GOVERNMENT OF WESTERN AUSTRALIA

WAPC Western Australian Planning Commission

Urban Growth Monitor

Perth Metropolitan, Peel and Greater Bunbury Regions

17

April 2026

The Department of Planning, Lands and Heritage acknowledges the Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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Executive summary

The *Urban Growth Monitor* is prepared by the Department of Planning, Lands and Heritage to provide government, industry and the broader community with an objective, repeatable means of tracking several key stages of the land and housing supply pipeline. Its analysis offers an annual assessment of progress towards strategic development goals and quantifies the stock of undeveloped land zoned for urban purposes.

Figure 1 illustrates selected key stages of the planning and development pipeline, monitored through the Department's Urban Development Program, with the stages measured by *Urban Growth Monitor* analysis highlighted.

The *Urban Growth Monitor* is underpinned by Geographic Information System (GIS) modelling of land zoned 'Urban' and 'Urban Deferred' within the Perth, Peel and Greater Bunbury region scheme areas. Additional analysis measures the volume of land consumed by urban development each year, providing context to the quantum of undeveloped land. This comparison shows the substantial stock of undeveloped land for urban development in Perth and Peel — undeveloped Urban zoned land is approximately 20 times the annual rate of land consumption, increasing to 26 times when Urban Deferred land is included.

In addition to the stock of zoned land, approximately 12,500 hectares are identified for future urban development in the strategic plan, *Perth and Peel@3.5million*.

The analysis presented in this report is not intended as commentary on lot or housing supply relative to demand. Rather, the stock of land identified for future development serves as an important indicator of long-term land supply. It does not represent land that is 'build-ready' or capable of yielding residential lots in the short term.

While large areas of land are earmarked for future development, this does not address the immediate need for additional dwellings amid current housing shortages, particularly where constraints exist further along the supply pipeline.

After multiple consecutive years of below-average dwelling completions and high population growth, housing availability across much of Western Australia has decreased to historically low levels. In 2024, however, a sharp increase in residential lot creation and dwelling construction was observed, with the trend continuing into 2025.

Although progress is being made, challenges remain evident in delivering sufficient volumes of lots and dwellings to achieve housing targets. Government is continuing to work with industry to unlock zoned land and increase the supply of residential lots and dwellings.

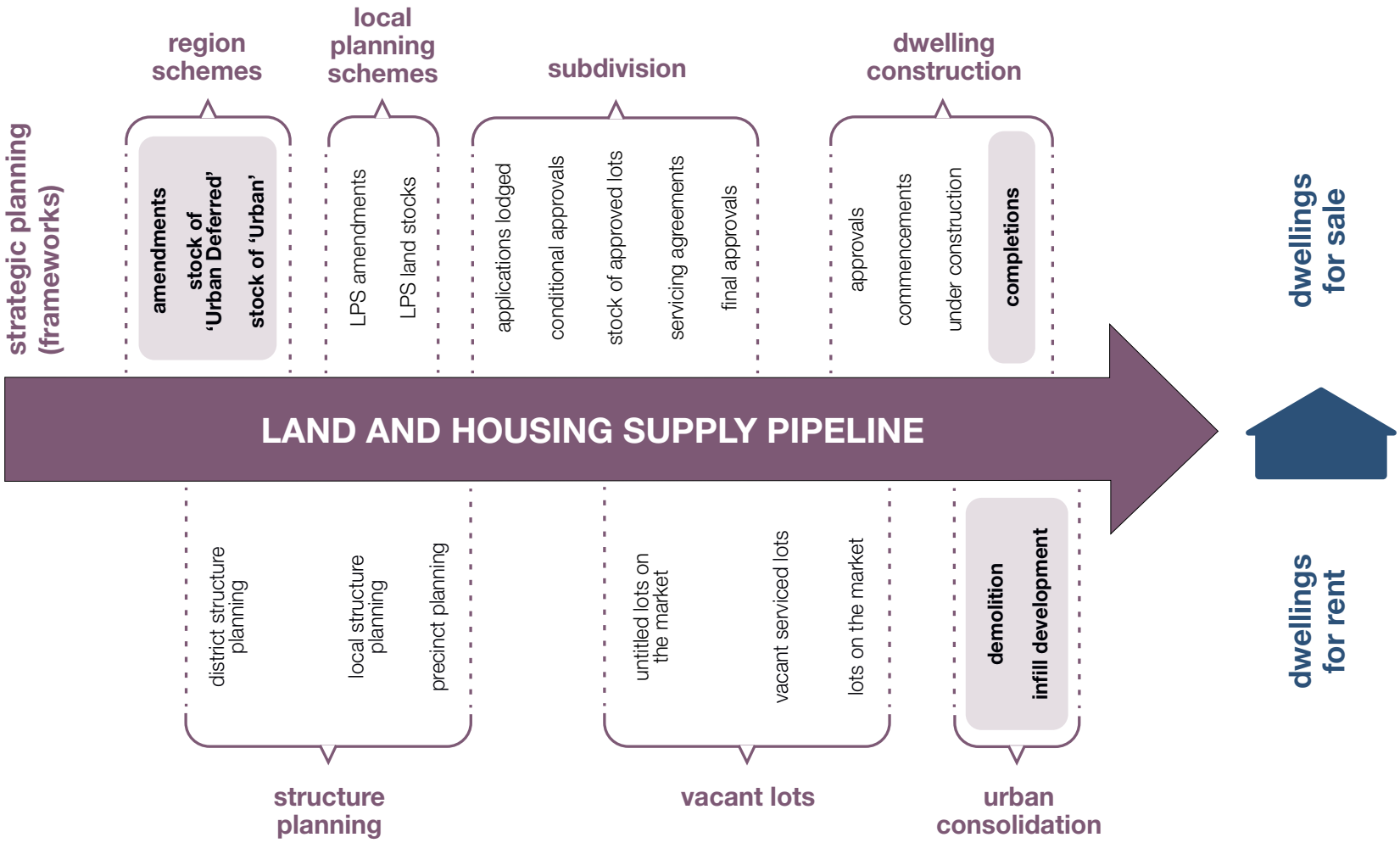
Urban Growth Monitor analysis of residential development activity shows that greenfield growth is being delivered at densities close to strategic targets. Development density of this nature is sufficient to accommodate a suitable mix of residential and non-residential uses, including environmental features and infrastructure.

The proportion of infill development delivered in 2024 increased compared with 2023 but remained well below target levels. High construction costs and challenging market conditions for higher-density projects continue to limit overall infill rates across Perth and Peel. Approximately 64 per cent of infill housing completed in 2024 comprised single dwellings.

The 17th edition of the *Urban Growth Monitor* presents information on land zoned for urban development (as at 31 December 2024) and development activity across the 2024 calendar year.

The report is prepared on behalf of the Western Australian Planning Commission (WAPC) to meet requirements for tracking and modelling land supply under the *Planning and Development Act 2005*.

Figure 1: Land and Housing Supply Pipeline – monitoring



1 Key points

Land for urban development

- At the end of 2024, there were approximately 117,420 hectares of Urban and Urban Deferred zoned land across the Perth metropolitan, Peel and Greater Bunbury regions.
- An additional 350 hectares of land intended for urban development was identified within DevelopmentWA areas but is yet to be zoned Urban or Urban Deferred.
- During 2024, there was a net increase of 120 hectares of Urban zoned land in the Metropolitan Region Scheme, primarily due to additions through the South Mandogalup and North Fremantle Urban Precincts.
- There were no changes to the stock of Urban or Urban Deferred zoned land within the Peel Region Scheme or Greater Bunbury Region Scheme.
- Around 78 per cent (91,700 hectares) of zoned land is developed, while 22 per cent (26,070 hectares) remains undeveloped.
- In addition to the stock of Urban and Urban Deferred zoned land, *Perth and Peel@3.5million* identifies a further 5,680 hectares for urban expansion and 6,940 hectares for urban investigation to support future urban growth.

Non-residential land uses

- Long-term analysis indicates between one-third and one-half of Perth and Peel's urbanised areas will be required for non-residential purposes. These land uses support and complement residential development, contributing to healthy, well-serviced urban environments.
- As at the end of 2024, 43 per cent of urbanised areas were used for non-residential purposes, including public purposes and commercial uses.
- A comparable assessment of undeveloped land for urban development found that 14 per cent was already committed for public purposes.
- Beyond land designated for public purposes under local planning schemes, a further seven per cent of undeveloped land contains environmental features likely to preclude residential development.

