

state lot activity: WA

MARCH QTR 2024

1 State summary

- During the March 2024 quarter, the number of developer-logged applications for residential subdivision across Western Australia increased by 3% from December, with a total of 429 applications lodged for the quarter. This translates to a 3% increase in proposed lots when compared to applications lodged in the December quarter.
- The total number of residential applications under assessment increased by 9% over the March quarter. The volume of residential lots being assessed likewise increased by 8%.
- The number of proposed residential lots granted conditional approval during the March quarter decreased by 12% from the December quarter, for a total of 3,617 lots conditionally approved in the quarter.
- During the March 2024 quarter, the total stock of developers' residential lots granted conditional approval dropped slightly to a total of 68,824 lots.
- When compared to December, the number of residential lots granted final approval during the March quarter increased by 3% from the December quarter, with a total of 2,606 lots approved.

Note: the developers' stock of lots granted conditional approval includes subdivision approvals that have been granted an automatic two-year extension as a result of the amendments to the *Planning and Development Act 2005* to include Part 18 - Extension of time for endorsement of diagram or plan of survey due to the COVID-19 pandemic.

This version is designed to be interactive. Click on any chart for an enlarged version, and click on the chart again to close. Contents are also linked.

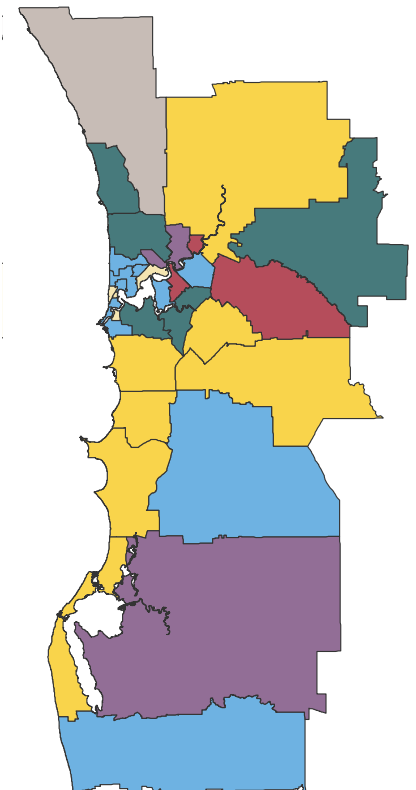
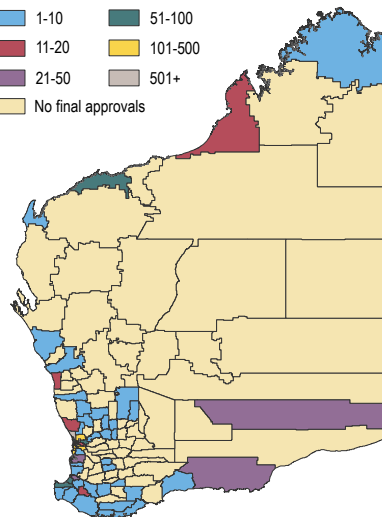
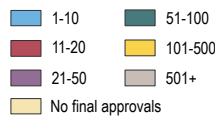
Data type	Developer-logged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Dec qtr 2023	418	4,165	443	7,544	407	4,096	4,687	70,621	340	2,540
Mar qtr 2024	429	4,278	481	8,123	370	3,617	4,635	68,824	304	2,606
July 2023 to March 2024	1230	12,071			1,153	11,837			977	7,706
Change between quarters	↗	↗	↗	↗	↘	↘	↘	↘	↘	↗
	3%	3%	9%	8%	-9%	-12%	-1%	-3%	-11%	3%

Non-residential										
Dec qtr 2023	129	532	152	953	138	851	987	6,183	191	682
Mar qtr 2024	123	645	154	952	129	657	992	6,633	161	634
July 2023 to March 2024	343	1,794			442	2,131			497	1,820
Change between quarters	↘	↗	↗	↔	↘	↘	↗	↗	↘	↘
	-5%	21%	1%	0%	-7%	-23%	1%	7%	-16%	-7%

1.1 Final approval activity: March quarter 2024

Final approvals by local government - lots



NOTE: All pie chart values within the publication have been rounded to 100%. Other category includes lots created for uses not otherwise classified, such as public open space, drainage, road reserves, balance lots etc.

Contents	Page
1 State summary	1
2 Residential activity	2
3 Residential lot size	3
4 Residential final approvals by suburb	4
5 Rural residential and special residential activity	6
6 Commercial activity	7
7 Industrial activity	8
8 Metropolitan local government summary	9
9 Balance of the State and selected local government summary	10
10 State lot approvals	11
11 Notes	13

2 Residential activity

2.1 Regional summary: March 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 March 2024	Proposed lots	Proposed lots up to end of March 2024	Lots
Metropolitan¹					
Central sub-region	493	617	433	5,796	339
North-west sub-region	411	1,243	726	15,142	639
North-east sub-region	524	986	331	8,166	367
South-east sub-region	1,375	2,811	519	9,304	242
South-west sub-region	783	1,634	714	13,207	470
Peel Region Scheme ²	225	196	397	5,823	245
Total Metropolitan¹	3,811	7,487	3,120	57,438	2,302
State planning region					
Perth	3,586	7,291	2,723	51,615	2,057
Peel ³	225	202	397	5,827	245
Sub-total	3,811	7,493	3,120	57,442	2,302
Rest of the State					
Gascoyne	0	2	7	61	2
Goldfields-Esperance	0	0	2	432	80
Great Southern	91	102	39	1,022	10
Kimberley	34	138	8	291	9
Mid West	40	55	2	1,578	2
Pilbara	0	0	0	281	62
South West	76	120	417	5,060	120
Wheatbelt	226	213	22	2,657	19
Sub-total	467	630	497	11,382	304
Total State	4,278	8,123	3,617	68,824	2,606

