

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

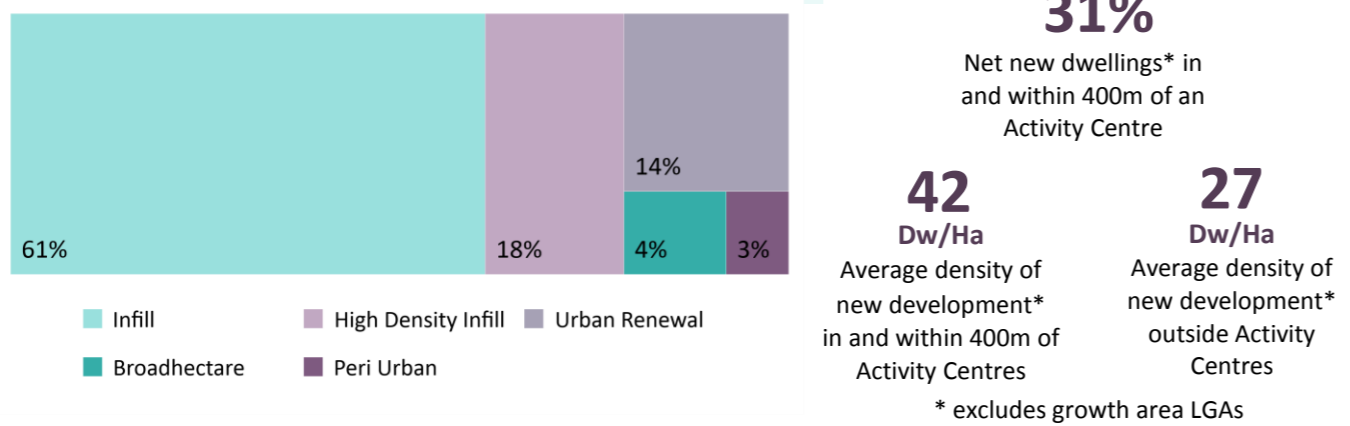


Figure 2: Annual net new dwellings by project outcome size*

