

state lot activity: WA

JUNE QTR 2023

1 State summary

- During the June 2023 quarter, the number of developer-lodged applications for residential subdivision across Western Australia increased by 23% for a total of 436 applications for the quarter. This translates to a 35% increase in proposed lots when compared to March.
- The total number of residential applications under assessment increased by 16% over the June quarter. The volume of residential lots being assessed increased by 2%.
- The number of proposed residential lots granted conditional approval during the June quarter increased by 49% from March, for a total of 4,803 lots conditionally approved in the quarter.
- During the June 2023 quarter, the total stock of developers' residential lots granted conditional approval rose slightly (1%) to a total of 70,973 lots.
- When compared to March, the number of residential lots granted final approval during the June quarter increased by 4% for a total of 2,351 lots approved for the quarter.

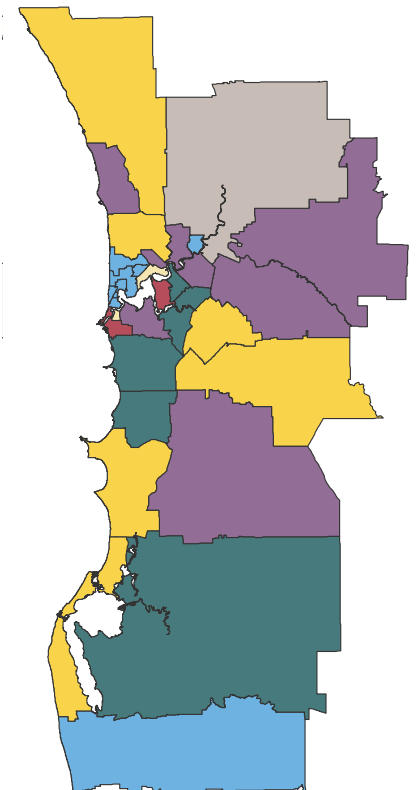
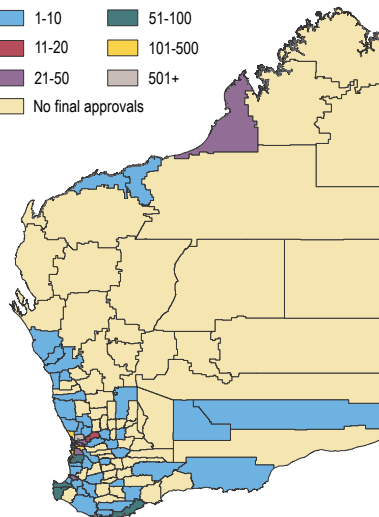
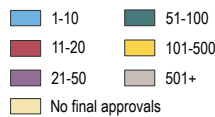
Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Mar qtr 2023	354	3,732	431	8,416	340	2,705	4,803	70,532	341	2,258
Jun qtr 2023	436	5,033	499	8,559	340	4,039	4,739	70,973	342	2,351
July 2022 to June 2023	1551	16,719			1,507	17,366			1,329	9,261
Change between quarters	↗ 23%	↗ 35%	↗ 16%	↗ 2%	↔ 0%	↗ 49%	↘ -1%	↗ 1%	↔ 0%	↗ 4%

Non-residential										
Mar qtr 2023	105	369	158	919	130	516	971	6,091	185	482
Jun qtr 2023	166	752	205	1,184	124	473	965	6,126	184	681
July 2022 to June 2023	538	2,215			543	1,979			671	2,302
Change between quarters	↗ 58%	↗ 104%	↗ 30%	↗ 29%	↘ -5%	↘ -8%	↘ -1%	↗ 1%	↘ -1%	↗ 41%

1.1 Final approval activity: June 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.

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.

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: June 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 June 2023	Proposed lots	Proposed lots up to end of June 2023	Lots

Metropolitan¹

Central sub-region	639	702	495	5,958	401
North-west sub-region	1,189	2,306	1,054	14,860	425
North-east sub-region	287	902	299	8,636	600
South-east sub-region	977	1,413	558	8,820	169
South-west sub-region	1,103	2,002	1,204	14,349	302
Peel Region Scheme ²	329	380	134	6,095	227
Total Metropolitan¹	4,524	7,705	3,744	58,718	2,124

State planning region

Perth	4,195	7,325	3,610	52,623	1,897
Peel ³	329	386	134	6,099	227
Sub-total	4,524	7,711	3,744	58,722	2,124

Rest of the State

Gascoyne	0	0	35	62	0
Goldfields-Esperance	2	0	10	522	4
Great Southern	99	159	6	924	45
Kimberley	6	4	13	303	35
Mid West	29	36	61	1,654	6
Pilbara	12	14	0	298	0
South West	202	469	65	5,839	125
Wheatbelt	159	166	105	2,649	12
Sub-total	509	848	295	12,251	227
Total State	5,033	8,559	4,039	70,973	2,351

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Eglinton	160	1	Bilingurr	35
2	Brabham	116	2	Mckail	32
3	Bennett Springs	98	3	Millbridge	23
4	Golden Bay	96	4	Margaret River	22
5	Alkimos	85	4	Cowaramup	22
6	Baldivis	80	5	Witchcliffe	10
6	Baldivis/Jindalee	80	6	Lange	8
7	Henley Brook	68	7	East Bunbury	7
8	South Guildford	64	7	Australind	7
9	Madora Bay	63	7	South Bunbury	7
10	Bullsbrook	53	8	Peppermint Grove Beach	5

