

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

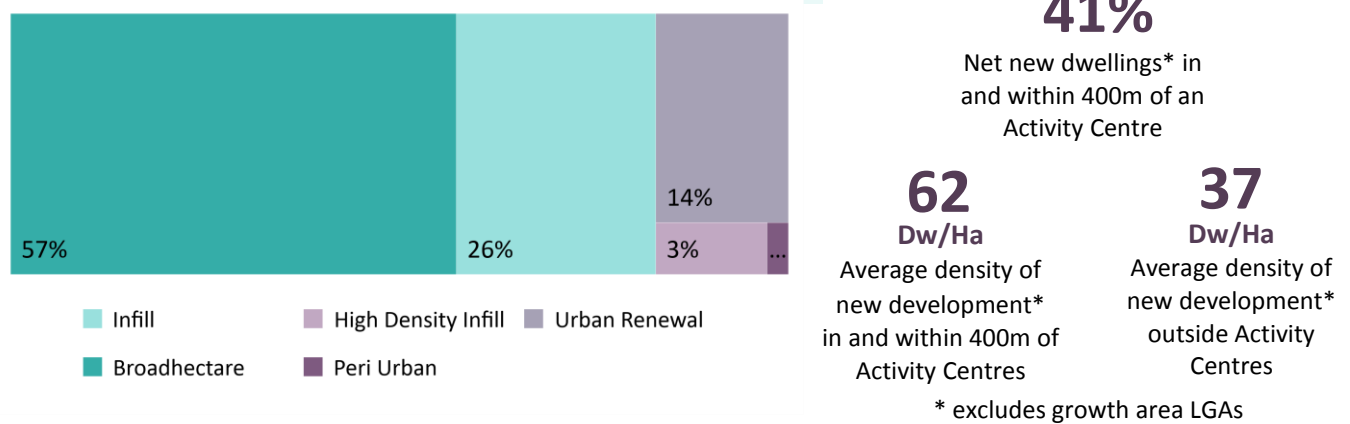


Figure 2: Annual net new dwellings by project outcome size*

