

state otactivity: WA



DECEMBER QTR 2024

1 State summary

- During the December 2024 quarter, the number of developer-lodged applications for residential subdivision across Western Australia decreased by 6%, with a total of 565 applications lodged for the quarter. This translates to a 15% decrease in proposed lots when compared to applications lodged in the September 2024 quarter.
- The total number of residential applications under assessment decreased by 3% over the December 2024 quarter. The volume of residential lots being assessed has similarly decreased by 20%.
- The number of proposed residential lots granted conditional approval during the December 2024 quarter increased by 66% from the September 2024 quarter, for a total of 8,749 lots conditionally approved in the December 2024 quarter.
- During the December 2024 quarter, the total stock of developers' residential lots granted conditional approval rose by 3% to a total of 68,272 lots.
- When compared to the September 2024 quarter, the number of residential lots granted final approval during the December quarter decreased by 2% for a total of 3,225 lots approved for the quarter.

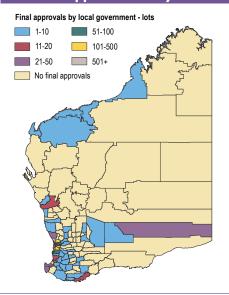
Note: the developers' stock of lots granted conditional approval includes subdivision approvals that have been granted an automatic two-year extension as a result of the amendments to the *Planning and Development Act 2005* to include Part 18 - Extension of time for endorsement of diagram or plan of 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.

	IIICIIIS	ruge
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 summa	
9	Balance of the State and selected local	ĺ
	government summary	10
10	State lot approvals	
11	Notes	13

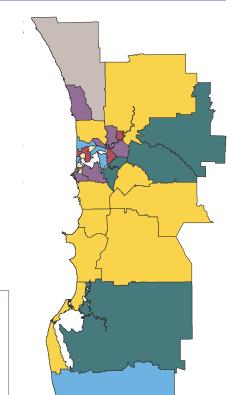
e Stock	lod	oper – ged ations	Applic und asses	der		itional ovals	stock of	opers' current tional ovals		nal ovals
Data type	Ē	**		.				<u>.</u>		
Flow	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Residential										
Sept qtr 2024	605	7,772	640	11,761	529	5,276	3,959	66,049	393	3,280
Dec qtr 2024	565	6,578	618	9,413	565	8,749	3,941	68,272	332	3,225
July 2024 to Dec 2024	1168	14,345			1,095	14,028			712	6,505
Change between	*	*	*	*	×	7	_	×	*	*
quarters	-6%	-15%	-3%	-20%	7%	66%	0%	3%	-16%	-2%
Non-residential										
Sept qtr 2024	129	400	181	965	145	373	903	6,053	201	709
Dec qtr 2024	161	497	204	847	162	664	874	5,937	173	569
July 2024 to Dec 2024	290	897			307	1,037			361	1,278
Change between	7	7	7	*	7	7	*	*	*	*
quarters	25%	24%	13%	-12%	12%	78%	-3%	-2%	-14%	-20%

1.1 Final approval activity: December quarter 2024



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.



2 Residential activity

2.1 Regional summary: December quarter 2024

	_								
	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 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots				
Metropolitan ¹	-								
Central sub-region	636	686	752	4,900	363				
North-west sub-region	1,474	2,427	3,282	14,754	981				
North-east sub-region	423	579	1,036	8,491	283				
South-east sub-region	1,331	2,063	499	10,618	405				
South-west sub-region	963	1,542	1,266	12,392	627				
Peel Region Scheme ²	547	569	1,045	5,447	263				
Total Metropolitan ¹	5,374	7,866	7,880	56,602	2,922				
State planning region									
Perth	4,827	7,297	6,835	51,155	2,659				
Peel ³	547	569	1,045	5,447	263				
Sub-total	5,374	7,866	7,880	56,602	2,922				
Rest of the State									
Gascoyne	0	0	2	63	3				
Goldfields-Esperance	14	14	29	483	41				
Great Southern	27	35	63	1,040	14				
Kimberley	0	0	0	327	2				
Mid West	24	41	45	1,632	8				
Pilbara	296	296	141	511	1				
South West	753	905	469	4,643	209				
Wheatbelt	90	256	120	2,971	25				
Sub-total	1,204	1,547	869	11,670	303				
Total State	6,578	9,413	8,749	68,272	3,225				

2.2	Final approval: top	suburbs	and I	ocalities	
Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Eglinton	234	1	Dalyellup	110
2	Baldivis	204	2	Yalyalup	30
3	Sinagra	182	3	Kudardup	24
4	Two Rocks	157	4	Karlkurla	22
5	Alkimos	148	5	Gingin	20
6	Madora Bay	146	6	Geographe	17
7	Wellard	117	7	Somerville	13
8	Yanchep	107	8	Roelands	7
9	Piara Waters	103	9	Capel	5
10	Henley Brook	72			

