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# Contents

**Summary of Findings**

1.0 Introduction 1

2.0 Major Residential Development 2

- 2.1 The Pipeline Supply of Dwellings in Major Residential Redevelopments 2
- 2.2 Major Residential Redevelopment Pipeline by Ring and Subregion 3
- 2.3 Major Residential Redevelopment in Activity Centres 5
- 2.4 Major Residential Redevelopment by Planning Scheme Zones 5

3.0 Broadhectare Residential Development 7

- 3.1 Supply of Development-Ready Broadhectare Lots 7
- 3.2 Total Supply of Broadhectare Lots by Growth Area 8
- 3.3 Broadhectare Lot Construction 9
- 3.4 Lot Size Profile 11

4.0 Industrial Land 12

- 4.1 Net Change in Industrial Land Zone 15
- 4.2 Rezoning of Industrial Land for Other Uses 16
- 4.3 The Scale and Spatial Distribution of Individual Rezoning 17
- 4.4 Vacant Industrial Land 19
- 4.5 Net Consumption of Industrial Land 19
- 4.6 Spatial Distribution of Industrial Land Consumption 20

APPENDIX 1: BROADHECTARE LOT STATUS 22
APPENDIX 2: MAJOR RESIDENTIAL REDEVELOPMENT 23
List of Figures and Tables

Figures
1. Annual estimate of 10-year redevelopment supply by building type, metropolitan Melbourne, 2004-05 to 2014-15
3. Estimate of 10-year redevelopment supply by ring and dwelling type
4. Estimate of 10-year redevelopment supply by subregion and dwelling type
5. Estimated 10-year redevelopment supply for projects within and outside Activity Centres, by dwelling type
6. Estimate of 10-year redevelopment supply by planning scheme zone and dwelling type
7. Lot supply by development status, metropolitan Melbourne, 2005-06 to 2014-15
8. Supply of development-ready lots by growth area, 2009-10 to 2014-15
11. Broadhectare lot construction by lot size, 2006-07 to 2014-15
14. Land rezoned from industrial between July 2013 and June 2015, by new zone, metropolitan Melbourne
15. Land rezoned from industrial between July 2000 and June 2015, by new zone, metropolitan Melbourne
17. Location of vacant industrial-zoned land by State Significant Industrial Precinct and Subregions, 2014-15

Tables
1. Gross supply of zoned industrial land supply and total stock (ha), 2014-15
Summary of Findings

Major Residential Redevelopment

- As at July 2015, there were 239,000 dwellings identified for future development in major residential redevelopment projects (those yielding 10 dwellings or more). This is the highest number of dwellings anticipated in major redevelopment projects since comparative data became available from 2002-03.
- Dwellings in projects of four stories or greater will make up approximately three quarters of all dwellings projected to be constructed on major redevelopment sites.
- Since 2004-05, around 117,800 dwellings (or, on average 10,700 dwellings per year) have been constructed on major redevelopment sites across metropolitan Melbourne; these constitute approximately 30% of all residential dwellings constructed annually across metropolitan Melbourne.
- The number of potential dwellings in major residential redevelopment projects within activity centre boundaries has been growing as a proportion of total projects; from 45% in 2004-05, to 59% in 2014-15. Much of this development is expected to be in buildings of four or more storeys.
- The majority of redevelopment activity is anticipated in Melbourne’s inner suburbs as well as within Melbourne’s inner north and east.

Broadhectare Residential Development

- Based on identified land supply and Victoria in Future 2015 input data, as at July 2015, each of Melbourne's growth areas (including Mitchell - South) have 25 years or more of total broadhectare residential land supply; with the exception of Casey-Cardinia (22-23 years) and Whittlesea (18-19 years).
- Of this total supply, 197,900 lots, or around 14-15 years supply, are on land that is 'development ready' (i.e. either zoned for residential use, or having an approved precinct structure plan). This is the highest level of residential land supply recorded since comparative data became available from 2002-03.
- Since June 2014, eleven additional precinct structure plans (residential) were approved, adding around 64,400 potential lots to Melbourne’s residential land supply. In general, the precinct structure plan approvals process is well ahead of lot construction rates.
- There are also an additional 175,600 potential residential lots, or around 14-15 years supply, on land where a precinct structure plan is still required for development to occur.
- During 2014-15, just over 10,600 broadhectare lots were constructed in Melbourne's growth area municipalities, slightly down on the long term average of around 11,000 lots per year (since 2000-01). There were an additional 10,900 additional lots identified as being 'under construction' as at July 2015.
- The size of residential lots being constructed within growth areas continue to decrease. In 2014-15, 77% of all lots constructed in Melbourne’s growth areas were below 500 square metres, compared to around 33% back in 2005-06.
- While there is a significant supply of development ready broadhectare lots across the metropolis, Whittlesea has around 6-7 years of approved lot supply. With the pending approvals of further precinct structure plans this is likely to change.

