

Housing Development Data 2005 to 2016 - Metropolitan Melbourne

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 Metroplitan Melbourne that complements the recent data published Housing outcomes in established Melbourne 2005 to 2016 report.

Metropolitan Melbourne saw an average annual increase in dwelling stock of 32,090 dwellings over this period, with the Western region seeing the greatest increase. As at 2016, there were an estimated 1,833,950 dwellings in the Metropolitan Melbourne subregion.

Over the 2005-2016 period, the majority (43%) of all new dwellings in Metropolitan Melbourne were classified as broadhectare (see figure 1).

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

Over the twelve years there were 57,050 projects in the Metropolitan Melbourne subregion that produced a net dwelling increase.

There were also 20,319 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

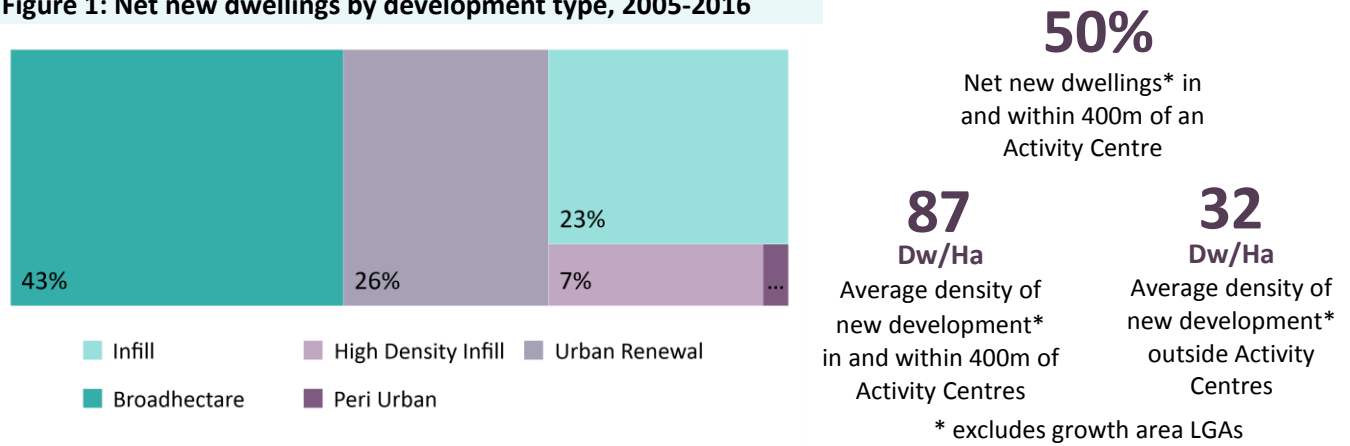


Figure 2: Annual net new dwellings by project outcome size\*

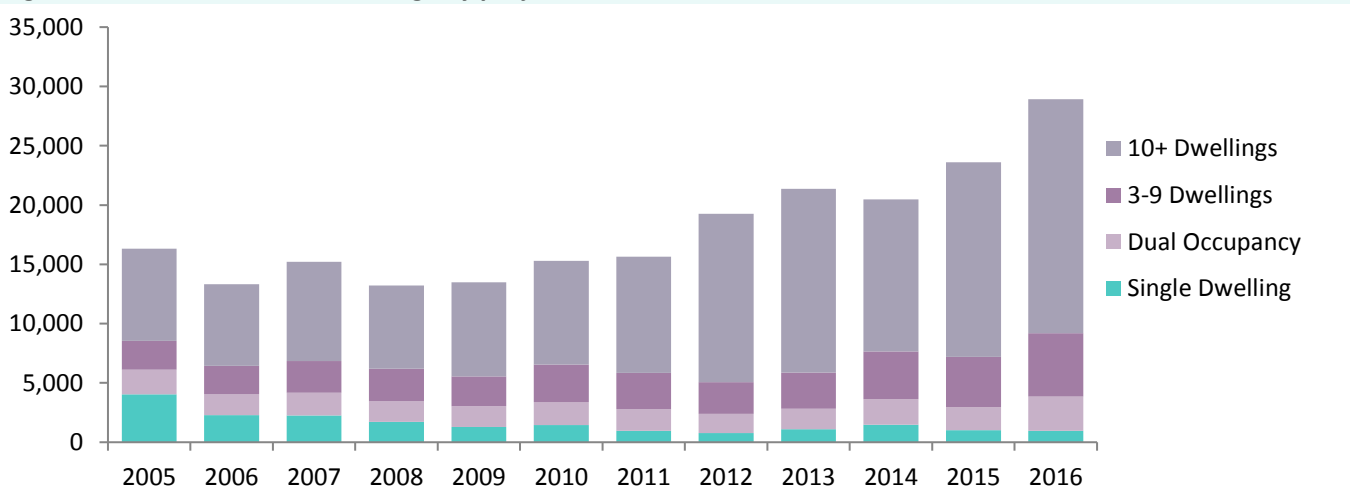


Figure 3: Annual net new dwellings by development type

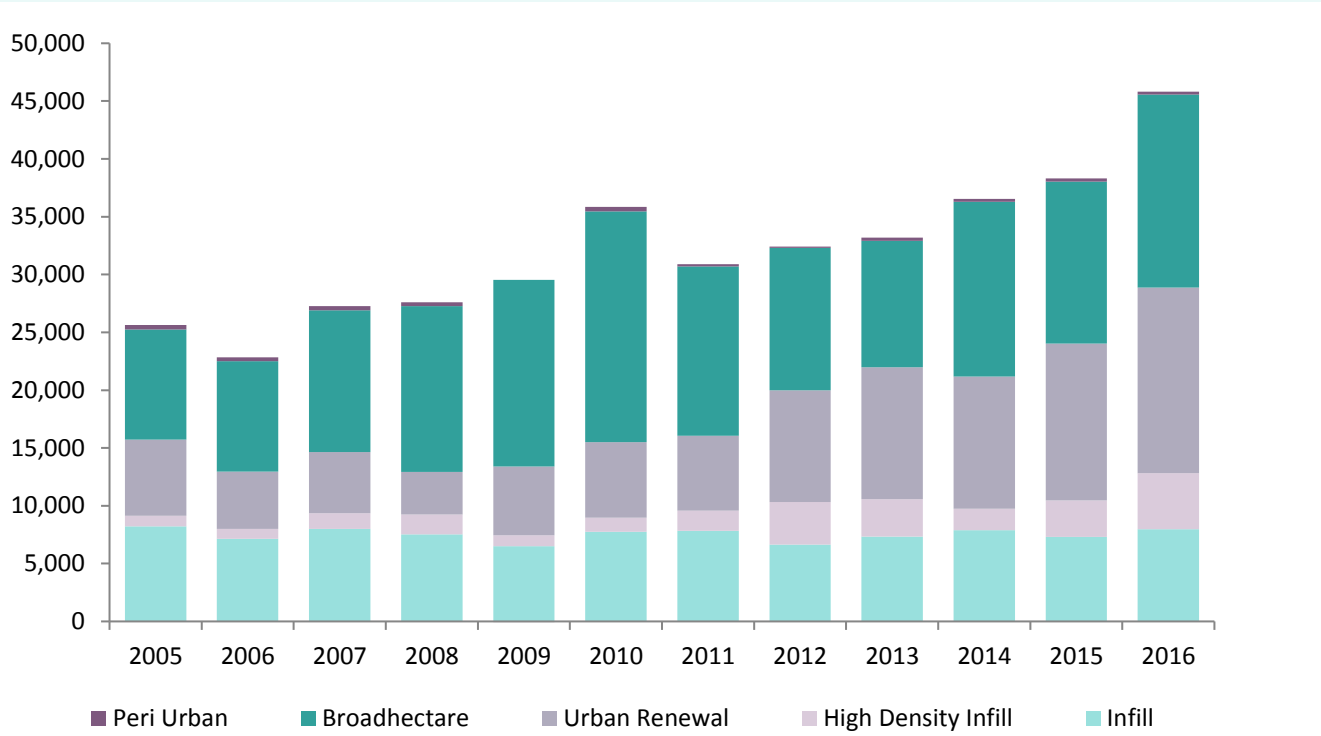
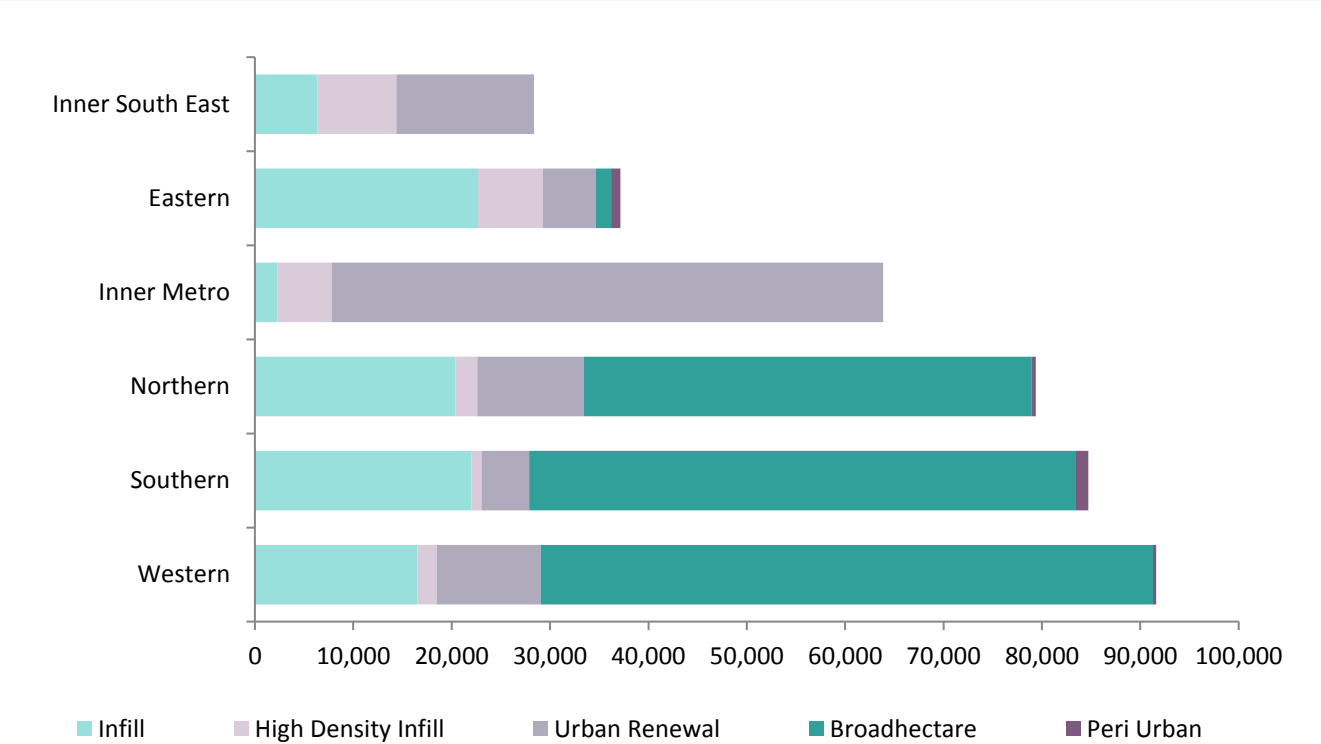


