

state lot activity: WA

SEPTEMBER QTR 2024

1 State summary

- During the September 2024 quarter, the number of developer-lodged applications for residential subdivision across Western Australia increased by 23%, with a total of 605 applications lodged for the quarter. This translates to a 29% increase in proposed lots when compared to applications lodged in the June quarter.
- The total number of residential applications under assessment increased by 9% over the September quarter. The volume of residential lots being assessed has also increased by 26%.
- The number of proposed residential lots granted conditional approval during the September quarter remained steady from the June quarter, for a total of 5,276 lots conditionally approved in the quarter.
- During the September 2024 quarter, the total stock of developers' residential lots granted conditional approval decreased to a total of 66,049 lots.
- When compared to the June quarter, the number of residential lots granted final approval during the September quarter increased significantly (44%) for a total of 3,280 lots approved for the quarter.

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

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

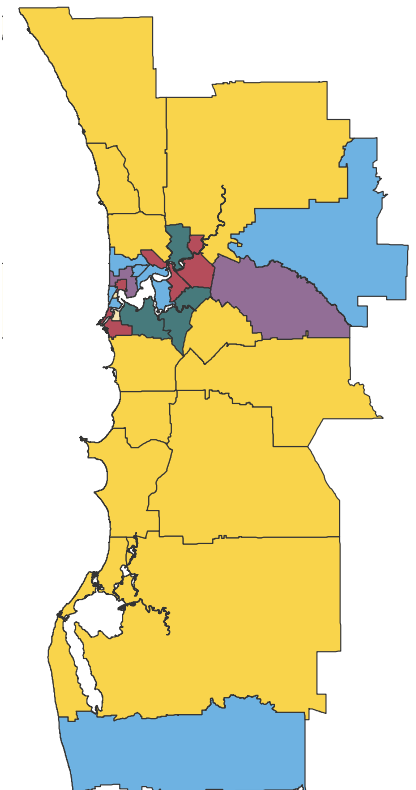
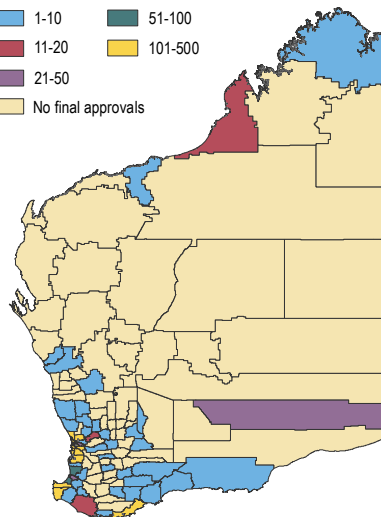
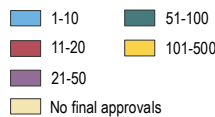
Data type	Developer-lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
June qtr 2024	490	6,031	588	9,323	395	5,301	4,106	68,842	284	2,277
Sept qtr 2024	605	7,772	640	11,761	529	5,276	3,959	66,049	393	3,280
July 2024 to Sept 2024	605	7,772			529	5,276			393	3,280
Change between quarters	↗	↗	↗	↗	↗	↔	↘	↘	↗	↗
	23%	29%	9%	26%	34%	0%	-4%	-4%	38%	44%

Non-residential										
June qtr 2024	128	545	173	860	133	422	943	6,264	135	537
Sept qtr 2024	129	400	181	965	145	373	903	6,053	201	709
July 2024 to Sept 2024	129	400			145	373			201	709
Change between quarters	↗	↘	↗	↗	↗	↘	↘	↘	↗	↗
	1%	-27%	5%	12%	9%	-12%	-4%	-3%	49%	32%

1.1 Final approval activity: September 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.

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2 Residential activity

2.1 Regional summary: September 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 Sept 2024	Proposed lots	Proposed lots up to end of Sept 2024	Lots
Metropolitan¹					
Central sub-region	792	827	619	4,883	420
North-west sub-region	2,580	4,245	633	13,462	536
North-east sub-region	1,101	1,213	559	8,141	297
South-east sub-region	692	1,238	1,440	10,855	458
South-west sub-region	1,295	1,851	1,071	12,639	710
Peel Region Scheme ²	125	1,068	200	4,870	307
Total Metropolitan¹	6,585	10,442	4,522	54,850	2,728
State planning region					
Perth	6,460	9,374	4,322	49,980	2,421
Peel ³	125	1,068	200	4,872	307
Sub-total	6,585	10,442	4,522	54,852	2,728
Rest of the State					
Gascoyne	0	2	8	61	0
Goldfields-Esperance	32	30	238	495	32
Great Southern	72	74	16	1,002	44
Kimberley	0	0	34	329	15
Mid West	38	83	59	1,584	0
Pilbara	161	143	105	369	0
South West	522	625	249	4,551	446
Wheatbelt	362	362	45	2,806	15
Sub-total	1,187	1,319	754	11,197	552
Total State	7,772	11,761	5,276	66,049	3,280

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Baldivis	168	1	Margaret River	74
2	Eglinton	147	2	Australind/Dunsborough	57
3	Alkimos	135	3	Vasse	47
4	Madora Bay	126	4	Eaton	40
5	Brabham	122	5	Mckail	38
6	Hammond Park	82	6	Dalyellup	35
7	Southern River	81	7	Yalyalup	32
8	Karnup/Anketell	77	8	West Busseton	27
9	Byford	76	9	Karlkurla	26
10	Hilbert	68	10	Witchcliffe	24