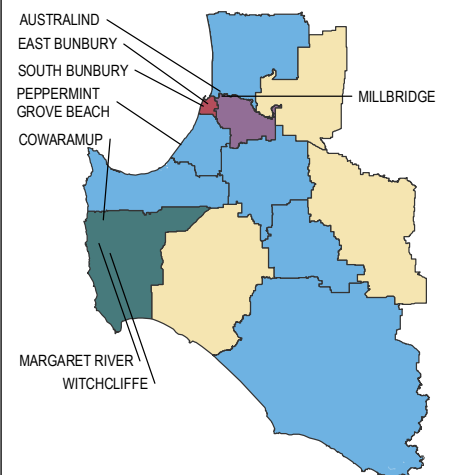
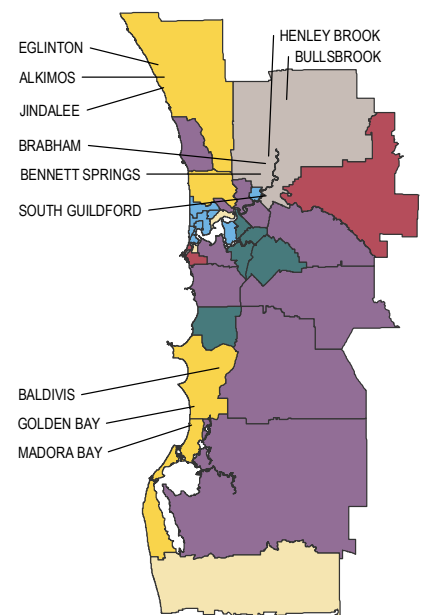
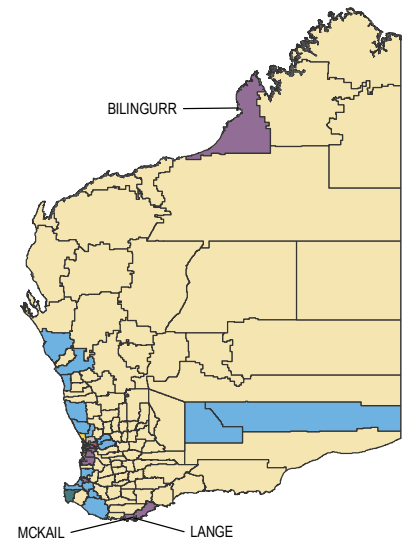
* Five lots or more

Percentage of final approvals by region

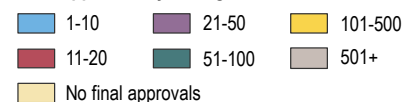
Metropolitan¹

Regional

Green title versus strata – State



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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

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

3 Residential lot size

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2016/17	3,264	5,104	855	339	226	377
2017/18	3,540	5,205	751	413	275	367
2018/19	3,823	4,510	831	319	185	357
2019/20	3,139	3,682	788	348	243	364
2020/21	4,376	6,532	895	361	164	375
2021/22	3,221	4,957	874	415	155	375
2022/23	2,366	4,736	764	351	187	375
Sep qtr	585	1,066	134	47	36	375
Dec qtr	661	1,219	275	137	50	376
Mar qtr	429	1,326	189	77	49	378
Jun qtr	691	1,125	166	90	52	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						
2016/17	76	354	288	375	184	571
2017/18	157	275	150	158	123	499
2018/19	123	282	177	237	67	518
2019/20	91	215	112	135	158	546
2020/21	155	413	192	297	109	507
2021/22	70	272	129	283	181	599
2022/23	70	267	114	198	194	568
Sep qtr	28	103	48	25	42	481
Dec qtr	11	43	15	41	84	722
Mar qtr	8	60	16	69	23	614
Jun qtr	23	61	35	63	45	567

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						
Sep qtr 22	146	183	46	16	12	366
Dec qtr 22	133	168	38	12	13	370
Mar qtr 23	142	172	35	17	14	368
Jun qtr 23	178	152	27	25	19	340
Metro North-east sub-region						
Sep qtr 22	138	227	15	9	8	371
Dec qtr 22	139	226	40	45	18	375
Mar qtr 23	61	181	23	10	10	375
Jun qtr 23	140	372	49	22	17	375
Metro North-west sub-region						
Sep qtr 22	126	158	22	8	2	375
Dec qtr 22	135	301	76	24	5	400
Mar qtr 23	45	303	36	10	3	396
Jun qtr 23	125	255	24	20	1	375
Metro South-east sub-region						
Sep qtr 22	83	144	26	5	4	375
Dec qtr 22	35	55	34	5	8	401
Mar qtr 23	75	257	23	9	5	375
Jun qtr 23	78	79	4	2	6	341
Metro South-west sub-region						
Sep qtr 22	69	331	23	7	9	375
Dec qtr 22	198	421	51	17	6	375
Mar qtr 23	98	276	9	11	11	375
Jun qtr 23	161	111	16	6	8	315
Peel Region Scheme²						
Sep qtr 22	23	23	2	2	1	355
Dec qtr 22	21	48	36	34	0	502
Mar qtr 23	8	137	63	20	6	465
Jun qtr 23	9	156	46	15	1	450
Metropolitan¹						
Sep qtr 22	585	1,066	134	47	36	375
Dec qtr 22	661	1,219	275	137	50	376
Mar qtr 23	429	1,326	189	77	49	378
Jun qtr 23	691	1,125	166	90	52	375
Perth metropolitan region						
Sep qtr 22	562	1,043	132	45	35	375
Dec qtr 22	640	1,171	239	103	50	375
Mar qtr 23	421	1,189	126	57	43	375
Jun qtr 23	682	969	120	75	51	375
Peel³						
Sep qtr 22	23	23	2	2	1	355
Dec qtr 22	21	48	36	34	0	502
Mar qtr 23	8	137	63	20	6	465
Jun qtr 23	9	156	46	15	1	450