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Eglinton	259	1	Gap Ridge	62
2	Baldivis	150	2	South Kalgoorlie	49
3	Lakelands	146	3	Dunsborough	33
4	Alkimos	141	4	Bandy Creek	29
5	Southern River	105	5	Millbridge	23
6	Yanchep	96	6	South Bunbury	16
7	Madora Bay	95	7	Yalyalup	14
8	Brabham	70	8	Northam/Dalyellup/Djugun/Bridgetown/Geographe	7
9	Bullsbrook	67	9	Ledge Point	6
10	Treeby	63	10	Australind	5

* Five lots or more

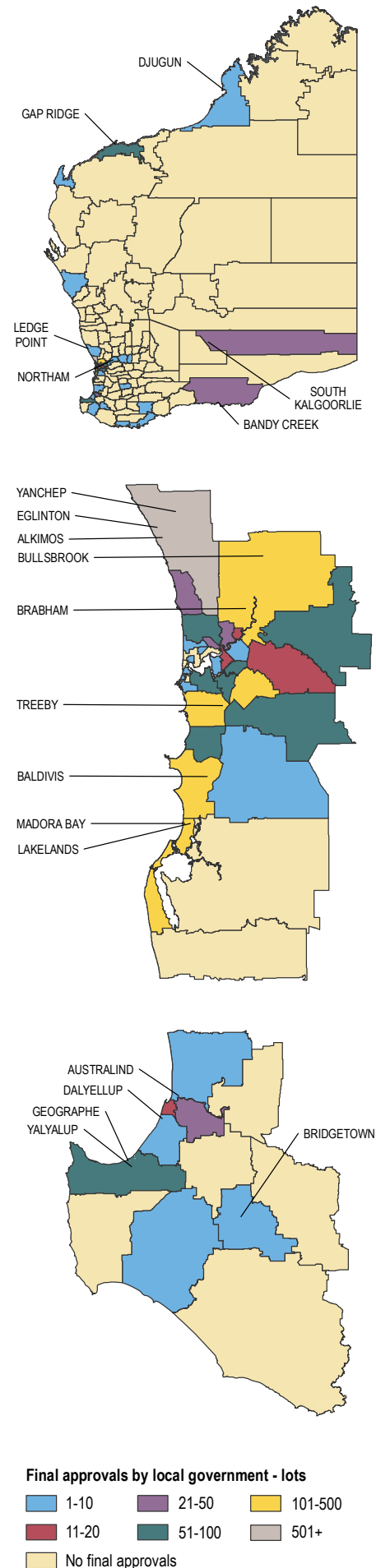
Percentage of final approvals by region

Metropolitan¹

Regional

Green title versus strata – State

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.
³ Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.



3 Residential lot size

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2017/18	3,540	5,205	751	413	275	367
2018/19	3,823	4,510	831	319	185	357
2019/20	3,139	3,682	788	348	243	364
2020/21	4,376	6,532	895	361	164	375
2021/22	3,221	4,957	874	415	155	375
2022/23	2,366	4,736	764	351	187	375
2023/24						
Sep qtr	610	1,227	177	78	38	375
Dec qtr	715	1,292	161	80	48	375
Mar qtr	647	1,375	162	63	55	375

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
2017/18	157	275	150	158	123	499
2018/19	123	282	177	237	67	518
2019/20	91	215	112	135	158	546
2020/21	155	413	192	297	109	507
2021/22	70	272	129	283	181	599
2022/23	70	267	114	198	194	568
2023/24						
Sep qtr	28	106	77	132	87	610
Dec qtr	25	60	52	57	49	544
Mar qtr	98	59	39	88	20	492

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						
Jun qtr 23	178	152	27	25	19	340
Sep qtr 23	188	185	28	21	11	349
Dec qtr 23	192	149	26	14	18	330
Mar qtr 24	153	128	24	23	11	342
Metro North-east sub-region						
Jun qtr 23	140	372	49	22	17	375
Sep qtr 23	38	204	42	19	8	395
Dec qtr 23	80	130	15	12	18	375
Mar qtr 24	97	217	30	7	16	375
Metro North-west sub-region						
Jun qtr 23	125	255	24	20	1	375
Sep qtr 23	115	227	27	7	2	375
Dec qtr 23	186	479	27	20	6	375
Mar qtr 24	216	347	42	19	15	375
Metro South-east sub-region						
Jun qtr 23	78	79	4	2	6	341
Sep qtr 23	61	128	25	14	9	388
Dec qtr 23	53	99	18	4	4	375
Mar qtr 24	45	169	18	3	7	377
Metro South-west sub-region						
Jun qtr 23	161	111	16	6	8	315
Sep qtr 23	189	433	39	14	7	375
Dec qtr 23	159	324	30	2	2	359
Mar qtr 24	90	327	38	9	6	376
Peel Region Scheme²						
Jun qtr 23	682	969	120	75	51	375
Sep qtr 23	591	1,177	161	75	37	375
Dec qtr 23	670	1,181	116	52	48	375
Mar qtr 24	601	1,188	152	61	55	375
Metropolitan¹						
Jun qtr 23	9	156	46	15	1	450
Sep qtr 23	19	50	16	3	1	446
Dec qtr 23	45	111	45	28	0	450
Mar qtr 24	46	187	10	2	0	375
Perth metropolitan region						
Jun qtr 23	691	1,125	166	90	52	375
Sep qtr 23	610	1,227	177	78	38	375
Dec qtr 23	715	1,292	161	80	48	375
Mar qtr 24	647	1,375	162	63	55	375
Peel³						
Jun qtr 23	9	156	46	15	1	450
Sep qtr 23	19	50	16	3	1	446
Dec qtr 23	45	111	45	28	0	450
Mar qtr 24	46	187	10	2	0	375