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

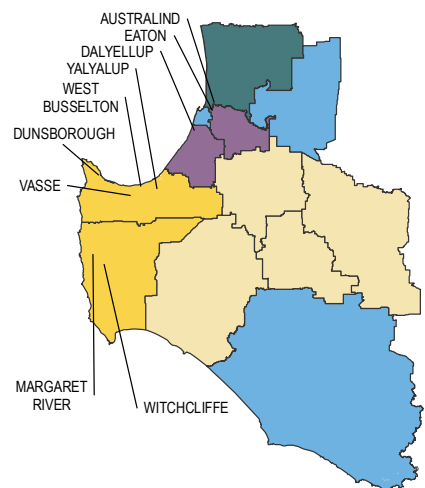
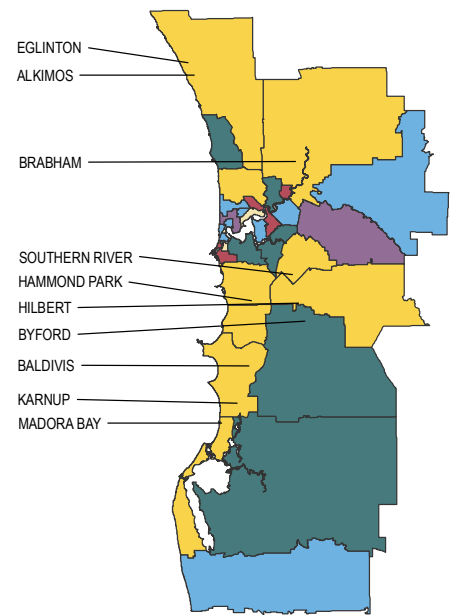
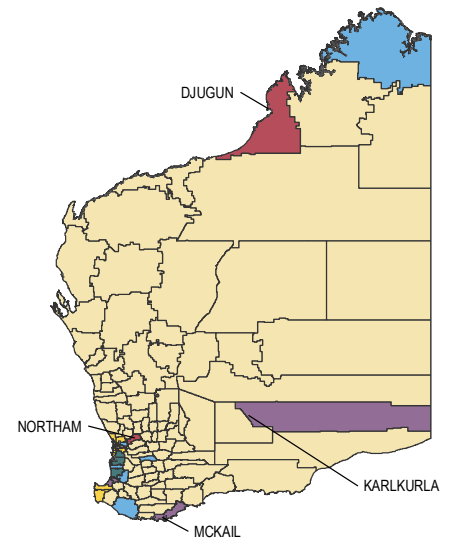
Regional

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.



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

3 Residential lot size

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
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	2,596	5,126	667	302	188	375
2024/25						
Sep qtr	899	1,410	243	86	50	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						
2018/19	123	282	177	237	67	518
2019/20	91	215	112	135	158	546
2020/21	155	413	192	297	109	507
2021/22	70	272	129	283	181	599
2022/23	70	267	114	198	194	568
2023/24	161	251	176	311	206	560
2024/25						
Sep qtr	64	232	77	88	71	480

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						
Dec qtr 23	192	149	26	14	18	330
Mar qtr 24	153	128	24	23	11	342
Jun qtr 24	114	107	31	14	14	354
Sep qtr 24	172	174	35	19	17	350
Metro North-east sub-region						
Dec qtr 23	80	130	15	12	18	375
Mar qtr 24	97	217	30	7	16	375
Jun qtr 24	32	94	15	15	20	409
Sep qtr 24	98	169	11	5	12	358
Metro North-west sub-region						
Dec qtr 23	186	479	27	20	6	375
Mar qtr 24	216	347	42	19	15	375
Jun qtr 24	225	396	20	11	4	375
Sep qtr 24	235	238	46	14	3	372
Metro South-east sub-region						
Dec qtr 23	53	99	18	4	4	375
Mar qtr 24	45	169	18	3	7	377
Jun qtr 24	44	124	17	5	2	375
Sep qtr 24	145	247	37	16	8	375
Metro South-west sub-region						
Dec qtr 23	159	324	30	2	2	359
Mar qtr 24	90	327	38	9	6	376
Jun qtr 24	187	419	29	5	4	375
Sep qtr 24	192	410	52	19	7	375
Peel Region Scheme²						
Dec qtr 23	670	1,181	116	52	48	375
Mar qtr 24	601	1,188	152	61	55	375
Jun qtr 24	602	1,140	112	50	44	375
Sep qtr 24	842	1,238	181	73	47	375
Metropolitan¹						
Dec qtr 23	45	111	45	28	0	450
Mar qtr 24	46	187	10	2	0	375
Jun qtr 24	22	92	55	31	3	476
Sep qtr 24	57	172	62	13	3	450
Perth metropolitan region						
Dec qtr 23	715	1,292	161	80	48	375
Mar qtr 24	647	1,375	162	63	55	375
Jun qtr 24	624	1,232	167	81	47	375
Sep qtr 24	899	1,410	243	86	50	375
Peel³						
Dec qtr 23	45	111	45	28	0	450
Mar qtr 24	46	187	10	2	0	375
Jun qtr 24	22	92	55	31	3	476
Sep qtr 24	57	172	62	13	3	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						
Dec qtr 23	0	2	6	7	2	605
Mar qtr 24	0	3	19	49	0	650
Jun qtr 24	0	3	1	2	2	678
Sep qtr 24	0	0	0	14	1	908
Central regions						
Dec qtr 23	4	6	3	3	6	512
Mar qtr 24	77	3	0	4	0	190
Jun qtr 24	0	2	1	12	2	718
Sep qtr 24	4	1	1	25	1	838
Wheatbelt region						
Dec qtr 23	1	4	0	2	4	615
Mar qtr 24	6	7	1	3	2	440
Jun qtr 24	0	0	2	0	28	1,250
Sep qtr 24	5	3	0	2	2	386
South West region						
Dec qtr 23	20	48	43	45	37	544
Mar qtr 24	15	46	19	32	18	516
Jun qtr 24	10	21	4	20	18	678
Sep qtr 24	55	228	76	47	67	479

