

state lot activity: WA

DECEMBER QTR 2023

1 State summary

- During the December 2023 quarter, the number of developer-lodged applications for residential subdivision across Western Australia increased by 9%, with a total of 418 applications lodged for the quarter. This translates to a 15% increase in proposed lots when compared to applications lodged in the September quarter.
- The total number of residential applications under assessment decreased by 6% over the December quarter. The volume of residential lots being assessed however, remained steady.
- The number of proposed residential lots granted conditional approval during the December quarter decreased slightly by 1% from the September quarter, for a total of 4,096 lots conditionally approved in the quarter.
- During the December 2023 quarter, the total stock of developers' residential lots granted conditional approval rose slightly to a total of 70,621 lots.
- When compared to September, the number of residential lots granted final approval during the December quarter decreased slightly (-1%) for a total of 2,540 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.

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.

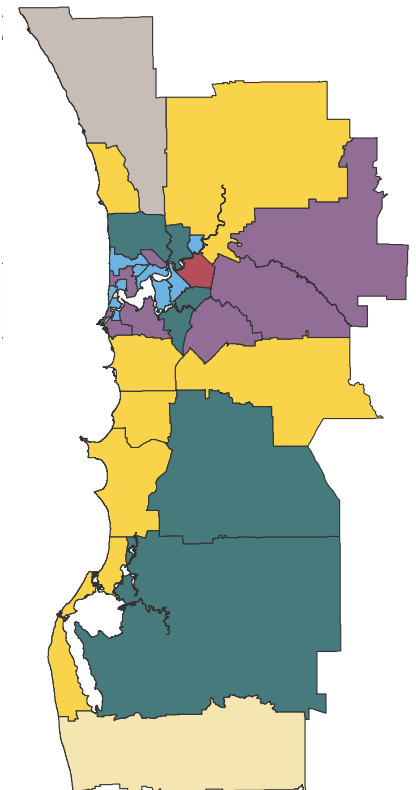
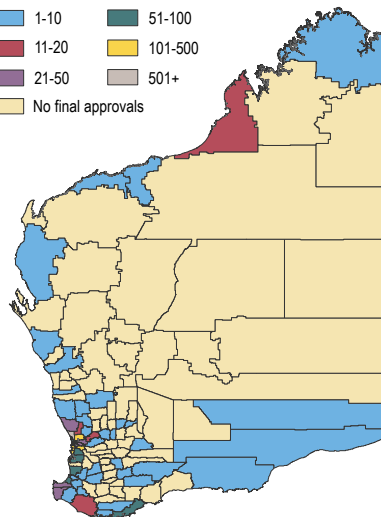
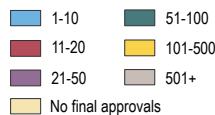
Data type	Developer-lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Sep qtr 2023	383	3,628	470	7,558	375	4,124	4,677	70,443	350	2,560
Dec qtr 2023	418	4,165	443	7,544	407	4,096	4,687	70,621	340	2,540
July 2023 to December 2023	801	7,793			782	8,220			683	5,100
Change between quarters	↗ 9%	↗ 15%	↘ -6%	↔ 0%	↗ 9%	↘ -1%	↔ 0%	↔ 0%	↘ -3%	↘ -1%

Non-residential										
Sep qtr 2023	91	617	139	1,198	175	623	990	5,827	167	504
Dec qtr 2023	155	532	152	953	138	851	987	6,183	191	682
July 2023 to December 2023	220	1,149			313	1,474			347	1,186
Change between quarters	↗ 70%	↘ -14%	↗ 9%	↘ -20%	↘ -21%	↗ 37%	↔ 0%	↗ 6%	↗ 14%	↗ 35%

1.1 Final approval activity: December 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: December 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 Dec 2023	Proposed lots	Proposed lots up to end of Dec 2023	Lots
Metropolitan¹					
Central sub-region	485	581	594	5,718	400
North-west sub-region	717	1,559	1,012	15,226	718
North-east sub-region	539	827	688	8,571	255
South-east sub-region	1,488	1,957	489	9,370	178
South-west sub-region	574	1,566	627	13,705	517
Peel Region Scheme ²	24	368	309	6,094	229
Total Metropolitan¹	3,827	6,858	3,719	58,684	2,297
State planning region					
Perth	3,803	6,490	3,410	52,590	2,068
Peel ³	24	374	309	6,098	229
Sub-total	3,827	6,864	3,719	58,688	2,297
Rest of the State					
Gascoyne	3	9	0	62	0
Goldfields-Esperance	2	2	15	513	9
Great Southern	44	52	84	1,023	27
Kimberley	112	112	2	294	15
Mid West	4	18	21	1,616	13
Pilbara	0	0	2	309	2
South West	158	478	219	5,460	166
Wheatbelt	15	9	34	2,656	11
Sub-total	338	680	377	11,933	243
Total State	4,165	7,544	4,096	70,621	2,540