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						
Jun qtr 23	0	2	0	30	3	705
Sep qtr 23	0	4	0	0	0	448
Dec qtr 23	0	2	6	7	2	605
Mar qtr 24	0	3	19	49	0	650
Central regions						
Jun qtr 23	0	2	1	6	1	654
Sep qtr 23	0	3	3	0	12	2,002
Dec qtr 23	4	6	3	3	6	512
Mar qtr 24	77	3	0	4	0	190
Wheatbelt region						
Jun qtr 23	0	1	1	3	7	1,836
Sep qtr 23	0	0	0	3	2	933
Dec qtr 23	1	4	0	2	4	615
Mar qtr 24	6	7	1	3	2	440
South West region						
Jun qtr 23	23	56	33	24	34	510
Sep qtr 23	28	99	74	129	73	602
Dec qtr 23	20	48	43	45	37	544
Mar qtr 24	15	46	19	32	18	516

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

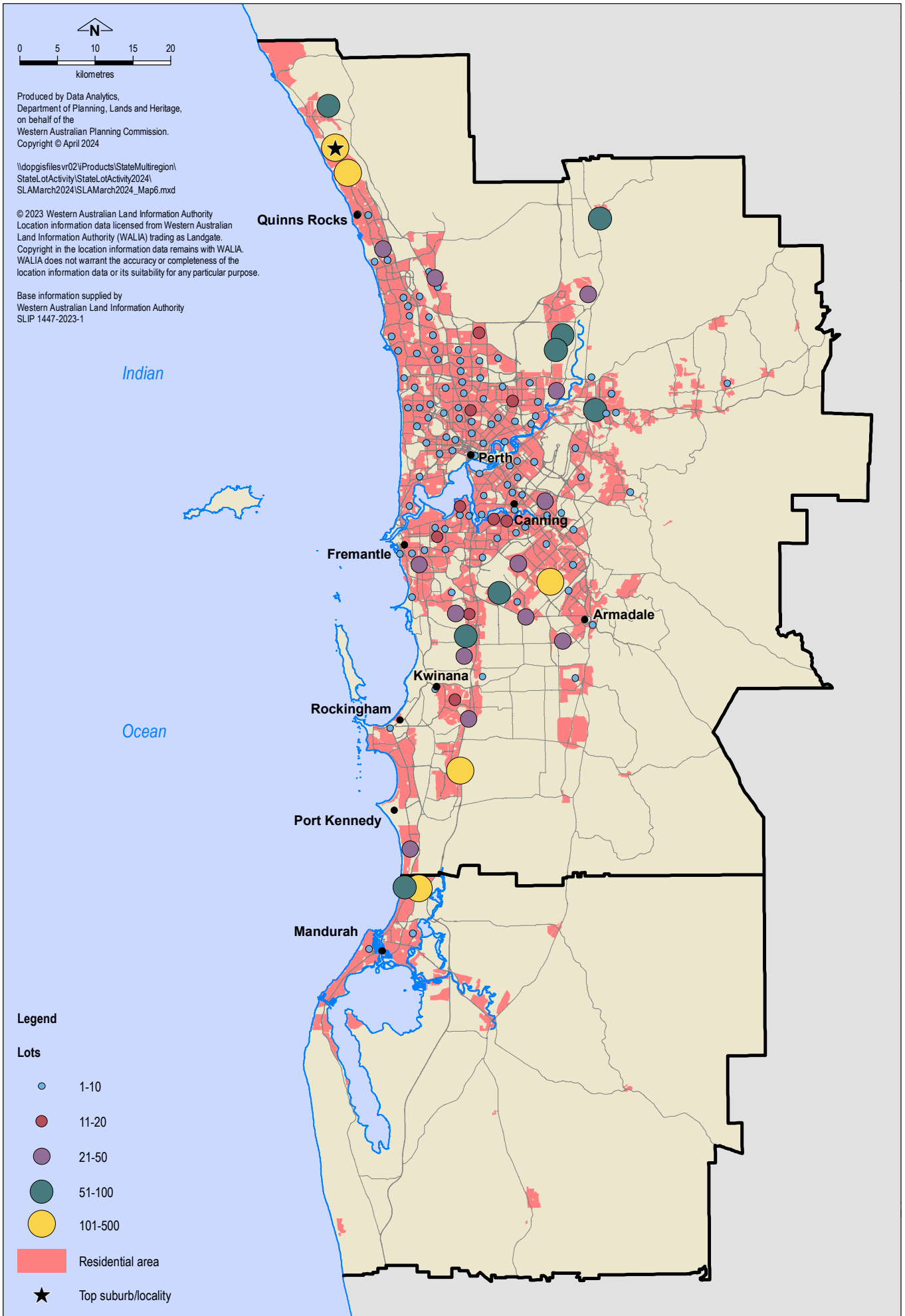
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2023/24	Mar 2024 quarter	Quarter rank	Suburb	2023/24	Mar 2024 quarter	Quarter rank	Suburb	2023/24	Mar 2024 quarter	Quarter rank
Perth metropolitan region											
Alkimos	363	141	3	Helena Valley	13	0	0	Shenton Park	31	0	0
Anketell	32	3	75	Henley Brook	151	56	9	Sinagra	97	32	17
Applecross	20	16	27	High Wycombe	20	8	43	Sorrento	14	2	92
Ardress	17	3	75	Highgate	7	7	50	South Fremantle	6	2	92
Armadale	10	0	0	Hilbert	61	26	20	South Lake	2	0	0
Ashby	21	9	35	Hillarys	10	6	53	South Perth	8	6	53
Ashfield	6	6	53	Hilton	10	4	67	Southern River	177	105	4
Attadale	5	0	0	Huntingdale	3	0	0	Spearwood	13	0	0
Balcatta	39	3	75	Inglewood	6	2	92	St James	17	6	53
Baldivis	642	150	2	Innaloo	10	5	65	Stirling	6	0	0
Balga	21	2	92	Jindalee	56	0	0	Subiaco	3	2	92
Ballajura	18	8	43	Joondanna	12	2	92	Success	11	11	32
Bassendean	17	6	53	Kalamunda	15	0	0	Swan View	4	1	130
Bayswater	42	2	92	Kallaroo	4	0	0	Swanbourne	2	0	0
Beaconsfield	4	2	92	Kardinya	10	3	75	Tamala Park	86	21	24
Beckenham	33	6	53	Karnup	34	34	15	Thornlie	17	6	53
Bedford	37	8	43	Karrinyup	13	2	92	Treeby	208	63	8
Beechboro	30	10	34	Kenwick	2	2	92	Trigg	2	0	0
Beeliar	33	31	18	Kewdale	13	0	0	Tuart Hill	12	2	92
Beldon	4	2	92	Kingsley	16	9	35	Two Rocks	165	0	0
Bellevue	62	53	10	Kinross	3	3	75	Upper Swan	86	45	12
Belmont	8	0	0	Koondoola	13	9	35	Viveash	2	0	0
Bentley	7	2	92	Koongamia	2	2	92	Waikiki	16	0	0
Bicton	2	0	0	Lake Coogee	17	0	0	Walliston	12	3	75
Booragoon	11	0	0	Landsdale	41	12	31	Wanneroo	24	2	92
Brabham	161	70	6	Langford	3	0	0	Warnbro	2	0	0
Brentwood	2	0	0	Lathlain	8	2	92	Warwick	10	3	75
Bull Creek	2	0	0	Leederville	7	0	0	Watermans Bay	2	0	0
Bullsbrook	67	67	7	Leeming	6	2	92	Wattle Grove	43	0	0
Burns Beach	30	1	130	Lockridge	2	0	0	Wellard	157	41	14
Burswood	2	0	0	Lynwood	6	2	92	Wembley	6	4	67
Bushmead	47	0	0	Maddington	19	3	75	Wembley Downs	12	6	53