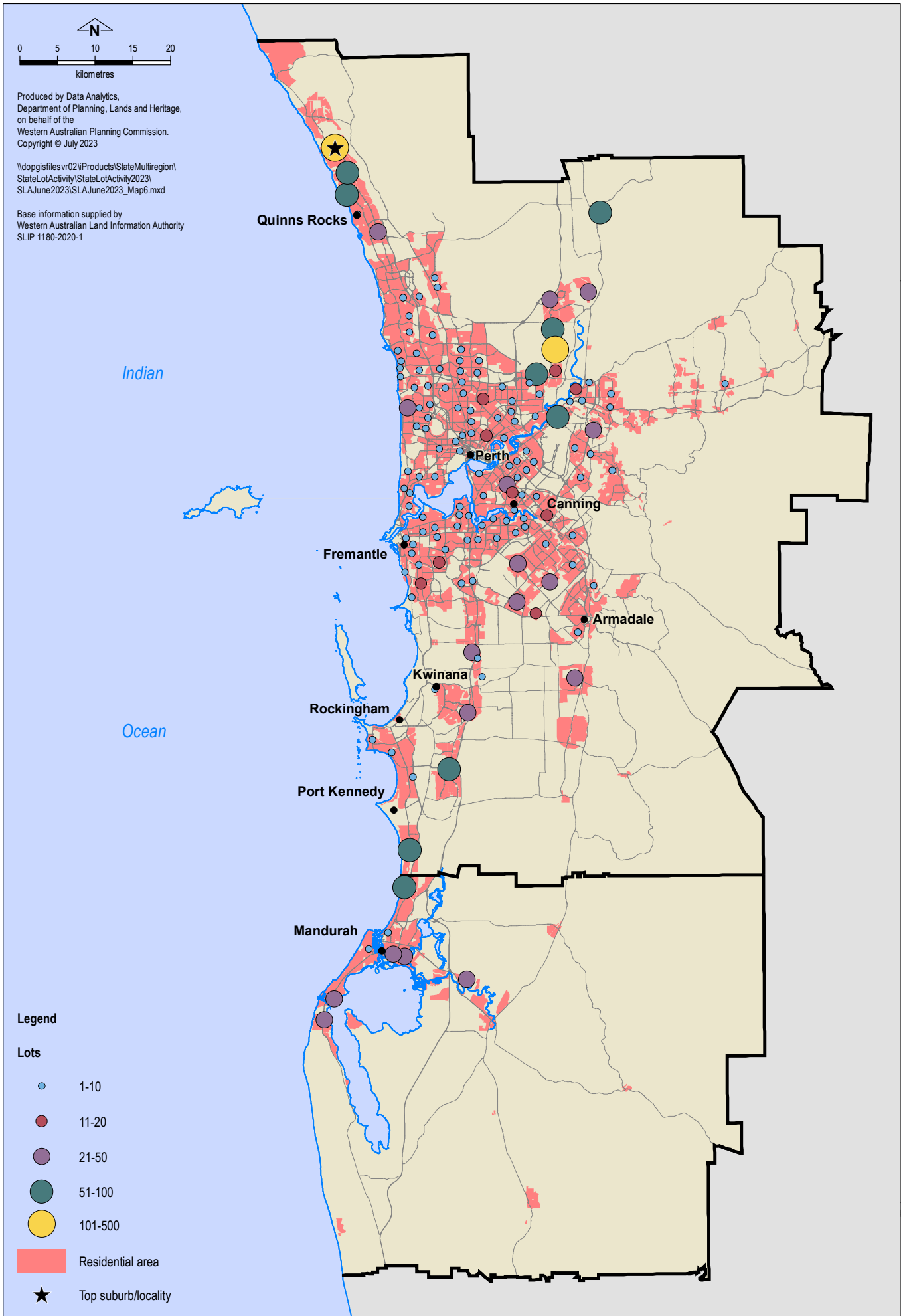
Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Sep qtr 22	0	16	10	0	2	462
Dec qtr 22	2	2	0	1	1	342
Mar qtr 23	0	0	0	35	1	806
Jun qtr 23	0	2	0	30	3	705
Central regions						
Sep qtr 22	0	2	1	1	3	638
Dec qtr 22	1	11	5	4	5	512
Mar qtr 23	0	1	4	0	5	798
Jun qtr 23	0	2	1	6	1	654
Wheatbelt region						
Sep qtr 22	0	0	0	0	1	2,023
Dec qtr 22	0	0	0	0	7	1,026
Mar qtr 23	0	0	0	0	5	2,255
Jun qtr 23	0	1	1	3	7	1,836
South West region						
Sep qtr 22	28	85	37	24	36	481
Dec qtr 22	8	30	10	36	71	756
Mar qtr 23	8	59	12	34	12	450
Jun qtr 23	23	56	33	24	34	510

