

Urban Development Program



Regional
Residential
Report

Shire of
South
Gippsland



Department of
Transport, Planning and
Local Infrastructure

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

The Urban Development Program for Regional Victoria provides an analysis of supply and demand for residential and industrial land across parts of regional Victoria. The initial municipalities covered were Ballarat, Greater Bendigo, Latrobe and Wodonga. The next round of completed land supply assessments include the municipal areas of Wangaratta, Greater Shepparton, Warrnambool, Horsham and Mildura, as well as the G21 consortium of councils. This 'round' of land supply assessments includes the following municipalities: Bass Coast, Baw Baw, Macedon Ranges, Mitchell, Moorabool, Mount Alexander, Moyne and South Gippsland.

This component provides information on residential supply and demand for the Shire of South Gippsland.

The following residential land supply assessment was undertaken by Spatial Economics Pty Ltd and commissioned by the Department of Transport, Planning and Local Infrastructure in conjunction with the Shire of South Gippsland.

It draws on important information and feedback obtained through a number of comprehensive consultations with key council officers, and Department of Transport, Planning and Local Infrastructure regional officers undertaken through the course of the project.

RECENT ACTIVITY

As measured from July 2006 to March 2012 residential building approval activity within the municipal area of South Gippsland has averaged 263 per annum, the amount of building approval activity as measured on an annual basis has been relatively consistent.

The majority (51% or 133 per annum) of building approval activity since July 2006 has been located within the Statistical Local Area (SLA) of South Gippsland – Central, this SLA includes the urban centres of Leongatha and Venus Bay.

From July 2006 to March 2012 there was an average annual residential lot construction of 171. The majority (42%) were broadhectare/major infill lots, closely followed by minor infill lot construction at 40% and 18% rural residential.

The majority (34%) of residential lot construction activity was located within the suburb of Leongatha, followed by Korumburra (25%), Venus Bay and Foster (8%) respectively.

Lot construction and residential building approval activity as measured from July 2006 to March 2012 differs significantly in terms of the identified volume at 171 and 263 respectively per annum. This infers that 35% of all residential dwellings constructed are on existing vacant lots constructed prior to July 2006.

PROJECTED DEMAND

Projected dwelling requirements sourced from *Victoria in Future 2012* indicate that from 2011 to 2026 there will be a total dwelling requirement of 2,831 (189 average per annum).

An alternative demand projection has been developed that is based on recent (2006 to 2012) building approval activity – a measure of expressed demand, in conjunction with growth rates identified in the State Governments' projections. This demand scenario results in an average annual dwelling requirement of 312 dwellings per annum.

This growth scenario results in a 65% (1,852 dwellings) increase in total dwelling requirements from 2011 to 2026.

IDENTIFIED RESIDENTIAL LAND SUPPLY

In total (excluding minor infill) there is a residential lot supply of approximately 5,395. This is comprised of:

- 1,429 zoned broadhectare/major infill lots (26% of supply);
- 276 vacant rural residential lots (5% of supply); and
- 3,690 designated future residential lots (68% of supply).

As at December 2009, there was 1,384 minor infill lots identified. Of these lots, 1,140 were sized less than 1,200sqm or 82% of the identified lots.

As at March 2012, there was a residential lot capacity within broadhectare areas of approximately 1,429, of which 36% is located in Leongatha (515 lots, 22% in Korumburra (309 lots) and 20% in Foster (284 lots).

Within the municipal area of South Gippsland, there is an estimated lot potential within Future Residential areas of approximately 3,690. In addition to the above 'future residential' land stocks there are additional supply areas that have not been assessed in terms of potential lot yield. This potential residential land supply is located in Mirboo North (32 hectares) and Nyora (3 hectares).

As at December 2009 across the municipality of South Gippsland there was a total lot stock of rural residential allotments of 1,180. Of this stock, 276 lots were vacant, a lot vacancy rate of 23%.

A total of 647 hectares of future rural residential land stocks have been identified.

YEARS OF RESIDENTIAL LAND SUPPLY

Two projected demand scenarios are used to assess the years of residential land stocks, the outcomes are summarised below.

VICTORIA IN FUTURE 2012 DEMAND SCENARIO

In terms of zoned broadhectare and major infill residential land stocks it is estimated based on the identified supply and projected demand, there are sufficient land stocks to satisfy 15+ years of future demand.

Zoned broadhectare and major infill supply by SLA is sufficient to satisfy:

- 14 years: South Gippsland (S) - Central SLA
- 15+ years: South Gippsland (S) - East; and
- 15 years: South Gippsland (S) - West SLA.

In terms of future residential land supply stocks, there is sufficient land to satisfy over 15+ years of projected demand.

HISTORIC TREND BASED DEMAND SCENARIO

In terms of zoned broadhectare and major infill residential land stocks it is estimated based on the identified supply and projected demand, there are sufficient land stocks to satisfy 10 years of future demand.

Zoned broadhectare and major infill supply by SLA is sufficient to satisfy:

- 8 years: South Gippsland (S) - Central SLA
- 15+ years: South Gippsland (S) - East; and
- 10 years: South Gippsland (S) - West SLA.

In terms of future residential land supply stocks, there is sufficient land to satisfy over 15+ years of projected demand.

Conclusions and Current Actions

In summary there is an adequate stock of total residential land to meet *Victoria in Future* and trend based consumption rates across the Shire of South Gippsland.

Consumption of residential land, however, should continue to be monitored to ensure there are sufficient land stocks to meet future demand, and identify any impediments to the delivery of allotments in the short-term.

Based on *Victoria in Future 2012* projections, the Shire of South Gippsland currently has in excess of 15 years supply of zoned residential land stocks across the municipality.

In terms of 'future' or unzoned land stocks, there are sufficient stocks to satisfy an additional 15+ years of additional demand.

The South Gippsland Shire Council is preparing an integrated Housing and Settlement Strategy for the Shire. The purpose of this Strategy is to manage the growth and development of the towns and localities in the Shire, and to ensure that future growth patterns and locations are appropriately planned for and accommodated in a strategic manner. This framework will assist with an integrated approach to settlement planning; including both residential and commercial/ industrial growth and development into the future.

In addition, Amendment C76 to the South Gippsland Planning Scheme proposes to implement into the Municipal Strategic Statement section of the South Gippsland Planning Scheme new provisions at Clause 21.04-4 'Leongatha' titled 'Southern Leongatha Growth Area'. The new provisions will guide the use and development of land for residential and commercial development over the next 20 years and beyond.

1.0 INTRODUCTION

1.1 PURPOSE AND CONTEXT

The Urban Development Program was set up in 2003 to assist in managing the growth and development of metropolitan Melbourne and the Geelong region, and help ensure the continued sustainable growth of these areas in order to maintain their high levels of liveability.

The primary purpose of the Urban Development Program is to improve the management of urban growth by ensuring that government, councils, public utilities and the development industry have access to up-to-date and accurate information on residential and industrial land availability, development trends, new growth fronts, and their implications for planning and infrastructure investment.

To achieve the primary purpose the Urban Development Program provides accurate, consistent and updated intelligence on residential and industrial land supply, demand and consumption. This in turn assists decision-makers in:

- maintaining an adequate supply of residential and industrial land for future housing and employment purposes;
- providing information to underpin strategic planning in urban centres;
- linking land use with infrastructure and service planning and provision;
- taking early action to address potential land supply shortfalls and infrastructure constraints; and
- contributing to the containment of public sector costs by the planned, coordinated provision of infrastructure to service the staged release of land for urban development.

The information contained and reported within the Urban Development Program enables early action to be taken in areas where land shortfalls have been identified.

1.2 PROGRAM CONTEXT

During 2009-2010, the Urban Development Program was expanded across key provincial areas across regional Victoria, and is incrementally being rolled out across the State. Initially, these included the municipalities of Ballarat, Greater Bendigo, Latrobe and Wodonga. The next group of land supply assessments for completion include the municipalities of Wangaratta, Greater Shepparton, Warrnambool, Horsham and Mildura; as well as the G21 consortium of councils.

This 'round' of land supply assessments includes the following municipalities: Bass Coast, Baw Baw, Macedon Ranges, Mitchell, Moorabool, Mount Alexander, Moyne and South Gippsland.

The expanded Urban Development Program into regional Victoria will build local and regional data bases and, importantly, provide a platform for mapping and spatial analysis in each region. This will in turn allow councils and other key stakeholders in the planning and development sectors to make more informed decisions in the growth and investment of these key areas across regional Victoria.

The residential and industrial land supply assessments were undertaken by Spatial Economics Pty Ltd, and commissioned by the Department of Transport, Planning and Local Infrastructure in conjunction with the associated councils.

1.3 2012 URBAN DEVELOPMENT PROGRAM REPORTS

The 2012 Urban Development Program Reports for Bass Coast, Baw Baw, Macedon Ranges, Mitchell, Moorabool, Mount Alexander, Moyne and South Gippsland, as well as additional Regional Reports and the metropolitan Urban Development Program Annual Report, are available online at www.dpcd.vic.gov.au/urbandevelopmentprogram

Interactive online maps are also available. MapsOnline enables users to search for specific projects, generate reports and print or download maps and statistical reports. It allows users to search for specific land supply areas by region or municipality, estate name, Melway reference, street address or lot number.

