

Research Matters

News from the Department of Sustainability and Environment's Spatial Information and Research

ISSN: 1448-6881

Issue 34 June 2005

Remember the footy map?

The footy map, which showed where football clubs had closed or merged, appeared in the 2002 edition of *Regional Matters: An Atlas of Regional Victoria*. This was a whole-of-government publication which presented spatial analysis of demographic, economic, environmental and social change in Regional Victoria. The *Atlas* proved to be a valuable resource for policy makers across a range of government departments and policy areas (eg. health, infrastructure, education, environment) and has been used for a variety of policy-related purposes (eg. funds allocation, strategic planning, research, communication).

Following the success of *Regional Matters: An Atlas of Regional Victoria* in 2002, a new edition is being prepared along with a Metropolitan equivalent.

Themes being developed by the Regional Atlas project team include:

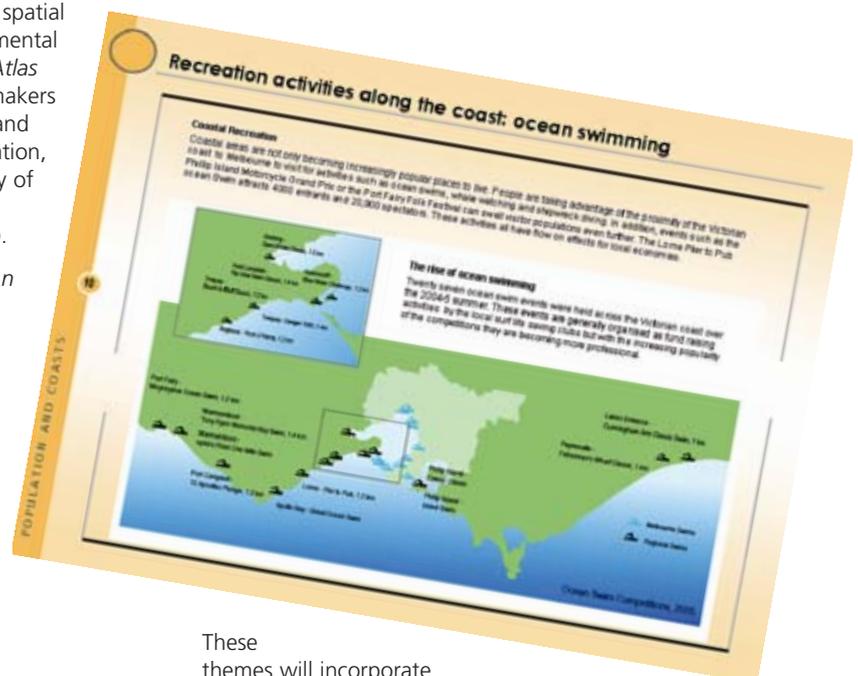
- Changing Populations
- Community Wellbeing
- Servicing Communities
- Industry & Skills
- Energy Choices
- Coastal Development
- Land and People
- Drought and Water
- Rural-Urban Interface

Themes being considered by the Metro Atlas project team include:

- Health
- Education and skills
- Employment
- Sustainability
- Transport
- Significant events and changes
- Housing
- Physical Melbourne
- Melbourne's people

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These themes will incorporate information on current issues of concern to Government, community, planners, policy makers and researchers. Key demographic, social, environment and economic trends in regional and metropolitan Victoria and the interdependencies and interactions between these factors will be presented through the two Atlas publications. The output from this project will be in a printed format and available on the Internet.

For further information contact:

Kate Alder (Melbourne Metropolitan Atlas) on 9637 8562 or
Fiona McKenzie (Regional Atlas) on 9637 8503

Urban Development Program in Focus

Spatial Information and Research are in the midst of undertaking the annual land supply and demand assessment with the completion of the 2005 series of Urban Development Program Forums, held across metropolitan Melbourne and Geelong. These forums, in combination with the round of consultation with councils and other key stakeholders, will feed into the *2005 Urban Development Program Report*, to be released later this year. Whilst all six forums focused on urban development, some had particular areas of interest - the first forum looked exclusively at industrial land supply and demand; and at another forum redevelopment and infill was of particular interest. In this edition of *Research Matters* we take a closer look at the research that supports our knowledge of these aspects of urban development in Melbourne.

