

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

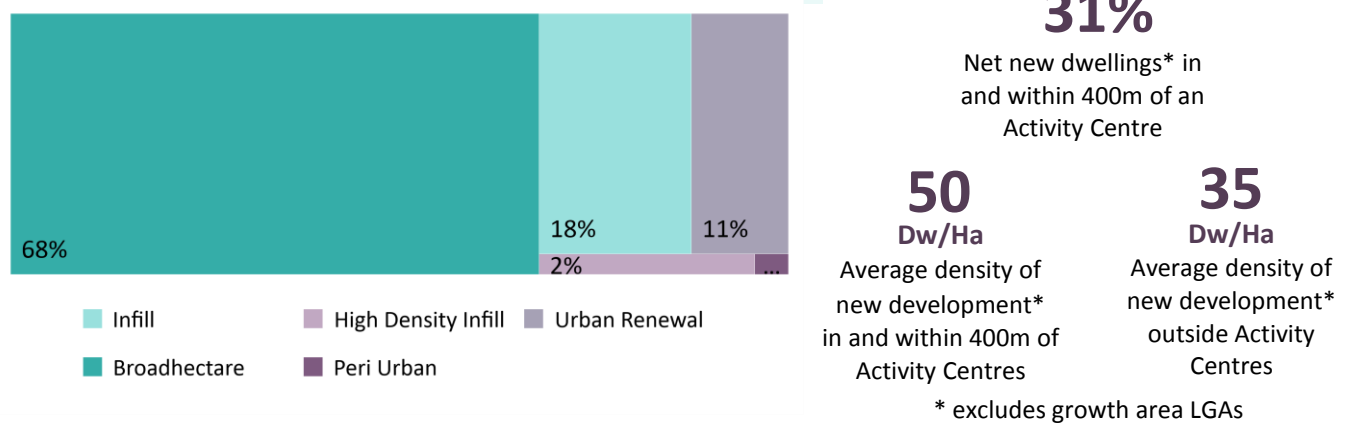


Figure 2: Annual net new dwellings by project outcome size\*