Industrial Land

- There are 25,712 hectares of industrially zoned land across metropolitan Melbourne with 7,050 hectares of that being vacant. Two thirds of the vacant industrial land (4,659 hectares) is located within the State Significant Industrial Precincts (SSIP).
- Between 1995 and 2005 (prior to the Global Financial Crisis (GFC)) industrial land consumption across metropolitan Melbourne averaged around 300 hectares per year. The level of consumption declined significantly as a result of the GFC but has begun to increase from 2011-12.
- The West SSIP maintains the highest annual average rate of industrial land consumption at approximately 80 hectares per annum. The South SSIP currently has low supply levels.
1.0 Introduction

The 2015 Urban Development Program Report provides an updated analysis of supply and demand for residential and industrial land across metropolitan Melbourne.

The Urban Development Program has an annual cycle and is now in its thirteenth year of operation, and draws on information and feedback across State and Local Government departments. One of the primary objectives of the Urban Development Program is to provide accurate and up-to-date information to assist key stakeholders in making informed decisions to help ensure an ongoing provision of land and supporting infrastructure for future residential and industrial requirements.

This report outlines some of the main findings of this information. Comprehensive data and maps are also available from the Department of Environment, Land, Water and Planning website, at:


The Urban Development Program consists of three components:

Major residential redevelopment projects - information on residential projects of 10 or more dwellings on non-broadhectare land that is either planned or mooted to commence construction over the next ten years.

Broadhectare residential land - information on the supply and construction of broadhectare land across metropolitan Melbourne, including estimated lot yields. This includes land which is either zoned or has an approved precinct structure plan, as well as land that has been identified for residential development where an approved precinct structure plan is required to commence development.

Industrial land - information on the supply and consumption of industrial land across metropolitan Melbourne, as well as indicators on the zoning changes of industrial land.

The Plan Melbourne Refresh Discussion Paper indicates that Melbourne’s population is expected to increase from 4.4 million to 7.7 million by 2051, requiring an additional 1.5 million homes to accommodate this growth. It also indicates that housing supply should be increased in areas located close to workplaces, infrastructure, facilities, services and open spaces that best support this growth.

The Urban Development Program will continue to report on the location and stocks of land identified for residential development, both within the established areas of Melbourne as well as across the growth areas and the supply and consumption of industrial land which will in turn create opportunities for employment for these residents.

Expansion of the Urban Development Program in future years will also address and report on a number of additional key issues outlined within the Plan Melbourne Refresh.

1 Small scale infill redevelopment projects of less than 10 dwellings are not currently included in the Urban Development Program. These types of dwellings make up approximately half of dwellings added to the housing stock in the established areas of metropolitan Melbourne each year. They are not included in the Urban Development Program report because small scale redevelopment is less predictable even in the short term.
2.0 Major Residential Development

The Urban Development Program monitors and reports on major residential redevelopment projects across metropolitan Melbourne. Major redevelopment projects are those comprising 10 or more dwellings. Data is collected from commercial data sources and through analysis of aerial imagery which is then verified through consultations with councils.

2.1 The Pipeline Supply of Dwellings in Major Residential Redevelopments

The pipeline of dwellings anticipated in major redevelopment sites has continued to grow. As at July 2015, there were 239,000 dwellings in major residential redevelopment projects across metropolitan Melbourne that were under construction or anticipated to commence construction over the next ten years. This is the highest number of dwellings anticipated in major redevelopment projects since comparative data became available from 2002-03.