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

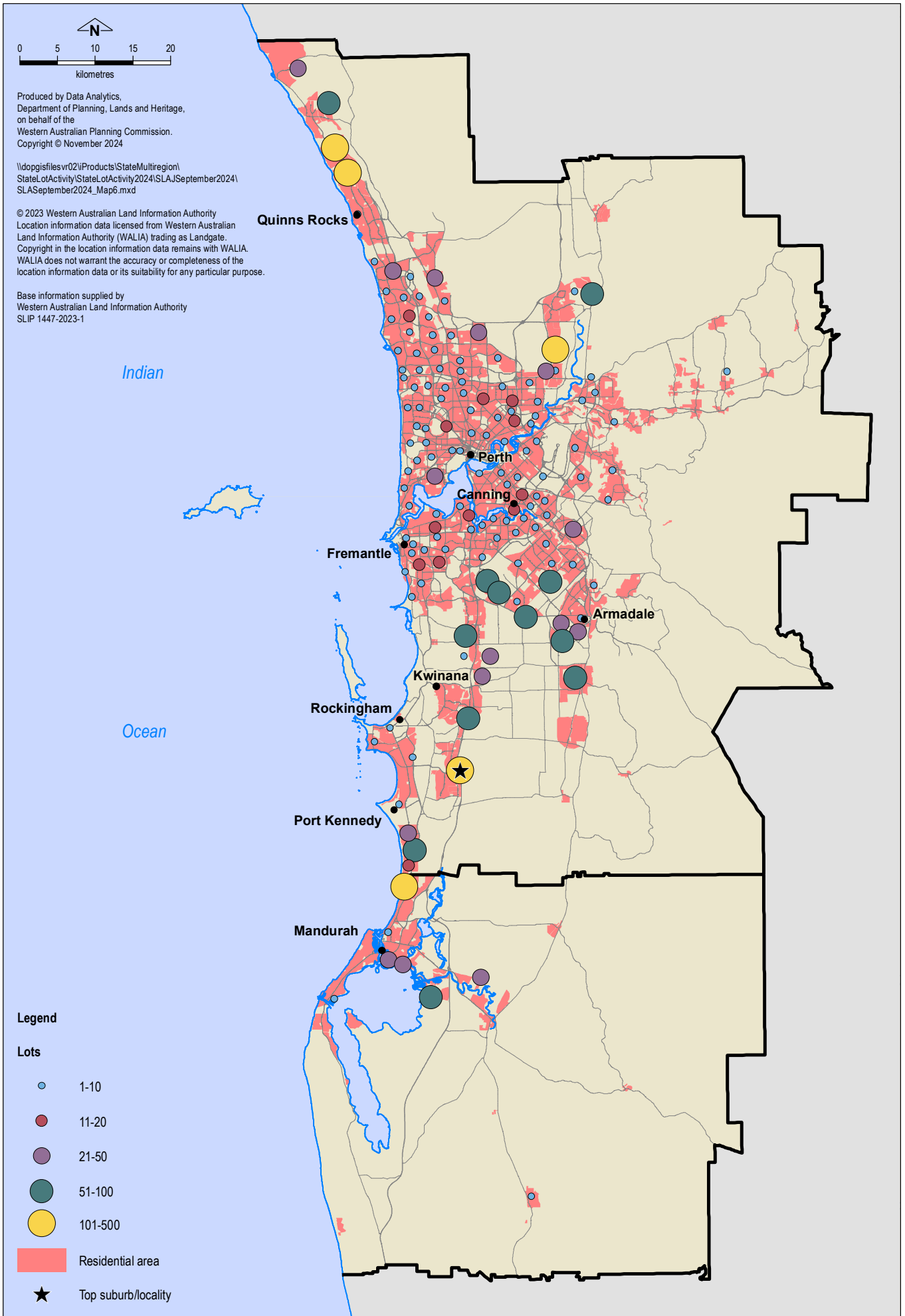
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2023/24	Sept 2024 quarter	Quarter rank	Suburb	2023/24	Sept 2024 quarter	Quarter rank	Suburb	2023/24	Sept 2024 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	3	0	0	Golden Bay	51	0	0	Osborne Park	12	0	0
Alkimos	432	135	3	Gosnells	47	3	100	Padbury	5	7	54
Anketell	47	77	7	Greenmount	6	0	0	Palmyra	8	0	0
Applecross	26	2	112	Greenwood	11	2	112	Parkwood	6	4	80
Ardross	19	0	0	Gwelup	6	2	112	Parmelia	20	0	0
Armadale	13	6	58	Hamersley	7	6	58	Perth	2	0	0
Ashby	22	0	0	Hamilton Hill	76	17	30	Piara Waters	56	11	39
Ashfield	8	2	112	Hammond Park	161	82	5	Port Kennedy	77	1	140
Attadale	6	8	48	Haynes	43	41	21	Queens Park	2	3	100
Balcatta	44	3	100	Heathridge	23	4	80	Quinns Rocks	15	6	58
Baldivis	882	168	1	Helena Valley	13	0	0	Redcliffe	2	1	140
Balga	24	8	48	Henley Brook	152	0	0	Riverton	35	10	41
Ballajura	20	4	80	High Wycombe	21	3	100	Rivervale	6	0	0
Bassendean	17	7	54	Highgate	7	0	0	Rockingham	63	4	80
Bateman	2	0	0	Hilbert	140	68	10	Rossmoyne	16	6	58
Bayswater	48	15	31	Hillarys	14	0	0	Safety Bay	2	0	0
Beaconsfield	4	4	80	Hilton	12	5	68	Salter Point	1	0	0
Beckenham	44	4	80	Hocking	0	2	112	Sawyers Valley	4	0	0
Bedford	45	9	44	Huntingdale	3	1	140	Scarborough	22	5	68
Beechboro	36	8	48	Inglewood	6	0	0	Secret Harbour	1	33	23
Beeljar	33	0	0	Innaloo	12	0	0	Serpentine	6	0	0
Beldon	4	0	0	Jandakot	0	51	16	Shelley	15	2	112
Bellevue	64	0	0	Jindalee	57	0	0	Shenton Park	34	2	112
Belmont	8	2	112	Jolimont	2	0	0	Shoalwater	2	2	112
Bennett Springs	57	46	19	Joondalup	0	2	112	Sinagra	157	21	27
Bentley	14	12	37	Joondanna	12	0	0	Singleton	0	19	28
Bicton	5	0	0	Kalamunda	22	5	68	Sorrento	14	2	112
Booragoon	11	0	0	Kallaroo	9	4	80	South Fremantle	8	0	0
Boya	0	1	140	Kardinya	14	6	58	South Guildford	47	0	0
Brabham	161	122	4	Karnup	34	77	7	South Lake	2	0	0
Brentwood	2	5	68	Karrinyup	13	4	80	South Perth	8	4	80
Brookdale	0	47	18	Kelmscott	0	3	100	Southern River	177	81	6
Bull Creek	6	0	0	Kenwick	2	0	0	Spearwood	28	4	80
Bullsbrook	67	0	0	Kewdale	27	6	58	St James	17	0	0
Burns Beach	30	4	80	Kingsley	16	3	100	Stirling	10	6	58
Burswood	2	0	0	Kinross	3	0	0	Subiaco	3	4	80
Bushmead	47	0	0	Koondoola	20	0	0	Success	11	0	0
Butler	1	0	0	Koongamia	2	0	0	Swan View	6	0	0
Byford	141	76	9	Lake Coogee	17	0	0	Swanbourne	2	4	80
Camillo	5	0	0	Landsdale	41	39	22	Tamala Park	171	0	0
Canning Vale	39	2	112	Langford	3	2	112	The Vines	0	4	80
Cannington	10	2	112	Lathlain	14	0	0	Thornlie	21	7	54