Land consumption

- In 2024, approximately 640 hectares of land in the Perth metropolitan, Peel and Greater Bunbury regions was consumed through subdivision, and 710 hectares through construction activity.
- Over the 20-year period to December 2024, an average of 730 hectares of land per year was consumed though subdivision, and 750 hectares per year through construction in the Perth metropolitan and Peel regions.
- In the Greater Bunbury region, an average of 50 hectares per year were consumed through subdivision while consumption by construction averaged 60 hectares per annum during the same period.
- The current stock of undeveloped zoned land in the Perth metropolitan and Peel regions is 26 times larger than the 20-year average rate of land consumption.
- In the Greater Bunbury region, existing stocks of undeveloped zoned land is approximately 55 times larger than the historical rate of annual land consumption.

Infill

- For the purposes of the *Urban Growth Monitor*, infill refers to new residential dwellings delivered within urbanised areas, regardless of dwelling type.

In 2024, across the Perth metropolitan and Peel regions:

- A total of 16,980 dwellings were constructed. 7,100 in infill areas, and 9,880 in greenfield areas.
- Net infill, which takes into account demolitions, totalled 6,240 dwellings.
- Of these, 4,090 were in the Central sub-region and 2,150 in the outer metropolitan sub-regions and Peel.
- The net infill rate was approximately 39 per cent in 2024, up from 34 per cent in 2023.
- In 2024, single dwellings comprised 64 per cent of all infill development, marginally higher than the long-term average of 55 per cent for the period (2011 to 2024).
- Large-scale infill projects (yielding over 50 dwellings per lot) accounted for 23 per cent of all infill dwellings in 2024, up from seven per cent in 2022 and second only to 2019, when such projects represented more than one-quarter of infill activity.

Dwelling density

- *Perth and Peel@3.5million* sets a target of 15 dwellings per gross urban zoned hectare for new residential development, equivalent to 26 dwellings per net site hectare.
- The gross dwelling density measure is converted to an equivalent 'net site dwelling density' target to enable the density of only new residential development to be measured.
- The 'net site dwelling density by build year' measures the average number of dwellings per net site hectare, based only on lots with dwellings constructed within each calendar year.

In 2024:

- The 'net site dwelling density by build year' for greenfield development areas in the outer Perth metropolitan sub-regions and Peel was 24.9 dwellings per net site hectare – up significantly from approximately 15 in 2010 but remains slightly below the long-term strategic target of 26.
- The 'net site dwelling density by build year' for all sites (including infill areas) in the Perth metropolitan and Peel regions was 27.8 dwellings per net site hectare.

1 Land for urban development

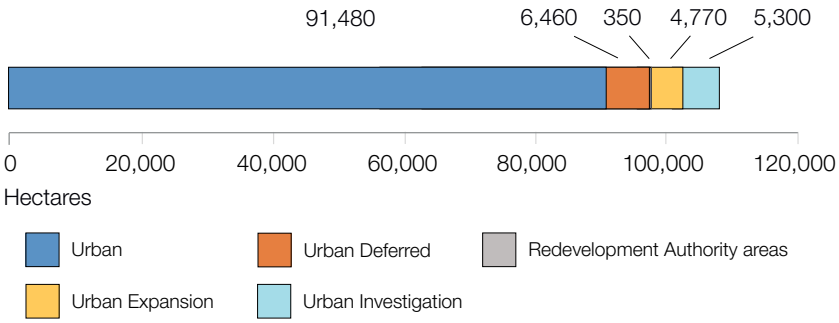
1.1 Zoned land stocks

In the *Urban Growth Monitor*, 'land zoned for urban development' refers to Urban and Urban Deferred zoned land under the Metropolitan, Peel and Greater Bunbury region schemes.

It also includes land identified for urban purposes within redevelopment authority areas.

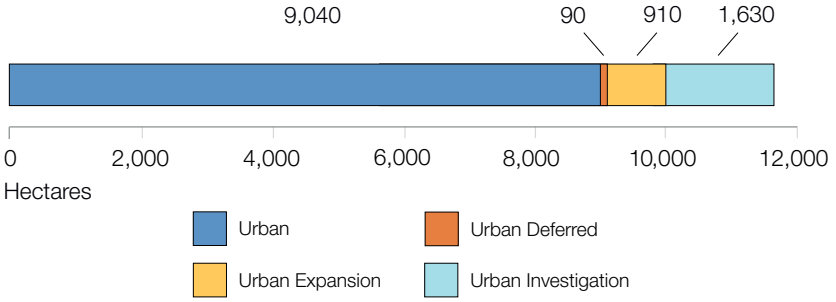
In addition to current stocks of land zoned for urban development, *Perth and Peel@3.5million* identifies 5,680 hectares for Urban Expansion and 6,940 hectares for Urban Investigation to support future urban growth across both Perth and Peel (Figures 2, 3 and 4).

Figure 2: Land for urban development – Perth metropolitan region



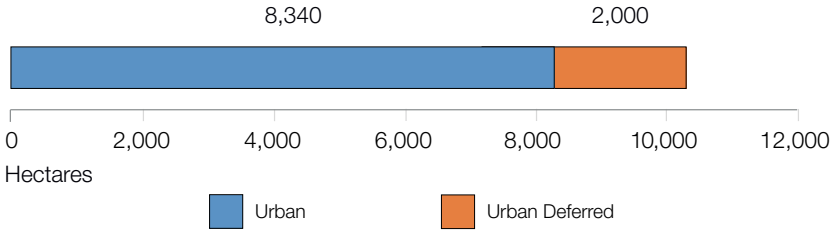
Source: Department of Planning, Lands and Heritage (internal databases) (2025)

Figure 3: Land for urban development – Peel region



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

Figure 4: Land for urban development – Greater Bunbury region



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

1.2 Urbanised and undeveloped land

Across Perth and Peel, approximately 79 per cent of land zoned for urban development is urbanised (developed), while around 64 per cent is urbanised in the Greater Bunbury region (Table 1).

Table 1: Urbanised and undeveloped land

Region/sub-region	Urbanised area (ha)	Undeveloped (ha)	Total land zoned for urban development (ha)	Urbanised (per cent)
Central sub-region	28,920	880	29,800	97%
North-West sub-region	14,880	8,000	22,880	65%
North-East sub-region	12,390	3,190	15,580	80%
South-East sub-region	10,100	4,860	14,960	68%
South-West sub-region	12,230	2,850	15,080	81%
Perth metropolitan sub-total	**78,510**	**19,790**	**98,300**	**80%**
Peel region	6,550	2,580	9,140	72%
Perth metropolitan & Peel sub-total	**85,060**	**22,370**	**107,430**	**79%**
Greater Bunbury region	6,640	3,700	10,340	64%
Total	**91,700**	**26,070**	**117,770**	**78%**

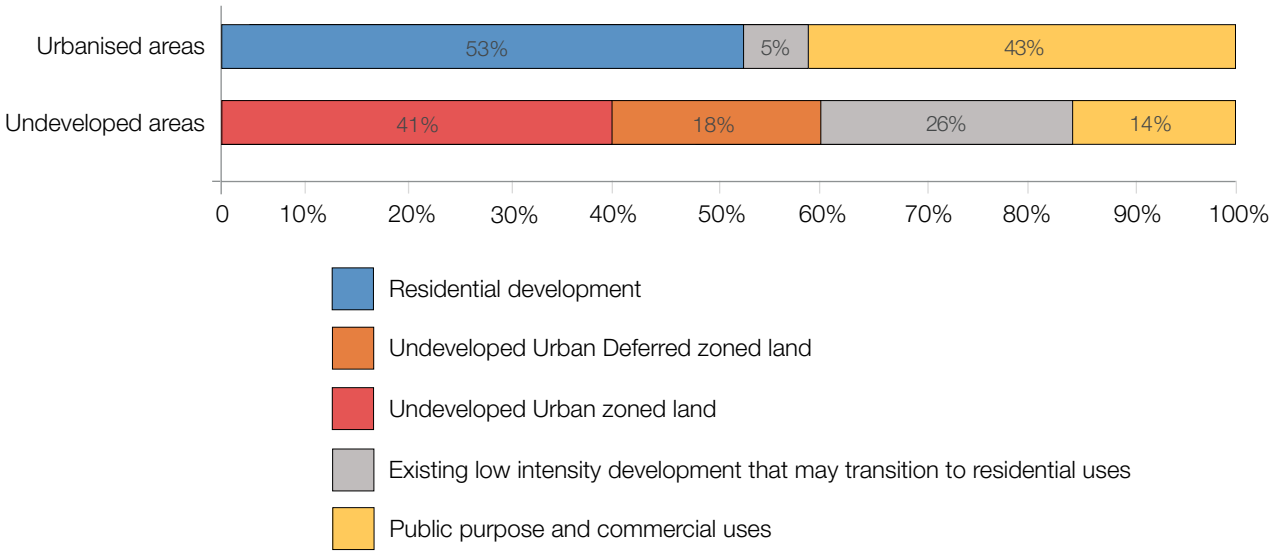
Source: Department of Planning, Lands and Heritage (2025)
Note: Figures may not sum due to rounding.