Butler	1	0	0	Mandogalup	70	26	20	West Leederville	3	3	75
Byford	131	1	130	Manning	2	0	0	West Perth	3	0	0
Camillo	5	0	0	Marangaroo	2	2	92	Westminster	11	3	75
Canning Vale	37	33	16	Marmion	2	0	0	White Gum Valley	20	0	0
Cannington	4	0	0	Maylands	18	8	43	Willagee	42	19	26
Carlisle	5	3	75	Medina	5	3	75	Willetton	30	9	35
Caversham	25	25	22	Melville	17	4	67	Wilson	22	2	92
Champion Lakes	1	1	130	Menora	2	0	0	Woodbridge	2	0	0
Chidlow	9	0	0	Merriwa	2	2	92	Woodlands	9	2	92
Churchlands	1	0	0	Middle Swan	6	4	67	Woodvale	4	2	92
Claremont	19	9	35	Midland	2	0	0	Yanchep	215	96	5
Cloverdale	17	3	75	Mirrabooka	2	2	92	Yangebup	51	7	50
Como	7	3	75	Morley	50	13	29	Yokine	34	15	28
Connolly	3	0	0	Mosman Park	11	2	92				
Coogee	6	2	92	Mount Claremont	4	0	0				
Coolbellup	49	0	0	Mount Hawthorn	9	0	0				
Coolbinia	7	5	65	Mount Helena	11	9	35				
Cooloongup	2	0	0	Mount Lawley	10	0	0				
Cottesloe	11	0	0	Mount Nasura	2	0	0				
Craigie	12	4	67	Mount Pleasant	11	2	92				
Daglish	2	2	92	Mount Richon	2	2	92				
Dalkeith	3	0	0	Mullaloo	8	0	0				
Darch	25	0	0	Myaree	11	2	92				
Dayton	125	0	0	Nedlands	11	0	0				
Dianella	45	8	43	Nollamara	14	4	67				
Doubleview	22	9	35	Noranda	4	2	92				
Duncraig	13	8	43	North Beach	6	3	75				
East Cannington	46	27	19	North Perth	14	7	50				
East Fremantle	3	0	0	Ocean Reef	6	0	0				
East Victoria Park	14	9	35	Osborne Park	7	3	75				
Eden Hill	2	2	92	Padbury	3	0	0				
Edgewater	7	2	92	Palmyra	2	0	0				
Eglington	433	259	1	Parkwood	6	4	67				
Embleton	13	0	0	Parmelia	20	20	25				
Floreat	2	2	92	Perth	2	2	92				
Forrestdale	71	43	13	Piara Waters	12	6	53				
Forrestfield	11	2	92	Port Kennedy	33	0	0				
Fremantle	7	0	0	Queens Park	2	0	0				
Girrawheen	12	3	75	Quinns Rocks	9	2	92				
Glen Forrest	1	0	0	Redcliffe	2	0	0				
Glendalough	1	0	0	Riverton	33	13	29				
Gosnells	22	8	43	Rivervale	6	6	53				
Greenmount	6	4	67	Rockingham	61	2	92				
Greenwood	9	1	130	Rossmoyne	10	0	0				
Gwelup	6	0	0	Safety Bay	2	0	0				
Hamersley	7	0	0	Salter Point	1	1	130				
Hamilton Hill	63	25	22	Scarborough	15	6	53				
Hammond Park	139	52	11	Secret Harbour	1	0	0				
Haynes	43	0	0	Serpentine	6	0	0				
Heathridge	12	6	53	Shelley	15	11	32				
Total Perth metropolitan region									6,166	2,057	
Peel Region Scheme											
Lakelands	175	146	1	Coodanup	30	0	0	Pinjarra	2	0	0
Madora Bay	165	95	2	Dawesville	68	0	0	Ravenswood	13	0	0
Greenfields	37	2	3	Falcon	4	0	0	South Yunderup	63	0	0
Halls Head	4	2	3	Mandurah	2	0	0				
Total Peel Region Scheme									563	245	
Total Perth metropolitan region and Peel Region Scheme									6,729	2,302	