Carine	1	2	112	Leederville	13	0	0	Treeby	208	62	13
Carlisle	13	5	68	Leeming	8	2	112	Trigg	2	0	0
Caversham	25	0	0	Lesmurdie	0	5	68	Tuart Hill	15	0	0
Champion Lakes	1	0	0	Lockridge	2	0	0	Two Rocks	212	30	24
Chidlow	9	0	0	Lynwood	6	0	0	Upper Swan	86	64	11
Churchlands	3	6	58	Maddington	23	43	20	Victoria Park	5	3	100
City Beach	1	1	140	Madeley	1	3	100	Viveash	2	0	0
Claremont	19	0	0	Mahogany Creek	0	2	112	Waikiki	16	2	112
Cloverdale	17	1	140	Mandogalup	168	1	140	Walliston	12	0	0
Como	7	2	112	Manning	2	0	0	Wandi	0	30	24
Connolly	3	0	0	Marangaroo	2	0	0	Wanneroo	35	0	0
Coogee	70	1	140	Marmion	4	0	0	Warnbro	2	0	0
Coolbellup	55	11	39	Maylands	30	9	44	Warwick	26	0	0
Coolbinia	7	0	0	Medina	5	0	0	Watermans Bay	2	2	112
Cooloongup	2	0	0	Melville	20	15	31	Wattle Grove	43	0	0
Cottesloe	12	3	100	Menora	2	0	0	Wellard	229	62	13
Craigie	19	13	36	Merrima	2	0	0	Wembley	8	0	0
Currambine	0	48	17	Middle Swan	6	5	68	Wembley Downs	18	10	41
Daglish	2	0	0	Midland	4	4	80	West Leederville	3	0	0
Dalkeith	3	0	0	Midvale	4	2	112	West Perth	4	4	80
Darch	25	0	0	Mindarie	1	0	0	Westminster	11	5	68
Dayton	138	9	44	Mirrabooka	2	0	0	White Gum Valley	22	6	58
Dianella	52	14	34	Morley	60	19	28	Willagee	48	9	44
Doubleview	24	10	41	Mosman Park	13	2	112	Willetton	36	7	54
Dun Craig	23	2	112	Mount Claremont	4	4	80	Wilson	24	15	31
East Cannington	51	5	68	Mount Hawthorn	9	0	0	Woodbridge	2	0	0
East Fremantle	3	0	0	Mount Helena	22	5	68	Woodlands	9	0	0
East Victoria Park	19	4	80	Mount Lawley	16	3	100	Woodvale	4	2	112
Eden Hill	5	2	112	Mount Nasura	2	0	0	Yanchep	257	53	15
Edgewater	9	2	112	Mount Pleasant	16	12	37	Yangebup	51	0	0
Eglinton	695	147	2	Mount Richon	2	0	0	Yokine	47	8	48
Embleton	15	4	80	Mullaloo	8	0	0				
Ferndale	0	2	112	Myaree	11	0	0				
Floreat	4	1	140	Nedlands	19	25	26				
Forrestdale	83	63	12	Nollamara	20	3	100				
Forrestfield	28	8	48	Noranda	4	5	68				
Fremantle	9	4	80	North Beach	6	5	68				
Girrawheen	14	3	100	North Coogee	0	6	58				
Glen Forrest	1	0	0	North Perth	22	8	48				
Glendalough	1	14	34	Ocean Reef	6	2	112				
Total Perth metropolitan region									8,114	2,421	
Peel Region Scheme											
Coodanup	59	40	4	Greenfields	37	0	0	Pinjarra	2	0	0
Dawesville	144	0	0	Halls Head	8	0	0	Ravenswood	13	28	5
Dudley Park	39	43	3	Lakelands	175	0	0	South Yunderup	110	58	2
Erskine	3	0	0	Madora Bay	165	126	1	Wannanup	0	1	8
Falcon	8	0	0	Mandurah	2	3	7	Waroona	1	8	6
Total Peel Region Scheme									766	307	
Total Perth metropolitan region and Peel Region Scheme									8,880	2,728	

