

Housing Development Data 2005 - 2016 - Inner Metro Region

Housing Development Data 2016 records all residential development activity (i.e. all dwellings constructed or demolished) in Metropolitan Melbourne over the decade from 2005-2016. This is a summary of some key trends in housing development in the Inner Metro subregion that complements the recent data published in the Housing outcomes in established Melbourne 2005 to 2016 report.

The Inner Metro subregion saw an average annual increase in dwelling stock of 5,320 dwellings over this period, with Melbourne seeing the greatest increase. As at 2016, there were an estimated 185,729 dwellings in the Inner Metro subregion.

Over the 2005-2016 period, the majority (88%) of all new dwellings in the Inner Metro subregion were classified as urban renewal (see figure 1).

Figure 3 shows that 2016, 2015, and 2013 were the three years with the largest growth in dwelling stock in the Inner Metro subregion.

Over the twelve years there were 1,864 projects in the Inner Metro subregion that produced a net dwelling increase.

There were also 538 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Figure 1: Net new dwellings by development type, 2005-2016

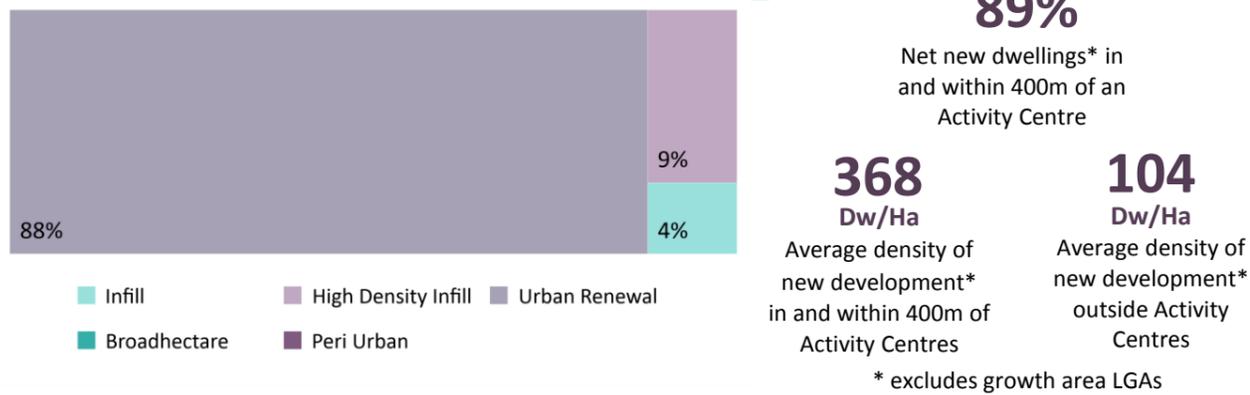


Figure 2: Annual net new dwellings by project outcome size*

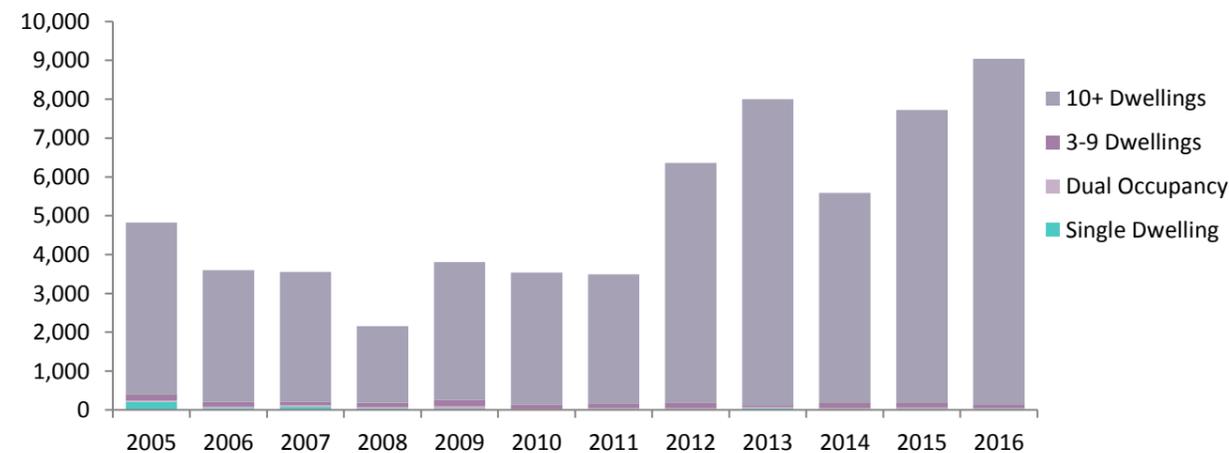


Figure 3: Annual net new dwellings by development type

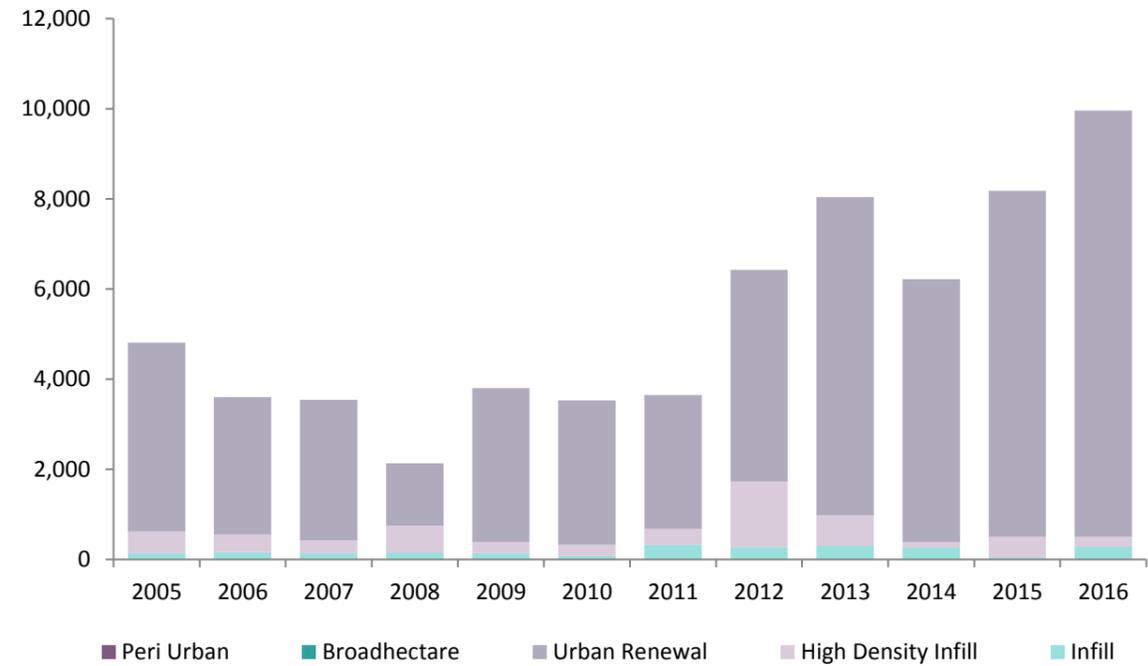
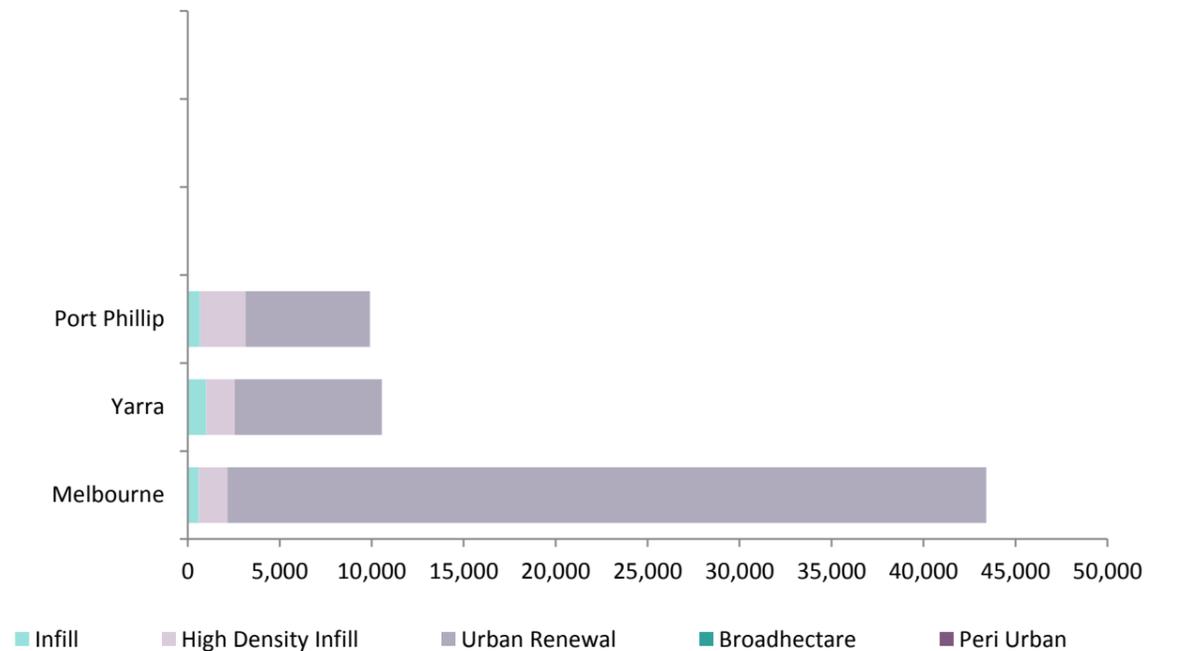


Figure 4: Net new dwellings by development type and LGA, 2005-2016



The full GIS dataset used to create this information is available from the Victorian Government's DataVic portal.