As can be seen in figure 1, almost every year of data collection for the Urban Development Program has seen an increase in the number of dwellings anticipated in major redevelopment sites. Continued growth in the reuse and redevelopment of existing sites for new housing may reflect a combination of factors including strong housing demand, greater acceptance of higher density accommodation, greater planning certainty for redevelopment sites and the underlying financial viability of major developments.

Figure 1: Annual estimate of 10-year redevelopment supply by building type, metropolitan Melbourne, 2004-05 to 2014-15

Source: Department of Environment, Land, Water and Planning 2015

2 No information or limited information was available for 2014-15 from Banyule, Frankston and Greater Dandenong City Councils. Information for these municipalities is partially based on an update of older data from industry and other sources.

3 Note that the ‘detached dwellings’ referred to here are detached dwellings in major residential redevelopment projects rather than in broadhectare developments, which is dealt with separately in Section 3.0 – Broadhectare Residential Development.
2.2 Major Residential Redevelopment Pipeline by Ring and Subregion

The majority of the anticipated redevelopment activity is expected in Melbourne’s inner ring with an additional 135,000 dwellings anticipated in these areas.

Major redevelopment activity is also set to expand in Melbourne’s middle ring with 71,000 dwellings anticipated in middle ring locations, particularly in the south and eastern portions of Melbourne’s middle ring. As can be seen in figure 2, since 2005 major redevelopment intentions in the middle ring have grown consistently.

Figure 2: Annual estimate of 10-year redevelopment supply by ring, 2004-05 to 2014-15

![Figure 2: Annual estimate of 10-year redevelopment supply by ring, 2004-05 to 2014-15](image)

Source: Department of Environment, Land, Water and Planning 2015

The majority of current and anticipated major redevelopment is in projects of four storeys or greater (figure 3 on page 6).

In terms of Melbourne’s subregions, as defined within *Plan Melbourne*, the Inner Subregion has the majority of anticipated residential redevelopment activity. Outside of the inner area, the Eastern Subregion is expected to add the highest number of dwellings from major redevelopment activity. There is also a significant number of projects anticipated in the inner north particularly along major transport routes. In general, major redevelopment activity tends to result in relatively high density dwellings, however, projects outside of the inner area are generally at lower density than those in the inner area.

Appendix 2 on page 25 shows the number of potential dwellings and project numbers for each municipality within Melbourne’s subregions.

4 The rings used here are comprised of the following local government areas:
- Inner: Maribyrnong, Melbourne, Port Phillip, Stonnington, Yarra
- Middle: Banyule, Bayside, Boroondara, Darebin, Glen Eira, Hobsons Bay, Kingston, Manningham, Monash, Moonee Valley, Moreland, Whitehorse
- Outer: Brimbank, Frankston, Greater Dandenong, Knox, Maroondah, Mornington Peninsula, Nillumbik, Yarra Ranges
- Growth Area: Casey, Cardinia, Hume, Melton, Mitchell (part, since 2010), Whittlesea Wyndham

5 See Appendix 2: Major residential redevelopment for more details.
Figure 3: Estimate of 10-year redevelopment supply by ring and dwelling type

Source: Department of Environment, Land, Water and Planning 2015

Figure 4: Estimate of 10-year redevelopment supply by subregion and dwelling type

Source: Department of Environment, Land, Water and Planning 2015
2.3 Major Residential Redevelopment in Activity Centres

Figure 5 shows that anticipated dwellings in projects of four storeys or greater are largely concentrated inside Activity Centres (which includes the CBD), while those of less than four storeys tend to be outside activity areas. Overall, nearly 60% percent of anticipated dwellings in major redevelopment sites are expected to occur within Activity Centres. For the past decade, Activity Centre based redevelopment has continued to grow.

Figure 5: Estimated 10-year redevelopment supply for projects within and outside Activity Centres, by dwelling type

![Graph showing Estimated 10-year redevelopment supply for projects within and outside Activity Centres, by dwelling type.](image)

Source: Department of Environment, Land, Water and Planning 2015

2.4 Major Residential Redevelopment by Planning Scheme Zones

Figure 6 shows that of all the planning scheme zones, the Capital City Zone (CCZ) has the largest share of the anticipated dwellings. There are also many dwellings planned to be constructed in the Commercial 1 Zone (C1Z), General Residential Zone (GRZ), Mixed Use Zone (MUZ), Activity Centre Zone (ACZ), and Residential Growth Zone (RGZ).

