

Housing Development Data 2005 - 2016 - Southern 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 Southern subregion that complements the recent data published in the Housing outcomes in established Melbourne 2005 to 2016 report.

The Southern subregion saw an average annual increase in dwelling stock of 7,060 dwellings over this period, with Casey seeing the greatest increase. As at 2016, there were an estimated 404,135 dwellings in the Southern subregion.

Over the 2005-2016 period, the majority (65%) of all new dwellings in the Southern subregion were classified as broadhectare (see figure 1).

Figure 3 shows that 2016, 2014, and 2015 were the three years with the largest growth in dwelling stock in the Southern subregion.

Over the twelve years there were 13,836 projects in the Southern subregion that produced a net dwelling increase.

There were also 2,830 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

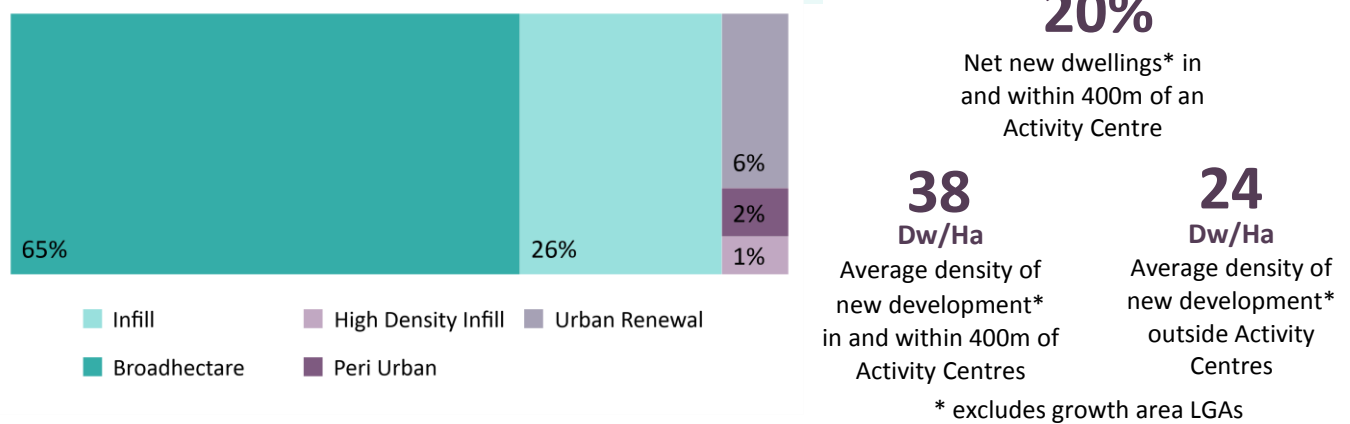


Figure 2: Annual net new dwellings by project outcome size\*

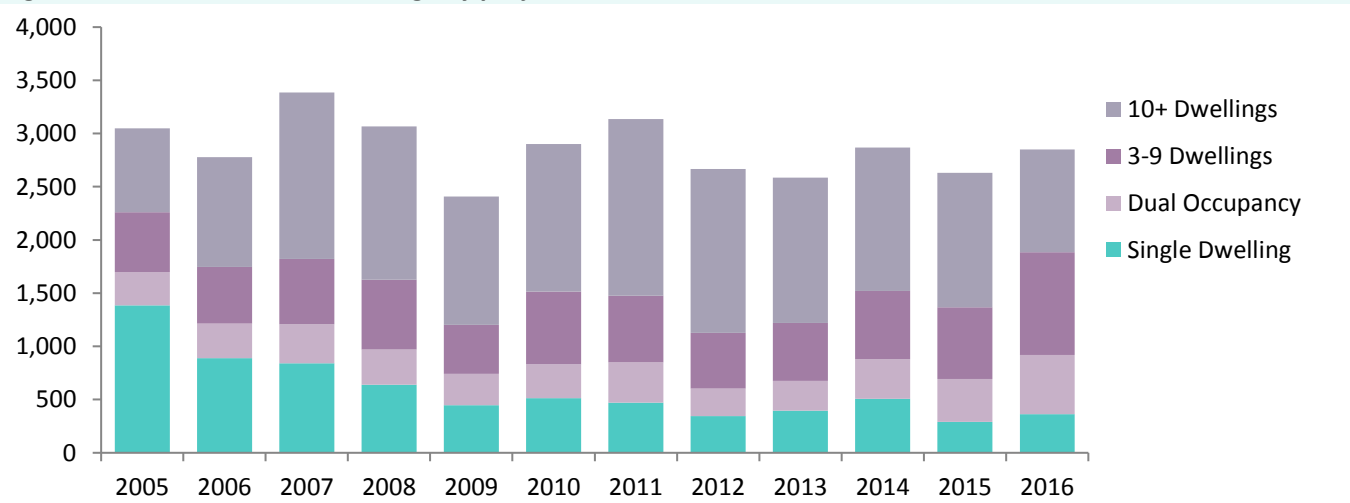


Figure 3: Annual net new dwellings by development type

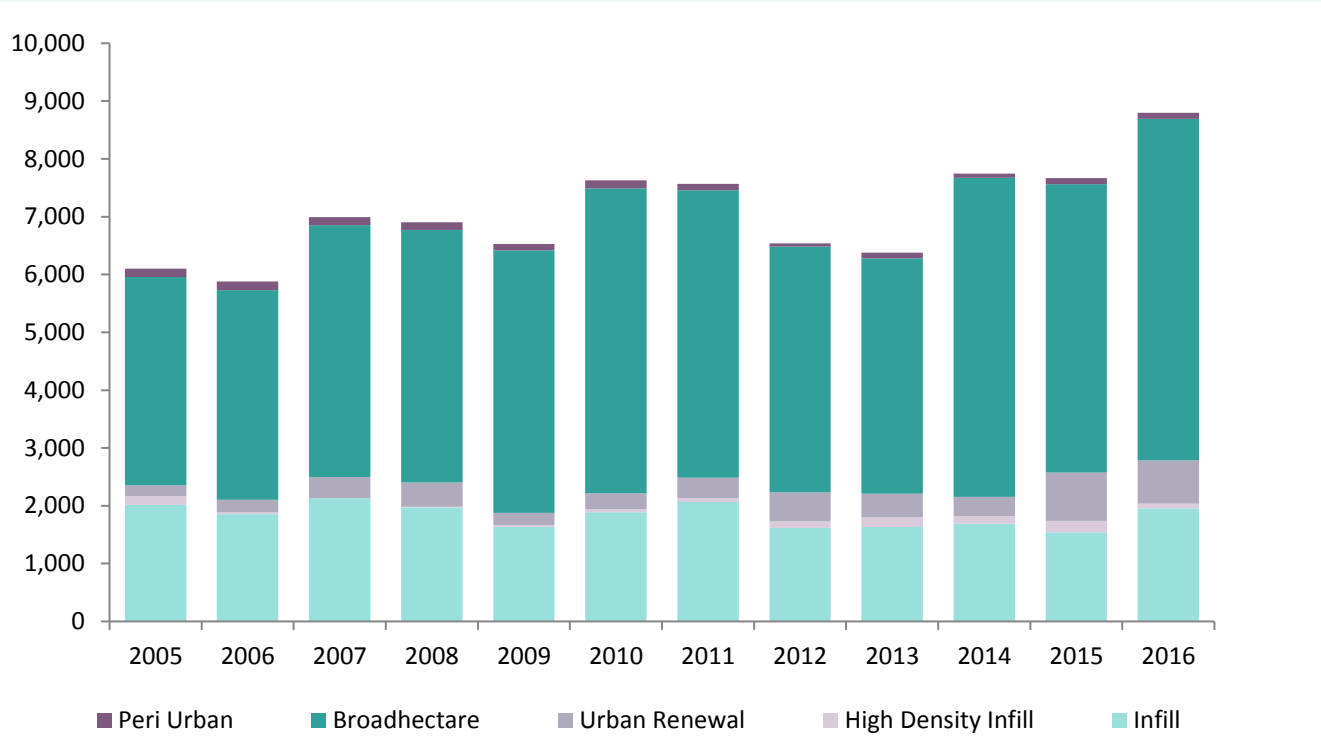
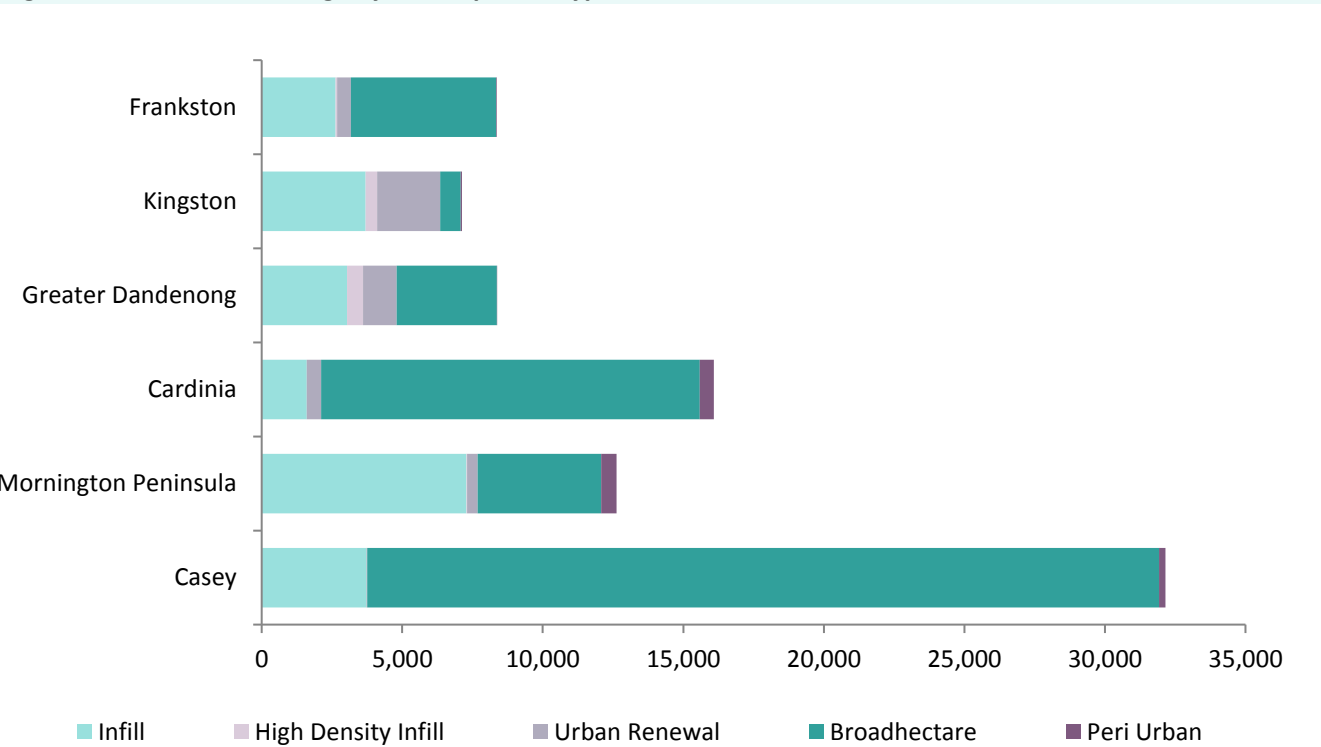