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	June 2023 quarter	Quarter rank	Suburb	2022/23	June 2023 quarter	Quarter rank	Suburb	2022/23	June 2023 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	4	0	0	Gwelup	7	3	87	Riverton	31	3	87
Alkimos	203	85	5	Hammersley	11	4	71	Rivervale	23	5	60
Anketell	14	2	103	Hamilton Hill	37	10	32	Rockingham	13	0	0
Applecross	17	2	103	Hammond Park	108	0	0	Roleystone	21	0	0
Ardross	16	6	52	Harrisdale	46	0	0	Rossmoyne	7	2	103
Armadale	8	0	0	Haynes	69	0	0	Safety Bay	8	2	103
Ashfield	4	0	0	Heathridge	23	9	37	Salter Point	3	0	0
Attadale	8	0	0	Helena Valley	53	0	0	Scarborough	45	30	17
Aveley	40	0	0	Henley Brook	176	68	8	Secret Harbour	2	0	0
Balcatta	11	9	37	High Wycombe	27	8	44	Serpentine	5	0	0
Baldivis	618	80	6	Highgate	2	0	0	Seville Grove	2	0	0
Balga	15	4	71	Hillarys	2	0	0	Shelley	10	3	87
Ballajura	12	0	0	Hilton	12	0	0	Shoalwater	6	3	87
Banksia Grove	28	0	0	Huntingdale	4	0	0	Sinagra	62	5	60
Bassendean	25	2	103	Inglewood	15	0	0	Singleton	24	0	0
Bateman	5	5	60	Innaloo	21	9	37	Sorrento	21	6	52
Bayswater	46	3	87	Jandakot	4	4	71	South Fremantle	2	0	0
Beaconsfield	23	8	44	Jindalee	179	80	6	South Guildford	97	64	9
Beckenham	45	17	23	Jolimont	10	3	87	South Lake	2	2	103
Bedford	20	2	103	Joondalup	6	0	0	South Perth	17	5	60
Beechboro	24	10	32	Joondanna	3	0	0	Southern River	133	33	16
Beeliar	9	0	0	Kalamunda	23	9	37	Spearwood	43	15	25
Bellevue	2	0	0	Kallaroo	12	0	0	St James	22	12	30
Belmont	23	5	60	Kardinya	18	2	103	Stirling	7	0	0
Bennett Springs	181	98	3	Karnup	39	0	0	Stoneville	2	0	0
Bentley	14	5	60	Karrinyup	23	2	103	Success	22	0	0
Bibra Lake	1	0	0	Kelmescott	11	4	71	Swan View	5	3	87
Bicton	15	7	48	Kewdale	16	2	103	Swanbourne	5	3	87
Booragoon	8	2	103	Kingsley	11	2	103	Tamala Park	28	0	0
Brabham	369	116	2	Koondoola	14	4	71	Tapping	2	0	0
Brentwood	2	0	0	Lake Coogee	4	0	0	The Vines	1	0	0
Brookdale	2	2	103	Landsdale	88	0	0	Thornlie	18	2	103
Bull Creek	10	3	87	Langford	4	0	0	Treeby	288	0	0
Bullsbrook	122	53	10	Lathlain	13	2	103	Tuart Hill	13	1	139
Burns Beach	63	0	0	Leederville	11	4	71	Two Rocks	61	0	0
Burswood	4	0	0	Leeming	6	0	0	Upper Swan	156	48	11
Bushmead	82	30	17	Lesmurdie	4	0	0	Victoria Park	20	0	0
Byford	246	29	19	Lockridge	4	2	103	Viveash	25	15	25
Calista	2	0	0	Lynwood	13	2	103	Wandi	13	6	52
Canning Vale	54	37	14	Maddington	12	4	71	Wanneroo	22	5	60
Cannington	4	0	0	Madeley	12	0	0	Warmbro	3	1	139
Carine	9	2	103	Maida Vale	7	3	87	Warwick	5	0	0
Carlisle	9	9	37	Mandogalup	204	36	15	Waterford	6	0	0
Caversham	2	0	0	Manning	8	0	0	Watermans Bay	9	2	103
Churchlands	18	8	44	Marangaroo	11	2	103	Wattle Grove	28	0	0
City Beach	2	0	0	Marmion	4	4	71	Wellard	67	25	20
Claremont	5	3	87	Maylands	33	9	37	Wembley	10	0	0
Clarkson	103	45	12	Medina	3	2	103	Wembley Downs	22	2	103
Cloverdale	42	10	32	Melville	19	4	71	West Leederville	6	4	71
Como	13	2	103	Middle Swan	2	2	103	West Perth	2	2	103
Coogee	57	2	103	Midland	10	4	71	Westminster	14	6	52
Coolbellup	36	15	25	Midvale	2	0	0	Whitby	35	0	0
Coolbinia	2	2	103	Mirrabooka	2	2	103	White Gum Valley	15	1	139
Cooloongup	2	0	0	Morley	40	6	52	Willagee	18	4	71
Cottesloe	6	1	139	Mosman Park	13	5	60	Willetton	35	8	44
Craigie	57	3	87	Mount Claremont	6	0	0	Wilson	15	7	48
Dalkeith	13	0	0	Mount Hawthorn	8	0	0	Winthrop	6	0	0
Darch	19	0	0	Mount Helena	12	7	48	Woodbridge	8	4	71
Dayton	155	14	29	Mount Lawley	25	12	30	Woodlands	4	2	103
Dianella	43	15	25	Mount Pleasant	15	3	87	Woodvale	2	0	0
Doubleview	26	6	52	Mullaloo	8	0	0	Yanchep	115	0	0
Duncraig	13	2	103	Myaree	6	0	0	Yangebup	4	0	0
East Cannington	33	0	0	Nedlands	45	5	60	Yokine	26	6	52
East Fremantle	4	0	0	Nollamara	28	7	48				
East Victoria Park	60	43	13	Noranda	22	4	71				
Eden Hill	6	0	0	North Beach	10	6	52				
Edgewater	4	2	103	North Coogee	5	1	139				
Eglinton	438	160	1	North Fremantle	8	0	0				
Ellenbrook	82	23	21	North Perth	19	5	60				
Embleton	14	2	103	Ocean Reef	4	0	0				
Ferndale	15	10	32	Padbury	17	2	103				
Floreat	2	0	0	Palmyra	11	2	103				
Forrestdale	94	17	23	Parkwood	32	4	71				
Forrestfield	21	9	37	Parmelia	2	0	0				
Fremantle	6	2	103	Peppermint Grove	2	2	103				
Girrawheen	10	5	60	Perth	6	3	87				
Glendalough	2	0	0	Piara Waters	62	21	22				
Golden Bay	145	96	4	Port Kennedy	54	0	0				
Gooseberry Hill	1	0	0	Queens Park	8	3	87				
Gosnells	68	3	87	Quinns Rocks	20	4	71				
Greenmount	16	10	32	Redcliffe	2	0	0				
Greenwood	8	0	0	Ridgewood	4	0	0				
Total Perth metropolitan region									7,754	1,897	
Peel Region Scheme											
Coodanup	44	23	5	Halls Head	6	2	8	Pinjarra	65	0	0
Dawesville	115	22	6	Lakelands	103	0	0	Ravenswood	34	34	4
Dudley Park	47	43	2	Madora Bay	106	63	1	South Yunderup	36	0	0
Falcon	3	0	0	Mandurah	4	4	7	Wannanup	36	36	3
Greenfields	8	0	0	Meadow Springs	44	0	0				
Total Peel Region Scheme									651	227	
Total Perth metropolitan region and Peel Region Scheme									8,405	2,124	

