

Urban Development Program



20
09

Regional
Residential
Report

City of Latrobe

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Minister's message

I am pleased to launch the inaugural regional editions of the highly reputed Urban Development Program.

Established by the Victorian Government, the Urban Development Program is an initiative of the planning framework *Melbourne 2030*. The program aims to ensure there is sufficient residential and industrial land both in metropolitan Melbourne and regional Victoria to meet population growth, ensure a competitive land market and reduce pressure on housing affordability.

In June 2010, the Victorian Government released *Ready for Tomorrow*, a Blueprint for Regional and Rural Victoria, which seeks to ensure that regional Victoria can continue to grow, remain prosperous and deliver investment and better liveability outcomes.

The Blueprint's long-term Regional Settlement Framework is for 'A State of Many Choices', which includes a settlement plan for regional Victoria that complements the *Melbourne @ 5 Million* policy, bringing together a comprehensive plan for the whole of the State.

This new approach helps to ensure that regional Victoria maintains its character, identity and sustainable way of life; that services and infrastructure keep pace with growth and economic development; and that growth is focused in places that have the capacity to accommodate and sustain higher populations. The Urban Development Program has been identified as a key component in assisting to deliver the outcomes of this approach across regional Victoria

One of the primary objectives of the Urban Development Program is to provide accurate and up-to-date information to assist the Victorian Government, local councils, infrastructure and service providers, and other major stakeholders in making informed decisions to help ensure an ongoing provision of land supply and supporting infrastructure for housing and employment requirements.

The Government is also speeding up the release of land in regional centres through place based projects. We are working with Councils to support planning for large scale growth in major regional areas such as the Ballarat West Growth Area and the Armstrong Creek Growth Area within Greater Geelong.

Additionally, the Regional Towns Development Program was introduced two years ago to help expedite the delivery of land for housing and employment across a number of these major areas. To date it has delivered Township Plans for Huntly and Strathfieldsaye within Bendigo, a Residential Infill Opportunities study for Ballarat, the Traralgon Inner South Masterplan in Latrobe City, and the Leneva Valley Design Guidelines in Wodonga.

With Victoria's regional population growing at its highest rate since 1982, it is important to carefully plan for this growth by providing liveable and sustainable communities with housing and employment.

The expansion of the Urban Development Program across regional Victoria will help ensure that regional cities can continue to grow and prosper for future generations.



JUSTIN MADDEN MLC
MINISTER FOR PLANNING





Executive summary

The 2009 Urban Development Program for Regional Victoria provides an analysis of supply and demand for residential and industrial land across parts of regional Victoria. Initially, this covers the municipalities of Ballarat, Greater Bendigo, Latrobe and Wodonga, but will cover other areas of regional Victoria in oncoming years. This component provides information on residential supply and demand for the municipality of Latrobe.

The following residential land supply assessment was undertaken by Spatial Economics Pty Ltd and commissioned by the Department of Planning and Community Development in conjunction with Regional Development Victoria and the Latrobe City Council.

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

Recent Activity

As measured from 2006/07 to 2008/09 residential building approval activity within the municipal area of Latrobe has averaged 454 per annum, the amount of building approval activity as measured on an annual basis has been relatively consistent.

The vast majority of building approvals (89%) over the last three years from 2008/09 have been for separate houses and 10% for semi-detached dwellings.

From 2005/06 to 2008/09 there was an average annual residential lot construction of 506. The majority (64%) were broadhectare lots, 24% were minor infill, 3% major infill and 9% low density. Specifically:

- ▶ Broadhectare lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 323 lots per annum;
- ▶ Minor infill lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 122 lots per annum;
- ▶ Major infill lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 15 lots per annum; and
- ▶ Low density lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 45 lots per annum

In 2005/06 the median sales value for a vacant residential allotment was \$76,000 this increased to \$95,000 in 2007/08 and declined slightly to \$93,000 in 2008/09. From 2005/06 to 2008/09, the median sales value for a vacant residential allotment increased by 5.2% per annum. Whereas, the median sales value for broadhectare vacant lots increased by 10.9% per annum, increasing from \$76,000 in 2005/06 to \$115,000 in 2008/09.

As measured from 2005/06 to 2008/09, the median sales value for a separate house increased by 3.2% per annum, increasing from \$150,000 to \$170,000. Whereas, the median sales value for a separate house located on a broadhectare lot increased by 5.3% per annum.

Projected Demand

For the land supply assessment for Latrobe, in addition to the *Victoria in Future 2008* projections, an alternative demand scenario has been presented ('development trend'). This scenario is a simple trend based assumption directly relating to the amount and distribution of recent residential lot construction activity. An alternative demand scenario was developed due to the significant difference to the projections contained in *Victoria in Future 2008* compared to recent building approval and residential lot construction activity.

From 2011 to 2016, *Victoria in Future 2008* projects that the average annual dwelling demand across the municipal area of Latrobe to increase to 273, from 2016 to 2021 – 234 per annum, declining to 195 per annum from 2021 to 2026.

Victoria in Future 2008 based demand projections over the next 5 years for Latrobe indicate that the current levels of dwelling construction activity are significantly higher than potential demand indicated within *Victoria in Future 2008*. These demand projections are 66% lower than recent building approval activity (average 454 dwellings per annum between 2006/07 to 2008/09) and 85% lower than recent residential lot construction (average 506 lots constructed per annum between 2005/06 to 2008/09).

The 'development trend' scenario simply assumes a constant projected demand of recent residential lot construction activity of 506 per annum.

Identified Residential Land Supply

In total (excluding existing vacant residential lots) there is a residential lot supply of approximately 13,474. This is comprised of:

- ▶ 4,839 zoned broadhectare lots (36% of supply);
- ▶ 1,079 minor infill lots (8% of supply);
- ▶ Zero major infill lots (0% of supply);
- ▶ 383 vacant low density residential lots (3% of supply); and
- ▶ 7,173 designated future residential lots (53% of supply).