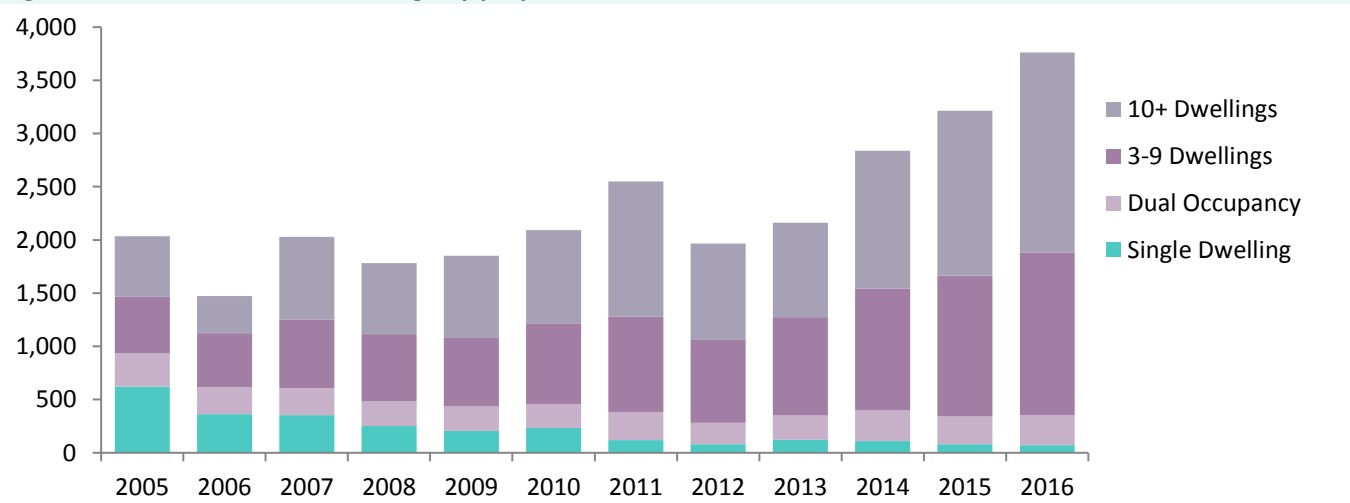


Figure 3: Annual net new dwellings by development type

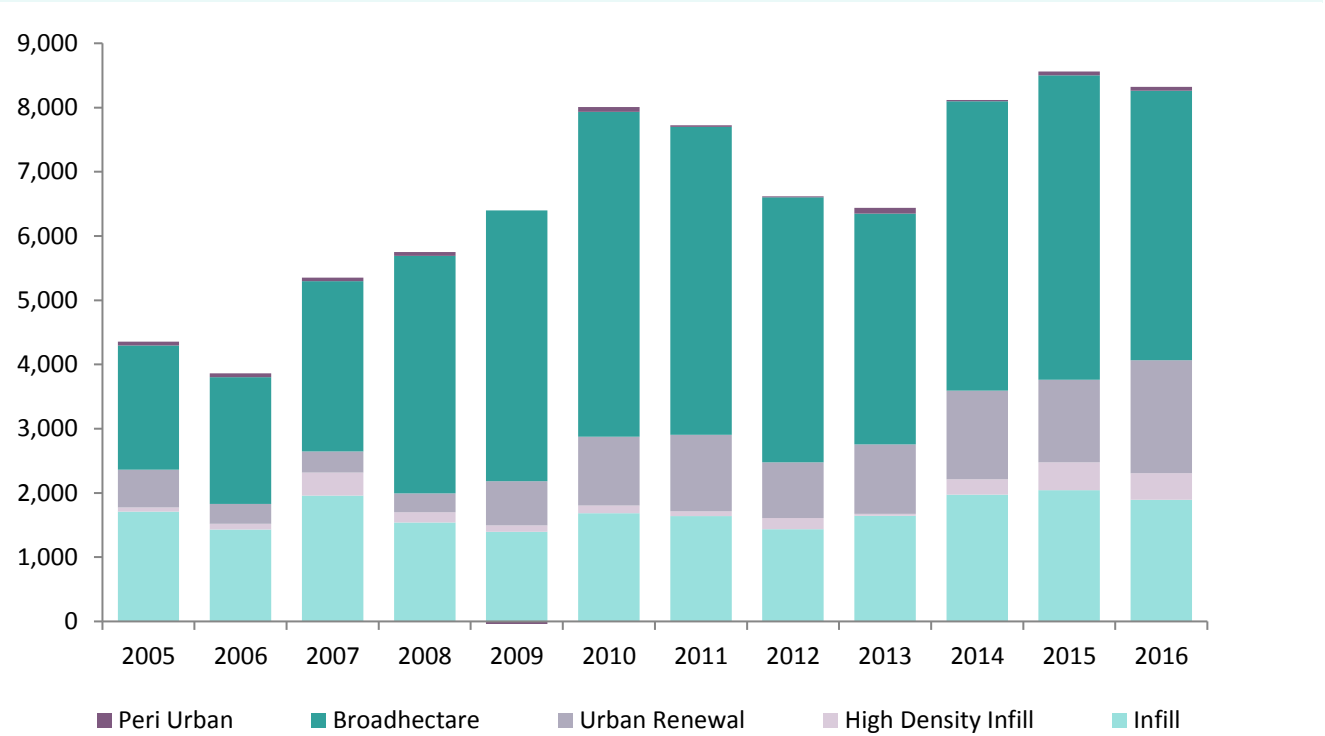
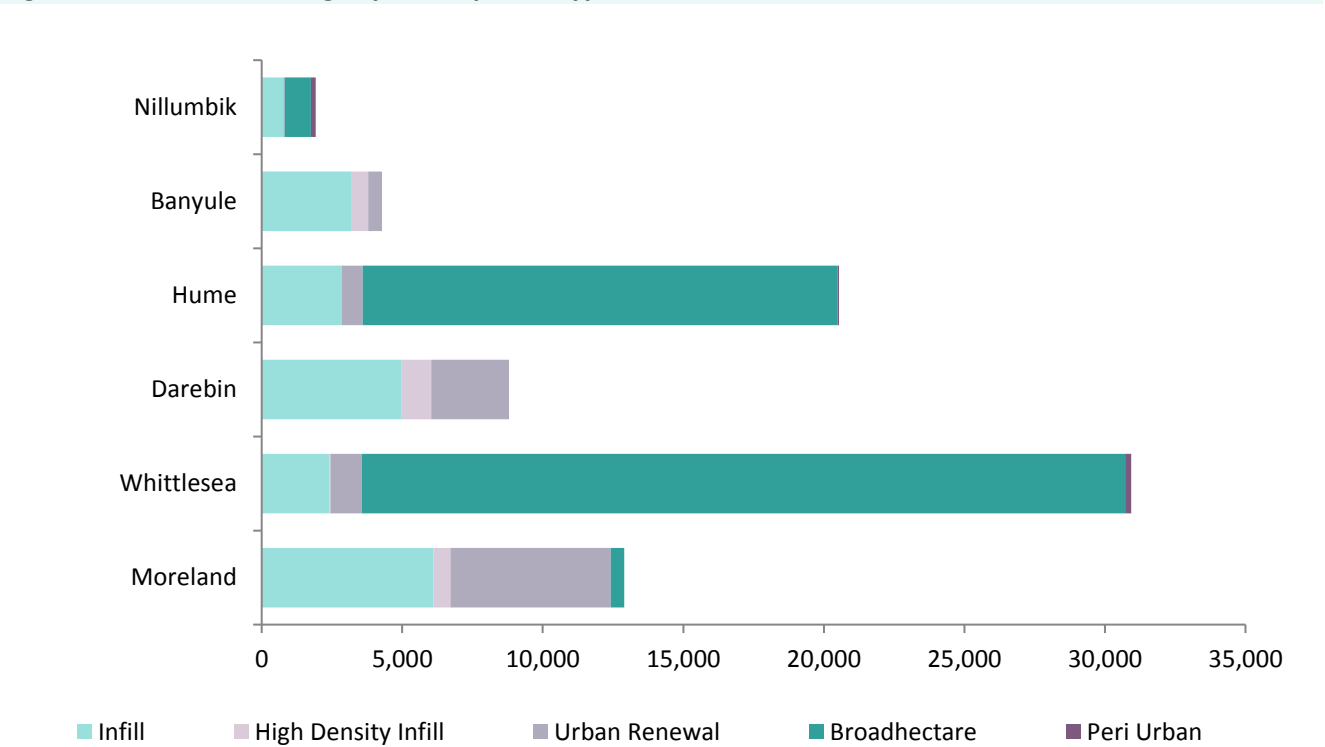