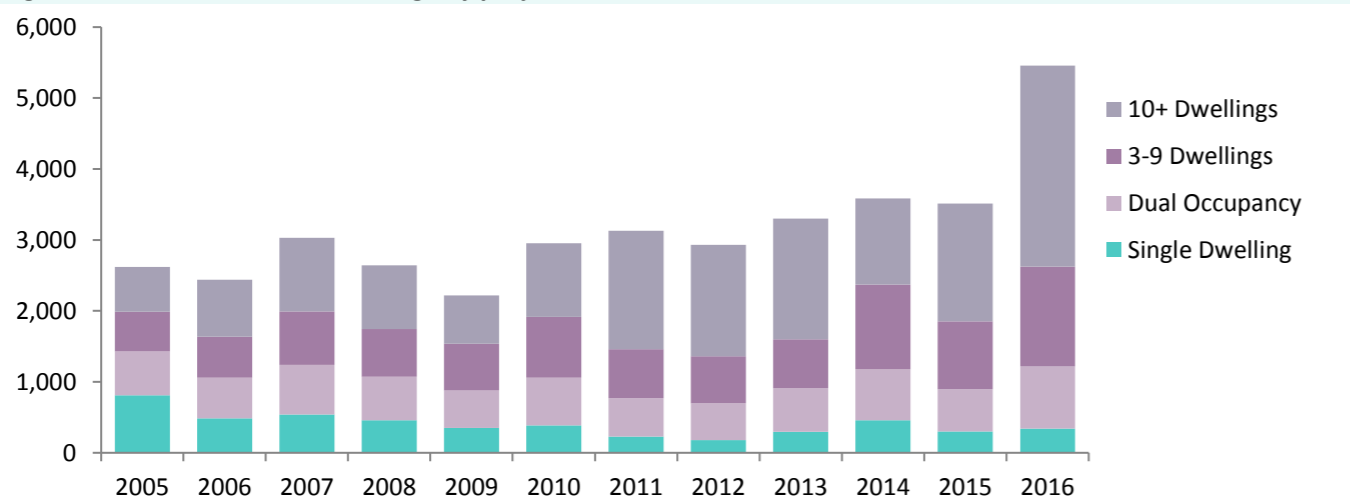


Figure 3: Annual net new dwellings by development type

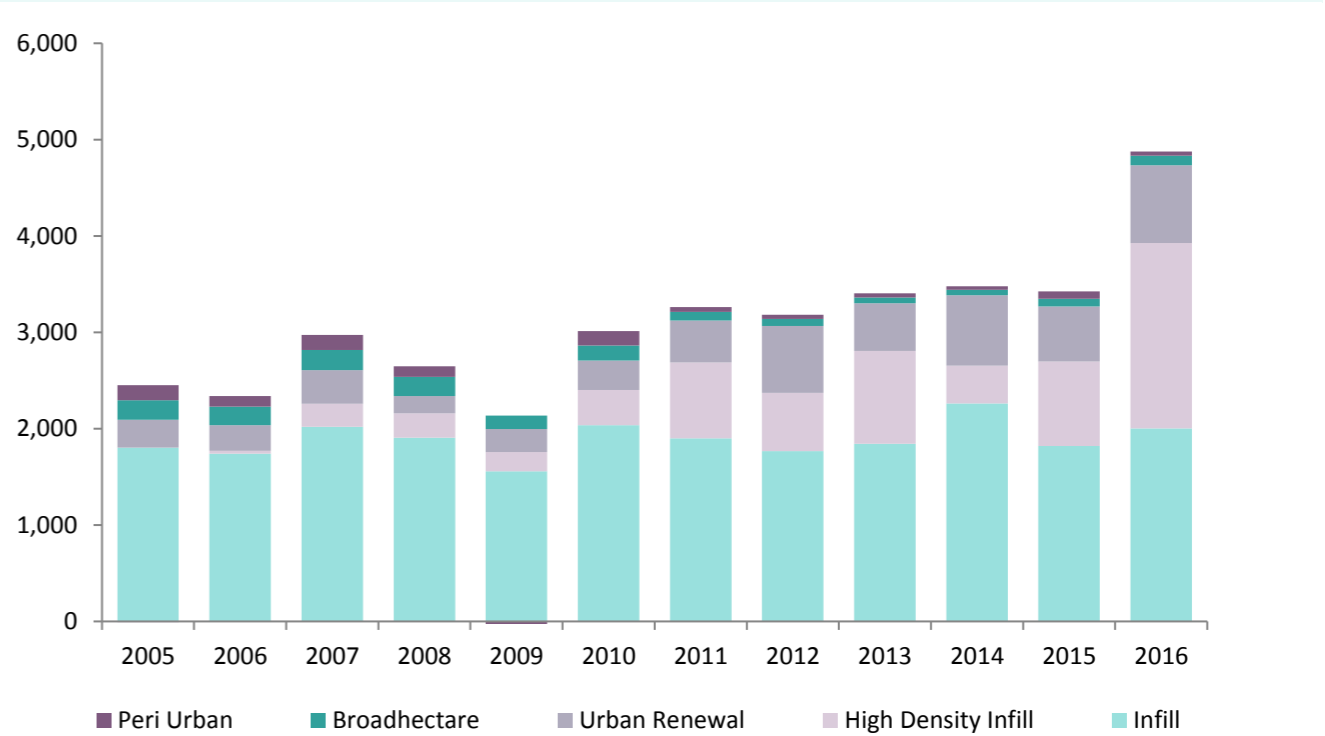
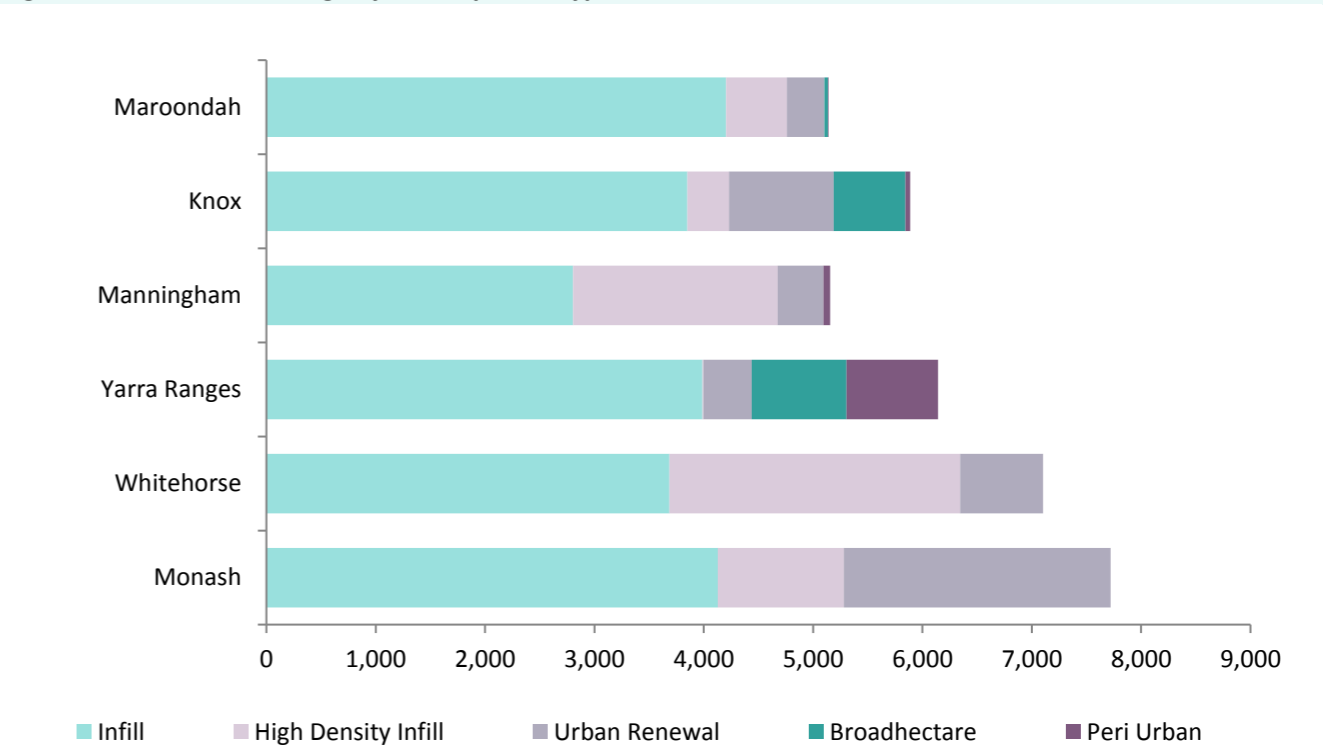


