

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

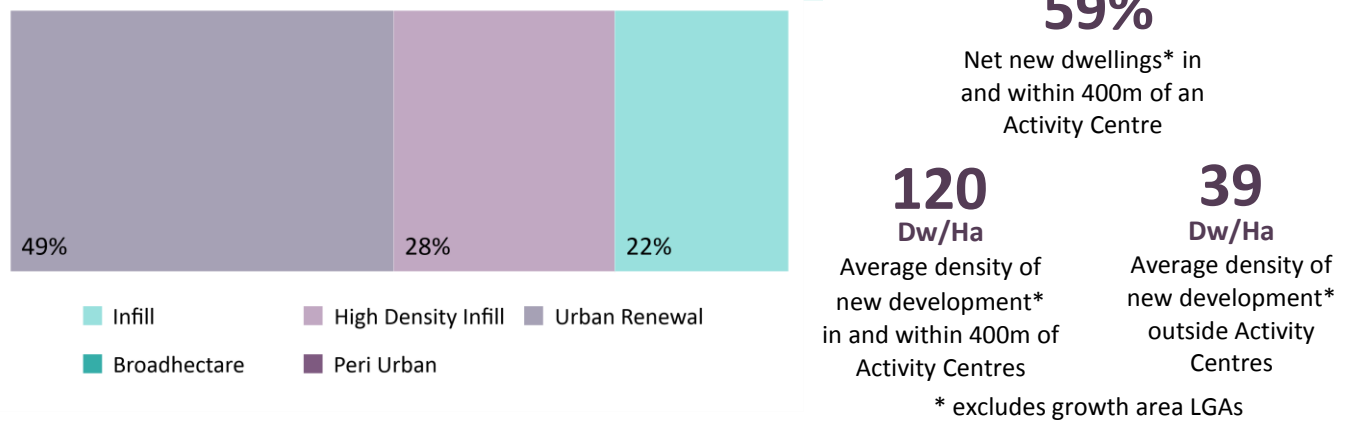


Figure 2: Annual net new dwellings by project outcome size\*

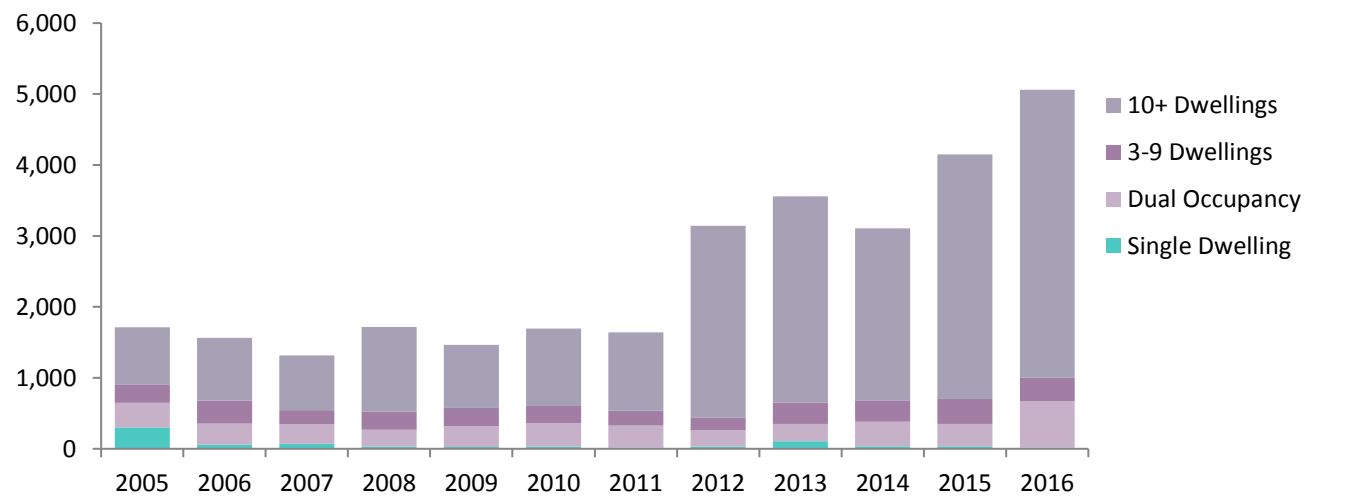


Figure 3: Annual net new dwellings by development type

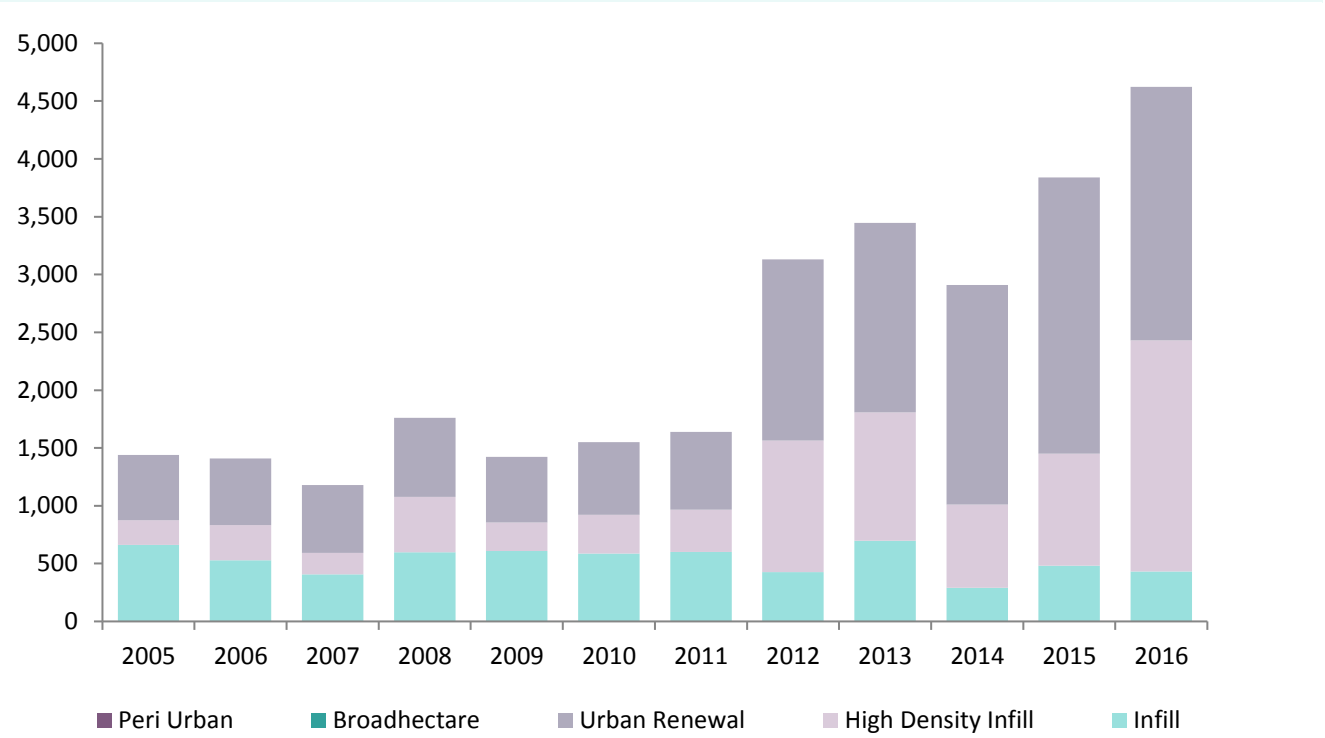
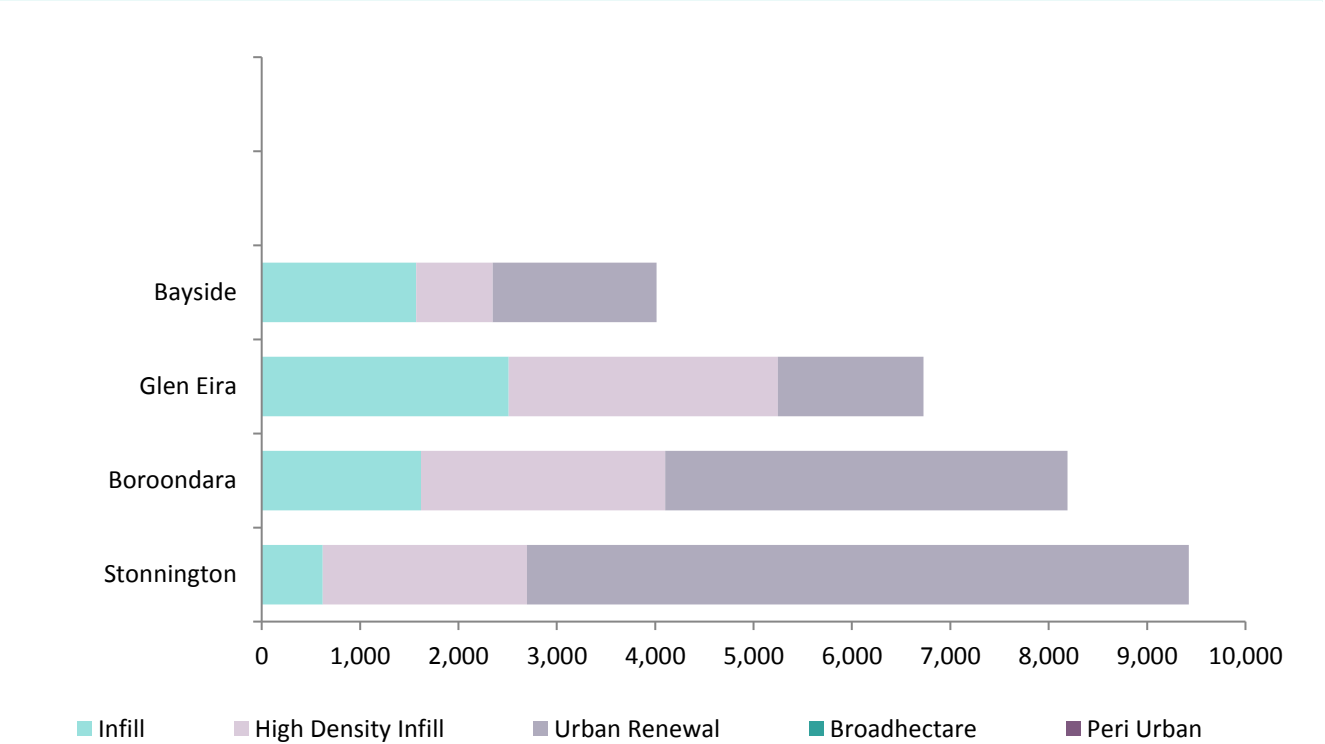


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

Housing Development Data 2005 to 2016 - Bayside

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 Bayside.

For the 2005-2016 period, Bayside saw an average annual increase in dwelling stock of 330 dwellings per annum, with Brighton seeing the greatest increase. As at 2016, there were an estimated 40,769 dwellings in Bayside.

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

Figure 2 shows that 2013, 2016, and 2015 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 1,477 projects in Bayside that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Brighton and Hampton. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Highett and Brighton East.

There were also 2,116 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The main form of housing change results from knock down rebuild development where an existing single dwelling is demolished and replaced by a new single dwelling.

Since 2013, the municipality has seen a major increase in urban renewal activity which has resulted in housing growth in and around its activity centres.

