

# Research Matters

News from the Department of Sustainability and Environment's Urban and Regional Research

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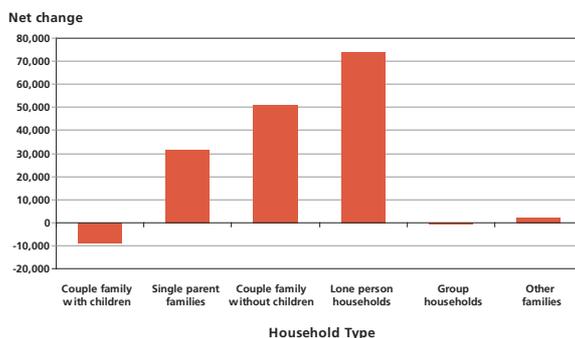
Issue 28 December 2003

## Changing dwellings in Melbourne

As part of the implementation plan for Melbourne 2030, the Urban and Regional Research branch recently presented the latest information on the changing demographics of Melbourne. Integral to the demographic change is a change in the types of households we are forming and the types of dwellings we inhabit.

Traditionally the couple with children household type has been dominant in Melbourne. However, this dominance has been declining, from 42.9% in 1991 to 36.8% in 2001. This decline has been at the expense of smaller household types such as couple without children (increase from 21.9% to 23.5%) and lone person households (increase from 19.4% to 23.2 %).

### Net change in household types, Melbourne, 1991 to 2001



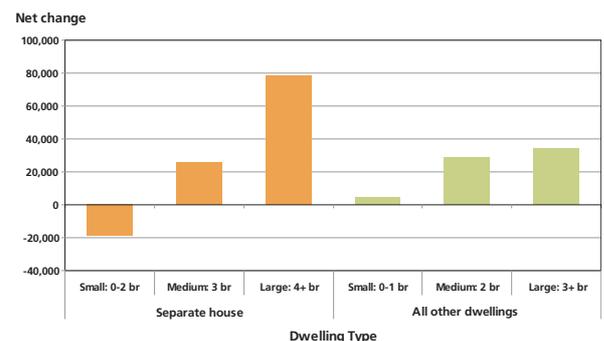
Source: ABS Census 1991, 2001 customised data

While smaller household types, (mainly one and two person households), are increasing, we have seen a much higher proportion of dwellings constructed of types other

than the traditional separate house. While the majority of residential dwellings are separate houses, the proportion has fallen from 77.8% of all dwellings in Melbourne in 1991 to 75.0% in 2001. This may not seem a dramatic decline, but when we are talking about a total of nearly 1.2 million dwellings in Melbourne in 2001, it means that for the decade from 1991 to 2001 nearly 45% of all new dwellings were either attached or semi-detached dwellings – medium (or higher) density.

A logical assumption from this would be that Melburnians are occupying smaller dwellings. However recent analysis clearly shows that to not be the case. In fact, as the number of people per household decreases, and the propensity for medium density housing increases, the strongest increase has been for separate houses of at least 3 and more commonly 4 or more bedrooms and attached or semi-detached dwellings of at least 2 or 3 bedrooms.

### Net change in dwellings by number of bedrooms, Melbourne, 1991 to 2001



Source: ABS Census 1991, 2001 customised data

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## Urban Development Program

The report of the Urban Development Program for 2003 has recently been completed and is available at: [www.dse.vic.gov.au/urbandevelopmentprogram](http://www.dse.vic.gov.au/urbandevelopmentprogram), and the maps within the report through [www.land.vic.gov.au/udp](http://www.land.vic.gov.au/udp) (see article Maps online for UDP).

The report contains revised information, covering the period to 30 June 2003, which was presented to the residential and industrial development forums held in late May/early June 2003. The revised information represents a shared understanding between developers, real estate agents, local councils and infrastructure providers about:

- current development activity;
- the availability of land for future residential and industrial development and the adequacy of land supplies to meet future needs;
- the implications of projected development activity for infrastructure requirements; and
- the actions required to overcome any potential land-supply shortfalls and infrastructure constraints.

Overall, for Metropolitan Melbourne, there is sufficient land for residential development to meet projected requirements for more than 15 years, with over 70 per cent of this land already zoned for residential purposes. Similarly for Geelong where there is sufficient zoned land to meet projected requirements for the next 12 to 15 years. Within this overall situation, however, tight-land supply situations were identified at Craigieburn in the Hume Growth Area and at Caroline Springs in the Melton-Caroline Springs Growth Area.