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



5 Rural residential and special residential activity

5.1 Regional summary: September 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 Sept 2024	Proposed lots	Proposed lots up to end of Sept 2024	Lots

Metropolitan¹

Central sub-region	0	0	1	0	0
North-west sub-region	0	2	0	8	0
North-east sub-region	11	27	0	486	21
South-east sub-region	6	93	13	385	8
South-west sub-region	9	21	2	52	0
Peel Region Scheme ²	2	132	0	301	32
Total Metropolitan¹	28	275	16	1,232	61

State planning region

Perth	26	143	16	931	29
Peel ³	2	184	0	301	32
Sub-total	28	327	16	1,232	61

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	0	0	69	0
Great Southern	0	18	1	219	13
Kimberley	0	0	0	29	0
Mid West	10	10	16	62	4
Pilbara	0	0	1	0	0
South West	29	69	13	527	22
Wheatbelt	10	113	11	571	3
Sub-total	49	210	42	1,479	42
Total State	77	537	58	2,711	103

5.2 Final approval: top suburbs and localities

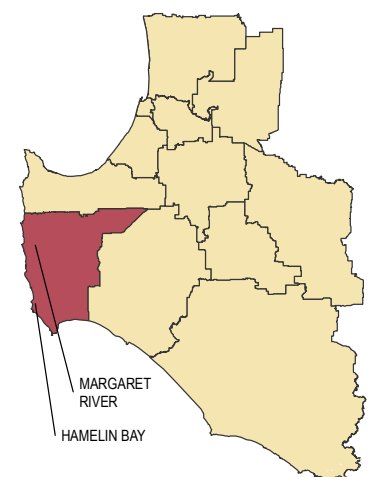
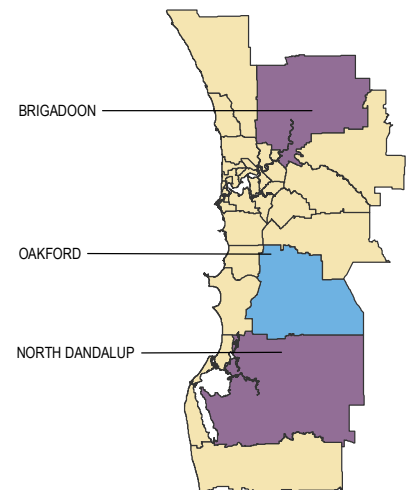
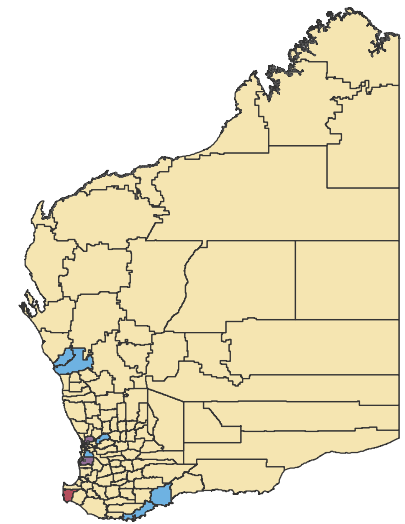
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	North Dandalup	32	1	Hamelin Bay	14
2	Brigadoon	18	2	Goode Beach	8
3	Oakford	6	3	Margaret River	5