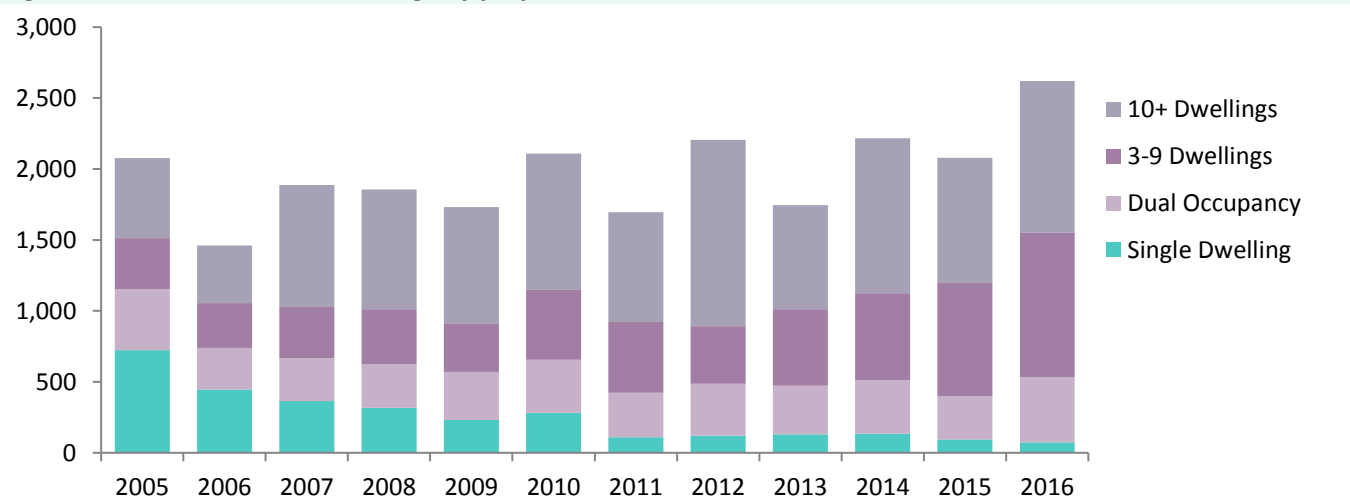


Figure 3: Annual net new dwellings by development type

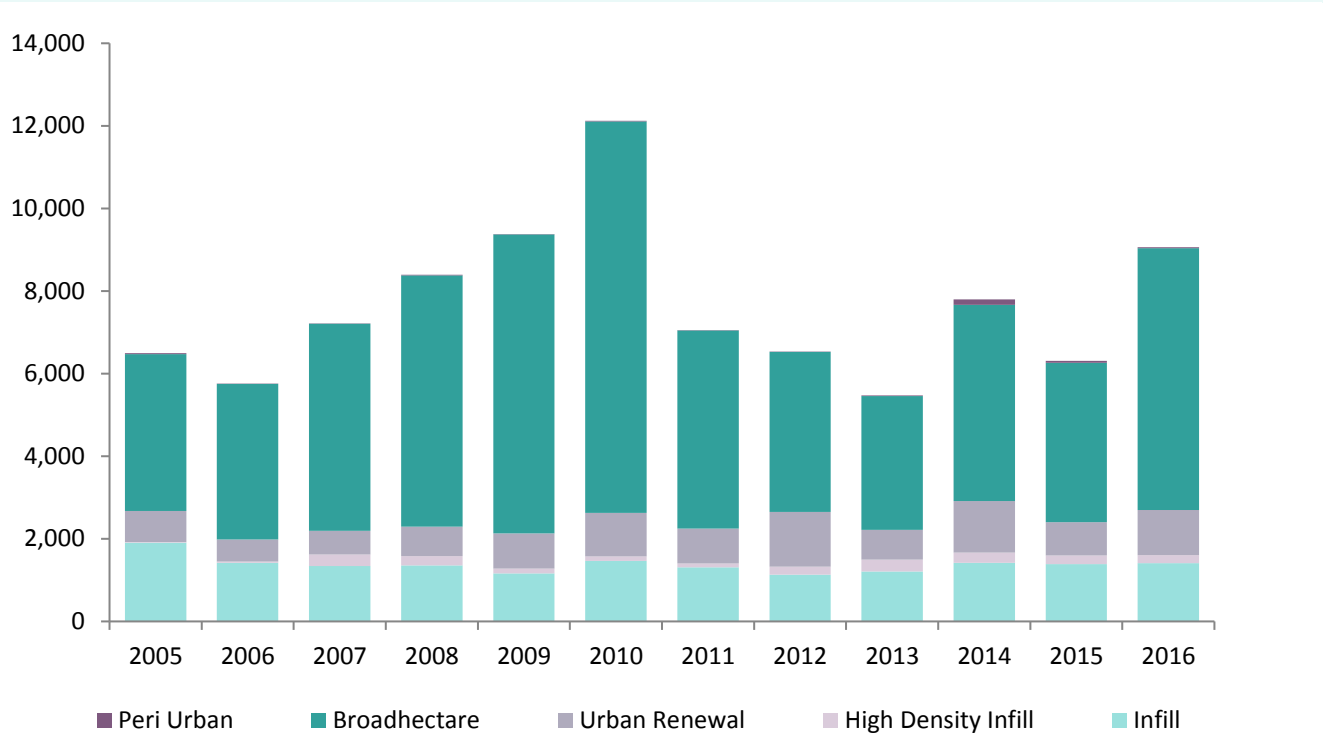
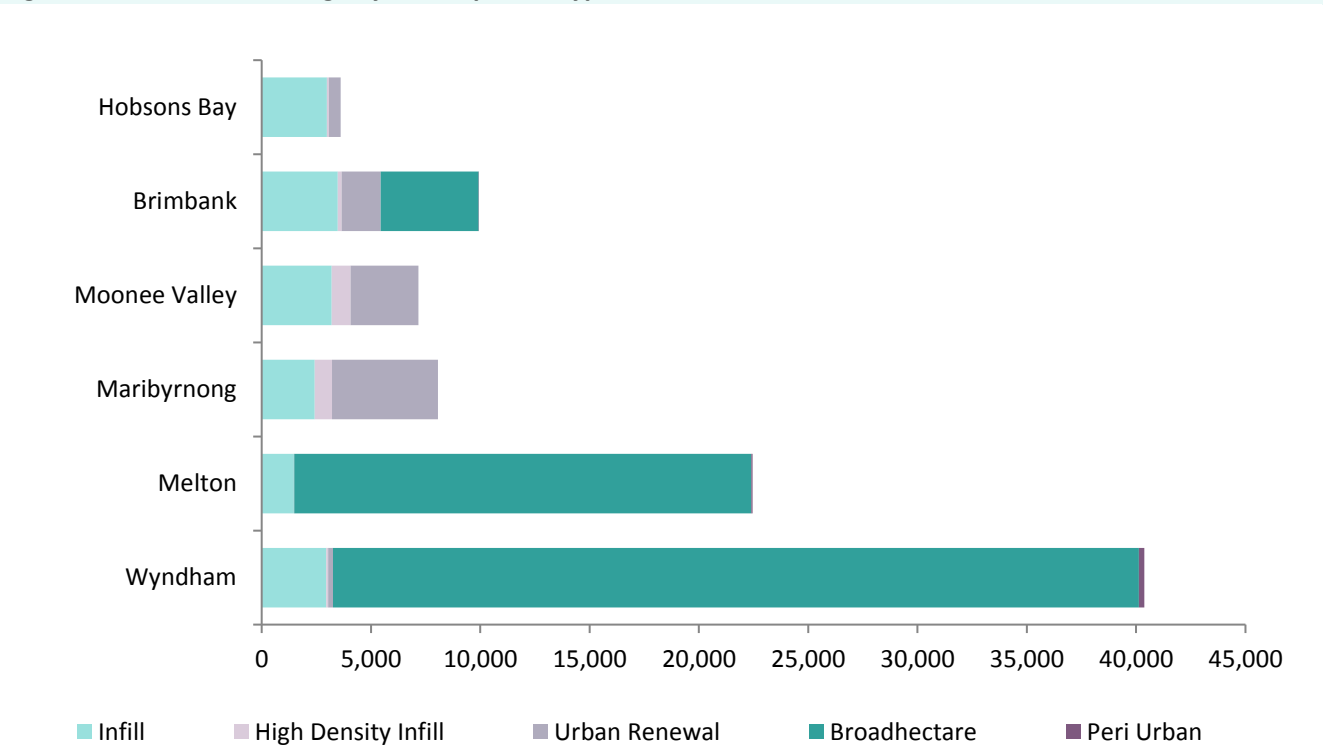