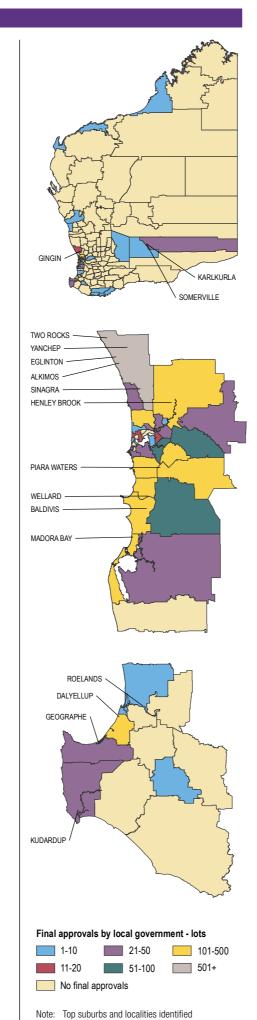
^{*} Five lots or more

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
- 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 Final approvals by lot size range (m²) Estimated median lot 320-499 500-599 600-999 1,000-2,999 <320 size Metropolitan¹ 2018/19 3,823 4,510 831 319 185 357 3,139 364 2019/20 3,682 788 348 243 2020/21 4,376 6,532 375 895 361 164 2021/22 4,957 375 3,221 874 415 155 2022/23 4,736 2,366 764 351 187 375

667

302

188

375

2023/24

2024/25

2,596

5,126

.		Estimated				
Financial year	<320	320-499	500-599	600-999	1,000-2,999	median lot size
Balance of S	tate					
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	161	251	176	311	206	560
2024/25						
Sep qtr	64	232	77	88	71	480
Dec qtr	32	96	33	43	68	510

size

1

3

0

2

1 2

2

28

2

18

18

18

67

45

650 678

908

190

718

838

245

440

386

516

678

479

510

1,000

1,250

1,060

2024/25						
Sep qtr	899	1,410	243	86	50	375
Dec qtr	794	1,766	211	72	63	375
3.1 Lot s	size by	planni	na rea	ion		
				size range (m²)		Estimated
Quarter	<320	320-499	500-599	600-999	1,000-2,999	median lot size
Metro Centr	al sub-reg	gion				
Mar gtr 24	153	128	24	23	11	34
Jun gtr 24	114	107	31	14	14	35
Sep qtr 24	172	174	35	19	17	35
Dec qtr 24	133	174	29	8	15	36
Metro North		-region				
Mar gtr 24	97	217	30	7	16	37
Jun qtr 24	32	94	15	15	20	40
Sep qtr 24	98	169	11	5	12	35
Dec qtr 24	44	138	36	30	35	44
Metro North			00		00	
Mar gtr 24	216	347	42	19	15	37
Jun qtr 24	225	396	20	11	4	37
Sep qtr 24	235	238	46	14	3	37
Dec gtr 24	225	667	68	14	7	37
Metro South			00	14	1	31
Mar gtr 24	45	169	18	3	7	37
	43	124	17	5	2	37
Jun qtr 24	145	247	37	16	8	37
Sep qtr 24			19	5	1	
Dec qtr 24	138	230	19	3	1	34
Metro South	90	327	38	9	6	37
Mar qtr 24	187	419	29	5	4	37
Jun qtr 24	192	410	52	19	7	
Sep qtr 24	214		30	6		37
Dec qtr 24		372	30	ь	5	37
Peel Region		1 100	152	61	EE	27
Mar qtr 24	601	1,188		61	55	37
Jun qtr 24	602	1,140	112	50	44	37
Sep qtr 24	842	1,238	181	73	47	37
Dec qtr 24	754	1,581	182	63	63	37
Metropolitar		107	10	0	0	07
Mar qtr 24	46	187	10	2	0	37
Jun qtr 24	22	92	55	31	3	47
Sep qtr 24	57	172	62	13	3	45
Dec qtr 24	40	185	29	9	0	37
Perth metro			100	00		07
Mar qtr 24	647	1,375	162	63	55	37
Jun qtr 24	624	1,232	167	81	47	37
Sep qtr 24	899	1,410	243	86	50	37
Dec qtr 24	794	1,766	211	72	63	37
Peel ³						
Mar qtr 24	46	187	10	2	0	37
Jun qtr 24	22	92	55	31	3	47
Sep qtr 24	57	172	62	13	3	45
Dec qtr 24	40	185	29	9	0	37