Figure 4: Net new dwellings by development type and LGA, 2005-2016



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

Housing Development Data 2005 to 2016 - Banyule

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 Banyule.

For the 2005-2016 period, Banyule saw an average annual increase in dwelling stock of 360 dwellings per annum, with Ivanhoe seeing the greatest increase. As at 2016, there were an estimated 50,189 dwellings in Banyule.

Over the 2005-2016 period, the majority (75%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2016, 2008, and 2015 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 1,799 projects in Banyule that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Heidelberg and Greensborough. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Heidelberg Heights and Ivanhoe.

There were also 667 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The 2005-16 period saw an increase in multi-unit development. Most multi-unit development occurred in proximity to the municipality's Activity Centres and public transport infrastructure. This is adding relatively higher density housing near jobs, transport and services.

Areas protected for their landscape and environmental values such as Lower Plenty, Eaglemont and Viewbank have seen minimal new housing construction.

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

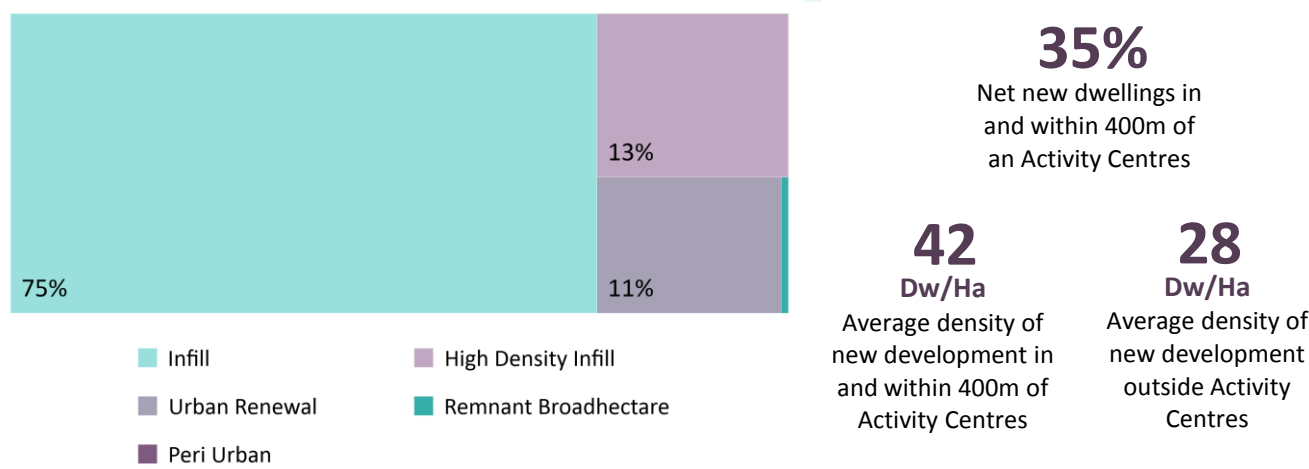


Figure 2: Annual net new dwellings by project outcome size

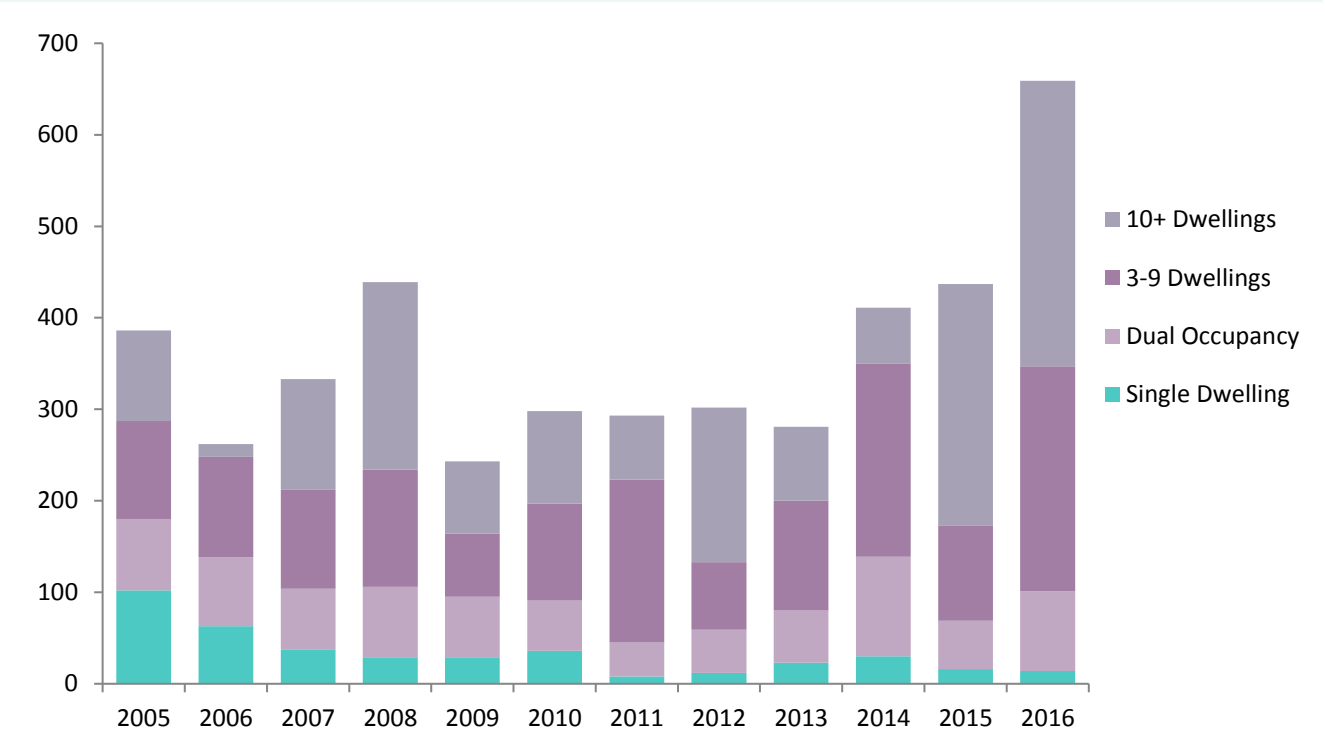
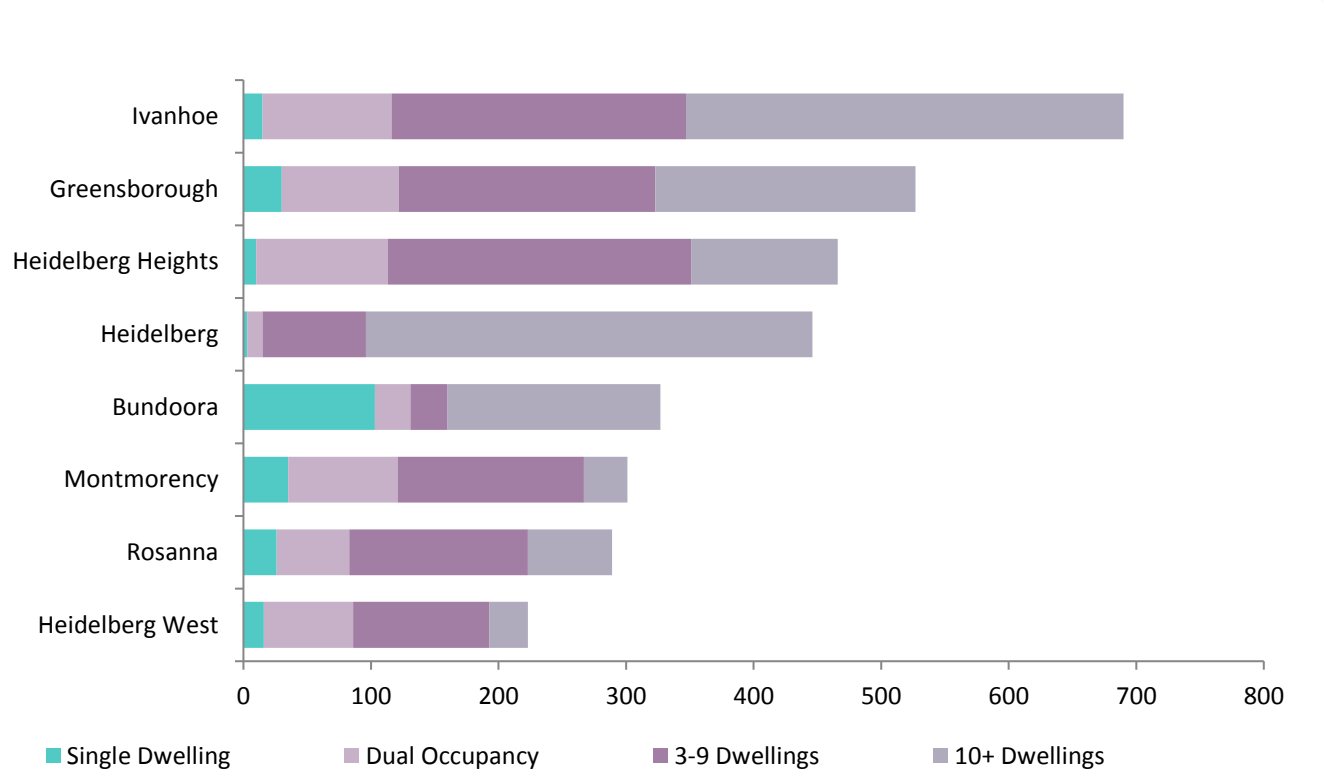


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Darebin

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 Darebin.

For the 2005-2016 period, Darebin saw an average annual increase in dwelling stock of 740 dwellings per annum, with Reservoir seeing the greatest increase. As at 2016, there were an estimated 63,706 dwellings in Darebin.

Over the 2005-2016 period, the majority (57%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2016, 2015, and 2014 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 3,133 projects in Darebin that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Preston and Northcote. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Reservoir and Preston.

There were also 862 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

Higher yielding housing development has generally concentrated along the municipality's main public transport corridors, within or near activity centres and core commercial areas. This is adding housing near jobs, transport and services.

Dual occupancy and 3-9 unit development is generally more prevalent in the north of the municipality, particularly in the suburb of Reservoir.