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

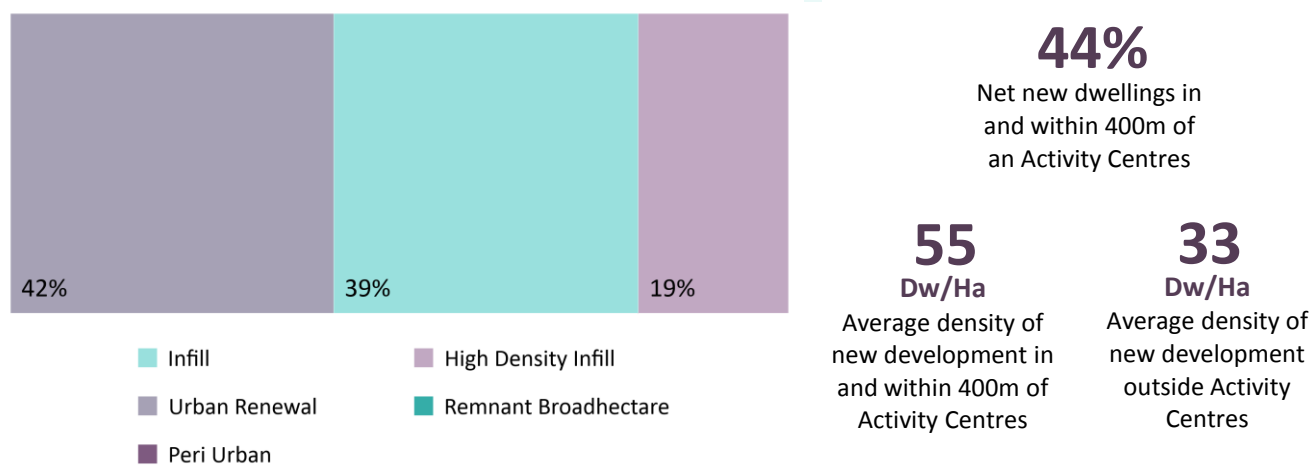


Figure 2: Annual net new dwellings by project outcome size

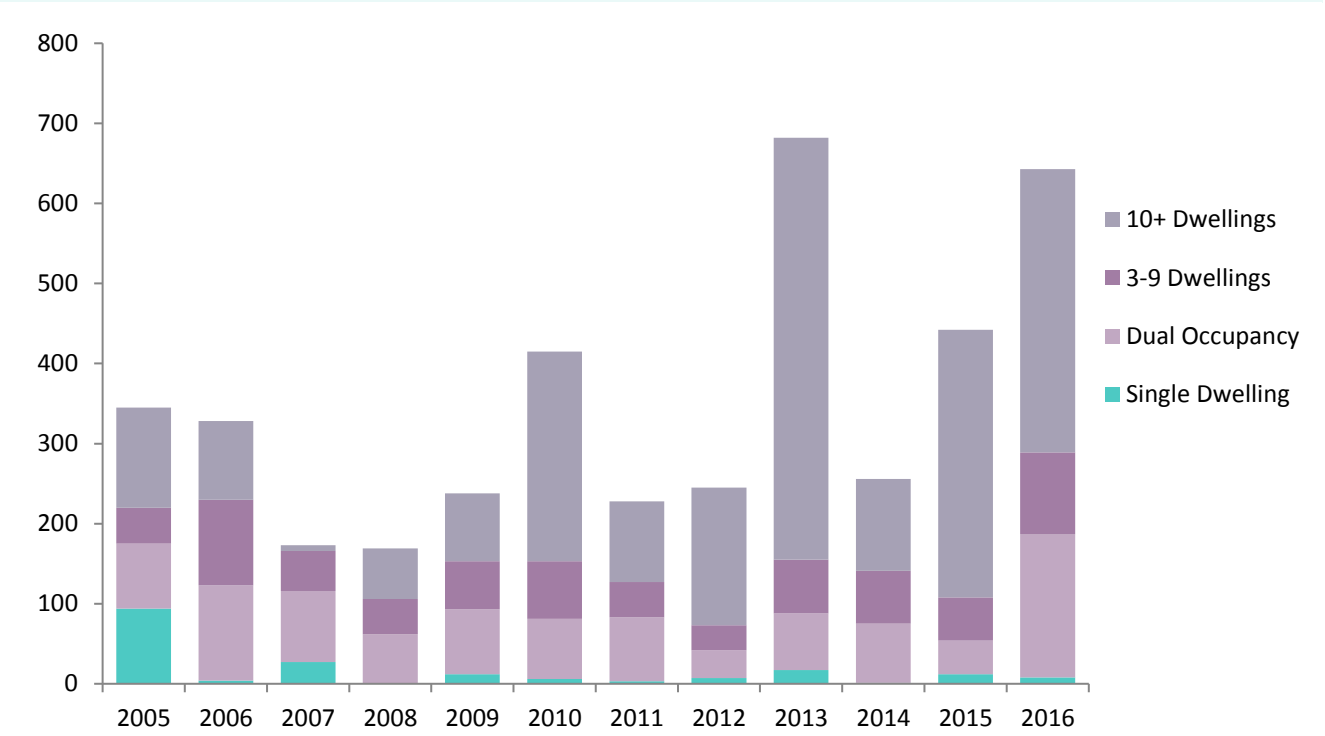
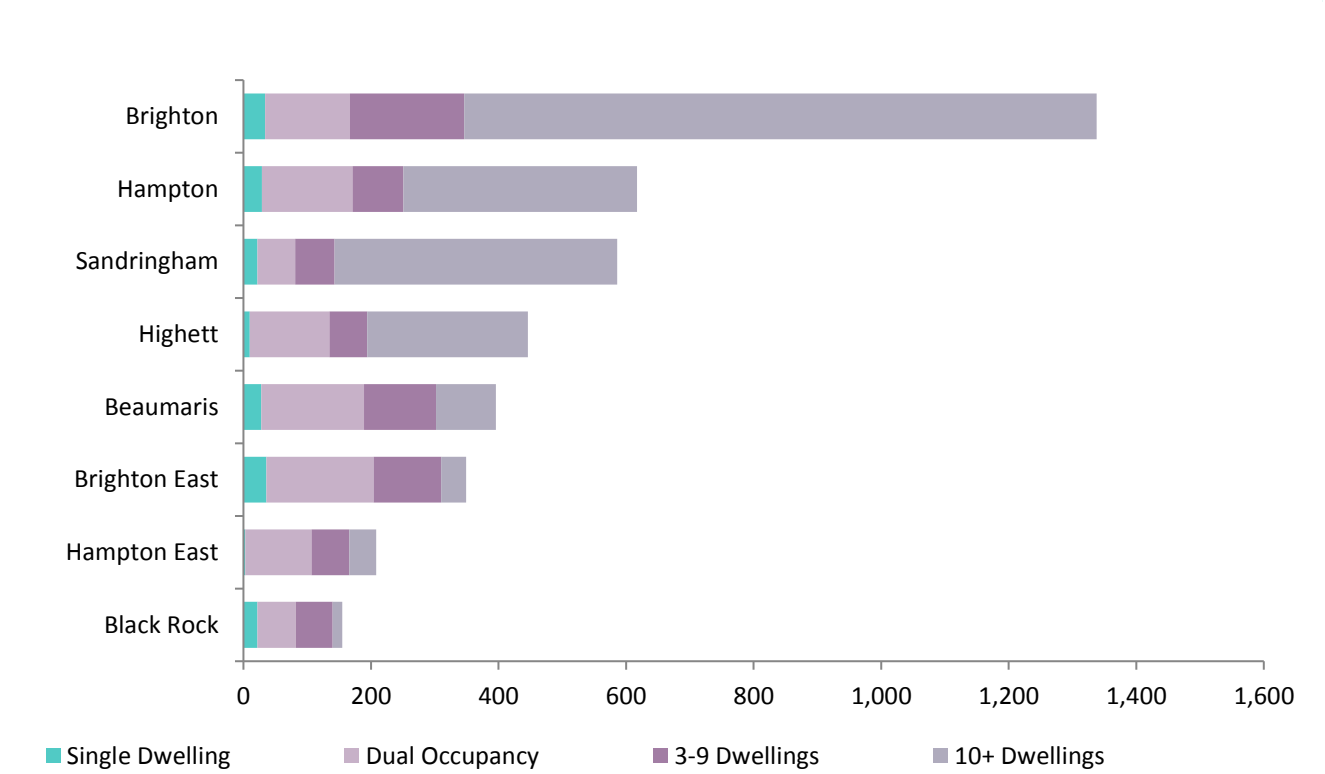