Housing Development Data 2005 to 2016 - Melbourne LGA

Housing Development Data 2016 records all residential development activity including all constructed and demolished dwellings in Metropolitan Melbourne over the decade from 2005-2016. This is a summary of key trends in Melbourne LGA.

For the 2005-2016 period, Melbourne LGA saw an average annual increase in dwelling stock of 3,620 dwellings per annum, with Melbourne seeing the greatest increase. As at 2016, there were an estimated 82,383 dwellings in Melbourne LGA.

Over the 2005-2016 period, the majority (95%) of all new dwellings were the result of urban renewal development projects (see figure 1).

Figure 2 shows that 2016, 2013, and 2015 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 693 projects in Melbourne LGA that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Melbourne and North Melbourne. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in North Melbourne and Kensington.

There were also 71 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Melbourne LGA provides a relatively high proportion of Melbourne's new housing supply. The majority of supply occurs in locations that allow a mixture of commercial and residential uses. The municipality's residential suburbs have seen minimal housing growth.

The vast majority of new housing supply results from the redevelopment of existing sites for high yielding apartment projects.

Figure 1: Net new dwellings by development type, 2005-2016

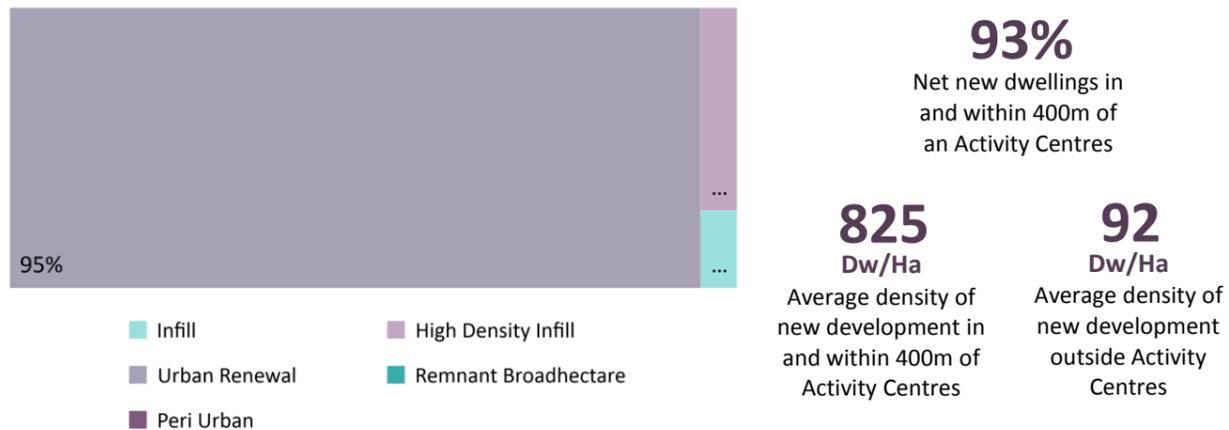


Figure 2: Annual net new dwellings by project outcome size

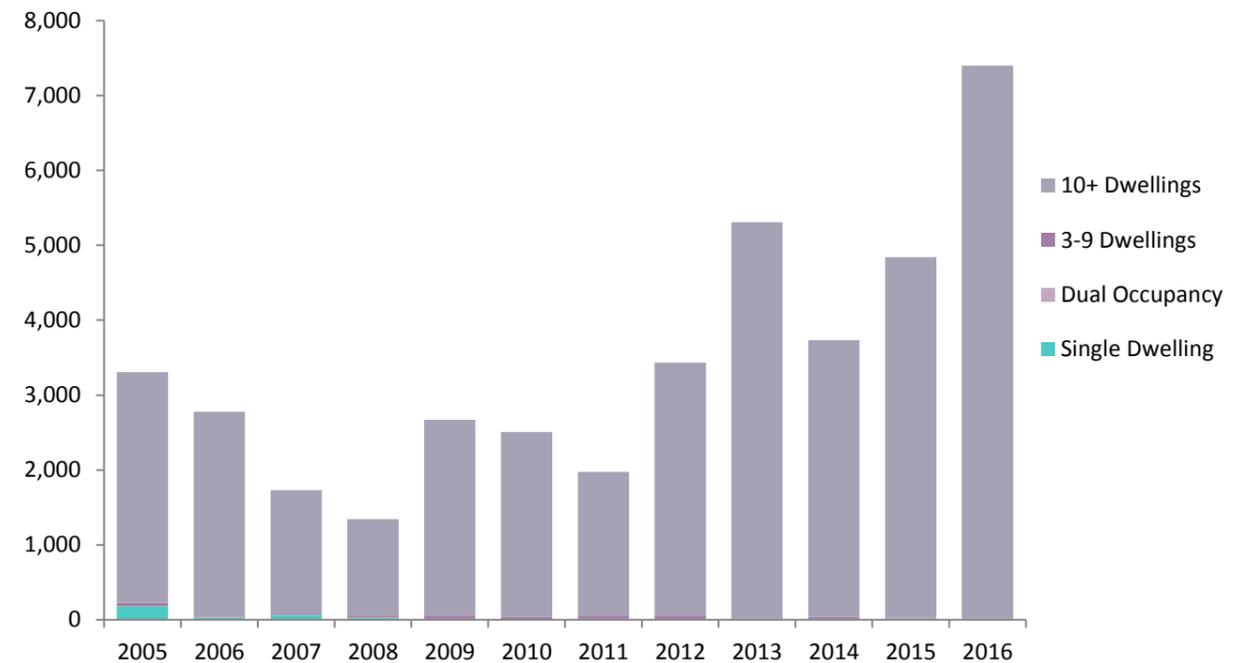
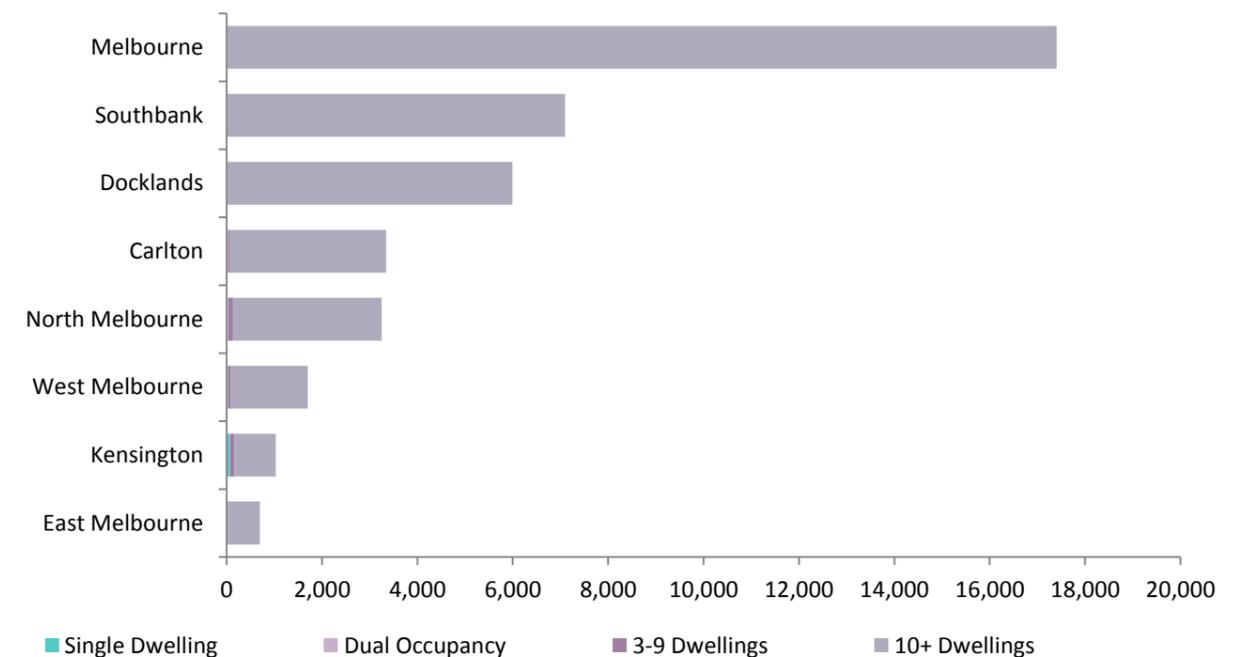


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



The full GIS dataset used to create this information is available from the Victorian Government's DataVic portal.

Housing Development Data 2005 to 2016 - Port Phillip

Housing Development Data 2016 records all residential development activity including all constructed and demolished dwellings in Metropolitan Melbourne over the decade from 2005-2016. This is a summary of key trends in Port Phillip.