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

Housing Development Data 2005 - 2016 - Cardinia

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 Cardinia.

For the 2005-2016 period, Cardinia saw an average annual increase in dwelling stock of 1,340 dwellings per annum, with Pakenham seeing the greatest increase. As at 2016, there were an estimated 35,837 dwellings in Cardinia.

Over the 2005-2016 period, the majority (84%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2011, 2016, and 2010 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,057 projects in Cardinia that produced a net dwelling increase. There were 48 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The vast majority of housing supply results from the development of greenfield land in Pakenham and Officer. Some infill development is occurring around the smaller settlements of Garfield, Bunyip and Koo Wee Rup.

Non-urban areas in which development is constrained by planning requirements have seen minimal new housing supply.

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

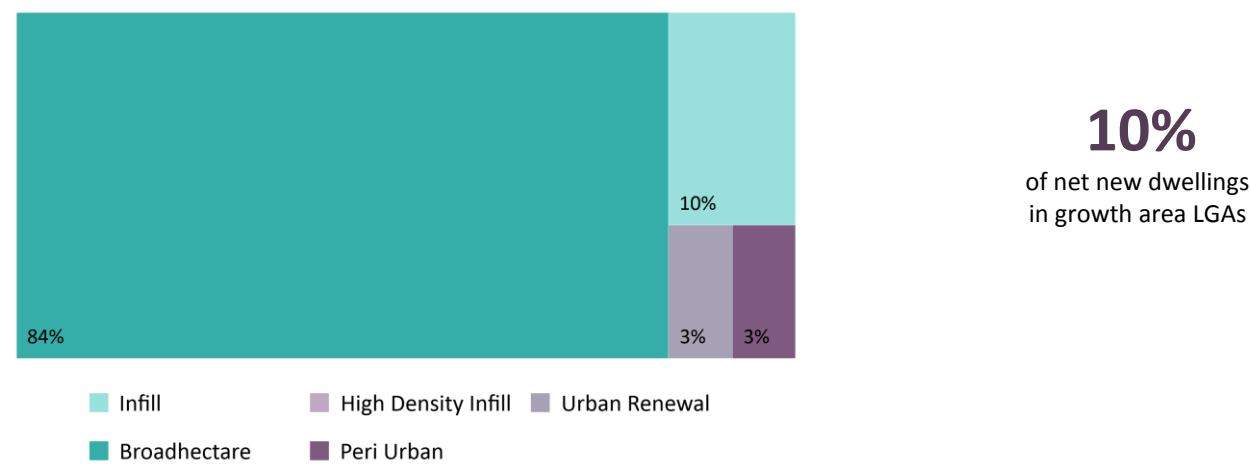


Figure 2: Annual net new dwellings by development type

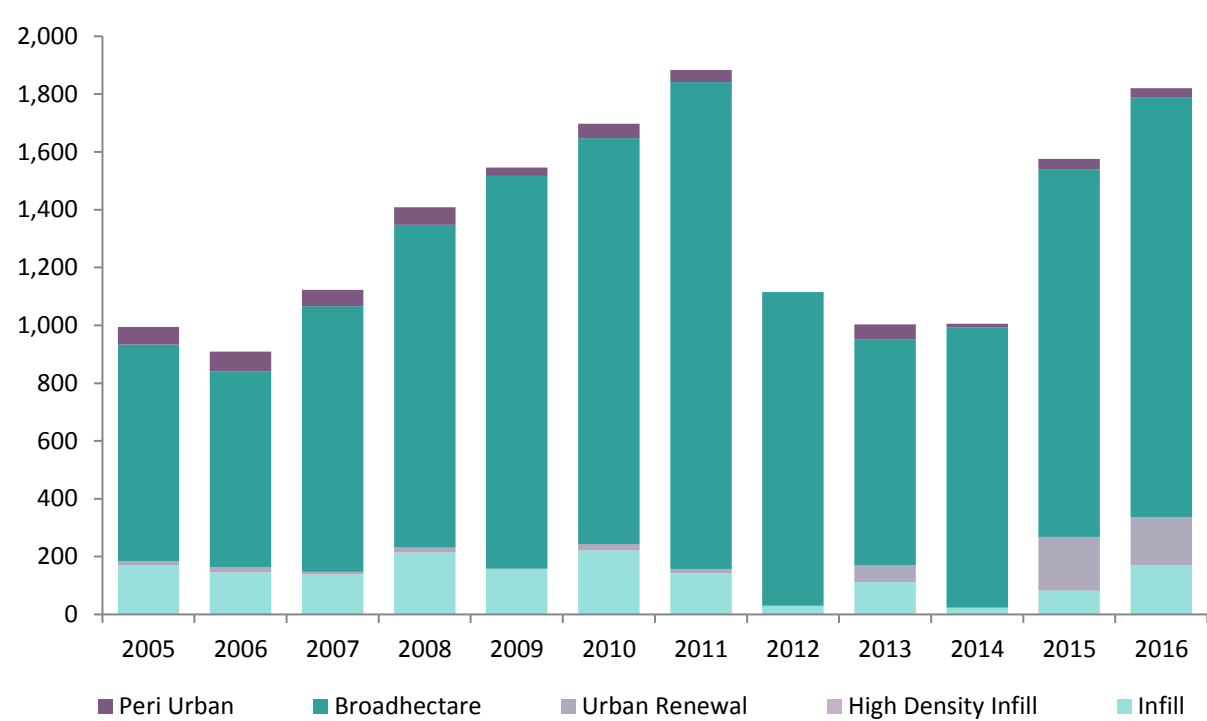
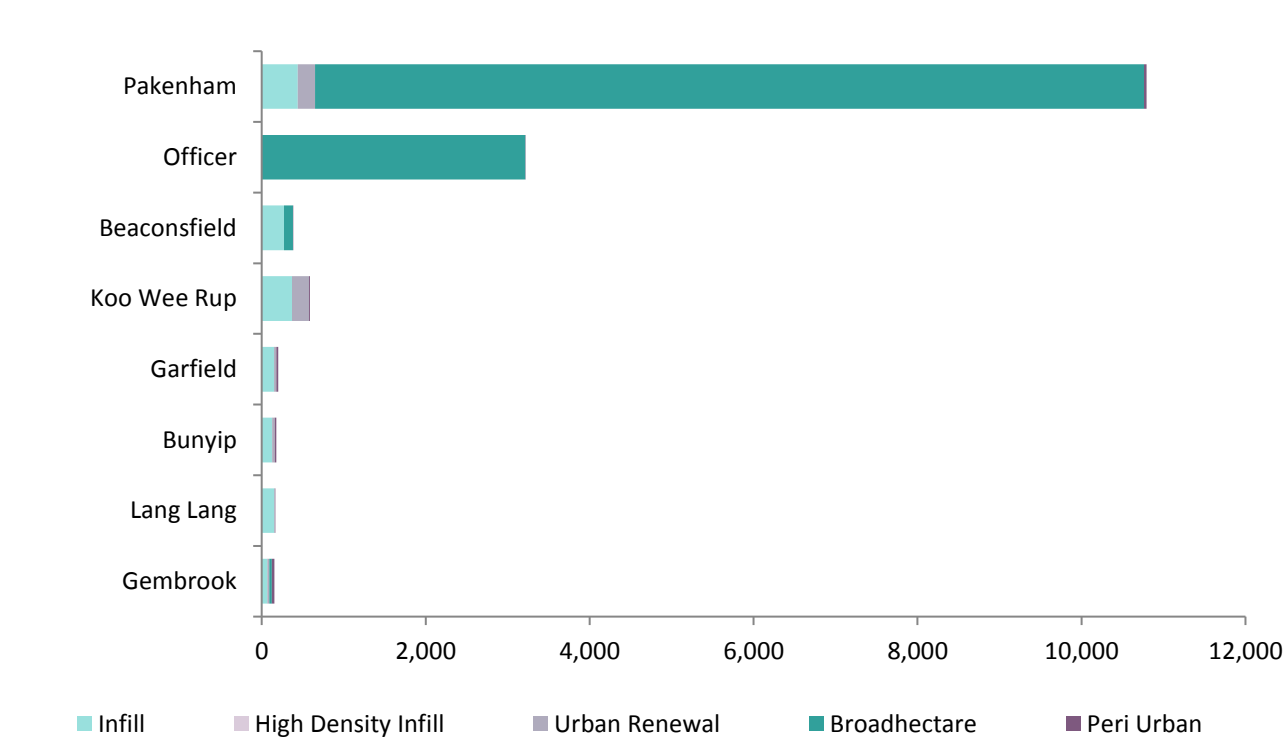


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 - 2016 - Casey

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 Casey.

For the 2005-2016 period, Casey saw an average annual increase in dwelling stock of 2,680 dwellings per annum, with Berwick seeing the greatest increase. As at 2016, there were an estimated 104,340 dwellings in Casey.

Over the 2005-2016 period, the majority (88%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2016, 2014, and 2015 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 5,336 projects in Casey that produced a net dwelling increase. There were 196 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Casey is one of the major areas for new detached housing in metropolitan Melbourne. The vast majority of new housing is developed on greenfield land.

Areas such as Tooradin, Devon Meadows and Cranbourne South in which planning requirements limit new housing development have seen minimal additions to their existing housing stock.