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



5 Rural residential and special residential activity

5.1 Regional summary: June 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 June 2023	Proposed lots	Proposed lots up to end of June 2023	Lots

Metropolitan¹

Central sub-region	0	0	0	8	0
North-west sub-region	0	0	0	45	0
North-east sub-region	14	76	1	367	4
South-east sub-region	4	49	2	380	4
South-west sub-region	4	10	5	84	0
Peel Region Scheme ²	64	122	12	234	19
Total Metropolitan¹	86	257	20	1,118	27

State planning region

Perth	22	135	8	884	8
Peel ³	64	122	12	234	19
Sub-total	86	257	20	1,118	27

Rest of the State

Gascoyne	1	1	0	0	0
Goldfields-Esperance	20	25	1	54	0
Great Southern	6	16	33	323	12
Kimberley	2	2	2	31	0
Mid West	2	5	0	68	3
Pilbara	0	0	0	0	0
South West	98	235	24	440	25
Wheatbelt	0	4	0	623	4
Sub-total	129	288	60	1,539	44
Total State	215	545	80	2,657	71

5.2 Final approval: top suburbs and localities

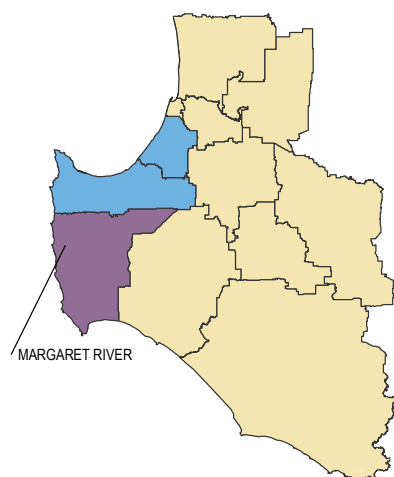
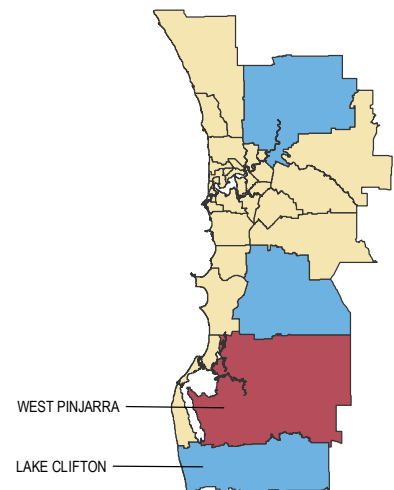
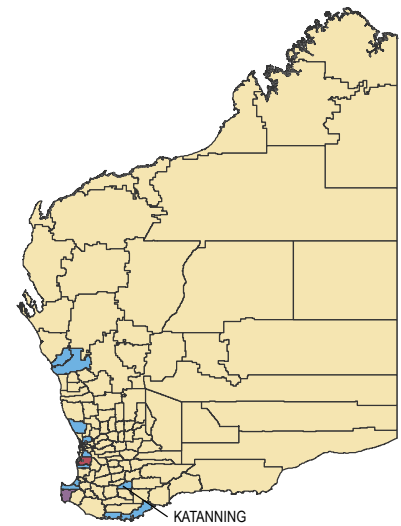
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	West Pinjarra	11	1	Margaret river	20
2	Lake Clifton	8	2	Katanning	8