1.2.1 Land use assessment

Analysis over time indicates between one-third and one-half of urbanised areas will be required for non-residential uses. At the end of 2024, approximately 43 per cent of urbanised land was used for non-residential uses, including public uses such as schools, reserves, infrastructure corridors as well as commercial uses and roads (Figure 5). About five per cent of urbanised land consists of low-intensity development that may transition to residential use over time.

In undeveloped areas, the proportion of land committed to public purpose and commercial uses is smaller compared with developed areas. As areas urbanise, the share of such uses is expected to increase, reflecting more detailed planning and the evolving dynamics of urban areas.

Figure 5: Land-use assessment



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

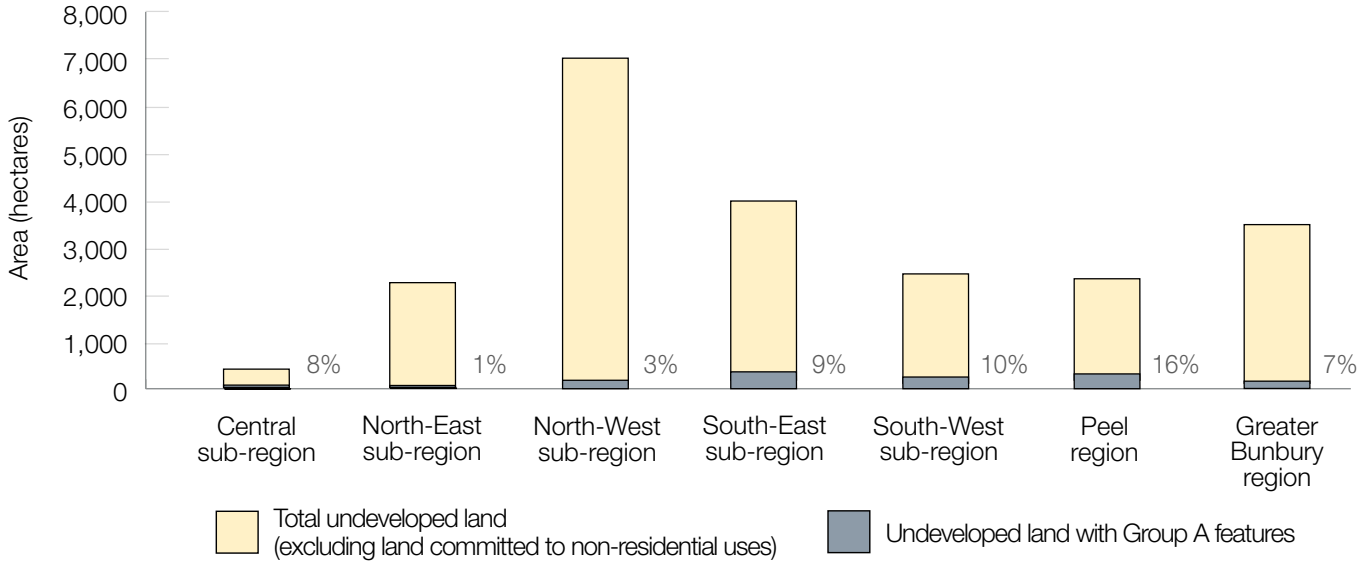
1.2.2 Environmental values in undeveloped areas

In addition to land use assessment, the *Urban Growth Monitor* analyses the spatial distribution of environmental features likely to be incorporated into future urban areas as the city's urban form expands.

Environmental features are grouped into three categories (see Appendices). Group A environmental values include features such as Bush Forever sites that are subject to policy provisions requiring protection from the impacts of residential development. These areas comprise approximately seven per cent of undeveloped areas outside of land identified for public purposes (Figure 6).

After accounting for these features, approximately 5,610 hectares, or 22 per cent of the undeveloped area is committed to public purpose uses or Group A environmental policies.

Figure 6: Group A features in undeveloped areas



Source: Department of Planning, Lands and Heritage (2025)

1.2.3 Additional considerations for greenfield development

Beyond land use assessment, the delivery of new greenfield residential projects must consider other influencing factors.

As urban development progresses and new areas are rezoned, the amount of land affected by fragmentation or environmental features requiring protection will evolve.

Environmental features

The *Urban Growth Monitor* incorporates environmental features into its assessment of land availability for housing, grouping them according to their level of protection and potential for integration into urban development. While Group A features are generally protected from urban development impacts, Group B features may be integrated into future residential areas but often require environmental assessment, mitigation, rehabilitation measures or offsets. This year's analysis includes additional Group B features relating to Black Cockatoo habitats.

Group C features are not formally protected under current policy but are increasingly expected to be considered in future planning processes.

Balancing environmental conservation with urban development can be challenging; integrating environmental values into the urban fabric however, supports biodiversity and creates livable, attractive neighbourhoods.

These areas provide economic, social and environmental benefits such as improved amenity, recreation opportunities, better air quality and reduced heat and energy costs. Table 2 shows the distribution of Group B and C environmental features across the study area.

Table 2: Group B and C environmental features

Sub-region	Group B (ha)	Group C (ha)	Total undeveloped land* (ha)	Group B (%)	Group C (%)
North-East sub-region	420	80	2,590	16%	3%
North-West sub-region	2,150	1,840	7,150	30%	26%
South-East sub-region	490	10	4,230	12%	<1%
South-West sub-region	440	70	2,420	18%	3%
Peel region	440	30	2,300	19%	1%
Greater Bunbury region	840	140	2,960	28%	5%

Source: Department of Planning, Lands and Heritage (2025)
Note: Figures may not sum due to rounding.
* Excludes land committed for public purposes

Land fragmentation

Land with fragmented ownership may require coordination/amalgamation prior to development. While fragmentation may hinder development progress, it is not considered a 'hard' impediment to urban growth.

For this analysis, lots ranging from 2,000 square metres (sqm) to five hectares were used to indicate potential land fragmentation. Adjacent lots under the same ownership that aggregate to five hectares or more were not considered fragmented. Lots smaller than 2,000 sqm were excluded, as the *Urban Growth Monitor* classifies such lots as already 'consumed for urban development'.

Across the outer metropolitan and Greater Bunbury regions, approximately one-quarter of the undeveloped stock (excluding land committed for non-residential uses) was estimated as potentially fragmented based on the above criteria (Table 3).

Table 3: Estimate of land fragmentation

Sub-region/region	Estimate of potential land fragmentation (ha)	Total undeveloped land* (ha)	Share (%)
North-East sub-region	780	2,590	30%
North-West sub-region	1,390	7,150	19%
South-East sub-region	1,550	4,230	37%
South-West sub-region	660	2,420	27%
Peel region	500	2,300	22%
Greater Bunbury region	560	2,960	19%

Source: Department of Planning, Lands and Heritage (2025)
Note: Figures may not sum due to rounding.
* Excludes land committed for public purposes

2 Land consumption rates

The *Urban Growth Monitor* calculates land consumption in two ways.

Land consumption based on built form (construction): measures the rate at which undeveloped land is consumed through the construction of new buildings; and

Land consumption based on subdivision: measures the rate of subdivision into lots smaller than 2,000 sqm, assuming subdivision at this scale is undertaken for urban purposes.

Both methodologies assess the gross area consumed by urban development, including residential and non-residential land uses such as schools, roads, reserves and commercial development.

2.1 Land consumption trends

The two methodologies demonstrate consistent trends over time, with changes in land consumption by subdivision typically preceding corresponding changes in built form (Table 4 and Figure 7).

Table 4: Land consumption trends

	Consumption in 2024 (ha)	Change from 2023	Average consumption (2005-2024) (ha)	2024 comparison to average
Land consumption by construction	710	12% higher	810	12% below average
Land consumption by subdivision	640	22% higher	780	18% below average

Source: Department of Planning, Lands and Heritage (2025)

Variations in annual land consumption are largely driven by population growth and broader economic conditions affecting investment in housing. Although the rate of population growth moderated during 2024, it remained elevated (Figure 7). There is typically a lag between population growth and land consumption, as new residents generally enter the established property market before progressing to land purchases and building new homes.

Current constraints in delivering serviced lots and new housing are contributing to this lag. Both metrics of land consumption are expected to increase as the rates of lot creation and dwelling completion rise to meet heightened housing demand.