* 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: September 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 Sept 2024	Proposed lots	Proposed lots up to end of Sept 2024	Lots

Metropolitan¹

Central sub-region	4	7	5	83	28
North-west sub-region	18	19	0	50	8
North-east sub-region	7	10	1	77	2
South-east sub-region	9	9	10	37	11
South-west sub-region	2	2	8	29	8
Peel Region Scheme ²	2	2	3	17	8
Total Metropolitan¹	42	49	27	293	65

State planning region

Perth	40	47	24	276	57
Peel ³	2	2	3	17	8
Sub-total	42	49	27	293	65

Rest of the State

Gascoyne	1	3	0	3	0
Goldfields-Esperance	0	0	1	11	3
Great Southern	0	0	0	12	12
Kimberley	0	0	0	10	0
Mid West	0	0	3	25	1
Pilbara	0	0	0	11	0
South West	1	0	1	56	7
Wheatbelt	7	7	1	16	0
Sub-total	9	10	6	144	23
Total State	51	59	33	437	88

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Byford	11	1	Centennial Park	12
2	Cannington	8			
3	North Coogee	5			

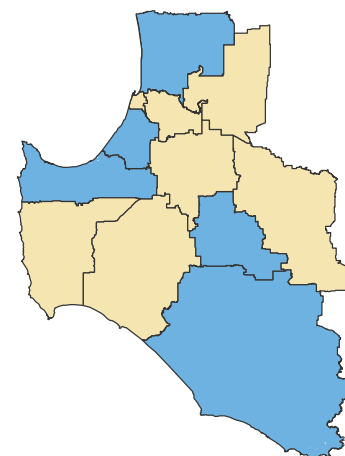
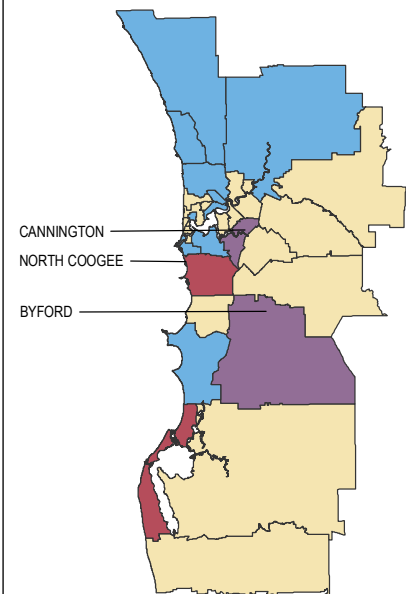
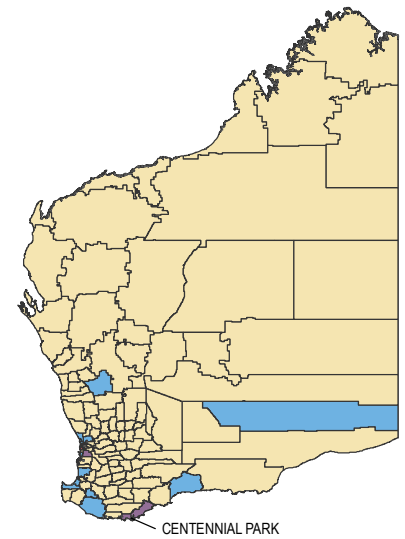
* Five lots or more

Percentage of final approvals by region

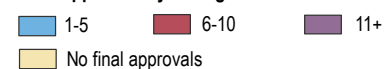
Metropolitan¹

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: September 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 Sept 2024	Proposed lots	Proposed lots up to end of Sept 2024	Lots

Metropolitan¹

Central sub-region	3	1	3	48	3
North-west sub-region	13	15	0	219	5
North-east sub-region	4	6	1	163	0
South-east sub-region	3	3	0	217	3
South-west sub-region	0	26	17	205	3
Peel Region Scheme ²	0	21	0	95	0
Total Metropolitan¹	23	72	21	947	14

State planning region

Perth	23	51	21	852	14
Peel ³	0	21	0	95	0
Sub-total	23	72	21	947	14

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	1	1	86	2
Great Southern	9	9	1	34	0
Kimberley	35	35	0	82	0
Mid West	0	0	0	38	0
Pilbara	0	0	0	124	2
South West	0	12	43	336	1
Wheatbelt	10	11	7	134	3
Sub-total	55	68	52	834	8
Total State	78	140	73	1,781	22