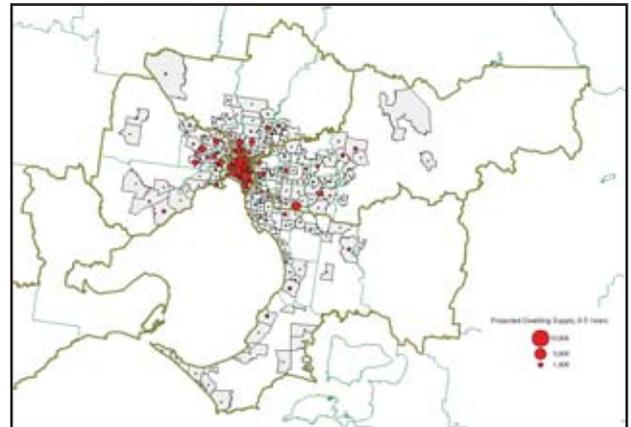
Redeveloping and Consolidating our City

Despite media and development industry predictions of a substantial cooling in the metropolitan Melbourne housing market, recent DSE research indicates there are substantial numbers of medium and higher density type dwellings still likely to come onto the market from redevelopment over the coming five years. The spatial expression of the predicted supply is displayed in the bubble map below.

This data comes from residential redevelopment monitoring and forecasting conducted by the Spatial Information and Research Branch. 'Residential Redevelopment' means the conversion of sites in the established urban area to a residential type use (or intensification of residential site use) which yields 10 or more dwellings. Apartments, flats, town and terrace houses and other semi-detached type stock tend to dominate redevelopment – commonly referred to as medium and high density type built form.

The map above shows a concentration of redevelopment dwellings expected from within the inner region of the Metropolitan area, and in particular from within the City of Melbourne. 4,600 new dwelling units are expected to come onto the market from the suburb of Melbourne alone (essentially

comprising the Central Business District) over the next 5 years. The table below displays the top ten suburbs in terms of predicted redevelopment dwelling supply for these years. Of these redevelopments 60% of dwelling units have current planning permit approvals.



Projected Dwelling Unit Supply (by suburb) from Redevelopment Projects, 2005 to 2010

Source: DSE Research Data

| Suburb | Projected Established Urban Area Redevelopment Type Dwelling Additions, 2005-2010* |
|-----------------|--|
| Melbourne | 4,640 |
| Carlton | 2,630 |
| Southbank | 2,410 |
| South Yarra | 2,050 |
| Mulgrave | 1,310 |
| Docklands | 1,260 |
| Coburg | 1,000 |
| Footscray | 980 |
| North Melbourne | 915 |
| Brunswick | 910 |

Source: DSE research data

* Preliminary figures



Melbourne Docklands – redevelopment activity in full swing.

(Photo taken May 2005)

Matters

In search of Bigfoot: Industrial Building Footprint Database 2005

Spatial Information and Research have just completed the first industrial building footprint database. The database was created by tracing the perimeter, from aerial photography, of buildings in four major industrial nodes. The major industrial nodes are West (located in Laverton North), Airport (the industrial area around Melbourne Airport), North (the industrial area along the Hume Highway) and South (the Dandenong South area). 8,500 building footprints in the major industrial nodes have been digitised.

The footprint of a building is not the same as the floor area of the building. Some buildings have more than one level of usable floor area. However the building footprint data provides a measure of the amount of industrial land covered by a building.

The Footprint data will be used to:

- augment the Industrial Land Database by identifying land that is occupied by a building,
- improve measures of the consumption of industrial land,
- develop indicators of building to land coverage,
- examine the change in building sizes as this data is collected over time.

The results of the 2005 database show there is considerable variation in building footprints in the four major industrial