To access the Regional Urban Development Program MapsOnline visit www.land.vic.gov.au/udp

For more information about the Urban Development Program, email the Department of Transport, Planning and Local Infrastructure at urbandevelopment.program@dpcd.vic.gov.au

2.0 APPROACH & METHODOLOGY

The following provides a brief outline of the major methodologies and approach in the assessment of recent residential lot construction, residential land supply, projections of demand and determining the years of supply of current land stocks. In addition, key definitions of terms used within the following assessment are detailed in the glossary of terms at the end of this report.

Information is presented at both a Statistical Local Area (SLA) and suburb (Australian Bureau of Statistics definition) level. A map highlighting the location of these boundaries is located within the data appendices. The report retains ABS terminology for the geographic areas, however it is appreciated that the term 'suburbs' includes urban and rural areas.

Assessments of land supply are dependant on the availability of aerial imagery. The most current imagery available for this assessment was taken during the summer of 2009/2010.

Note that for the purposes of this report the regional component of the expanded Urban Development Program is referred to as the 'Regional Urban Development Program'.

ESTIMATING FUTURE DWELLING REQUIREMENTS

The Population and Household Projections 2011-2031 for Victoria and Its Regions, released by the (former) Department of Planning and Community Development and outlined in *Victoria in Future 2012*, are used by the Regional Urban Development Program as the basis for determining projected demand for residential allotments. Demand information is assessed at both a municipal level and by the component Statistical Local Areas (SLAs).

RESIDENTIAL LAND

In the following land supply assessments residential lot construction and land supply have been designated by differing supply types, namely:

Minor Infill: Undeveloped land within the existing urban area, zoned for residential development, and parent lot or existing lot less than 1ha.

Major Infill: Undeveloped land or sites identified for redevelopment within the existing urban area, zoned for residential development, and parent lot or existing lot greater than 1ha.

Broadhectare: Undeveloped land generally located on the urban fringe, zoned for residential development (no previous urban development activity), and the parent lot greater than 1ha.

Future Residential: Land identified by the relevant municipal authority for future residential development and current zoning not supportive of 'normal' residential development. Land which has an 'Urban Growth Zone' applied, and a precinct structure plan has not yet been approved, falls into this category.

Rural Residential: Land zoned or identified for future Low Density Residential (LDRZ) or Rural Living (RLZ).

Residential Lot Construction

Residential lot construction has been determined via the processes established within the State Governments Housing Development Data project. It involves the extensive cleaning of the residential cadastre and the application of this cadastre to the land supply types identified above.

A constructed lot is defined by the year of construction and the finalisation of certificate of title.

Construction activity has been assessed on an annual basis as at July of each year from 2005 to 2011.

LOT YIELDS

Lot yields have been established on a parcel by parcel basis for the following land supply types: major infill, broadhectare and future residential.

In establishing the lot yield for each individual land parcel the following information was used: incidence and location of native vegetation, zoning, natural features such as creeks, old mineshafts, escarpments, floodways, localised current/recent market yields, existing studies such as structure plans, municipal strategic statements etc.

In addition to site specific issues, 'standard' land development take-outs are employed, including local and regional. The amount/proportion of such take-outs are dependent on the site of the land parcel i.e. a 1ha site will have less take-outs than say a 50ha site. This approach has been utilised by both the residential and industrial land supply assessments since 2004 in the metropolitan Urban Development Program.

Further intelligence and verification is sourced from local council planning officers.

- A small number of supply sites have been allocated a zero lot yield due to a number of varying factors, these include but not limited to:
- unlikely to be developed over the next 15 years due to issues such as significant ownership fragmentation on relatively small parcels of land;
- subdivision restricted until sewerage is provided;
- the site is within an area of low demand and is unlikely to be developed with any certainty within the foreseeable future; and
- potential/likely lot density could be low.

Sites with a zero lot yield have been identified and are summarised by location and area.

DEVELOPMENT TIMING

Staging for lot construction or development timing has been established for four broad time periods, namely:

- 1 to 2 years (2012–2013);
- 3 to 5 years (2014–2016);
- 6 to 10 years (2017–2021);
- 11 years or more (2022 and beyond); and
- No timing.

Land identified for development over the next 2 years is available for residential purposes, and the required permits to subdivide the land generally exist and are being implemented.

Land parcels identified for development in 3 to 5 years are normally zoned, or may have rezonings finalised or approaching finalisation. They may also have permits to subdivide the land. Some degree of confidence can be applied to the timing and staging of these developments.

Confidence about lot yields and staging declines for developments proposed beyond 5 years as it is industry practice to regard developments beyond this period with less certainty in terms of exact staging, timing and yields.

A no timing category has been established for potential residential development sites that are within low demand areas (generally small outlying settlements). These sites typically in addition are allocated a zero potential lot yield. They are identified as potential and are measured by area.

Where land has been identified as 'Future Residential' there are no associated timings, as these cannot be confidently applied until such time the land is zoned to allow residential development to occur. Similarly, land which is within an Urban Growth Zone, where a precinct structure plan has not been approved, falls into a similar category. At such time a precinct structure plan has been prepared and approved, potential timings of residential development associated to these areas can be applied with a higher degree of confidence.

It should also be noted that timing of lot construction is cyclical, and highly dependent on underlying demand, economic cycles and industry capacity. This can mean that stated development intentions will vary from on-the-ground construction activity over time and by location. However, it is highly accurate in terms of the general direction and amount of growth.

Development timings have only been established for both Major Infill land supply stocks and broadhectare land.

Anticipated development timings are primarily sourced from existing planning permits, historic and current market activity, knowledge of industry capacity, projected demand and most importantly intelligence from local council staff.

RURAL RESIDENTIAL

Rural Residential allotments have been established via the assessment of the cadastre and zoning information. All allotments zoned either Rural Living (RLZ) and Low Density Residential (LDRZ) is included. Custom technology as described above was utilised to establish the stock of vacant low density allotments, this was subsequently verified via a manual process in conjunction with aerial imagery. The assessment is undertaken on the date of the latest aerial imagery.

YEARS OF SUPPLY FOR RESIDENTIAL LAND

A key purpose of the Regional Urban Development Program is to identify if sufficient residential land is available to meet projected dwelling requirements within the relevant municipal area. Sufficient stock of residential land is required to maintain an ongoing supply to the market and to contribute to:

- adequate competition in the land development market to avoid unnecessary upward pressure on land prices and housing affordability; and
- sufficient lead times for planning and service provision agencies to undertake appropriate strategic and infrastructure planning activities.

For the purpose of reporting on the years of supply of residential stocks, the Regional Urban Development Program assesses the existing stock of residential land (major infill, broadhectare and future residential) relative to projected demand.

In assessing the number of years of broadhectare, major infill and designated future (unzoned) residential land supply, only a component of the total projected demand is apportioned to estimate future demand for broadhectare and major infill supply. The remainder is apportioned for future demand for other forms of residential supply such as low density and rural living.

The number of 'years of supply' of residential land is undertaken at both a municipal level (total) and by Statistical Local Area. Years of supply is expressed for both the total zoned stocks of identified residential land and future residential land stocks.

Two projected demand scenarios are illustrated:

- Dwelling requirements contained within the (former) DPCD's Population and Household Projections (*Victoria in Future 2012*); and
- Recent residential building approval trends (2006 to 2012).

Both sets of projections are discounted by the historic average of total broadhectare and major infill lot construction relative to total residential lot construction activity. In addition, the historic trend scenario applies the projected proportional rate of change as identified within the population projections.

3.0 OVERVIEW

There were over 27,200 residents living in the South Gippsland Shire as at the 2011 census. The South Gippsland Shire is located in the southeast of Victoria and has the southernmost tip of the state in Wilson's Promontory. The major towns are Leongatha, Korumburra, Foster, Poowong and Mirboo North.

The South Gippsland Shire is characterised by a diverse topography of ranges, plains, low lying land and coastal areas. This has created some of Victoria's most picturesque landscapes ranging from the natural ruggedness and beauty of the coastline and beaches, including Wilson's Promontory, Cape Liptrap, Andersons Inlet, Waratah Bay and Corner Inlet, to the rolling hills of the agricultural districts and the tall tree forests of the Strzelecki Ranges. The Shire also contains a large number of parks and reserves containing flora and fauna of State and National significance, which contribute to the municipality being renowned for its natural beauty.

A number of smaller towns are distributed throughout the municipality, such as Bena, Fish Creek, Koonwarra, Loch, Meenyan, Nyora, Welshpool, Poowong and Toora. Many of these towns were primarily established to serve the surrounding rural communities and now provide quality urban lifestyles in a scenic rural environment. Other small coastal towns such as Sandy Point, Walkerville, Venus Bay, Port Welshpool, Port Franklin and Waratah Bay are principally tourist destinations, providing holiday homes and places for people to retire to.¹

This report covers the trends and shifts in building activity across the municipality of South Gippsland, and provides an insight into proposed future residential development activity.