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



5 Rural residential and special residential activity

5.1 Regional summary: March 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 Mar 2024	Proposed lots	Proposed lots up to end of Mar 2024	Lots

Metropolitan¹

Central sub-region	0	0	0	0	0
North-west sub-region	0	0	0	9	0
North-east sub-region	2	19	22	433	26
South-east sub-region	10	57	14	382	6
South-west sub-region	0	10	0	56	2
Peel Region Scheme ²	0	2	58	353	0
Total Metropolitan¹	12	88	94	1,233	34

State planning region

Perth	12	86	36	880	34
Peel ³	0	2	58	353	0
Sub-total	12	88	94	1,233	34

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	0	17	69	0
Great Southern	4	9	2	297	2
Kimberley	2	2	0	29	4
Mid West	0	14	4	47	0
Pilbara	0	0	0	0	0
South West	15	76	11	495	52
Wheatbelt	2	74	54	833	2
Sub-total	23	175	88	1,772	60
Total State	35	263	182	3,005	94

5.2 Final approval: top suburbs and localities

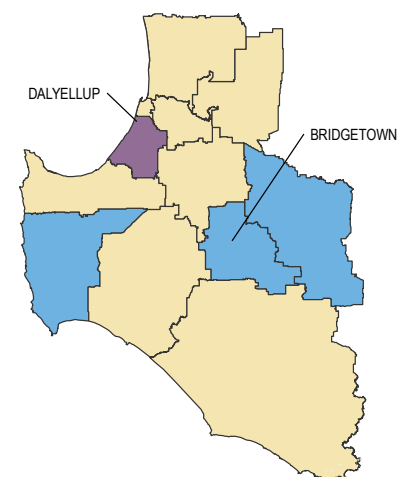
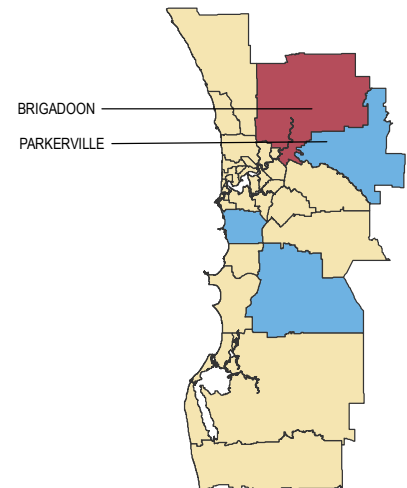
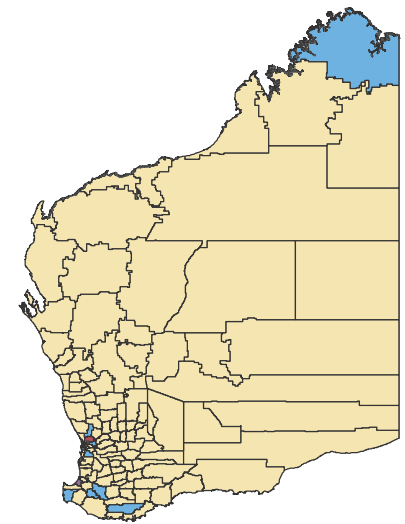
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Brigadoon	18	1	Dalyellup	44
2	Parkerville	5	2	Bridgetown	5