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Baldivis	202	1	Witchcliffe	42
2	Two Rocks	165	2	Dalyellup	41
3	Alkimos	141	3	Australind	34
4	Brabham	91	4	Roelands	19
5	Eglinton	87	5	Gledhow	15
6	Yanchep	85	6	Djugun	13
7	Treeby	78	7	Northam	8
8	Byford	77	8	Dunsborough/Beachlands/Albany/ Kalbarri/South Bunbury	6
9	Madora Bay	70			
10	Tamala Park	65			

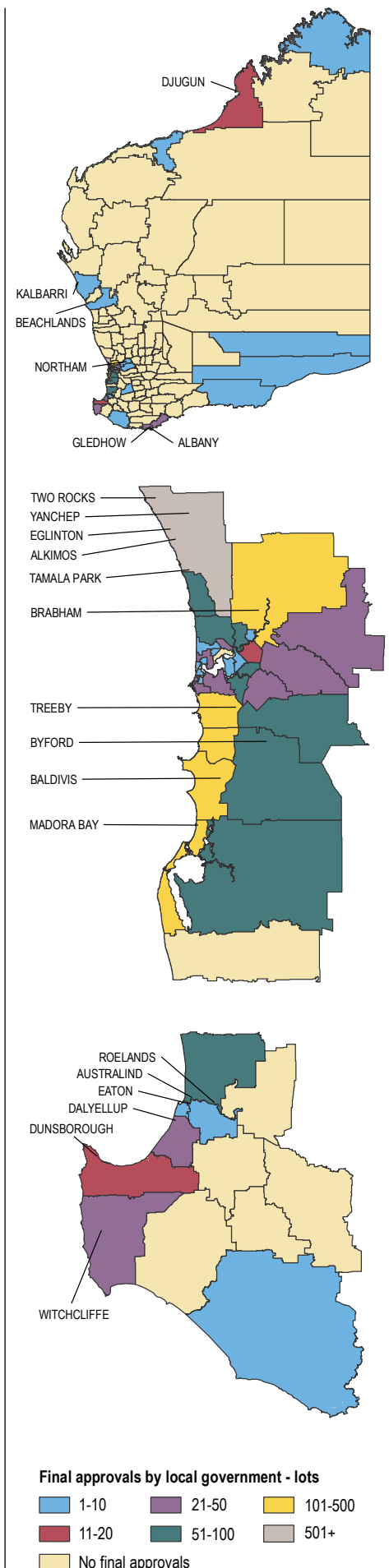
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title versus strata – State



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.

Note: Top suburbs and localities identified where relevant

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
Dec qtr	715	1,292	161	80	48	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
Dec qtr	25	60	52	57	49	544

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						
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
Dec qtr 23	192	149	26	14	18	330
Metro North-east sub-region						
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
Dec qtr 23	80	130	15	12	18	375
Metro North-west sub-region						
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
Dec qtr 23	186	479	27	20	6	375
Metro South-east sub-region						
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
Dec qtr 23	53	99	18	4	4	375
Metro South-west sub-region						
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
Dec qtr 23	159	324	30	2	2	359
Perth Metropolitan Region Scheme*						
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
Dec qtr 23	670	1,181	116	52	48	375
Peel Region Scheme²						
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
Dec qtr 23	45	111	45	28	0	450
Metropolitan¹						
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
Dec qtr 23	715	1,292	161	80	48	375
Peel³						
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
Dec qtr 23	45	111	45	28	0	450

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						
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
Dec qtr 23	0	2	6	7	2	605
Central regions						
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
Dec qtr 23	4	6	3	3	6	512
Wheatbelt region						
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
Dec qtr 23	1	4	0	2	4	615
South West region						
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
Dec qtr 23	20	48	43	45	37	544

* 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.