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

Housing Development Data 2005 to 2016 - Knox

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 Knox.

For the 2005-2016 period, Knox saw an average annual increase in dwelling stock of 490 dwellings per annum, with Boronia seeing the greatest increase. As at 2016, there were an estimated 58,880 dwellings in Knox.

Over the 2005-2016 period, the majority (65%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2006, 2016, and 2014 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,513 projects in Knox that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Boronia and Rowville. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Boronia and Ferntree Gully.

There were also 282 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The rail corridor between Bayswater and Ferntree Gully has been a major focus for new multi-unit infill development.

The Bayswater and Boronia Activity Centres have been a focus for higher yielding (10+) development projects. Areas along the foothills of the Dandenongs that are subject to planning restrictions have seen minimal housing change.

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

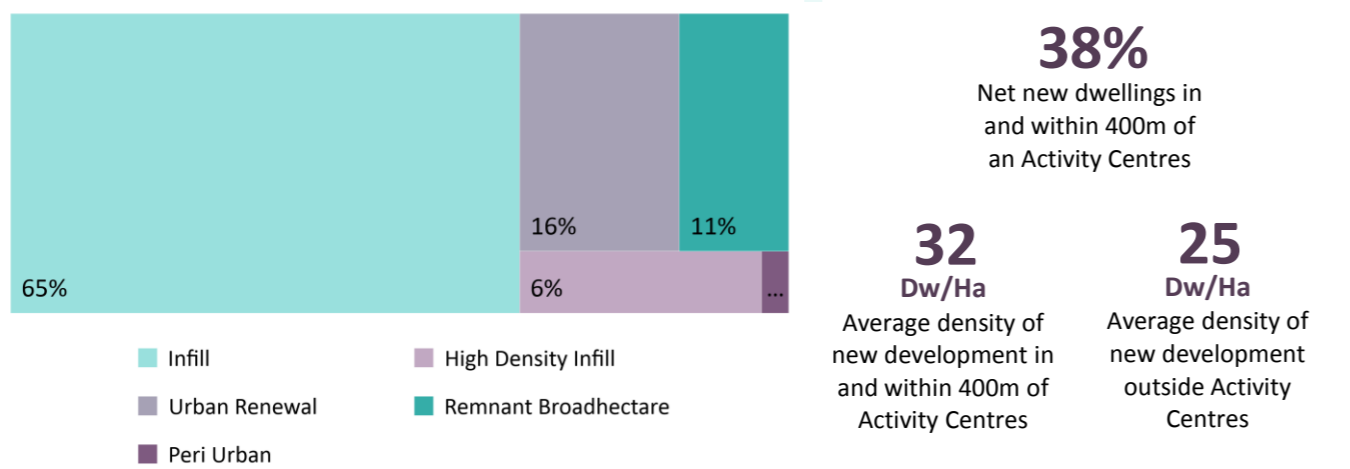


Figure 2: Annual net new dwellings by project outcome size

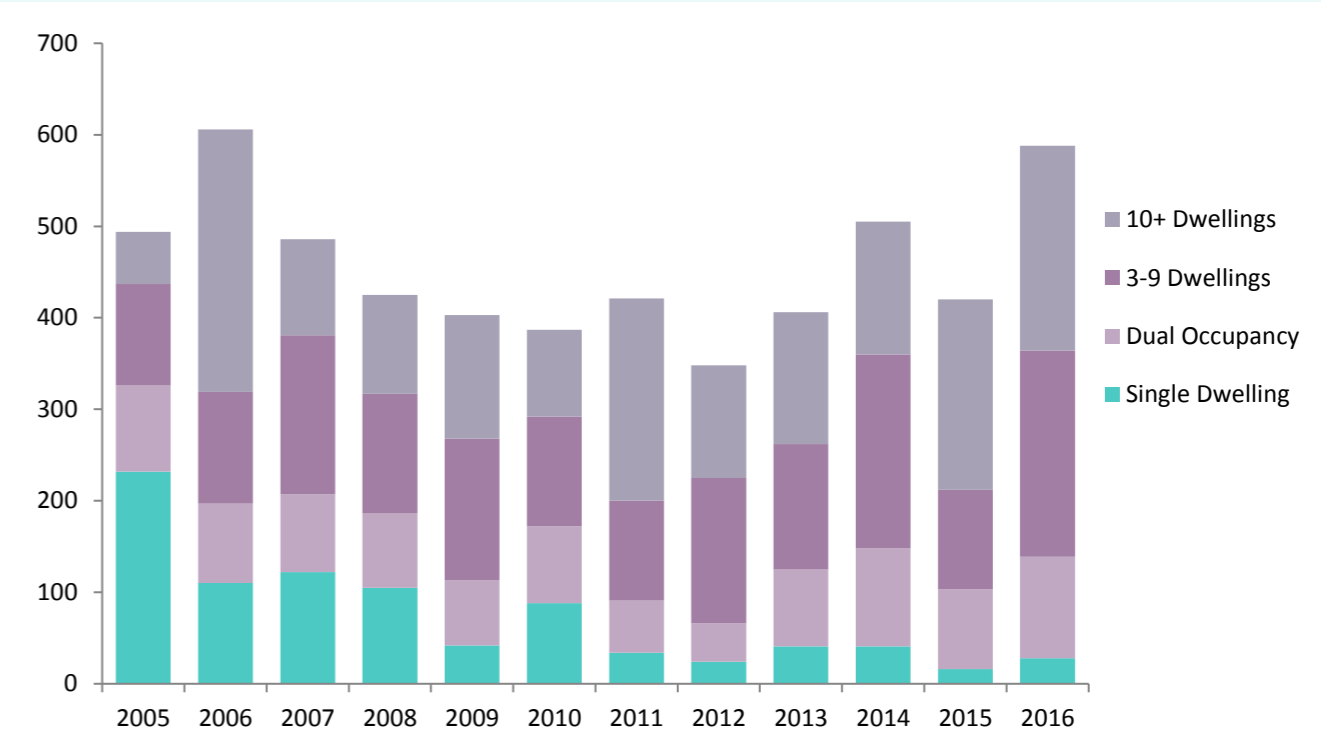
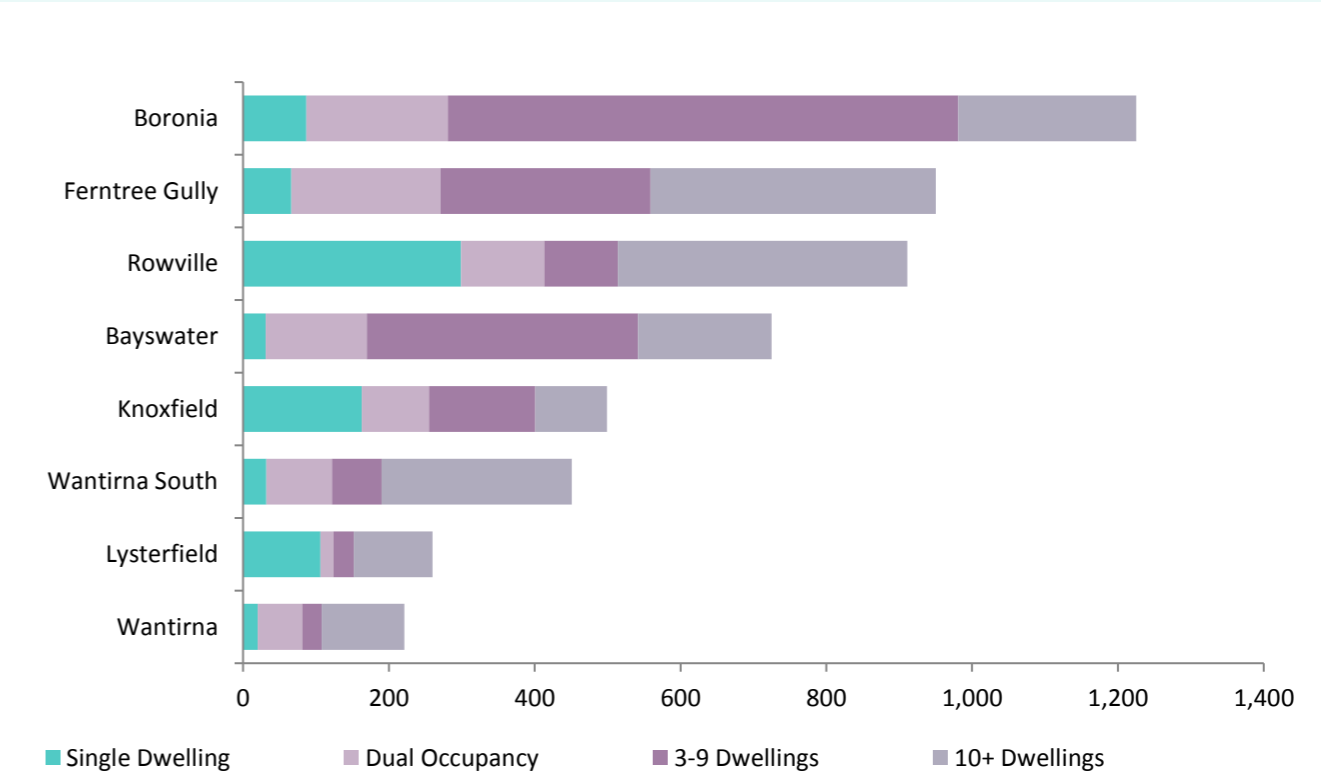


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Manningham

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 Manningham.

For the 2005-2016 period, Manningham saw an average annual increase in dwelling stock of 430 dwellings per annum, with Doncaster seeing the greatest increase. As at 2016, there were an estimated 46,124 dwellings in Manningham.

Over the 2005-2016 period, the majority (54%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2016, 2015, and 2011 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 1,851 projects in Manningham that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Doncaster and Doncaster East. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Doncaster East and Doncaster.

There were also 622 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Doncaster and the Doncaster Hill area are a major focus for new housing supply, particularly high yielding development projects, with several being completed in 2016.

Areas such as Warrandyte and Park Orchards in which new housing development is constrained by planning requirements have seen minimal new housing development.