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

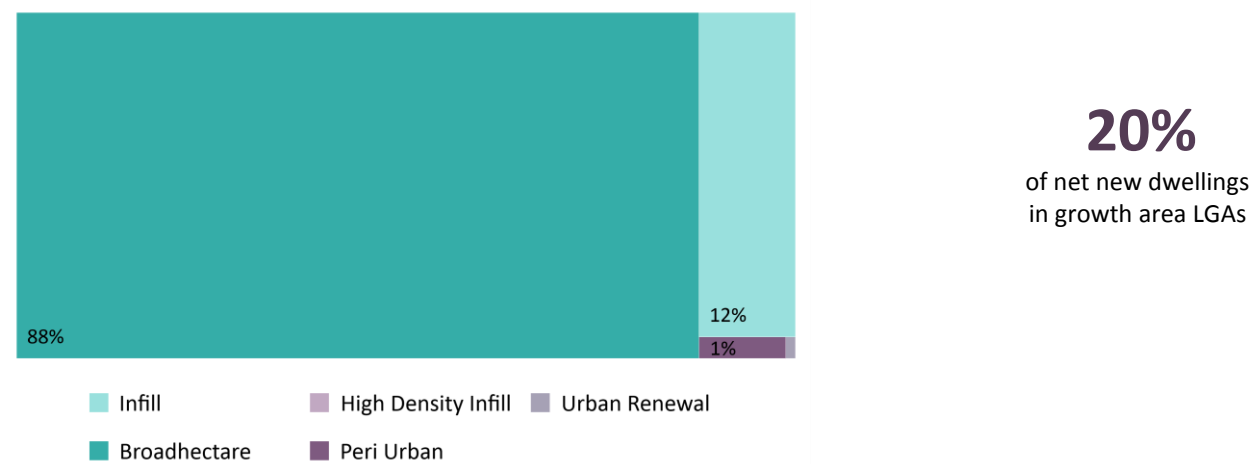


Figure 2: Annual net new dwellings by development type

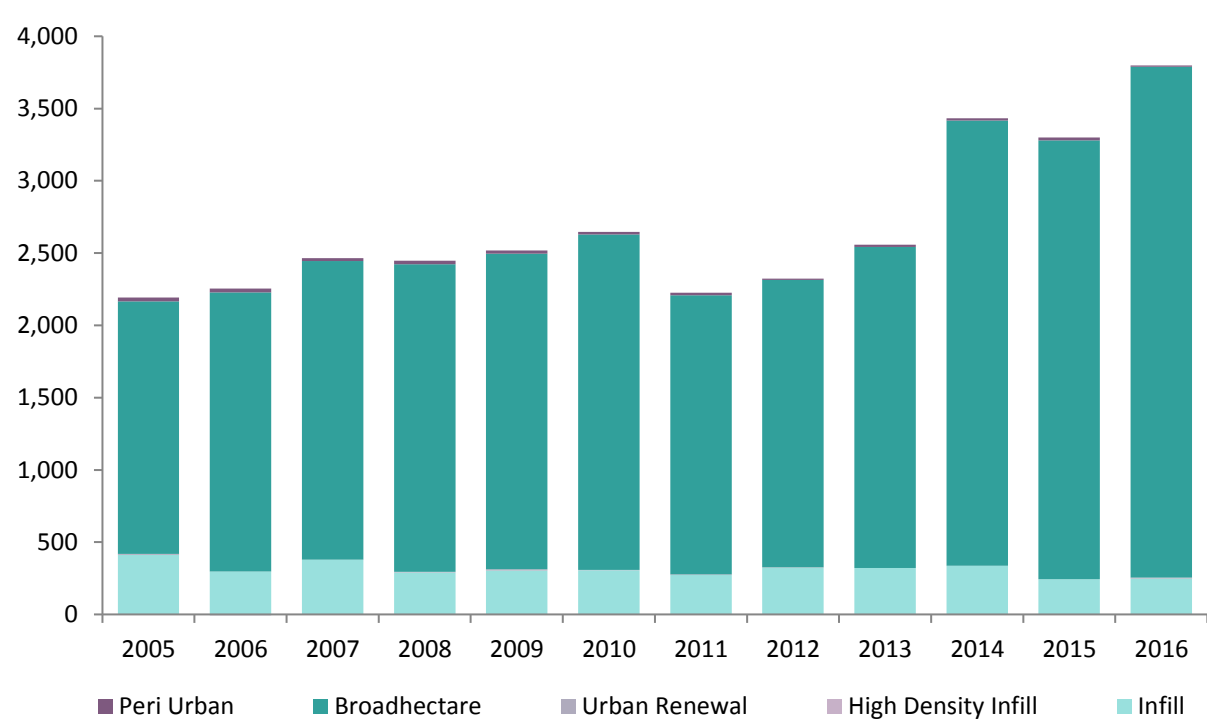
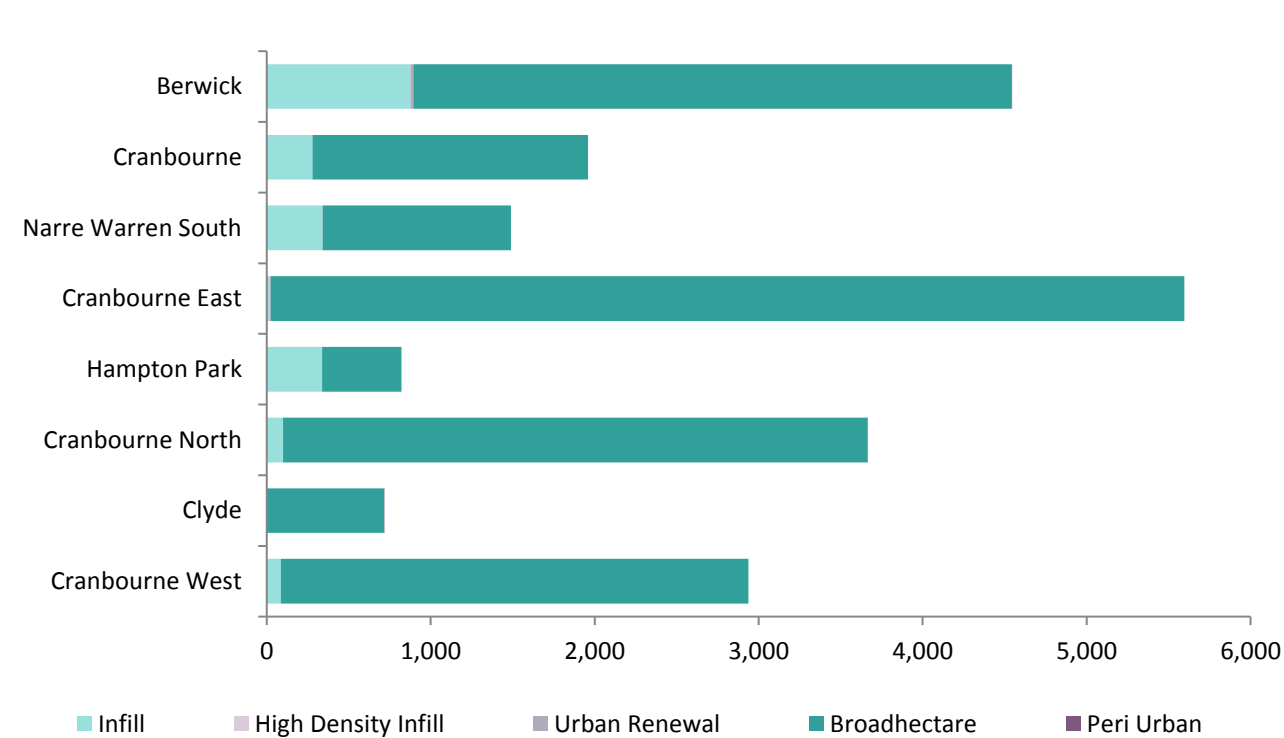


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Frankston

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 Frankston.

For the 2005-2016 period, Frankston saw an average annual increase in dwelling stock of 700 dwellings per annum, with Carrum Downs seeing the greatest increase. As at 2016, there were an estimated 56,427 dwellings in Frankston.

Over the 2005-2016 period, the majority (62%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2007, 2005, and 2011 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,668 projects in Frankston that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Carrum Downs and Langwarrin. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Frankston and Seaford.

There were also 159 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

For the 2005-11 period, the municipality was one of the major locations for new housing in the southern region.

Since 2011 average annual housing supply has declined reflecting more limited availability of broadhectare land for greenfield development. In the future this will see infill development providing a higher proportion of new housing which is beginning to occur in the suburbs of Frankston and Seaford.