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Neerabup	5			

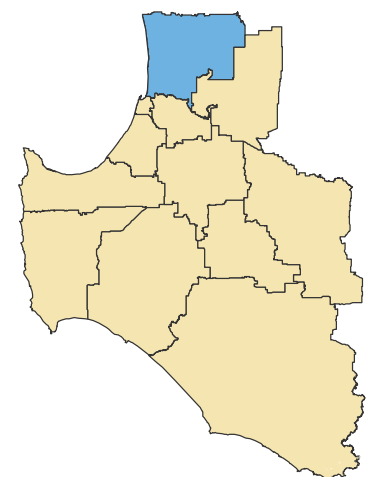
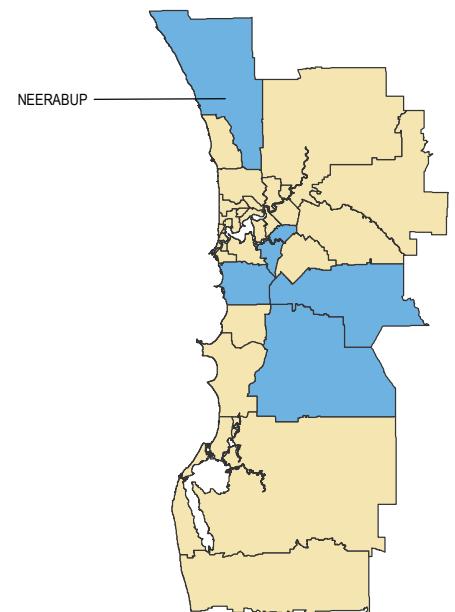
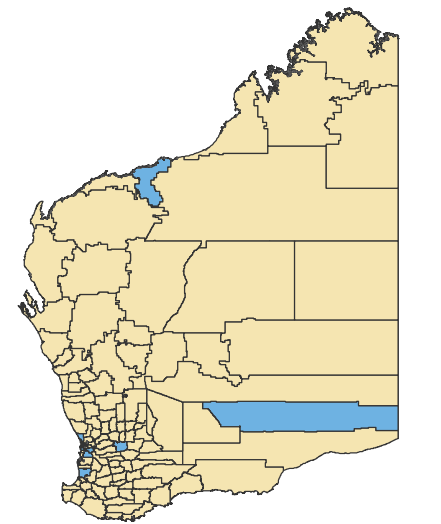
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots

- 1-5
- No final approvals

Note: Top suburbs and localities identified where relevant

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

8 Metropolitan local government summary

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

Metropolitan¹

Central sub-region										
Bassendean (T)	9	9	4	87	11	0	0	0	17	0
Bayswater (C)	65	75	64	454	61	1	1	4	16	0
Belmont (C)	47	46	48	249	10	0	0	0	24	2
Cambridge (T)	6	6	7	42	2	0	0	0	0	0
Canning (C)	99	86	127	883	68	0	0	0	28	15
Claremont (T)	8	8	2	22	4	0	0	0	3	7
Cottesloe (T)	0	0	10	40	3	0	0	0	0	0
East Fremantle (T)	2	2	4	13	0	0	0	0	0	0
Fremantle (C)	94	94	35	515	19	4	2	2	18	3
Melville (C)	85	67	55	486	59	0	0	2	4	2
Mosman Park (T)	4	7	4	32	2	0	0	0	1	0
Nedlands (C)	101	104	41	163	29	0	0	0	5	1
Peppermint Grove (S)	3	3	0	6	0	0	0	0	0	0
Perth (C)	0	0	0	8	0	2	4	0	8	5
South Perth (C)	23	29	23	116	6	3	3	1	2	0
Stirling (C)	211	239	150	1,296	113	0	0	5	26	1
Subiaco (C)	3	3	6	25	6	2	2	0	1	0
Victoria Park (T)	21	25	21	239	12	0	1	1	17	3
Vincent (C)	11	24	18	207	15	4	4	1	7	5
Total	792	827	619	4,883	420	16	17	16	177	44

North-west sub-region										
Joondalup (C)	61	63	262	978	97	0	0	0	8	6
Wanneroo (C)	2,519	4,182	371	12,484	439	43	55	4	462	56
Total	2,580	4,245	633	13,462	536	43	55	4	470	62

North-east sub-region										
Kalamunda (C)	43	60	125	434	21	0	2	3	59	0
Mundaring (S)	261	281	16	640	8	0	4	2	171	1
Swan (C)	797	872	418	7,067	268	22	43	11	568	97
Total	1,101	1,213	559	8,141	297	22	49	16	798	98

South-east sub-region										
Armadale (C)	180	190	1,040	6,186	239	15	18	14	155	18
Gosnells (C)	122	189	229	2,207	143	1	3	5	126	11
Serpentine-Jarrahdale (S)	390	859	171	2,462	76	21	110	22	411	61
Total	692	1,238	1,440	10,855	458	37	131	41	692	90

South-west sub-region										
Cockburn (C)	523	695	144	2,618	234	22	26	19	141	18
Kwinana (C)	277	434	445	4,310	170	0	28	8	30	9
Rockingham (C)	495	722	482	5,711	306	13	21	12	192	20
Total	1,295	1,851	1,071	12,639	710	35	75	39	363	47

Peel Region Scheme ²										
Mandurah (C)	121	421	200	3,795	213	2	2	3	19	28
Murray (S)	2	645	0	1,075	86	2	157	2	424	37
Waroona (S)	2	2	0	0	8	2	4	2	23	0
Total	125	1,068	200	4,870	307	6	163	7	466	65

Metropolitan¹ total	6,585	10,442	4,522	54,850	2,728	159	490	123	2,966	406
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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