* Five lots or more

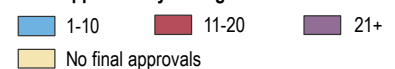
Percentage of final approvals by region

Metropolitan¹

Regional



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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

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

6 Commercial activity

6.1 Regional summary: March 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 Mar 2024	Proposed lots	Proposed lots up to end of Mar 2024	Lots

Metropolitan¹

Central sub-region	13	13	7	103	30
North-west sub-region	2	3	3	75	0
North-east sub-region	1	8	0	97	3
South-east sub-region	1	2	1	49	6
South-west sub-region	3	3	1	34	25
Peel Region Scheme ²	0	5	1	27	12
Total Metropolitan¹	20	34	13	385	76

State planning region

Perth	20	29	12	358	64
Peel ³	0	5	1	27	12
Sub-total	20	34	13	385	76

Rest of the State

Gascoyne	2	2	3	4	0
Goldfields-Esperance	0	0	1	16	1
Great Southern	2	0	5	17	4
Kimberley	0	0	1	13	1
Mid West	0	0	0	24	0
Pilbara	0	0	0	12	0
South West	1	1	9	71	4
Wheatbelt	10	9	3	9	0
Sub-total	15	12	22	166	10
Total State	35	46	35	551	86

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Kwinana Town Centre	25	no localities in this quarter due to low numbers		
2	Mandurah	12			
3	Queens Park	8			
4	Perth	7			
5	Cannington	5			

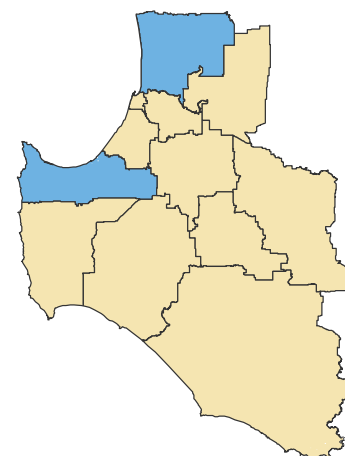
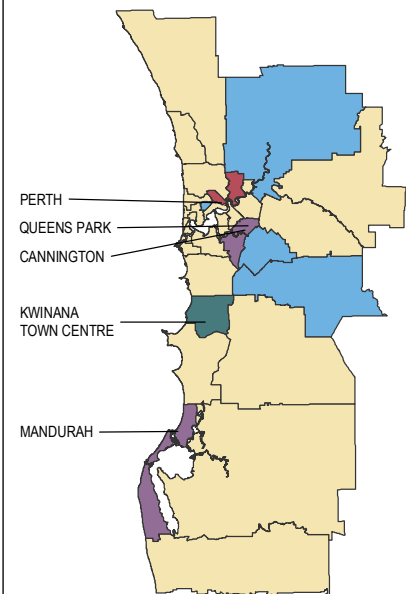
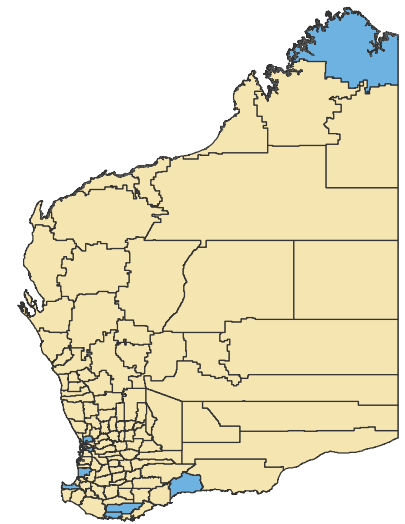
* Five lots or more

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: March 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 Mar 2024	Proposed lots	Proposed lots up to end of Mar 2024	Lots

Metropolitan¹

Central sub-region	0	5	11	53	1
North-west sub-region	7	24	28	221	7
North-east sub-region	3	9	0	171	6
South-east sub-region	3	3	27	257	16
South-west sub-region	52	52	84	197	1
Peel Region Scheme ²	0	0	0	96	14
Total Metropolitan¹	65	93	150	995	45

State planning region

Perth	65	93	150	899	31
Peel ³	0	0	0	96	14
Sub-total	65	93	150	995	45

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	89	2
Great Southern	3	3	5	30	0
Kimberley	0	0	0	82	0
Mid West	2	2	6	43	1
Pilbara	0	0	1	128	0
South West	9	39	137	354	3
Wheatbelt	21	21	2	104	4
Sub-total	35	65	151	830	10
Total State	100	158	301	1,825	55

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Forrestdale	16	no localities in this quarter due to low numbers		
2	Stake Hill	14			
3	Wangara	6			