Prinal approvals by lot size range (m²)		Sep qtr	64	232	77	88	71				
Northern regions Northern regions Mar qtr 24 0 3 19 49 0 0		Dec qtr	32	96	33	43	68				
Northern regions Northern regions Mar qtr 24 0 3 19 49 0 0											
Northern regions Mar qtr 24											
Northern regions Mar qtr 24				Final app	provals by lot	size range (m²)					
Mar qtr 24 0 3 19 49 0 Jun qtr 24 0 3 1 2 2 Sep qtr 24 0 0 0 14 1 Dec qtr 24 0 0 0 0 3 Central regions Mar qtr 24 77 3 0 4 0 Jun qtr 24 0 2 1 12 2 Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 0 0 2 0 2 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 <td></td> <td>Quarter</td> <td><320</td> <td></td> <td></td> <td></td> <td>1,000-2,999</td>		Quarter	<320				1,000-2,999				
Mar qtr 24 0 3 19 49 0 Jun qtr 24 0 3 1 2 2 Sep qtr 24 0 0 0 14 1 Dec qtr 24 0 0 0 0 3 Central regions Mar qtr 24 77 3 0 4 0 Jun qtr 24 0 2 1 12 2 Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 0 0 2 0 2 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 <td>_</td> <td>Northern rec</td> <td>ions</td> <td></td> <td></td> <td></td> <td></td>	_	Northern rec	ions								
Jun qtr 24 0 3 1 2 2 Sep qtr 24 0 0 0 14 1 Dec qtr 24 0 0 0 0 3 Central regions Mar qtr 24 77 3 0 4 0 Jun qtr 24 0 2 1 12 2 Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 0 0 2 0 28 Sep qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67				3	19	49	0				
Sep qtr 24			-				2				
Dec qtr 24 0 0 0 3 Central regions Mar qtr 24 77 3 0 4 0 Jun qtr 24 0 2 1 12 2 Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 6 7 1 3 2 Sep qtr 24 0 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	_		-	-			1				
Central regions Mar qtr 24 77 3 0 4 0 Jun qtr 24 0 2 1 12 2 Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 6 7 1 3 2 Sep qtr 24 0 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	_	· ·	0	0	0	0	3				
Mar qtr 24 77 3 0 4 0 Jun qtr 24 0 2 1 12 2 Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 6 7 1 3 2 Sep qtr 24 0 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67			ons								
Jun qtr 24 0 2 1 12 2 Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 6 7 1 3 2 Sep qtr 24 0 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67				3	0	4	0				
Sep qtr 24 4 1 1 25 1 Dec qtr 24 31 7 1 11 2 Wheatbelt region Mar qtr 24 6 7 1 3 2 Sep qtr 24 5 3 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	_		0	2	1	12	2				
Wheatbelt region Mar qtr 24 6 7 1 3 2 Jun qtr 24 0 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	\vdash	· ·	4	1	1	25	1				
Mar qtr 24 6 7 1 3 2 Jun qtr 24 0 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	С	Dec qtr 24	31	7	1	11	2				
Jun qtr 24 0 0 2 0 28 Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	٧										
Sep qtr 24 5 3 0 2 2 Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	N	Nar qtr 24	6	7	1	3	2				
Dec qtr 24 0 0 0 7 18 South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	J	un qtr 24	0	0	2	0	28				
South West region Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	S	Sep qtr 24	5	3	0	2	2				
Mar qtr 24 15 46 19 32 18 Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	C	Dec qtr 24	0	0	0	7	18				
Jun qtr 24 10 21 4 20 18 Sep qtr 24 55 228 76 47 67	S	South West i	egion								
Sep qtr 24 55 228 76 47 67	N	Nar qtr 24	15	46	19	32	18				
	J	un qtr 24	10	21	4	20	18				
Dec atr 24 1 89 32 25 45	S	Sep qtr 24	55	228	76	47	67				
	C	Dec qtr 24	1	89	32	25	45				