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Boroondara

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 Boroondara.

For the 2005-2016 period, Boroondara saw an average annual increase in dwelling stock of 680 dwellings per annum, with Hawthorn seeing the greatest increase. As at 2016, there were an estimated 70,527 dwellings in Boroondara.

Over the 2005-2016 period, the majority (50%) of all new dwellings were the result of urban renewal 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 1,621 projects in Boroondara that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Hawthorn and Kew. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Balwyn North and Camberwell.

There were also 2,888 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The main form of housing change results from knock down rebuild development where an existing single dwelling is demolished and replaced by a new single dwelling.

Hawthorn, Kew and Camberwell have seen a number of major redevelopment projects, most occurring on main roads within or near activity centres/commercial areas and public transport. Small scale infill development is less than other inner and middle municipalities.

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

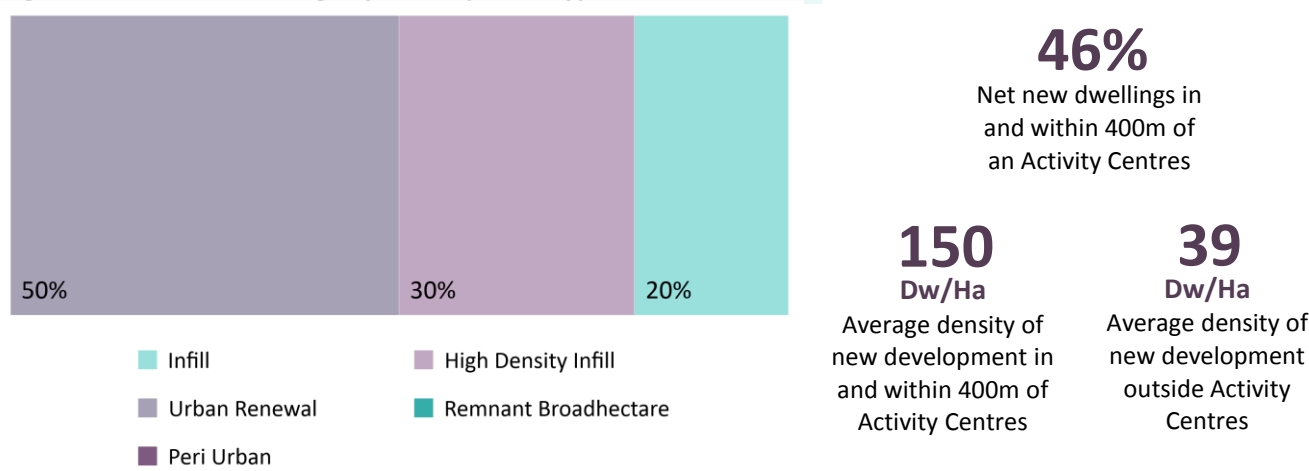


Figure 2: Annual net new dwellings by project outcome size

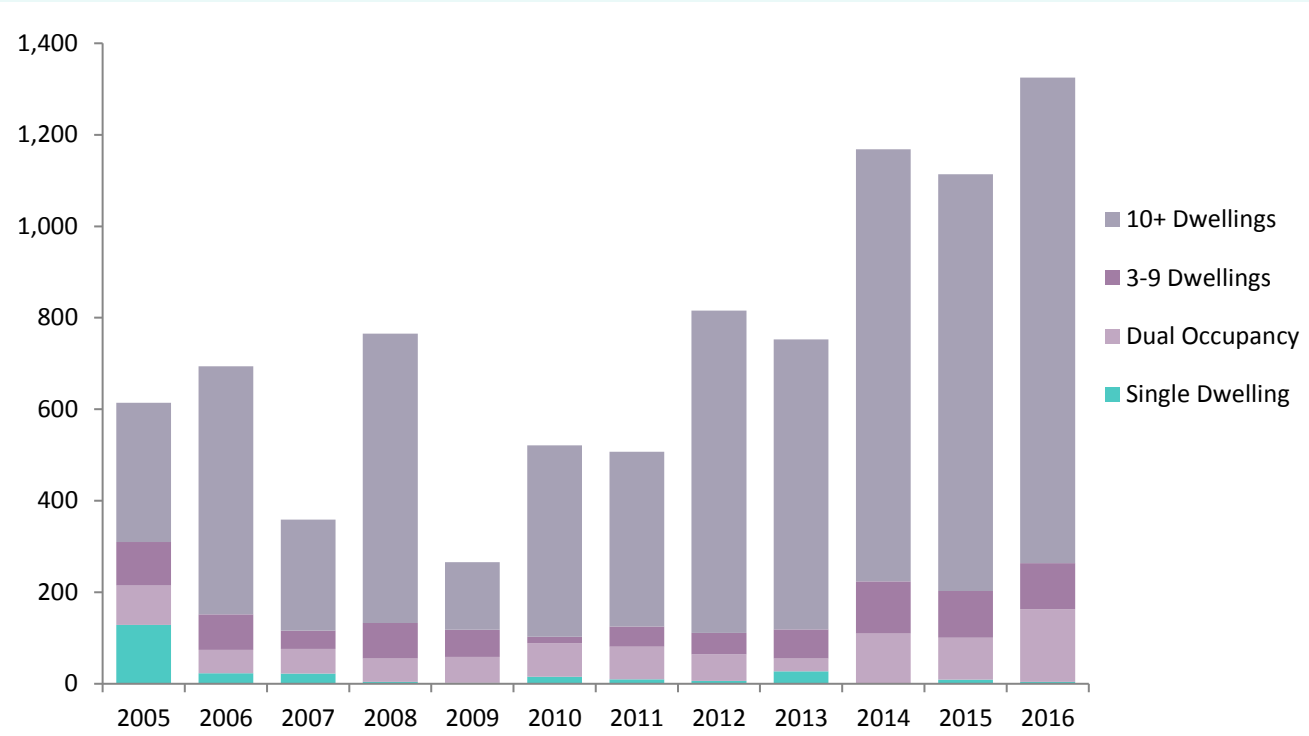
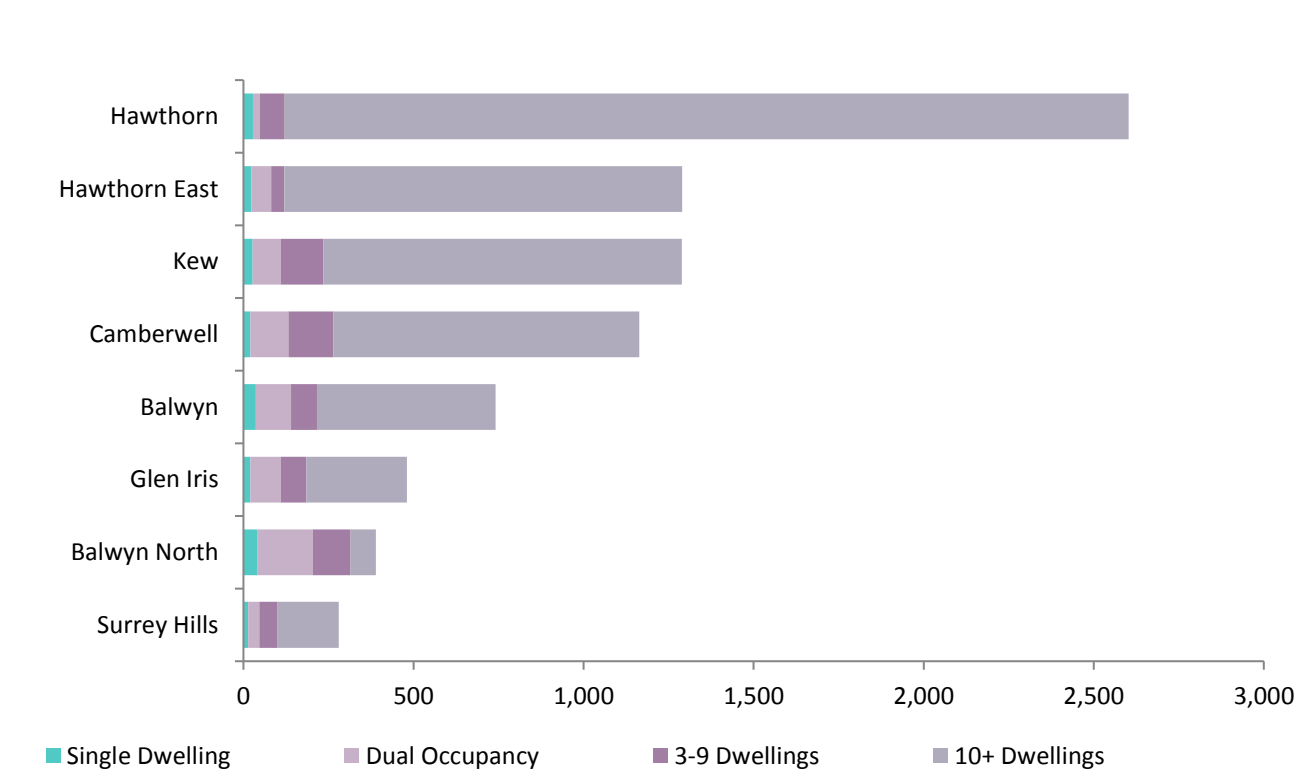


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Glen Eira

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 Glen Eira.

For the 2005-2016 period, Glen Eira saw an average annual increase in dwelling stock of 560 dwellings per annum, with Caulfield North seeing the greatest increase. As at 2016, there were an estimated 61,013 dwellings in Glen Eira.

Over the 2005-2016 period, the majority (41%) of all new dwellings were the result of high density infill development projects (see figure 1).

Figure 2 shows that 2016, 2015, and 2013 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 2,390 projects in Glen Eira that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Carnegie and Caulfield North. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Bentleigh East and Bentleigh.