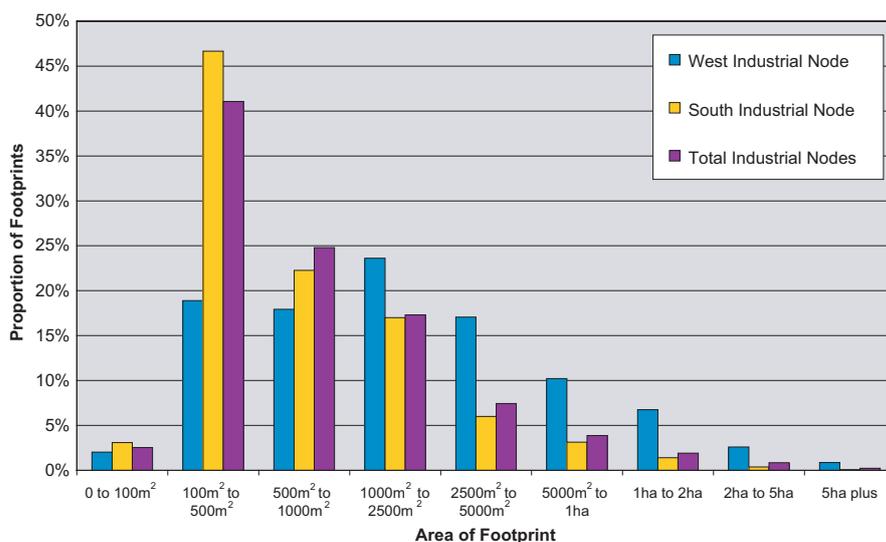


nodes. The average building footprint in the major industrial nodes is 1,785m², however in the west industrial node the average footprint area is 4,300m².

The graph above shows the distribution of building footprints by footprint size for the West, South and all industrial nodes for 2005. In the South Industrial Node around 70%, have a footprint between 100m² and 1,000m². However, in the West Industrial Node some 20% of building footprints are in excess of 5,000m². This compares to 5% in the South Industrial Node and 7% for the total of the industrial nodes. Some examples of these large building footprints in the West Industrial Node are logistics users located near the Western

Ring Road such as the Murray Goulburn Integrated Logistics Centre (total footprint of 7.5 hectares) and the Aldi Distribution Centre (total footprint of 5.1 hectares) as well as large manufacturing concerns such as Toyota (total footprint of 19 hectares).

Work is continuing on the analysis of this data and charts of the 2005 data will soon be made available on our website (www.dse.vic.gov.au/research/urbanandregional). For further information please contact Peter Elliott on 9655 6809 or email peter.elliott@dse.vic.gov.au.



Proportion of industrial building footprints by area category 2005

Source: Industry and Employment Research, DSE.

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Hollywood meets Demographic Research

Manager of Demographic Research, Jeremy Reynolds, recently made a foray into the film industry with the production of 'Victoria - Changing Faces, Changing Places'. This short film gives us a greater understanding of how our community is changing and helps us plan for the future by introducing some of the underlying drivers of population growth in Victoria. Available as either a DVD or interactive CD-Rom, free copies of this useful and informative film can be obtained by emailing urbanregional.research@dse.vic.gov.au



Victoria in Future 2004 – News

The *Victoria in Future 2004 Overview Report* has finally been released. This 90 page report covers a broad range of topics relating to both the demographic context in Victoria, and to the population and household projections themselves. The report is now available from Spatial Information and Research online, or from Information Victoria.



The *Victoria in Future* website remains our primary method of delivery of data and analysis relating to the population and household projections. We are continuing to update and maintain the website, with the latest additions being the publication of the Regional Victoria chapter of Your Questions Answered, as well as a special appendix for Your Questions Answered, detailing a range of questions asked at our 11 regional seminars held in 2004 and 2005 – www.dse.vic.gov.au/victoriainfuture

Urban and Regional Research Online

The Spatial Information and Research home page is located at www.dse.vic.gov.au/research/urbanandregional. The 2005 *Victorian Population Bulletin* and the latest Demographic Presentations can be accessed now from the Demographics

section. Upcoming content includes the March 2005 *Residential Land Bulletin* and the 2005 Urban Development Program Forum presentations. Please email your comments, questions and suggestions to christina.inbakaran@dse.vic.gov.au.

Local Government Research Network & Local Connections

The *Local Government Research Network* (LGRN), coordinated by Spatial Information and Research, continues to endeavour to support links between local government, research and policy. The March 2005 Issue of *Local Connections*, available at www.dse.vic.gov.au/lgrn, welcomed a variety of contributions. Articles ranged from disability services in Brimbank to community drought social recovery in Campaspe; and from the role of Local Government researchers in community engagement in Wyndham to an indigenous gardens community partnership in Whitehorse.

The LGRN web page has provided a useful forum for sharing Council projects and housing strategies for some time. A list of sustainability and transport projects and strategies will be added to the site by late July. In the meantime, Councils are encouraged to continue emailing details of datasets, any issues Councils face, and the details of the nominated contact person for housing strategies, council projects, sustainability strategies and transport strategies.

For further information please contact Christina.Inbakaran@dse.vic.gov.au or Christine.Kilmartin@dse.vic.gov.au

Published by the Victorian Government Department of Sustainability and Environment June 2005.

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Printed by Red Rover (Aust) Pty Limited, 53 Brady Street South Melbourne.