For the 2005-2016 period, Port Phillip saw an average annual increase in dwelling stock of 830 dwellings per annum, with St Kilda seeing the greatest increase. As at 2016, there were an estimated 58,612 dwellings in Port Phillip.

Over the 2005-2016 period, the majority (68%) of all new dwellings were the result of urban renewal development projects (see figure 1).

Figure 2 shows that 2012, 2007, and 2013 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 482 projects in Port Phillip that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Melbourne and St Kilda. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Elwood and Port Melbourne.

There were also 207 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

High density major redevelopment projects provide the majority of the municipality's new housing. A high proportion of these are urban renewal projects delivering dwellings within or near Activity Centre precincts.

Heritage protected areas in Albert Park, Middle Park and St Kilda West have seen minimal housing change.

Figure 1: Net new dwellings by development type, 2005-2016

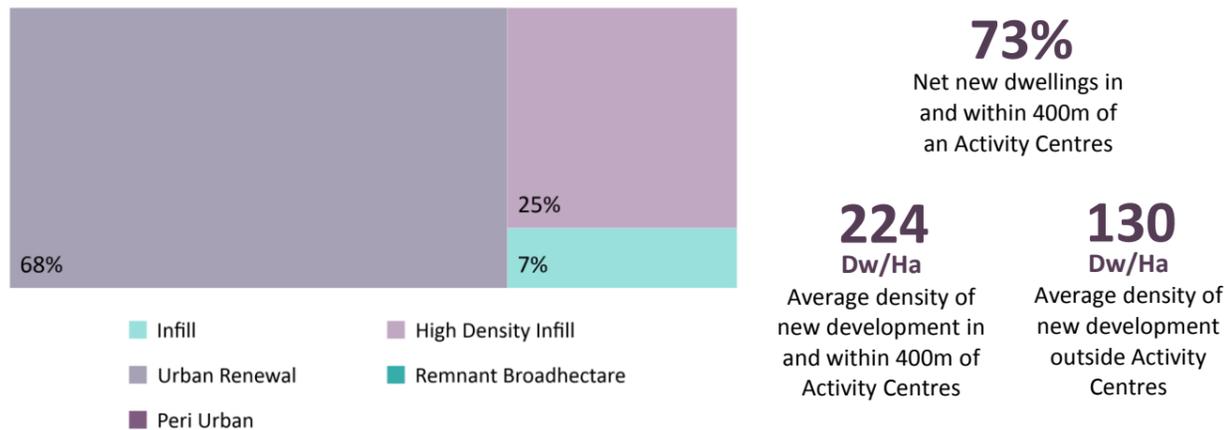


Figure 2: Annual net new dwellings by project outcome size