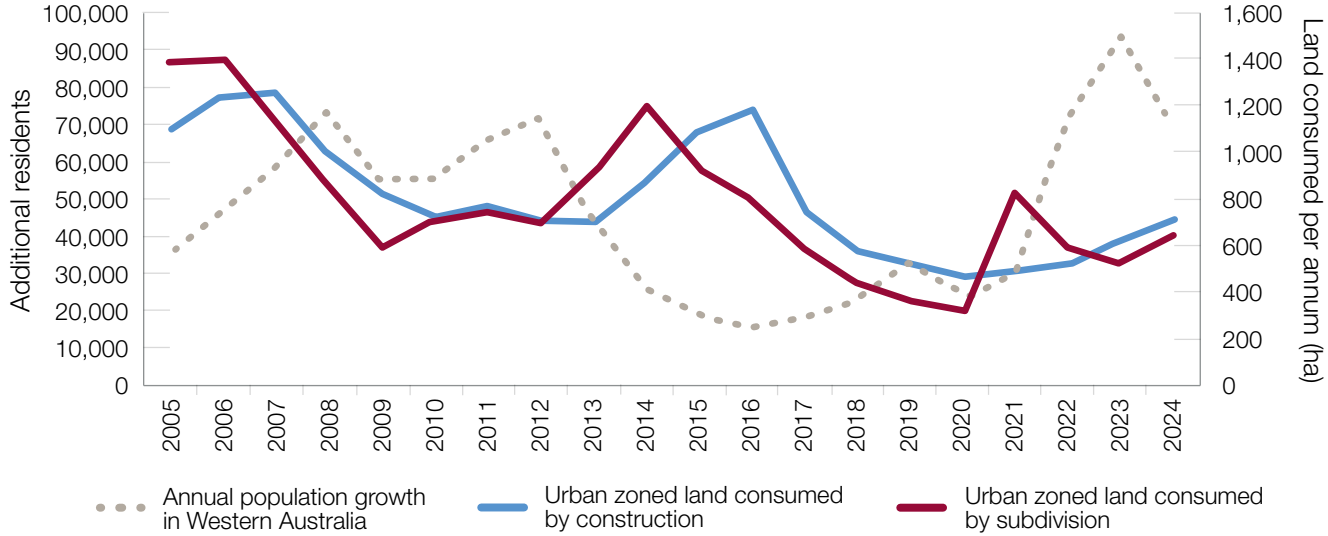
2.2 Temporal land supply

Temporal land supply estimates provide an indication of how long the current stock of undeveloped land could theoretically accommodate future urban development, based on historical average consumption rates. The *Urban Growth Monitor* assesses gross area consumption, which includes both residential and non-residential uses.

Temporal land supply estimates are influenced by two key factors:

- The stock of undeveloped Urban and Urban Deferred land; and
- The 20-year average rate of land consumption.

Figure 7: Annual consumption of land zoned for urban development for the Perth metropolitan, Peel and Greater Bunbury regions



Source: Department of Planning, Lands and Heritage (2025) based on Landgate State-wide Property Records and Cadastre, Landgate, Australian Bureau of Statistics (2025)

Not all undeveloped land is readily available for development. A range of factors may limit or delay development, including:

- active rural land uses (for example, poultry farming or horticulture)
- owner preference to retain a rural lifestyle, despite an urban zoning
- land fragmentation
- environmental considerations
- financial or capacity constraints
- the need for significant infrastructure investment (for example, trunk sewer), or
- owner or developer intentions regarding project timing.

The frequency and scale of these constraints can significantly influence temporal land supply estimates. Some development areas also contain a higher proportion of environmental assets that may limit traditional greenfield development. These areas still have the potential to contribute to housing targets through innovative medium and higher-density solutions that integrate local environmental amenity.

Based on historical development trends, the current stock of undeveloped zoned land across the Perth metropolitan and Peel regions is approximately 26 times greater than the average land consumption rate (Table 5). The theoretical estimate may extend further if residential infill rates and greenfield densities continue to improve.

Table 5: Temporal land supply estimates based on highest and lowest consumption rates – Perth metropolitan and Peel regions only

2024 stock of undeveloped zoned land*	19,700 hectares
Highest rate of land consumption (2007)	1,110 hectares
Average rate of land consumption (2005-2024)	750 hectares
Lowest rate of land consumption (2020)	440 hectares
Undeveloped stock relative to highest consumption	18 times greater
Undeveloped stock relative to average consumption	26 times greater
Undeveloped stock relative to lowest consumption	45 times greater

Source: Department of Planning, Lands and Heritage (2025)

Note: These estimates assume no further addition to the stock of land zoned for urban development

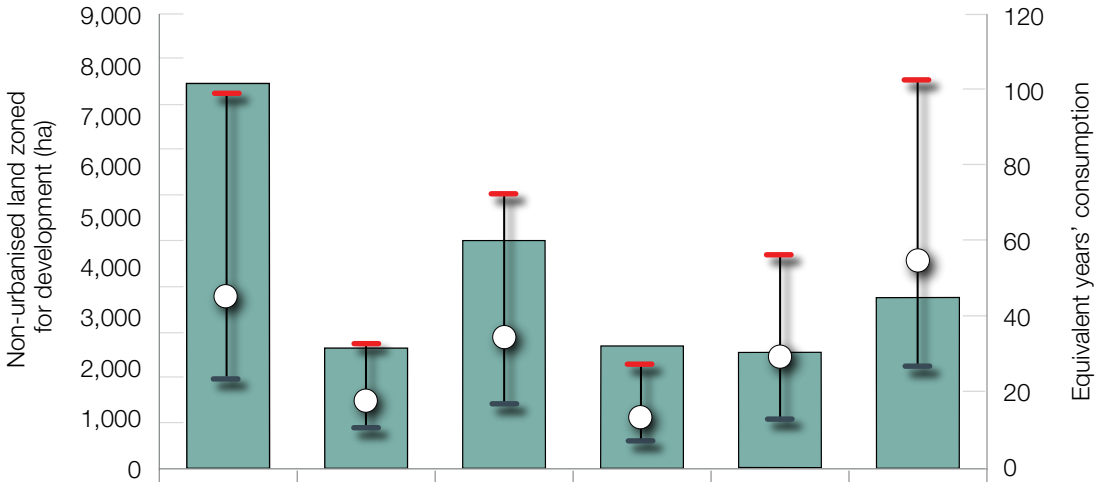
* Excludes undeveloped land committed for public purposes that is adjacent to developed areas.

2.2.1 Temporal land supply - outer metropolitan sub-regions, Peel and Greater Bunbury regions

The Central sub-region is excluded from this assessment, as future development will depend primarily on urban consolidation rather than greenfield land supply.

All sub-regions and regions shown in Figure 8 have a theoretical supply of undeveloped land sufficient for many years of urban development, based on historical consumption rates.

Figure 8: Estimated temporal supply of land zoned for urban development by sub-region



	North-West sub-region	North-East sub-region	South-East sub-region	South-West sub-region	Peel region	Greater Bunbury region
Undeveloped land (ha)	7,680	2,400	4,540	2,450	2,310	3,390
Undeveloped stock relative to highest consumption	23x	11x	17x	7x	13x	27x
Undeveloped stock relative to lowest consumption	99x	33x	73x	27x	56x	103x
Undeveloped stock relative to average consumption	45x	17x	34x	13x	29x	55x

Source: Department of Planning, Lands and Heritage (2025)

3 Infill development

3.1 Demolitions and infill

Dwelling demolitions often act as a leading indicator of dwelling construction activity, facilitating construction at higher densities. Measuring the loss of dwellings through demolition allows the calculation of the net infill rate, which provides a clearer measure of change in the dwelling stock than gross infill.

Gross infill: refers to the number of dwellings constructed within infill areas, irrespective of the number of dwellings removed from the dwelling stock through demolition.

Net infill: refers to the number of dwellings constructed within infill areas minus the number of dwellings removed from the existing stock through demolition.

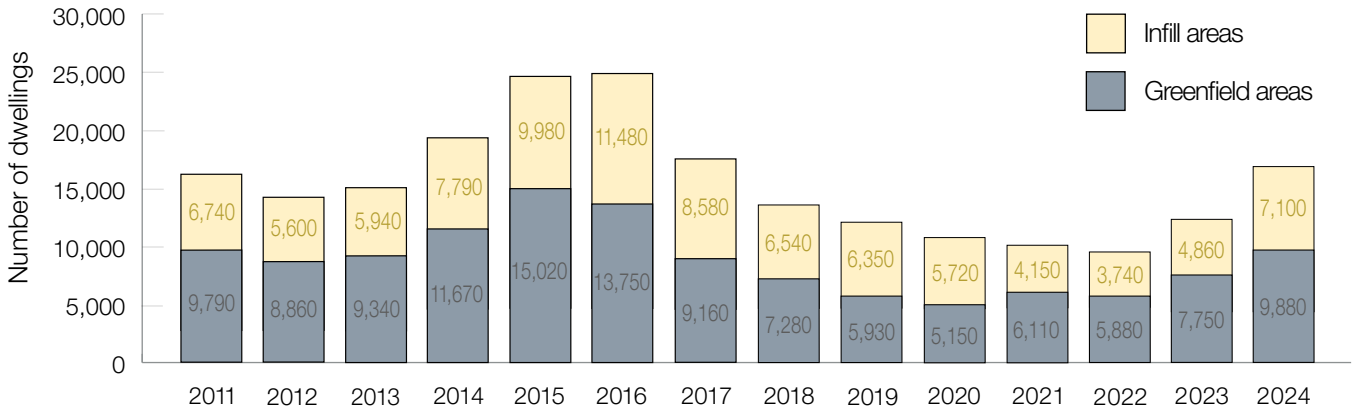
Department of Planning, Lands and Heritage research indicates that the average demolition rate (demolitions as a proportion of new dwellings constructed) across Perth and Peel over the past decade has been roughly 13 per cent, with annual figures between five and 18 per cent.