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

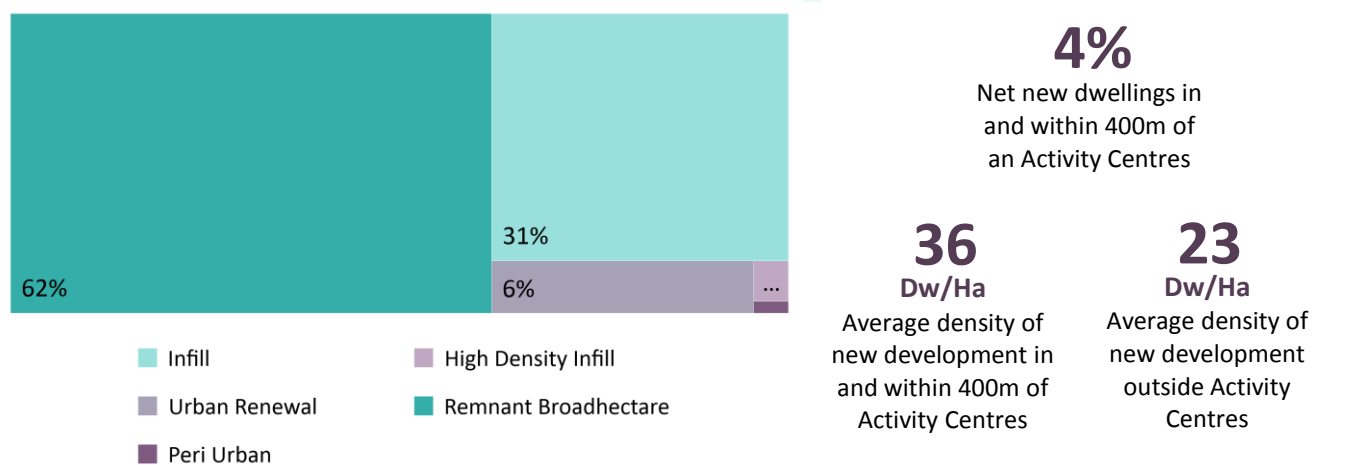


Figure 2: Annual net new dwellings by project outcome size

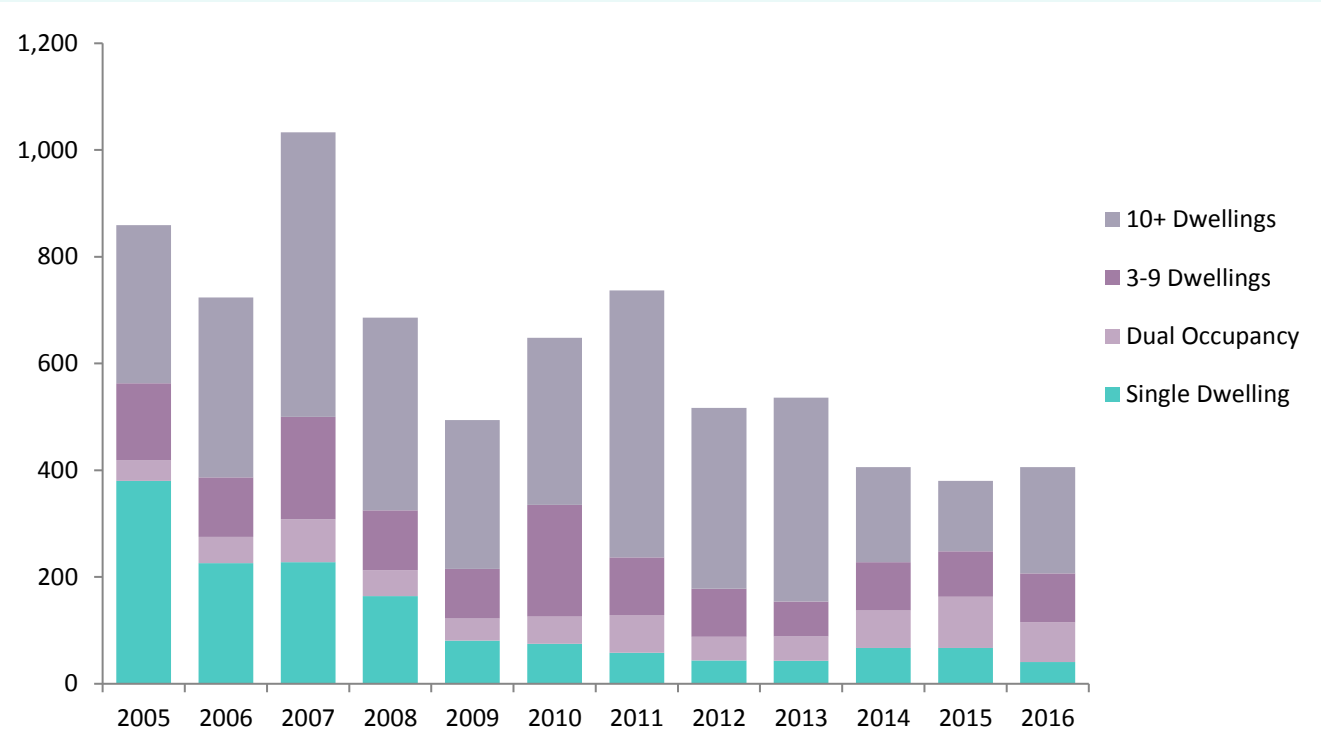
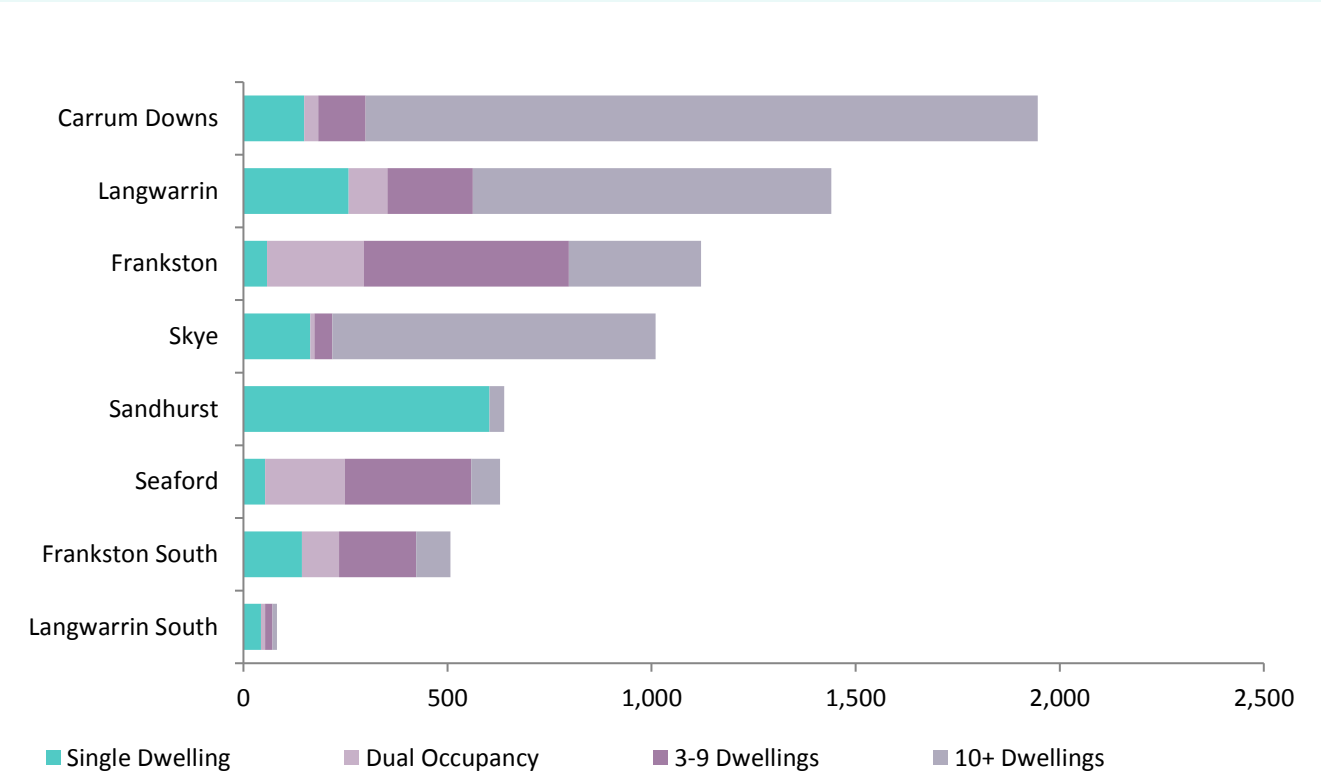


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Greater Dandenong

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 Greater Dandenong.

For the 2005-2016 period, Greater Dandenong saw an average annual increase in dwelling stock of 700 dwellings per annum, with Dandenong seeing the greatest increase. As at 2016, there were an estimated 54,569 dwellings in Greater Dandenong.

Over the 2005-2016 period, the majority (42%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2014, 2015, and 2005 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,319 projects in Greater Dandenong that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Dandenong and Noble Park. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Noble Park and Dandenong.

There were also 449 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The corridor between Springvale and Dandenong is a major focus for new infill development. As remnant broadhectare land supply around Keysborough becomes more scarce a higher proportion of new housing will be the result of infill development.

The minimal change areas in Dandenong North and Noble Park North have seen a limited number of new housing projects.