This reflects that the redevelopment data records planned projects of ten or more dwellings, which largely occur in zones such as CCZ and C1Z. Smaller residential projects would more likely be concentrated in the three residential zones.

More information about planning scheme zones is available from the Department of Environment, Land, Water and Planning website, at:


6 Activity centre boundaries are based on Councils’ Structure Plans and other strategic plans where these exist. Where Council has not adopted an activity area boundary, DTPLI has mapped a boundary based on land use zoning. Note that 2012 boundaries have been used throughout so that the area remains constant across the period, although some boundaries have changed over this time.
Figure 6: Estimate of 10-year redevelopment supply by planning scheme zone

Number of dwellings

Source: Department of Environment, Land, Water and Planning 2015
3.0 Broadhectare Residential Development

3.1 Supply of Development Ready Broadhectare Lots

As at July 2015, there were about 197,900 lots across Melbourne’s growth areas with an approved precinct structure plan (or development ready)\(^7\), as compared to 158,700 at the same time last year (figure 7); which generally indicates that the precinct structure plan approvals process is ahead of lot construction rates. The approval of a number of precinct structure plans over the past year in the Casey-Cardinia, and Wyndham growth areas, has resulted in the highest number of development ready lots across Melbourne’s growth areas since the Urban Development Program began collecting the land supply data in 2001-02.

Figure 7: Lot supply by development status, metropolitan Melbourne, 2005-06 to 2014-15

Figure 8 indicates that the number of precinct structure plans being approved in recent years has ensured long term supply of potential lots on development ready land across the growth areas. In 2014-15, there were an additional ten precinct structure plans approved which added around 64,400 potential lots on development ready land. These included Clyde Creek, Thompsons Road, Casey Fields South and Berwick Waterways precinct structure plans in the south east, Toolern Park in Melton and Truganina, Tarneit North, Riverdale, Westbrook and Ballan Road precinct structure plans in the south west.

The Western Growth Corridor which includes the municipalities of Wyndham and Melton continues to have the highest levels of development ready residential land supply with the potential of around 97,400 development ready lots which compares to the South-Eastern Corridor (which includes the

---

\(^7\) ‘Development ready’ applies to residential land that was zoned, prior to the introduction of the Urban Growth Zone (UGZ), to allow for residential development to occur; as well as land which has had an UGZ applied to it and a precinct structure plan subsequently approved.
municipalities of Casey and Cardinia) with just under 54,400 development ready lots and the Northern Growth Corridor with 46,100.

Figure 8: Supply of development ready lots by growth area 2009-10 to 2014-15

3.2 Total Supply of Broadhectare Lots by Growth Area

There was a total of about 373,500 potential broadhectare lots across Melbourne’s growth area councils, compared to about 394,800 at the same time last year (figure 9). This includes land with approved precinct structure plans, land that has an Urban Growth Zone where a precinct plan is still required and land that has been identified as ‘potential residential’. The decrease in total lot potential for broadhectare land is due to revision of the previous years estimates and consumption of lots in 2014-15.

The Western Growth Corridor, which includes the municipalities of Wyndham and Melton, has the greatest total supply of 166,900 potential lots (including land which still requires a precinct structure plan to be prepared and approved). This represents around 46% of all undeveloped residential broadhectare land across Melbourne’s growth areas.

8 The potential lots calculated on land which does not have an approved precinct structure plan, or land identified as ‘potential residential’ are estimates only. Once the precinct structure plan is approved, the number of potential lots based on the net developable area are applied to each land parcel. This in turn provides a more accurate indicator of lot yields for these areas.
The Northern Growth Corridor, which includes the municipalities of Hume, Whittlesea and Mitchell, has a total supply of 126,700 potential lots.

The South-Eastern Growth Corridor, which includes the municipalities of Casey and Cardinia, has a total supply of 84,500 potential lots. Based on projected lot construction rates, this corridor is likely to exhaust its broadhectare land supply before the Northern and Western Growth Corridors.