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

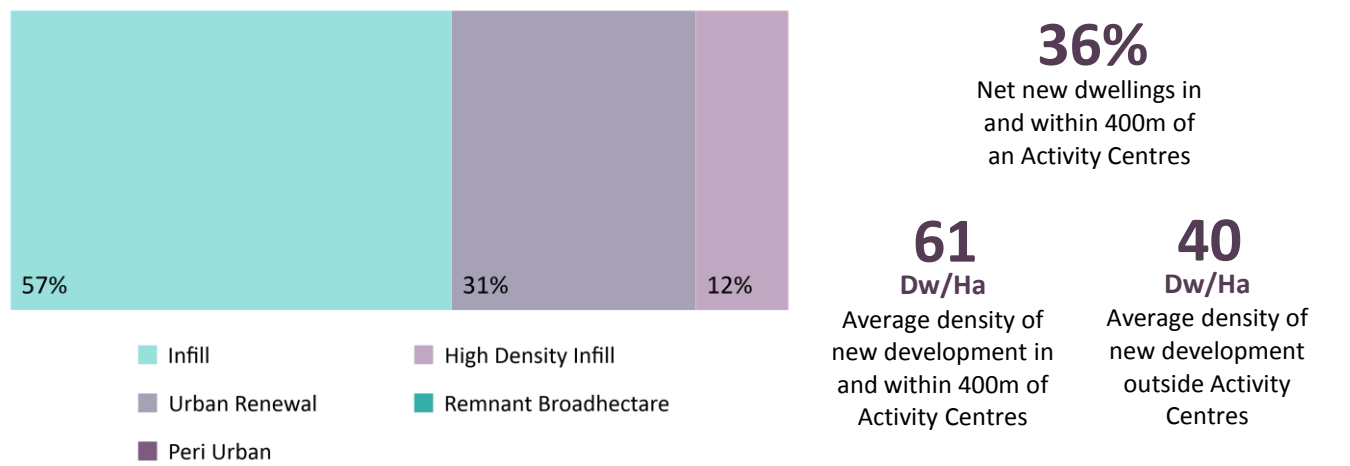


Figure 2: Annual net new dwellings by project outcome size

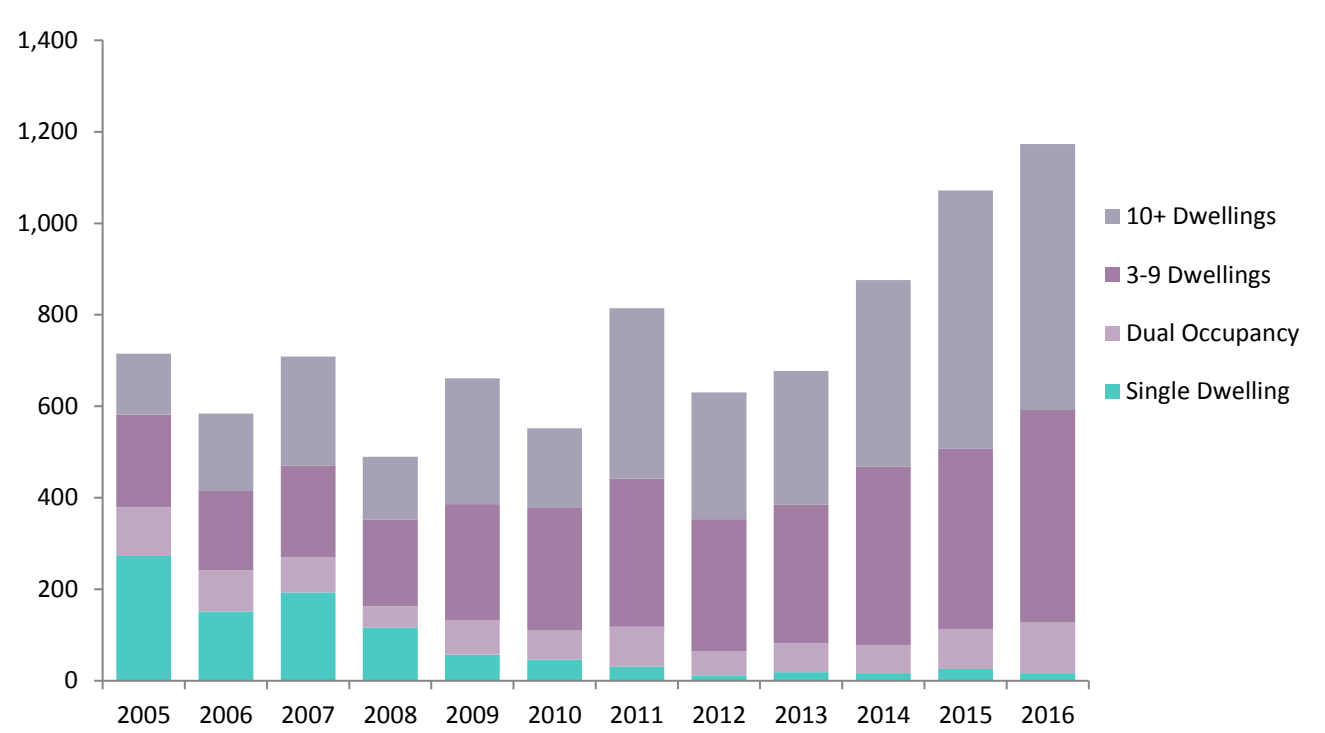
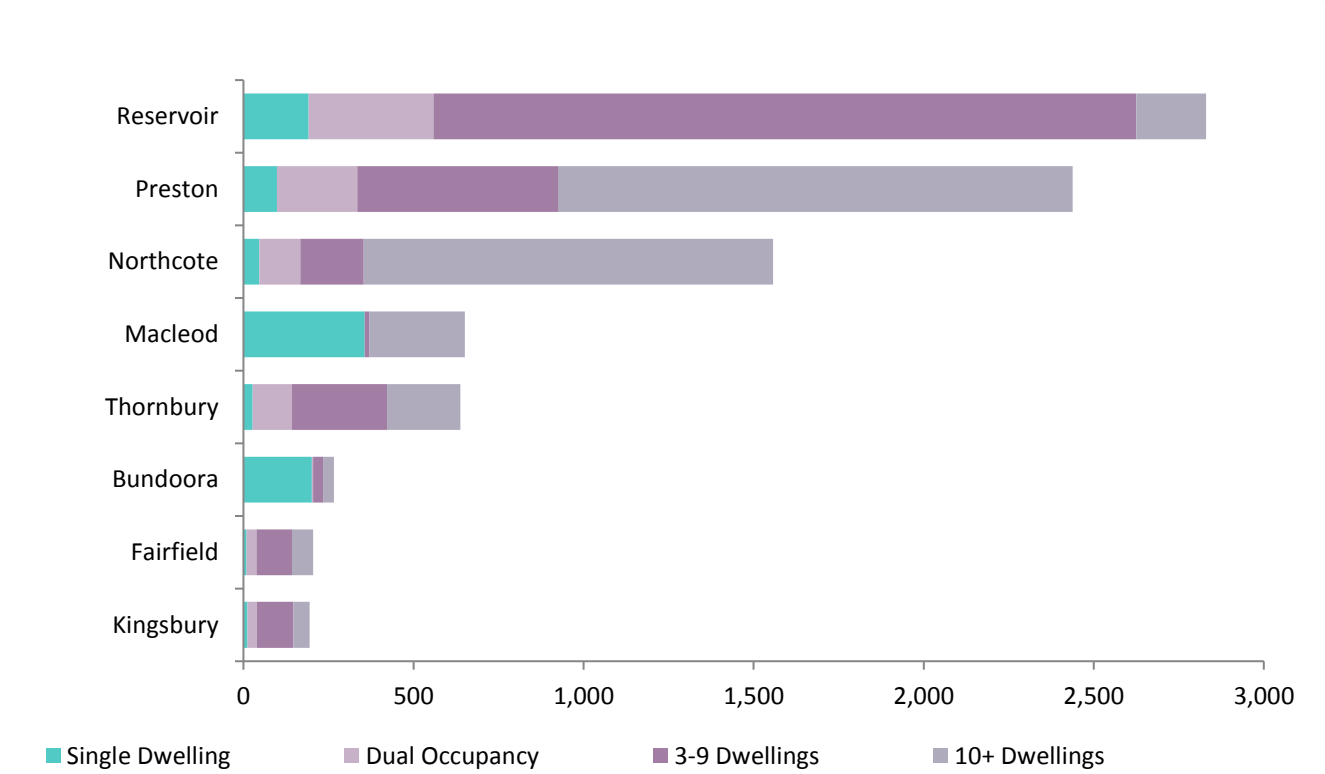


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 - 2016 - Hume

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 Hume.

For the 2005-2016 period, Hume saw an average annual increase in dwelling stock of 1,710 dwellings per annum, with Craigieburn seeing the greatest increase. As at 2016, there were an estimated 69,195 dwellings in Hume.

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

Figure 2 shows that 2015, 2016, and 2014 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 5,572 projects in Hume that produced a net dwelling increase. There were 157 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The vast majority of housing supply derives from broadhectare redevelopment of greenfield land.

Infill development that results in dual occupancy and 3 and 4 dwellings on a lot is most prevalent in Broadmeadows and Sunbury.