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

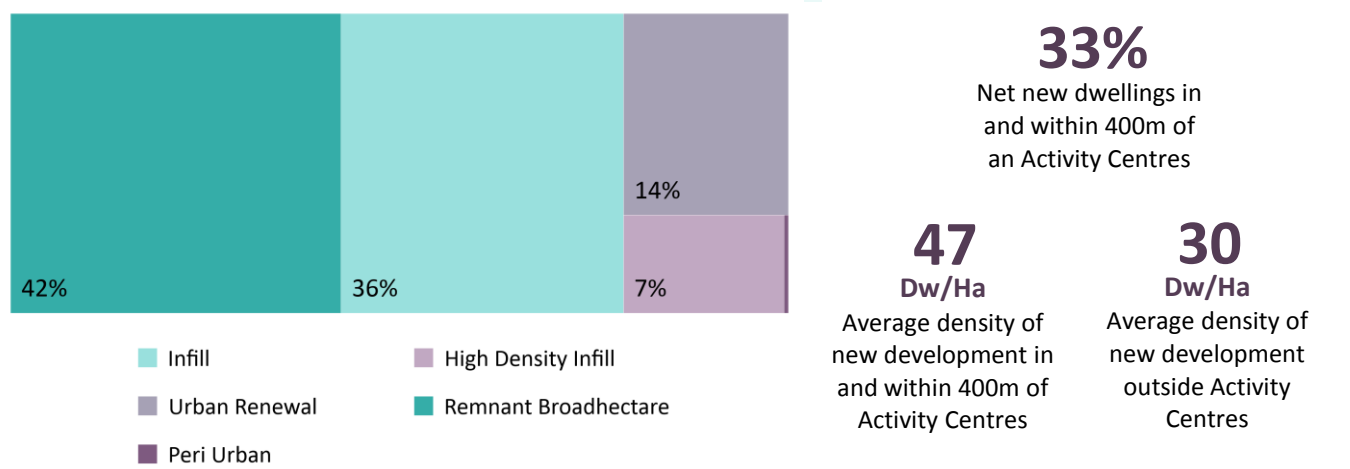


Figure 2: Annual net new dwellings by project outcome size

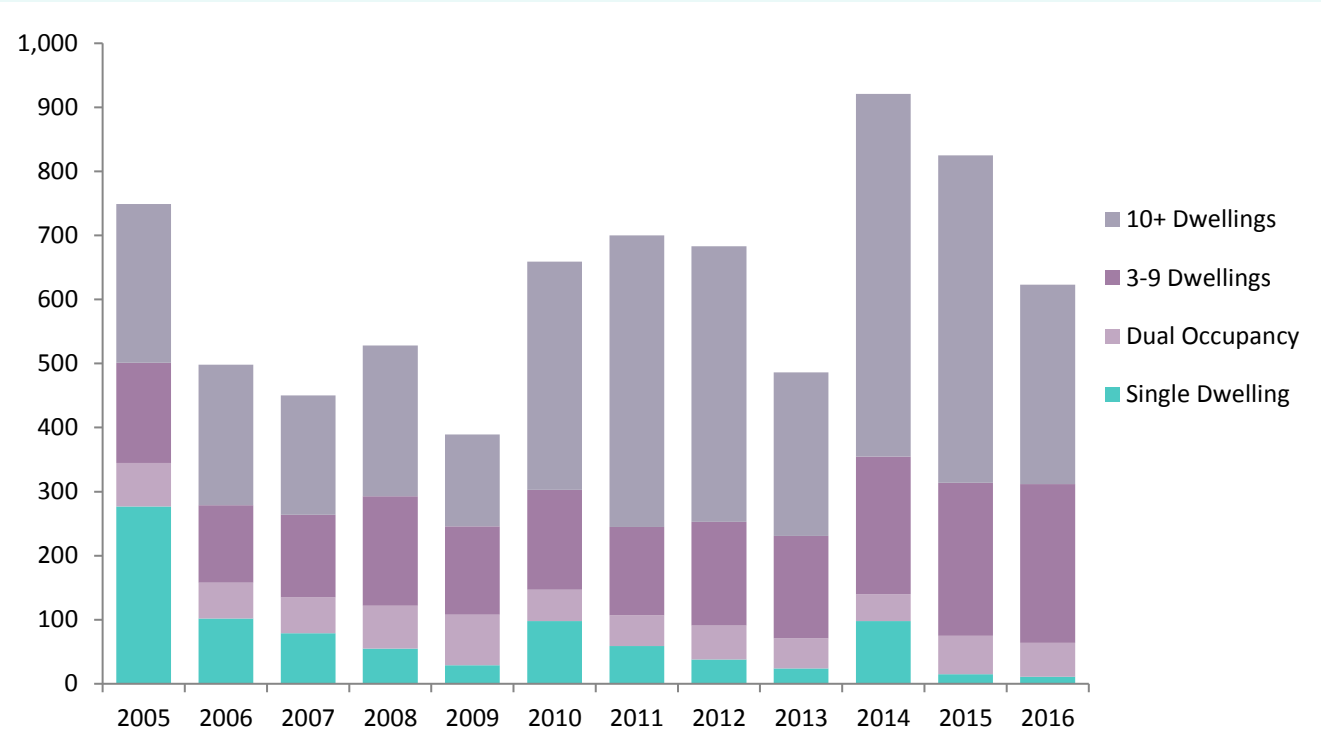
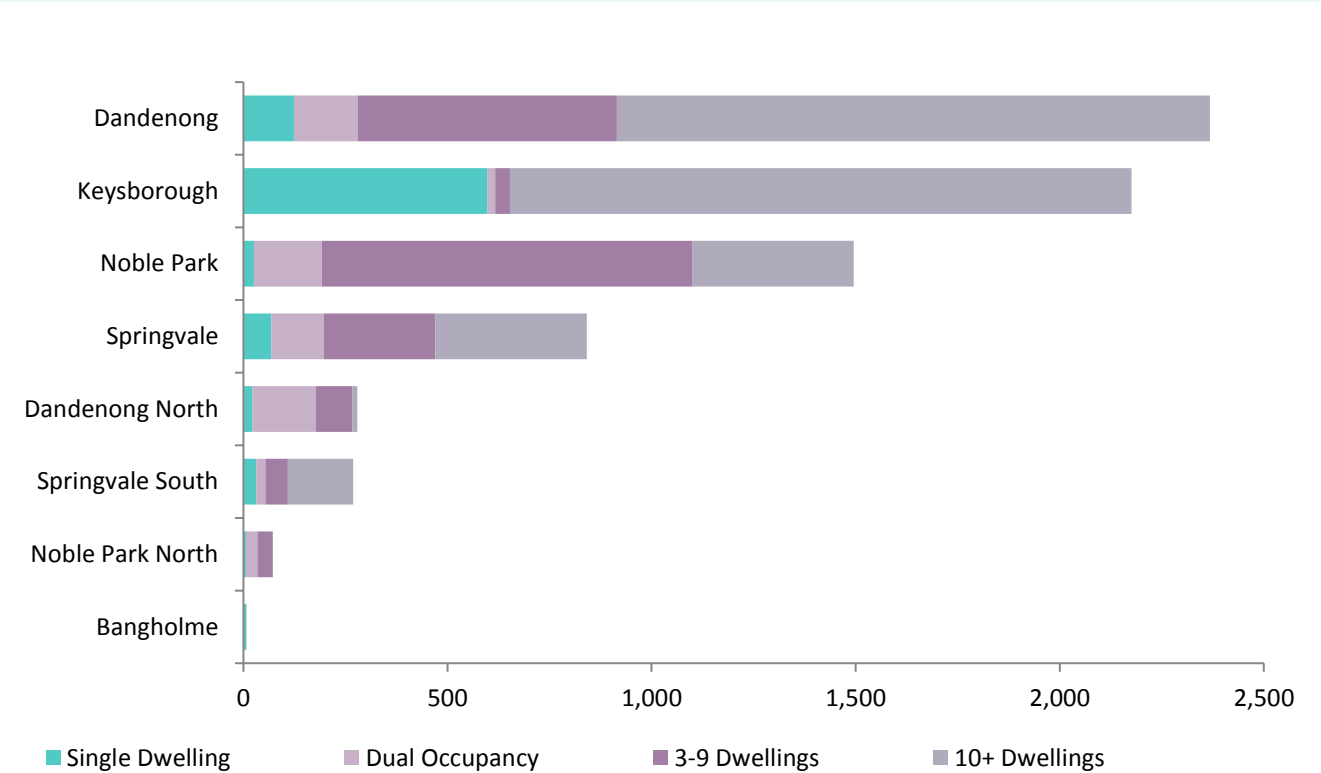


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Kingston

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 Kingston.

For the 2005-2016 period, Kingston saw an average annual increase in dwelling stock of 590 dwellings per annum, with Cheltenham seeing the greatest increase. As at 2016, there were an estimated 63,343 dwellings in Kingston.

Over the 2005-2016 period, the majority (52%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2016, 2008, and 2015 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,677 projects in Kingston that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Cheltenham and Mordialloc. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Cheltenham and Highett.

There were also 970 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

A high proportion of the municipality's recent housing supply has been the result of major redevelopment projects in Cheltenham and Mentone. Many of the municipality's infill and urban renewal projects have occurred along the Frankston rail corridor, adding housing near jobs, transport and services.

Development resulting in between 3 to 9 new units in suburbs such as Bonbeach, Chelsea and Clayton South is also another important source of new housing in the municipality. All of the suburbs in which new housing is permitted are increasing their housing stock.