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

Balance of State

Gascoyne										
Carnarvon (S)	0	0	0	48	0	0	0	0	7	0
Exmouth (S)	0	0	8	13	0	1	1	0	3	0
Remaining local governments	0	2	0	0	0	1	3	2	2	0
Total	0	2	8	61	0	2	4	2	12	0

Goldfields-Esperance										
Esperance (S)	22	22	59	111	0	6	6	1	5	3
Kalgoorlie-Boulder (C)	10	8	179	367	32	1	1	2	103	8
Remaining local governments	0	0	0	17	0	0	0	0	76	1
Total	32	30	238	495	32	7	7	3	184	12

Great Southern										
Albany (C)	20	24	14	612	44	9	26	2	179	68
Remaining local governments	52	50	2	390	0	16	24	17	202	10
Total	72	74	16	1,002	44	25	50	19	381	78

Kimberley										
Broome (S)	0	0	32	323	13	35	35	0	88	1
Wyndham-East Kimberley (S)	0	0	2	4	2	2	2	0	35	0
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	0	0	34	329	15	37	37	0	123	1

Mid West										
Greater Geraldton (C)	10	57	30	1,335	0	10	10	5	80	6
Irwin (S)	1	1	27	234	0	0	0	19	49	0
Remaining local governments	27	25	2	15	0	2	2	6	58	3
Total	38	83	59	1,584	0	12	12	30	187	9

Pilbara										
Karratha (C)	92	92	1	191	0	9	9	0	55	0
Port Hedland (T)	67	49	104	124	0	0	0	2	72	2
Remaining local governments	2	2	0	54	0	0	1	1	15	0
Total	161	143	105	369	0	9	10	3	142	2

South West										
Augusta-Margaret River (S)	122	122	144	1,302	113	11	11	7	208	76
Bunbury (C)	9	9	8	170	3	0	9	34	56	3
Busselton (C)	353	462	46	1,069	182	20	19	41	484	27
Capel (S)	15	13	6	625	35	3	3	10	115	16
Dardanup (S)	2	0	15	343	40	12	49	2	62	3
Harvey (S)	18	15	15	628	57	12	5	17	140	13
Remaining local governments	3	4	15	414	16	15	19	15	114	21
Total	522	625	249	4,551	446	73	115	126	1,179	159

Wheatbelt										
Beverley (S)	0	0	0	5	0	0	0	2	6	3
Chittering (S)	223	223	2	59	3	5	5	0	195	0
Gingin (S)	105	105	12	2,241	0	4	6	0	262	2
Northam (S)	2	2	6	142	11	10	113	3	84	10
Toodyay (S)	0	0	18	125	0	1	0	9	31	2
York (S)	0	0	5	48	0	8	8	0	8	0
Remaining local governments	32	32	2	186	1	48	56	53	285	25
Total	362	362	45	2,806	15	76	188	67	871	42

Peel region - balance										
Boddington (S)	0	0	0	2	0	0	52	0	8	0

Balance of State	1,187	1,319	754	11,199	552	241	475	250	3,087	303
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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
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512
2019/20	18,345	10,391	13,784	8,683	14,644	9,121	3,701	1,270
2020/21	23,690	15,593	19,209	12,910	20,831	13,660	2,859	1,933
2021/22	20,636	12,596	15,121	9,971	16,972	10,929	3,664	1,667
2022/23	18,657	9,925	13,964	8,140	15,893	8,862	2,764	1,063
2023/24	18,777	10,768	14,951	8,478	16,106	9,334	2,671	1,434
July 2024 to Sept 2024	5,440	3,493	4,383	2,521	4,586	2,868	854	625

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
2019/20	16,663	8,930	13,010	7,861	13,798	8,211	2,865	719
2020/21	22,004	13,617	18,583	11,823	20,109	12,437	1,895	1,180
2021/22	18,512	10,582	13,967	8,913	15,730	9,647	2,782	935
2022/23	17,366	9,261	13,493	7,754	15,263	8,405	2,103	856
2023/24	17,138	9,983	14,385	8,114	15,396	8,880	1,742	1,103
July 2024 to Sept 2024	5,276	3,280	4,322	2,421	4,522	2,728	754	552

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
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
2019/20	525	242	214	82	228	112	297	130
2020/21	424	351	155	89	227	140	197	211
2021/22	655	326	372	90	437	179	218	147
2022/23	646	240	106	107	260	155	386	85
2023/24	940	342	188	97	314	117	626	225
July 2024 to Sept 2024	58	103	16	29	16	61	42	42

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
2019/20	311	184	172	140	188	153	123	31
2020/21	290	100	110	62	111	63	179	37
2021/22	530	113	349	77	349	77	181	36
2022/23	414	197	226	140	227	148	187	49
2023/24	509	164	265	93	265	107	244	57
July 2024 to Sept 2024	73	22	21	14	21	14	52	8

■ 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
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
2017/18	175	103	127	73	136	79	39	24
2018/19	186	208	99	125	128	148	58	60
2019/20	188	174	118	114	128	117	60	57
2020/21	172	177	136	109	146	129	26	48
2021/22	205	297	119	197	123	201	82	96
2022/23	231	227	139	139	143	154	88	73
2023/24	190	279	113	174	131	230	59	49
July 2024 to Sept 2024	33	88	24	57	27	65	6	23

■ 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