Figure 4: Net new dwellings by development type and LGA, 2005 - 2016



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

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

The Eastern subregion saw an average annual increase in dwelling stock of 3,100 dwellings over this period, with Monash seeing the greatest increase. As at 2016, there were an estimated 344,694 dwellings in the Eastern subregion.

Over the 2005-2016 period, the majority (61%) of all new dwellings in the Eastern subregion were classified as infill (see figure 1).

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

Over the twelve years there were 15,914 projects in the Eastern subregion that produced a net dwelling increase.

There were also 4,945 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

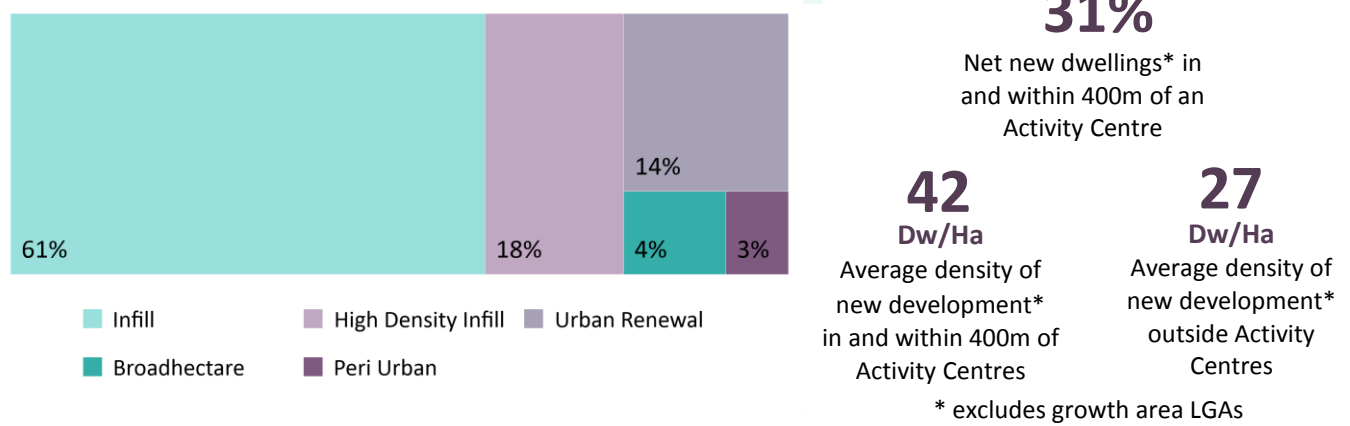


Figure 2: Annual net new dwellings by project outcome size\*

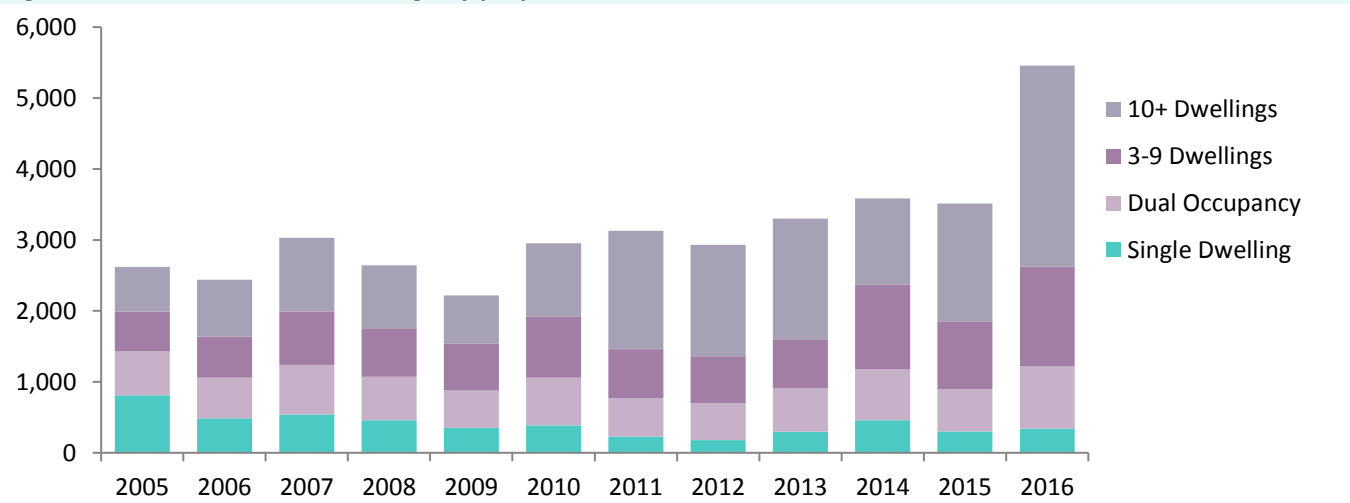


Figure 3: Annual net new dwellings by development type

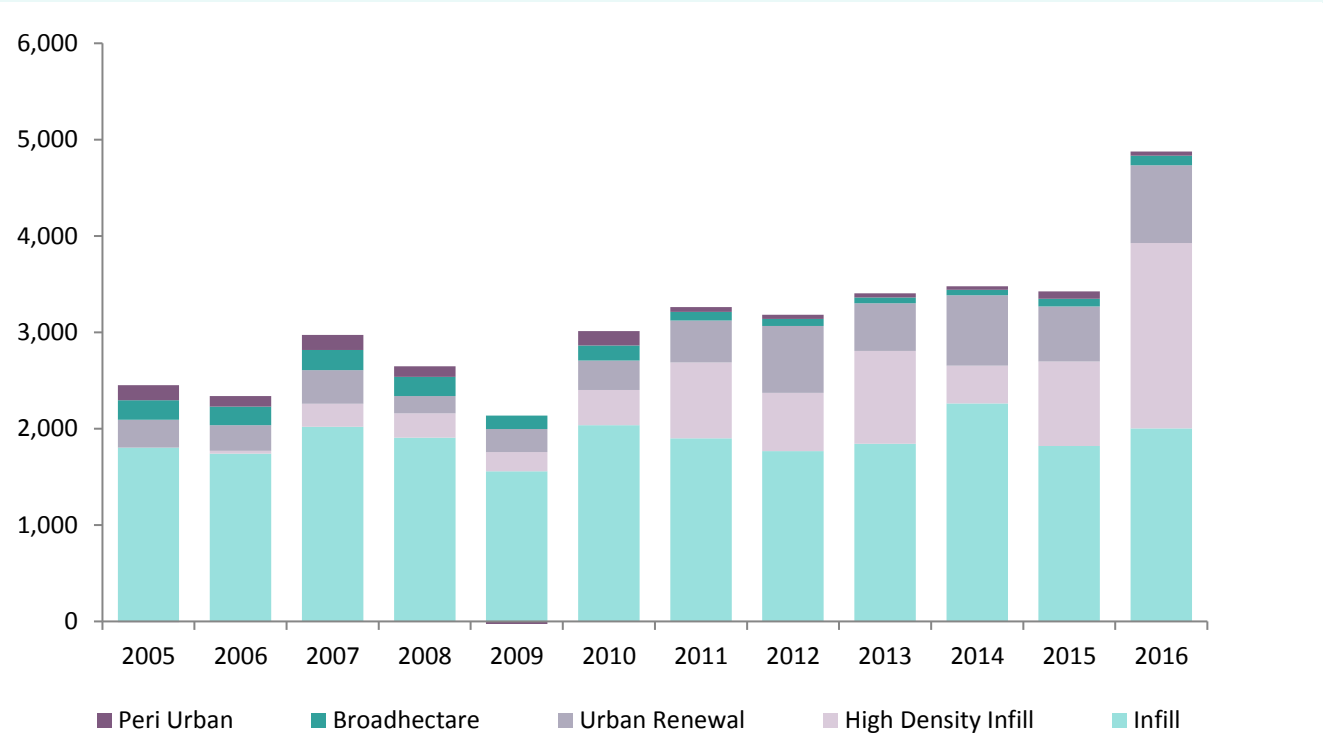
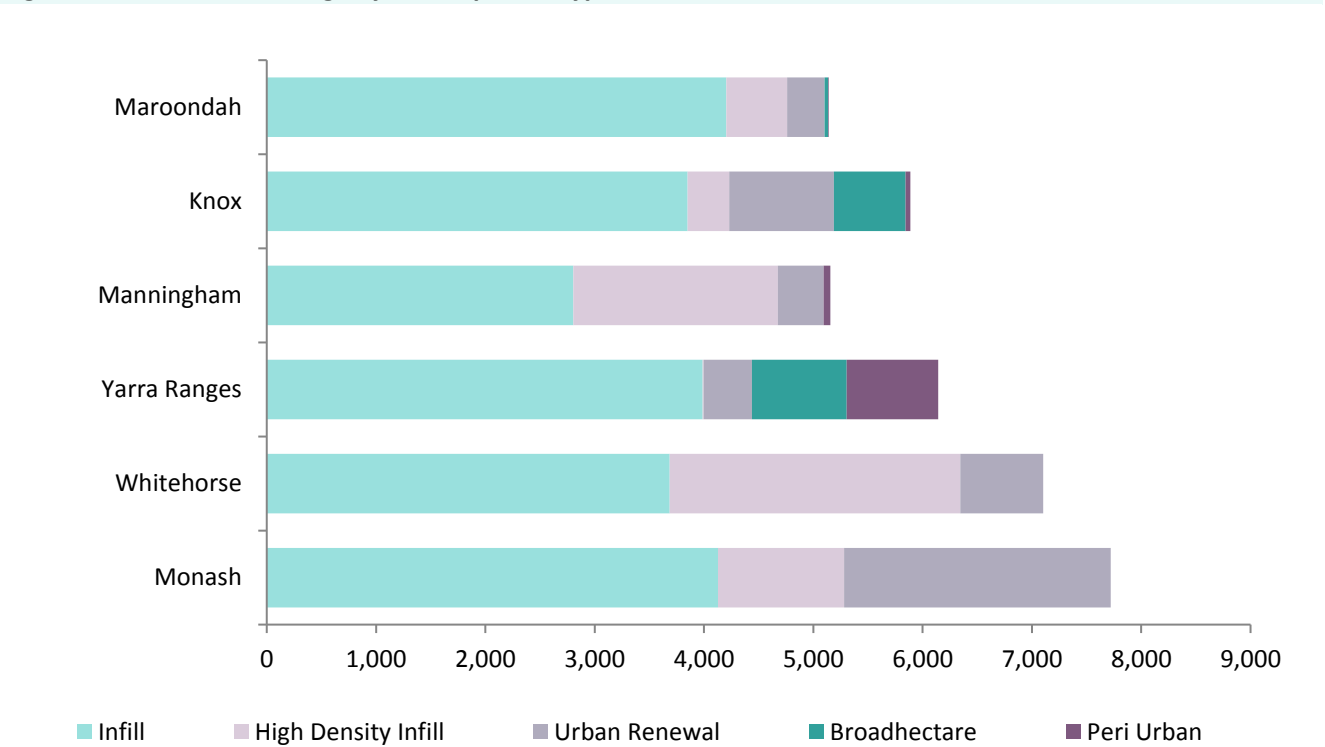


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

Housing Development Data 2005 - 2016 - 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