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

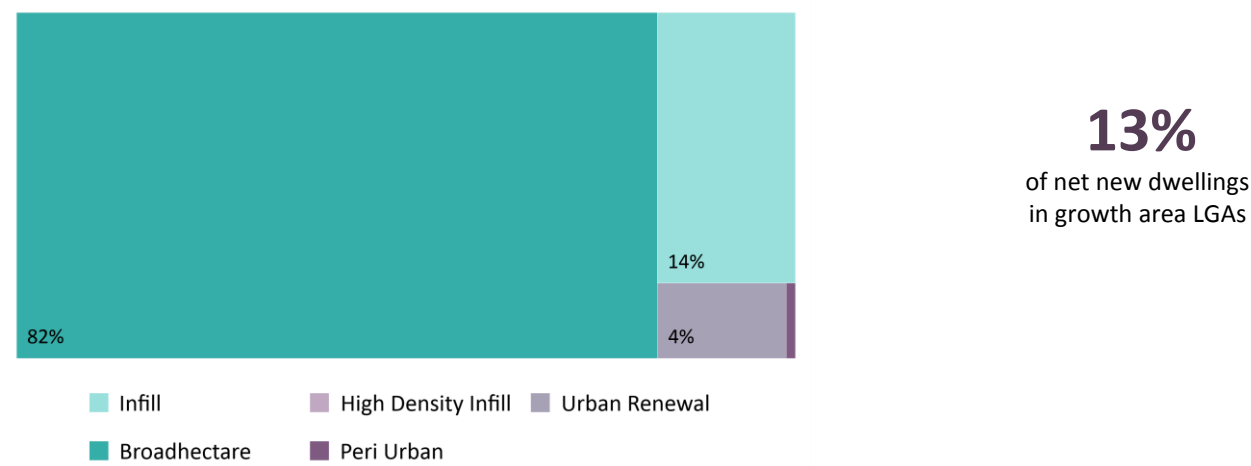


Figure 2: Annual net new dwellings by development type

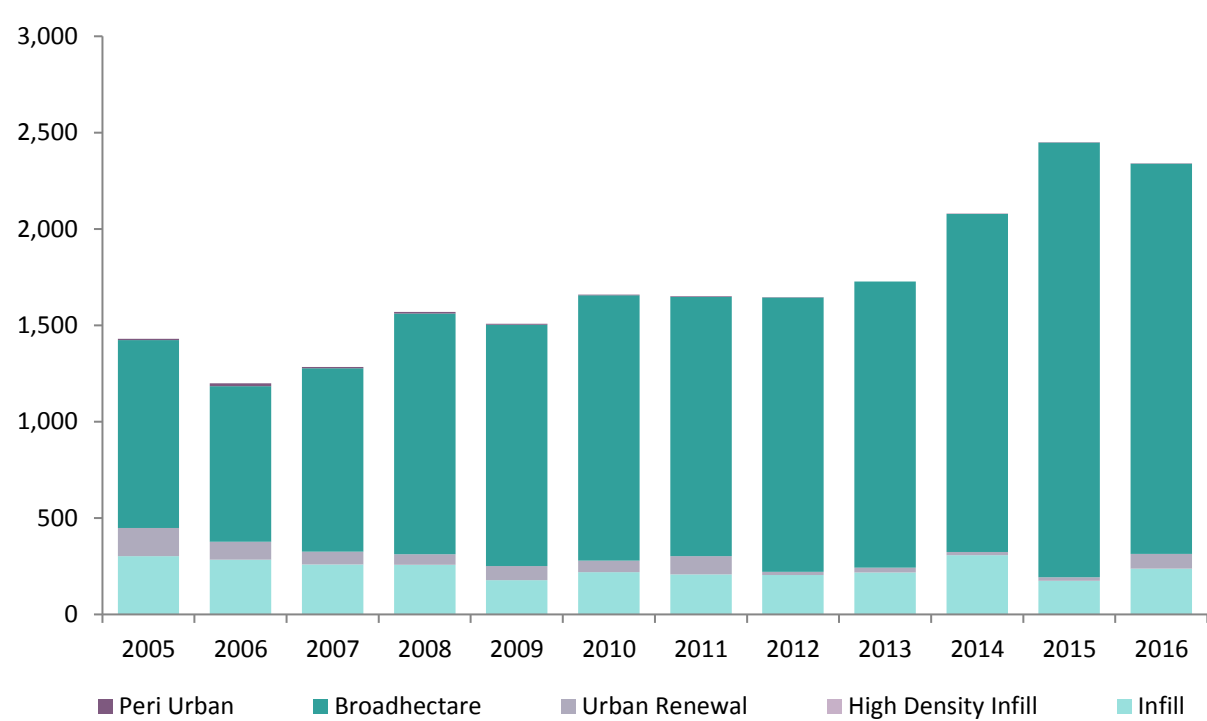
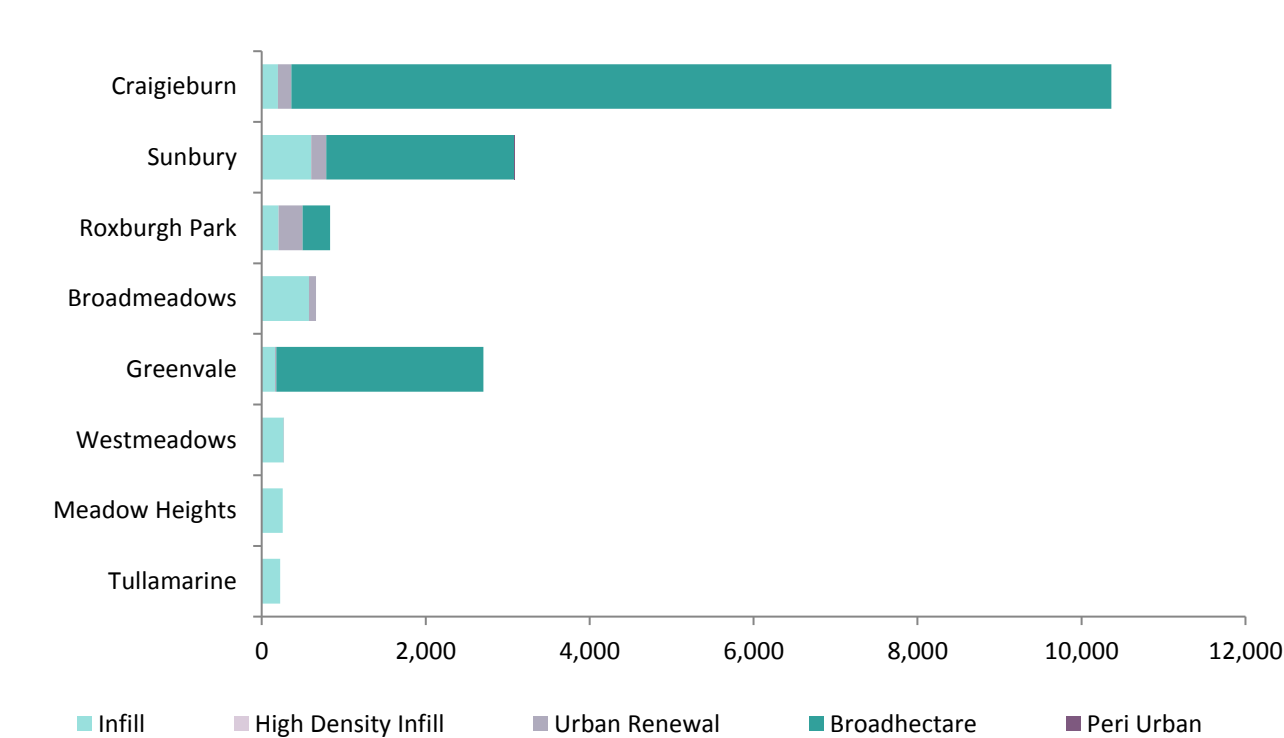


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Moreland

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 Moreland.

For the 2005-2016 period, Moreland saw an average annual increase in dwelling stock of 1,080 dwellings per annum, with Brunswick seeing the greatest increase. As at 2016, there were an estimated 71,541 dwellings in Moreland.

Over the 2005-2016 period, the majority (47%) of all new dwellings were the result of infill development projects (see figure 1).

Figure 2 shows that 2016, 2015, and 2014 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 3,315 projects in Moreland that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Brunswick and Brunswick East. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Glenroy and Pascoe Vale.

There were also 867 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The 2010 to 2016 period has seen a steady increase in new housing supply, particularly in and around the Brunswick Activity Centre and major public transport infrastructure. This is adding housing near jobs, transport and services.

Infill development resulting in 2 to 9 new dwellings on a lot is more prevalent north of Bell Street while larger scale (10+ dwelling) development is more prevalent in the areas south of Bell Street.