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

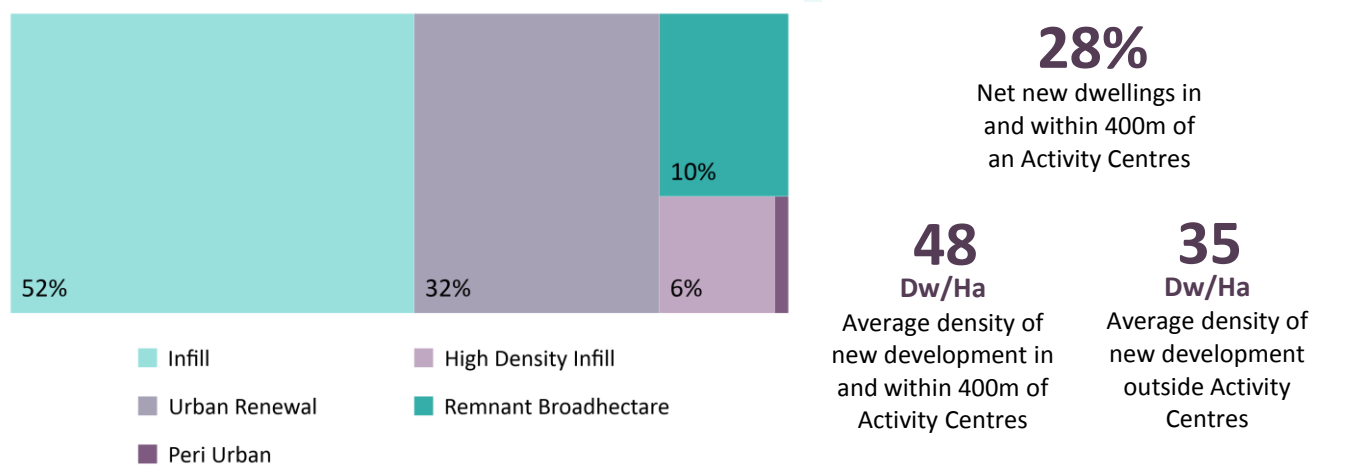


Figure 2: Annual net new dwellings by project outcome size

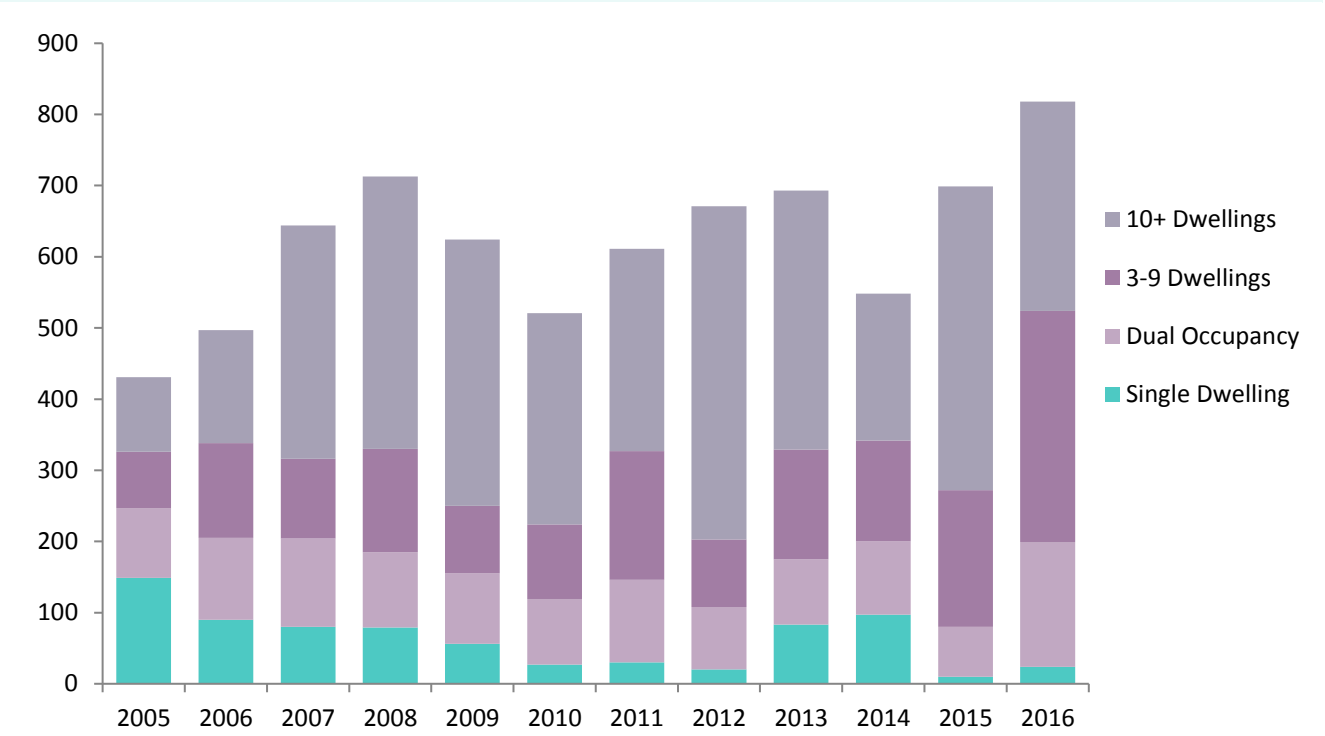
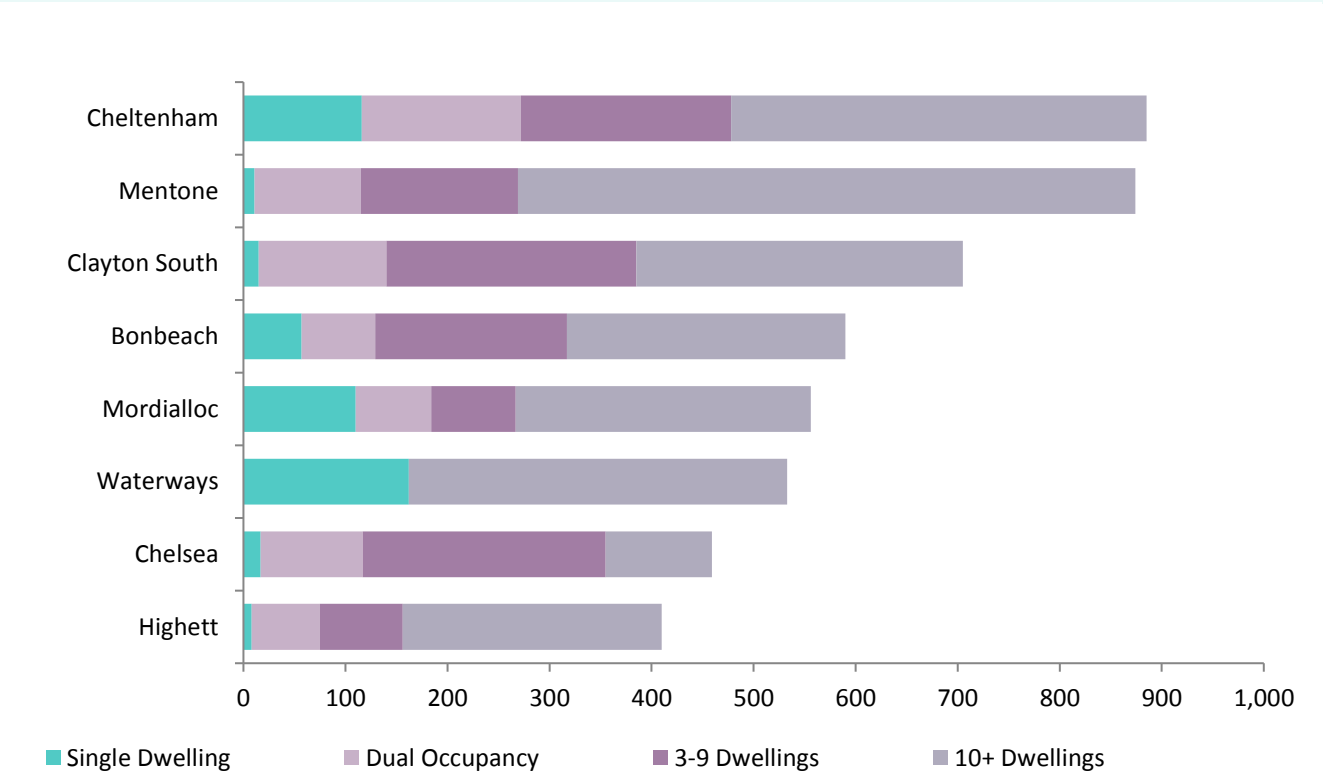


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Mornington Peninsula

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 Mornington Peninsula.

For the 2005-2016 period, Mornington Peninsula saw an average annual increase in dwelling stock of 1,050 dwellings per annum, with Mornington seeing the greatest increase. As at 2016, there were an estimated 89,619 dwellings in Mornington Peninsula.

Over the 2005-2016 period, the majority (58%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2007, 2008, and 2011 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 6,172 projects in Mornington Peninsula that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Mount Martha and Mornington. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Mornington and Rosebud.

There were also 1,252 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

New housing has increasingly come from infill projects of multiple dwellings, particularly in the suburbs around Port Phillip Bay. Small scale broadhectare development has been concentrated on the edges of existing settlements.

Green Wedge and rural areas in which new housing supply is constrained by planning requirements have seen minimal new housing supply.