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

Housing Development Data 2005 to 2016 - Brimbank

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 Brimbank.

For the 2005-2016 period, Brimbank saw an average annual increase in dwelling stock of 830 dwellings per annum, with St Albans seeing the greatest increase. As at 2016, there were an estimated 69,346 dwellings in Brimbank.

Over the 2005-2016 period, the majority (45%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2005, 2007, and 2010 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 3,348 projects in Brimbank that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Cairnlea and St Albans. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in St Albans and Deer Park.

There were also 213 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Since 2010 annual housing supply has declined. This reflects the declining availability of greenfield land to support broadhectare housing development. In the future this will see infill development providing a higher proportion of new housing.

Infill development is beginning to increase in the more established parts of the municipality, particularly in St Albans and in residential areas near the Sunshine Metropolitan Activity Centre.

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

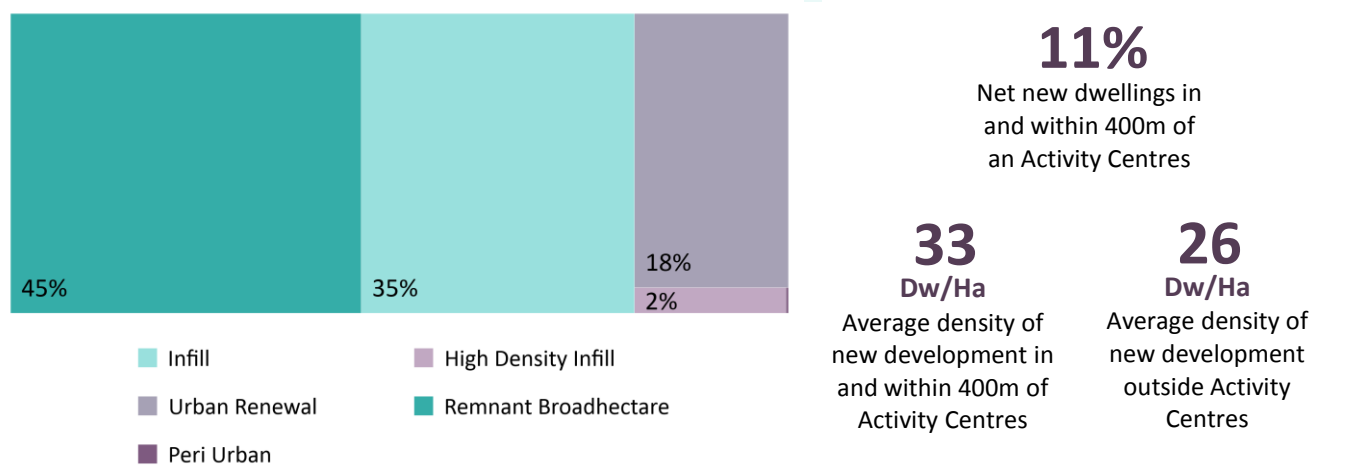


Figure 2: Annual net new dwellings by project outcome size

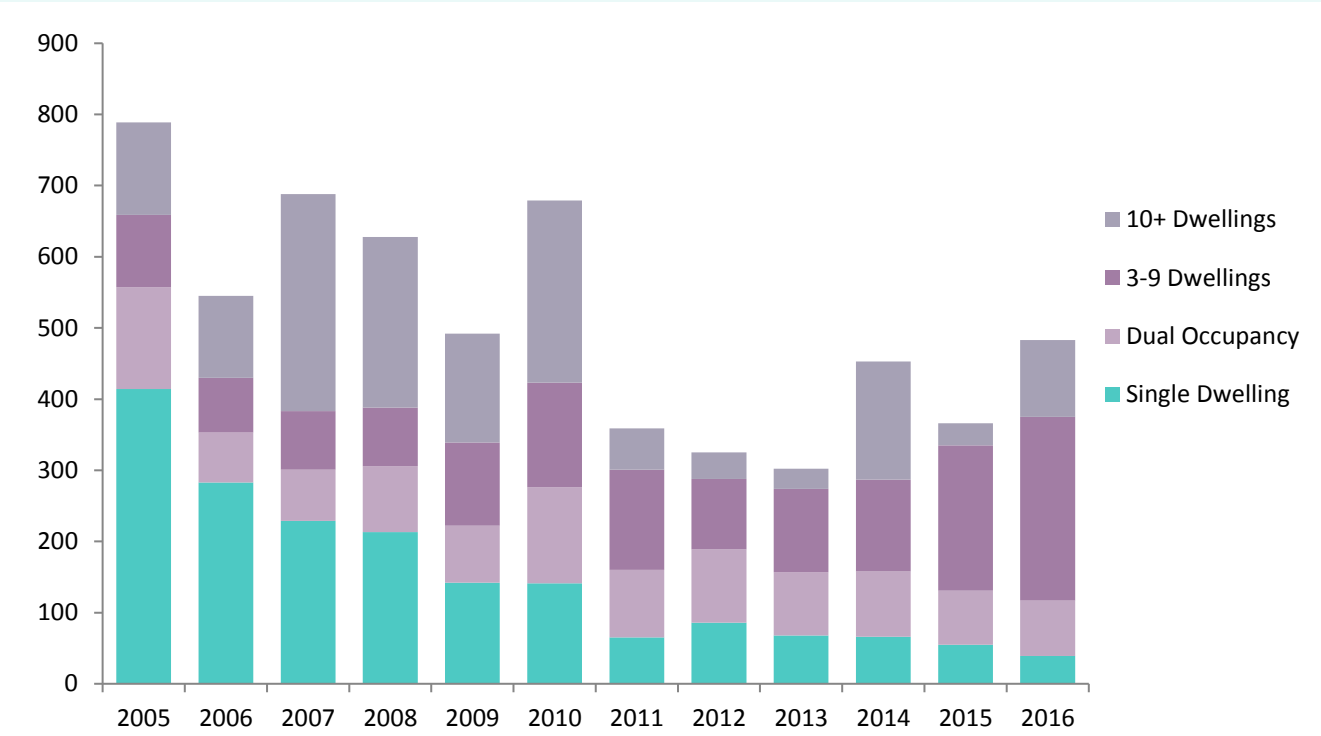
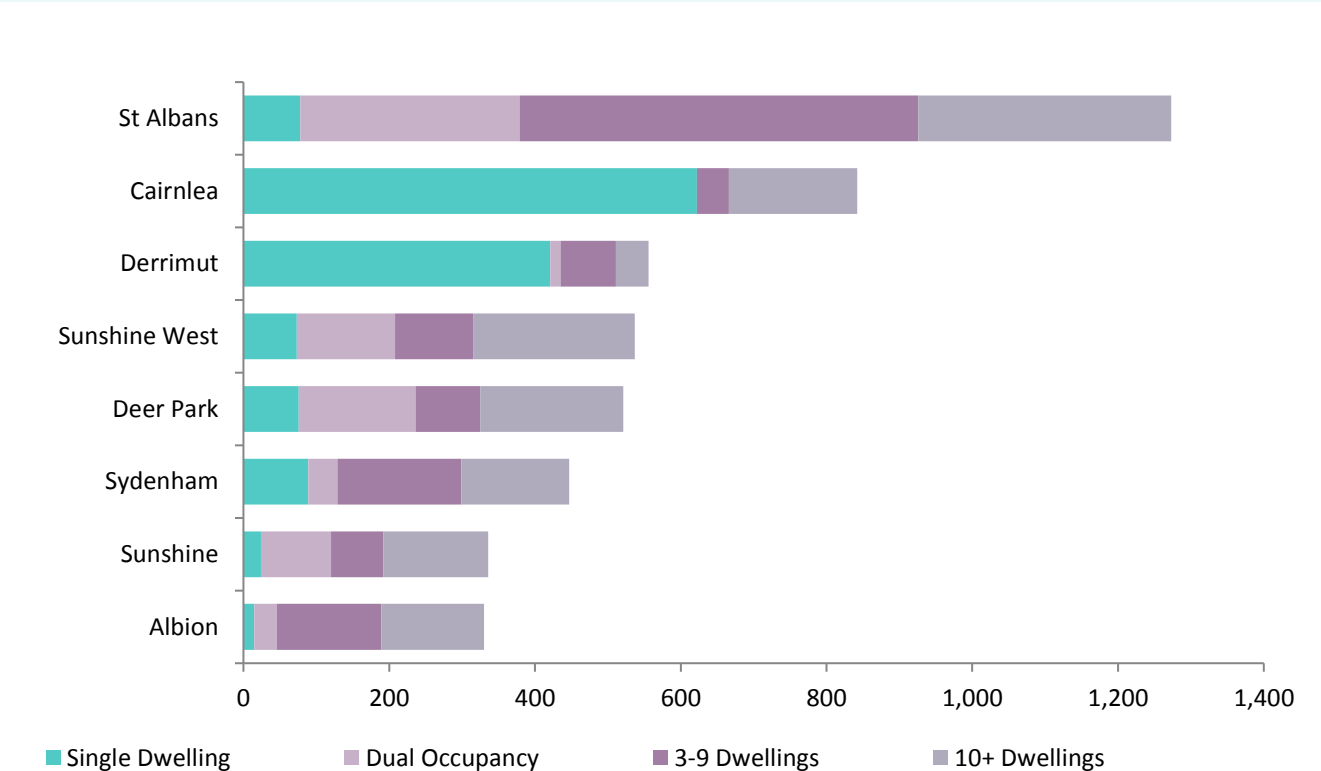


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Hobsons Bay

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 Hobsons Bay.

For the 2005-2016 period, Hobsons Bay saw an average annual increase in dwelling stock of 300 dwellings per annum, with Altona North seeing the greatest increase. As at 2016, there were an estimated 37,327 dwellings in Hobsons Bay.

Over the 2005-2016 period, the majority (83%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2016, 2012, and 2005 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,138 projects in Hobsons Bay that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Altona and Newport. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Altona North and Newport.

There were also 466 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Since 2005 new single dwelling development on vacant lots has declined while dual occupancy and 3-9 unit infill development has increased, with 2016 seeing the greatest increase. Incremental infill is particularly prevalent in Altona, Altona North and Newport.

The Williamstown heritage precinct has seen less housing change than other residential areas of the municipality.