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

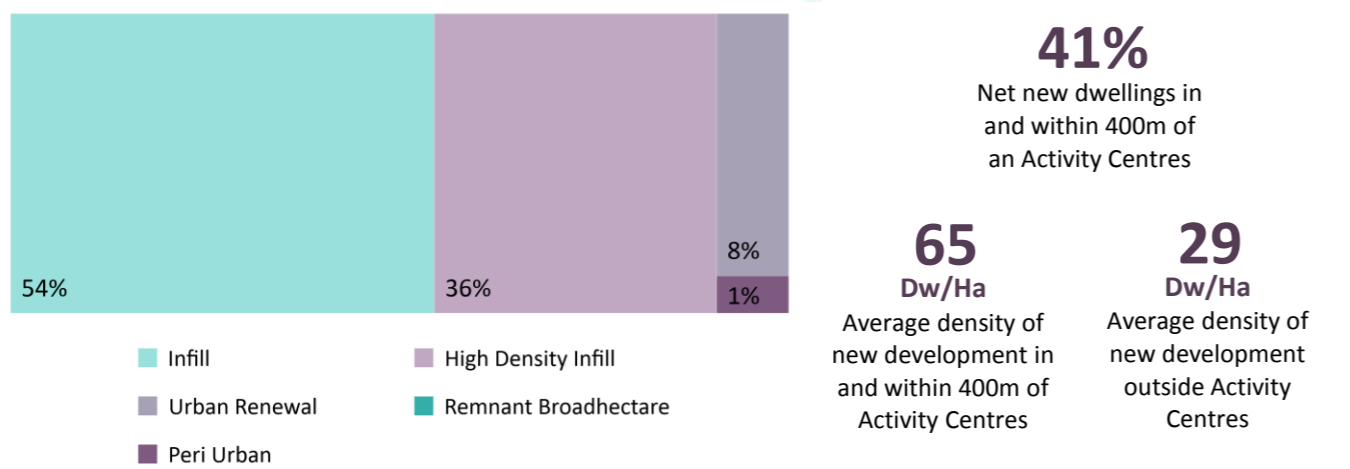


Figure 2: Annual net new dwellings by project outcome size

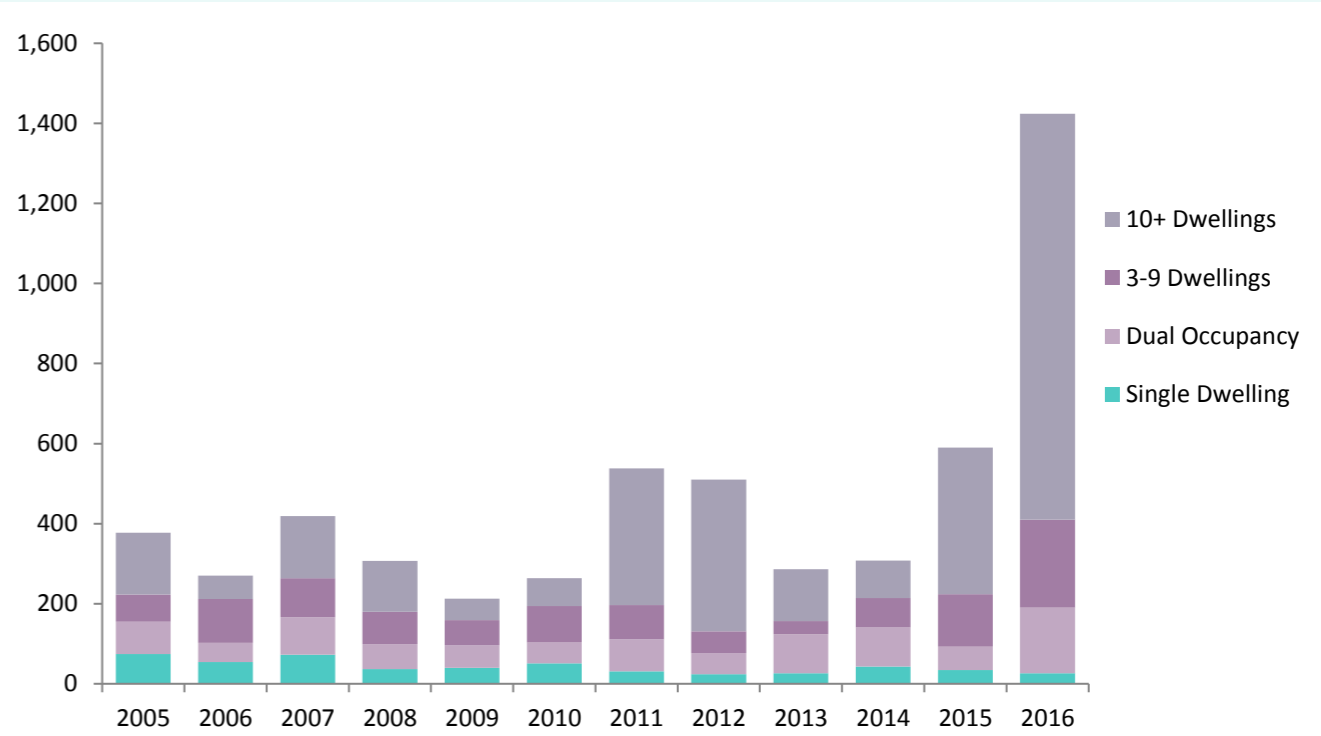
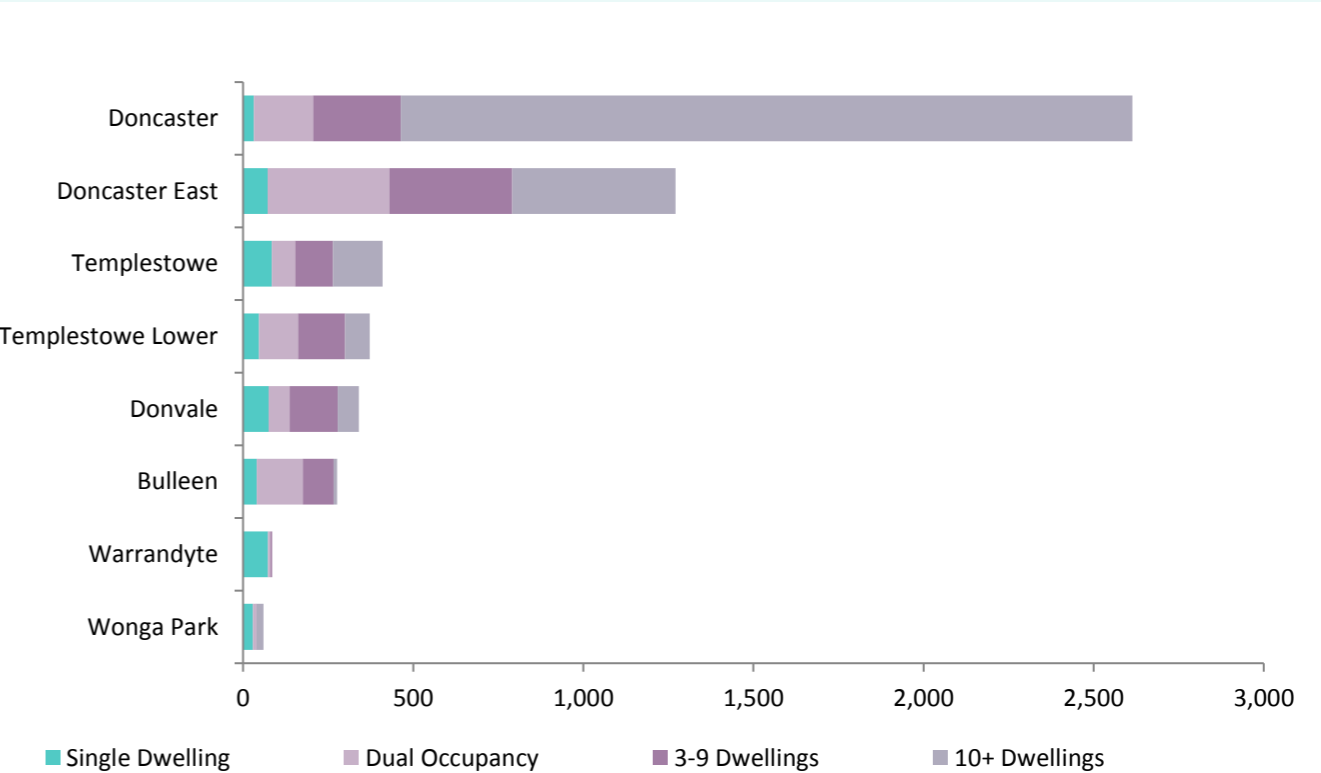


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Maroondah

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 Maroondah.

For the 2005-2016 period, Maroondah saw an average annual increase in dwelling stock of 430 dwellings per annum, with Croydon seeing the greatest increase. As at 2016, there were an estimated 44,712 dwellings in Maroondah.

Over the 2005-2016 period, the majority (82%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2016, 2014, and 2010 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,105 projects in Maroondah that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Croydon and Ringwood. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Croydon and Ringwood.

There were also 265 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre are a focus for high yielding housing development. Small scale infill is also common through the central suburbs of the municipality.

There has been minimal new development along Maroondah's ridgeline areas which are subject to planning protection.