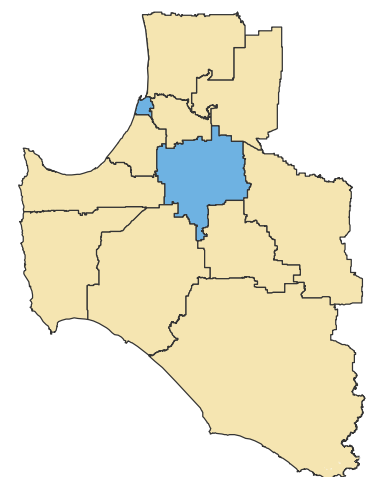
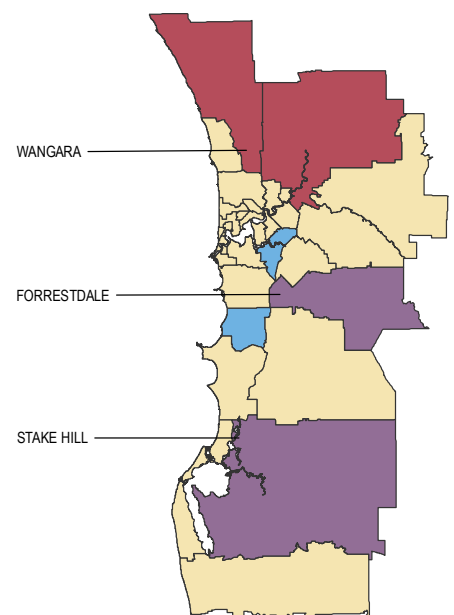
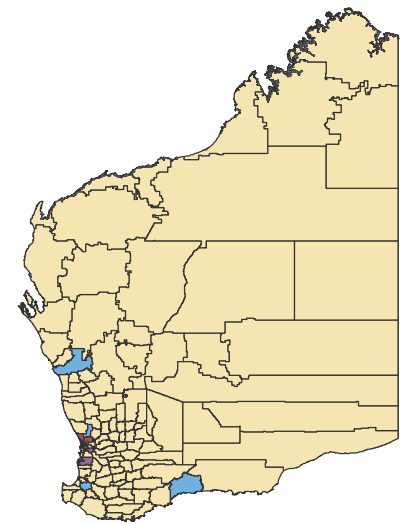
* Five lots or more

Percentage of final approvals by region

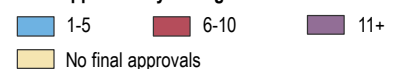
Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.
³ Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

8 Metropolitan local government summary

March quarter 2024	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 Mar 2024	Proposed lots	Proposed lots up to end of Mar 2024	Lots	Proposed lots	Proposed lots up to end of Mar 2024	Proposed lots	Proposed lots up to end of Mar 2024	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	6	6	15	136	14	0	5	10	13	0
Bayswater (C)	54	58	51	557	33	0	0	0	12	6
Belmont (C)	27	38	12	269	9	1	1	5	24	0
Cambridge (T)	9	8	3	49	9	0	0	0	1	0
Canning (C)	63	113	60	1,007	76	9	9	1	27	14
Claremont (T)	6	7	3	36	9	0	0	1	5	0
Cottesloe (T)	7	7	7	36	0	0	0	0	0	0
East Fremantle (T)	0	0	0	13	0	0	0	0	0	0
Fremantle (C)	87	91	13	467	8	0	0	0	27	0
Melville (C)	57	55	53	614	51	0	0	0	18	0
Mosman Park (T)	4	4	0	45	2	0	0	0	1	0
Nedlands (C)	34	45	4	177	0	0	0	1	5	4
Peppermint Grove (S)	0	0	0	15	0	0	0	0	0	0
Perth (C)	1	1	0	9	0	4	4	3	14	0
South Perth (C)	4	10	19	123	10	0	0	0	1	0
Stirling (C)	110	138	145	1,619	79	1	1	0	25	0
Subiaco (C)	0	0	2	29	4	0	0	0	2	1
Victoria Park (T)	13	16	10	332	14	0	0	1	22	0
Vincent (C)	11	20	36	263	21	2	2	2	6	11
Total	493	617	433	5,796	339	17	22	24	203	36

North-west sub-region										
Joondalup (C)	40	49	37	1,063	49	2	2	1	11	3
Wanneroo (C)	371	1,194	689	14,079	590	18	33	38	502	53
Total	411	1,243	726	15,142	639	20	35	39	513	56

North-east sub-region										
Kalamunda (C)	106	124	30	369	13	7	9	0	56	0
Mundaring (S)	12	76	20	715	67	0	2	17	101	11
Swan (C)	406	786	281	7,082	287	7	32	17	643	59
Total	524	986	331	8,166	367	14	43	34	800	70

South-east sub-region										
Armadale (C)	989	2,169	341	4,998	78	8	15	32	185	152
Gosnells (C)	84	239	178	2,026	163	52	55	10	152	7
Serpentine-Jarrahdale (S)	302	403	0	2,280	1	6	54	11	422	8
Total	1,375	2,811	519	9,304	242	66	124	53	759	167

South-west sub-region										
Cockburn (C)	149	667	188	2,613	191	21	25	12	175	11
Kwinana (C)	162	229	441	4,602	93	38	38	7	28	39
Rockingham (C)	472	738	85	5,992	186	234	240	86	200	5
Total	783	1,634	714	13,207	470	293	303	105	403	55

Peel Region Scheme ²										
Mandurah (C)	189	196	140	4,296	245	2	7	0	31	26
Murray (S)	36	0	248	1,516	0	0	6	65	497	25
Waroona (S)	0	0	9	11	0	2	2	0	24	2
Total	225	196	397	5,823	245	4	15	65	552	53

Metropolitan¹ total	3,811	7,487	3,120	57,438	2,302	414	542	320	3,230	437
---------------------------------------	--------------	--------------	--------------	---------------	--------------	------------	------------	------------	--------------	------------