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

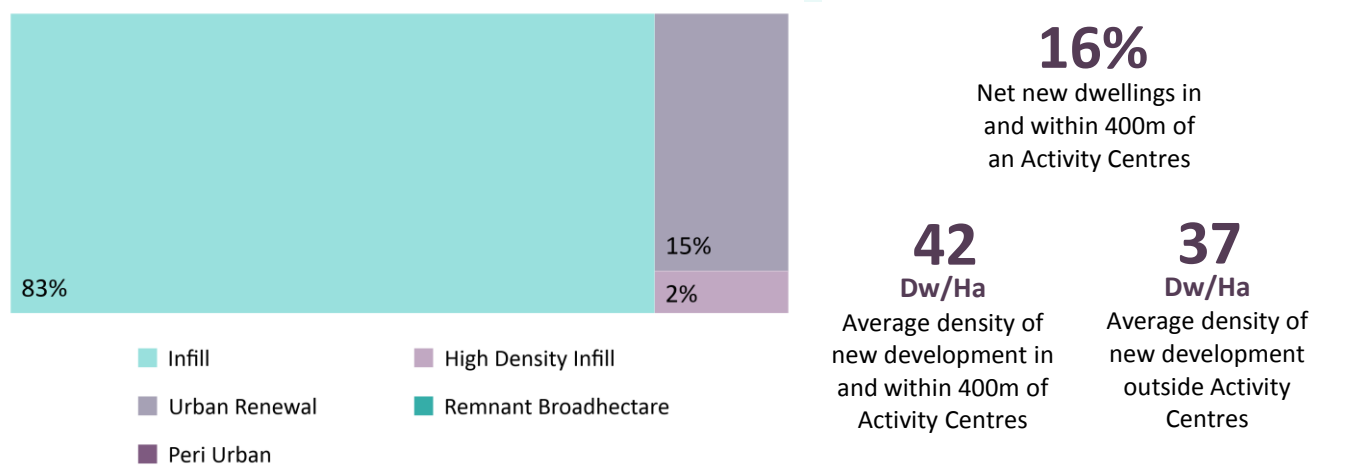


Figure 2: Annual net new dwellings by project outcome size

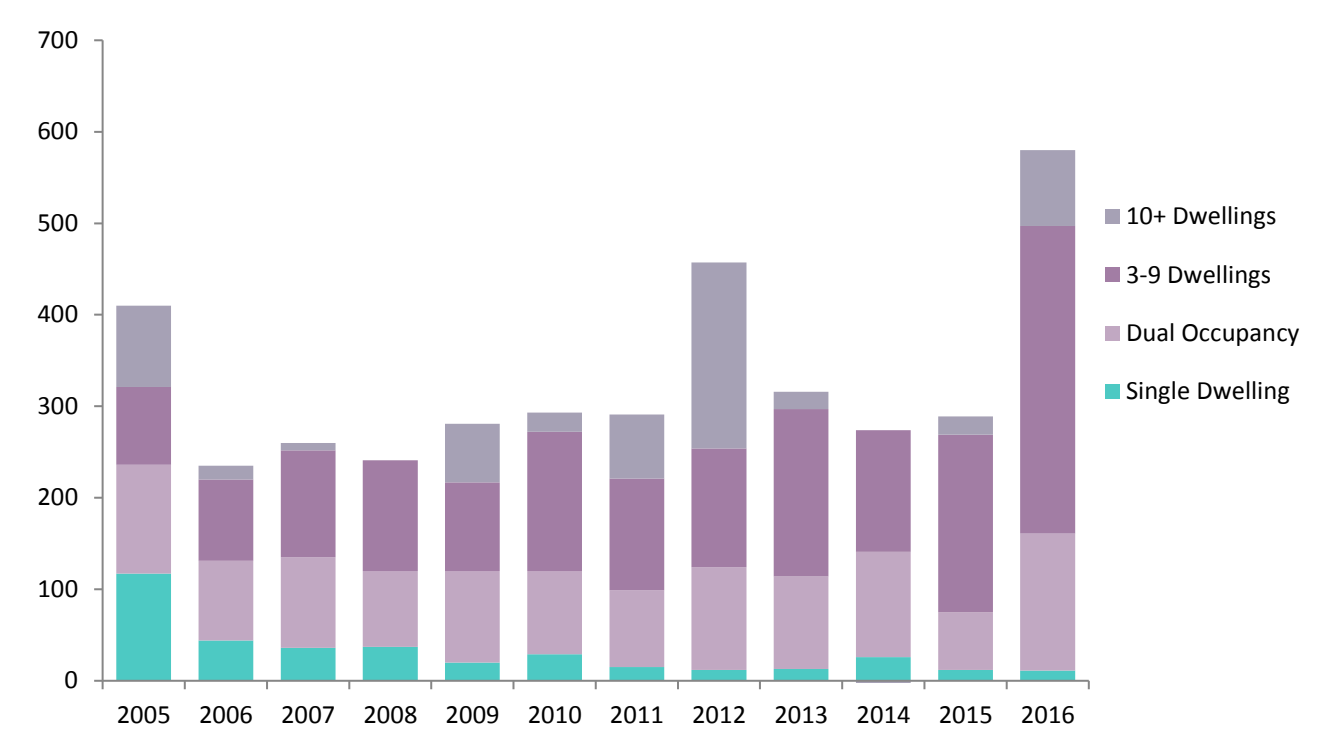
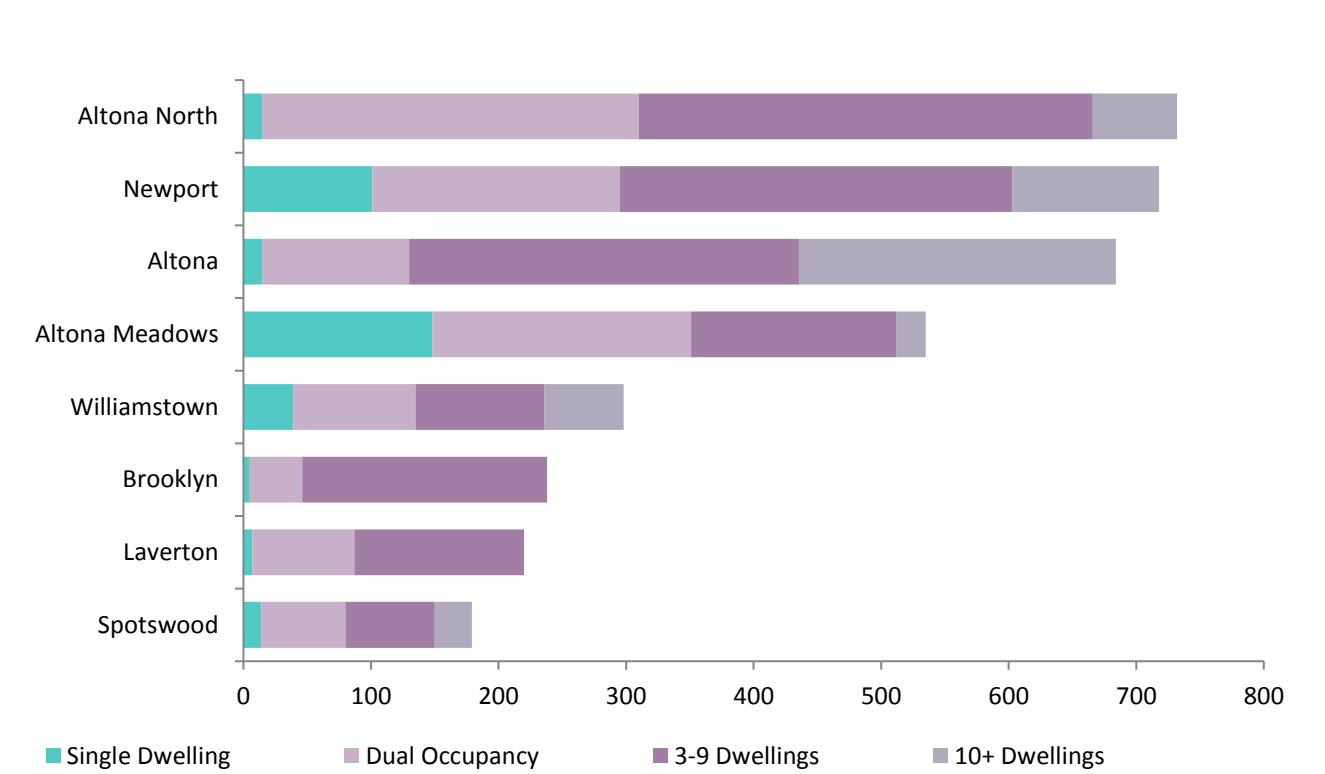


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Maribyrnong

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 Maribyrnong.

For the 2005-2016 period, Maribyrnong saw an average annual increase in dwelling stock of 670 dwellings per annum, with Footscray seeing the greatest increase. As at 2016, there were an estimated 35,468 dwellings in Maribyrnong.

Over the 2005-2016 period, the majority (60%) of all new dwellings were the result of urban renewal development projects (see figure 1).

Figure 2 shows that 2014, 2008, and 2016 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 1,759 projects in Maribyrnong that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Footscray and West Footscray. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Maidstone and Braybrook.

There were also 413 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Higher density development projects have been most prevalent in the Footscray Metropolitan Activity Centre. Large urban renewal projects (converting industrial use to residential use) have also occurred in the suburbs of Maribyrnong and Maidstone.

Smaller scale multi-unit development is more prevalent in the northern part of the municipality where there are larger lots. Industrial /commercial areas such as Tottenham have seen no residential development.