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

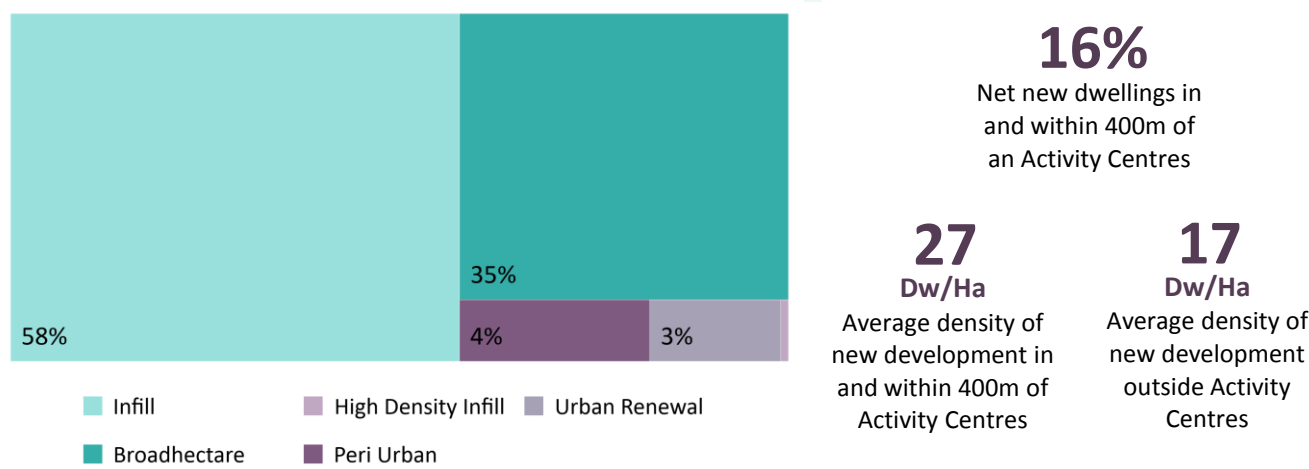


Figure 2: Annual net new dwellings by project outcome size

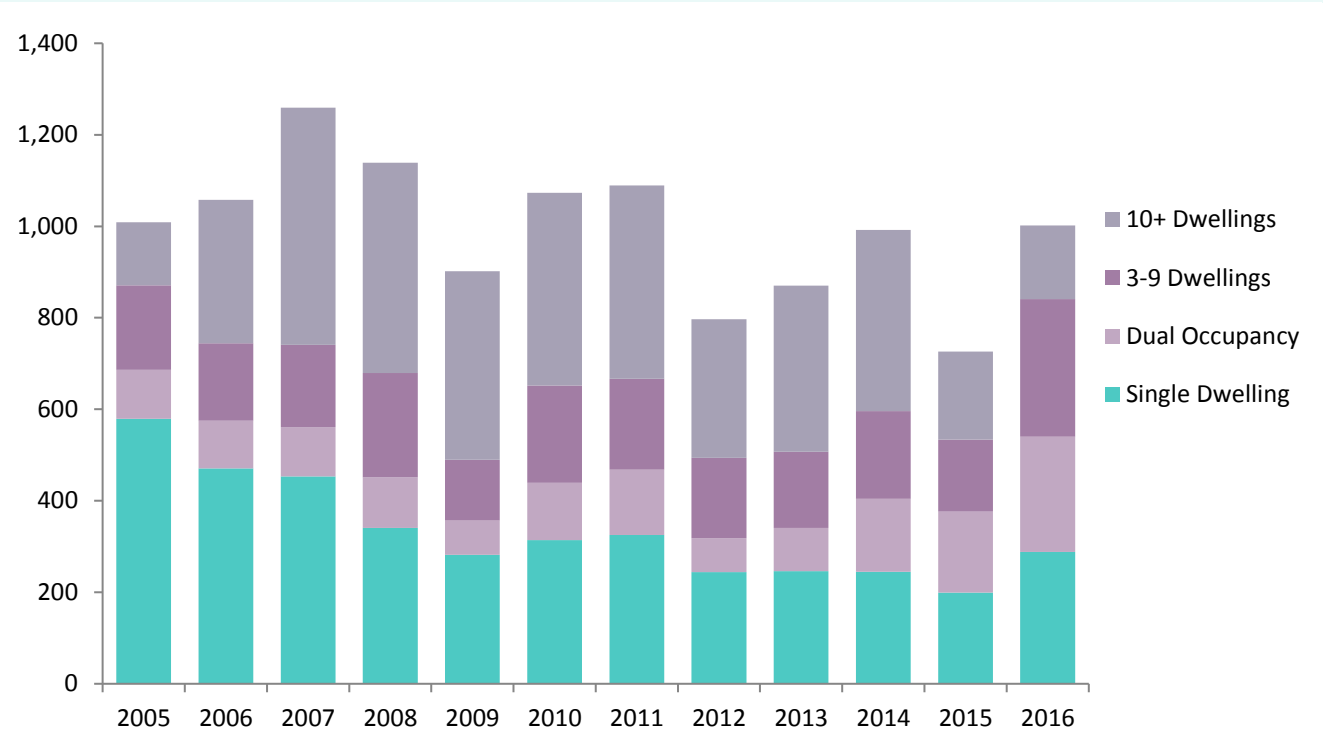
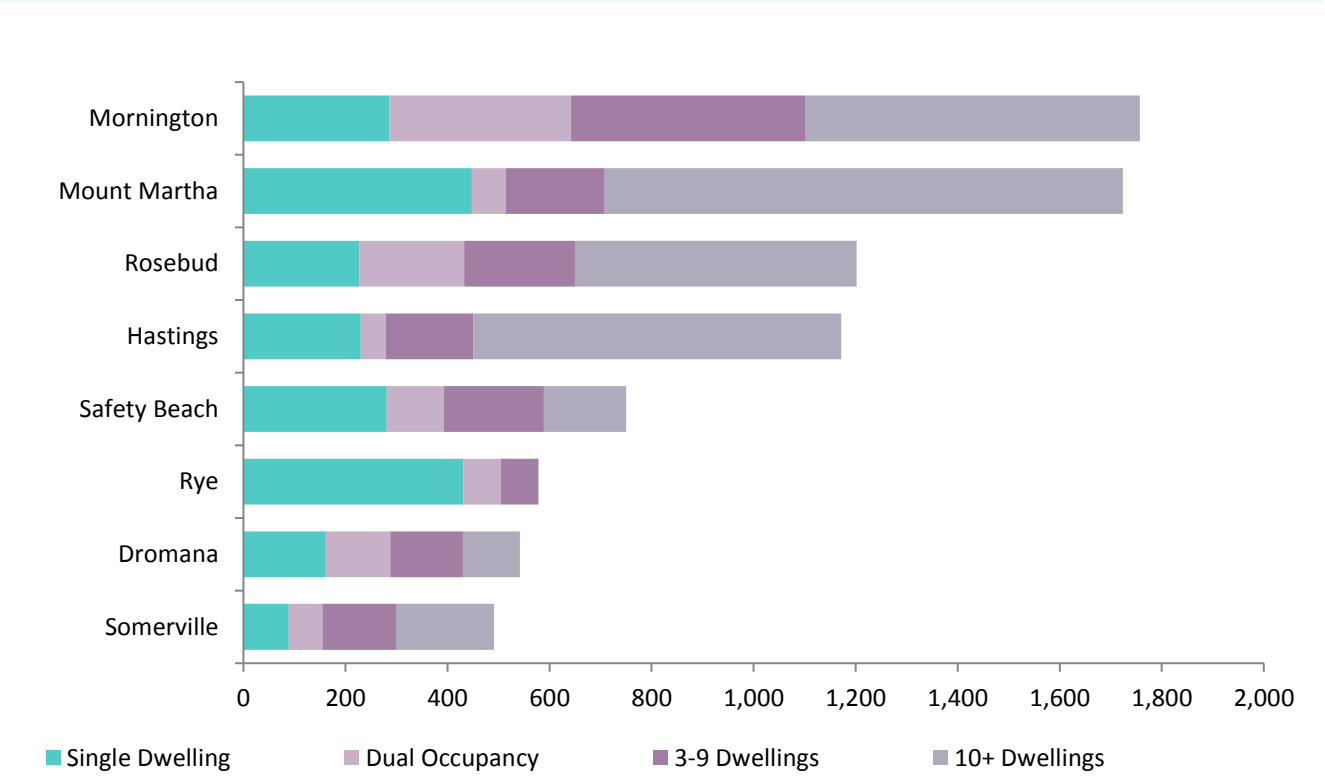


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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



## Housing Development Data (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](mailto:david.matthews@delwp.vic.gov.au)



## List of Definitions

<b>1 for 1 replacement project</b>	Demolition of a single dwelling followed by construction of a new replacement single dwelling.
<b>Broadhectare development</b>	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.
<b>Dual occupancy</b>	A residential development project that results in two dwellings by constructing one or two new dwellings and usually involves subdividing a lot into two.
<b>High density infill</b>	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.
<b>Infill development</b>	Redevelopment in residential zones which is usually small scale and replaces older dwellings with new dwellings.
<b>Growth areas</b>	Locations on the fringe of metropolitan Melbourne designated in planning schemes for large-scale transformation, over many years, from rural to urban use.
<b>Metropolitan Melbourne</b>	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.
<b>Net new dwellings</b>	Total constructed dwellings minus total dwellings demolished.
<b>Non-urban</b>	The area outside the urban growth boundary but within the 31 metropolitan LGAs.
<b>Peri Urban</b>	Development outside the urban growth boundary but still within the 31 LGAs of metropolitan Melbourne.
<b>Remnant broadhectare</b>	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.
<b>Urban Growth Boundary</b>	The current geographical limit for the future urban area of Melbourne.
<b>Urban renewal</b>	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.