The information in this section has been compiled resulting from a number of comprehensive consultations with key representatives from the Shire of South Gippsland. It is supported by datasets from the Australian Bureau of Statistics.

¹ *Shire of South Gippsland Planning Scheme*

4.0 RECENT ACTIVITY

This section of the report details the recent activity of residential lot construction, dwelling approvals and sales values achieved across the municipal area of South Gippsland. Residential lot construction activity is detailed from July 2006 to March 2012 and is presented at a suburb, Statistical Local Area (SLA) and municipal level. Residential lot construction is further analysed by supply type/location, namely:

- Minor Infill;
- Broadhectare/Major Infill (combined); and
- Rural Residential.

4.1 RESIDENTIAL BUILDING APPROVALS

As measured from July 2006 to March 2012 residential building approval activity within the municipal area of South Gippsland has averaged 263 per annum, the amount of building approval activity as measured on an annual basis has been relatively consistent. However, approvals peaked at 291 in 2010-11 and troughed at 205 in 2006-07. As measured at the March Quarter 2012 there was 264 residential dwelling approvals.

Graph 1 illustrates the amount of building approval activity by dwelling type on a quarterly basis for the municipal area of South Gippsland.

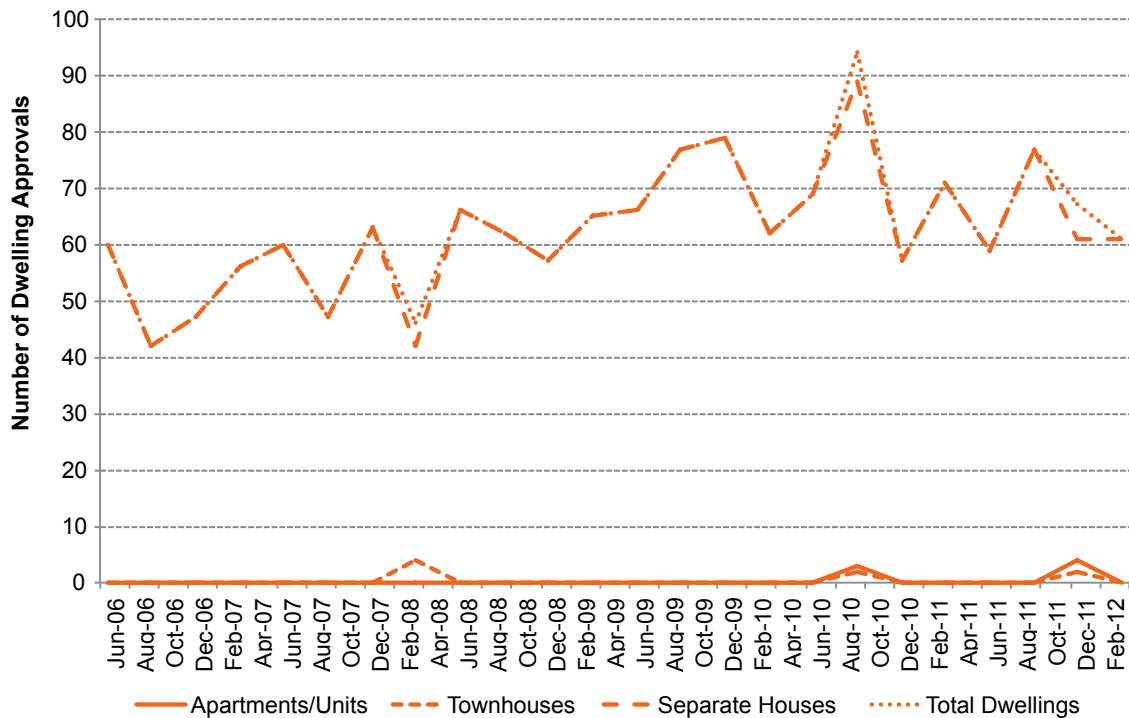
The vast majority of building approvals (99%) since July 2006 have been separate houses, 1% semi-detached dwellings and 0% for units/apartments.

The majority (51% or 133 per annum) of building approval activity since July 2006 has been located within the Statistical Local Area (SLA) of South Gippsland – Central, this SLA includes the urban centres of Leongatha and Venus Bay.

Within the South Gippsland – West SLA there was 78 residential dwelling approvals per annum from July 2006 to March 2012, representing 19% of the municipalities total approval activity. Korumburra is the major urban centre included within this SLA.

There was an average of 51 residential building approvals within the SLA of South Gippsland – East, which includes the urban centres of Foster, Port Welshpool and Sandy Point.

Graph 1: Number of Residential Building Approvals by Type, July 2006 to March 2012



Source: Australian Bureau of Statistics, Catalogue No.8731.0

4.2 RESIDENTIAL LOT CONSTRUCTION

Analysis has been undertaken to determine on a lot by lot basis the location and amount of residential lot construction activity from July 2006 to March 2012. Lot construction activity has been classified into distinct supply types and or supply locations as defined above.

Graph 2 summarises the amount of residential lot construction by supply type for the municipal area of South Gippsland. From July 2006 to March 2012 there was an average annual residential lot construction of 171. The majority (42%) were broadhectare/major infill lots, closely followed by minor infill lot construction at 40% and 18% rural residential. In comparison to the annual volume of residential building approvals, residential lot construction varies considerably. Residential lot construction was the lowest in 2008/09 at 56 lots and ‘peaked’ in 2009/10 at 324 lots. As measured to the March Quarter 2012 there have been 78 residential lots constructed.

The lot construction variance over-time is a typical trend illustrated from the land development industry and indicates no significant supply or policy issues.

Graph 3 illustrates the average annual volume of all residential lot production by suburb.

The majority (34%) of residential lot construction activity was located within the suburb of Leongatha, followed by Korumburra (25%), Venus Bay and Foster (8%) respectively.

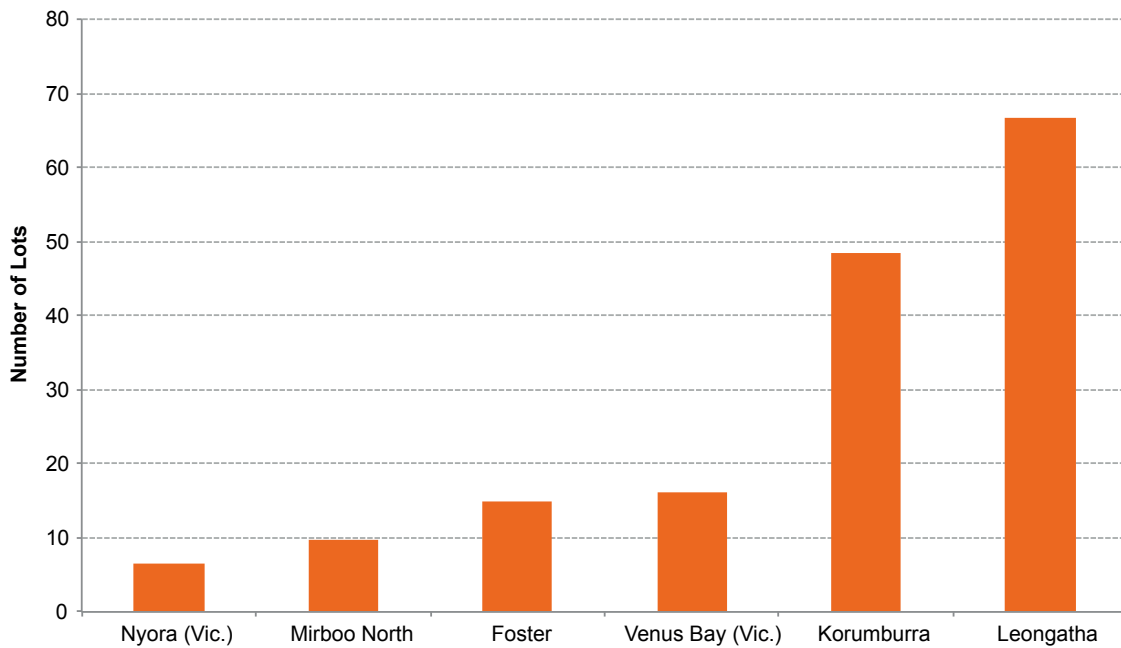
Lot construction and residential building approval activity as measured from July 2006 to March 2012 differs significantly in terms of the identified volume at 171 and 263 respectively per annum. This infers that 35% of all residential dwellings constructed are on existing vacant lots constructed prior to July 2006.

Graph 2: Number of Residential Lots Constructed by Supply Type, July 2006 to March 2012



Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Graph 3: Average Annual Number of Residential Lots Constructed by Suburb, July 2006 to March 2012



Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Note: Includes – broadhectare, major infill, minor infill and rural residential lot construction.