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

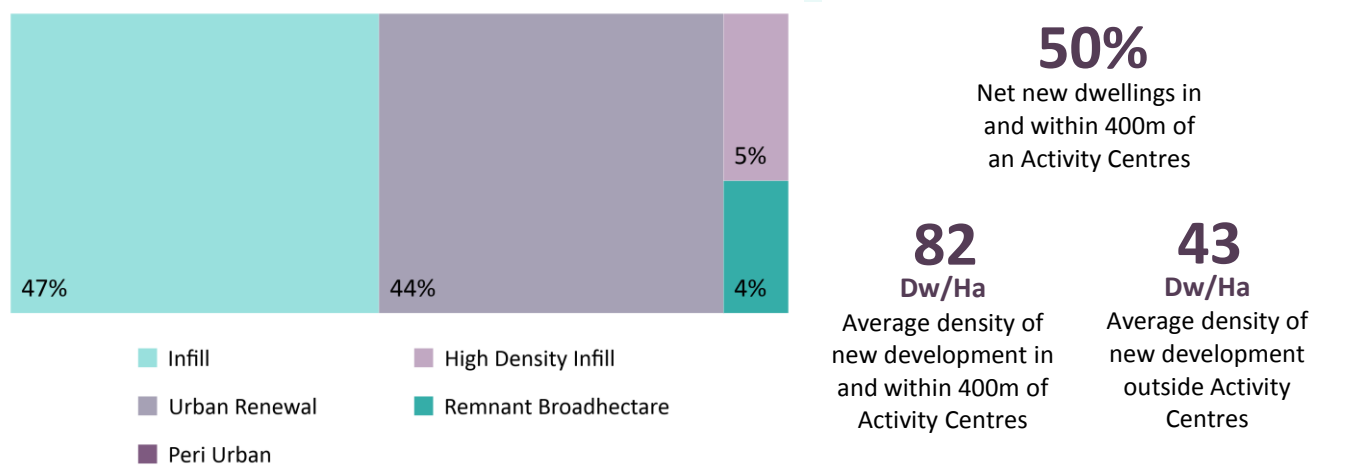


Figure 2: Annual net new dwellings by project outcome size

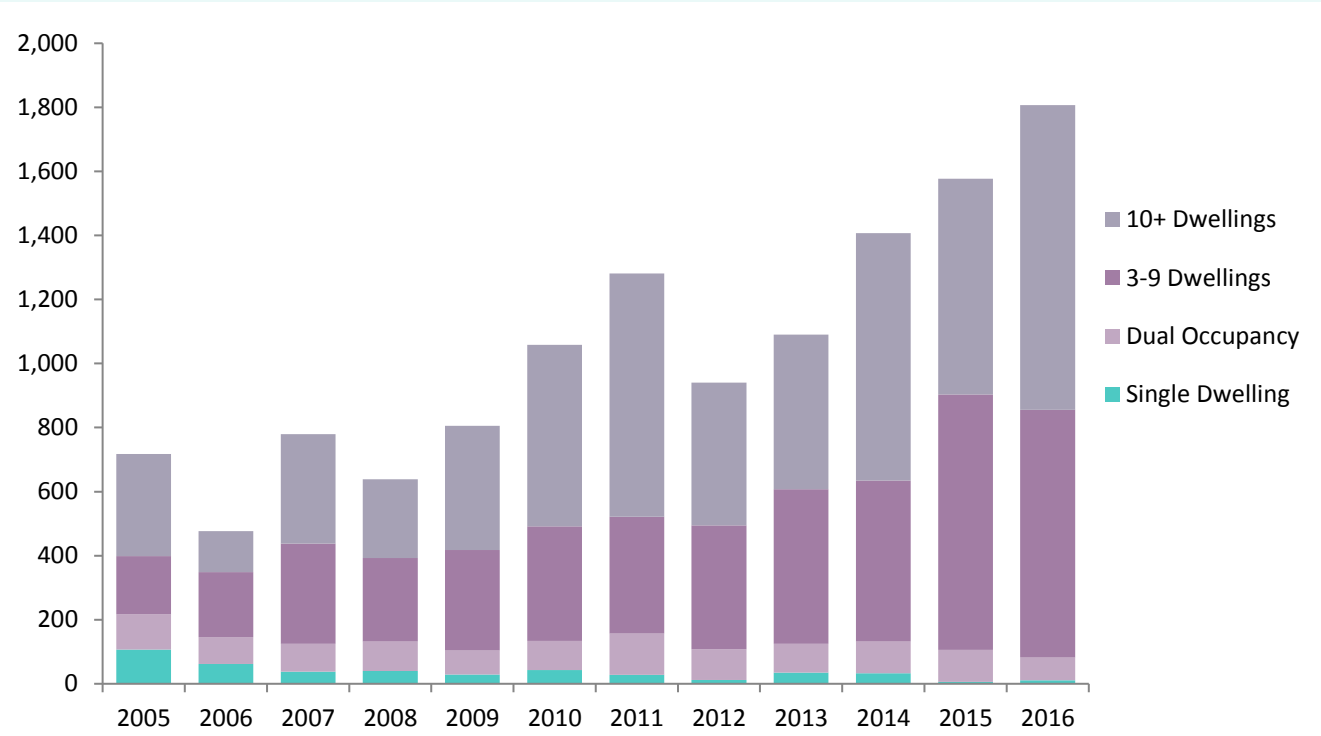
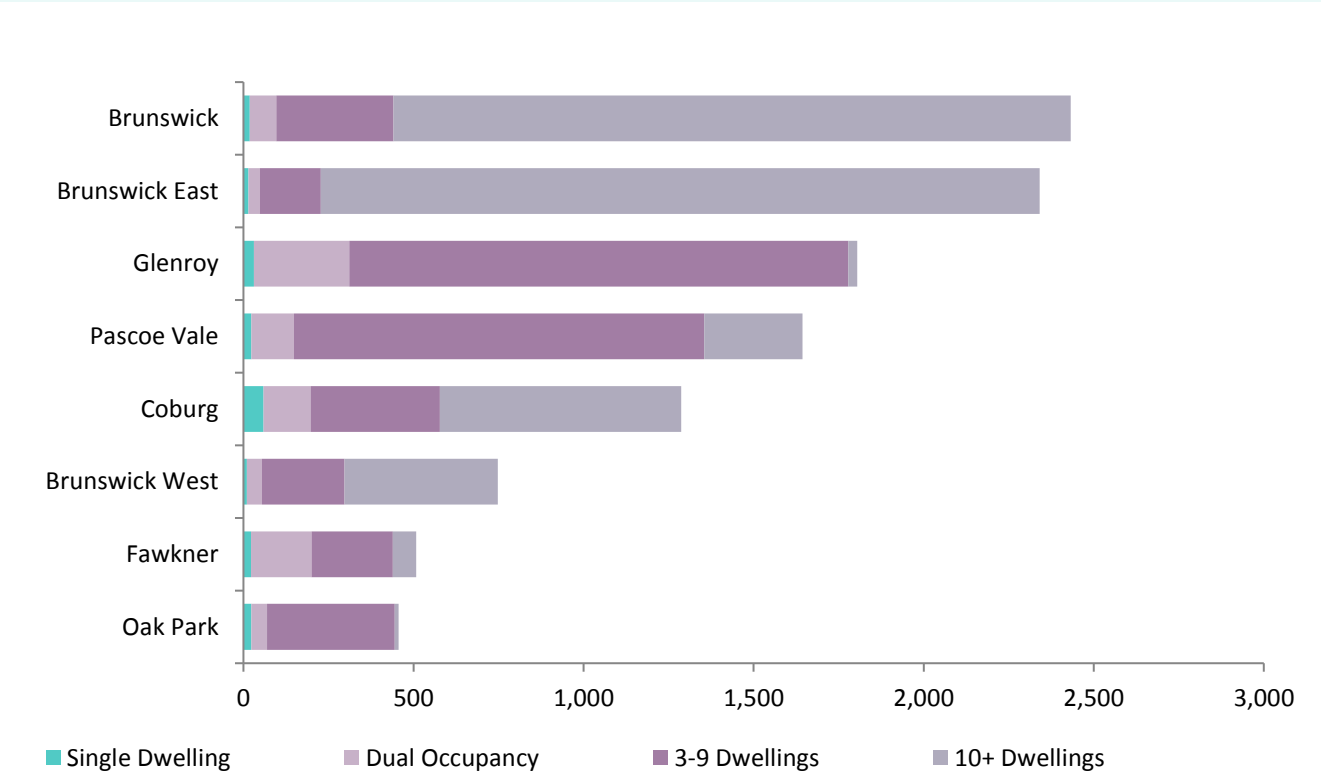


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 to 2016 - Nillumbik

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 Nillumbik.

For the 2005-2016 period, Nillumbik saw an average annual increase in dwelling stock of 160 dwellings per annum, with Diamond Creek seeing the greatest increase. As at 2016, there were an estimated 21,524 dwellings in Nillumbik.

Over the 2005-2016 period, the majority (49%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2008, 2005, and 2007 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 1,091 projects in Nillumbik that produced a net dwelling increase. Projects of 10+ dwellings were most prevalent in Greensborough and Diamond Creek. Smaller scale dual occupancy and 3-9 dwelling developments were most prevalent in Greensborough and Eltham.

There were also 141 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The municipality's green wedge areas, which are subject to planning protection, have seen minimal new housing development.

In the municipality's urban areas a high proportion of new dwelling projects have occurred in proximity to the Hurstbridge rail line and near the Eltham and Diamond Creek Activity Centres. Broadhectare development is also occurring on new subdivisions north of Diamond Creek.