Figure 9: Broadhectare lot supply by growth area, 2006-07 to 2014-15

Source: Department of Environment, Land, Water and Planning 2015

### 3.3 Broadhectare Lot Construction

During 2014-15, just over 10,600 broadhectare lots were constructed in Melbourne’s growth area municipalities, compared with around 8,600 in 2013-14. Over the last decade, there has been significant variation in the annual number of lots constructed (or subdivided) in the growth areas. Following a low level of construction of just over 6,000 lots during 2006-07, activity levels increased annually through to 2010-11, when around 16,500 lots were constructed.

Figure 10 shows that broadhectare lot construction during 2014-15 period was broadly consistent with the long term (over the last decade) average of 11,000 lots per year.

The number of lots identified as being ‘under construction’ as at July 2015 (around 10,900 lots) is higher than the same time in the previous year (around 8,500 lots) and might indicate higher lot production in the 2015-2016 period.
In 2014-15 the increase in the number of lots constructed compared with 2013-14 was most pronounced in the Hume growth area; with an increase of nearly 1,000 lots. Wyndham, Whittlesea and Cardinia also had increased production over the same period.

In terms of the share of lot construction across the metropolitan area, there was a fairly even distribution across each of the Growth Corridors. The Northern Growth Corridor had 37% of all lots constructed in 2014-15, the South-Eastern Growth Corridor 33%, and the Western Growth Corridor 30%.

Figure 10: Broadhectare lot construction by growth area 2006-07 to 2014-15

Source: Department of Environment, Land, Water and Planning 2015
3.4 Lot Size Profile

The size of lots being constructed across each of the growth areas have continued to decrease (figure 11). The share of smaller lots (less than 300 square metres) increased from 4% in 2006-07 to 20% in 2014-15. The share of larger lots (500 square metres or over) during the same time period has dropped from 68% in 2006-07 to 23% in 2014-15.

Whittlesea has the smallest average lot size, with 85% of all broadhectare lots constructed during 2013-14 being less than 500 square metres, followed closely by Wyndham with 83%. In each of the other growth areas around 70% to 75% of lots constructed were less than 500 square metres. Mitchell (south) was an exception with only 36% of lots below 500 square metres. Lot construction levels, however, were very low in Mitchell (south) during 2014-15, with only 71 lots constructed for the year, compared to 783 in 2013-14.

Within the non-growth area municipalities, Greater Dandenong and Frankston had 92% and 83% of total broadhectare lots constructed on lot sizes of less than 500 square metres in 2014-15 respectively.

Figure 11: Broadhectare lot construction, by lot size, 2006-07 to 2014-15

Proportion of lots (%)
4.0 Industrial Land

The Urban Development Program for industrial land reports on:

- change in zoning of industrial land;
- rezoning of industrial land to other uses;
- supply of vacant industrial land; and,
- net consumption of industrial land.

The use of industrial land is dynamic, with large developments occurring in the State Significant Industrial Precincts (SSIPs) on the fringe of the city, redevelopment for employment uses in some middle and inner suburbs and the rezoning of land from industrial to non-industrial across metropolitan Melbourne.

The definition of industrial land used in this report includes the following:

- Industrial 1, 2 and 3 Zones;
- Business 3 and 4 Zones;
- Commercial 2;
- Special Use 2, 4, and 5 Zones in the City of Hobsons Bay, Special Use 1 Zone in the Shire of Mornington Peninsula and Special Use Zone 6 in the City of Monash;
- Comprehensive Development Zone 2 in the City of Hume and Comprehensive Development Zone 2 in the City of Whittlesea;
- Precincts with Activity Centre Zones that are industrial in character within the City of Casey and the City of Whittlesea;
- Land within the Melbourne and Moorabbin Airport Business Parks; and
- Urban Growth Zone land identified as industrial in the Truganina Employment Area Precinct Structure Plan, Cranbourne West Precinct Structure Plan, Cardinia Road Employment Precinct Structure Plan, areas within the East Werribee Employment Precinct that are industrial in character and land identified as future industrial in a number of previous strategic planning documents.

There are some 6,275 hectares of unzoned land that has been identified through the growth corridor plans and previous strategic plans which are not included as industrial land in the Urban Development Program. This land will be included in the Urban Development Program once structure planning has been undertaken and approved for these areas.