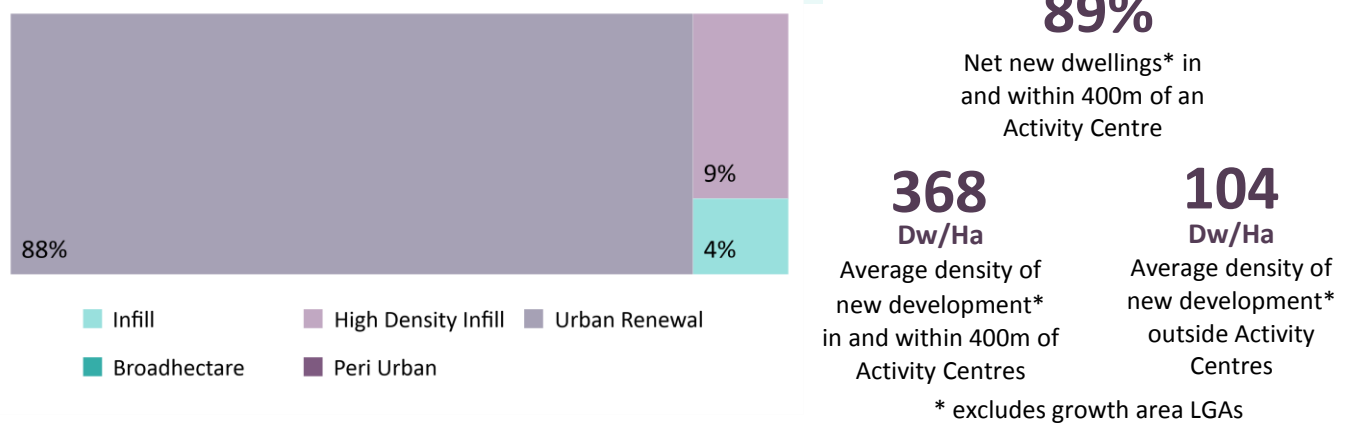


Figure 2: Annual net new dwellings by project outcome size\*

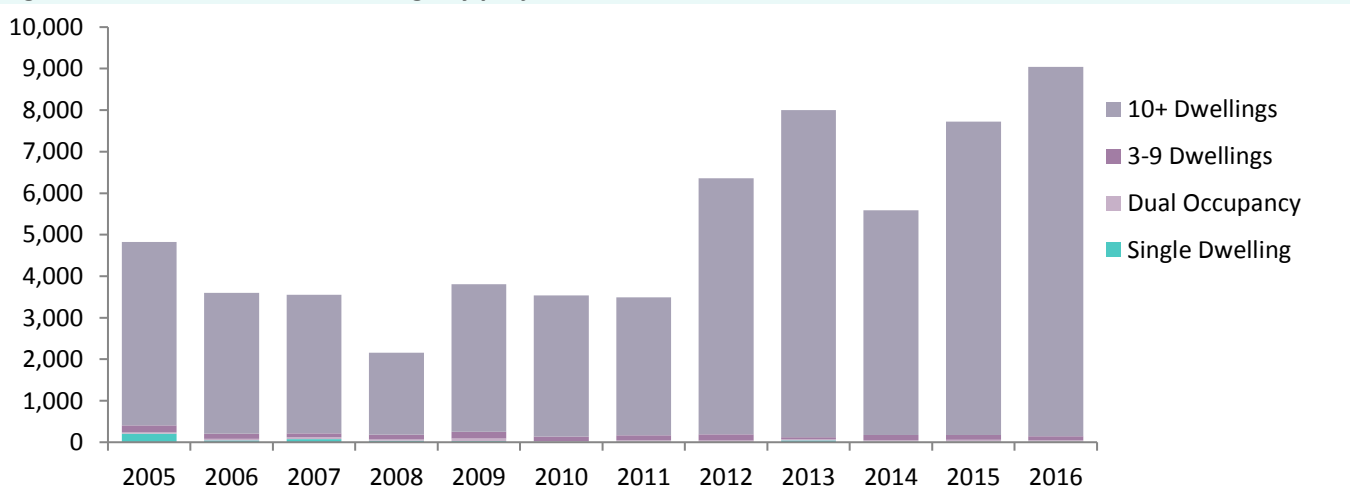


Figure 3: Annual net new dwellings by development type

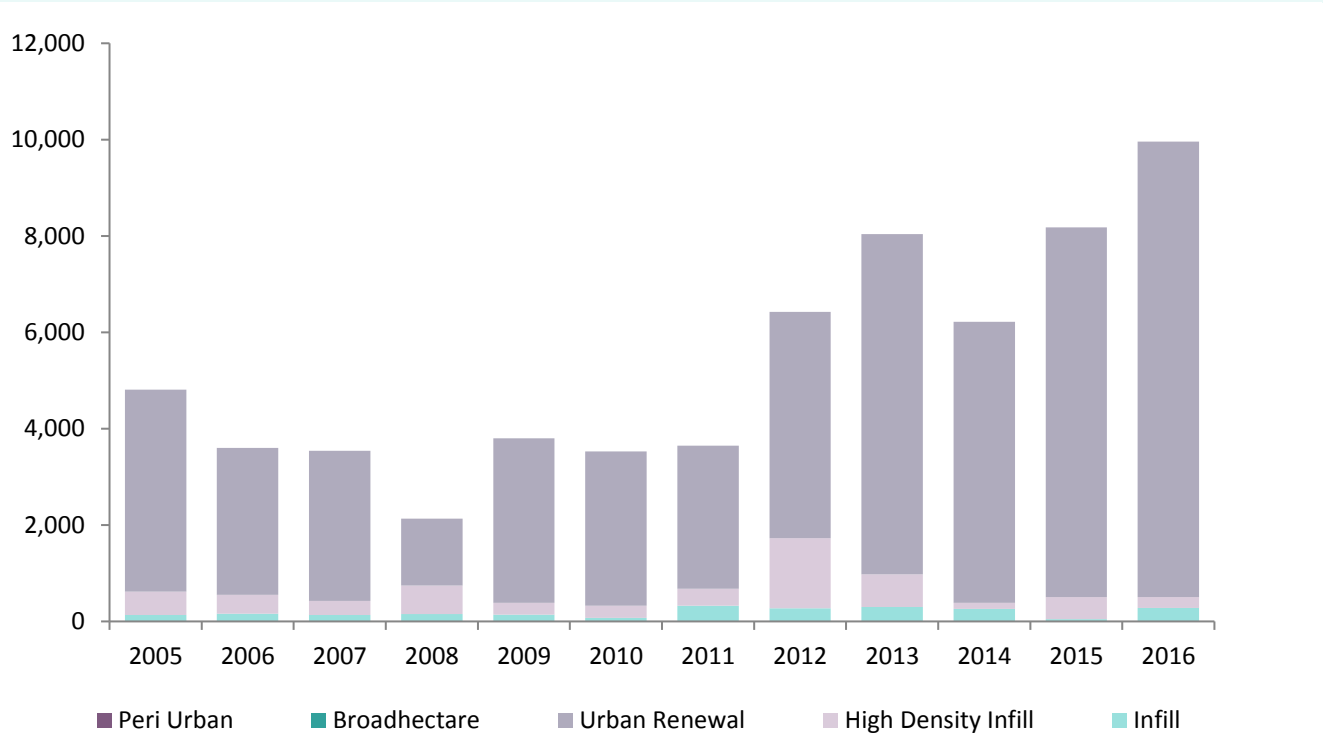
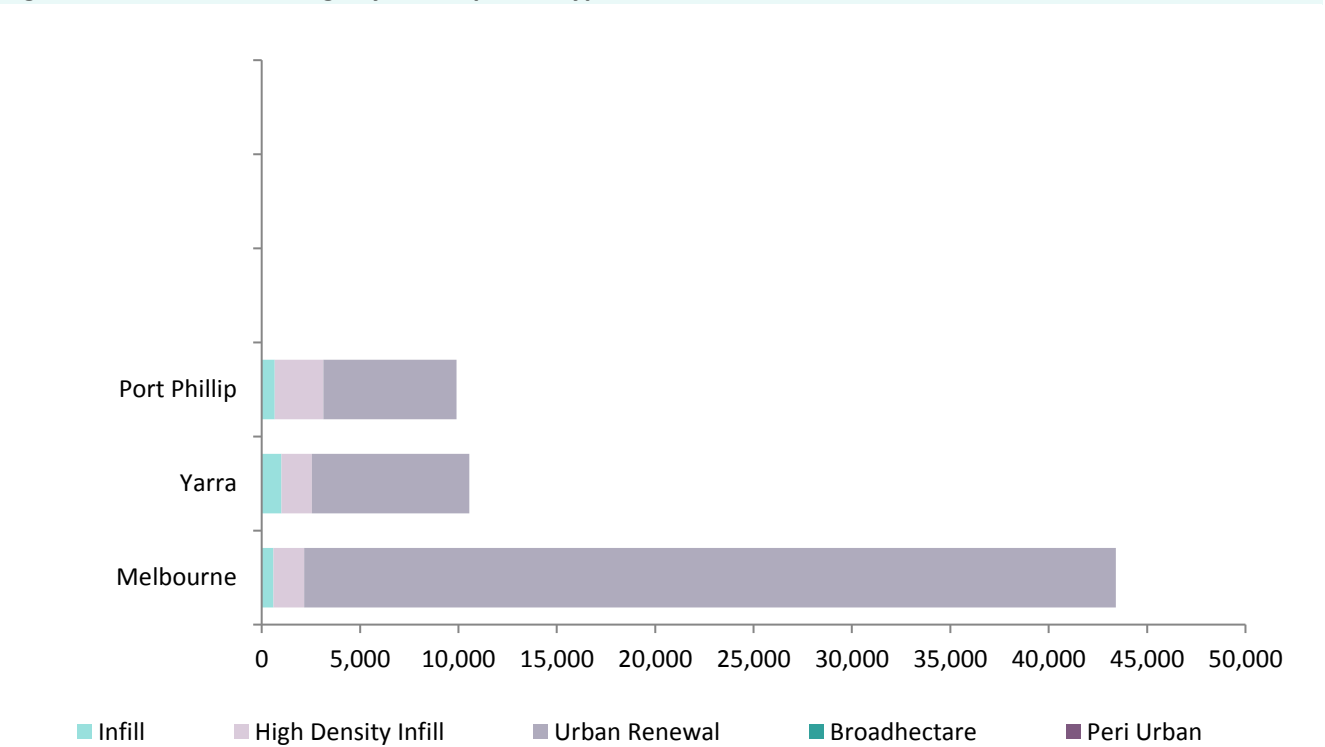


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

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

The Inner South East subregion saw an average annual increase in dwelling stock of 2,360 dwellings over this period, with Stonnington seeing the greatest increase. As at 2016, there were an estimated 226,690 dwellings in the Inner South East subregion.

Over the 2005-2016 period, the majority (49%) of all new dwellings in the Inner South East 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 South East subregion.

Over the twelve years there were 6,240 projects in the Inner South East subregion that produced a net dwelling increase.