where relevant

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

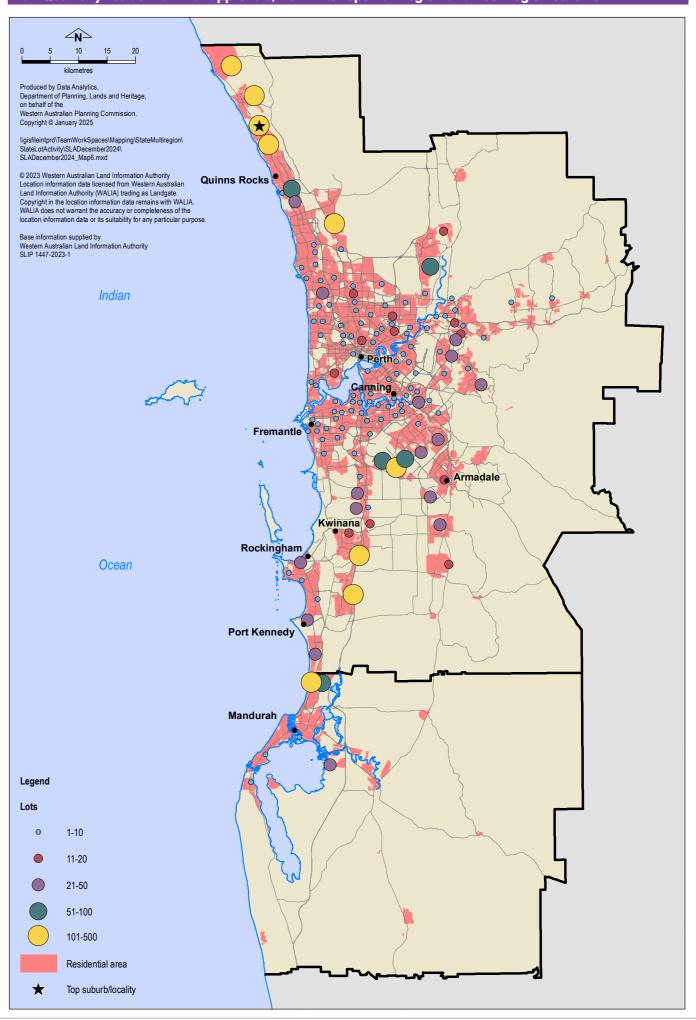
The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona. ³ Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

Page 3 | State Lot Activity December Quarter 2024 Page 2 State Lot Activity December Quarter 2024