Figure 12 shows the location of existing and future industrial land including proposed future industrial land and the State Significant Industrial Precincts across Metropolitan Melbourne.
Figure 12: Zoned Industrial Land, State Significant Industrial Precincts and Proposed Industrial Areas, 2015

Sources: Department of Transport, Planning and Local Infrastructure, Plan Melbourne 2014 and Department of Environment, Land, Water and Planning, 2015
Table 1: Gross supply of zoned industrial land supply and total stock (ha), 2014-15

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<th>Supply</th>
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<td><strong>Total Metropolitan Melbourne</strong></td>
<td>18,662</td>
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</table>

Source: Department of Environment, Land, Water and Planning 2015
4.1 Net Change in Industrial Land Zone

Over the 15 year period between 2000 and 2015, there was a net increase of 3,673 hectares of land zoned for industrial use across metropolitan Melbourne (figure 13). Most of this was added to the SSIPs: the West SSIP which encompasses the municipalities of Brimbank, Hobsons Bay, Melton and Wyndham, the North SSIP which includes Hume and Whittlesea; the South SSIP in Greater Dandenong and the Officer/Pakenham SSIP in Cardinia.

Figure 13: Net change of industrial-zoned land by municipality, 2000-01 to 2014-15

Source: Department of Environment, Land, Water and Planning 2015
4.2 Rezoning of Industrial Land for Other Uses

Over the last year, 209 hectares of land was zoned for industrial use and 259 hectares of industrial land was rezoned to non-industrial use. This resulted in a net decrease of 50 hectares of industrial land across metropolitan Melbourne.

A high proportion (figure 14) of land rezoned for non-industrial purposes was zoned to a transport zone (either a Road Zone or Public Use Zone 4) to reflect the current use of the land. A sizeable share (37%) was zoned to a commercial use mainly in Epping (City of Whittlesea) and Cranbourne (City of Casey) as part of the implementation of the activity centre zone. Only a small share was zoned to a residential use.

Figure 14: Land rezoned from industrial between July 2013 and June 2015, by new zone, metropolitan Melbourne

In the 15 year period from 2000 to 2015, 1,708 hectares of industrial land was rezoned for other uses. Over half was rezoned for residential or mixed use purposes (figure 15). Some industrial land, mostly in the inner and middle parts of Melbourne, was rezoned to commercial uses to reflect the current character or intended future use of some locations.

Some industrial land was also rezoned to provide land for transport infrastructure in this period, particularly in the outer suburbs and growth areas, and some industrial land has also been rezoned for conservation purposes, drainage reserves and other uses within the SSIPs.
4.3 The Scale and Spatial Distribution of Individual Rezoning

Rezonings to industrial land are infrequent but tend to involve very large land areas. This can be seen in figure 14 with major rezonings in the West, North, South and Officer/Pakenham SSIPs. Most of the land zoned to industrial between 2000 and 2015 was previously identified in strategic plans for industrial purposes.

Of the 209 hectares of land zoned to industrial land in 2014-15, 205 hectares was part of one rezoning in Whittlesea. The land is located south of Cooper Street and is bounded by Merri Creek to the west and the Hume Freeway to the east. This land was first identified as a proposed major Industrial area in Melbourne 2030.

Rezoning from industrial to other uses tend to be more frequent but also tend to involve smaller parcels of land. Around 80% of rezonings from industrial are between 100m² and five hectares. An exception to this was the zoning of 225 hectares of industrial land to create the Fishermans Bend urban renewal area which is wholly located within the Port Phillip and the City of Melbourne LGAs.

In 2014-15, large rezonings from industrial land to other uses occurred in Brimbank where land in Derrimut occupied by part of the Western Freeway was rezoned to a Road Zone (72 ha). Industrial land near Sunshine Railway Station was zoned to Public Use 4 Zone (Transport) (31 ha) to reflect the current use of the land for rail lines. The introduction of the Activity Centre Zone has resulted in some industrial land being identified for commercial or mixed use purposes in Epping (63 ha) and Cranbourne (21 ha).
Figure 16: Net change in area of industrial-zoned land between July 2000 and June 2015

Source: Department of Environment, Land, Water and Planning 2015

9 Positive numbers are additions to industrial land while negative numbers are land zoned from industrial to another type of use. Change between one type of industrial zone to another is not included.
4.4 Vacant Industrial Land

There are 25,710 hectares of industrially zoned land across metropolitan Melbourne with 7,050 hectares of that being vacant. Two thirds of the vacant industrial land (4,750 hectares) is located within the SSIPs (figure 17).