There were also 7,279 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

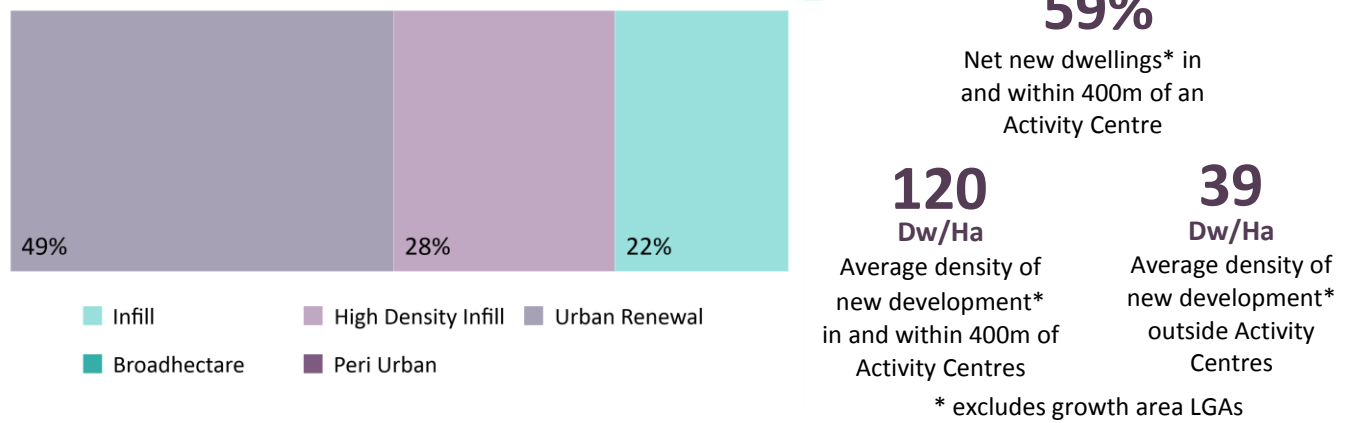


Figure 2: Annual net new dwellings by project outcome size\*

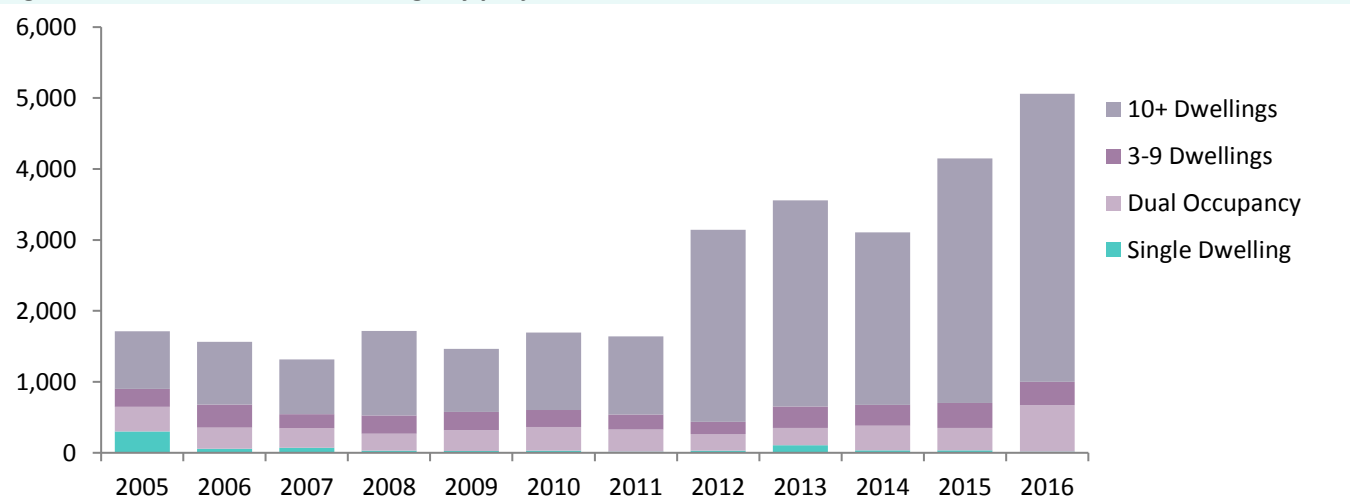


Figure 3: Annual net new dwellings by development type

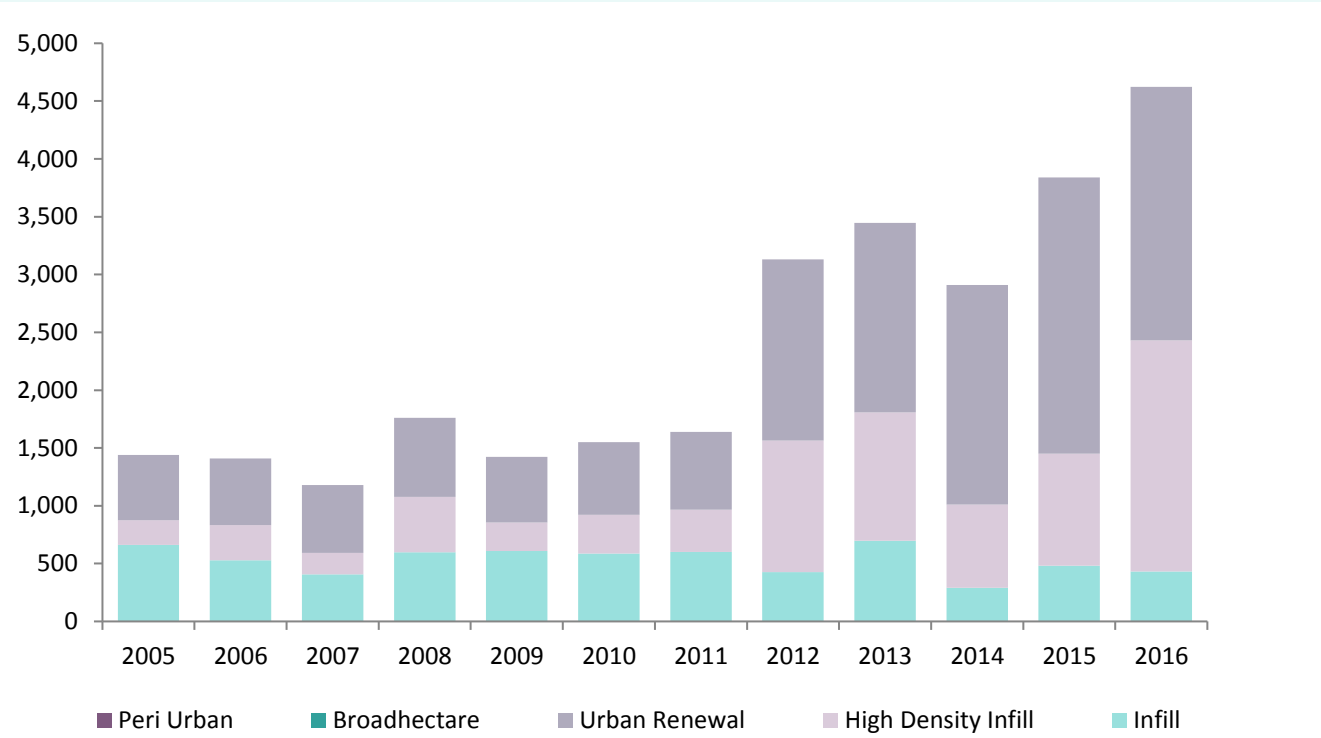
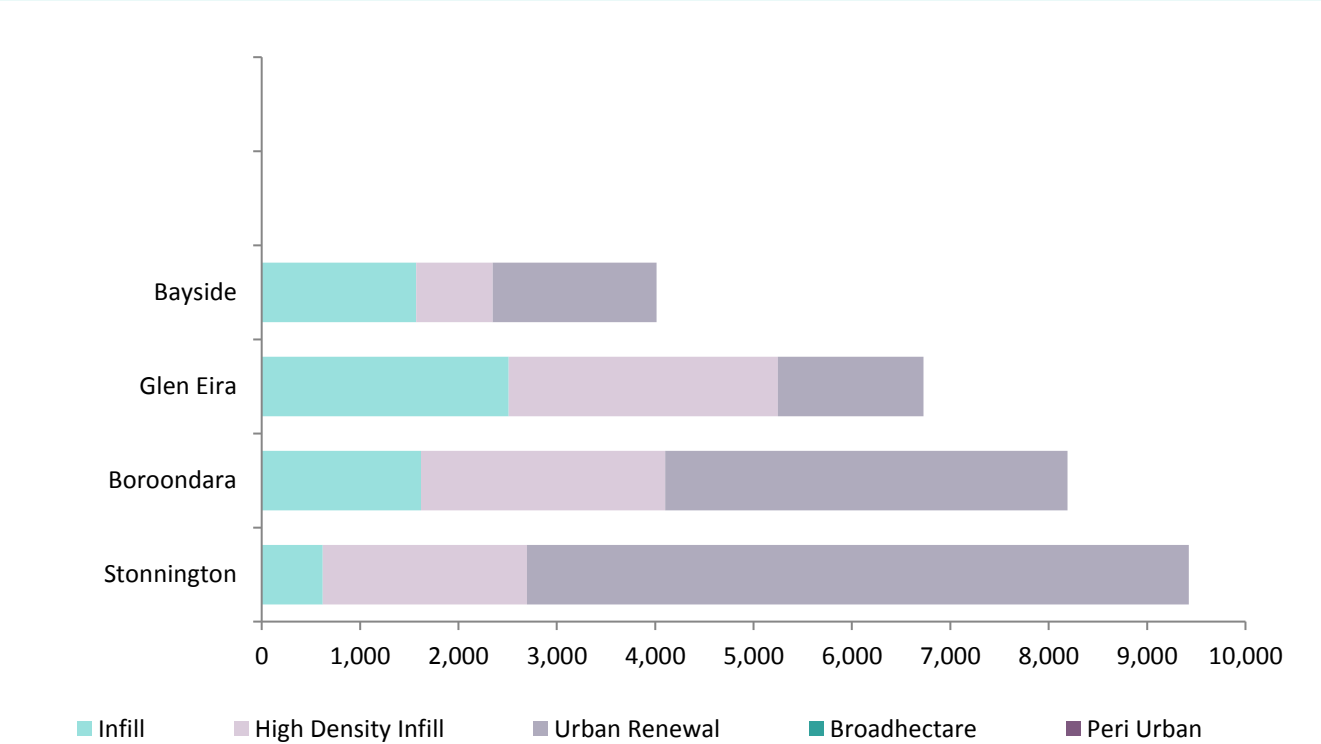


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

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

The Northern subregion saw an average annual increase in dwelling stock of 6,620 dwellings over this period, with Moreland seeing the greatest increase. As at 2016, there were an estimated 348,652 dwellings in the Northern subregion.

Over the 2005-2016 period, the majority (57%) of all new dwellings in the Northern subregion were classified as broadhectare (see figure 1).

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

Over the twelve years there were 9,338 projects in the Northern subregion that produced a net dwelling increase.