The Government has already taken action, through changes to the Urban Growth Boundary announced on 18 November 2003, to increase the supply of residential land at Craigieburn. It has also moved to accelerate the work of the Smart Growth Committees in the two growth areas.

The availability of industrial land is sufficient in the West and North Regions of Metropolitan Melbourne and for the Geelong Region, where supplies should be sufficient to meet expected demand for at least 25 years. With respect to the South Region, the Government has responded to a tight-supply situation and increased the supply of industrial land through the changes to the Urban Growth Boundary, which were announced on 18 November 2003.

The next round of residential and industrial forums is scheduled for May 2004. The collection of data and information about developments since the 2003 forums has commenced. Once again the collection will involve extensive consultations with developers, local councils and infrastructure providers. A new set of aerial photographs and satellite images will be taken in January 2004 of Metropolitan Melbourne and the urban areas of the Geelong Region.



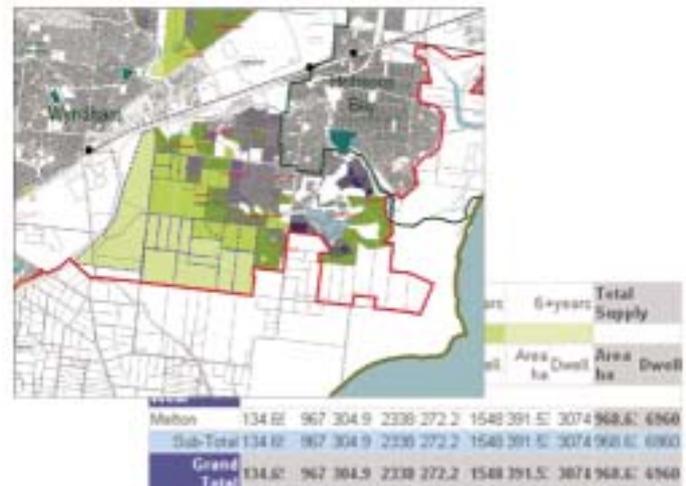
Further information about the Urban Development Program can be obtained by contacting the Urban and Regional Research Branch on (03) 9655 8814 or through: [urbandevelopment.program@dse.vic.gov.au](mailto:urbandevelopment.program@dse.vic.gov.au).

### Maps online for UDP

The geospatial components of the Urban Development Program (UDP) have been mapped to a detailed level and are now available online at [www.land.vic.gov.au/udp](http://www.land.vic.gov.au/udp).

This interactive map website is a useful means of accessing all the land related data for the UDP themes in one location. The maps contain information on broadhectare and established residential land as well as industrial land development. They contain the land parcels, their development status, area and in the case of residential, the estimated total dwelling yield and timing for each site.

You can search for areas by UDP regions, Local Government Areas, Melway or VicRoad map reference or even by street address. From the map window you can view any part of the Melbourne and Geelong region and generate reports on any theme for your particular area of interest. You can customise the map view by turning the map layers on or off, and printing the map.



# Matters

## The Travelling Research Team – Istanbul

Istanbul has been much in the news lately but for all the wrong reasons. Researcher Jeremy Reynolds visited there briefly in September on behalf of the Metropolis organisation to talk to sixteen cities about urban indicators and techniques that enhance cities' strategic planning capacities.

Istanbul is a city of twelve million people and is literally, where Asia and Europe meet: four million live on the Asian side of the Bosphorus and eight million on the European side and there are only two bridges connecting the two sides.

The city has about almost one-fifth of Turkey's population but two-fifths of the country's GDP. It has, over recent years, experienced high population growth as people migrated from the country to the city in search of prosperity. But Turkey has had major economic problems over the last two years. According to The Economist, Turkey's GDP fell by 7.8% last year, a direct result of September 11 and reduced investor and

tourist interest. The recent bombings will obviously not help recovery.

The cities attending the joint UN Habitat-Metropolis workshop were varied but had many common interests and needs. Much of these needs come down to them being clear about objectives and capacities and not jumping into technologies too soon. The overriding impression was not so much the contrasts but the similarities. Like Melbourne, the cities, Middle-Eastern, African or wherever, are dealing with uncertain futures. These cities are fervently committed to improvement and working to bring about better futures for all their citizens, and are looking for advice on how to do so.