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

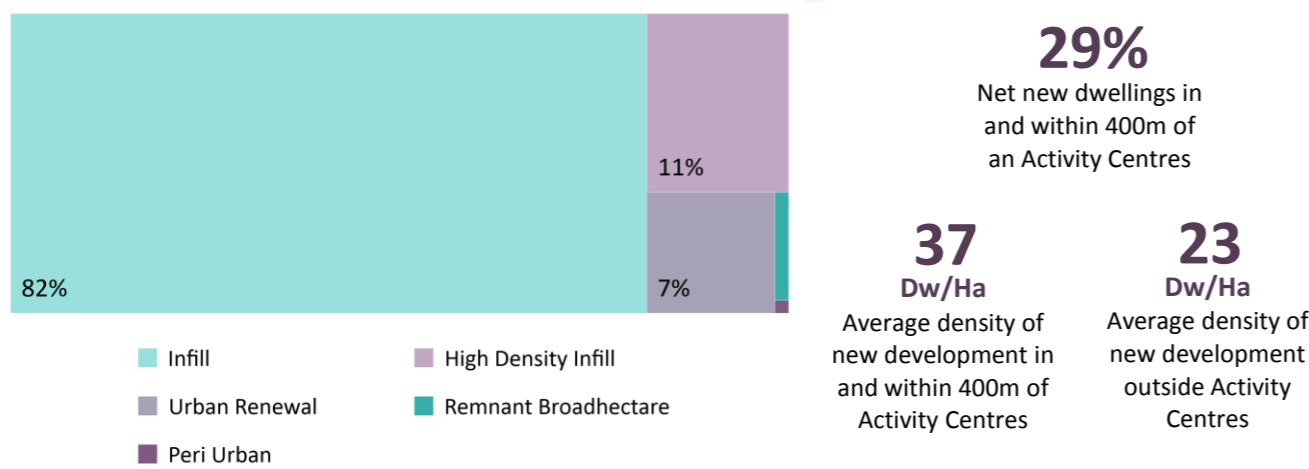


Figure 2: Annual net new dwellings by project outcome size

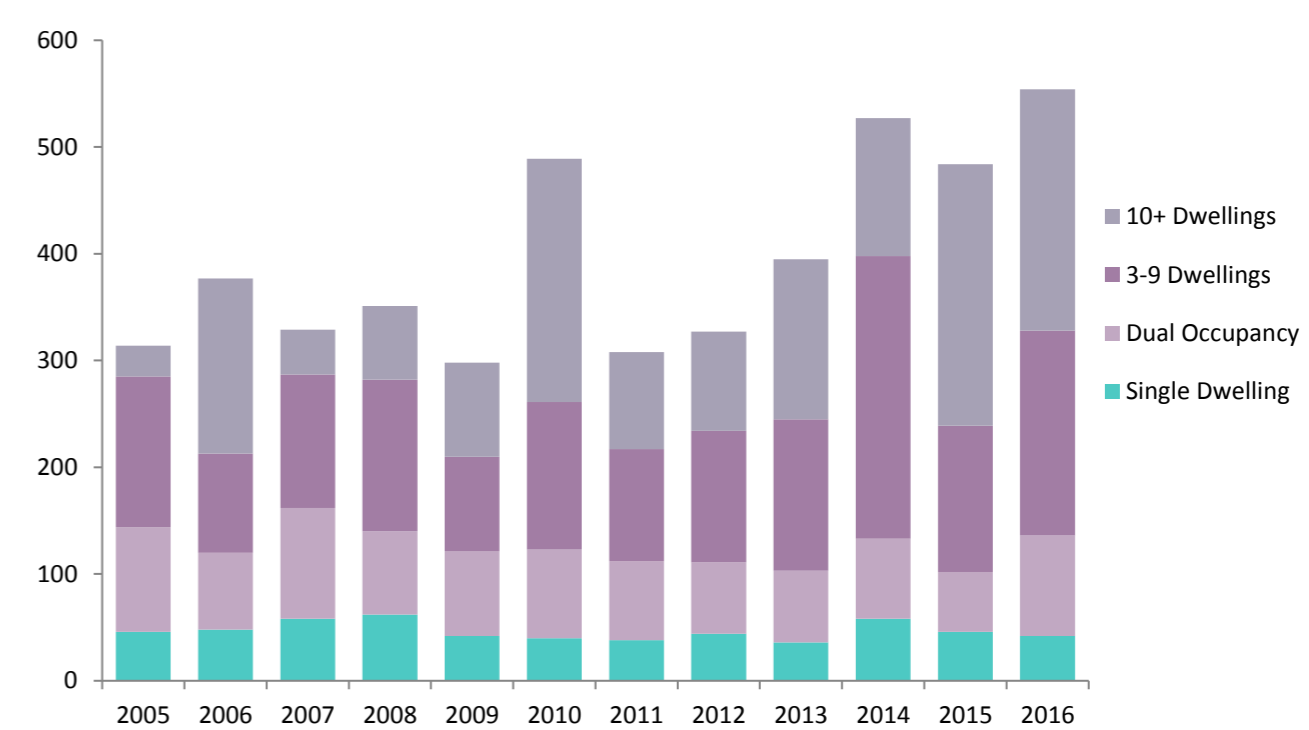
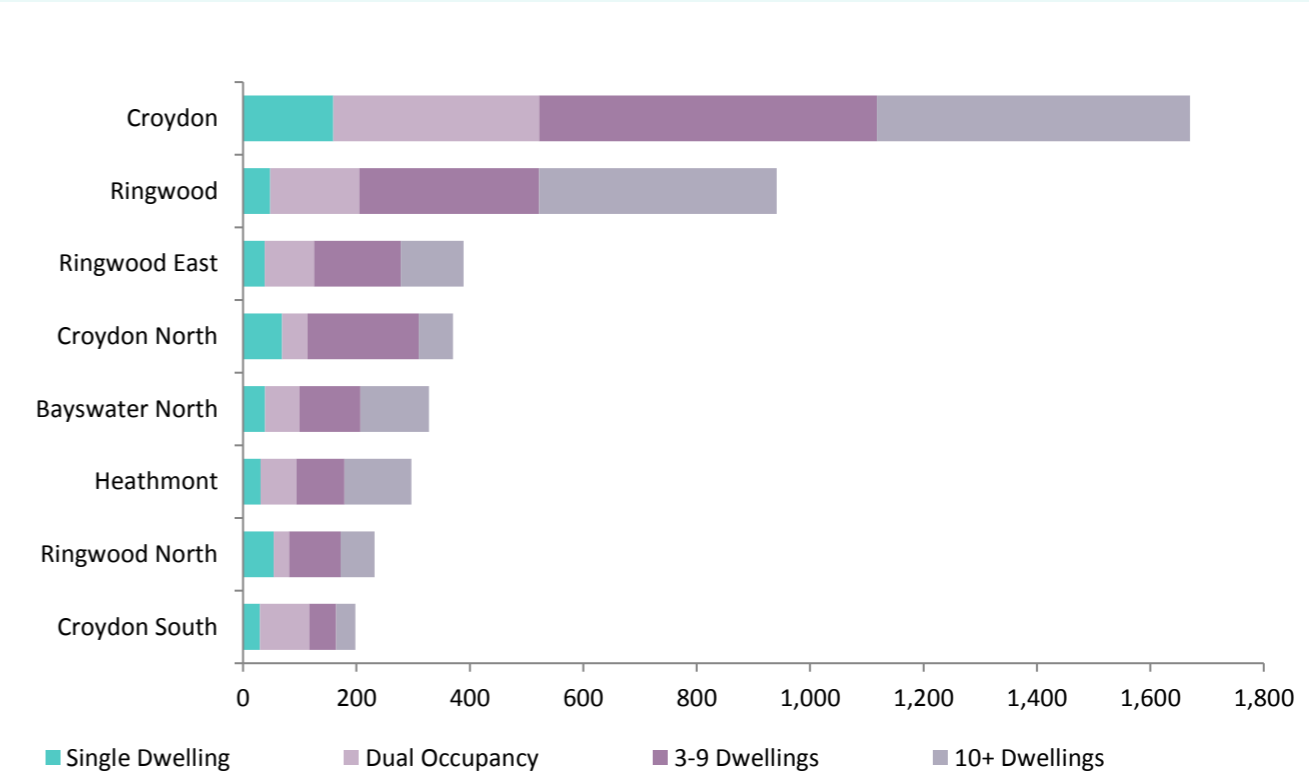


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Monash

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 Monash.

For the 2005-2016 period, Monash saw an average annual increase in dwelling stock of 640 dwellings per annum, with Clayton seeing the greatest increase. As at 2016, there were an estimated 70,188 dwellings in Monash.

Over the 2005-2016 period, the majority (53%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2014, 2013, and 2015 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 3,328 projects in Monash that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Clayton and Oakleigh. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Mount Waverley and Glen Waverley.

There were also 1,929 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Small infill projects (dual occupancy and 3 to 9 new dwellings) are prevalent throughout the municipality. However, areas with significant vegetation such as Mulgrave and Wheelers Hill are subject to less development.

Higher yielding projects are occurring in proximity to the Glen Waverley Activity Centre, Monash National Employment and Innovation Cluster and urban renewal sites such as Waverley Park and Notting Hill.