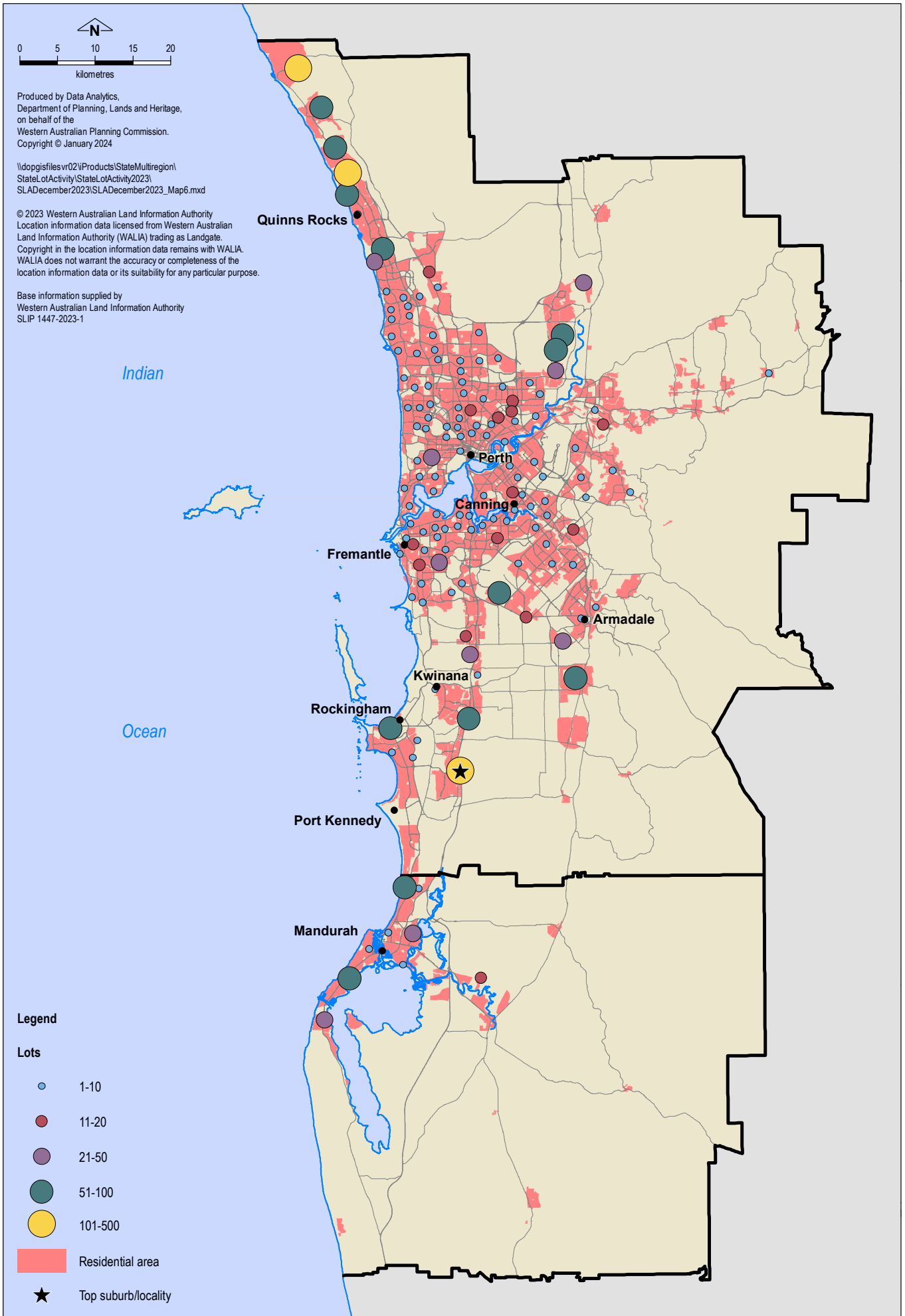
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2023/24	Dec 2023 quarter	Quarter rank	Suburb	2023/24	Dec 2023 quarter	Quarter rank	Suburb	2023/24	Dec 2023 quarter	Quarter rank
Perth metropolitan region											
Alkimos	222	141	3	Inglewood	4	4	73	Viveash	2	0	0
Anketell	29	9	38	Innaloo	5	3	93	Waikiki	16	3	93
Applecross	4	0	0	Jindalee	56	56	10	Walliston	9	7	46
Ardross	14	5	63	Joondanna	10	5	63	Wanneroo	22	8	43
Armadale	10	6	56	Kalamunda	15	6	56	Warnbro	2	0	0
Ashby	12	12	29	Kallaroo	4	2	102	Warwick	7	7	46
Attadale	5	5	63	Kardinya	7	5	63	Watermans Bay	2	0	0
Balcatta	36	0	0	Karrinyup	11	7	46	Wattle Grove	43	2	102
Baldivis	492	202	1	Kewdale	13	7	46	Wellard	116	53	12
Balga	19	10	34	Kingsley	7	5	63	Wembley	2	2	102
Ballajura	10	2	102	Koondoola	4	4	73	Wembley Downs	6	2	102
Bassendean	11	7	46	Lake Coogee	17	2	102	West Perth	3	3	93
Bayswater	40	10	34	Landsdale	29	1	135	Westminster	8	5	63
Beaconsfield	2	0	0	Langford	3	3	93	White Gum Valley	20	20	21
Beckenham	27	7	46	Lathlain	6	2	102	Willagee	23	4	73
Bedford	29	13	26	Leederville	7	7	46	Willetton	21	13	26
Beechboro	20	2	102	Leeming	4	0	0	Wilson	20	4	73
Beeliam	2	0	0	Lockridge	2	2	102	Woodbridge	2	0	0
Beldon	2	2	102	Lynwood	4	0	0	Woodlands	7	1	135
Bellevue	9	2	102	Maddington	16	16	25	Woodvale	2	0	0
Belmont	8	0	0	Mandogalup	44	37	15	Yanchep	119	85	6
Bentley	5	2	102	Manning	2	0	0	Yangebup	44	4	73
Bicton	2	0	0	Marmion	2	0	0	Yokine	19	11	30
Booragoon	11	5	63	Maylands	10	6	56				
Brabham	91	91	4	Medina	2	2	102				
Brentwood	2	2	102	Melville	13	8	43				
Bull Creek	2	0	0	Menora	2	2	102				
Burns Beach	29	29	19	Middle Swan	2	0	0				
Burswood	2	0	0	Midland	2	0	0				
Bushmead	47	0	0	Morley	37	19	22				
Butler	1	0	0	Mosman Park	9	4	73				
Byford	130	77	8	Mount Claremont	4	4	73				
Camillo	5	0	0	Mount Hawthorn	9	9	38				
Canning Vale	4	4	73	Mount Helena	2	0	0				
Cannington	4	4	73	Mount Lawley	10	2	102				
Carlisle	2	2	102	Mount Nasura	2	2	102				
Chidlow	9	9	38	Mount Pleasant	9	4	73				
Churchlands	1	1	135	Mullaloo	8	4	73				
Claremont	10	3	93	Myaree	9	7	46				
Cloverdale	14	10	34	Nedlands	11	7	46				