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

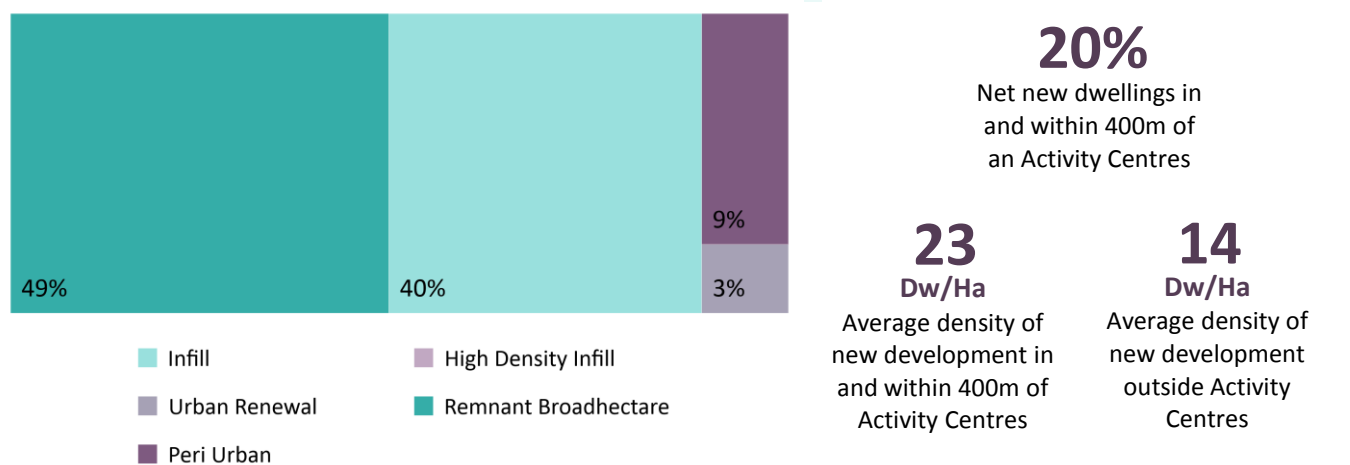


Figure 2: Annual net new dwellings by project outcome size

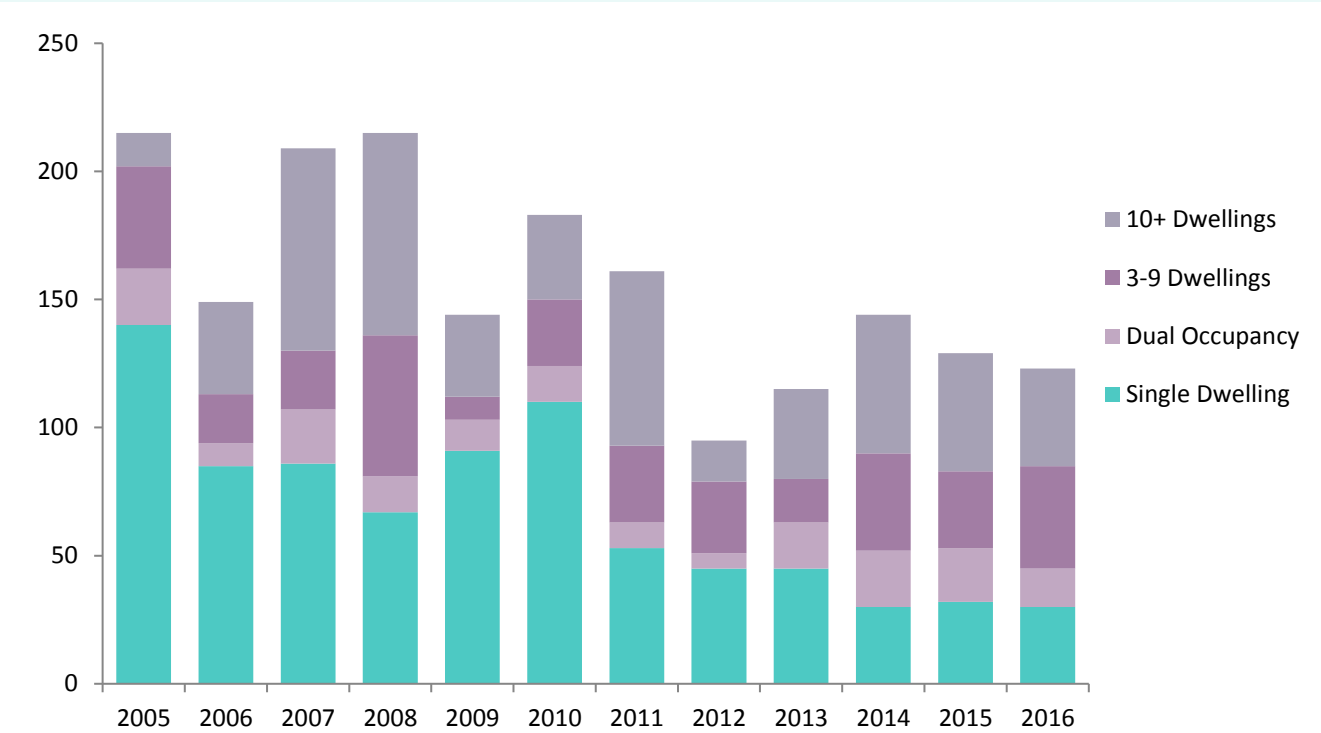
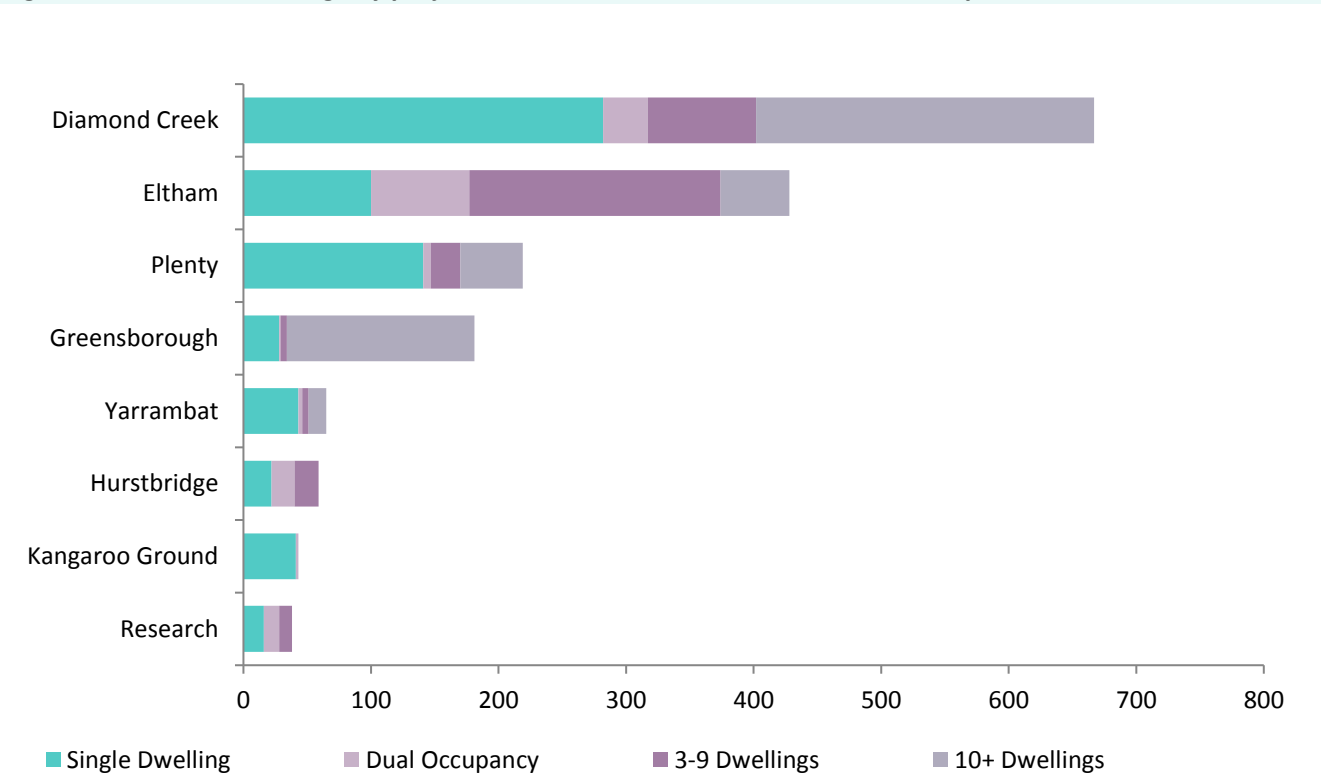


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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

Housing Development Data 2005 - 2016 - Whittlesea

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 Whittlesea.

For the 2005-2016 period, Whittlesea saw an average annual increase in dwelling stock of 2,580 dwellings per annum, with South Morang seeing the greatest increase. As at 2016, there were an estimated 72,497 dwellings in Whittlesea.

Over the 2005-2016 period, the majority (88%) of all new dwellings were the result of broadhectare development projects (see figure 1).

Figure 2 shows that 2010, 2011, and 2014 were the three years with the largest growth in dwelling stock.

Over the twelve years, there were 3,172 projects in Whittlesea that produced a net dwelling increase. There were 134 projects in which a single dwelling was demolished and replaced by a new single dwelling.

Key Insights

The vast majority of new housing results from the development of greenfield locations.

Infill development that results in dual occupancy or 3 to 9 new dwellings is most prevalent in the more established areas of the municipality including Thomastown and Lalor. The larger developments occurring in Bundoora are related to La Trobe University.