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

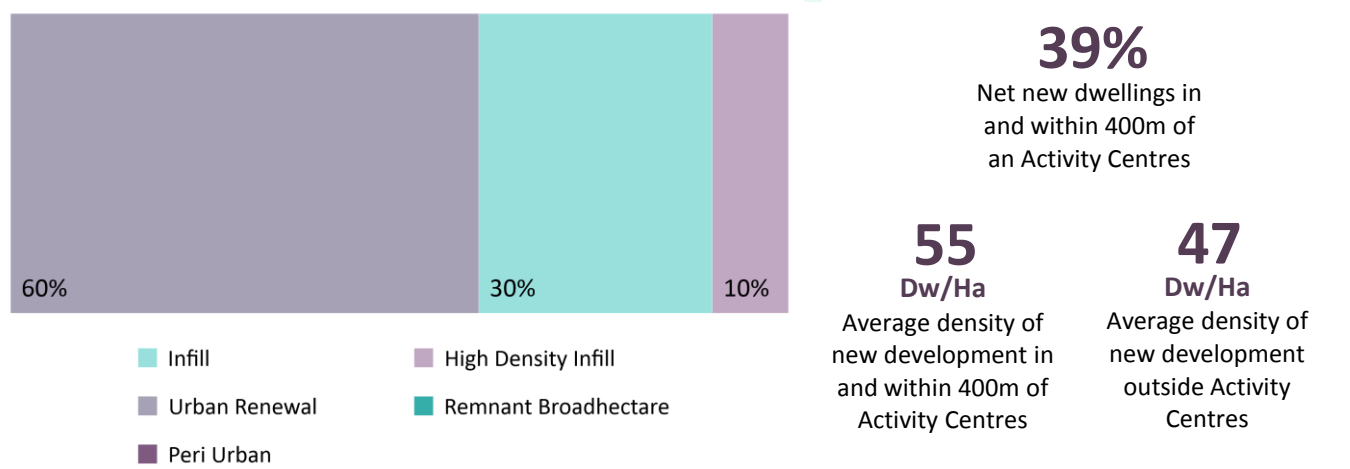


Figure 2: Annual net new dwellings by project outcome size

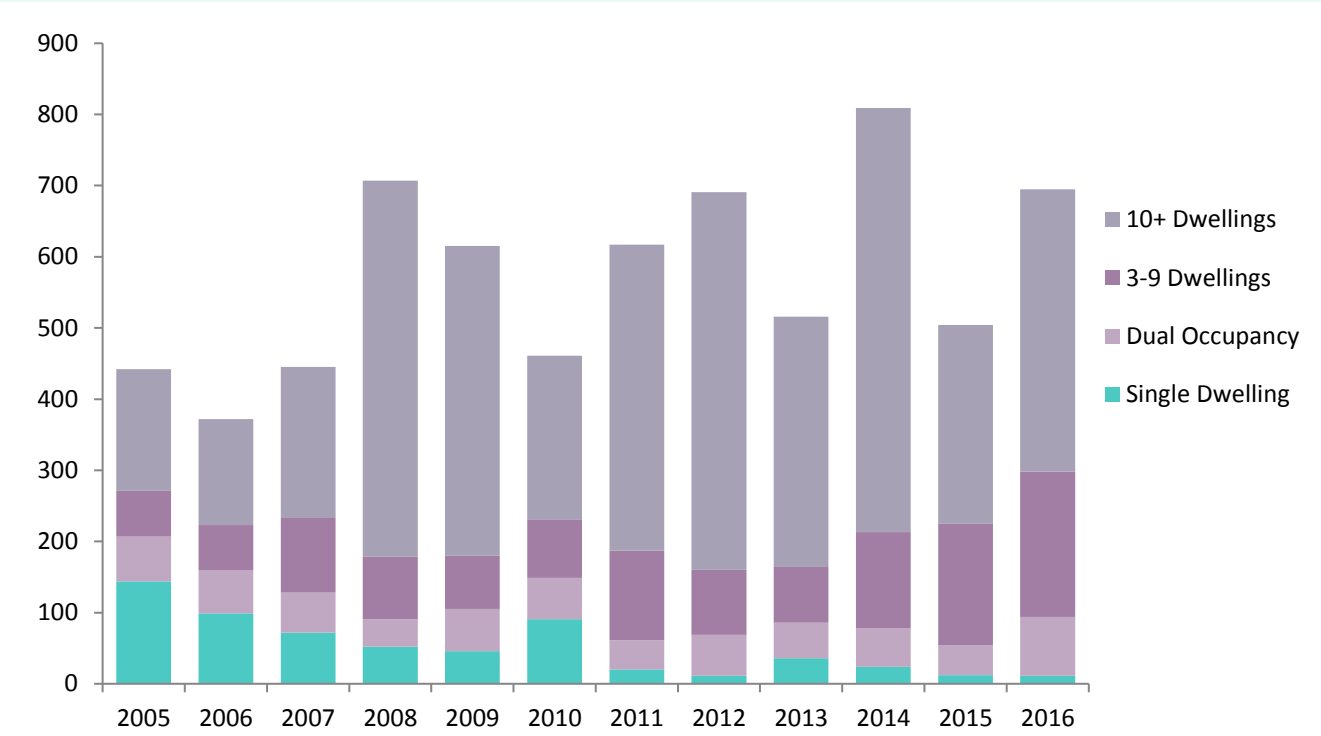
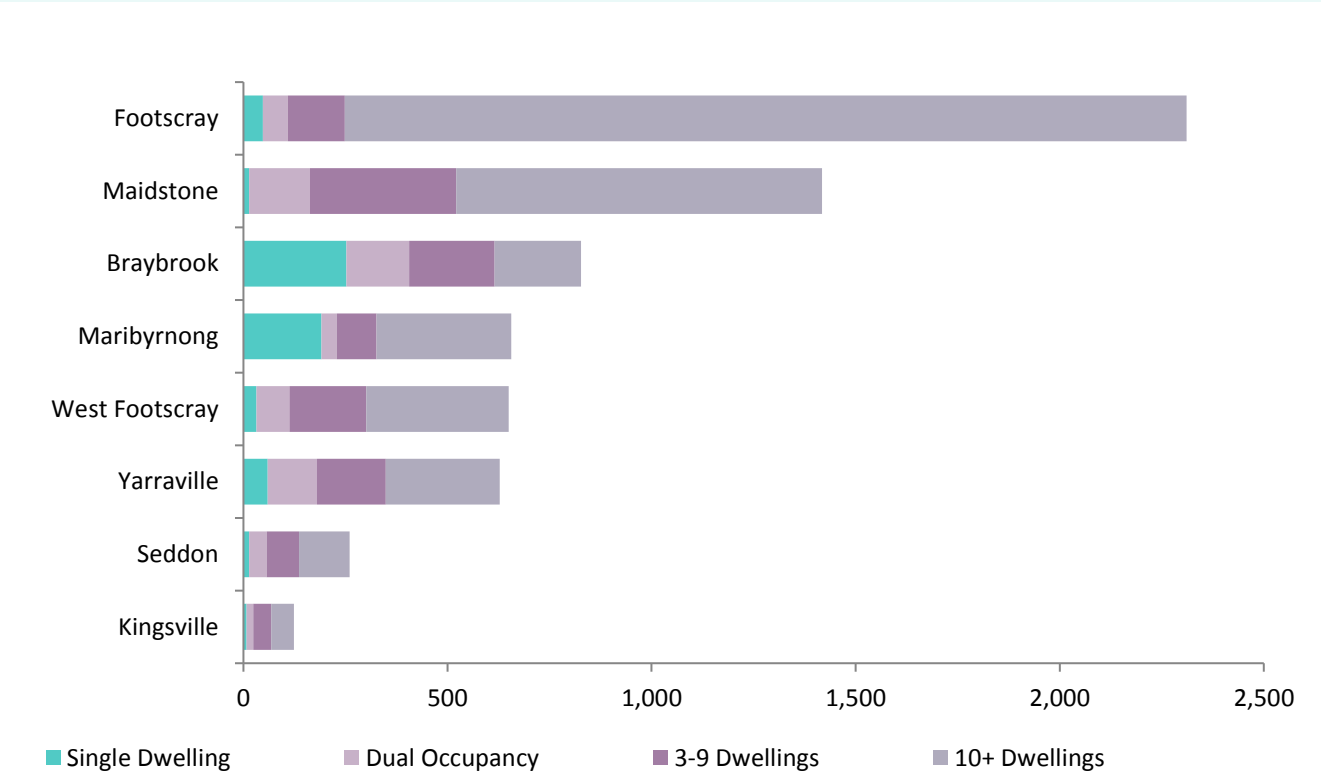


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



Housing Development Data 2005 - 2016 - Melton

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 Melton.

For the 2005-2016 period, Melton saw an average annual increase in dwelling stock of 1,870 dwellings per annum, with Caroline Springs seeing the greatest increase. As at 2016, there were an estimated 48,297 dwellings in Melton.

Over the 2005-2016 period, the majority (93%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2010, 2008, and 2016 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 5,286 projects in Melton that produced a net dwelling increase. There were 30 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The vast majority of new housing is developed in greenfield locations.