4.2.1 MINOR INFILL LOT CONSTRUCTION

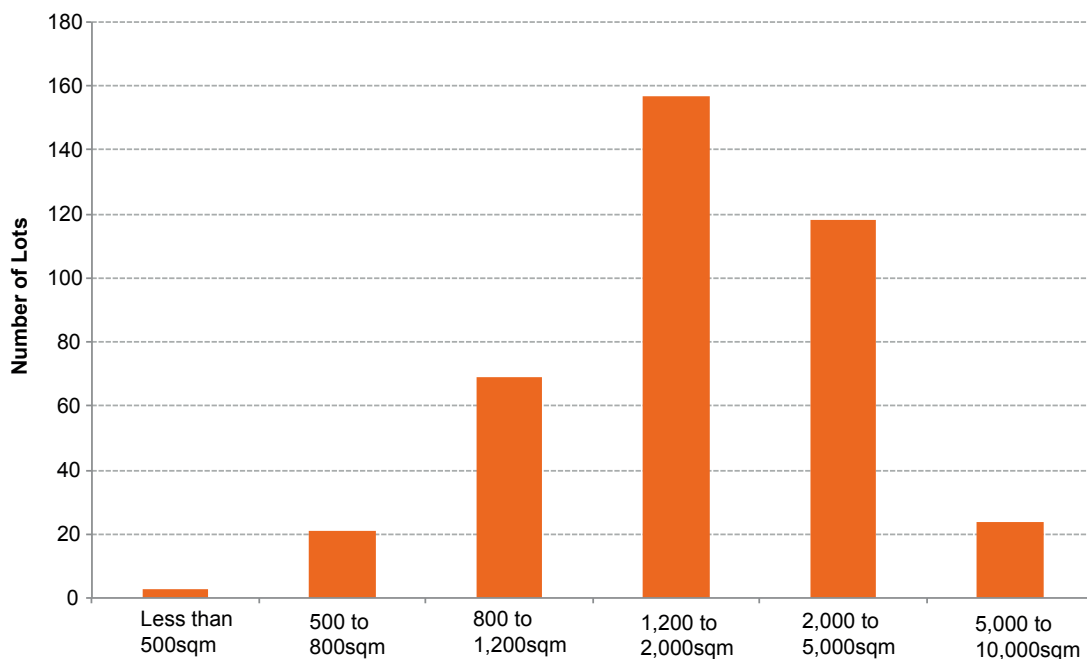
Minor infill lot construction activity as measured from July 2006 to March 2012 across the municipal area of South Gippsland averaged 68 lots per annum. This represents 40% of all residential lot construction activity across the municipal area.

Minor infill lot construction activity is generally located within the established urban areas of Leongatha, Venus Bay and Korumburra.

As measured annually from July 2006 to March 2012, the amount of minor infill lot construction activity has varied significantly. In 2006-07 there were approximately 131 minor infill lots constructed, decreasing to 49 in 2008-09, increasing to 82 in the following year. As measured to the March Quarter 2012 there have been only 7 minor infill lots constructed.

Of the 392 minor infill lots constructed 24% were constructed on 'parent' lots sized less than 1,200sqm, there were three lots constructed on 'parent lots less than 500sqm. There were 157 lots constructed (40%) on parent lots sized from 1,200 to 2,000sqm. Graph 4 summarises the volume of minor infill lot construction by 'parent' lot size cohorts.

Graph 4: Parent Lot Size of Minor Infill Lot Subdivision, July 2006 to March 2012



Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Note: Parent lot size refers to the size of the allotment prior to subdivision.

4.2.2 BROADHECTARE & MAJOR INFILL LOT CONSTRUCTION

Broadhectare/Major Infill lot construction activity as measured from July 2006 to March 2012 across the municipal area of South Gippsland averaged 72 lots per annum. This represents 42% of all residential lot construction activity across the municipal area.

All broadhectare lot construction activity was located within urban areas of Leongatha, Korumburra and to a lesser degree Foster.

As measured annually July 2006 to March 2012, the amount of broadhectare lot construction activity has varied significantly. In 2007-08 there was approximately 75 broadhectare lots constructed, the following year no broadhectare lots were constructed followed by a significant increase of 167 lots constructed. In 2010-11 broadhectare/major infill lot construction declined significantly to 27 lots.

As measured to the March Quarter 2012 there have been 65 broadhectare/major infill lots constructed.

4.2.3 RURAL RESIDENTIAL LOT CONSTRUCTION

Rural Residential lot construction activity as measured from July 2006 to March 2012 across the municipal area of South Gippsland has averaged 31 lots per annum. This represents 18% of all residential lot construction activity across the municipal area.

Of this lot construction activity – 54% was zoned Low Density Residential (LDRZ) and 46% Rural Living (RLZ). The majority of this subdivision activity was located in the suburbs of Mirboo North, Korumburra, Nyora and Leongatha.

From July 2006 to March 2012 there was an average annual residential lot construction of 171. The majority (42%) were broadhectare/major infill lots, closely followed by minor infill lot construction at 40% and 18% rural residential.

Over the same period, residential building approval activity has averaged 263 per annum. The vast majority of building approvals (99%) since July 2006 have been separate houses

Lot construction and residential building approval activity differs significantly in terms of the identified volume at 171 and 263 respectively per annum. This infers that 35% of all residential dwellings constructed are on existing vacant lots constructed prior to July 2006.

However, lot construction activity should be carefully monitored to identify increasing lot production trends and if not, to investigate if there are any impediments to the delivery of allotments in the short-term. This is based on the disparity between lot production and building approval activity.

5.0 RESIDENTIAL LAND SUPPLY

This section of the report details the stock (measured in lots) of residential land across the municipality of South Gippsland as at March 2012. Residential lot stock/supply is presented at a suburb, Statistical Local Area (SLA) and municipal level. Residential land supply is further analysed by supply type/location, namely:

- Minor Infill;
- Broadhectare & Major Infill;
- Future Residential; and
- Rural Residential.

For both major infill and broadhectare land supply areas, anticipated lot construction timing is presented. This refers to the likely timing of lot construction, not dwelling construction.

Table 1 details the residential land supply, measured in lots, by supply type across the municipal area of South Gippsland as at March 2012. In total (excluding minor infill) there is a residential lot supply of approximately 5,395. This is comprised of:

- 1,429 zoned broadhectare/major infill lots (26% of supply);
- 276 vacant rural residential lots (5% of supply); and
- 3,690 designated future residential lots (68% of supply).

Each of the supply types are further detailed below, including maps of each of the supply type, including the location of recent residential lot construction activity.

Table 1: Residential Lot Potential by Supply Type, March 2012

SLA/Suburb/LGA	Lots			No Estimated Yield (Area hectares)		
	Broad hectare	Rural Residential	Future (unzoned)	Total Lots	Broad hectare	Future (unzoned)
South Gippsland (S) - Central	613	123	1,370	2,106	21.4	32.2
Buffalo	0	3	0	3	0	0
Dumbalk	0	3	0	3	0	0
Koonwarra	0	7	0	7	0	0
Leongatha	515	29	1,070	1,614	0	0
Leongatha South	0	1	300	301	0	0
Meeniyan	0	6	0	6	0	0
Mirboo North	98	42	0	140	13.2	32.2
Tarwin Lower	0	22	0	22	3.2	0
Venus Bay (Vic.)	0	10	0	10	0	0
Walkerville (Vic.)	0	0	0	0	4.9	0
South Gippsland (S) - East	352	39	200	591	6.6	0
Fish Creek	0	14	0	14	0	0
Foster	284	3	200	487	0	0
Port Welshpool	6	0	0	6	0	0
Toora (Vic.)	0	0	0	0	5.5	0
Walkerville (Vic.)	0	6	0	6	0	0
Welshpool (Vic.)	62	0	0	62	0	0
Yanakie	0	16	0	16	1.1	0
South Gippsland (S) - West	464	114	2,120	2,698	14.2	3.4
Bena	0	0	0	0	4.1	0
Kardella	0	0	0	0	2.2	0
Korumburra	309	44	780	1,133	0	0
Loch	5	2	40	47	3.5	0
Nyora (Vic.)	80	39	1,270	1,389	0	3.4
Outtrim	0	0	0	0	4.4	0
Poowong	70	29	30	129	0	0
South Gippsland (S)	1,429	276	3,690	5,395	42.2	35.6

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Note: Rural Residential supply refers to vacant (as at 2009) LDRZ and RLZ zoned allotments.

5.1 MINOR INFILL SUPPLY

A parcel by parcel assessment was undertaken to identify minor infill supply, specifically zoned vacant allotments sized less than one hectare. The assessment is based on the latest aerial imagery of December 2009. The identification of vacant allotments sized less than one hectare does not provide an estimated dwelling yield. Rather it simply identifies the vacant allotment by lot size and location.

Dwelling yields on such allotments can vary significantly, examples range from:

- 800sqm vacant allotment within a broadhectare estate typically would yield one dwelling;
- 800sqm vacant allotment within the urban centre, could typically range from one to four dwellings; and
- 5,000sqm allotment within a township zone (un-sewered) one dwelling versus anything from five plus dwellings within a larger urban settlement.

As at December 2009, there was 1,384 minor infill lots identified. Of these lots, 1,140 were sized less than 1,200sqm or 82% of the identified lots. In addition there were:

- 135 vacant lots sized between 1,200 to 2,000sqm;

- 91 lots sized from 2,000sqm to 5,000sqm; and
- 18 lots sized from 5,000 to 10,000sqm.