There were also 2,537 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

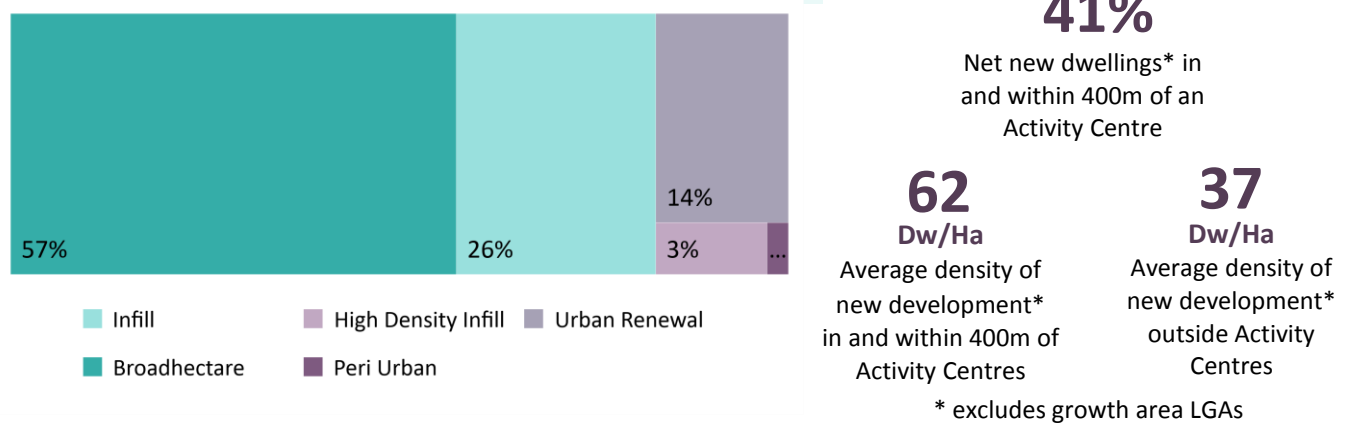


Figure 2: Annual net new dwellings by project outcome size\*

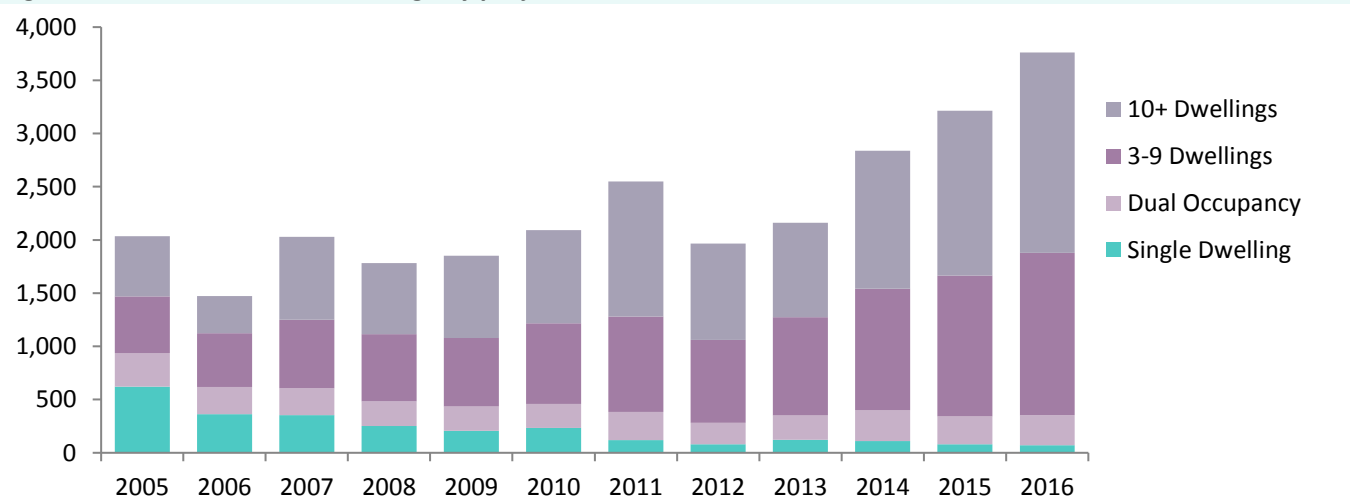
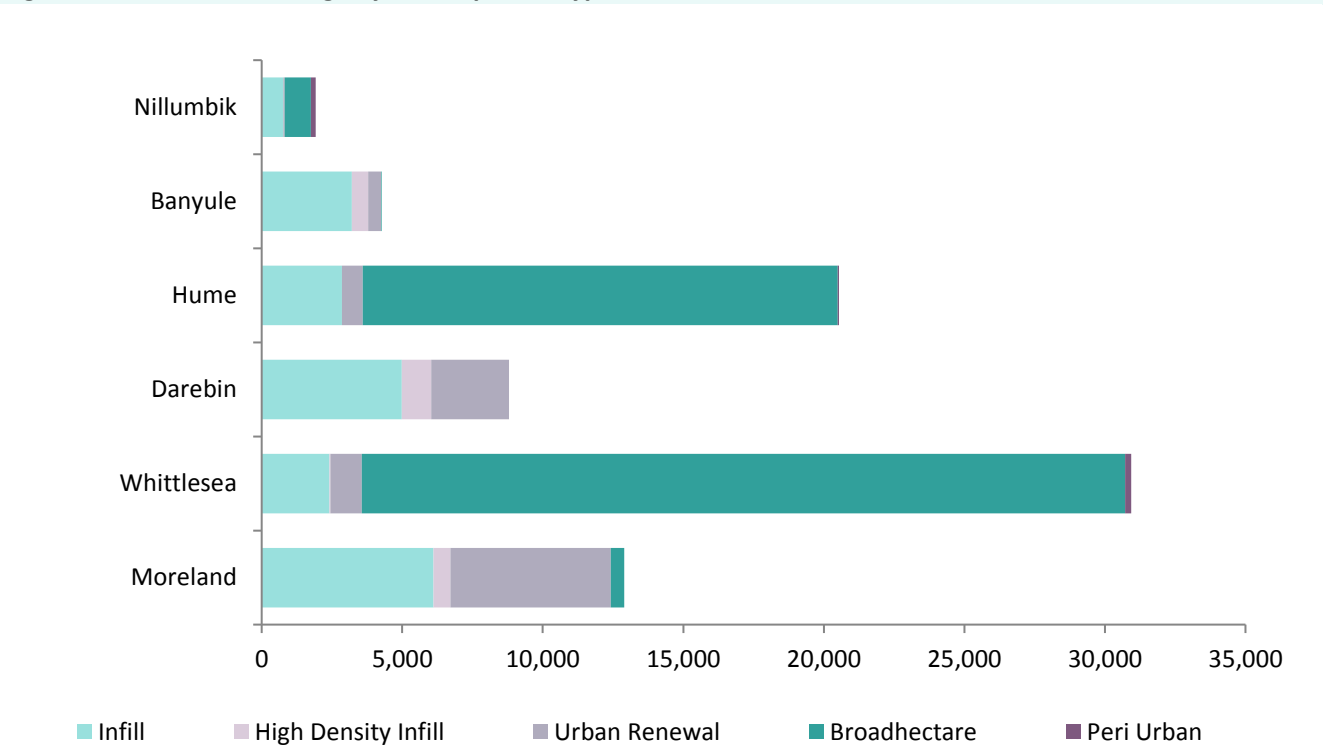


Figure 3: Annual net new dwellings by development type



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 - 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