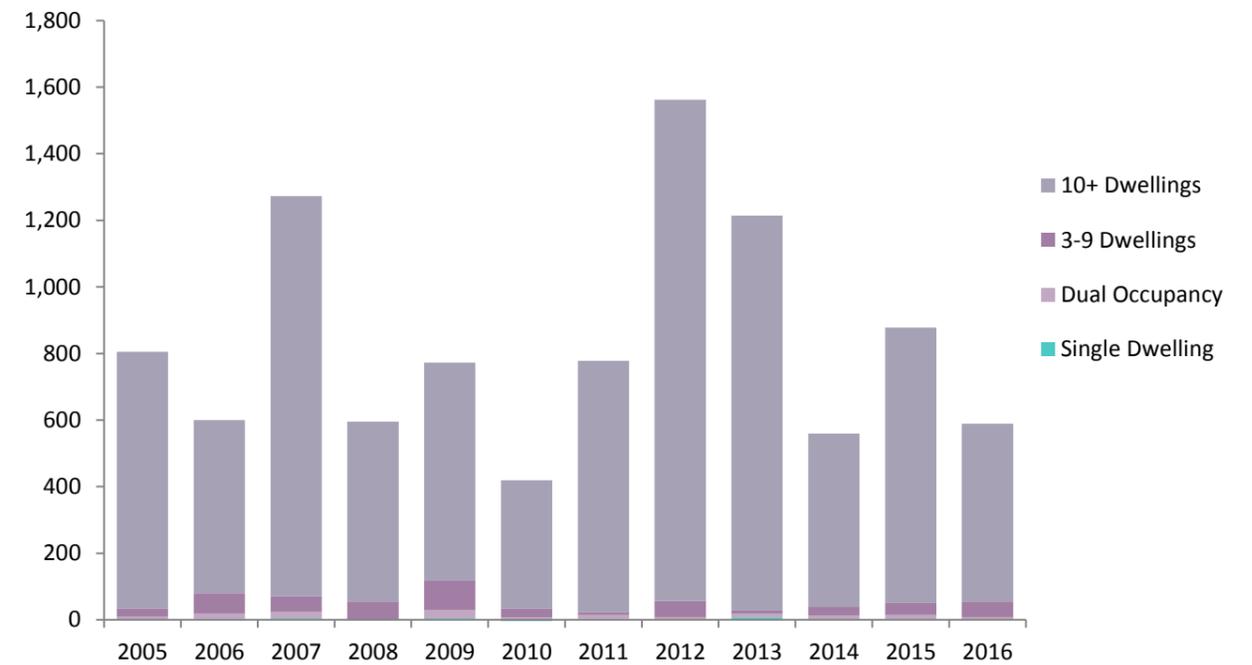
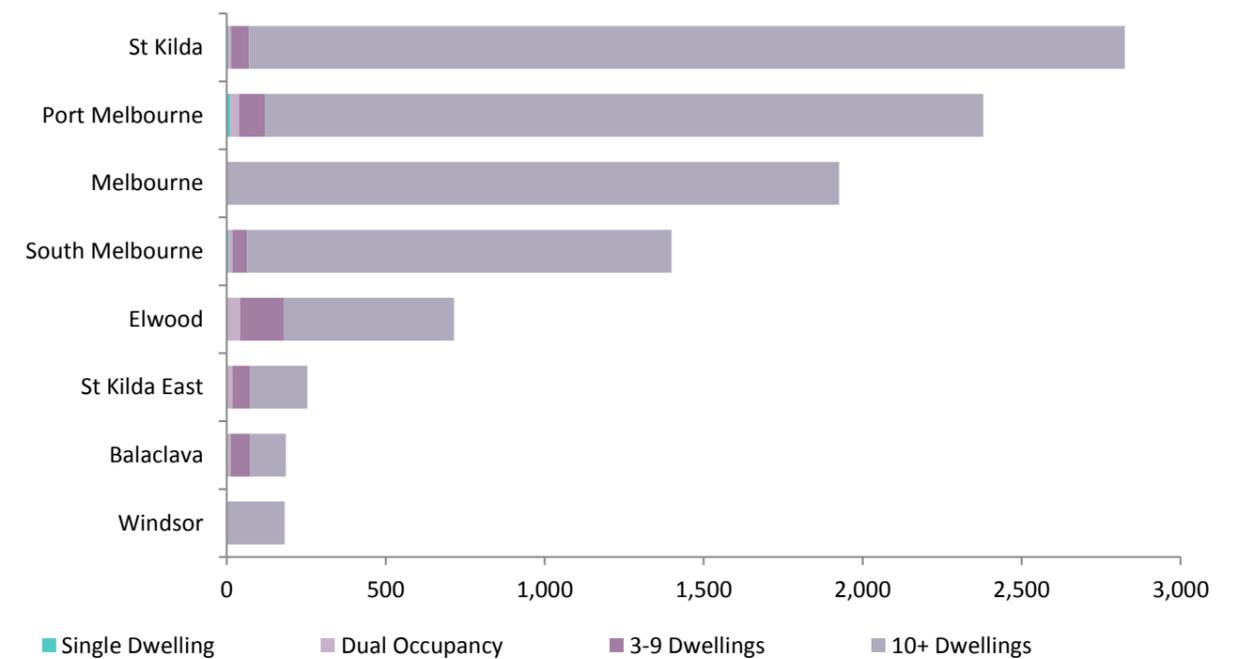


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



The full GIS dataset used to create this information is available from the Victorian Government's DataVic portal.

Housing Development Data 2005 to 2016 - Yarra

Housing Development Data 2016 records all residential development activity including all constructed and demolished dwellings in Metropolitan Melbourne over the decade from 2005-2016. This is a summary of key trends in Yarra.

For the 2005-2016 period, Yarra saw an average annual increase in dwelling stock of 880 dwellings per annum, with Richmond seeing the greatest increase. As at 2016, there were an estimated 44,734 dwellings in Yarra.

Over the 2005-2016 period, the majority (76%) of all new dwellings were the result of urban renewal development projects (see figure 1).

Figure 2 shows that 2015, 2013, and 2012 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 689 projects in Yarra that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Richmond and Collingwood. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Richmond and Fitzroy North.

