	33	1	0	0	0	2	0
Victoria Park (T)	12	15	12	335	11	1	6	2	24	0
Vincent (C)	15	32	29	277	10	0	0	0	3	11
Total	386	702	364	5,617	433	24	35	22	210	37

North-west sub-region										
Joondalup (C)	51	66	44	1,138	39	1	1	2	11	2
Wanneroo (C)	841	1,799	1,284	14,213	339	38	42	120	529	44
Total	892	1,865	1,328	15,351	378	39	43	122	540	46

North-east sub-region										
Kalamunda (C)	11	64	5	371	67	1	4	3	58	12
Mundaring (S)	16	25	31	767	6	16	19	28	103	3
Swan (C)	534	911	416	7,554	238	63	77	77	620	65
Total	561	1,000	452	8,692	311	80	100	108	781	80

South-east sub-region										
Armadale (C)	315	575	434	4,642	67	6	11	61	182	45
Gosnells (C)	54	268	193	2,187	111	3	6	18	150	4
Serpentine-Jarrahdale (S)	116	266	135	2,177	59	5	52	9	408	16
Total	485	1,109	762	9,006	237	14	69	88	740	65

South-west sub-region										
Cockburn (C)	113	702	345	3,021	248	4	5	4	200	14
Kwinana (C)	53	402	0	4,211	90	0	0	7	35	7
Rockingham (C)	289	535	457	6,663	344	2	84	15	118	25
Total	455	1,639	802	13,895	682	6	89	26	353	46

Peel Region Scheme ²										
Mandurah (C)	249	264	96	4,697	87	0	0	8	33	6
Murray (S)	180	193	35	1,323	2	10	130	14	397	2
Waroona (S)	0	4	0	2	0	0	0	2	27	5
Total	429	461	131	6,022	89	10	130	24	457	13

Metropolitan¹ total	3,208	6,776	3,839	58,583	2,130	173	466	390	3,081	287
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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

September 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 Sept 2023	Proposed lots	Proposed lots up to end of Sept 2023	Lots	Proposed lots	Proposed lots up to end of Sept 2023	Proposed lots	Proposed lots up to end of Sept 2023	Lots

Balance of State

Gascoyne										
Carnarvon (S)	0	0	0	56	0	0	0	2	7	0
Exmouth (S)	4	4	0	6	0	0	0	0	3	0
Remaining local governments	2	2	0	0	0	0	0	0	0	0
Total	6	6	0	62	0	0	0	2	10	0

Goldfields-Esperance										
Esperance (S)	0	0	0	178	3	0	0	11	8	8
Kalgoorlie-Boulder (C)	14	14	0	314	7	0	0	1	113	0
Remaining local governments	1	1	0	17	0	0	17	0	66	0
Total	15	15	0	509	10	0	17	12	187	8

Great Southern										
Albany (C)	17	61	56	643	13	5	17	36	267	11
Remaining local governments	7	48	17	334	0	12	8	17	175	14
Total	24	109	73	977	13	17	25	53	442	25

Kimberley										
Broome (S)	2	2	4	299	0	0	3	1	118	11
Wyndham-East Kimberley (S)	5	5	0	4	0	0	0	6	41	2
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	7	7	4	305	0	0	3	7	159	13

Mid West										
Greater Geraldton (C)	0	15	10	1,399	0	38	38	2	66	2
Irwin (S)	13	11	2	201	8	0	0	0	48	4
Remaining local governments	0	9	0	38	0	5	8	4	52	2
Total	13	35	12	1,638	8	43	46	6	166	8

Pilbara										
Karratha (C)	0	0	2	234	0	0	0	0	74	7
Port Hedland (T)	2	2	10	20	0	0	0	0	78	0
Remaining local governments	2	0	2	55	4	0	0	0	21	0
Total	4	2	14	309	4	0	0	0	173	7

South West										
Augusta-Margaret River (S)	128	202	4	1,314	175	13	36	12	218	55
Bunbury (C)	10	10	6	239	13	1	0	6	34	1
Busselton (C)	131	155	63	1,223	147	3	139	4	233	13
Capel (S)	19	31	0	1,230	0	7	68	0	100	5
Dardanup (S)	4	4	54	380	17	0	5	9	79	9
Harvey (S)	19	17	25	674	35	2	5	14	177	15
Remaining local governments	11	148	4	331	3	8	11	16	145	4
Total	322	567	156	5,391	390	34	264	61	986	102

Wheatbelt										
Beverley (S)	0	0	5	5	0	4	4	0	0	0
Chittering (S)	0	0	0	64	0	0	6	2	218	2
Gingin (S)	4	6	5	2,136	1	254	254	2	14	23
Northam (S)	10	12	8	163	0	71	71	5	72	0
Toodyay (S)	5	7	0	100	0	2	5	2	18	2
York (S)	4	4	3	28	0	0	0	2	15	0
Remaining local governments	6	6	5	169	4	19	37	79	286	22
Total	29	35	26	2,665	5	350	377	92	623	49

Peel region - balance										
Boddington (S)	0	6	0	4	0	0	0	0	0	5

Balance of State	420	782	285	11,860	430	444	732	233	2,746	217
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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
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
2022/23	18,657	9,925	13,964	8,140	15,893	8,862	2,764	1,063
July 2023 to Sept 2023	4,390	2,709	3,885	2,104	4,028	2,193	362	516

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2022/23	17,366	9,261	13,493	7,754	15,263	8,405	2,103	856
July 2023 to Sept 2023	4,124	2,560	3,708	2,041	3,839	2,130	285	430

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
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
2022/23	646	240	106	107	260	155	386	85
July 2023 to Sept 2023	112	72	74	16	80	16	32	56

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2022/23	414	197	226	140	227	148	187	49
July 2023 to Sept 2023	92	30	62	11	62	11	30	19

■ 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
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
2022/23	231	227	139	139	143	154	88	73
July 2023 to Sept 2023	62	47	41	36	47	36	15	11

■ 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