

# Urban Growth Monitor 9 - Key findings

The *Urban Growth Monitor* measures land development and dwelling construction in the Perth metropolitan, Peel and Greater Bunbury regions. The ninth edition of the *Urban Growth Monitor* relates to land supply as at 31 December 2016.

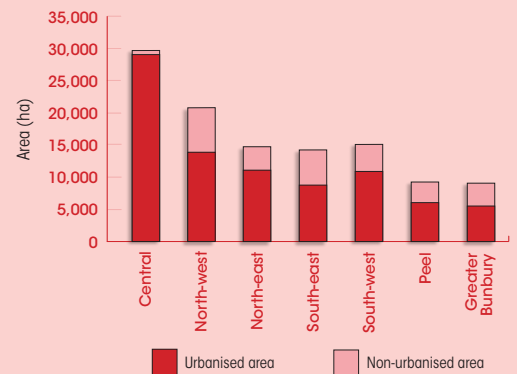
## Stock of land zoned for urban development

At the end of 2016, the total stock of **urban and urban deferred zoned land** across the Perth metropolitan, Peel and Greater Bunbury region schemes was **112,460 hectares**.

Of this -

**84,370 hectares (75%)** is urbanised

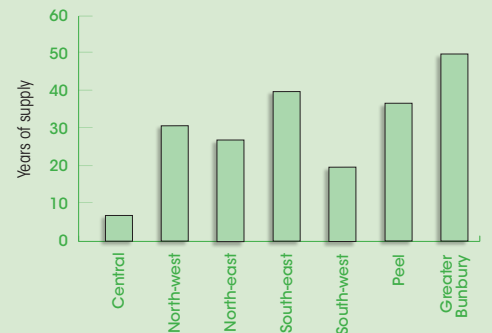
**28,080 hectares (25%)** is non-urbanised



## Land consumption

It would take around **30 years** to fully consume the **volume of non-urbanised land** at historical consumption rates (30% infill/70% greenfield).

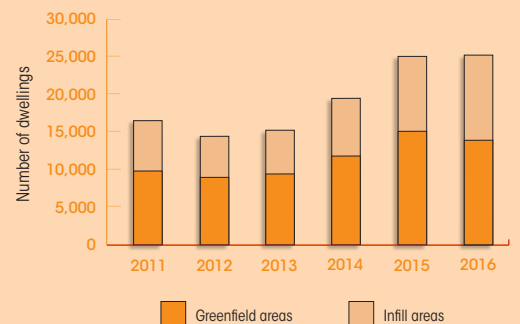
The temporal land supply extends to **60 years** under current policy targets (47% infill/53% greenfield).



## Infill

The net infill rate was **41% in 2016** for Perth and Peel. This compares with **34% in 2015**, **31% in 2014**, **28% in 2013** and **2012** and **32% in 2011**.

The **annual variation** in the **infill rate** is due to dwelling demolitions, the impacts of major infill projects and greenfield land releases, economic activity, interest rates and access to finance.



## Density

The **target of 15 dwellings** per gross urban zone hectare for **new residential development** can be expressed as an equivalent target of 26 dwellings per net site hectare.

**Net site dwelling density by build year** is a measure of the number of dwellings per net site hectare, based only on lots developed with dwellings constructed in a given reporting year.

The net site dwelling density by build year for 2016 for the Perth metropolitan region was **27.4 dwellings** per net site hectare.