Como	4	2	102	Nollamara	10	6	56				
Connolly	3	0	0	Noranda	2	2	102				
Coogee	4	2	102	North Beach	3	3	93				
Coolbellup	49	33	17	North Perth	7	5	63				
Coolbinia	2	0	0	Ocean Reef	6	4	73				
Cooloongup	2	2	102	Osborne Park	4	0	0				
Cottesloe	11	6	56	Padbury	3	0	0				
Craigie	8	2	102	Palmyra	2	2	102				
Dalkeith	3	3	93	Parkwood	2	0	0				
Darch	25	0	0	Piara Waters	6	0	0				
Dayton	125	21	20	Port Kennedy	33	0	0				
Dianella	37	6	56	Queens Park	2	0	0				
Doubleview	13	9	38	Quinns Rocks	7	7	46				
Duncraig	5	2	102	Redcliffe	2	0	0				
East Cannington	19	9	38	Riverton	20	4	73				
East Fremantle	3	2	102	Rockingham	59	54	11				
East Victoria Park	5	0	0	Rossmoyne	10	6	56				
Edgewater	5	5	63	Safety Bay	2	2	102				
Eglinton	174	87	5	Scarborough	9	2	102				
Embleton	13	11	30	Secret Harbour	1	0	0				
Forrestdale	28	19	22	Serpentine	6	0	0				
Forrestfield	9	4	73	Shelley	4	4	73				
Fremantle	7	1	135	Sherton Park	31	31	18				
Girrawheen	9	5	63	Sinagra	65	0	0				
Glen Forrest	1	0	0	Sorrento	12	10	34				
Glendalough	1	1	135	South Fremantle	4	2	102				
Gosnells	14	4	73	South Lake	2	2	102				
Greenmount	2	0	0	South Perth	2	0	0				
Greenwood	8	4	73	Southern River	72	0	0				
Gwelup	6	4	73	Spearwood	13	3	93				
Hamersley	7	0	0	St James	11	11	30				
Hamilton Hill	38	11	30	Stirling	6	0	0				
Hammond Park	87	18	24	Subiaco	1	0	0				
Haynes	43	0	0	Swan View	3	0	0				
Heathridge	6	4	73	Swanbourne	2	0	0				
Helena Valley	13	13	26	Tamala Park	65	65	9				
Henley Brook	95	51	13	Thornlie	11	2	102				
High Wycombe	12	2	102	Treeby	145	78	7				
Hilbert	35	35	16	Trigg	2	0	0				
Hillarys	4	2	102	Tuart Hill	10	8	43				
Hilton	6	4	73	Two Rocks	165	165	2				
Huntingdale	3	3	93	Upper Swan	41	41	14				
Total Perth metropolitan region									4,109	2,068	
Peel Region Scheme											
Coodanup	30	3	7	Halls Head	2	2	8	Pinjarra	2	0	0
Dawesville	68	35	3	Lakelands	29	6	6	Ravenswood	13	13	5
Falcon	4	0	0	Madora Bay	70	70	1	South Yunderup	63	63	2
Greenfields	35	35	3	Mandurah	2	2	8				
Total Peel Region Scheme									318	229	
Total Perth metropolitan region and Peel Region Scheme									4,427	2,297	