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

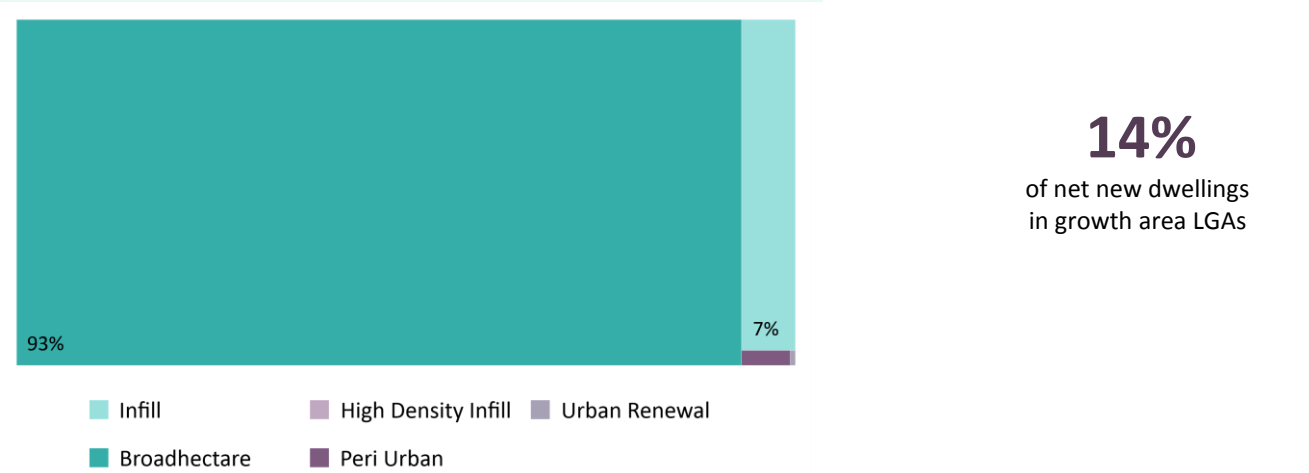


Figure 2: Annual net new dwellings by development type

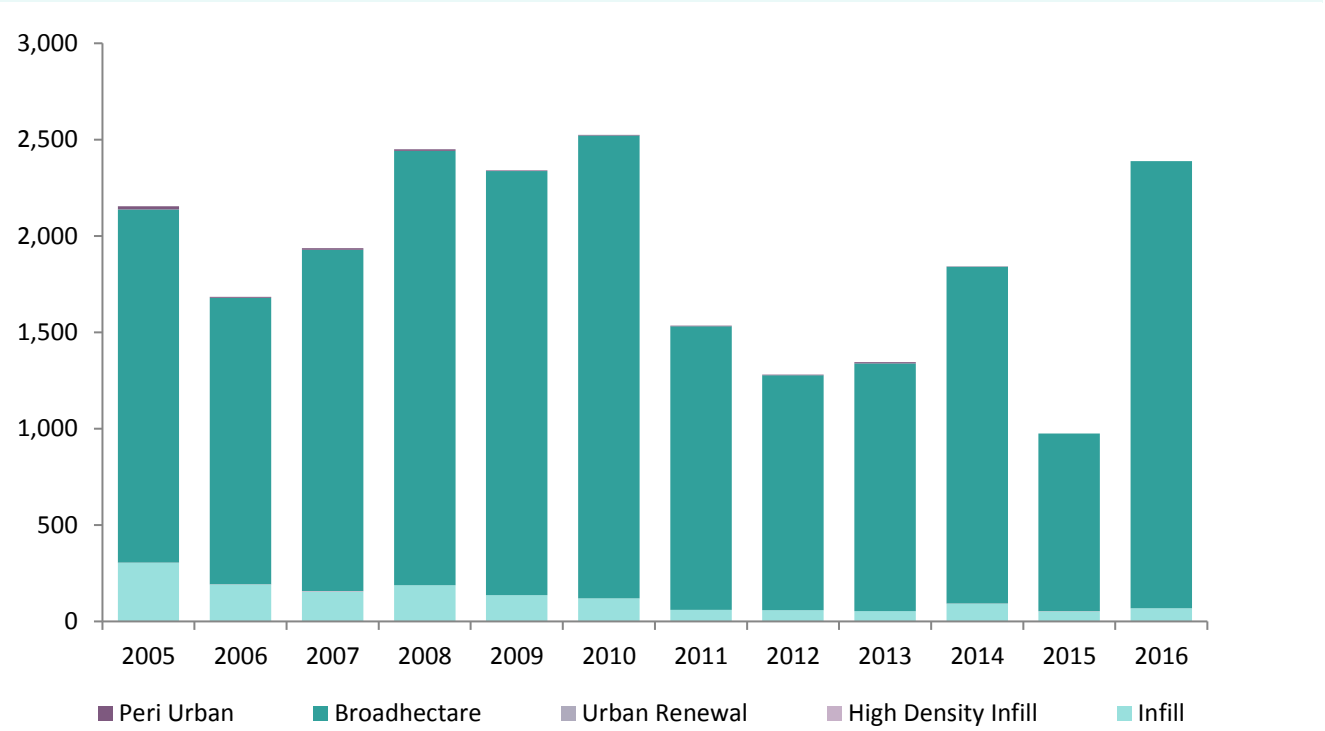
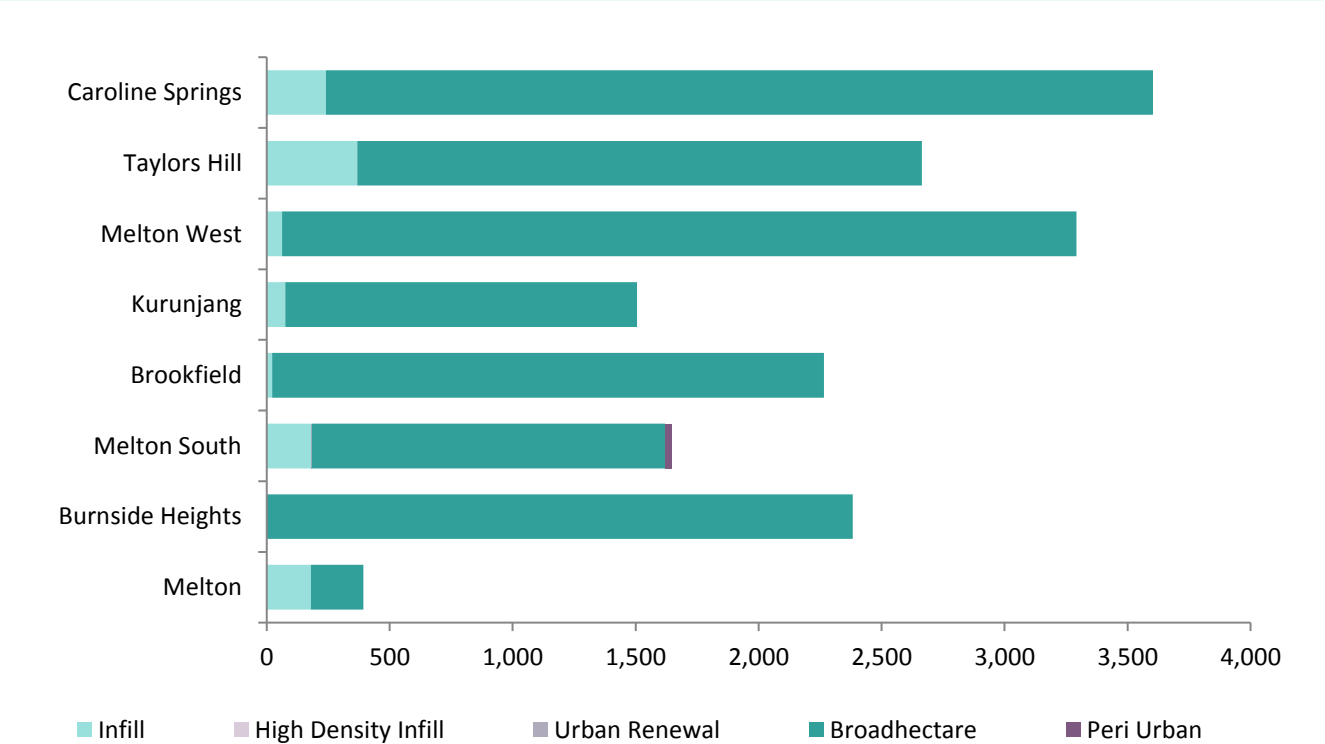


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Moonee Valley

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 Moonee Valley.

For the 2005-2016 period, Moonee Valley saw an average annual increase in dwelling stock of 600 dwellings per annum, with Essendon seeing the greatest increase. As at 2016, there were an estimated 50,875 dwellings in Moonee Valley.

Over the 2005-2016 period, the majority (45%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2015, 2016, and 2012 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,064 projects in Moonee Valley that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Essendon and Moonee Ponds. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Airport West and Keilor East.

There were also 1,098 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The transport corridor along Mount Alexander Road is a focus for major housing development. This is delivering new housing near transport and services.

Infill development that results in dual occupancy and 3 to 9 dwellings on a lot is most prevalent in the western part of the municipality (Niddrie, Airport West and Keilor East). Essendon and Ascot Vale have the greatest mix of development.