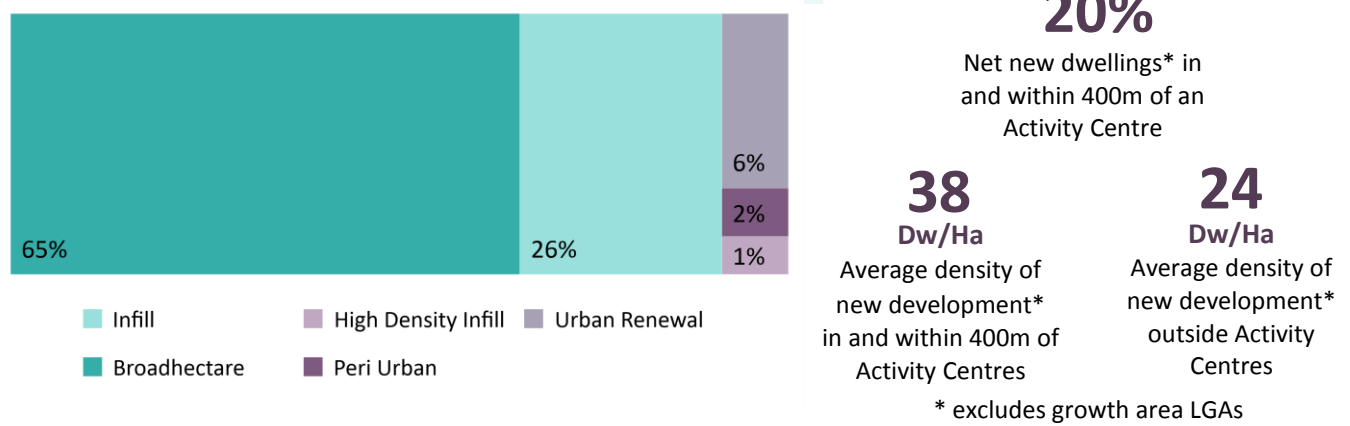


Figure 2: Annual net new dwellings by project outcome size\*

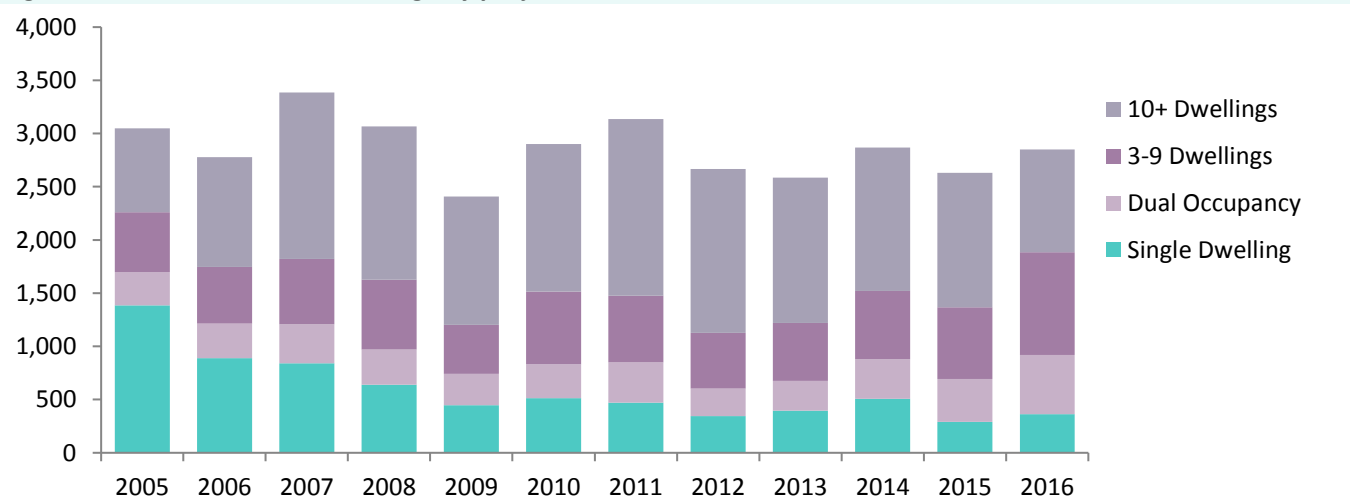


Figure 3: Annual net new dwellings by development type

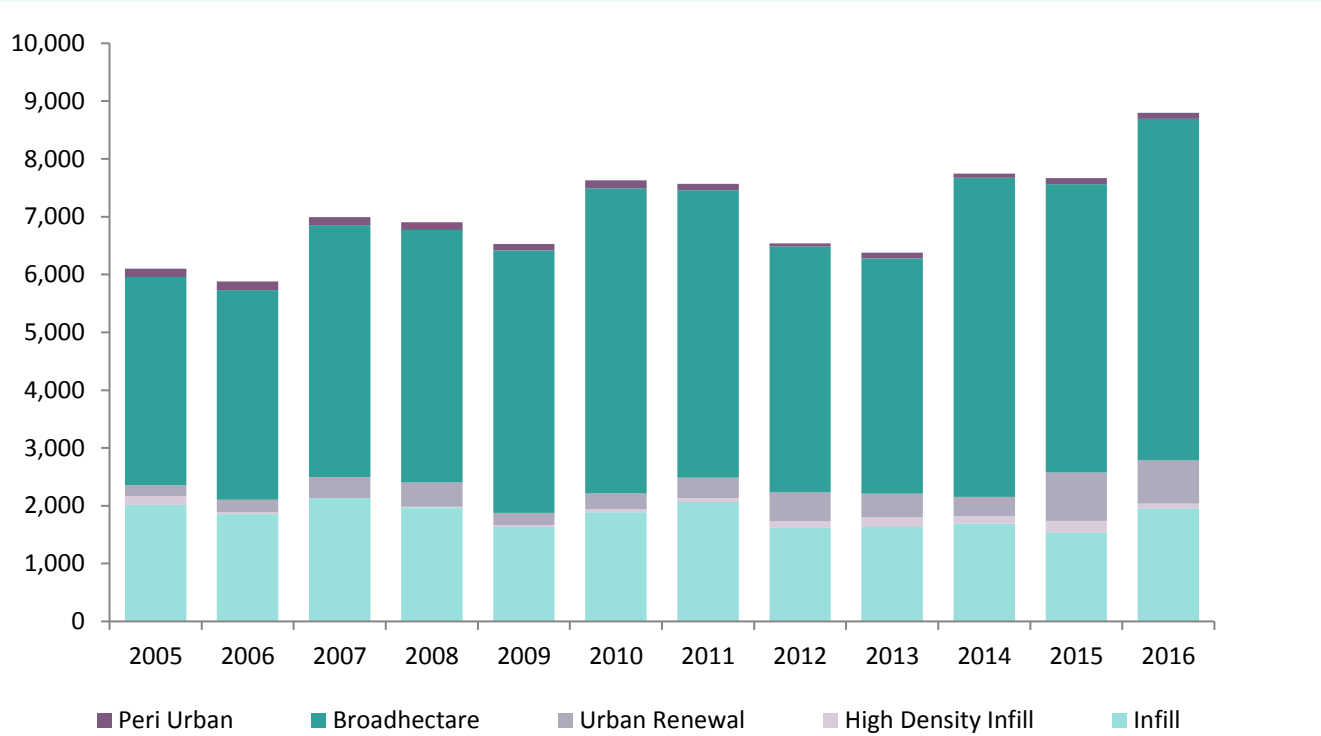
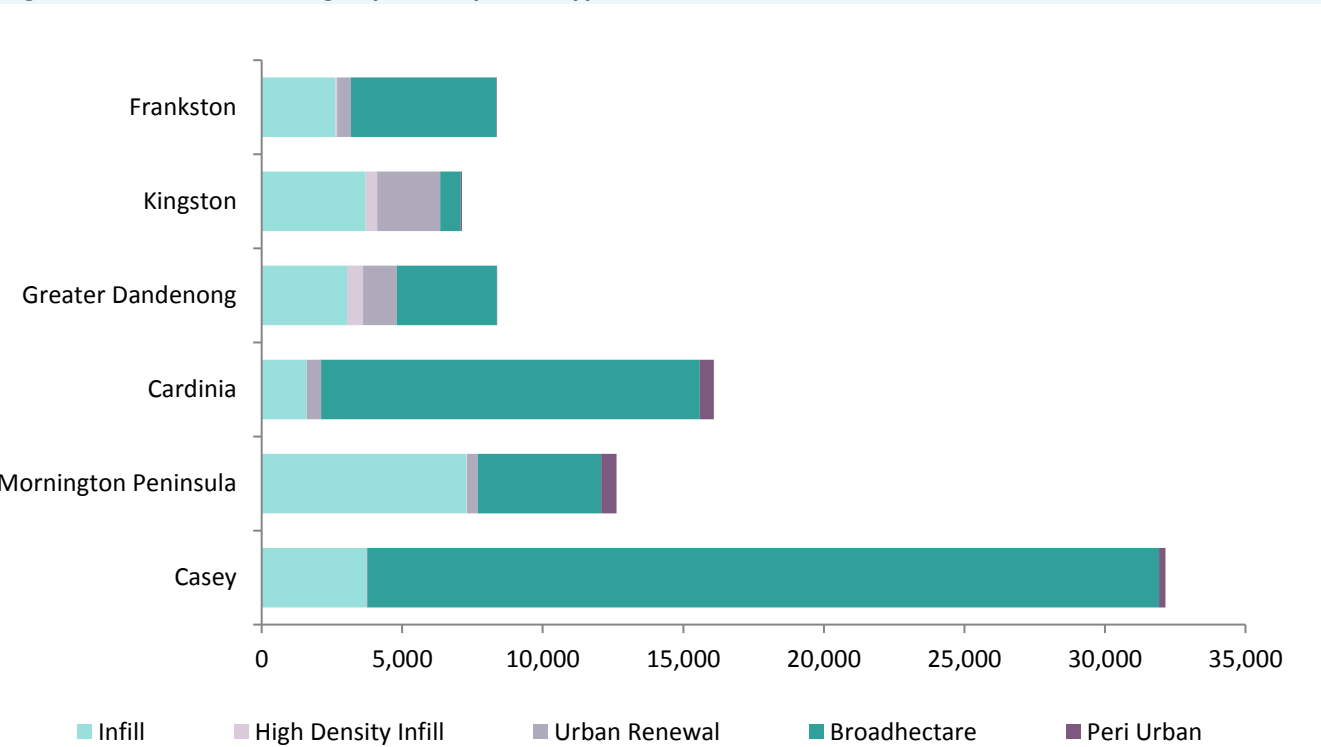


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

The Western subregion saw an average annual increase in dwelling stock of 7,630 dwellings over this period, with Wyndham seeing the greatest increase. As at 2016, there were an estimated 319,933 dwellings in the Western subregion.

Over the 2005-2016 period, the majority (68%) of all new dwellings in the Western subregion were classified as broadhectare (see figure 1).

Figure 3 shows that 2010, 2009, and 2016 were the three years with the largest growth in dwelling stock in the Western subregion.

Over the twelve years there were 9,309 projects in the Western subregion that produced a net dwelling increase.