There were also 1,559 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Since 2011 the municipality's average annual housing supply has steadily increased. This has been primarily due to an increase in the number of larger (10+) development projects. In 2016 a number of large projects in Caulfield North were completed.

A large number of high yielding (10+) housing projects have been in proximity to the municipality's Activity Centres and public transport infrastructure. Other areas have seen a mix of small scale infill and medium density.

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

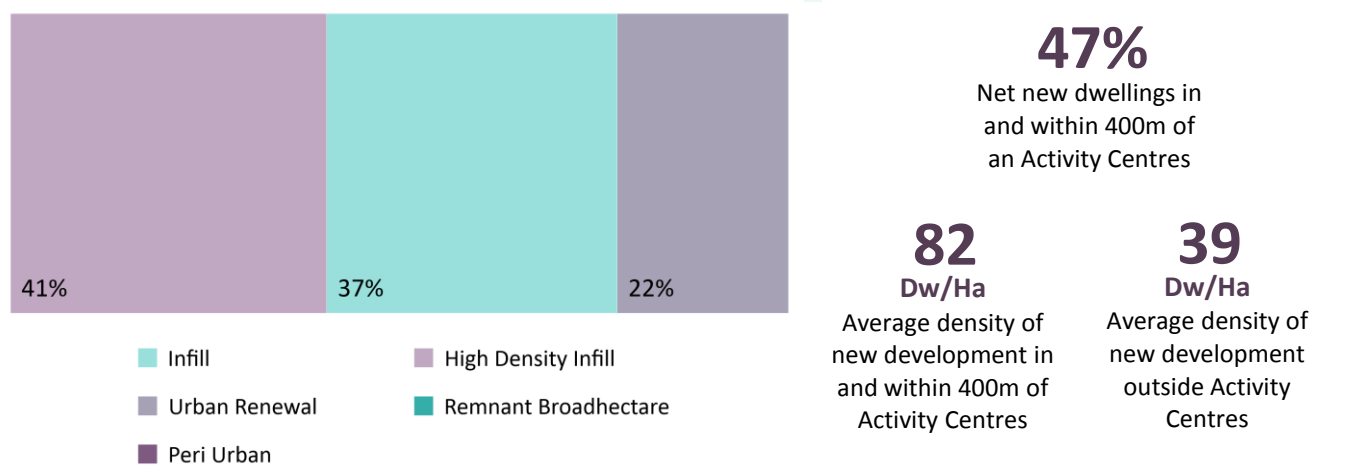


Figure 2: Annual net new dwellings by project outcome size

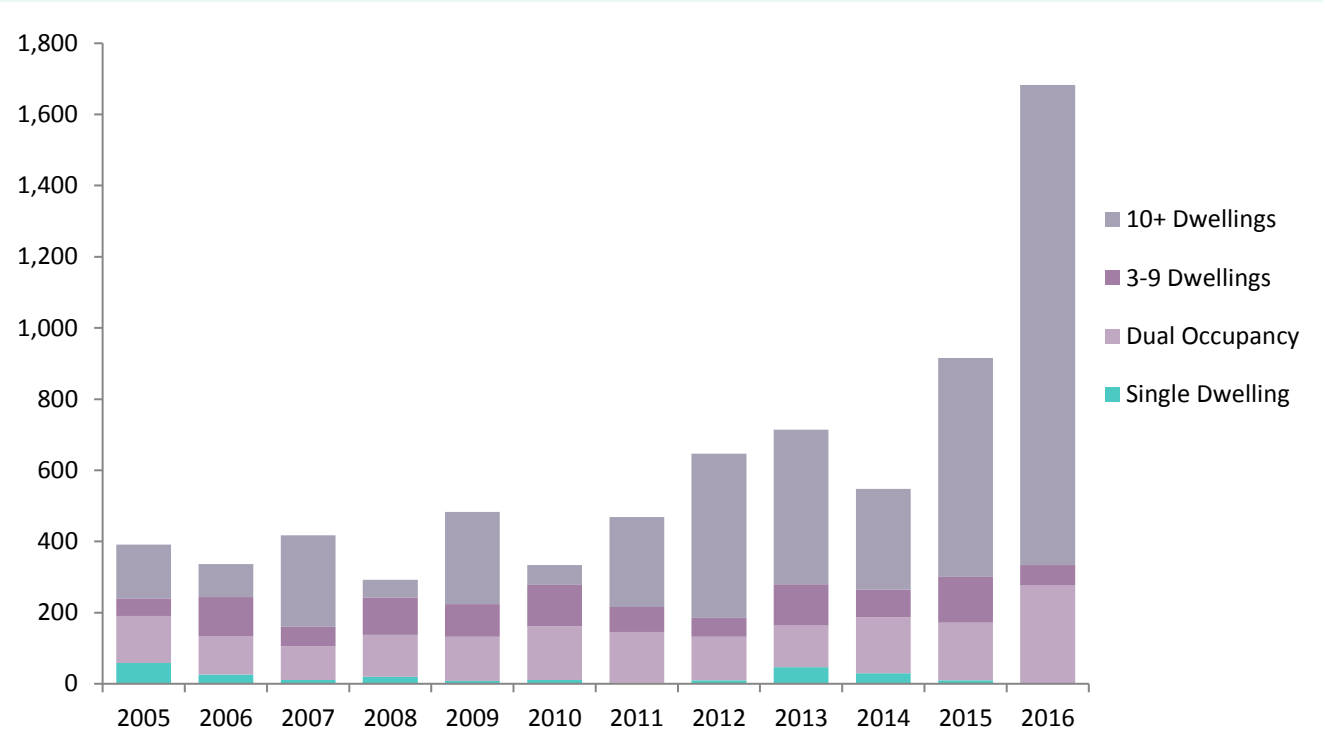
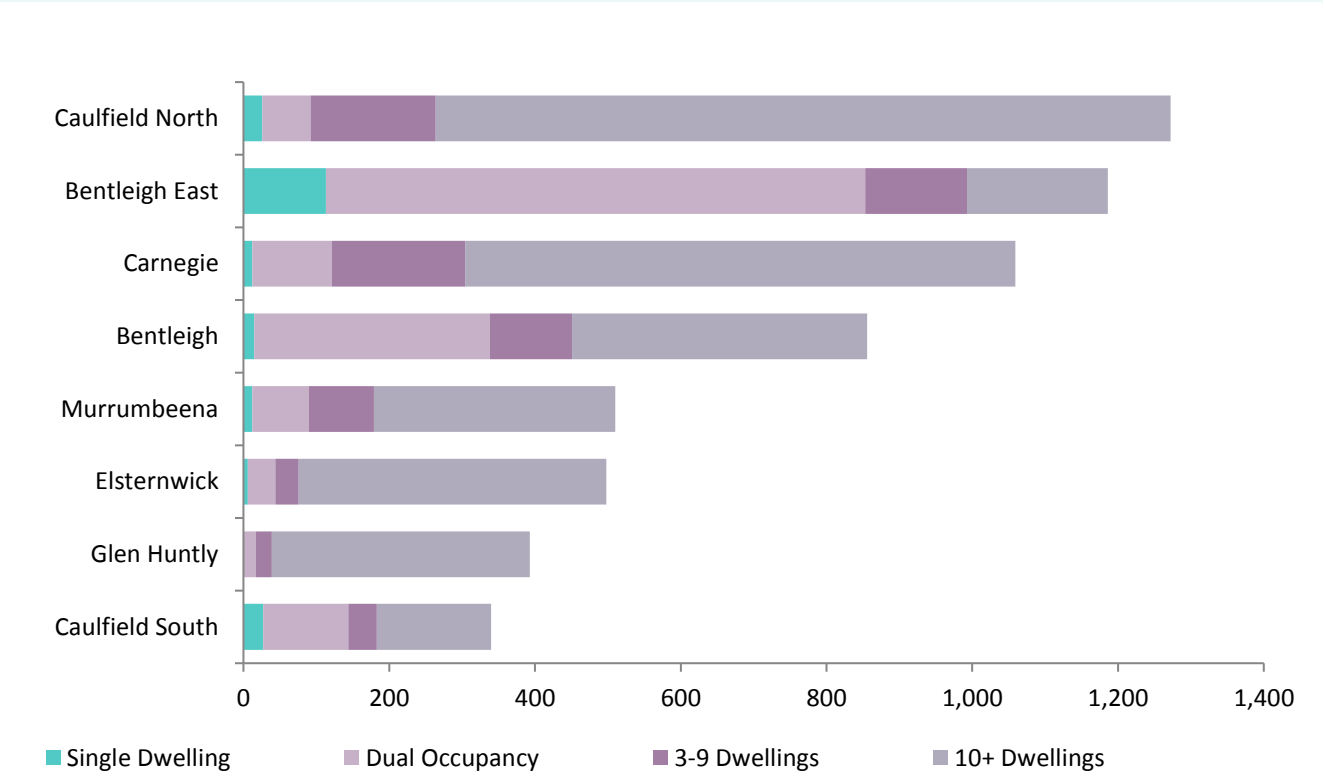