3.2 Infill and greenfield dwelling construction

It is the interplay of a range of dynamic demand-side and supply-side drivers for land and housing that ultimately results in the delivery of both infill and greenfield dwellings.

In 2024, a total of 16,980 dwellings were constructed in Perth and Peel. This represents a 35 per cent increase from 2023 (12,620 dwellings) and is above the 2011 to 2024 annual average of 15,720 dwellings. After accounting for demolitions, there was a net increase of 16,060 dwellings to the housing stock across Perth and Peel in 2024 (Figure 9).

Figure 9: Gross dwelling construction 2011-2024



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

Note: Numbers have been rounded.

Demolition activity in 2024 was the lowest recorded since monitoring commenced in 2011, while significant increases (from 2022) were observed for both greenfield and infill dwelling completions (Table 6). The resulting net infill rate rose to approximately 39 per cent in 2024, from 34 per cent in 2023.

Table 6: Dynamics of dwelling development 2012-2024

Measure	Year												
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Gross infill	5,600	5,930	7,790	9,980	11,480	8,580	6,540	6,350	5,720	4,150	3,740	4,860	7,100
Demolitions	2,050	2,360	2,520	2,180	1,910	1,910	1,990	1,950	1,950	1,880	1,260	1,110	930
Net infill	3,570	3,630	5,330	7,810	9,600	6,720	4,580	4,400	3,980	2,450	2,600	3,870	6,240
Greenfield	8,860	9,340	11,670	15,020	13,750	9,160	7,280	5,930	4,970	5,940	5,770	7,640	9,820
Net infill rate	29%	28%	31%	34%	41%	42%	39%	43%	44%	29%	31%	34%	39%

Source: Department of Planning, Lands and Heritage (internal databases) (2025)
Note: Numbers may not sum due to rounding. Net greenfield reported from 2020 onwards.

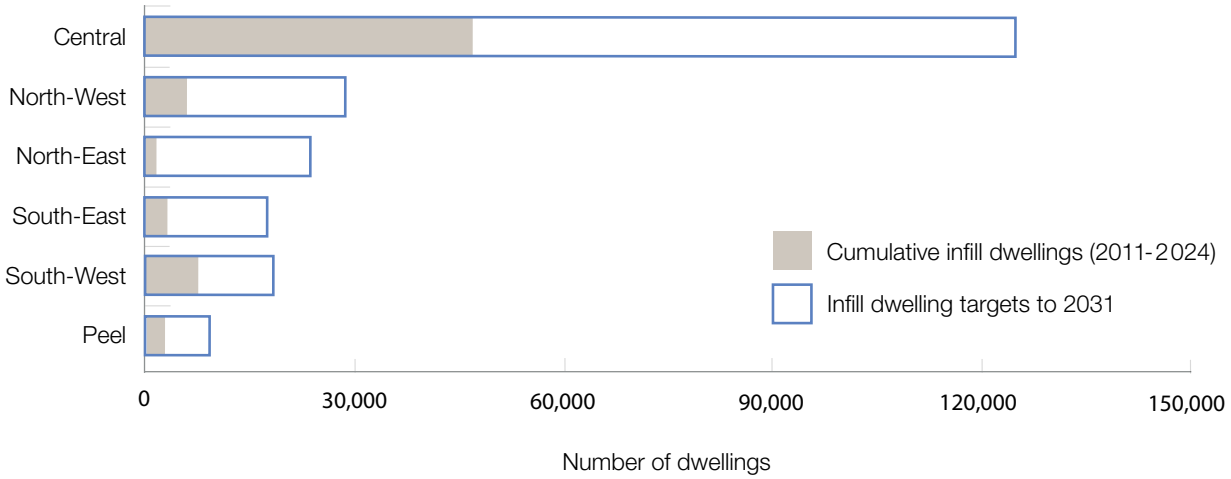
3.3 Infill dwelling targets

Perth and Peel@3.5million sets out infill dwelling targets to 2031 and 2050. These targets, in conjunction with annual *Urban Growth Monitor* assessments, provide a policy evaluation tool for State and local governments when reviewing local planning frameworks.

Figures 10 and 11 show the progress towards these targets by sub-region, representing the cumulative number of net infill dwellings constructed from 2011 (when monitoring began), to 2024.

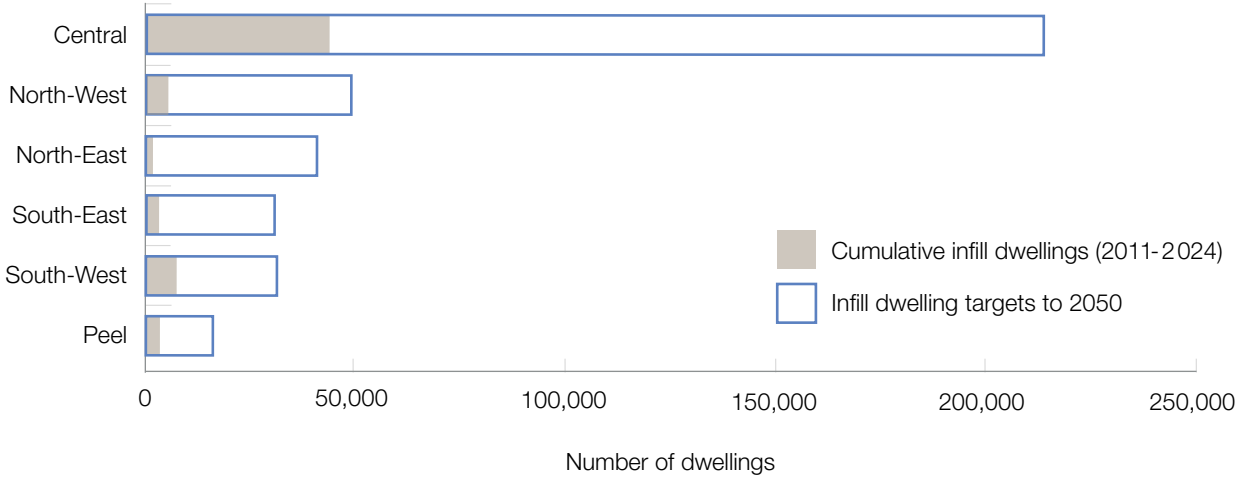
Residential dwelling development rates will naturally fluctuate from year to year and are not expected to progress linearly. Infill rates in outer sub-regions are also anticipated to rise over time as these areas become increasingly urbanised.

Figure 10: Progress towards infill dwelling targets to 2031



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

Figure 11: Progress towards infill dwelling targets to 2050



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

3.4 Infill profile

3.4.1 Infill dwellings per lot

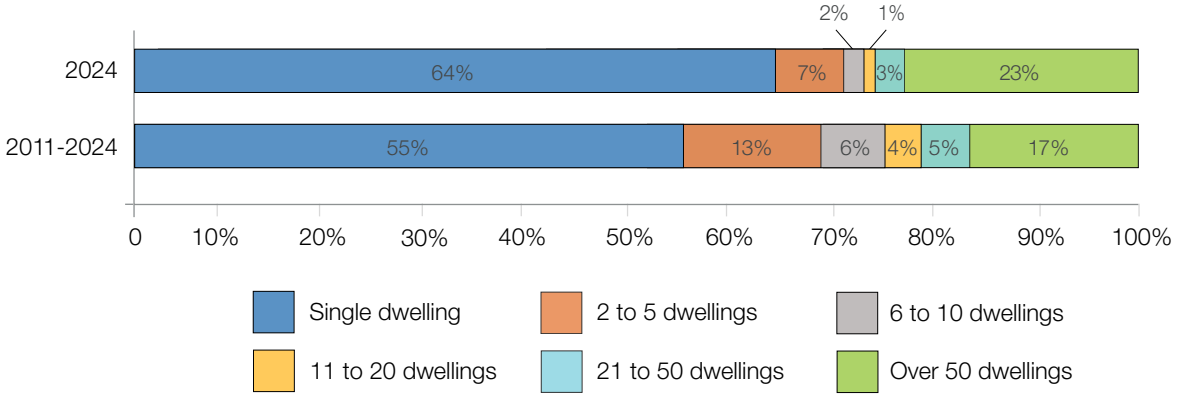
In 2024, infill development was characterised by a higher proportion of lower-density projects compared with the historical average (Figure 12). The share of high-density projects (yielding over 50 dwellings per lot) peaked in 2019, accounting for just over one quarter of all infill dwellings.