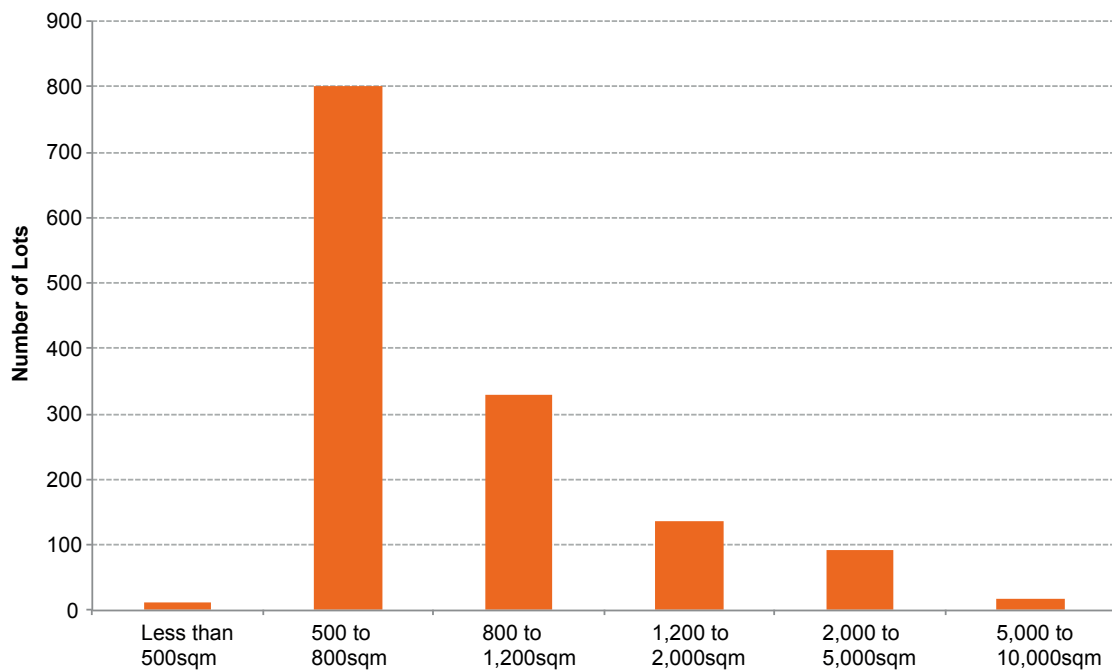
Graph 5 summarises the size distribution of identified minor infill supply.

All of these allotments have potential to yield multiple lots post subdivision. As noted previously 40% of lot construction activity across South Gippsland was minor infill, and of this lot construction, 76% was from parent lots sized greater than 1,200sqm.

The majority of minor infill supply is located in the suburbs of:

- Venus Bay – 690 lots;
- Leongatha – 121 lots;
- Korumburra – 108 lots; and
- Walkerville – 99 lots.

Graph 5: Minor Infill Supply – Number of Vacant Zoned Residential Allotments, by Lot Size Cohort, 2009



Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

5.2 BROADHECTARE & MAJOR INFILL SUPPLY

As at March 2012, there was a residential lot capacity within broadhectare areas of approximately 1,429, of which 36% is located in Leongatha (515 lots, 22% in Korumburra (309 lots) and 20% in Foster (284 lots). Table 2 identifies the lot yield and estimated development timing of zoned broadhectare lot stock.

Table 2: Anticipated Lot Construction Activity – Broadhectare/Major Infill, 2012

SLA/ LGA	Zoned Lot Potential					Total Zoned Stocks	Potential Residential (unzoned)	Total Lots (zoned/ un-zoned)
	1-2 years	3-5 years	6-10 years	11+ years	No Timing ²			
South Gippsland (S) - Central	70	80	80	0	383	613	1,370	1,983
South Gippsland (S) - East	40	40	100	0	172	352	200	552
South Gippsland (S) - West	13	220	85	0	146	464	2,120	2,584
South Gippsland (S)	123	340	265	0	701	1,429	3,690	5,119

² The no timing status identifies potential broadhectare land stocks but do not attempt to estimate potential development timing.

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Broadhectare lot potential represents 26% of the total existing residential land supply (excluding minor infill supply) across the municipal area of South Gippsland.

Based on existing planning permits, recent construction activity and Council feedback it is anticipated that over the next five years, on average 93 lots per annum will be constructed within existing zoned broadhectare areas. Over the 6-10 year period only 265 lots are anticipated to be constructed however there is a total of 701 lot potential that has no anticipated development timing.

Historically, broadhectare lot production has averaged 72 lots per annum across the municipality.

NO YIELD

A total 42 hectares (16 lots) of zoned vacant land over one hectare in size has been identified that has the potential for broadhectare subdivision. These parcels are typically in low demand areas and in some instances un-sewered. Suburbs that have relatively high levels of this land stock form include:

- Mirboo North – 13 hectares;
- Toora – 5.5 hectares; and
- Walkerville – 5 hectares.

This potential residential land supply source has deliberately been excluded from a lot yield and timing perspective as it is considered unlikely that any significant volume of subdivision activity will occur within the sites.

5.3 FUTURE RESIDENTIAL LAND SUPPLY

Analysis has been undertaken in conjunction with municipal planning officers to identify the location and associated lot yield of future residential land stocks. Future residential land stocks are identified by the South Gippsland Shire Council, and contained within various municipal planning policy and strategy planning documents.

Future residential land stocks are not zoned to support immediate 'normal' residential development, and rezoning and structure planning processes are required before normal residential development proceeds.

Locations which face natural hazards (such as fire, flood and landslide) need to be assessed as part of the decision making associated with a proposed rezoning change.

Within the municipal area of South Gippsland, there is an estimated lot potential within

Future Residential areas of approximately 3,690. Of this lot potential:

- 1,070 lots are located in Leongatha;
- 1,270 lots are located in Nyora;
- 780 lots are located in Korumburra;
- 300 lots are located in Leongatha South;
- 200 lots are located in Foster;
- 40 lots are located in Loch; and
- 30 lots are located in Poowong.

In addition to the above 'future residential' land stocks there are additional supply areas that have not been assessed in terms of potential lot yield. This potential residential land supply is located in Mirboo North (32 hectares) and Nyora (3 hectares).

5.4 RURAL RESIDENTIAL SUPPLY

The stock of both occupied and vacant rural residential allotments have been determined on a lot by lot basis as at December 2009. A Rural Residential allotment is defined as all allotments that are zoned Low Density Residential (LDRZ) and Rural Living (RLZ). Occupied is defined as evidence of a 'habitable' dwelling and vacant is defined as no evidence of a habitable dwelling via the interpretation of aerial imagery.

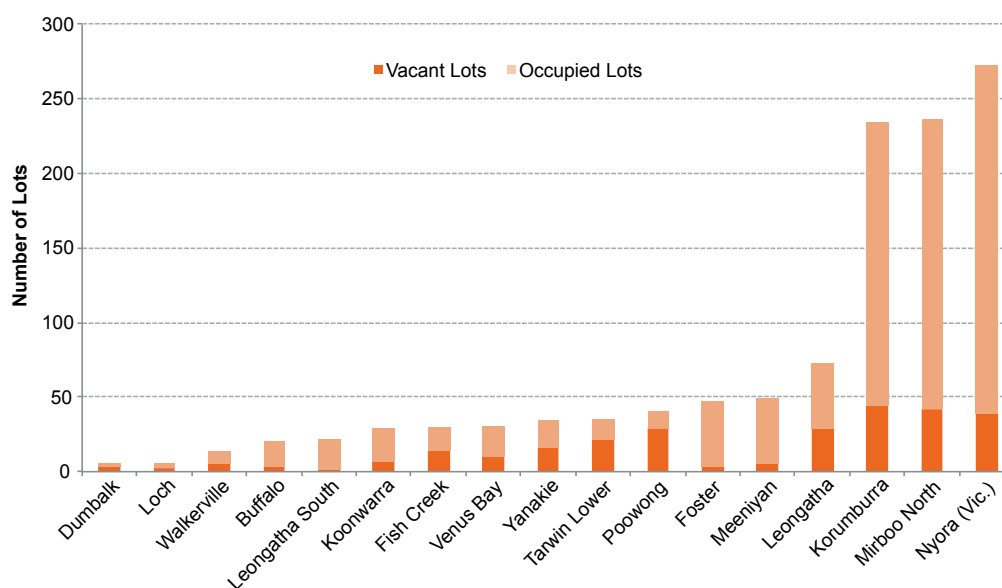
As at December 2009 across the municipality of South Gippsland there was a total lot stock of rural residential allotments of 1,180. Of this stock, 276 lots were vacant, a lot vacancy rate of 23%. Graph 6 summarises the stock of both occupied and vacant rural residential allotments by suburb.

By zone type, as at December 2009 there were 537 Low Density Residential (LDRZ) allotments, of which 167 were vacant across the municipality, a lot vacancy of 31%. In comparison, there were a total of 643 Rural Living (RLZ) zoned allotments, of which 109 were vacant – a lot vacancy rate of 17%.

The location of the majority of rural residential lots across the municipality includes:

- Nyora - total 273 lots (lot vacancy of 14%);
- Mirboo North - total 236 lots (lot vacancy of 18%); and
- Korumburra - total 236 lots (lot vacancy of 19%).