* Five lots or more

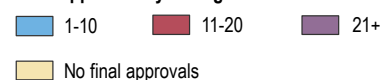
Percentage of final approvals by region

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: June 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 June 2023	Proposed lots	Proposed lots up to end of June 2023	Lots

Metropolitan¹

Central sub-region	12	13	12	87	10
North-west sub-region	0	1	7	87	0
North-east sub-region	3	2	5	109	4
South-east sub-region	8	16	5	37	0
South-west sub-region	3	3	4	26	13
Peel Region Scheme ²	5	5	1	26	3
Total Metropolitan¹	31	40	34	372	30

State planning region

Perth	26	35	33	346	27
Peel ³	5	5	1	26	3
Sub-total	31	40	34	372	30

Rest of the State

Gascoyne	0	0	0	1	0
Goldfields-Esperance	2	0	2	15	5
Great Southern	1	1	0	12	0
Kimberley	5	5	0	8	2
Mid West	9	0	9	28	1
Pilbara	0	0	0	13	4
South West	3	2	11	100	15
Wheatbelt	5	4	1	6	2
Sub-total	25	12	23	183	29
Total State	56	52	57	555	59

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Rockingham	7	1	Dunsborough	11
			2	Boulder	5

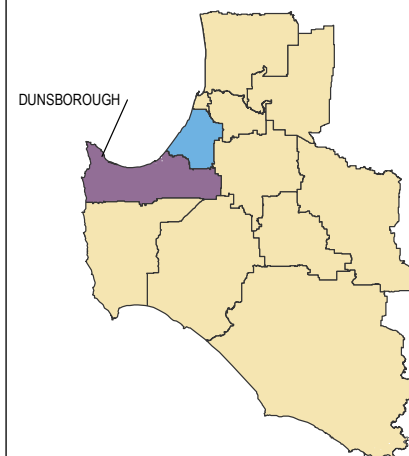
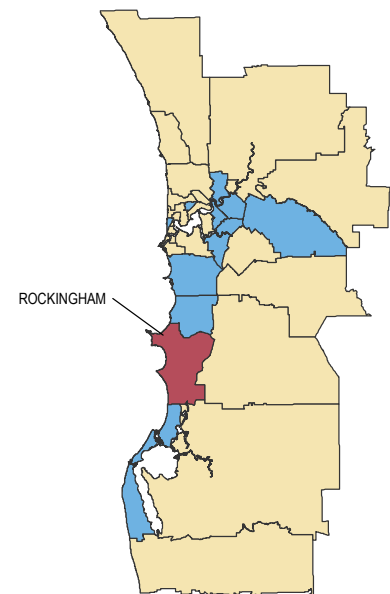
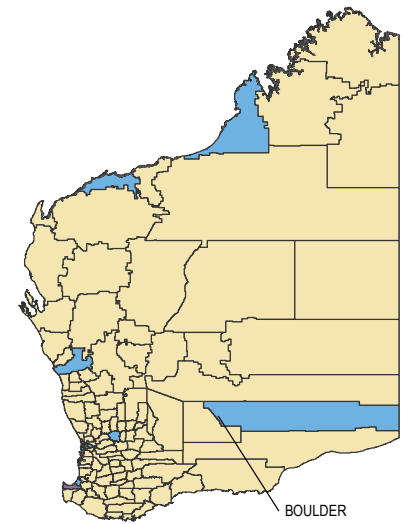
* Five lots or more

Percentage of final approvals by region

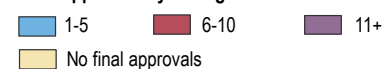
Metropolitan¹

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: June 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 June 2023	Proposed lots	Proposed lots up to end of June 2023	Lots

Metropolitan¹

Central sub-region	7	7	2	110	1
North-west sub-region	3	9	81	196	42
North-east sub-region	2	13	6	162	5
South-east sub-region	46	46	14	279	3
South-west sub-region	84	86	34	116	34
Peel Region Scheme ²	0	0	0	111	8
Total Metropolitan¹	142	161	137	974	93

State planning region

Perth	142	161	137	863	85
Peel ³	0	0	0	111	8
Sub-total	142	161	137	974	93

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	20	20	1	94	0
Great Southern	11	11	5	15	5
Kimberley	0	3	0	116	0
Mid West	0	0	0	23	2
Pilbara	0	0	10	152	5
South West	3	20	1	297	4
Wheatbelt	0	0	8	105	0
Sub-total	34	54	25	802	16
Total State	176	215	162	1,776	109