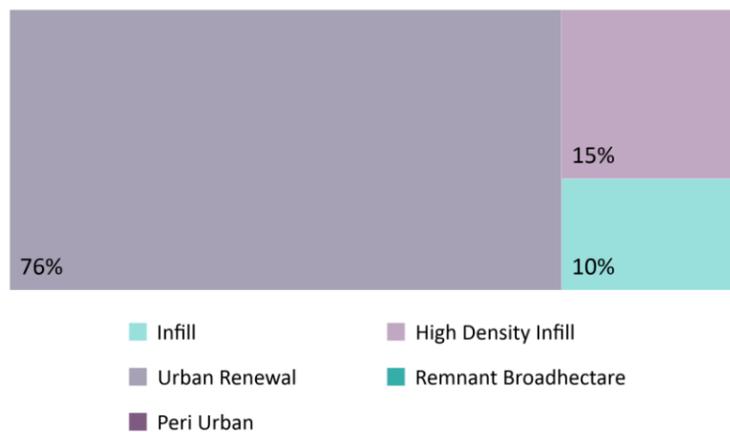
There were also 260 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The municipality's core commercial and mixed use areas are the main focus for major redevelopment projects that yield high numbers of new dwellings. This is adding housing near jobs, transport and services.

Urban renewal projects have contributed the most to new housing, reflecting the former industrial nature of the municipality.

Figure 1: Net new dwellings by development type, 2005-2016



87%
Net new dwellings in and within 400m of an Activity Centres

137 Dw/Ha
Average density of new development in and within 400m of Activity Centres

97 Dw/Ha
Average density of new development outside Activity Centres

Figure 2: Annual net new dwellings by project outcome size

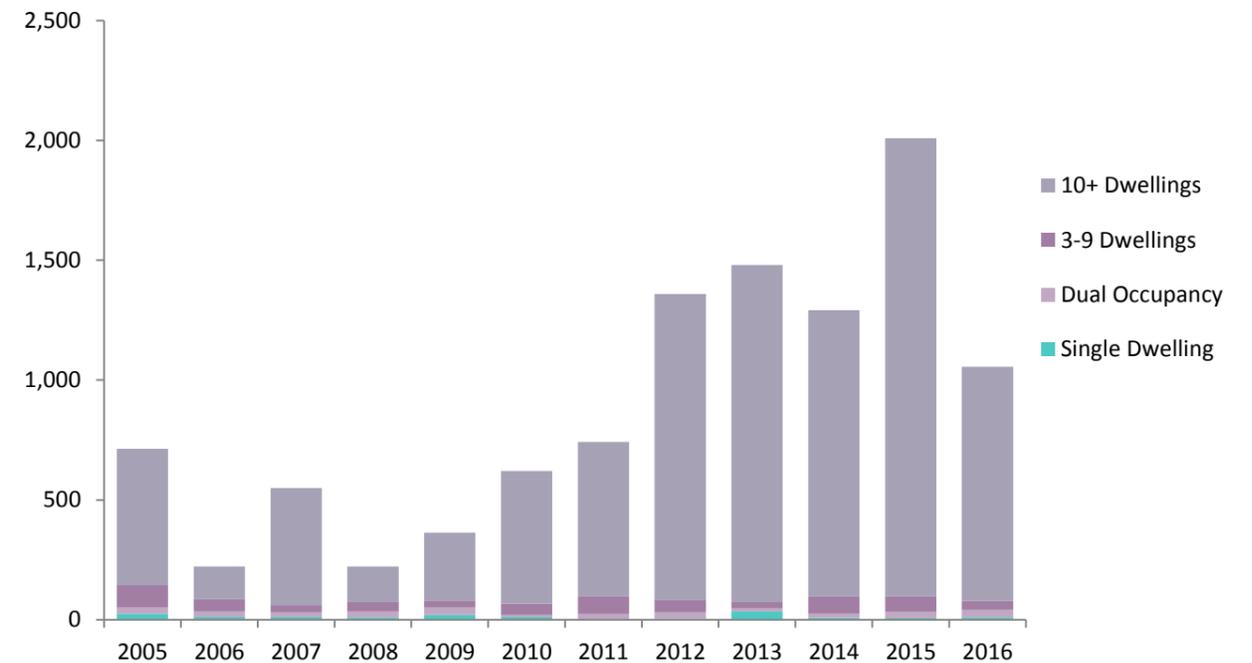
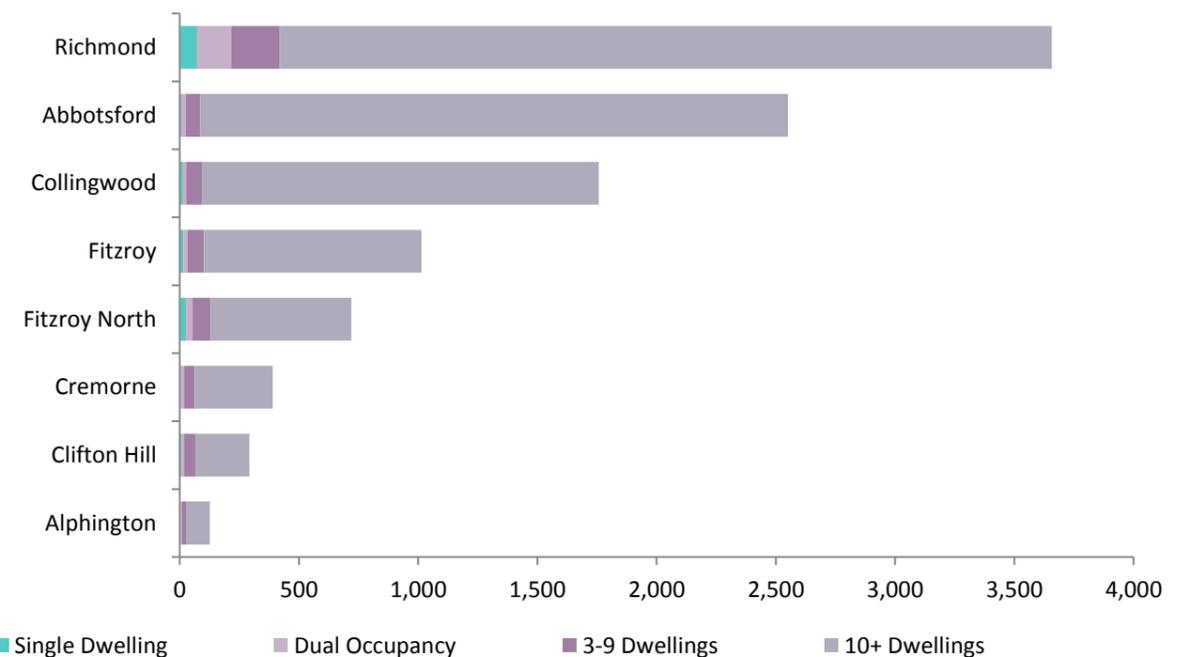