Graph 6: Stock of Vacant and Occupied 'rural residential' Allotments, 2009



Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Future rural residential (LDRZ and or RLZ) unzoned areas have been identified through

Council consultation and are geographically identified in the accompanying maps. In summary a total of 647 hectares of future rural residential land stocks have been identified, of which 80 hectares is future LDRZ and 567 hectares is for future RLZ. The location of the future rural residential land stocks is detailed in Table 12.

In total (excluding minor infill) there is a residential lot supply of approximately 5,395. This is comprised of:

1,429 zoned broadhectare/major infill lots (26% of supply);
276 vacant rural residential lots (5% of supply); and
3,690 designated future residential lots (68% of supply).

As at December 2009, there was 1,384 minor infill lots identified. Of these lots, 1,140 were sized less than 1,200sqm or 82% of the identified lots.

As at March 2012, there was a residential lot capacity within broadhectare areas of approximately 1,429, of which 36% is located in Leongatha (515 lots, 22% in Korumburra (309 lots) and 20% in Foster (284 lots).

Based on existing planning permits, recent construction activity and Council feedback it is anticipated that over the next five years, on average 93 lots per annum will be constructed within existing zoned broadhectare areas. Over the 6-10 year period only 265 lots are anticipated to be constructed in total however there is a total of 701 lot potential that has no anticipated development timing.

Historically, broadhectare lot production has averaged 72 lots per annum across the municipality.

Within the municipal area of South Gippsland, there is an estimated lot potential within Future Residential areas of approximately 3,690. In addition to the above 'future residential' land stocks there are additional supply areas that have not been assessed in terms of potential lot yield. This potential residential land supply is located in Mirboo North (32 hectares) and Nyora (3 hectares).

As at December 2009 across the municipality of South Gippsland there was a total lot stock of rural residential allotments of 1,180. Of this stock, 276 lots were vacant, a lot vacancy rate of 23%.

A total of 647 hectares of future rural residential land stocks have been identified.

6.0 PROJECTED DEMAND

This report incorporates the most recently available demand figures to project dwelling requirements and future adequacy of residential land. These figures currently use published population and household projections contained in *Victoria in Future 2012* undertaken by the (former) Department of Planning and Community Development as the basis for projected dwelling requirements

Victoria in Future 2012 is the Victorian Government's official population and household projections. Information is provided for state-wide, regional and metropolitan areas as well as local government areas. *Victoria in Future 2012* reflects the latest available trends such as changes to levels of immigration or economic conditions, or changes to policy affecting population growth locations and levels, and subsequent demand for housing.

Graph 7 summarises the projected demand for residential dwellings for the municipality of South Gippsland. In addition, it highlights historic 'expressed' demand for residential dwellings in the form of residential building approvals and lot construction.

Projected dwelling requirements sourced from *Victoria in Future 2012* indicate that from 2011 to 2026 there will be a total dwelling requirement of 2,831 (189 average per annum). For specific time cohorts average annual dwelling requirements include:

- 2011 to 2016 - 159;
- 2016 to 2021 - 198; and
- 2021 to 2026 - 209.

As measured from 2011 to 2026, the average annual projected demand by SLA within the municipality of South Gippsland is:

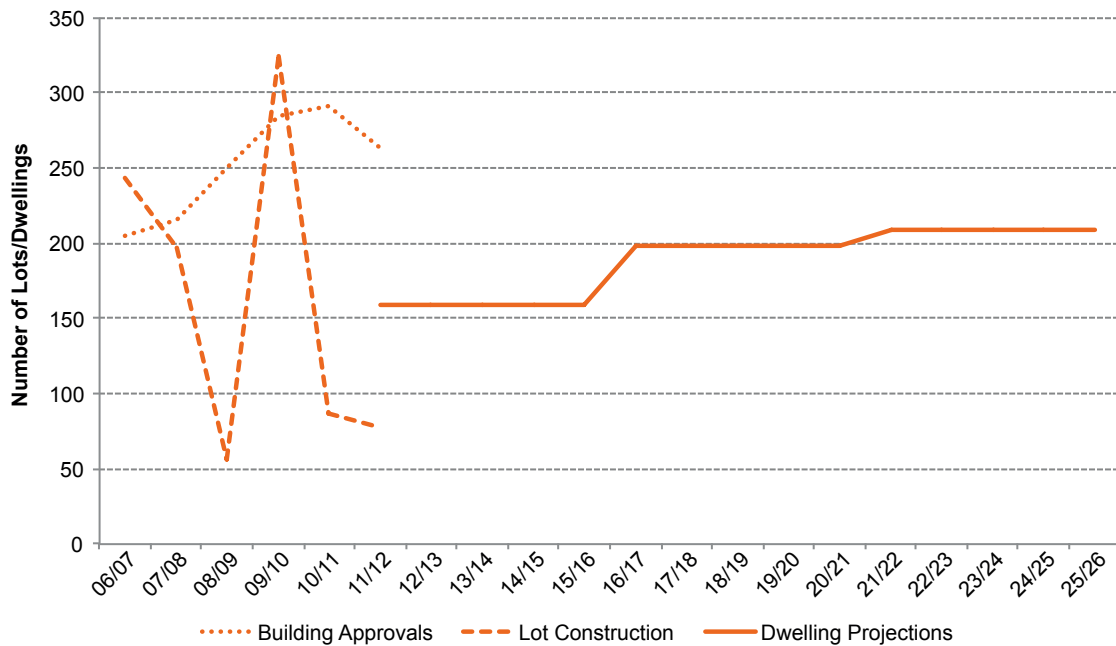
- Central: 99 dwellings per annum (e.g. Leongatha, Venus Bay, Mirboo North);
- East: 37 dwellings per annum (e.g. Foster, Sandy Point); and
- West: 55 dwellings per annum (e.g. Korumburra, Nyora).

An alternative demand projection has been developed that is based on recent (2006 to 2012) building approval activity – a measure of expressed demand, in conjunction with growth rates identified in the State Governments' projections. In summary, utilising this growth rate scenario results in average dwelling requirements of:

- 2011 to 2016 - 263;
- 2016 to 2021 - 328; and
- 2021 to 2026 - 346.

This growth scenario results in a 65% (1,852 dwellings) increase in total dwelling requirements from 2011 to 2026.

Graph 7: Historic and Projected Demand for Residential Dwellings, 2006 to 2026



Source: (former) Department of Planning and Community Development Victoria in Future 2012
 Australian Bureau of Statistics, Catalogue No.8731.0
 Spatial Economics Pty Ltd

Projected dwelling requirements sourced from the State Governments Population and Household Projections (Victoria in Future 2012) indicate that from 2011 to 2026 there will be a total dwelling requirement of 2,831 (189 average per annum). For specific time cohorts average annual dwelling requirements include:

- 2011 to 2016 - 159;
- 2016 to 2021 - 198; and
- 2021 to 2026 - 209.

An alternative demand projection has been developed that is based on recent (2006 to 2012) building approval activity – a measure of expressed demand, in conjunction with growth rates identified in the State Governments’ projections. In summary, utilising this growth rate scenario results in average dwelling requirements of:

- 2011 to 2016 - 263;
- 2016 to 2021 - 328; and
- 2021 to 2026 - 346.

This growth scenario results in a 65% (1,852 dwellings) increase in total dwelling requirements from 2011 to 2026.

7.0 YEARS OF SUPPLY – RESIDENTIAL LAND

Analysis has been undertaken to estimate the years of residential land supply by Statistical Local Area. In estimating the years of residential land supply only major infill, zoned broadhectare and future residential land supply types are considered. In assessing the estimated years of supply, the demand component for the above supply types are estimated via the assessment of historic consumption.

The Population and Household Projections 2011-2031 for Victoria, outlined in *Victoria in Future 2012*, are used by the Regional Urban Development Program as the basis for determining projected demand for residential allotments. Demand information is assessed at both a municipal level and by the component Statistical Local Areas (SLAs). An alternative demand scenario is presented based on historic building approval activity.

Based on historic (July 2006 to March 2012) lot construction activity it is estimated that within the South Gippsland (S) - Central SLA 42% of dwelling requirements were for broadhectare/major infill allotments, 23% within the South Gippsland (S) - East SLA and 52% within the South Gippsland (S) - West SLA.

Table 3 summarises the estimated years of supply by demand scenario for major infill and broadhectare stocks combined.

YEARS OF SUPPLY – VICTORIA IN FUTURE 2012 DEMAND SCENARIO

In terms of zoned broadhectare and major infill residential land stocks it is estimated based on the identified supply and projected demand, there are sufficient land stocks to satisfy 15+ years of future demand.

Zoned broadhectare and major infill supply by SLA is sufficient to satisfy:

- 14 years: South Gippsland (S) - Central SLA
- 15+ years: South Gippsland (S) - East; and
- 15 years: South Gippsland (S) - West SLA.

In terms of future residential land supply stocks, there is sufficient land to satisfy over 15+ years of projected demand.