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Neerabup	34	1	Wedgefield	5
2	Wattleup	22			
3	East Rockingham	11			
4	Wangara	8			
5	Pinjarra	8			

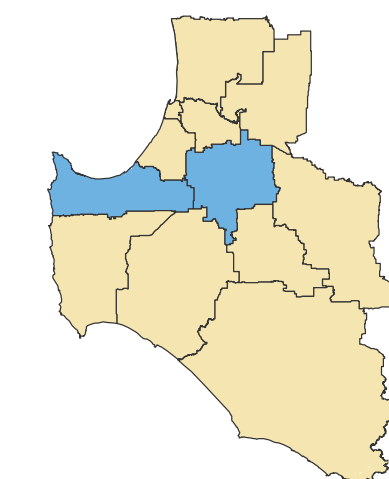
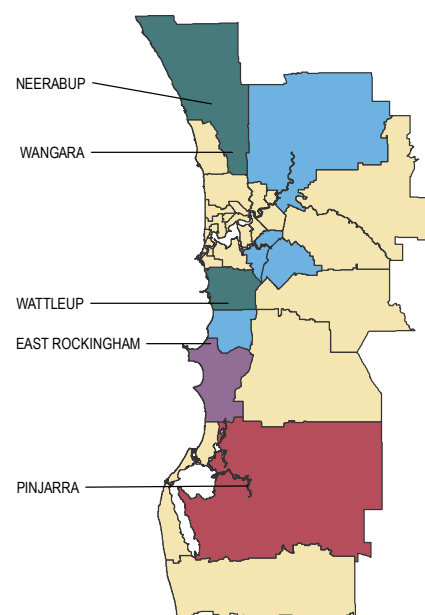
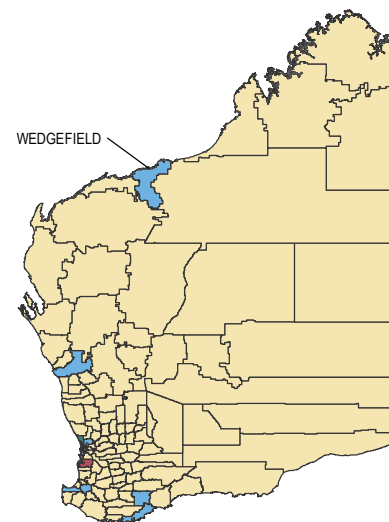
* Five lots or more

Percentage of final approvals by region

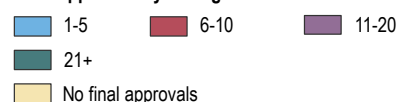
Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots



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

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

Metropolitan¹

Central sub-region										
Bassendean (T)	12	9	2	136	2	6	6	0	3	0
Bayswater (C)	35	41	61	608	29	0	0	0	82	4
Belmont (C)	10	14	2	297	22	2	1	4	21	1
Cambridge (T)	2	4	7	53	4	0	0	0	2	0
Canning (C)	95	89	62	1,113	59	19	19	1	16	5
Claremont (T)	4	8	2	48	5	0	0	0	3	0
Cottesloe (T)	2	0	2	40	1	0	0	1	0	2
East Fremantle (T)	0	0	0	15	0	0	0	0	0	0
Fremantle (C)	207	199	41	308	11	2	2	2	26	0
Melville (C)	55	53	78	644	40	0	0	3	18	0
Mosman Park (T)	2	2	2	56	5	0	0	0	1	0
Nedlands (C)	20	26	23	201	6	0	1	0	2	0
Peppermint Grove (S)	1	1	0	17	2	0	0	0	0	0
Perth (C)	0	0	0	9	0	2	2	2	10	0
South Perth (C)	8	18	8	126	7	0	0	0	3	4
Stirling (C)	126	162	97	1,647	128	1	1	5	23	9
Subiaco (C)	7	15	6	21	3	2	0	0	2	1
Victoria Park (T)	13	15	88	339	54	10	10	8	26	1
Vincent (C)	40	46	14	280	23	0	0	0	3	1
Total	639	702	495	5,958	401	44	42	26	241	28

North-west sub-region										
Joondalup (C)	59	57	74	1,218	30	2	2	1	9	0
Wanneroo (C)	1,130	2,249	980	13,642	395	107	113	108	448	64
Total	1,189	2,306	1,054	14,860	425	109	115	109	457	64

North-east sub-region										
Kalamunda (C)	7	58	11	453	29	1	6	0	64	5
Mundaring (S)	24	43	70	746	20	6	30	8	78	1
Swan (C)	256	801	218	7,437	551	26	82	17	562	69
Total	287	902	299	8,636	600	33	118	25	704	75

South-east sub-region										
Armadale (C)	360	712	363	4,354	44	48	57	16	176	121
Gosnells (C)	405	415	39	2,171	96	14	20	5	146	23
Serpentine-Jarrahdale (S)	212	286	156	2,295	29	2	49	3	427	5
Total	977	1,413	558	8,820	169	64	126	24	749	149

South-west sub-region										
Cockburn (C)	390	947	36	2,923	49	5	8	38	199	38
Kwinana (C)	337	349	488	4,313	71	4	6	4	29	14
Rockingham (C)	376	706	680	7,113	182	85	90	10	115	27
Total	1,103	2,002	1,204	14,349	302	94	104	52	343	79