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

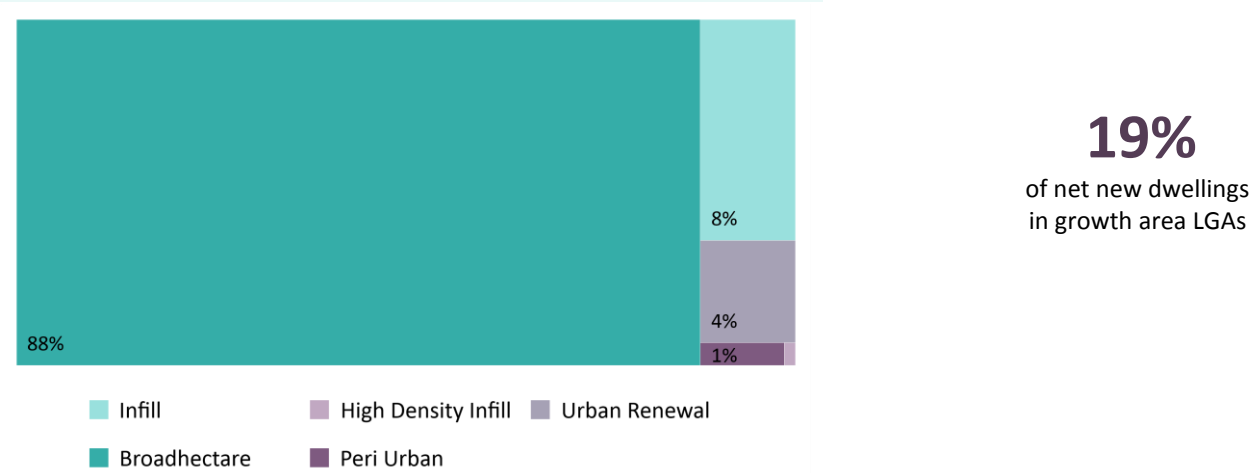


Figure 2: Annual net new dwellings by development type

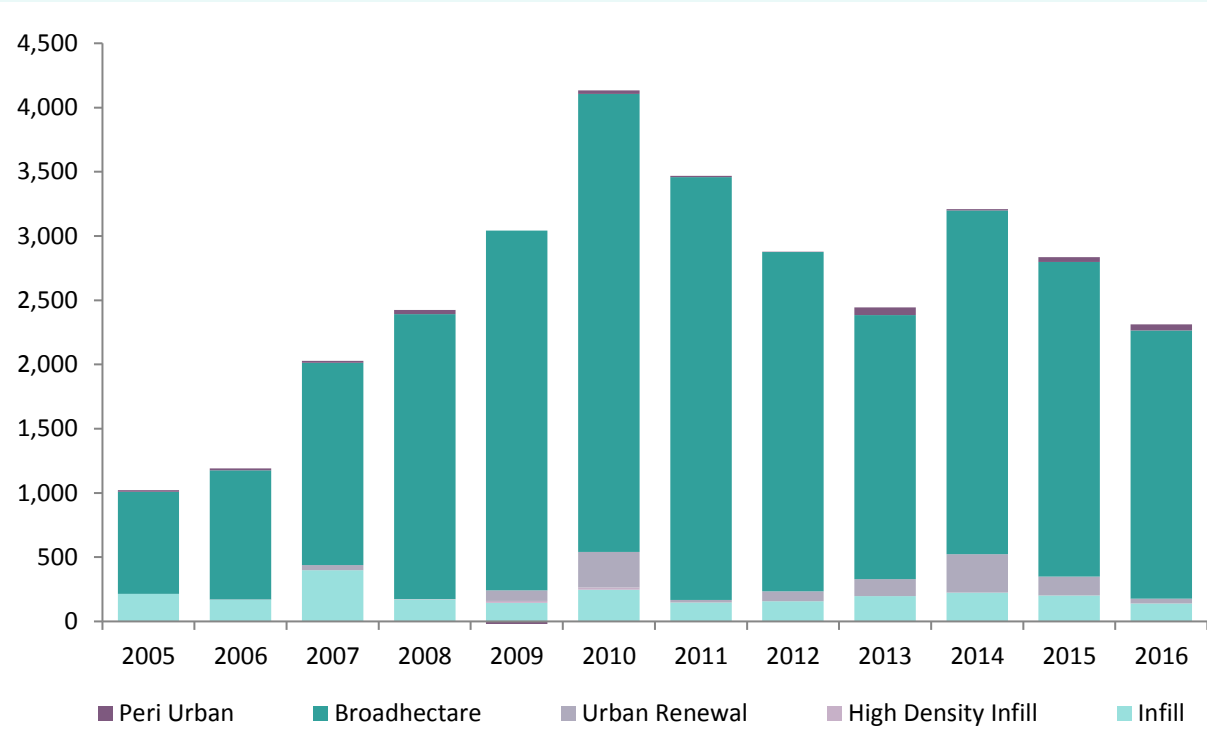
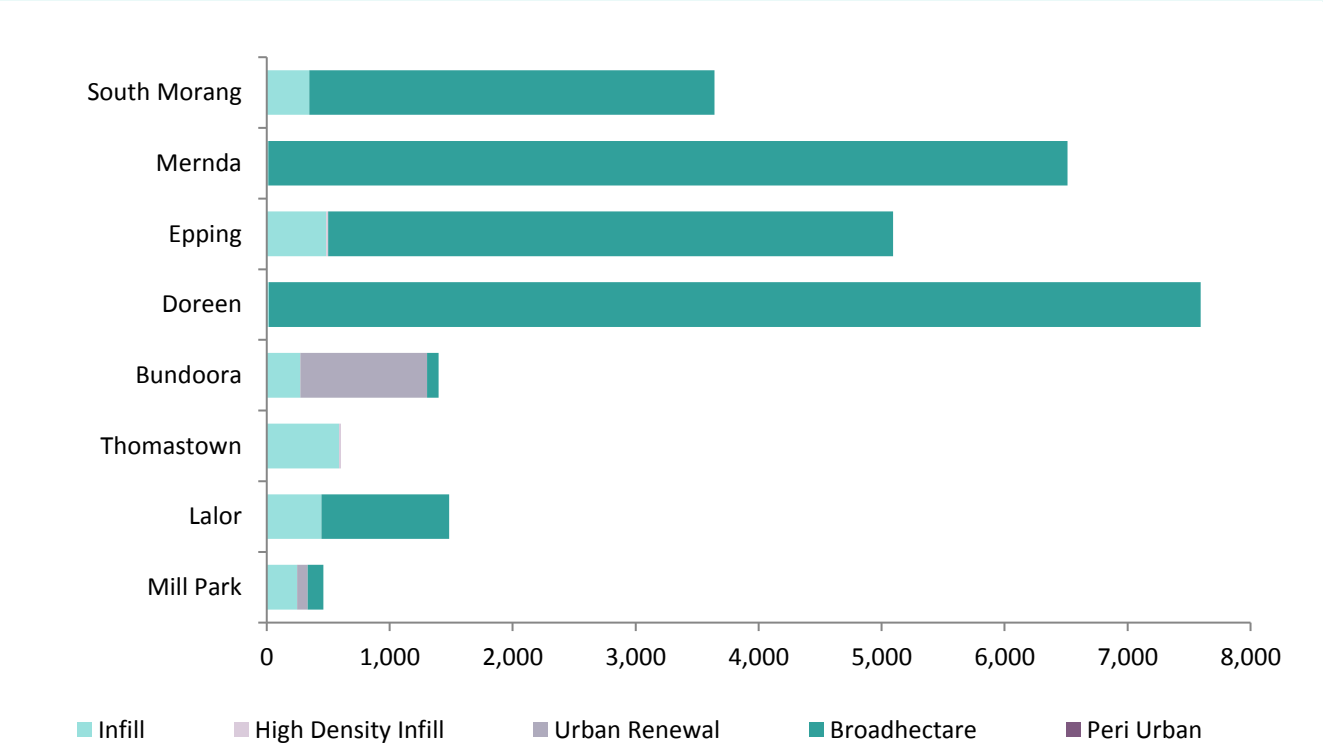


Figure 3: Net new dwellings by project size for the 8 suburbs with most development, 2005 -2016



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:

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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.