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

Metropolitan¹

Central sub-region	0	0	1	0	0
North-west sub-region	0	0	1	9	0
North-east sub-region	2	39	39	445	13
South-east sub-region	47	61	23	376	19
South-west sub-region	6	10	0	60	5
Peel Region Scheme ²	2	62	62	294	3
Total Metropolitan¹	57	172	126	1,184	40

State planning region

Perth	55	110	64	890	37
Peel ³	2	62	62	294	3
Sub-total	57	172	126	1,184	40

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	17	0	54	0
Great Southern	1	7	7	309	23
Kimberley	0	0	0	31	2
Mid West	18	18	3	59	2
Pilbara	0	0	0	0	0
South West	13	73	177	541	15
Wheatbelt	61	128	254	561	34
Sub-total	93	243	441	1,557	76
Total State	150	415	567	2,741	116

5.2 Final approval: top suburbs and localities

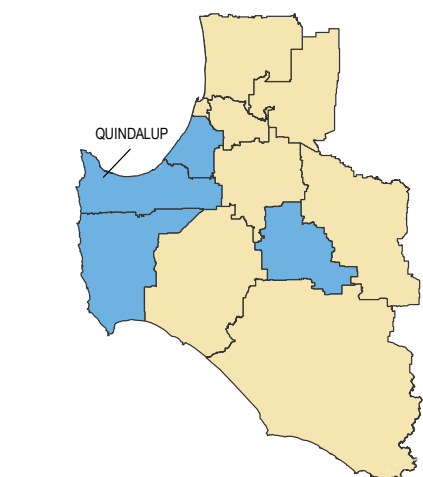
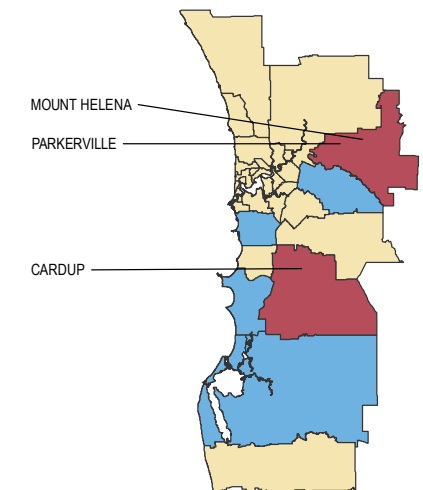
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Cardup	17	1	Kalgan	23
2	Mount Helena	6	2	Ginginup	23
3	Parkerville	5	3	Lower Chittering	11
			4	Quindalup	8

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional



Final approvals by local government - lots

1-10 11-20 21+
 No final approvals

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: December 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 Dec 2023	Proposed lots	Proposed lots up to end of Dec 2023	Lots