Completions of high-density projects in Perth, South Perth, Applecross, Claremont, Scarborough, Shenton Park and Rivervale have contributed to an increased proportion of high-density projects in 2024 compared to recent years.

3.4.2 Infill dwellings by lot size

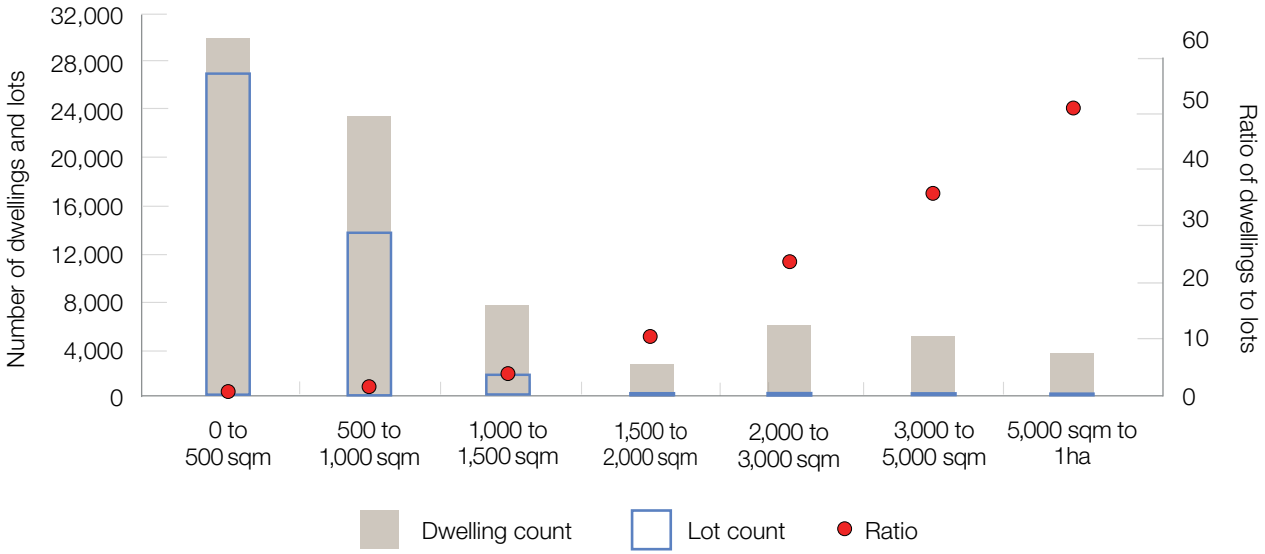
As shown in Figure 13, larger lots typically yield a greater number and density of dwellings than smaller lots, highlighting the importance of land assembly in achieving higher-density outcomes. Ratios for larger lot sizes are based on relatively few projects each year, which can produce variability between dwelling yield and lot size. High-density residential infill projects may also incorporate complementary land uses such as retail, commercial and office activities, contributing to mixed-use urban outcomes.

Figure 12: Number of infill dwellings per lot, 2024 comparison with 2011 to 2024 average



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

Figure 13: Average number of infill dwellings by lot size, 2013-2024



Source: Department of Planning, Lands and Heritage (internal databases) (2025)

4 Dwelling density

Dwelling density is the relationship between the number of dwellings and the available or utilised land area. It is usually expressed as the number of dwellings per hectare.

4.1 Gross zone dwelling density

Gross zone dwelling density measures the number of dwellings per gross urban zoned hectare, based only on urbanised land. As this measure relates to the entire stock of urbanised land, including local roads, parks and incidental uses, it is less sensitive than other measures to additions to the dwelling stock or increases in the intensity of residential dwelling development.

Table 7 presents the gross zone dwelling density by sub-region.

The *Perth and Peel@3.5million* framework sets a target of a 50 per cent increase to the 2010 average residential density of new (greenfield) residential areas in the Perth metropolitan and Peel regions - equating to 15 dwellings per gross urban zoned hectare.

Table 7: Gross zone dwelling density by sub-region – urban zone

Measure	As at December							
	2017	2018	2019	2020	2021	2022	2023	2024
Central	12.0	12.1	12.1	12.2	12.8	12.9	12.9	13.1
North-West	9.4	9.4	9.5	9.5	9.4	9.5	9.4	9.6
North-East	7.0	7.3	7.3	7.4	7.1	7.2	7.2	7.5
South-East	8.7	8.7	8.8	8.9	8.6	8.7	8.7	8.8
South-West	9.8	9.9	10.0	10.0	9.6	9.7	9.6	9.9
Perth metropolitan average	**10.0**	**10.1**	**10.2**	**10.3**	**10.2**	**10.3**	**10.3**	**10.5**
Peel region	8.2	8.2	8.2	8.3	7.8	7.8	7.7	8.0
Perth metropolitan and Peel average	**9.9**	**10.0**	**10.1**	**10.1**	**10.1**	**10.2**	**10.1**	**10.3**
Greater Bunbury region	6.2	6.4	6.4	6.4	5.6	5.7	5.6	5.6

Source: Property valuation database, Landgate (2025) and Integrated Land Information Database, unpublished data, Department of Planning, Lands and Heritage (2025)

Note: Density figures may change depending on the date of extraction as the Landgate property valuation database is periodically updated which may affect historical dwelling counts. This dataset is based only on urban and urban deferred zonings and is a subset of the full dwelling count.

Figures may not sum due to rounding

Progress towards the gross dwelling density target of 15 dwellings per gross urban zoned hectare is challenging to measure, as new residential development may not be easily distinguished from the entire urbanised extent by location alone.

The gross zone dwelling densities reported in section 4.1 relate to all residential development and, therefore do not directly correspond to the residential density targets set for new greenfield development.

For this reason, net site dwelling density by build year provides a more accurate method of assessing the density of new dwelling development. Measuring density, by year of dwelling construction allows for clearer observation of temporal changes in dwelling density.

4.2 Net site dwelling density by build year

Net site dwelling density by build year measures the number of dwellings per net site hectare, based only on lots where new dwellings were completed within a given calendar year.

Annual fluctuations to the net site dwelling density by build year are expected, as the sample size is limited to lots developed during the reporting year. Consequently, long-term trends provide a more meaningful indication of progress towards strategic density targets.

In the 10-years to the end of 2024, dwelling densities in Perth's outer sub-regions have generally increased (Table 8).

The Central sub-region has shown greater year-to-year variations, largely reflecting the timing and scale of high-density project completions.