YEARS OF SUPPLY – HISTORIC TREND BASED DEMAND SCENARIO

In terms of zoned broadhectare and major infill residential land stocks it is estimated based on the identified supply and projected demand, there are sufficient land stocks to satisfy 10 years of future demand.

Zoned broadhectare and major infill supply by SLA is sufficient to satisfy:

- 8 years: South Gippsland (S) - Central SLA
- 15+ years: South Gippsland (S) - East; and
- 10 years: South Gippsland (S) - West SLA.

In terms of future residential land supply stocks, there is sufficient land to satisfy 15+ years of projected demand.

Table 3: Estimated Years of Residential Broadhectare and Major Infill Land Supply, 2012

SLA/LGA	VIF2012 Projection Scenario			Historic Trend Scenario		
	Zoned Stocks	Future Stocks	Total Stocks	Zoned Stocks	Future Stocks	Total Stocks
South Gippsland (S) - Central	14	15+	15+	8	15+	15+
South Gippsland (S) - East	15+	15+	15+	15+	14	15+
South Gippsland (S) - West	15	15+	15+	10	15+	15+
South Gippsland (S)	15+	15+	15+	10	15+	15+

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

6.0 RESIDENTIAL TABLES

Table 4: Minor Infill Lot Construction Activity, July 2006 to March 2012

SLA/Suburb/LGA	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12 ³	Average Lot Production
South Gippsland (S) - Central	75	38	31	43	37	1	39
Dumbalk	0	0	1	0	0	0	0
Koonwarra	1	0	0	0	0	0	0
Leongatha	33	14	8	22	13	0	16
Meeniyah	0	1	4	1	2	0	1
Mirboo North	5	1	7	0	4	1	3
Stony Creek	0	2	0	0	0	0	0
Tarwin Lower	0	0	0	1	0	0	0
Venus Bay (Vic.)	31	10	9	15	16	0	14
Walkerville (Vic.)	5	10	2	4	2	0	4
South Gippsland (S) - East	20	24	15	22	9	6	17
Fish Creek	0	0	0	2	0	0	0
Foster	8	7	6	8	0	0	5
Port Welshpool	3	10	4	3	1	2	4
Sandy Point (Vic.)	7	4	3	5	5	0	4
Toora (Vic.)	2	3	2	4	3	4	3
South Gippsland (S) - West	36	6	3	17	9	0	12
Kardella	2	0	0	0	0	0	0
Korumburra	20	6	3	13	9	0	9
Loch	6	0	0	1	0	0	1
Nyora (Vic.)	3	0	0	0	0	0	1
Poowong	5	0	0	3	0	0	1
South Gippsland (S)	131	68	49	82	55	7	68

³ From July 2011 to March 2012

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Table 5: Parent Lot Size of Minor Infill Lot Construction, July 2006 to March 2012

SLA/Suburb/LGA	Less than 500sqm	500 to 800sqm	800 to 1,200sqm	1,200 to 2,000sqm	2,000 to 5,000sqm	5,000 to 10,000sqm
South Gippsland (S) - Central	1	16	39	90	67	12
Dumbalk	0	0	0	0	1	0
Koonwarra	0	0	1	0	0	0
Leongatha	0	14	15	16	35	10
Meeniyan	0	0	1	0	5	2
Mirboo North	1	2	5	3	7	0
Stony Creek	0	0	0	0	2	0
Tarwin Lower	0	0	0	0	1	0
Venus Bay (Vic.)	0	0	12	58	11	0
Walkerville (Vic.)	0	0	5	13	5	0
South Gippsland (S) - East	2	5	12	40	33	4
Fish Creek	0	2	0	0	0	0
Foster	0	3	3	13	10	0
Port Welshpool	0	0	1	11	11	0
Sandy Point (Vic.)	2	0	7	9	6	0
Toora (Vic.)	0	0	1	7	6	4
South Gippsland (S) - West	0	0	18	27	18	8
Kardella	0	0	0	0	1	1
Korumburra	0	0	15	26	4	6
Loch	0	0	3	0	4	0
Nyora (Vic.)	0	0	0	0	3	0
Poowong	0	0	0	1	6	1
South Gippsland (S)	3	21	69	157	118	24

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Table 6: Broadhectare/Major Lot Construction Activity, July 2006 to March 2012

SLA/Suburb/LGA	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12 ³	Average Lot Production
South Gippsland (S) - Central	61	0	0	104	17	36	38
Leongatha	61	0	0	104	17	36	38
South Gippsland (S) - East	0	37	0	0	0	0	6
Foster	0	37	0	0	0	0	6
South Gippsland (S) - West	21	38	0	63	10	29	28
Korumburra	21	38	0	63	10	29	28
South Gippsland (S)	82	75	0	167	27	65	72

³ From July 2011 to March 2012

Note: Broadhectare/Major lot construction refers to residential projects yielding 10 or more lots.

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Table 7: Low Density Residential Lot Construction Activity, July 2006 to March 2012

SLA/Suburb/LGA	2006-2007	2007-08	2008-09	2009-10	2010-11	2011-12 ³
South Gippsland (S) - Central	1	3	2	38	0	2
Koonwarra	0	3	1	0	0	0
Leongatha	0	0	1	24	0	0
Mirboo North	1	0	0	13	0	0
Tarwin Lower	0	0	0	1	0	2
South Gippsland (S) - East	3	6	0	2	0	0
Foster	0	6	0	2	0	0
Yanakie	3	0	0	0	0	0
South Gippsland (S) - West	1	15	1	20	2	0
Korumburra	0	15	0	0	2	0
Nyora (Vic.)	1	0	1	1	0	0
Poowong	0	0	0	19	0	0
South Gippsland (S)	5	24	3	60	2	2

³ From July 2011 to March 2012

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012.

Table 8: Rural Living Lot Construction Activity, July 2006 to March 2012

SLA/Suburb/LGA	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12 ³
South Gippsland (S) - Central	13	5	0	5	3	2
Buffalo	1	4	0	0	0	0
Leongatha	1	0	0	0	0	0
Leongatha South	0	0	0	0	0	2
Meenyan	0	0	0	3	0	0
Mirboo North	11	1	0	2	3	0
South Gippsland (S) - East	10	3	0	1	0	0
Fish Creek	10	3	0	0	0	0
Yanakie	0	0	0	1	0	0
South Gippsland (S) - West	3	22	4	9	0	2
Korumburra	3	3	4	1	0	2
Nyora (Vic.)	0	19	0	8	0	0
South Gippsland (S)	26	30	4	15	3	4

³ From July 2011 to March 2012

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Table 9: Minor Infill (vacant lots) Supply by Lot Size Cohort, Dec 2009

SLA/Suburb/LGA	Less than 500sqm	500 to 800sqm	800 to 1,200sqm	1,200 to 2,000sqm	2,000 to 5,000sqm	5,000 to 10,000sqm	Total Lots
South Gippsland (S) - Central	7	617	219	94	45	4	985
Dumbalk	0	3	0	0	1	0	4
Koonwarra	0	0	1	2	3	0	6
Leongatha	1	22	59	26	12	1	121
Meeniyah	1	5	1	5	7	1	20
Mirboo North	0	5	6	1	9	2	23
Tarwin Lower	0	14	0	2	6	0	22
Venus Bay (Vic.)	4	487	146	47	6	0	690
Walkerville (Vic.)	1	81	5	11	1	0	99
South Gippsland (S) - East	2	121	71	30	38	11	273
Buffalo	0	0	2	6	2	2	12
Fish Creek	0	3	5	0	3	3	14
Foster	0	21	9	5	4	0	39
Port Welshpool	0	26	30	6	18	1	81
Sandy Point (Vic.)	1	55	8	8	2	0	74
Stony Creek	0	0	3	2	0	1	6
Toora (Vic.)	1	5	9	1	6	4	26
Walkerville (Vic.)	0	9	1	0	1	0	11
Welshpool (Vic.)	0	2	4	2	1	0	9
Yanakie	0	0	0	0	1	0	1
South Gippsland (S) - West	2	63	38	11	8	3	125
Bena	0	0	0	1	0	0	1
Kardella	0	0	1	0	1	0	2
Korumburra	2	62	32	8	2	2	108
Loch	0	0	3	1	1	1	6
Nyora (Vic.)	0	1	1	1	2	0	5
Poowong	0	0	1	0	2	0	3
South Gippsland (S)	11	801	328	135	91	18	1,384

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Table 10: Broadhectare/Major Infill Lot Potential and Anticipated Development Timing (lots), 2012

SLA/Suburb/LGA	Zoned Lot Potential					Total Zoned Stocks	Potential Residential (unzoned)	Total Lots (zoned/ un-zoned)
	1-2 years	3-5 years	6-10 years	11+ years	No Timing ⁴			
South Gippsland (S) - Central	70	80	80	0	383	613	1,370	1,983
Leongatha	70	80	80	0	285	515	1,070	1,585
Leongatha South	0	0	0	0	0	0	300	300
Mirboo North	0	0	0	0	98	98	0	98
Tarwin Lower	0	0	0	0	0	0	0	0
Walkerville (Vic.)	0	0	0	0	0	0	0	0
South Gippsland (S) - East	40	40	100	0	172	352	200	552
Foster	40	40	100	0	104	284	200	484
Port Welshpool	0	0	0	0	6	6	0	6
Toora (Vic.)	0	0	0	0	0	0	0	0
Welshpool (Vic.)	0	0	0	0	62	62	0	62
Yanakie	0	0	0	0	0	0	0	0
South Gippsland (S) - West	13	220	85	0	146	464	2,120	2,584
Bena	0	0	0	0	0	0	0	0
Kardella	0	0	0	0	0	0	0	0
Korumburra	13	170	0	0	126	309	780	1,089
Loch	0	0	0	0	5	5	40	45
Nyora (Vic.)	0	30	50	0	0	80	1,270	1,350
Outtrim	0	0	0	0	0	0	0	0
Poowong	0	20	35	0	15	70	30	100
South Gippsland (S)	123	340	265	0	701	1,429	3,690	5,119

⁴ The no timing status identifies potential broadhectare land stocks but do not attempt to estimate potential development timing.