The remainder of the vacant land is located in a number of smaller industrial precincts across metropolitan Melbourne, particularly Maribyrnong in the west and the municipalities of Kingston, Knox, Frankston, Maroondah and Mornington Peninsula in the east and south east.

Figure 17: Location of vacant industrial-zoned land by State Significant Industrial Precinct and Subregions, 2014-15

Source: Department of Environment, Land, Water and Planning 2015

In addition to zoned industrial land, there are some 6,275 hectares of unzoned land that has been identified through the growth corridor plans and previous strategic plans including 1,950 hectares in Melton, 1,580 hectares in Whittlesea, 940 hectares in Cardinia, 660 hectares in Wyndham, 650 hectares in Hume, 245 hectares in Casey and 250 hectares identified in the growth area portion of Mitchell. These areas will undergo further planning processes, such as structure planning, before they are included as industrial land in the Urban Development Program.

4.5 Net Consumption of Industrial Land

Between 1995 and 2005 (prior to the Global Financial Crisis (GFC)) industrial land consumption across metropolitan Melbourne averaged around 300 hectares a year (figure 18). Since the GFC consumption rates have declined significantly but from 2011-12 have begun to rebound.
Consumption for 2014-15 is the greatest since the GFC with a net 276 hectares consumed in 2014-15. However, 84 hectares of this is due to the development of phase 1 of the Department of Agriculture’s Post Entry Quarantine facility in Mickleham. While the Mickleham facility is included in the total for consumption, it is a Commonwealth Government project and does not necessarily reflect current market conditions. If the Mickleham facility is subtracted from total consumption then consumption returns to past year levels. Phase 2 of the Mickleham facility is anticipated to be completed by 2018 and will continue to impact on the Urban Development Programme until construction is complete.

Figure 18: Consumption of industrial land, metropolitan Melbourne, 2005-06 to 2014-15

![Graph showing consumption of industrial land from 2005-06 to 2014-15.]

Source: Department of Environment, Land, Water and Planning 2015

4.6 Spatial Distribution of Industrial Land Consumption

SSIPs are where the vast majority of industrial land consumption occurs.

Post-GFC consumption of vacant industrial land has generally declined in all of the SSIPs (figure 19), with the exception of the West SSIP which has maintained relatively high levels of consumption, similar to those witnessed prior to the GFC.

The North SSIP has experienced a significant increase in consumption in 2014-15 to its highest level of consumption. However, as discussed, 84 hectares of this is due to the development the Mickleham facility and does not reflect market conditions. If this development is subtracted from the total consumption then the current level of consumption in the North SSIP would be approximately 22 hectares.
Figure 19: Annual average consumption of industrial land, State Significant Industrial Precincts, 2005-06 to 2014-15

Hectares

Financial year

Source: Department of Environment, Land, Water and Planning 2015
APPENDIX 1: BROADHECTARE LOT STATUS