4 Residential final approvals by suburb

Suburb	2024/25	Dec 2024 quarter	Quarter rank	Suburb	2024/25	Dec 2024 quarter	Quarter rank	Suburb	2024/25	Dec 2024 quarter	Quarter rank
erth metropolitan r	egion										
lkimos	283	148	5	Inglewood	3	3	93	The Vines	21	17	28
nketell pplecross	93	16 6	30 57	Jandakot Joondalup	51	0	0	Thornlie Treeby	11 116	4 54	79 12
rdross	6	6	57	Kalamunda	9	4	79	Two Rocks	187	157	4
madale	18	12	37	Kallaroo	4	0	0	Upper Swan	64	0	0
shby	11	11	39	Kardinya	8	2	100	Victoria Park	3	0	0
shfield ttadale	<u>5</u> 11	3	93 93	Karnup Karrinyup	77	0 4	79	Waikiki Walliston	24	0 24	27
alcatta	3	0	0	Kelmscott	3	0	0	Wandi	36	6	57
Baldivis	372	204	2	Kenwick	2	2	100	Wanneroo	2	2	100
salga	21	13	35	Kewdale	10	4	79	Warnbro	2	2	100
Ballajura	10	6	57	Kingsley	3	0	70	Watermans Bay	170	0	0
Bassendean Bayswater	13 31	6 16	57 30	Koongamia Landsdale	39	4 0	79 0	Wellard Wembley	179	117	100
Beaconsfield	10	6	57	Langford	2	0	0	Wembley Downs	18	8	47
Beckenham	34	30	25	Leeming	6	4	79	West Perth	9	5	72
Bedford	13	4	79	Lesmurdie	5	0	0	Westminster	8	3	93
Beechboro Beldon	12	4 2	79	Lynwood	6 49	6	57	Whitby	14	14	34
Bellevue	17	17	100 28	Maddington Madeley	3	0	57 0	White Gum Valley Willagee	16	7	100 52
elmont	6	4	79	Mahogany Creek	2	0	0	Willetton	13	6	57
ennett Springs	46	0	0	Maida Vale	34	34	22	Wilson	22	7	52
Bentley	12	0	0	Mandogalup	49	48	14	Woodbridge	2	2	100
ooragoon	2 1	2	100	Manning	9	0	100	Woodvale Yanchep	160	107	7
Boya Brabham	122	0	0	Maylands Melville	17	2	100	Yancnep	160	107	46
rentwood	7	2	100	Middle Swan	7	2	100	. Julio	17	3	40
Brookdale	47	0	0	Midland	9	5	72				
ull Creek	2	2	100	Midvale	4	2	100				
urns Beach	<u>4</u> 47	0	15	Mindarie	2	2	100				
ushmead yford	123	47 47	15 15	Morley Mosman Park	34	15	33				
anning Vale	2	0	0	Mount Claremont	4	0	0				
annington	4	2	100	Mount Hawthorn	2	2	100				
arine	32	30	25	Mount Helena	10	5	72				
arlisle	12	7	52	Mount Lawley	9	6	57				
hurchlands ity Beach	<u>6</u> 1	0	0	Mount Pleasant Myaree	22	10	41 100				
larkson	60	60	10	Nedlands	38	13	35				
loverdale	11	10	41	Nollamara	13	10	41				
omo	4	2	100	Noranda	7	2	100				
oogee	1	0	0	North Beach	5	0	0				
oolbellup	21	10	41	North Coogee	6	0	0				
ottesloe raigie	5 19	2 6	100 57	North Perth Ocean Reef	20	12	37 0		_		
urrambine	48	0	0	Orelia	11	11	39				
arlington	2	2	100	Osborne Park	2	2	100				
ayton	12	3	93	Padbury	9	2	100				
ianella	22	8	47	Parkerville	1	1	137				
oubleview uncraig	16 9	6 7	57 52	Parkwood Pearsall	11	7 2	52 100				
ast Cannington	7	2	100	Peppermint Grove	2 2	2	100				
ast Victoria Park	10	6	57	Piara Waters	114	103	8				
den Hill	2	0	0	Port Kennedy	40	39	18				
dgewater	2	0	0	Queens Park	11	8	47				
glinton	381	234	100	Quinns Rocks Redcliffe	6	0 2	100				
mbleton erndale	10	2 8	47	Riverton	16	6	57				
loreat	1	0	0	Rivervale	4	4	79				
orrestdale	63	0	0	Rockingham	35	31	24				
orrestfield	12	4	79	Rossmoyne	6	0	0				
remantle	9	5	72	Safety Bay	2	2	100				
iirrawheen ilendalough	8 15	5	72 137	Salter Point Scarborough	9	2 4	100 79				
iolden Bay	36	36	21	Secret Harbour	33	0	0				
iosnells	43	40	17	Shelley	5	3	93				
Greenwood	7	5	72	Shenton Park	2	0	0				
Gwelup	3	1	137	Shoalwater	202	2	100				
Hamersley Hamilton Hill	6 25	0 8	0 47	Sinagra Singleton	203	182	3				
lammond Park	115	33	23	Sorrento	8	6	57				
Harrisdale	55	55	11	South Fremantle	5	5	72				
laynes	41	0	0	South Guildford	10	10	41				
leathridge	4	0	0	South Lake	2	2	100				
lelena Valley	16	16	30	South Perth	6	2	100				
lenley Brook ligh Wycombe	72 5	72 2	100	Southern River Spearwood	135	54 4	12 79				
lilbert	106	38	20	Stirling	6	0	0				
lillarys	4	4	79	Subiaco	4	0	0				
Hilton	8	3	93	Success	2	2	100				
locking	2	0	0	Swanbourne	4	0	0				
	1	0	0	Tamala Park	39	39	18				
	litan regi	on							5080	2659	
Total Perth metropol											
Fotal Perth metropol Peel Region Scheme Coodanup	40	0	0	Lakelands	71	71	2	South Yunderup	94	36	3
Huntingdale Fotal Perth metropol Peel Region Scheme Coodanup Dawesville	40 2	2	5	Madora Bay	272	146	1	Wannanup	1	0	0
Fotal Perth metropol Peel Region Scheme Coodanup Dawesville Dudley Park	40 2 45	2 2	5 5	Madora Bay Mandurah	272 3	146 0	1 0				3 0 0
Fotal Perth metropol Peel Region Scheme Coodanup Dawesville	40 2 45 6	2	5	Madora Bay	272	146	1	Wannanup	1	0	0

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



Page 4 | State Lot Activity December Quarter 2024

5 Rural residential and special residential activity

5.1 Regional summary: December quarter 2024

	Developer – lodged applications	Applications under assessment	Conditional approvals	stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots
Metropolitan ¹					
Central sub-region	0	0	0	0	0
North-west sub-region	0	0	2	10	0
North-east sub-region	6	27	4	443	10
South-east sub-region	4	49	48	403	8
South-west sub-region	0	11	10	50	2
Peel Region Scheme ²	19	74	77	329	5
Total Metropolitan ¹	29	161	141	1,235	25
State planning region					

Perth	10	87	64	906	20
Peel ³	19	126	77	329	5
Sub-total	29	213	141	1,235	25

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	0	0	60	0
Great Southern	50	65	6	211	0
Kimberley	0	0	0	2	0
Mid West	0	0	10	67	2
Pilbara	0	0	0	0	2
South West	52	71	48	458	9
Wheatbelt	16	23	108	623	30
Sub-total	118	159	172	1,423	43
Total State	147	372	313	2,658	68