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012.

Table 11: Broadhectare/Major Infill Stocks – No Timing or Yield, 2012

SLA/Suburb/LGA	Area (ha)	No. of Lots
South Gippsland (S) - Central	21.4	6
Mirboo North	13.2	2
Tarwin Lower	3.2	1
Walkerville (Vic.)	4.9	3
South Gippsland (S) - East	6.6	3
Toora (Vic.)	5.5	2
Yanakie	1.1	1
South Gippsland (S) - West	14.2	7
Bena	4.1	1
Kardella	2.2	2
Loch	3.5	1
Outtrim	4.4	3
South Gippsland (S)	42.2	16

Note: The no timing status identifies potential broadhectare land stocks but do not attempt to estimate potential yield and development timing. This potential is primarily located in low demand areas where there has been historically minimal to no subdivision activity.

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Table 12: Future Rural Residential Stock (Hectares), 2012

SLA/Suburb/LGA	LDRZ	RLZ	Total Area [ha]
South Gippsland (S) - Central	31	271	302
Leongatha	0	260	260
Leongatha South	22	0	22
Mirboo North	9	11	20
South Gippsland (S) - East	38	101	139
Foster	38	101	139
South Gippsland (S) - West	11	195	206
Korumburra	0	175	175
Loch	10	0	10
Nyora (Vic.)	0	17	17
Poowong	1	3	4
South Gippsland (S)	80	567	647

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012.

Table 13: Occupied and Vacant Rural Residential Lot Stock by Zone Type, 2009

SLA/Suburb/LGA	LDRZ				RLZ			
	Vacant	Occupied	Vacancy Rate (%)	Total Lots	Vacant	Occupied	Vacancy Rate (%)	Total Lots
South Gippsland (S) - Central	87	127	41%	214	36	251	13%	287
Buffalo	0	0	0%	0	3	18	14%	21
Dumbalk	3	3	50%	6	0	0	0%	0
Koonwarra	7	22	24%	29	0	0	0%	0
Leongatha	29	28	51%	57	0	16	0%	16
Leongatha South	0	0	0%	0	1	21	5%	22
Meeniyah	0	0	0%	0	6	43	12%	49
Mirboo North	16	41	28%	57	26	153	15%	179
Tarwin Lower	22	13	63%	35	0	0	0%	0
Venus Bay (Vic.)	10	20	33%	30	0	0	0%	0
South Gippsland (S) - East	24	40	38%	64	15	46	25%	61
Fish Creek	0	0	0%	0	14	16	47%	30
Foster	3	24	11%	27	0	20	0%	20
Walkerville (Vic.)	6	8	43%	14	0	0	0%	0
Yanakie	15	8	65%	23	1	10	9%	11
South Gippsland (S) - West	56	203	22%	259	58	237	20%	295
Korumburra	20	75	21%	95	24	115	17%	139
Loch	0	0	0%	0	2	4	33%	6
Nyora (Vic.)	7	116	6%	123	32	118	21%	150
Poowong	29	12	71%	41	0	0	0%	0
South Gippsland (S)	167	370	31%	537	109	534	17%	643

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Table 14(a): Estimated and Projected Population, 2011 to 2031

SLA/LGA	Estimated Resident Population				
	2011	2016	2021	2026	2031
South Gippsland (S) - Central	13,853	14,135	14,707	15,291	15,857
South Gippsland (S) - East	5,898	6,018	6,143	6,294	6,454
South Gippsland (S) - West	8,701	8,963	9,337	9,767	10,198
South Gippsland LGA	28,452	29,116	30,187	31,351	32,509

Source: (former) Department of Planning and Community Development Victoria in Future 2012

Table 14(b): Estimated and Projected Number of Dwellings, 2011 to 2031

SLA/LGA	Structural Private Dwellings				
	2011	2016	2021	2026	2031
South Gippsland (S) - Central	7,436	7,825	8,351	8,888	9,408
South Gippsland (S) - East	3,928	4,094	4,283	4,487	4,691
South Gippsland (S) - West	3,765	4,005	4,280	4,584	4,886
South Gippsland LGA	15,128	15,924	16,915	17,959	18,985

Source: (former) Department of Planning and Community Development Victoria in Future 2012

Table 14(c): Projected Average Annual Change in the Number of Persons and Dwellings, 2011 to 2031

SLA/LGA	Estimated Resident Population				Structural Private Dwellings			
	2011 to 2016	2016 to 2021	2021 to 2026	2026 to 2031	2011 to 2016	2016 to 2021	2021 to 2026	2026 to 2031
South Gippsland (S) - Central	56	114	117	113	100	105	107	104
South Gippsland (S) - East	24	25	30	32	28	38	41	41
South Gippsland (S) - West	52	75	86	86	75	55	61	61
South Gippsland LGA	133	214	233	232	203	198	209	205

Source: (former) Department of Planning and Community Development Victoria in Future 2012

Table 14(d): Projected Average Annual Percentage Change in the Number of Persons and Dwellings, 2011 to 2031

SLA/LGA	Estimated Resident Population				Structural Private Dwellings			
	2011 to 2016	2016 to 2021	2021 to 2026	2026 to 2031	2011 to 2016	2016 to 2021	2021 to 2026	2026 to 2031
South Gippsland (S) - Central	0.4%	0.8%	0.8%	0.7%	0.7%	1.3%	1.3%	1.1%
South Gippsland (S) - East	0.4%	0.4%	0.5%	0.5%	0.5%	0.9%	0.9%	0.9%
South Gippsland (S) - West	0.6%	0.8%	0.9%	0.9%	0.8%	1.3%	1.4%	1.3%
South Gippsland LGA	0.5%	0.7%	0.8%	0.7%	0.7%	1.2%	1.2%	1.1%

Source: (former) Department of Planning and Community Development Victoria in Future 2012

LOCATION OF SUBURBS AND STATISTICAL LOCAL AREAS - SOUTH GIPPSLAND



GLOSSARY OF TERMS

BROADHECTARE LAND

Undeveloped land generally located on the urban fringe, zoned for residential development (no previous urban development activity), and the parent lot greater than 1ha.

CONSTRUCTED LOT

For the purposes of the UDP, a lot is created when land has been subdivided ('constructed') whether or not a separate title has been issued.

DWELLING

A building used as a self-contained residence, may include house, apartment, student accommodation, retirement or aged care facilities or a mobile dwelling such as a caravan.

FUTURE RESIDENTIAL LAND

Land identified by the relevant municipal authority for future residential development and current zoning not supportive of 'normal' residential development. Land which is has an 'Urban Growth Zone' applied, and a precinct structure plan has not yet been approved, falls into this category.

FUTURE RURAL RESIDENTIAL LAND

Land identified by the relevant municipal authority for future rural residential development and current zoning not supportive of such residential development. This includes both future zone types of Low Density Residential (LDRZ) and Rural Living (RLZ).

LOCAL GOVERNMENT AREA (LGA)

A geographical area that is administered by a local council.

LOT

For the purposes of the UDP, a lot is created when land has been subdivided ('constructed') whether or not a separate title has been issued.

MAPSONLINE

An interactive online program that gives users the ability to search for specific projects, generate reports, and print or download maps and statistical reports. It also allows the user to search for specific land supply areas by region or LGA, estate name, Melway reference, street address or lot number, and contains mapping and statistical information sourced through the UDP. Registered users can also make site-specific feedback on-line.

MINOR INFILL

Undeveloped land within the existing urban area, zoned for residential development, and parent lot or existing lot less one hectare. Rural Residential Land
Land zoned Low Density Residential (LDRZ) or Rural Living (RLZ).

PRECINCT STRUCTURE PLANS

In the Urban Growth Zone (UGZ), the precinct structure plan (PSP) is the key document that triggers the conversion of non-urban land into urban land. A precinct structure plan is a long-term strategic plan that describes how a precinct or a series of sites will be developed.

SUBURB (AUSTRALIAN BUREAU OF STATISTICS)

This is a census-specific area where Collection Districts are aggregated to approximate suburbs.

STATISTICAL LOCAL AREA (SLA)

A geographical area created by the Australian Bureau of Statistics for statistical purposes. Victoria is divided into 200 SLAs. SLAs may be the same as an LGA or in most cases several SLAs aggregate to form LGAs.