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

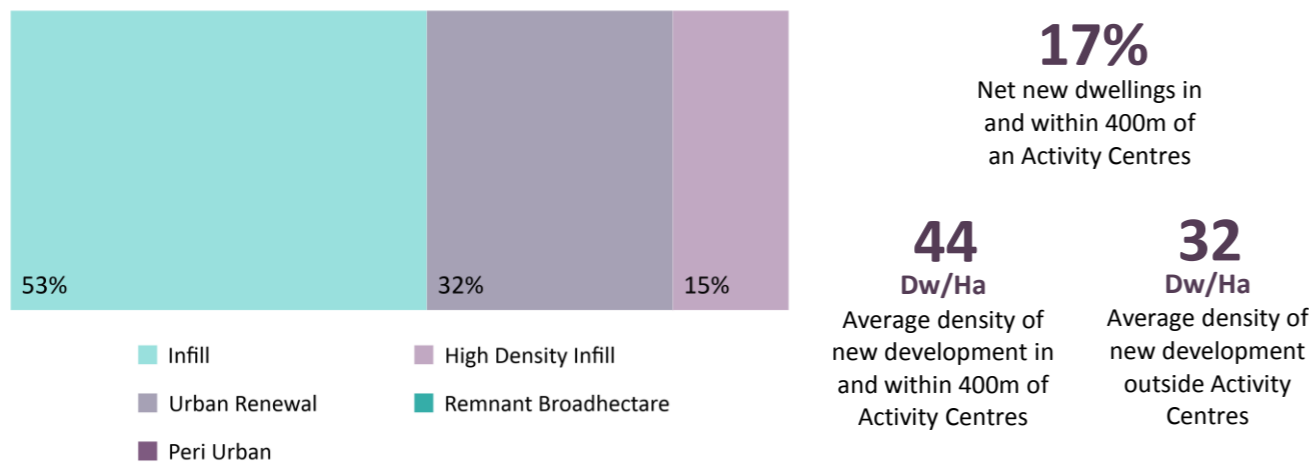


Figure 2: Annual net new dwellings by project outcome size

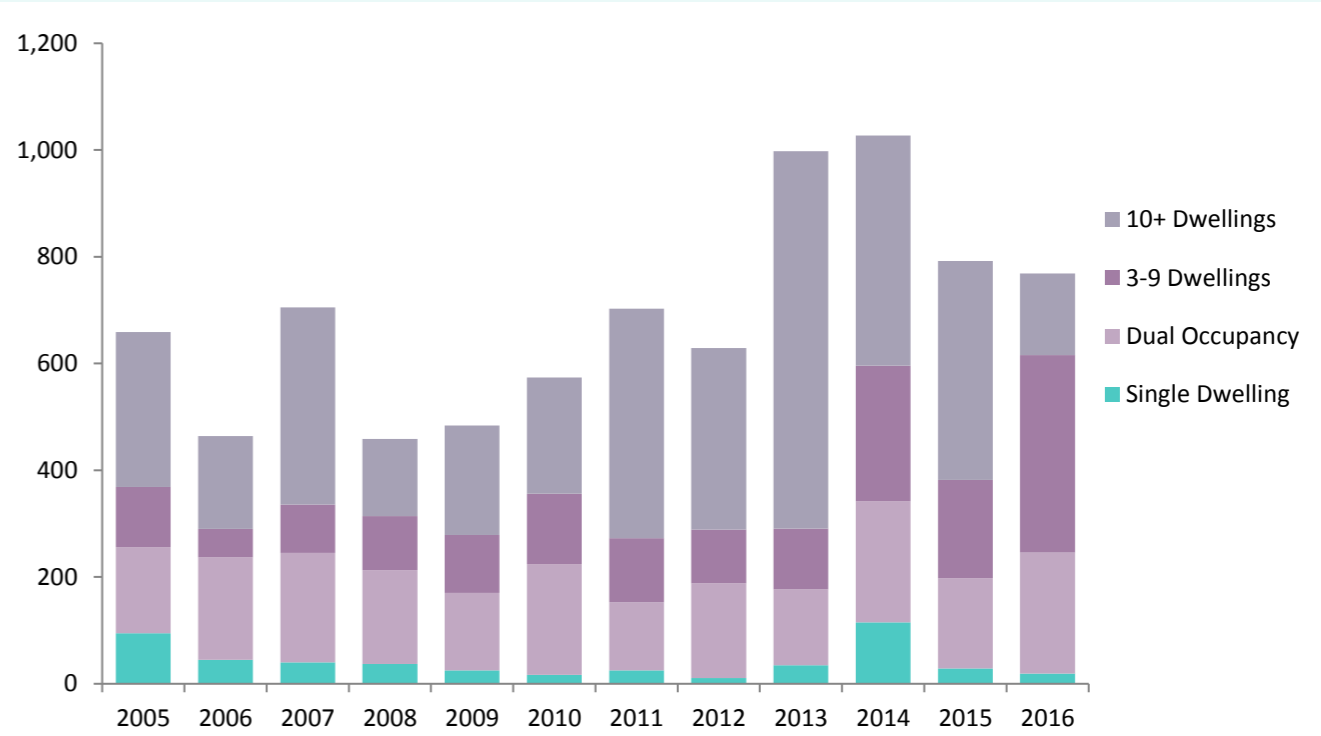
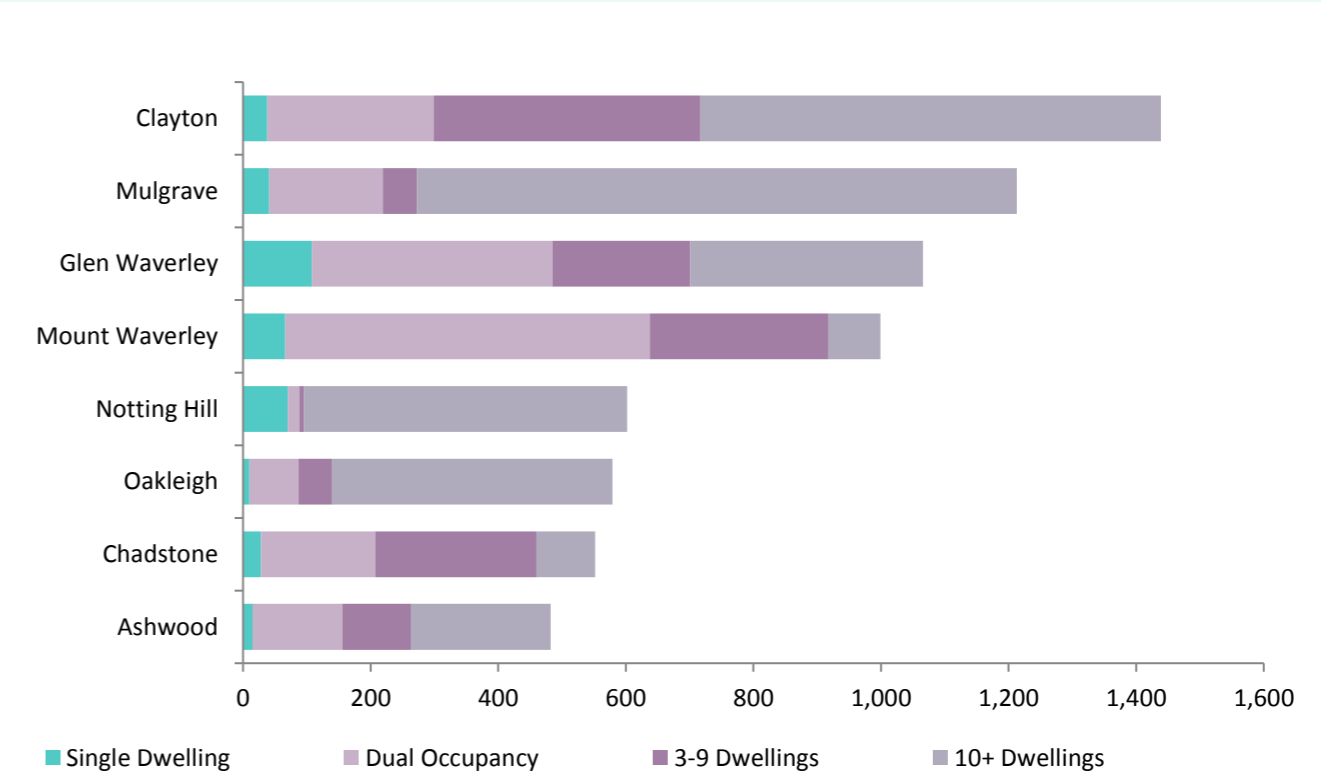


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Whitehorse

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 Whitehorse.

For the 2005-2016 period, Whitehorse saw an average annual increase in dwelling stock of 590 dwellings per annum, with Box Hill seeing the greatest increase. As at 2016, there were an estimated 66,332 dwellings in Whitehorse.

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, 2013, and 2012 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,466 projects in Whitehorse that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Box Hill and Blackburn. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Burwood and Mitcham.

There were also 1,605 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

High yielding, medium-high density infill projects are most prevalent along Whitehorse Road within the Box Hill Metropolitan Activity Centre and along Burwood Highway.

Areas that are subject to significant landscape protection including the area around Blackburn lake have generally been subject to minimal housing change.