Peel Region Scheme ²										
Mandurah (C)	80	116	27	4,713	193	5	5	3	33	14
Murray (S)	249	260	107	1,380	34	67	137	1	383	21
Waroona (S)	0	4	0	2	0	3	3	10	27	9
Total	329	380	134	6,095	227	75	145	14	443	44

Metropolitan¹ total	4,524	7,705	3,744	58,718	2,124	419	650	250	2,937	439
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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

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

Balance of State

Gascoyne										
Carnarvon (S)	0	0	35	56	0	1	1	0	5	0
Exmouth (S)	0	0	0	6	0	0	0	0	3	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	0	35	62	0	1	1	0	8	0

Goldfields-Esperance										
Esperance (S)	0	0	2	181	0	6	11	2	7	3
Kalgoorlie-Boulder (C)	2	0	8	324	2	21	21	1	116	5
Remaining local governments	0	0	0	17	2	19	17	5	66	0
Total	2	0	10	522	4	46	49	8	189	8

Great Southern										
Albany (C)	82	101	4	605	45	37	48	39	260	15
Remaining local governments	17	58	2	319	0	12	12	8	173	19
Total	99	159	6	924	45	49	60	47	433	34

Kimberley										
Broome (S)	6	4	13	295	35	1	4	0	128	3
Wyndham-East Kimberley (S)	0	0	0	6	0	6	6	2	37	0
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	6	4	13	303	35	7	10	2	165	3

Mid West										
Greater Geraldton (C)	20	27	61	1,417	1	15	2	14	68	9
Irwin (S)	0	0	0	199	1	0	0	0	60	1
Remaining local governments	9	9	0	38	4	4	7	20	50	7
Total	29	36	61	1,654	6	19	9	34	178	17

Pilbara										
Karratha (C)	2	2	0	234	0	0	0	0	81	5
Port Hedland (T)	10	12	0	8	0	0	0	13	78	6
Remaining local governments	0	0	0	56	0	0	0	0	21	0
Total	12	14	0	298	0	0	0	13	180	11

South West										
Augusta-Margaret River (S)	2	78	5	1,501	54	32	35	6	279	35
Bunbury (C)	8	6	8	246	20	6	5	3	29	0
Busselton (C)	63	87	9	1,409	9	61	138	21	333	53
Capel (S)	43	53	2	1,317	5	5	61	5	105	4
Dardanup (S)	55	55	4	342	23	4	11	0	79	6
Harvey (S)	21	23	35	701	7	0	17	11	172	2
Remaining local governments	10	167	2	323	7	17	19	13	137	10
Total	202	469	65	5,839	125	125	286	59	1,134	110

Wheatbelt										
Beverley (S)	5	5	0	0	0	0	0	0	0	0
Chittering (S)	0	0	0	66	3	4	8	2	257	3
Gingin (S)	2	7	101	2,132	3	4	2	4	280	5
Northam (S)	140	142	1	159	2	8	7	3	67	11
Toodyay (S)	2	2	0	100	0	2	5	0	20	2
York (S)	4	4	3	25	2	0	2	2	13	1
Remaining local governments	6	6	0	167	2	68	95	49	260	35
Total	159	166	105	2,649	12	86	119	60	897	57

Peel region - balance										
Boddington (S)	0	6	0	4	0	0	0	0	5	2

Balance of State	509	854	295	12,255	227	333	534	223	3,189	242
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Note: (C) City, (T) Town, and (S) Shire

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2011/12	29,486	13,371	17,790	10,338	20,103	10,773	9,383	2,598
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512
2019/20	18,345	10,391	13,784	8,683	14,644	9,121	3,701	1,270
2020/21	23,690	15,593	19,209	12,910	20,831	13,660	2,859	1,933
2021/22	20,636	12,596	15,121	9,971	16,972	10,929	3,664	1,667
July 2022 to June 2023	18,657	9,925	13,964	8,140	15,893	8,862	2,764	1,063

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
2019/20	16,663	8,930	13,010	7,861	13,798	8,211	2,865	719
2020/21	22,004	13,617	18,583	11,823	20,109	12,437	1,895	1,180
2021/22	18,512	10,582	13,967	8,913	15,730	9,647	2,782	935
July 2022 to June 2023	17,366	9,261	13,493	7,754	15,263	8,405	2,103	856

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
2019/20	525	242	214	82	228	112	297	130
2020/21	424	351	155	89	227	140	197	211
2021/22	655	326	372	90	437	179	218	147
July 2022 to June 2023	646	240	106	107	260	155	386	85

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
2019/20	311	184	172	140	188	153	123	31
2020/21	290	100	110	62	111	63	179	37
2021/22	530	113	349	77	349	77	181	36
July 2022 to June 2023	414	197	226	140	227	148	187	49

■ conditional approvals ■ final approvals

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

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2011/12	321	222	200	171	207	183	114	39
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
2017/18	175	103	127	73	136	79	39	24
2018/19	186	208	99	125	128	148	58	60
2019/20	188	174	118	114	128	117	60	57
2020/21	172	177	136	109	146	129	26	48
2021/22	205	297	119	197	123	201	82	96
July 2022 to June 2023	231	227	139	139	143	154	88	73

■ 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