5.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Darlington	10	1	Lower Chittering	26
2	Oakford	8			

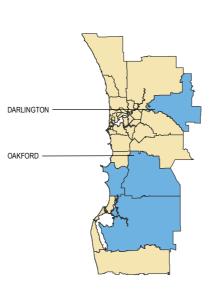
^{*} Five lots or more

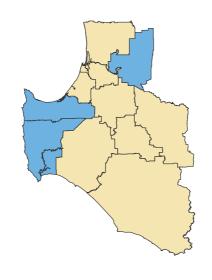
Percentage of final approvals by region

Metropolitan¹

Regional







Final approvals by local government - lots

1-10

No final approvals

Note: Top suburbs and localities identified

6 Commercial activity

6.1 Regional summary: December quarter 2024

	lodged applications	under assessment	approvals	conditional approvals	approvals	
	Proposed lots	Proposed lots up to end of Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots	
Metropolitan ¹						
Central sub-region	8	10	6	72	17	
North-west sub-region	8	12	16	47	10	
North-east sub-region	6	10	6	80	0	
South-east sub-region	7	16	1	33	38	
South-west sub-region	10	4	9	36	1	
Peel Region Scheme ²	2	2	5	18	1	
Total Metropolitan ¹	41	54	43	286	67	
State planning region						
Perth	39	52	38	268	66	
Peel ³	2	2	5	18	1	
Sub-total	41	54	43	286	67	

nest of the state					
Gascoyne	0	2	1	4	0
Goldfields-Esperance	0	0	0	11	0
Great Southern	3	3	0	11	0
Kimberley	0	0	0	10	0
Mid West	0	0	0	25	2
Pilbara	0	0	4	9	1
South West	12	12	0	51	4
Wheatbelt	2	2	7	19	1
Sub-total	17	19	12	140	8
Total State	58	73	55	426	75

6.2 Final approval: top suburbs and localities

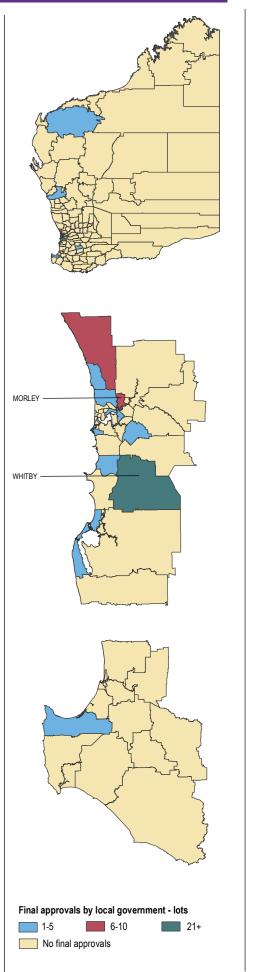
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Whitby	37	1		
2	Morley	6	2		

^{*} Five lots or more

Percentage of final approvals by region

Metropolitan¹ Regional

Green title lots versus strata lots - State



Note: Top suburbs and localities identified where relevant

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

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

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

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 2024

	lodged applications	under assessment	approvals	conditional approvals	approvals
	Proposed lots	Proposed lots up to end of Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots
Metropolitan ¹					
Central sub-region	6	6	1	41	9
North-west sub-region	6	9	13	232	1
North-east sub-region	0	3	3	162	1
South-east sub-region	3	5	1	208	1
South-west sub-region	1	2	25	233	1
Peel Region Scheme ²	9	9	21	116	1
Total Metropolitan ¹	25	34	64	992	14

State planning region

Perth	16	25	43	876	13
Peel ³	9	9	21	116	1
Sub-total	25	34	64	992	14

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	3	1	3	85	1
Great Southern	0	0	9	44	0
Kimberley	0	35	0	82	0
Mid West	0	0	0	36	28
Pilbara	35	35	0	121	0
South West	10	13	0	334	2
Wheatbelt	1	1	11	145	0
Sub-total	49	85	23	847	31
Total State	74	119	87	1,839	45

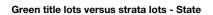
7.2 Final approval: top suburbs and localities

Rank	Rank Metropolitan ¹		Rank	ank Balance of State			
1	Bassendean	6	1	Moonyoonooka	21		