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

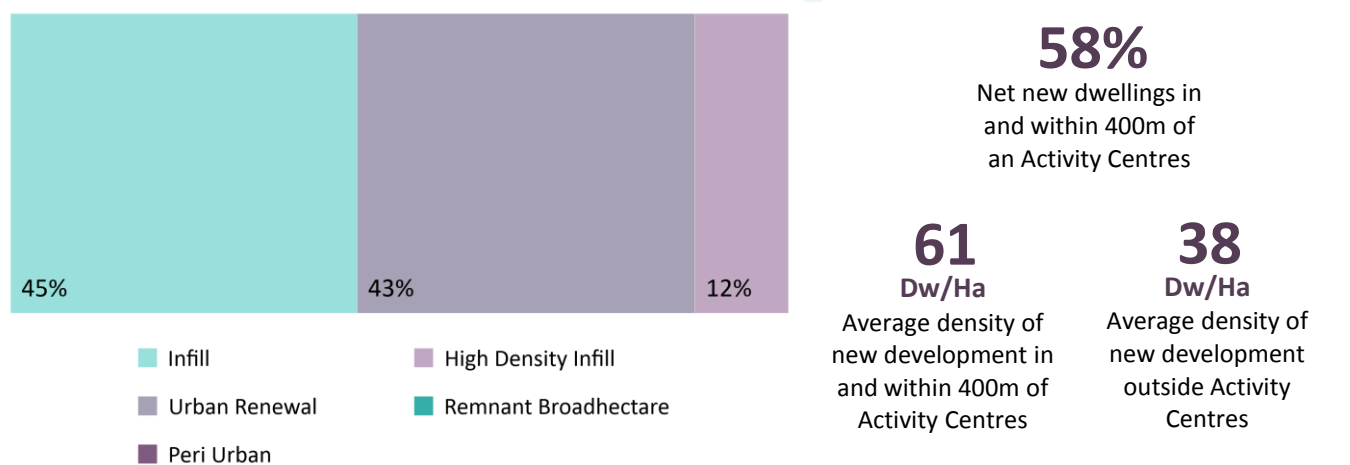


Figure 2: Annual net new dwellings by project outcome size

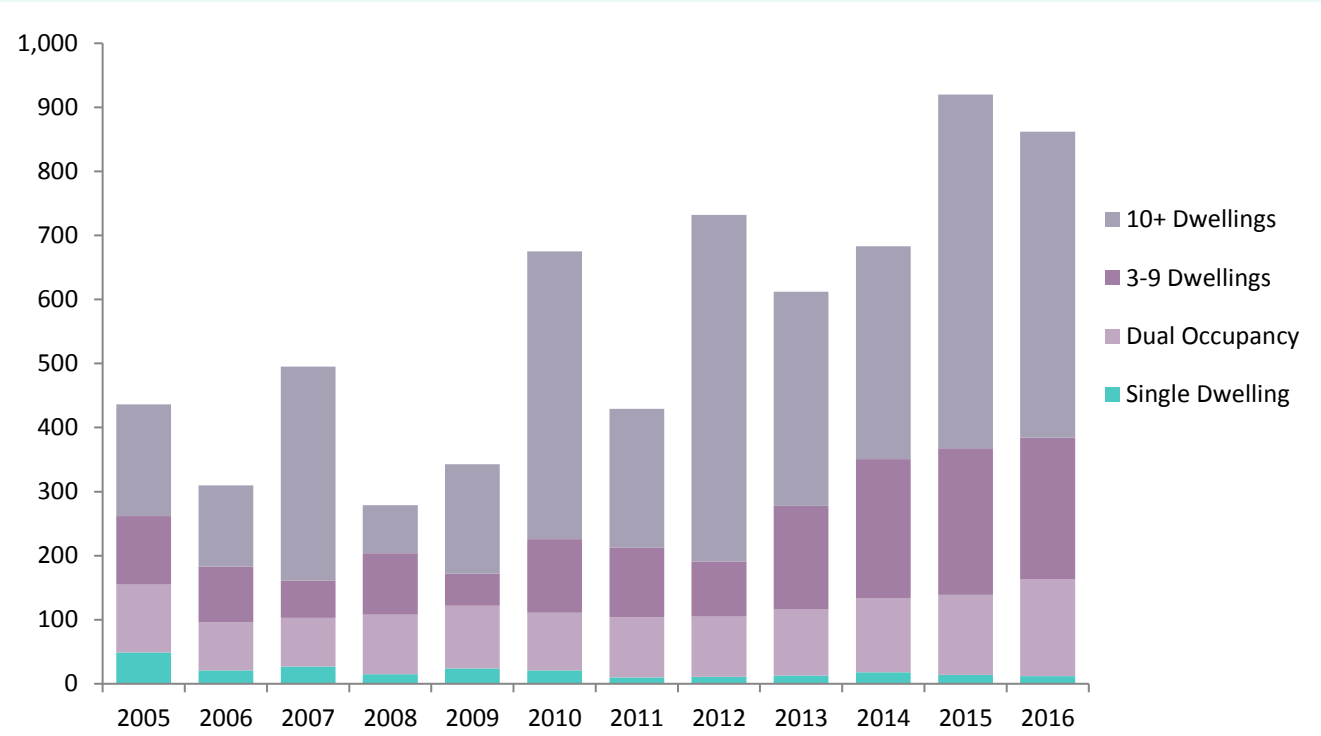
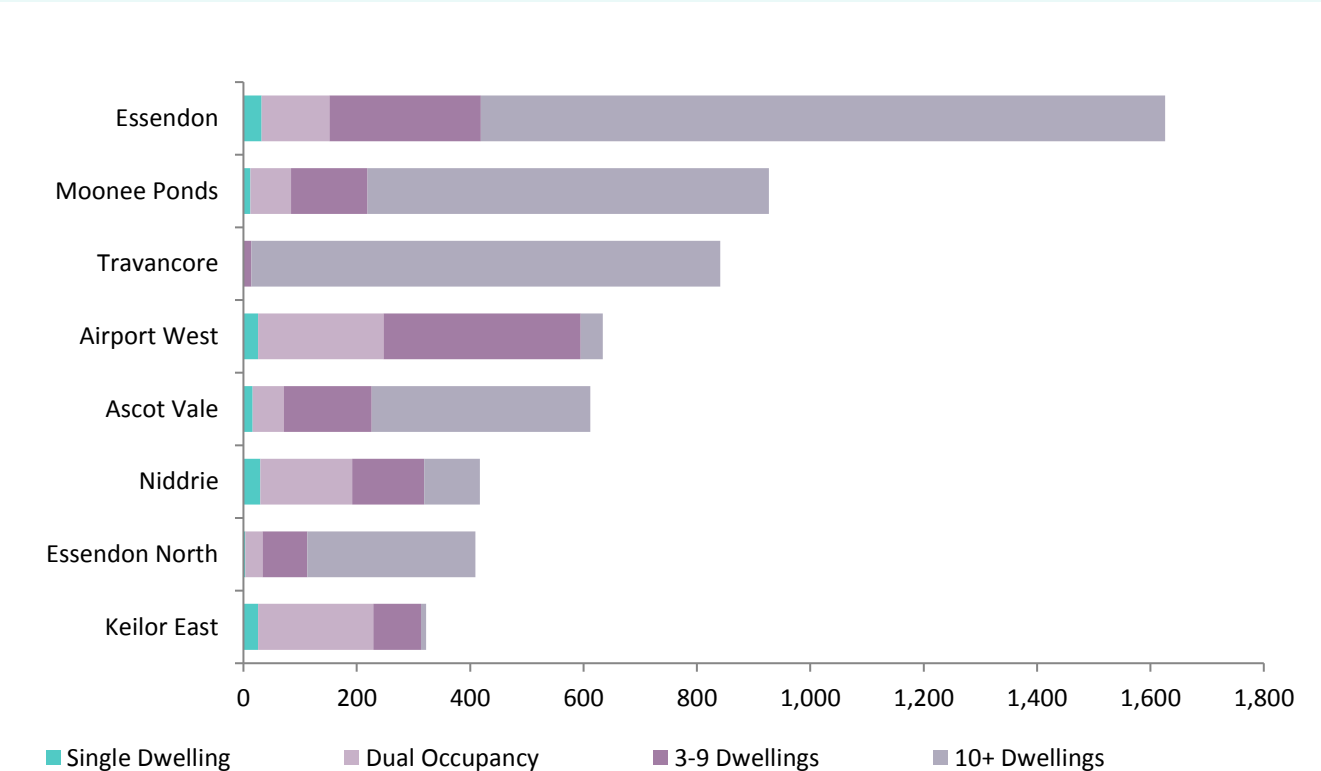


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 - 2016 - Wyndham

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 Wyndham.

For the 2005-2016 period, Wyndham saw an average annual increase in dwelling stock of 3,360 dwellings per annum, with Point Cook seeing the greatest increase. As at 2016, there were an estimated 78,620 dwellings in Wyndham.