<table>
<thead>
<tr>
<th>Local Government Area</th>
<th>RECENT DEVELOPMENT</th>
<th>FUTURE DEVELOPMENT</th>
<th>Total future lots identified at July 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brimbank</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Melton</td>
<td>956</td>
<td>997</td>
<td>1,264</td>
</tr>
<tr>
<td>Wyndham</td>
<td>1,564</td>
<td>2,166</td>
<td>2,133</td>
</tr>
<tr>
<td>Western Subregion</td>
<td>2,520</td>
<td>3,163</td>
<td>3,397</td>
</tr>
<tr>
<td>Banyule</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Hume</td>
<td>672</td>
<td>1,726</td>
<td>1,360</td>
</tr>
<tr>
<td>Hume-Craigieburn</td>
<td>532</td>
<td>1,511</td>
<td>1,224</td>
</tr>
<tr>
<td>Hume-Sunbury</td>
<td>140</td>
<td>215</td>
<td>136</td>
</tr>
<tr>
<td>Mitchell (South)</td>
<td>783</td>
<td>71</td>
<td>146</td>
</tr>
<tr>
<td>Nillumbik</td>
<td>-</td>
<td>35</td>
<td>97</td>
</tr>
<tr>
<td>Whittlesea</td>
<td>1,510</td>
<td>2,085</td>
<td>1,700</td>
</tr>
<tr>
<td>Northern Subregion</td>
<td>2,965</td>
<td>3,917</td>
<td>3,303</td>
</tr>
<tr>
<td>Cardinia</td>
<td>769</td>
<td>1,203</td>
<td>1,207</td>
</tr>
<tr>
<td>Casey</td>
<td>2,384</td>
<td>2,322</td>
<td>3,063</td>
</tr>
<tr>
<td>Frankston</td>
<td>54</td>
<td>201</td>
<td>105</td>
</tr>
<tr>
<td>Greater Dandenong</td>
<td>164</td>
<td>657</td>
<td>420</td>
</tr>
<tr>
<td>Mornington Peninsula</td>
<td>611</td>
<td>208</td>
<td>290</td>
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<tr>
<td>Southern Subregion</td>
<td>3,982</td>
<td>4,591</td>
<td>5,085</td>
</tr>
<tr>
<td>Knox</td>
<td>-</td>
<td>56</td>
<td>-</td>
</tr>
<tr>
<td>Yarra Ranges</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Eastern Subregion</td>
<td>-</td>
<td>56</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL GROWTH AREAS</td>
<td>8,638</td>
<td>10,570</td>
<td>10,873</td>
</tr>
<tr>
<td>METROPOLITAN MELBOURNE</td>
<td>9,467</td>
<td>11,727</td>
<td>11,785</td>
</tr>
</tbody>
</table>

1. Includes residential land that was zoned prior to the introduction of the Urban Growth Zone (UGZ), land to allow for residential development to occur; as well as land which has had an UGZ applied to it and a precinct structure plan subsequently approved. Land which is zoned Urban Growth Zone requires an approved Precinct Structure Plan (PSP) before the land can be developed.

2. Lots in areas of identified residential potential not yet in Urban Growth Zone.
## APPENDIX 2: MAJOR RESIDENTIAL REDEVELOPMENT

### DISTRIBUTION OF TOTAL SUPPLY

<table>
<thead>
<tr>
<th>Neighbourhood</th>
<th>Total Supply</th>
<th>Supply 2013-2014</th>
<th>Possible Construction in 6-10 Years</th>
<th>Possible Construction in 3-5 Years</th>
<th>Possible Construction in 0-2 Years</th>
<th>Under Construction in 0-2 Years</th>
<th>Total Supply</th>
<th>Supply in 2013-2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Melbourne</td>
<td>8,342</td>
<td>18,686</td>
<td>75,829</td>
<td>35,646</td>
<td>15,063</td>
<td>3,122</td>
<td>24,248</td>
<td>8,342</td>
</tr>
<tr>
<td>Port Phillip</td>
<td>717</td>
<td>10,149</td>
<td>4,073</td>
<td>2,827</td>
<td>1,797</td>
<td>10,149</td>
<td>11,961</td>
<td>717</td>
</tr>
<tr>
<td>Stonnington</td>
<td>1,511</td>
<td>2,226</td>
<td>595</td>
<td>12,442</td>
<td>243</td>
<td>2,226</td>
<td>14,269</td>
<td>1,511</td>
</tr>
<tr>
<td>Yarra</td>
<td>3,185</td>
<td>5,913</td>
<td>2,713</td>
<td>2,432</td>
<td>215</td>
<td>5,913</td>
<td>14,269</td>
<td>3,185</td>
</tr>
<tr>
<td>Inner Subregion</td>
<td>15,137</td>
<td>22,064</td>
<td>183</td>
<td>135,131</td>
<td>103</td>
<td>22,064</td>
<td>135,131</td>
<td>15,137</td>
</tr>
<tr>
<td>Metropolitan Melbourne</td>
<td>24,248</td>
<td>51,021</td>
<td>682</td>
<td>31,084</td>
<td>364</td>
<td>51,021</td>
<td>31,084</td>
<td>24,248</td>
</tr>
</tbody>
</table>

1. Total supply includes dwellings under construction as well as identified future construction.
2. Distribution of total supply is the proportion of total Melbourne supply accounted for by each LGA.

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Urban Development Program Report 2015  
23