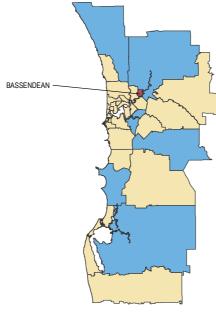
^{*} Five lots or more

Percentage of final approvals by region Metropolitan¹

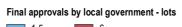
Regional











1-5 6+ No final approvals

Note: Top suburbs and localities identified where relevant

8 Metropolitan	local gov	ernment :	summary	<i>!</i>						
			Residential					Non-residential		
Dec quarter 2024	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 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots	Proposed lots	Proposed lots up to end of Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots
Metropolitan ¹										
Central sub-region										
Bassendean (T)	13	13	9	77	9	1	1	0	9	7
Bayswater (C)	65	71	67	446	39	0	0	1	16	7
Belmont (C)	44	41	49	257	24	3	3	0	24	2
Cambridge (T)	4	4	6	41	2	1	1	0	0	0
Canning (C)	67	68	84	810	55	0	0	0	24	3
Claremont (T)	4	6	4	17	0	0	0	0	1	0
Cottesloe (T)	14	14	0	33	2	0	0	0	0	0
East Fremantle (T)	4	4	2	13	0	0	0	0	0	0
Fremantle (C)	52	48	94	577	21	2	2	2	16	3
Melville (C)	68	70	63	473	48	3	3	0	3	1
Mosman Park (T)	8	11	4	32	0	0	0	0	0	0
Nedlands (C)	15	22	97	250	13	1	1	3	4	0
Peppermint Grove (S)	0	0	0	5	2	0	0	0	0	0
Perth (C)	2	2	0	7	0	5	6	3	8	6
South Perth (C)	34	36	25	123	8	0	0	3	5	0
Stirling (C)	184	212	203	1,312	104	3	3	1	23	6
Subiaco (C)	10	12	3	23	0	0	0	2	2	0
Victoria Park (T)	26	26	22	218	13	0	1	0	12	4
Vincent (C)	22	26	20	186	23	2	2	5	10	0
Total	636	686	752	4,900	363	21	23	20	157	39
	1									
North-west sub-region		22	70	000						
Joondalup (C)	45	38	70	880	32	3	3	1	4	3
Wanneroo (C)	1,429	2,389	3,212	13,874	949	19	33	54	414	74
Total	1,474	2,427	3,282	14,754	981	22	36	55	418	77
North-east sub-region]									
Kalamunda (C)	59	92	18	344	68	8	10	0	53	0
Mundaring (S)	5	14	262	684	41	9	7	6	168	16
Swan (C)	359	473	756	7,463	174	23	50	17	532	33
Total	423	579	1,036	8,491	283	40	67	23	753	49
			,	.,				-		
South-east sub-region										
Armadale (C)	446	481	155	6,055	208	8	20	10	146	24
Gosnells (C)	81	143	122	2,041	136	4	5	2	126	8
Serpentine-Jarrahdale (S)	804	1,439	222	2,522	61	11	63	61	432	62
Total	1,331	2,063	499	10,618	405	23	88	73	704	94
	1									
South-west sub-region	400	Γ00	F40	0.750	110		07	0	101	- 1.4
Cockburn (C)	439	589	543	2,759	113	1	27	2	121	14
Kwinana (C)	348	516	263	4,069	198	3	5	27	69	14
Rockingham (C)	176	437	460	5,564	316	8	10	20	193	17
Total	963	1,542	1,266	12,392	627	12	42	49	383	45
Peel Region Scheme ²]									
Mandurah (C)	221	241	401	3,762	227	7	6	5	20	8
Murray (S)	326	328	642	1,683	36	69	128	100	461	17
Waroona (S)	0	0	2	2	0	5	7	2	25	2
	J	J	_	_	J	-		_		

Note: (C) City, (T) Town, and (S) Shire

Metropolitan¹ total

Total

547

5,374

7,866

1,045

7,880

5,447

56,602

263

2,922

81

199

141

397

327

506

2,921

27

331

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

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.

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

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.