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 Mar 2024	Proposed lots	Proposed lots up to end of Mar 2024	Lots	Proposed lots	Proposed lots up to end of Mar 2024	Proposed lots	Proposed lots up to end of Mar 2024	Lots

Balance of State

Gascoyne										
Carnarvon (S)	0	0	2	52	0	2	2	3	8	0
Exmouth (S)	0	0	5	9	2	0	0	0	3	0
Remaining local governments	0	2	0	0	0	2	2	0	0	0
Total	0	2	7	61	2	4	4	3	11	0

Goldfields-Esperance										
Esperance (S)	0	0	0	145	31	2	1	2	8	2
Kalgoorlie-Boulder (C)	0	0	2	270	49	1	1	0	110	0
Remaining local governments	0	0	0	17	0	0	0	20	83	3
Total	0	0	2	432	80	3	2	22	201	5

Great Southern										
Albany (C)	9	29	27	660	6	25	25	13	268	2
Remaining local governments	82	73	12	362	4	34	35	17	170	15
Total	91	102	39	1,022	10	59	60	30	438	17

Kimberley										
Broome (S)	34	138	8	284	9	0	0	0	93	3
Wyndham-East Kimberley (S)	0	0	0	5	0	2	2	1	37	5
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	34	138	8	291	9	2	2	1	130	8

Mid West										
Greater Geraldton (C)	39	46	0	1,358	0	6	25	9	87	1
Irwin (S)	0	0	2	215	0	0	14	0	32	16
Remaining local governments	1	9	0	5	2	2	2	6	58	4
Total	40	55	2	1,578	2	8	41	15	177	21

Pilbara										
Karratha (C)	0	0	0	206	62	0	0	0	56	8
Port Hedland (T)	0	0	0	20	0	0	0	1	77	0
Remaining local governments	0	0	0	55	0	1	1	0	21	0
Total	0	0	0	281	62	1	1	1	154	8

South West										
Augusta-Margaret River (S)	6	3	164	1,483	0	2	2	10	242	8
Bunbury (C)	21	20	21	243	16	9	9	7	33	2
Busselton (C)	29	47	12	1,209	56	14	45	143	492	11
Capel (S)	0	30	1	624	7	4	60	2	56	45
Dardanup (S)	6	0	10	366	25	1	1	0	77	2
Harvey (S)	8	5	38	683	6	0	2	0	139	3
Remaining local governments	6	15	171	452	10	20	14	15	135	16
Total	76	120	417	5,060	120	50	133	177	1,174	87

Wheatbelt										
Beverley (S)	0	0	0	5	0	2	2	0	2	0
Chittering (S)	4	4	0	64	0	9	9	46	248	10
Gingin (S)	119	119	8	2,140	8	2	4	0	485	6
Northam (S)	60	55	5	137	7	25	93	4	77	2
Toodyay (S)	0	0	0	107	0	4	6	0	18	0
York (S)	14	14	0	32	0	4	2	2	10	0
Remaining local governments	29	21	9	172	4	50	43	36	278	33
Total	226	213	22	2,657	19	96	159	88	1,118	51

Peel region - balance										
Boddington (S)	0	6	0	4	0	8	8	0	0	0

Balance of State	467	636	497	11,386	304	231	410	337	3,403	197
-------------------------	------------	------------	------------	---------------	------------	------------	------------	------------	--------------	------------

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

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512
2019/20	18,345	10,391	13,784	8,683	14,644	9,121	3,701	1,270
2020/21	23,690	15,593	19,209	12,910	20,831	13,660	2,859	1,933
2021/22	20,636	12,596	15,121	9,971	16,972	10,929	3,664	1,667
2022/23	18,657	9,925	13,964	8,140	15,893	8,862	2,764	1,063
July 2023 to Mar 2024	13,274	8,309	10,326	6,458	11,296	7,051	1,978	1,258

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
2019/20	16,663	8,930	13,010	7,861	13,798	8,211	2,865	719
2020/21	22,004	13,617	18,583	11,823	20,109	12,437	1,895	1,180
2021/22	18,512	10,582	13,967	8,913	15,730	9,647	2,782	935
2022/23	17,366	9,261	13,493	7,754	15,263	8,405	2,103	856
July 2023 to Mar 2024	11,837	7,706	9,841	6,166	10,678	6,729	1,159	977

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
2019/20	525	242	214	82	228	112	297	130
2020/21	424	351	155	89	227	140	197	211
2021/22	655	326	372	90	437	179	218	147
2022/23	646	240	106	107	260	155	386	85
July 2023 to Mar 2024	861	282	174	87	300	90	561	192

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
2019/20	311	184	172	140	188	153	123	31
2020/21	290	100	110	62	111	63	179	37
2021/22	530	113	349	77	349	77	181	36
2022/23	414	197	226	140	227	148	187	49
July 2023 to Mar 2024	440	116	230	50	230	64	210	52

■ conditional approvals ■ final approvals

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

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
2017/18	175	103	127	73	136	79	39	24
2018/19	186	208	99	125	128	148	58	60
2019/20	188	174	118	114	128	117	60	57
2020/21	172	177	136	109	146	129	26	48
2021/22	205	297	119	197	123	201	82	96
2022/23	231	227	139	139	143	154	88	73
July 2023 to Mar 2024	136	205	81	155	88	168	48	37

■ 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