Table 8: Net site dwelling density by build year – urban and city centre zone

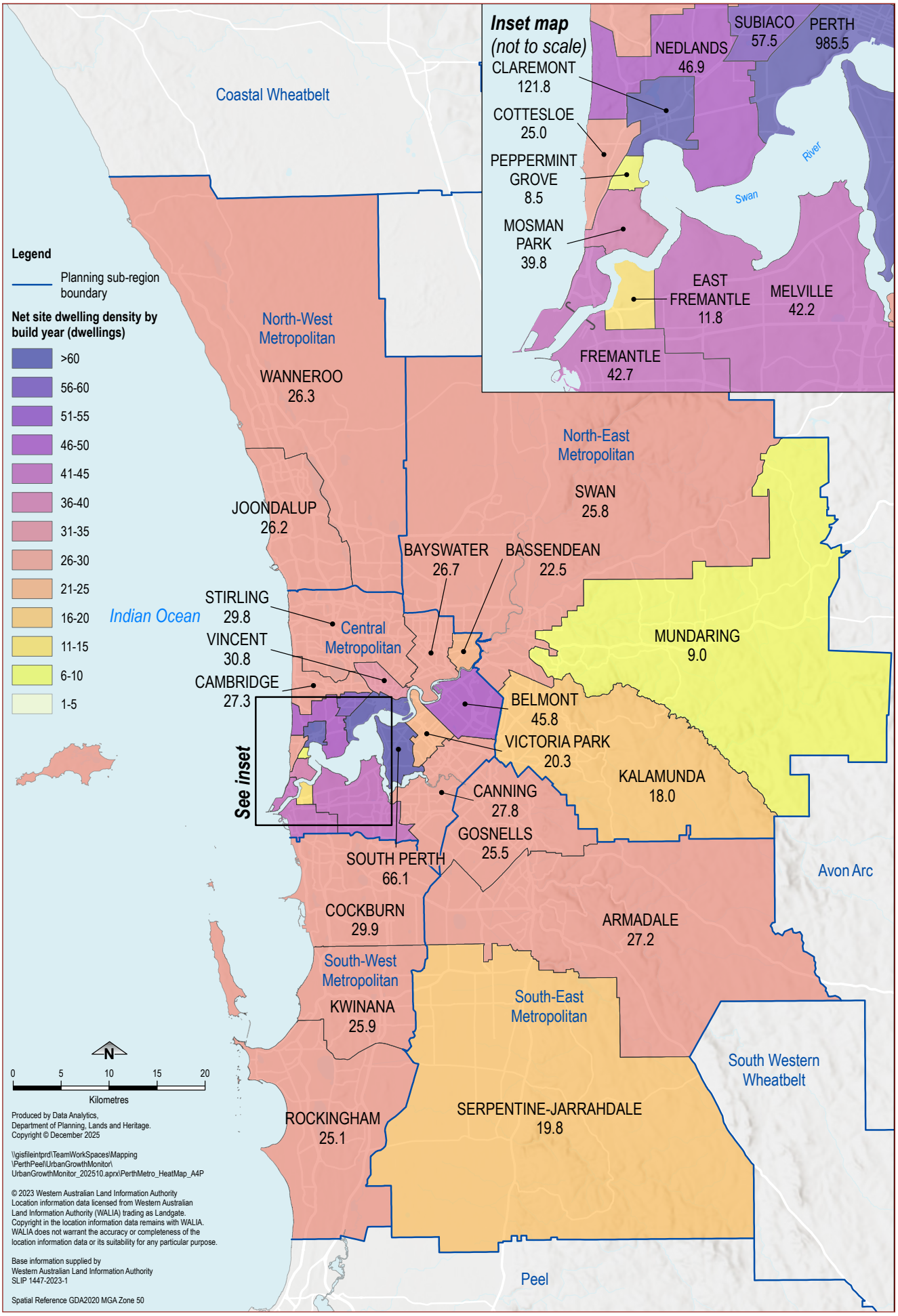
Local government area	Year of dwelling construction									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Central sub-region										
Bassendean	20.4	35.8	28.7	31.4	22.6	22.5	24.2	21.0	24.6	22.5
Bayswater	29.1	40.4	32.3	29.5	25.6	39.2	24.6	24.8	25.8	26.7
Belmont	72.8	53.6	59.5	37.4	75.6	57.1	20.5	24.3	26.9	45.8
Cambridge	31.1	45.8	33.7	23.2	17.2	16.2	77.9	24.4	15.7	27.3
Canning	28.9	34.6	36.0	27.1	30.0	26.2	24.6	26.0	25.8	27.8
Claremont	55.9	61.5	21.7	207.7	89.1	22.1	99.1	17.9	24.5	121.8
Cottesloe	19.8	17.9	21.6	27.3	20.0	18.1	19.7	23.1	21.8	25.0
East Fremantle	23.7	78.0	20.2	19.6	22.0	25.6	14.9	17.7	15.5	11.8
Fremantle	47.0	55.3	34.8	63.9	30.9	67.7	22.4	58.4	32.6	42.7
Melville	19.4	22.3	20.9	24.6	31.8	23.3	20.4	36.1	26.6	42.2
Mosman Park	17.0	13.4	18.7	17.6	17.4	19.8	61.0	18.9	61.0	39.8
Nedlands	14.1	34.5	13.6	12.4	12.9	14.3	16.8	20.3	33.0	46.9
Peppermint Grove	6.0	8.6	11.3	8.8	9.3	7.4	-	12.2	7.6	8.5
Perth	267.8	359.7	542.4	537.3	545.4	1,103.2	-	-	701.5	985.6
South Perth	19.4	24.2	33.4	52.1	29.5	32.3	28.8	38.5	33.1	66.1
Stirling	34.2	38.9	40.7	34.9	28.0	27.5	35.1	30.4	31.4	29.8
Subiaco	31.9	33.7	26.8	25.9	21.7	26.4	20.5	254.5	41.3	57.5
Victoria Park	32.2	55.1	29.5	37.0	60.5	42.4	24.8	31.6	33.0	20.3
Vincent	114.7	83.6	114.7	49.1	45.9	51.0	40.5	51.3	60.8	30.8
Central sub-region average	**37.6**	**44.0**	**38.8**	**37.0**	**36.1**	**34.3**	**31.2**	**32.9**	**30.7**	**39.2**

Local government area	Year of dwelling construction									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
North-West sub-region										
Joondalup	19.6	19.3	22.2	22.3	28.1	35.6	29.3	27.0	24.9	26.2
Wanneroo	25.8	25.1	26.4	26.5	26.6	25.7	23.4	26.0	25.1	26.3
North-West sub-region average	**24.9**	**24.2**	**25.6**	**25.3**	**27.1**	**28.9**	**24.9**	**26.2**	**25.1**	**26.3**
North-East sub-region										
Kalamunda	25.0	25.0	28.4	16.7	14.8	13.6	20.5	17.4	19.8	18.0
Mundaring	16.2	12.9	19.3	5.8	5.6	7.9	6.4	6.5	10.3	9.0
Swan	8.9	8.0	8.6	26.3	26.2	26.4	25.4	26.0	23.9	25.8
North-East sub-region average	**21.5**	**21.2**	**24.1**	**22.7**	**21.5**	**22.2**	**22.6**	**22.2**	**22.4**	**23.9**
South-East sub-region										
Armadale	23.5	24.8	23.9	24.5	25.0	26.5	24.4	25.3	24.7	27.2
Gosnells	28.7	26.5	27.0	27.5	25.1	26.0	22.5	24.6	25.9	25.5
Serpentine-Jarrahdale	20.4	13.1	18.8	20.4	21.8	19.9	20.6	18.9	22.2	19.8
South-East sub-region average	**23.9**	**20.6**	**23.5**	**24.5**	**24.3**	**24.9**	**23.2**	**23.5**	**24.3**	**24.6**
South-West sub-region										
Cockburn	30.1	34.1	38.3	33.7	31.6	30.4	30.7	30.3	30.9	29.9
Kwinana	25.9	27.0	26.8	26.0	25.1	26.1	25.9	26.0	26.7	25.9
Rockingham	22.6	26.2	25.1	26.2	27.0	22.5	22.3	22.7	23.6	25.1
South-West sub-region average	**25.8**	**29.0**	**30.5**	**29.4**	**28.7**	**26.8**	**27.4**	**26.5**	**27.0**	**26.8**
Perth metropolitan average	**27.2**	**29.0**	**29.7**	**28.8**	**28.9**	**28.7**	**26.4**	**26.6**	**26.2**	**28.5**

Local government area	Year of dwelling construction									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Peel region										
Mandurah	21.0	21.5	22.7	20.1	17.8	17.3	18.1	19.2	19.7	21.1
Murray	16.5	18.2	16.0	13.4	15.1	17.0	17.6	15.9	12.7	17.9
Waroona	10.1	10.1	13.9	8.4	0.5	5.6	9.5	5.9	6.8	16.3
Peel region average	**20.1**	**21.0**	**21.7**	**18.8**	**11.7**	**17.0**	**17.9**	**18.0**	**17.7**	**20.6**
Greater Bunbury region										
Bunbury	18.7	19.6	20.6	18.8	21.7	20.3	19.7	19.0	19.5	20.2
Capel	16.3	18.9	6.0	11.2	7.7	10.1	11.2	8.3	12.5	9.8
Dardanup	15.0	13.8	16.7	17.3	18.8	16.2	19.2	16.3	14.5	16.5
Harvey	10.2	9.2	7.5	9.2	11.1	11.2	11.7	12.1	12.5	13.5
Greater Bunbury average	**13.6**	**13.6**	**9.1**	**11.2**	**12.5**	**12.5**	**13.3**	**11.6**	**13.8**	**12.8**