Data	Developer -	Annliantions		Developers'					Developers'	
Dec quarter 2024	lodged applications	Applications under assessment	Conditional approvals	stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	stock of conditional app-rovals	Final approva
	Proposed lots	Proposed lots up to end of Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots	Proposed lots	Proposed lots up to end of Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	48	0	0	0	0	7	
Exmouth (S)	0	0	0	13	3	0	0	1	4	
Remaining local governments	0	0	2	2	0	0	2	2	4	
Total	0	0	2	63	3	0	2	3	15	
Goldfields-Esperance										
Esperance (S)	0	0	21	133	0	3	4	6	11	
Kalgoorlie-Boulder (C)	12	12	8	336	40	3	1	3	102	
Remaining local governments	2	2	0	14	1	0	0	0	67	
Total	14	14	29	483	41	6	5	9	180	
O 4 O 4b										
Great Southern		0	10	017	0	FO	CE	-1.4	100	
Albany (C)	6	8	19	617	8	52	65	14	186	
Remaining local governments	21 27	27	63	423	6 14	27	32	23	199	
Total	21	35	63	1,040	14	79	97	37	385	
Kimberley										
Broome (S)	0	0	0	321	2	0	35	0	88	
Wyndham-East Kimberley (S)	0	0	0	4	0	0	2	0	8	
Remaining local governments	0	0	0	2	0	0	0	0	0	
Total .	0	0	0	327	2	0	37	0	96	
Mid West										
Greater Geraldton (C)	19	36	37	1,361	7	3	3	10	79	
rwin (S)	0	0	1	234	1	1	1	0	37	
Remaining local governments	5	5	7	37	0	6	4	4	52	
Total	24	41	45	1,632	8	10	8	14	168	
Pilbara										
Karratha (C)	294	294	91	281	1	36	45	0	55	
Port Hedland (T)	2	2	49	175	0	0	0	4	67	
Remaining local governments	0	0	1	55	0	0	1	3	19	
Total	296	296	141	511	1	36	46	7	141	
South West Augusta-Margaret River (S)	226	229	119	1,355	27	15	19	8	186	
Bunbury (C)	6	6	9	155	7	3	3	0	56	
Busselton (C)	162	319	304	1,305	51	43	60	6	439	
Capel (S)	168	168	10	478	115	3	3	4	110	
Dardanup (S)	175	175	0	297	0	0	12	37	53	
Harvey (S)	6	6	15	631	7	2	5	2	124	
Remaining local governments	10	2	12	422	2	42	45	19	111	
Total	753	905	469	4,643	209	108	147	76	1,079	
Wheatbelt Beverley (S)	0	0	0	5	0	0	0	0	6	
Chittering (S)	4	64	88	223	0	5	5	5	198	
Gingin (S)	2	107	0	2,220	20	14	14	7	266	
	16	9	9							
Northam (S)	25	25	0	149 125	0	12	10	107	151 28	
Foodyay (S)	25 8	8	0			0	0	9		
/ork (S)				41	2				13	
Remaining local governments Fotal	35 90	43 256	23 120	208 2,971	3 25	24 59	24 56	54 191	282 944	
Peel region - balance Boddington (S)	0	0	0	0	0	0	52	0	8	
roudington (0)	U	U	U	U	U	U	UZ	U	0	

Note: (C) City, (T) Town, and (S) Shire

10 State lot approvals

10.1	Total a	pproval	S					
	Total o	of State	Perth metro	politan region	Metro	politan1	Balance	of State
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2023/24	18,777	10,768	14,951	8,478	16,106	9,334	2,671	1,434
July 2024 to Dec 2024	14,647	6,906	11,363	5,279	12,714	5,896	1,933	1,010

10.2	Resider	ntial						
	Total	of State	Perth metro	politan region	Metro	politan ¹	Balance	of State
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2023/24	17,138	9,983	14,385	8,114	15,396	8,880	1,742	1,103
July 2024 to Dec 2024	14,028	6,505	11,157	5,080	12,402	5,650	1,626	855

10.3	Rural r	esidenti	al and s	pecial r	esidenti	al		
	Total o	of State	Perth metro	politan region	Metro	politan ¹	Balance	of State
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2023/24	940	342	188	97	314	117	626	225
July 2024 to Dec 2024	371	171	80	49	157	86	214	85

10.4	Industr	ial						
	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2023/24	509	164	265	93	265	107	244	57
July 2024 to Dec 2024	160	67	64	27	85	28	75	39

 $^{^{1} \}quad \text{The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas}.$

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2023/24	190	279	113	174	131	230	59	49
July 2024 to Dec 2024	88	163	62	123	70	132	18	31

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

■ conditional approvals
■ final approvals

11 Notes

Introduction

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

Coverage

- 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.
- 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

Northen regions

· Includes the Kimberley and Pilbara planning regions

Central regions

· Includes the Gascoyne, Mid West and Goldfields-Esperance planning regions

Wheatbealt region

· Refers to the Wheatbelt planning region

South West regions

Includes the South West and Great Southern planning regions

© Western Australian Planning Commission Published by the Western Australian Planning Commission 140 William Street Perth, Western Australia 6000

Published January 2025 Website: www.dplh.wa.gov.au Email: info@dplh.wa.gov.au Tel: (08) 6551 8002 Fax: (08) 6551 9001 National Relay Service: 13 36 77



This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communication Branch.