There were also 2,190 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

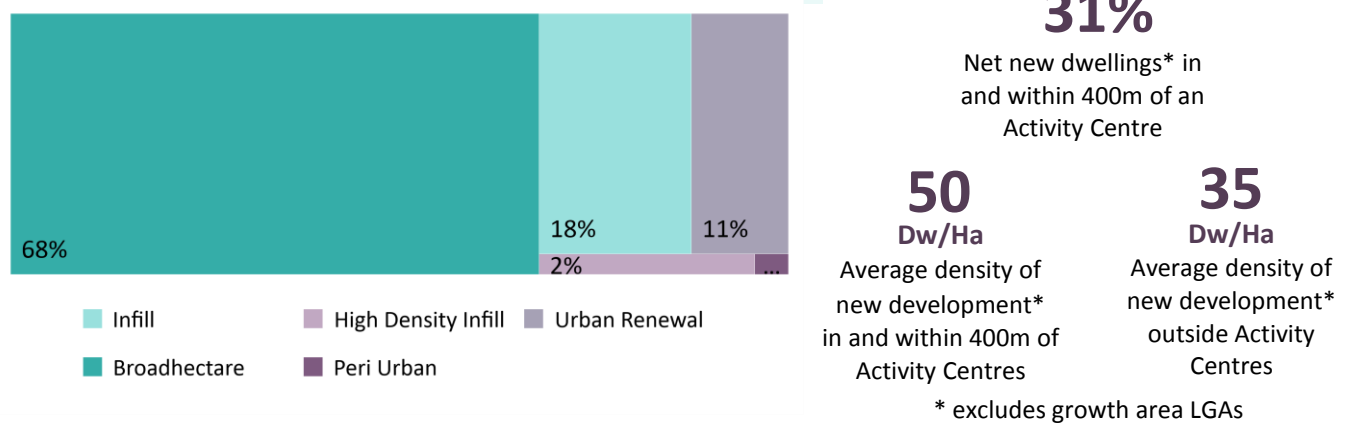


Figure 2: Annual net new dwellings by project outcome size\*

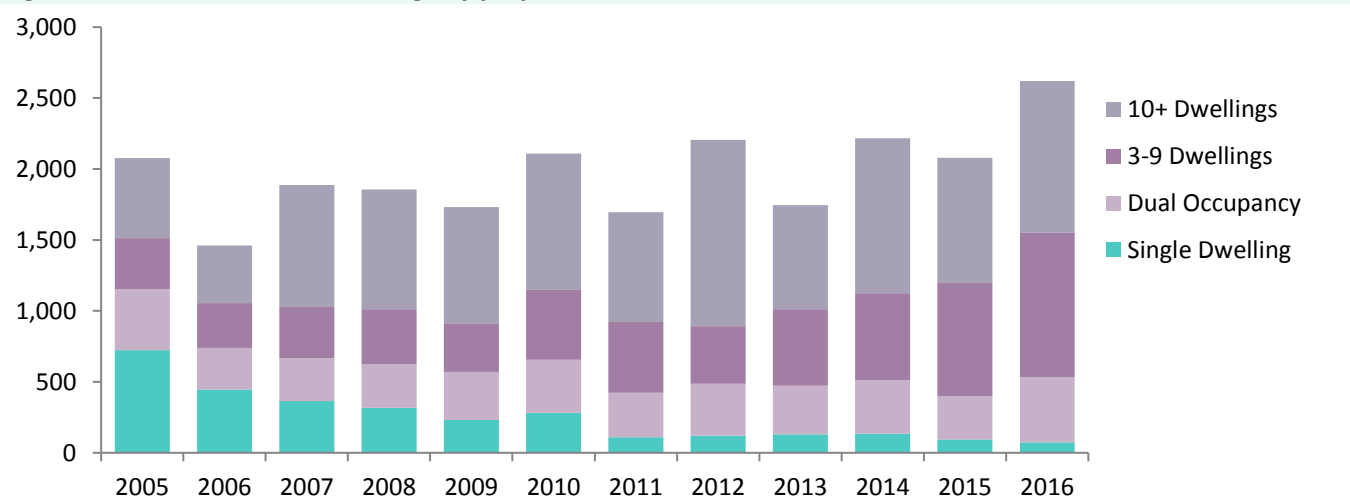


Figure 3: Annual net new dwellings by development type

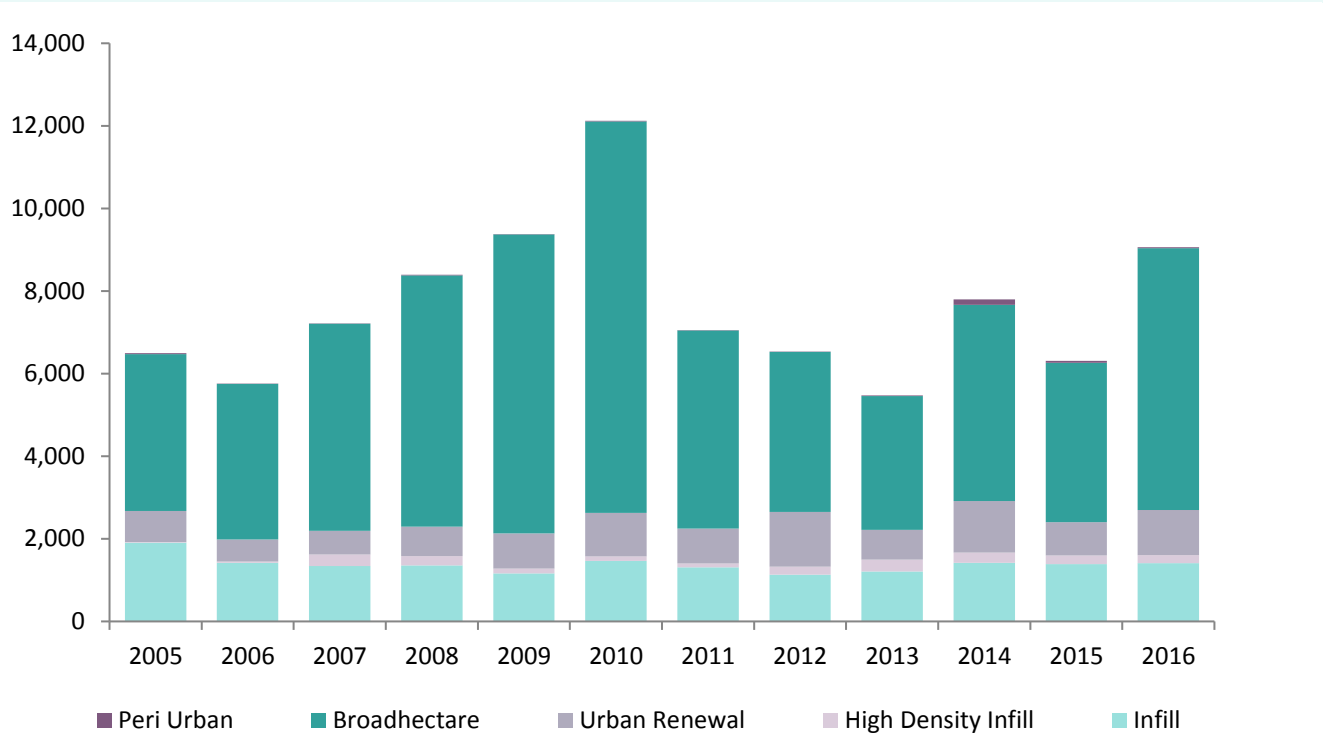
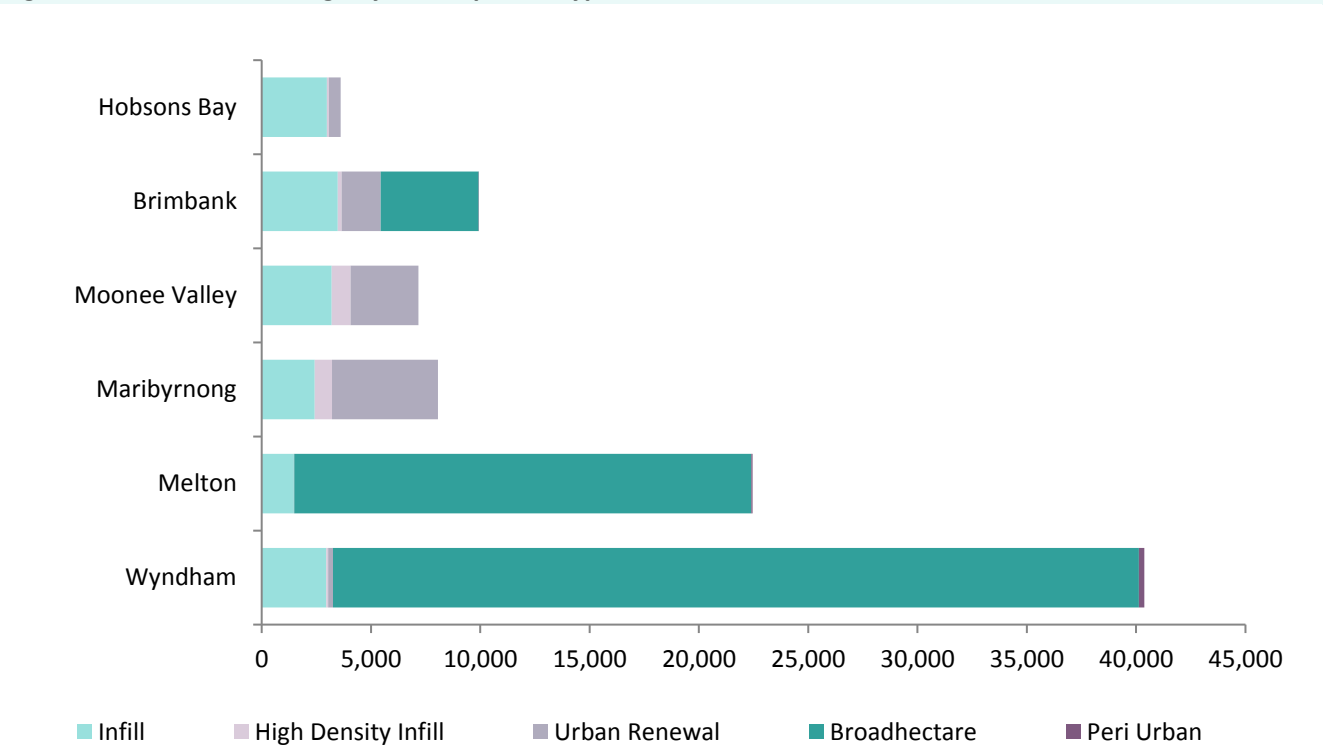


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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## 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.