Over the 2005-2016 period, the majority (91%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2010, 2009, and 2016 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 5,635 projects in Wyndham that produced a net dwelling increase. There were 56 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Wyndham is a high housing supply and population growth municipality. The main form of new housing is the result of greenfield development, with a steady number of infill projects occurring in established areas.

The municipality's Green Wedge and agricultural areas in which new housing development is constrained by planning requirements have seen minimal housing growth.

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

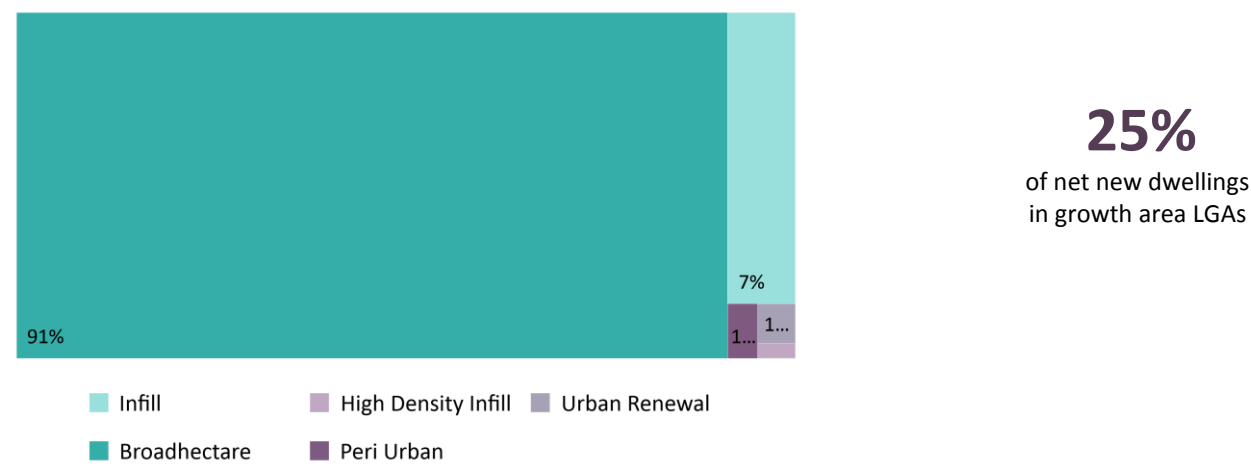


Figure 2: Annual net new dwellings by development type

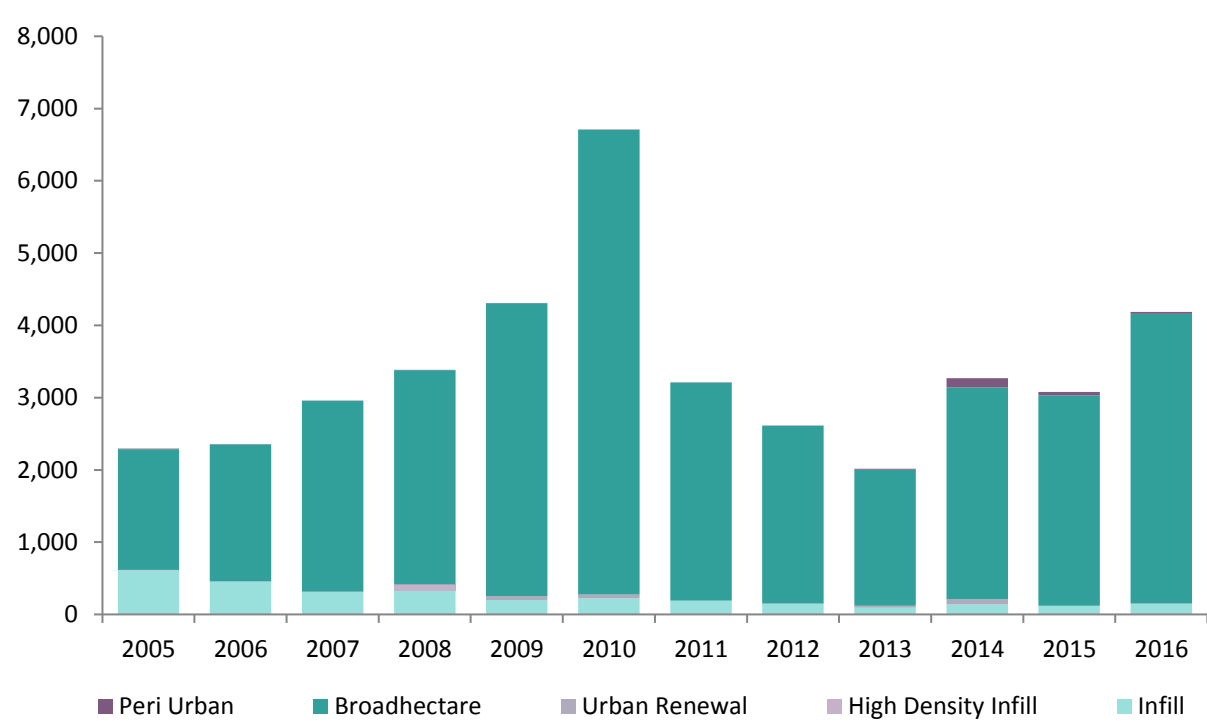
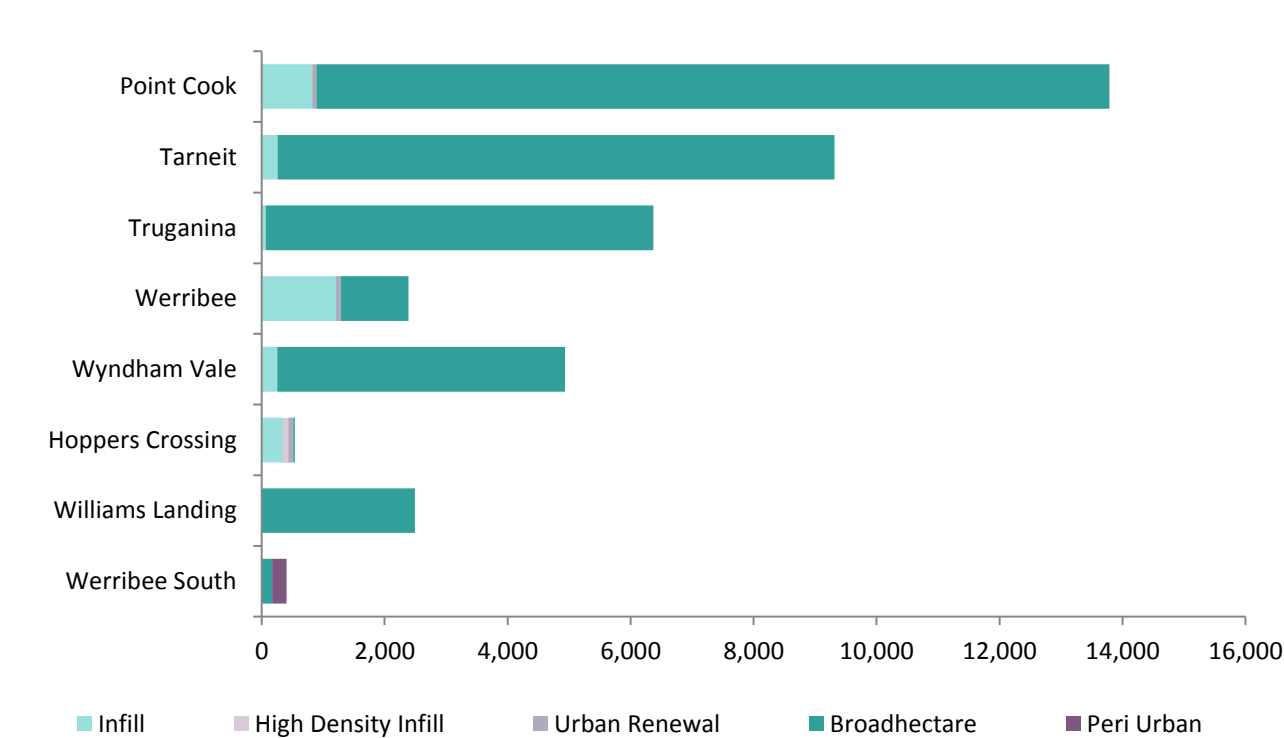


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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



## Housing Development Data (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.