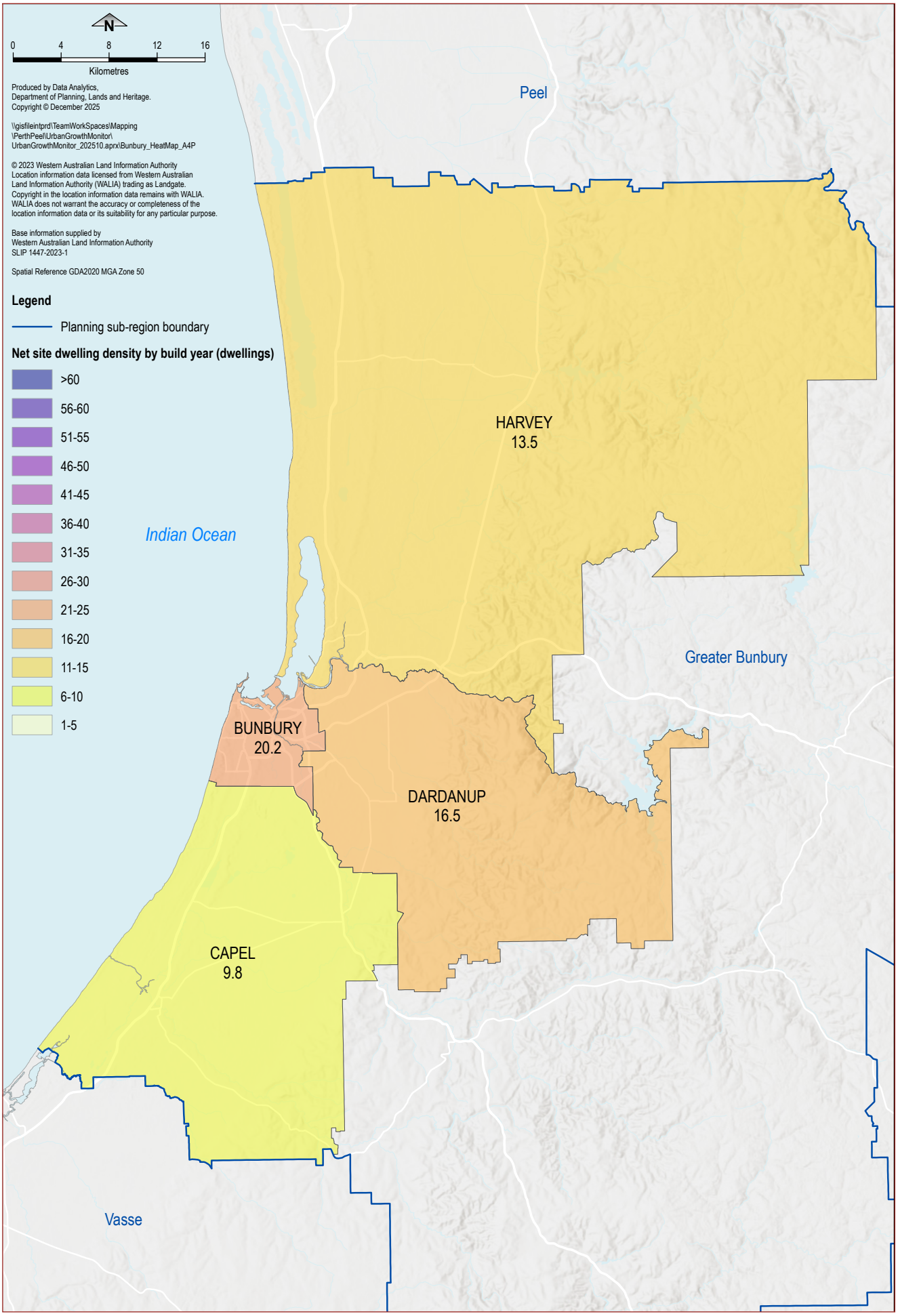
Source: Property valuation database, Landgate (2025) and Integrated Land Information Database, unpublished data, Department of Planning, Lands and Heritage (2025)

Note: Density figures may change depending on the date of extraction as the Landgate property valuation database is periodically updated which may affect historical dwelling counts. This dataset is based only on Urban, Urban Deferred and City Centre zonings and is a subset of the full dwelling count.



Map 1: Perth metropolitan region - Density for dwellings completed in 2024

Map 2: Peel region - Density for dwellings completed in 2024



Map 3: Greater Bunbury region - Density for dwellings completed in 2024

4.3 Greenfield net site dwelling density by build year

The *Perth and Peel@3.5million* strategic target of 15 dwellings per gross Urban zoned hectare for new residential areas equates to 26 dwellings per net site hectare.

In 2024, greenfield development across Perth and Peel achieved a collective net density of 24.9 dwellings per net site hectare (Table 9). This is very close to the strategic target of 26 dwellings per net site hectare and represents significant progress since 2010 (when targets were initially set), when typical densities were approximately 15 dwellings per net site hectare.

As with other density measures, annual variation is expected due to the limited sample of lots developed each year. Overarching density trends remain the most reliable indicator of performance relative to long-term strategic goals.

Table 9: Net site dwelling density by build year – greenfield

Region/sub-region	Year of construction							
	2017	2018	2019	2020	2021	2022	2023	2024
North-West	13.9	24.1	25.2	25.4	24.9	25.4	24.9	26.5
North-East	21.8	21.5	20.5	21.9	22.3	22.2	22.4	23.9
South-East	21.6	23.1	23.4	24.1	21.7	23.3	24.3	24.3
South-West	25.1	23.4	26.6	26.5	27.3	26.6	26.6	27.0
Peel	17.9	16.2	9.7	16.7	17.4	17.8	17.4	20.5
Perth metropolitan and Peel average	**19.9**	**22.2**	**21.3**	**23.4**	**23.4**	**23.5**	**23.5**	**24.9**

Source: Property valuation database, Landgate (2025) and Integrated Land Information Database, unpublished data, Department of Planning, Lands and Heritage (2025)

Note: Density figures may change depending on the date of extraction as the Landgate property valuation database is periodically updated which may affect historical dwelling counts. This dataset is based only on Urban and Urban Deferred zonings and is a subset of the full dwelling count.

Appendix 1: Environmental features for spatial analysis

This appendix outlines the spatial datasets used in the analysis of environmental features within non-urbanised areas and the Urban Expansion and Urban Investigation areas. The environmental values applied in the *Urban Growth Monitor* are based on current State environment and planning policy and practice. Each value is well represented across the Perth metropolitan and Peel regions and is typically a key consideration in urban design.

Environmental values were prioritised using a grouping system, with Group A representing the highest category. This approach avoids double counting, as sites with multiple categories are recorded only once, under the highest applicable group.

While all environmental datasets reflect current government policy, there is no single agreed method for grouping or conducting strategic spatial analysis of these values. Different approaches may produce different results.

Group A environmental values:

Group A values are considered to have the highest conservation significance under current policy and practice. There is a presumption that new urban development will seek to avoid impacts to these values.

Bush Forever (Region Scheme – Special Areas DPLH-022)

RAMSAR wetlands & a 50m buffer (Ramsar Sites DBCA-010)

Conservation Category wetlands & a 50m buffer (Geomorphic Wetlands, Swan Coastal Plain DBCA-019)

Directory of Important Wetlands & 50m buffer (DBCA – 045)

Threatened Ecological Communities (State only) (Threatened Ecological Communities DBCA-038) – uses the State classification that are anything except a "priority"

Tuart Woodlands Threatened Ecological Community (Tuart Woodlands DBCA-048)

Commonwealth Critically Endangered Threatened Ecological Communities (Threatened Ecological Communities DBCA-038) – uses the Commonwealth classification that is "critically endangered"

Western Swamp Tortoise EPP (Western Swamp Tortoise Habitat DWER-071)

Threatened Flora & 50m buffer (Threatened and Priority Flora DBCA-036) – only "threatened" flora

Group B environmental values:

Group B values are also significant under current policy and practice. New urban development that may affect these values is likely to require a detailed environmental assessment, and will need to avoid, minimise rehabilitate or offset impacts. Development design should also aim to be biodiversity inclusive.

Commonwealth Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (DBCA_BanksiaWoodland_20170303)

Commonwealth Endangered or Vulnerable Threatened Ecological Communities (Threatened Ecological Communities DBCA-038) – uses the Commonwealth classification (and remainder that are not "critically endangered")

Resource Enhancement Wetland & a 30m buffer (Geomorphic Wetlands, Swan Coastal Plain DBCA-019)

Swan Bioplan (Swan Bioplan Regionally Significant Natural Areas 2010 DWER-070)

Appendices

Carnaby's Black Cockatoo feeding investigation area (Perth & Jarrah) (Carnaby's Cockatoo areas requiring investigation as feeding habitat in the Swan Coastal Plain IBRA Region DBCA-057)

Baudins Black Cockatoo Habitat (20141231/2017 Rem Veg update)

Forest Red-tailed Black Cockatoo Habitat (20141231/2017 Rem Veg update)

SPP 2.4 exclusion areas (State Planning Policy 2.4: Shires with completed SGS mapping DMIRS-075)

Ringtail possum areas (Western Ringtail Possum Habitat Suitability (DBCA-049) and Ringtail Possum Habitat (20141231/2017 Rem Veg Update))

Native vegetation complexes where less than 10% is remaining on the Swan Coastal Plain portion of the Perth metropolitan area (MRS)

- Beermullah
- Guildford
- Serpentine River
- Cannington
- Swan
- Vasse
- Forrestfield

Group C environmental values:

Group C includes all other areas of native vegetation not already captured in Groups A or B. While most of these areas are not currently formally protected from residential development (subject to relevant approvals) under the State Native Vegetation Policy, there is an expectation that clearing of native vegetation will increasingly be minimised.

- **Native vegetation** (Native Vegetation Extent DPIRD-005)
- **Priority Ecological Communities** (Threatened Ecological Communities DBCA-038) – uses State classification that are "priority"