Metropolitan¹

Central sub-region	6	7	15	100	33
North-west sub-region	1	2	3	83	0
North-east sub-region	0	7	3	100	4
South-east sub-region	1	1	4	52	0
South-west sub-region	1	1	3	33	18
Peel Region Scheme ²	5	5	0	29	1
Total Metropolitan¹	14	23	28	397	56

State planning region

Perth	9	18	28	368	55
Peel ³	5	5	0	29	1
Sub-total	14	23	28	397	56

Rest of the State

Gascoyne	3	5	0	1	0
Goldfields-Esperance	1	1	0	15	2
Great Southern	4	1	3	13	0
Kimberley	1	1	0	13	0
Mid West	0	0	0	24	0
Pilbara	0	0	0	12	0
South West	8	7	5	79	13
Wheatbelt	1	1	3	7	1
Sub-total	18	16	11	164	16
Total State	32	39	39	561	72

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	North Coogee	17	no localities in this quarter due to low numbers		
2	Morley	12			
3	North Perth	7			
4	Queens Park	7			

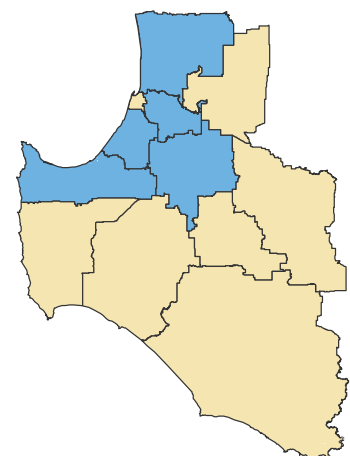
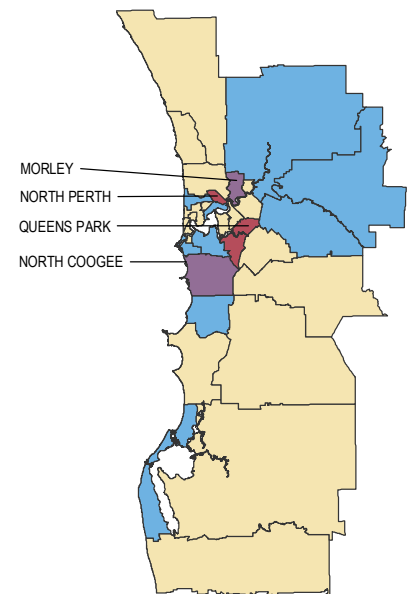
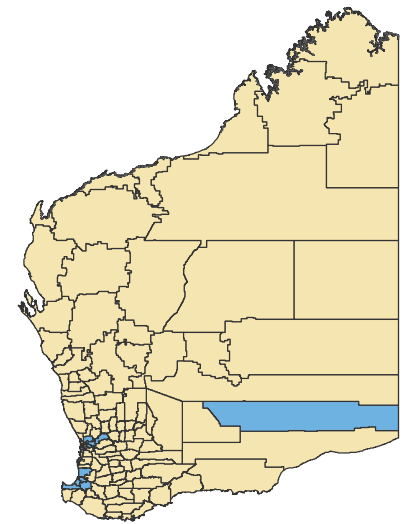
* Five lots or more

Percentage of final approvals by region

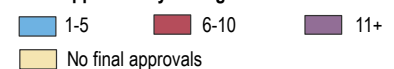
Metropolitan¹

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: December 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 Dec 2023	Proposed lots	Proposed lots up to end of Dec 2023	Lots

Metropolitan¹

Central sub-region	11	16	9	45	0
North-west sub-region	19	52	6	202	3
North-east sub-region	2	4	1	171	3
South-east sub-region	24	27	2	258	1
South-west sub-region	2	84	0	115	1
Peel Region Scheme ²	0	0	0	111	0
Total Metropolitan¹	58	183	18	902	8

State planning region

Perth	58	183	18	791	8
Peel ³	0	0	0	111	0
Sub-total	58	183	18	902	8

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	2	0	91	0
Great Southern	0	0	5	25	3
Kimberley	0	0	3	82	1
Mid West	6	6	17	40	2
Pilbara	1	1	0	135	10
South West	169	170	2	216	5
Wheatbelt	0	2	2	107	2
Sub-total	176	181	29	696	23
Total State	234	364	47	1,598	31