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

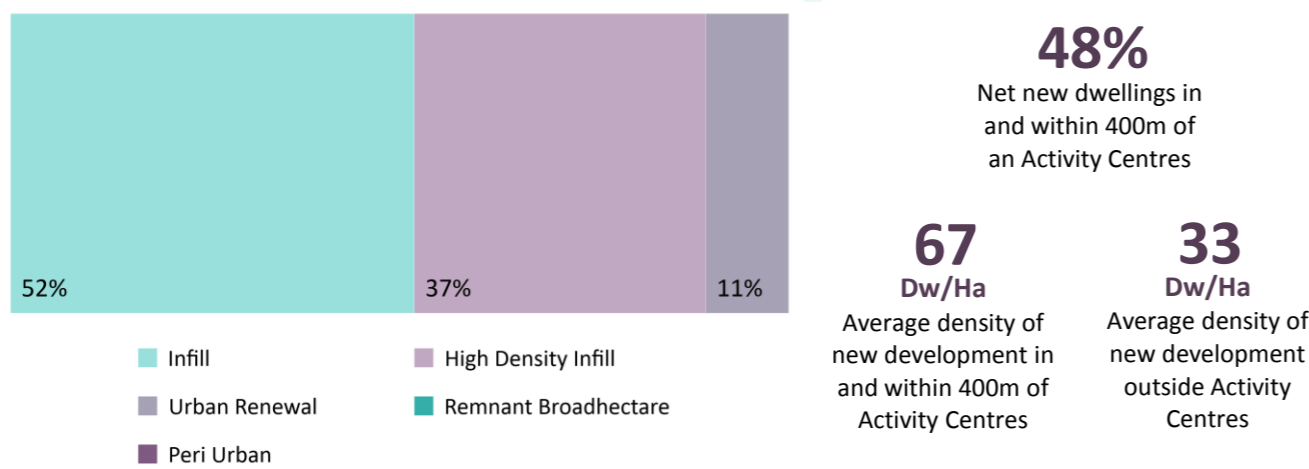


Figure 2: Annual net new dwellings by project outcome size

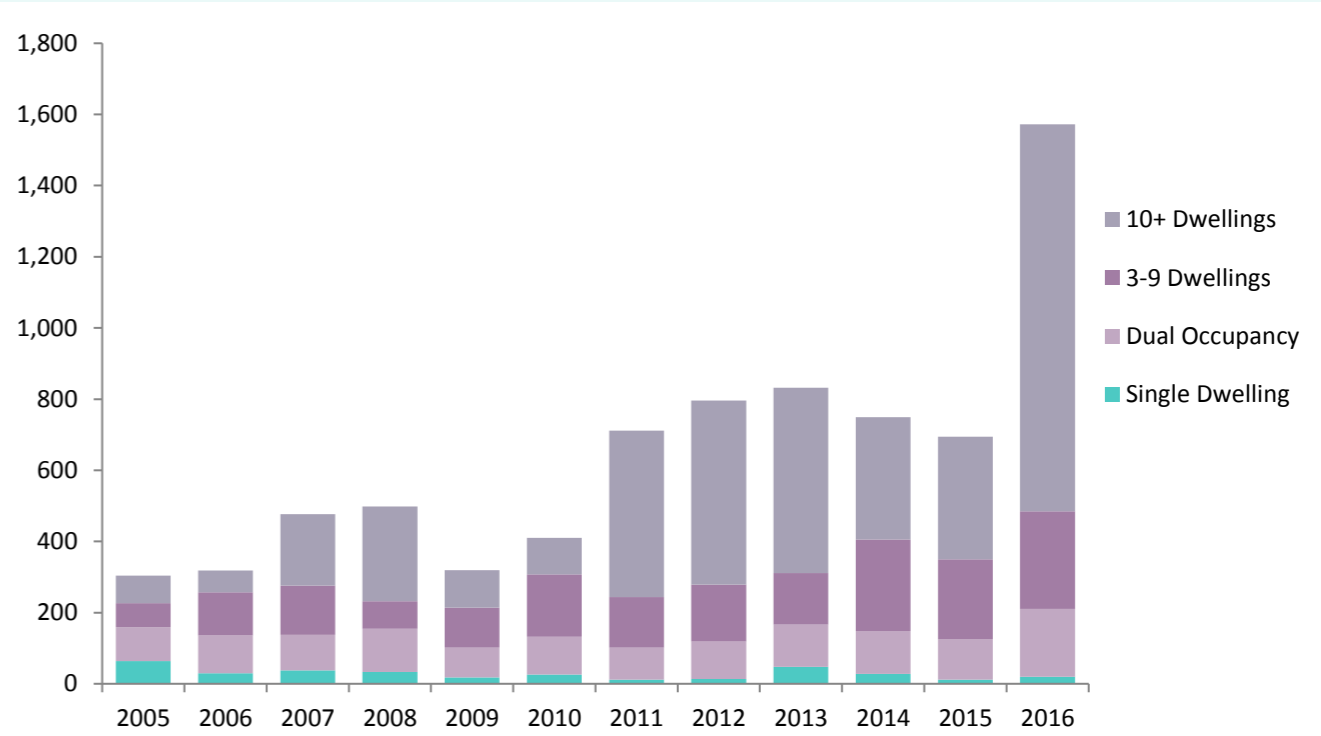
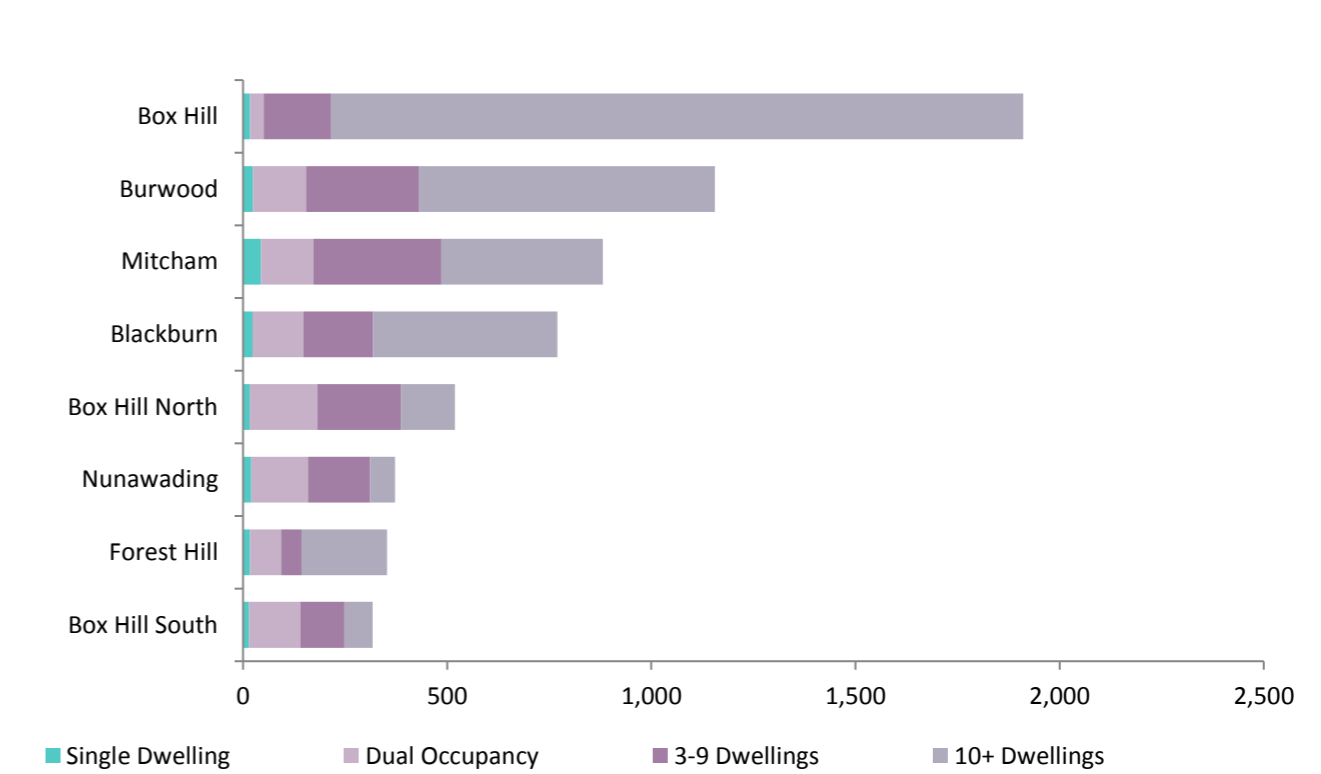


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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 Ranges

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 Ranges.

For the 2005-2016 period, Yarra Ranges saw an average annual increase in dwelling stock of 510 dwellings per annum, with Mooroolbark seeing the greatest increase. As at 2016, there were an estimated 58,458 dwellings in Yarra Ranges.

Over the 2005-2016 period, the majority (65%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2010, 2007, and 2008 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 3,651 projects in Yarra Ranges that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Lilydale and Healesville. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Mooroolbark and Kilsyth.

There were also 242 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The urban settlements are the main focus for new housing development. Smaller scale infill resulting in 3 to 9 new dwellings is more prevalent in Lilydale, Mooroolbark and Kilsyth.