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

## Housing Development Data 2005 to 2016 - Stonnington

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 Stonnington.

For the 2005-2016 period, Stonnington saw an average annual increase in dwelling stock of 790 dwellings per annum, with South Yarra seeing the greatest increase. As at 2016, there were an estimated 54,381 dwellings in Stonnington.

Over the 2005-2016 period, the majority (71%) of all new dwellings were the result of urban renewal development projects (see figure 1).

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

Over the twelve years, there were 752 projects in Stonnington that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in South Yarra and Prahran. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Malvern East and Glen Iris.

There were also 716 projects in which a single dwelling was demolished and replaced by a new single dwelling.

### Key Insights

The Chapel Street Activity Centre as well as the municipality's major transport corridors are a focus for high density urban renewal development projects. This is adding housing near jobs, transport and services.

In residential areas the main form of housing change results from dual occupancy and knock-down and rebuild development projects.

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

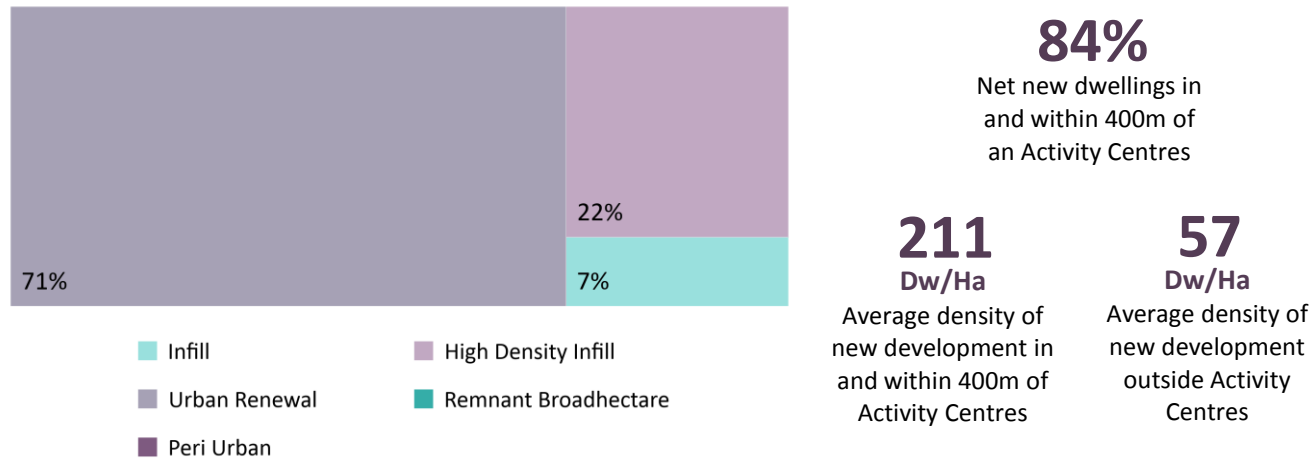


Figure 2: Annual net new dwellings by project outcome size

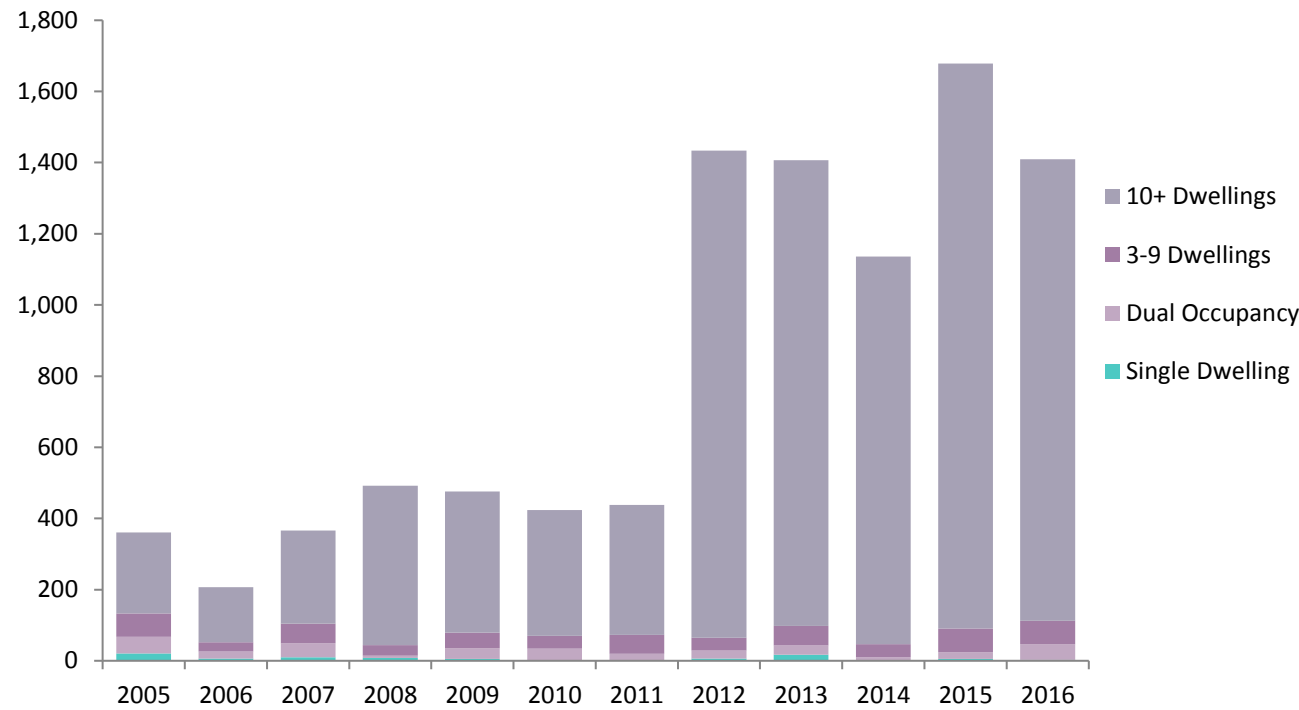
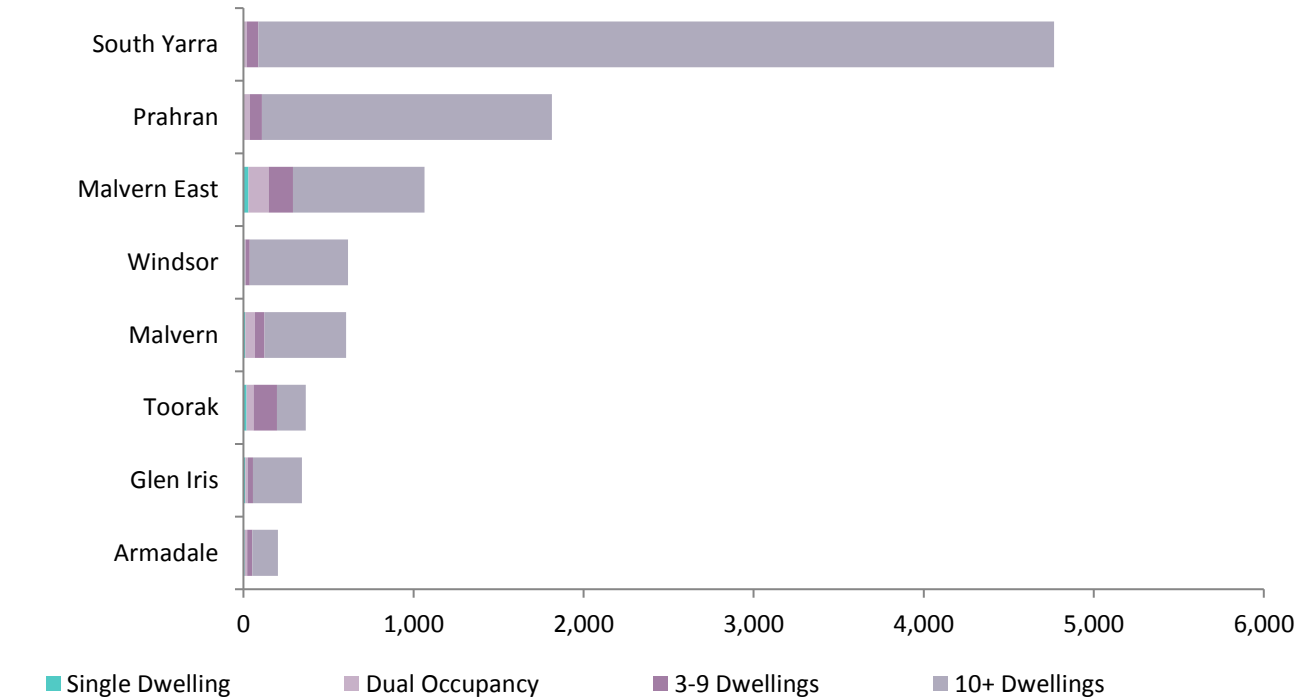


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

## Housing Development Data (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.