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	Gap ridge	8

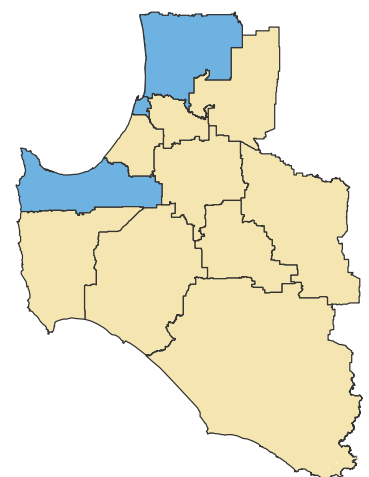
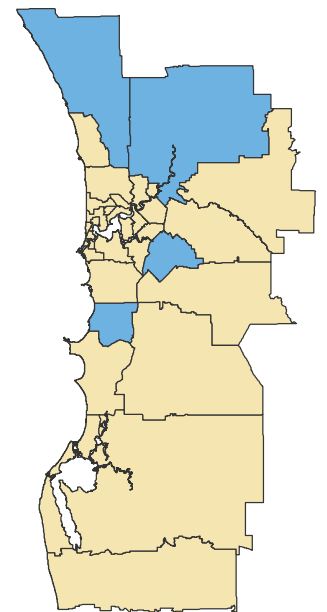
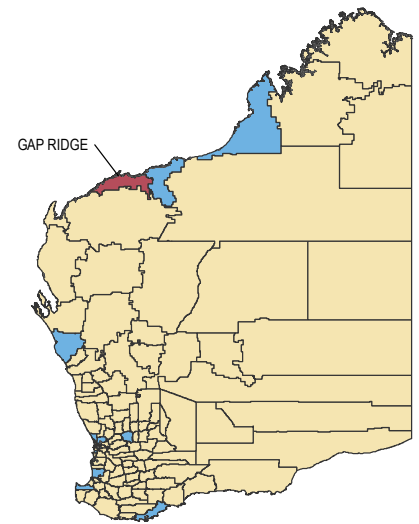
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots

1-5 6+

No final approvals

Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of the 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

December 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 Dec 2023	Proposed lots	Proposed lots up to end of Dec 2023	Lots	Proposed lots	Proposed lots up to end of Dec 2023	Proposed lots	Proposed lots up to end of Dec 2023	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	11	15	18	138	7	10	15	0	3	1
Bayswater (C)	55	56	62	541	61	0	0	3	16	12
Belmont (C)	27	28	14	275	17	3	5	0	22	0
Cambridge (T)	4	2	2	55	2	0	0	0	1	1
Canning (C)	73	112	66	1,077	57	1	1	10	29	9
Claremont (T)	0	4	1	41	3	1	1	1	4	0
Cottesloe (T)	7	7	3	29	6	0	0	0	0	1
East Fremantle (T)	3	0	3	13	2	0	0	0	0	0
Fremantle (C)	17	17	200	473	27	0	0	5	27	3
Melville (C)	66	60	56	631	47	0	0	0	18	1
Mosman Park (T)	0	0	2	47	4	0	0	0	1	0
Nedlands (C)	4	15	8	173	42	1	1	0	4	2
Peppermint Grove (S)	0	0	2	17	0	0	0	0	0	0
Perth (C)	0	0	0	9	0	3	3	1	11	2
South Perth (C)	18	25	2	119	2	0	0	0	1	0
Stirling (C)	146	171	123	1,451	90	1	0	10	23	0
Subiaco (C)	2	2	0	30	3	0	0	0	2	0
Victoria Park (T)	12	13	14	344	4	1	1	7	21	1
Vincent (C)	40	54	18	255	26	3	2	2	4	7
Total	485	581	594	5,718	400	24	29	39	187	40

North-west sub-region										
Joondalup (C)	51	48	69	1,080	82	1	1	1	12	19
Wanneroo (C)	666	1,511	943	14,146	636	29	59	22	505	34
Total	717	1,559	1,012	15,226	718	30	60	23	517	53

North-east sub-region										
Kalamunda (C)	39	48	51	358	21	2	2	1	57	6
Mundaring (S)	117	89	43	773	22	2	19	3	94	15
Swan (C)	383	690	594	7,440	212	18	39	58	666	146
Total	539	827	688	8,571	255	22	60	62	817	167

South-east sub-region										
Armadale (C)	1,293	1,522	197	4,868	62	26	35	11	185	51
Gosnells (C)	191	333	124	2,214	39	6	11	1	150	7
Serpentine-Jarrahdale (S)	4	102	168	2,288	77	49	61	58	419	22
Total	1,488	1,957	489	9,370	178	81	107	70	754	80