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



The full GIS dataset used to create this information is available from the Victorian Government's DataVic portal.

Housing Development Data (HDD) Summary Reports: Explanatory Notes

The HDD summary reports provide some highlights of residential development trends in metropolitan Melbourne over the decade from 2005-2016.

HDD consists of two sets of GIS layers:

1. Projects layers, which show changes to the dwelling stock (dwellings constructed or demolished) at the lot level in each year.
2. Stock layers, which show the complete dwelling stock as of December each year.

The summary reports draw mostly on the HDD projects layers.

How to download the main data layers

The two most commonly used HDD layers are available in GIS formats from the Victorian Government's DataVic portal. They are large files and will take some time to download.

The project layer for the period 2005-2016 is available from this link:

<https://www.data.vic.gov.au/data/dataset/project-layer-depicting-housing-activity-over-the-years-from-2005-and-2016>

The latest stock layer, which is from December 2016, is available from this link:

<https://www.data.vic.gov.au/data/dataset/stock-layer-for-calendar-year-2016>

Further information

For further information about HDD, contact David Matthews at:

david.matthews@delwp.vic.gov.au



List of Definitions

| | |
|------------------------------------|---|
| 1 for 1 replacement project | Demolition of a single dwelling followed by construction of a new replacement single dwelling. |
| Broadhectare development | Broadhectare development (sometimes known as greenfield development) involves the development of large areas of land that were previously non-urban (usually agricultural land on the edge of the city) for new suburban development. |
| Dual occupancy | A residential development project that results in two dwellings by constructing one or two new dwellings and usually involves subdividing a lot into two. |
| High density infill | Redevelopment in residential zones which are of 10 or more dwellings and a high density (greater than 100 dwellings per hectare). They are most likely different in character to the majority of existing housing stock. |
| Infill development | Redevelopment in residential zones which is usually small scale and replaces older dwellings with new dwellings. |
| Growth areas | Locations on the fringe of metropolitan Melbourne designated in planning schemes for large-scale transformation, over many years, from rural to urban use. |
| Metropolitan Melbourne | The area within the outer limits of the 31 municipalities that make up metropolitan Melbourne, plus part of Mitchell Shire within the Urban Growth Boundary. |
| Net new dwellings | Total constructed dwellings minus total dwellings demolished. |
| Non-urban | The area outside the urban growth boundary but within the 31 metropolitan LGAs. |
| Peri Urban | Development outside the urban growth boundary but still within the 31 LGAs of metropolitan Melbourne. |
| Remnant broadhectare | There are some areas of broadhectare development within established LGAs which is sometimes referred to as 'remnant broadhectare development'. These are often areas of historic subdivision that were not developed at the time. |
| Urban Growth Boundary | The current geographical limit for the future urban area of Melbourne. |
| Urban renewal | Development on in areas rezoned from a non-residential to residential zone in commercial areas, former industrial areas, and the central city, usually larger apartment projects. |