Green Wedge 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

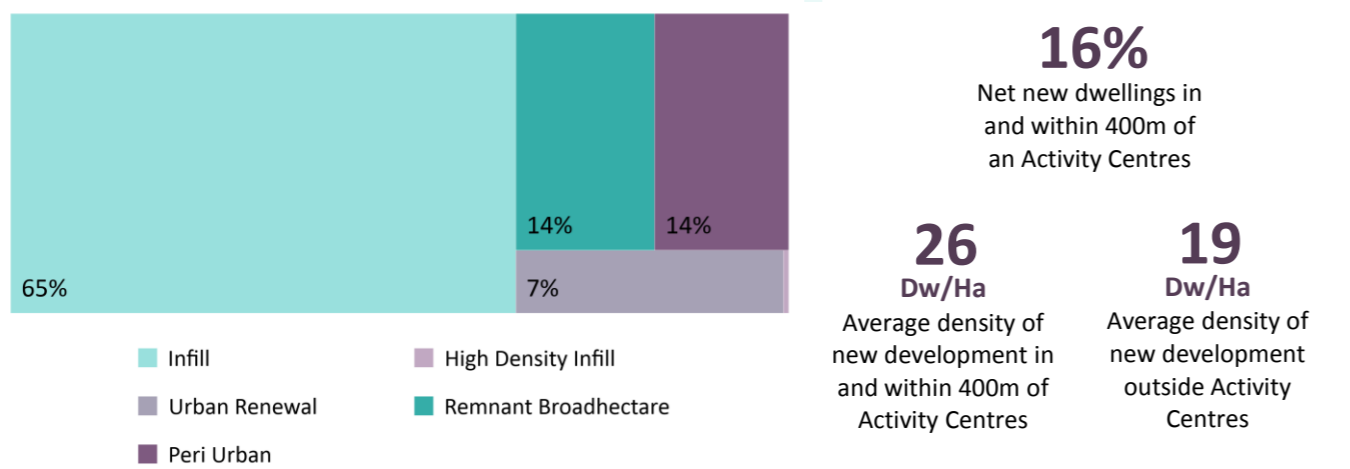


Figure 2: Annual net new dwellings by project outcome size

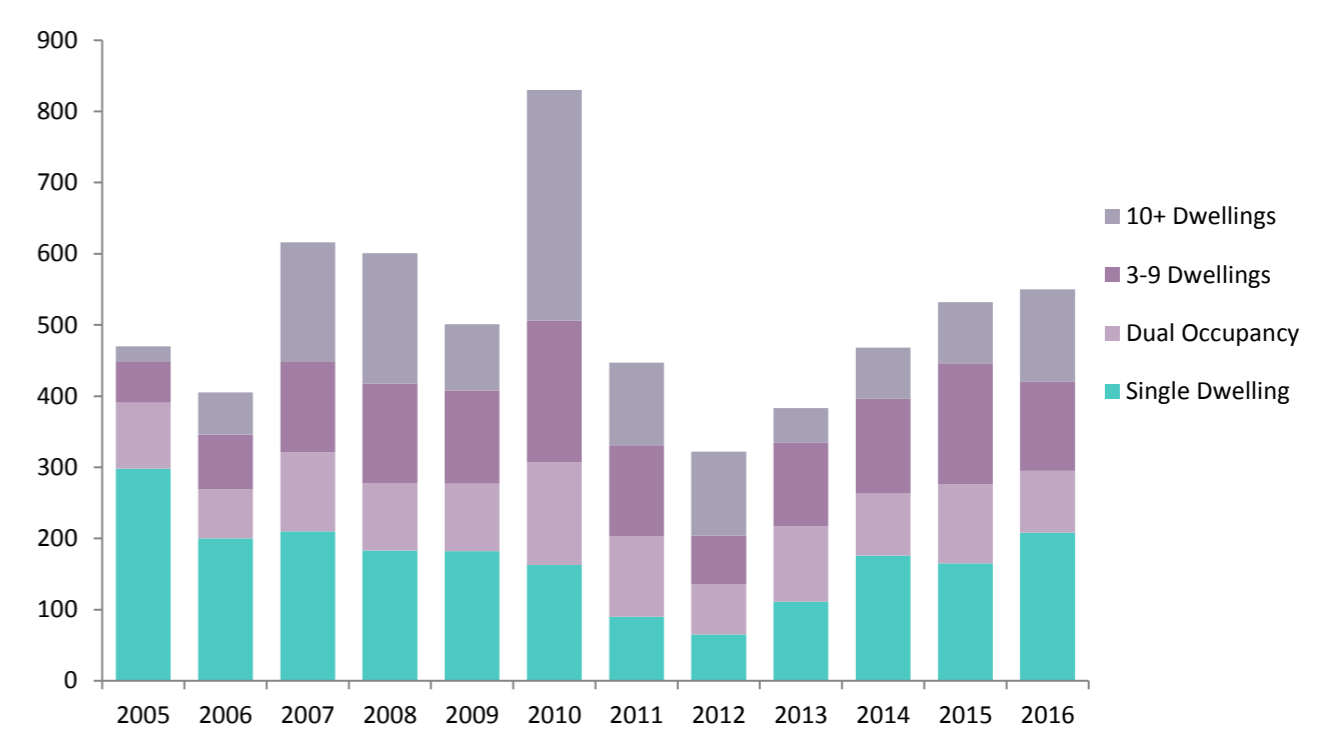
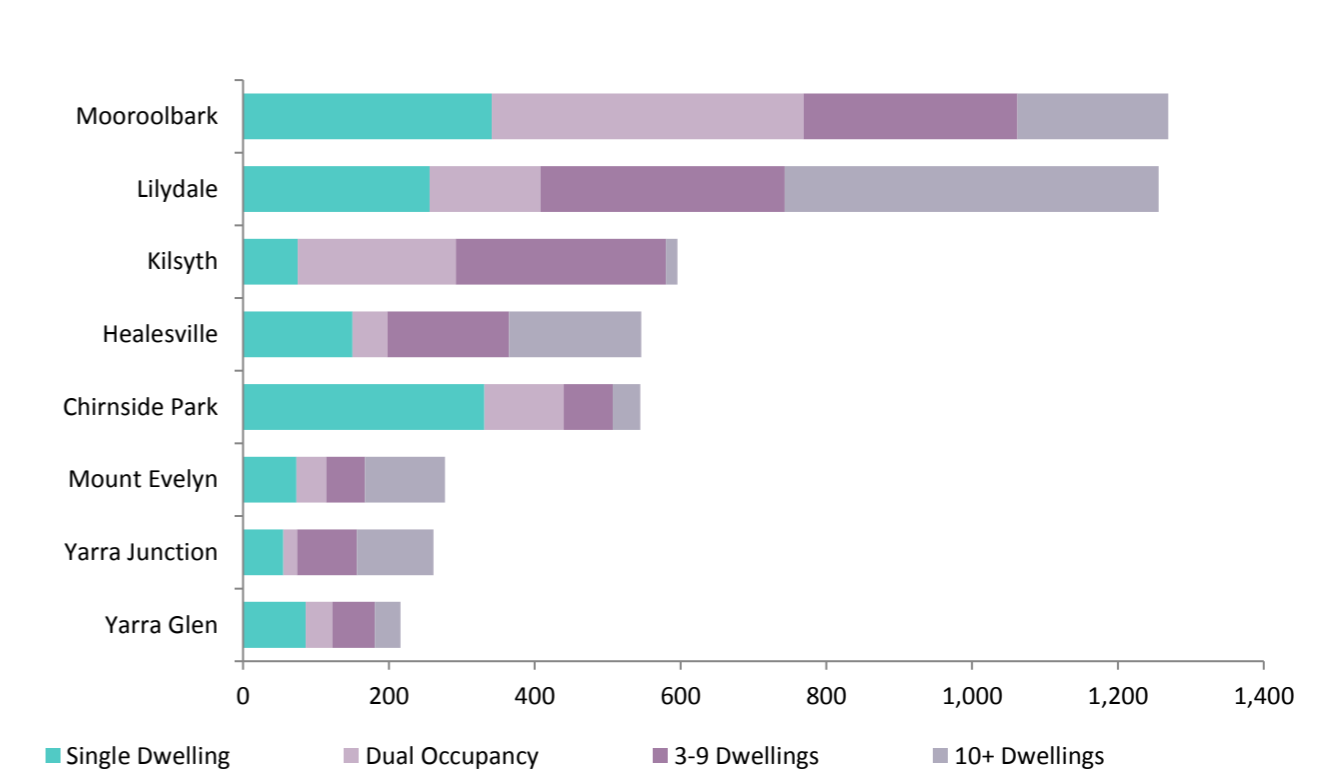


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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



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.