South-west sub-region										
Cockburn (C)	86	706	68	2,796	153	7	10	2	172	30
Kwinana (C)	397	509	286	4,393	101	0	0	2	28	14
Rockingham (C)	91	351	273	6,516	263	9	90	9	120	16
Total	574	1,566	627	13,705	517	16	100	13	320	60

Peel Region Scheme ²										
Mandurah (C)	14	147	129	4,657	153	5	5	2	31	11
Murray (S)	0	212	180	1,435	76	3	69	68	461	9
Waroona (S)	10	9	0	2	0	0	0	0	26	0
Total	24	368	309	6,094	229	8	74	70	518	20

Metropolitan¹ total	3,827	6,858	3,719	58,684	2,297	181	430	277	3,113	420
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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

December 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 Dec 2023	Proposed lots	Proposed lots up to end of Dec 2023	Lots	Proposed lots	Proposed lots up to end of Dec 2023	Proposed lots	Proposed lots up to end of Dec 2023	Lots

Balance of State

Gascoyne										
Carnarvon (S)	2	2	0	56	0	5	5	0	5	2
Exmouth (S)	1	5	0	6	0	0	0	0	3	0
Remaining local governments	0	2	0	0	0	0	0	0	0	0
Total	3	9	0	62	0	5	5	0	8	2

Goldfields-Esperance										
Esperance (S)	0	0	0	176	2	3	3	0	8	0
Kalgoorlie-Boulder (C)	2	2	14	320	6	0	0	0	110	2
Remaining local governments	0	0	1	17	1	3	20	0	66	0
Total	2	2	15	513	9	6	23	0	184	2

Great Southern										
Albany (C)	35	47	36	641	27	9	14	12	264	31
Remaining local governments	9	5	48	382	0	12	11	14	174	37
Total	44	52	84	1,023	27	21	25	26	438	68

Kimberley										
Broome (S)	112	112	1	285	13	0	0	3	95	5
Wyndham-East Kimberley (S)	0	0	1	7	2	1	1	0	39	2
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	112	112	2	294	15	1	1	3	134	7

Mid West										
Greater Geraldton (C)	2	7	10	1,397	7	9	28	19	83	2
Irwin (S)	2	2	11	213	0	14	14	1	48	0
Remaining local governments	0	9	0	6	6	6	6	8	56	6
Total	4	18	21	1,616	13	29	48	28	187	8

Pilbara										
Karratha (C)	0	0	0	234	0	0	0	0	65	9
Port Hedland (T)	0	0	2	20	2	1	1	0	76	2
Remaining local governments	0	0	0	55	0	0	0	0	21	0
Total	0	0	2	309	2	1	1	0	162	11

South West										
Augusta-Margaret River (S)	9	161	35	1,318	44	6	5	38	249	4
Bunbury (C)	21	21	10	245	6	7	7	0	30	2
Busselton (C)	4	30	129	1,316	13	170	172	142	353	20
Capel (S)	31	31	21	1,217	41	0	58	10	100	16
Dardanup (S)	4	4	4	378	5	0	0	5	84	1
Harvey (S)	35	35	17	652	53	4	5	5	152	10
Remaining local governments	54	196	3	334	4	15	11	15	131	18
Total	158	478	219	5,460	166	202	258	215	1,099	71

Wheatbelt										
Beverley (S)	0	0	0	5	0	0	0	4	2	0
Chittering (S)	0	0	0	64	0	49	50	5	206	14
Gingin (S)	8	8	5	2,140	0	2	2	254	268	26
Northam (S)	3	0	13	139	8	9	74	8	74	3
Toodyay (S)	0	0	7	107	0	0	5	0	18	4
York (S)	0	0	2	32	1	0	0	0	8	4
Remaining local governments	4	1	7	169	2	26	31	31	282	42
Total	15	9	34	2,656	11	86	162	302	858	93

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

Balance of State	338	686	377	11,937	243	351	523	574	3,070	262
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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 Dec 2023	9,139	5,468	7,405	4,272	7,919	4,594	1,220	874

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 Dec 2023	8,220	5,100	7,118	4,109	7,558	4,427	662	673

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 Dec 2023	679	188	138	53	206	56	473	132

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 Dec 2023	139	61	80	19	80	19	59	42

■ 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 Dec 2023	101	119	69	91	75	92	26	27

■ 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