## National Population Summit

On 21st November, the Australian Population Institute (APop) held the second National Population Summit in Adelaide, facilitated by Phillip Adams and Peter Thompson. Presenters including the SA Premier outlined the challenges facing South Australia: an ageing population, disproportionately low levels of migration, particularly skilled and business migration, losses interstate of the young and skilled and difficulties attracting investment and jobs. In this regard South Australia may just be ahead of the pack: in time these issues will, on current trends, become more pressing for all of Australia.

Other speakers raised issues about regionally targeted migration programs, family-friendly policies that raised fertility rates, broader based regional development programs that went beyond 'boosterism' and the need for population and sustainability policies to be developed in parallel.

When asked to cast votes on questions, a strong majority agreed with the need for the development of a national population policy that included migration, fertility and regional population distributions. Collaboration was seen as vital and three quarters of delegates believed that the policy needed to be in place within two years.

Research Matters is a quarterly newsletter from Urban and Regional Research Department of Sustainability and Environment, Level 20, Nauru House 80 Collins Street, Melbourne, Victoria, 3000

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## Urban and Regional Research online

The Urban and Regional Research page can be accessed via [www.dse.vic.gov.au/research/urbanandregional](http://www.dse.vic.gov.au/research/urbanandregional).

New information that has been updated includes *Towns in Time* that can be accessed by the Metropolitan and Regional Research home page & the Urban Development Program report via [www.dse.vic.gov.au/urbandevdevelopmentprogram](http://www.dse.vic.gov.au/urbandevdevelopmentprogram).

As mentioned in our previous issue the Department of Sustainability and Environment website is undergoing an upgrade. During the upgrade there is a freeze on publishing to the website, and only certain sections are being updated. This will be completed by late January 2004.

The December issues of the *Residential Land Bulletin* and *Local Connections* will be emailed to customers on our mailing list.

### Know Your Area

*Know Your Area* can still be accessed via [www.doi.vic.gov.au/knowyourarea](http://www.doi.vic.gov.au/knowyourarea) or by visiting [www.dse.vic.gov.au](http://www.dse.vic.gov.au) and clicking under the heading online services or going to Research.

DSE Interim population projections and Valuer General residential property price data are now available for Local Government Areas. *Towns in Time – Data* is now available through Know Your Area for selected Census variables for 1981, 1986, 1991, 1996 and 2001. *Towns in Time – Data* also remains available through the standard DSE research web pages.

If you would like to be notified when new data sets are added to *Know Your Area* join the mailing list by contacting Christina Inbakaran on (03) 9655 6054 or [christina.inbakaran@dse.vic.gov.au](mailto:christina.inbakaran@dse.vic.gov.au)

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### Research Matters via email

If you would prefer to receive Research Matters via email rather than in hard copy please send an email to [urbanregional.research@dse.vic.gov.au](mailto:urbanregional.research@dse.vic.gov.au) with the subject line 'Research Matters via email' and your details so we can revise our database. Thank you to one of our environmentally aware readers for this suggestion.

### Local Connections

*Local Connections* is the newsletter of the *Local Government Research Network*. The aim of the newsletter is to share examples of how research at local government level relates to policy development. *Local Connections* is now delivered in an online format [www.dse.vic.gov.au/lgrn](http://www.dse.vic.gov.au/lgrn). In early 2004 we will be looking to develop similar pages on Sustainability Strategies and Transport Strategies. LGRN members will also be surveyed to evaluate current usage of the newsletter.

In the final edition of *Local Connections* for 2003 councils can report on any interesting research which they have been involved in during the year. Articles in the last three editions have included:

#### Transport

- DOI: Inner West Integrated Transport Strategy
- Maribyrnong Integrated Transport Strategy
- TravelSMART Program
- Research and Information - The key to developing sustainable land-use solutions
- City of Port Phillip - Small steps to integrating transport
- Wyndham City Council - Research Unit Business Survey

#### Sustainability

- National Centre for Sustainability
- The Mornington Peninsula and Western Port Biosphere Project
- Sustainability Street
- Whitehorse EcoVision - A Strategy for Ecological Sustainability
- Time to Consider Social Impact of Development
- Sustainable Bayside

#### Water use

- Towards Sustainable Water Use in Bayside
- Hepburn Shire Water Resources Advisory Committee
- Parliamentary Library Research Service Current Issues Brief - Number 2, 2003 Issue: Water
- Sustainable water use plans

For further information on either the Local Government Research Network or Local Connections, please contact Christine Kilmartin on 9655 6934 or Christina Inbakaran on 9655 6054 or [Christina.Inbakaran@dse.vic.gov.au](mailto:Christina.Inbakaran@dse.vic.gov.au).