As at July 2009 there was a total residential vacant lot stock of 871, of which 98% was zoned Residential 1 (R1Z). There were 21 lots zoned Township (TZ).

Within the municipal area of Latrobe, there is an estimated lot potential within Future Residential areas of approximately 7,173. Of this lot potential:

- ▶ 55% is located within Traralgon (3,927 lots);
- ▶ 18% is located within Churchill (1,260 lots);
- ▶ 15% is located within Morwell (1,048 lots);
- ▶ 7% is located within Moe (531 lots); and
- ▶ 6% is located within Newborough (407 lots).

Years of Residential Land Supply

In terms of zoned residential land stocks it is estimated based on the identified supply and *Victoria in Future 2008* demand projections, there are sufficient land stocks to satisfy **over 15 years** of future demand. Alternatively, it is estimated that there is **10 years** of supply, based on the 'development trend' scenario. From a supply side, this is based on a zoned lot potential of 5,918 lots, of which:

- ▶ 4,839 lots are broadhectare; and
- ▶ 1,079 are minor infill.

In terms of future residential land supply stocks, there is sufficient land to satisfy over **15 years** of projected demand based on *Victoria in Future 2008*. Utilising the 'development trend' scenario, there is sufficient identified future residential land stocks to satisfy **13 years** of demand.

In addition the vacant residential lot stock of 871 lots has the potential to satisfy approximately **1.7 years** ('development trend') to **4.2 years** (*Victoria in Future 2008*) of projected demand.

Current Actions

Current proposed planning scheme amendments in the City of Latrobe include:

Amendment C47 to the City of Latrobe Planning Scheme which proposes a number of rezonings of land parcels to either a Residential 1 Zone or an Urban Growth Zone.

This would create around an additional 9,120 lots (or around 18-20 years additional supply) on land available for development once completed.

In total the City of Latrobe has in excess of 15 years supply of residential land; consistent with Clause 11.02-1 of the State Planning Policy Framework which aims to ensure that sufficient land is available to meet forecast demand; and accommodate projected population growth over at least a 15 year period.

1.0 Introduction

1.1 Purpose and Context

The Urban Development Program has been one of the Victorian Government's major initiatives to support the strategic intent of its key planning document for metropolitan Melbourne, *Melbourne 2030*. 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.

The main purpose of the UDP is to provide 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
- ▶ 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 Regional Context

During 2009, the Urban Development Program was expanded across key provincial areas across regional Victoria. Initially, this covers the municipalities of Ballarat, Greater Bendigo, Latrobe and Wodonga, but will be expanded to other key areas in oncoming years.

An 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 land supply assessments for the municipalities of Ballarat, Greater Bendigo, Latrobe and Wodonga were undertaken by Spatial Economics Pty Ltd, and commissioned by the Department of Planning and Community Development in conjunction with Regional Development Victoria and the City Councils of Ballarat, Greater Bendigo, Latrobe and Wodonga.

These areas form the initial expansion of the Urban Development Program across regional Victoria. Other areas will be incorporated into the Urban Development Program in oncoming years.

1.3 2009 Urban Development Program Reports

The *2009 Urban Development Program Reports for Ballarat, Greater Bendigo, Latrobe and Wodonga*, as well as the *2009 Urban Development Program Annual Report* for metropolitan Melbourne and the Geelong region, 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 UDP MapsOnline visit www.land.vic.gov.au/udp

For more information about the Urban Development Program, email the Department of Planning and Community Development 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 adequacy of land stocks. In addition, key definitions of terms used within the following assessment are detailed.

Information is presented at both a Statistical Local Area (SLA) and suburb (VicMap locality boundaries) level. A table and associated map highlights the location of these boundaries, this is located within the data appendices.

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 Victorian Population and Household Projections 2006–2036, released by the Department of Planning and Community Development and outlined in *Victoria in Future 2008*, 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).

For the land supply assessment for Latrobe, an alternative demand scenario has been presented. This scenario is a simple trend based assumption directly relating to the amount and distribution of recent residential lot construction activity. An alternative demand scenario was developed due to the variations of the projections contained in *Victoria in Future 2008* compared with recent building approval and residential lot construction activity.

The Urban Development Program will continue to report on changes to projected demand levels within these areas, and incorporate updated *Victoria in Future 2008* population and household projections as they become available.

Residential Land

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

- ▶ **Vacant Lots:** Existing residential vacant lots, sized less than 1,000sqm if zoned Residential 1 (R1Z) or no size limitation if zoned Mixed Use (MUZ) or Township (TZ). A vacant lot is defined as no existing habitable dwelling or 'significant' existing use, eg. playgrounds.
- ▶ **Minor Infill:** Undeveloped land within the existing urban area, zoned for residential development, and parent lot or existing lot less from 1,000sqm to 1ha.
- ▶ **Major Infill:** Undeveloped land 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 is has an 'Urban Growth Zone' applied, and a precinct structure plan has not yet been approved, falls into this category.
- ▶ **Low Density:** Land zoned 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 2006 to 2009.

Vacant lots

As defined above. Vacant residential lots were identified via customised GIS software that has been developed by Spatial Economics, to visually recognise built structures as well as vacant allotments. The software has the ability to recognise via colour intensity and colour distribution associated with built structures and straight lines created by roof- lines. This combined with titling and zoning information allows the recognition of both built structures on a parcel by parcel basis, as well as the incidence of vacant lots.

Lot Yields

Lot yields have been established on a parcel by parcel basis for the following land supply types: minor infill, 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 broadhectare supply sites have been allocated a zero lot yield because they were assessed as being unlikely to be developed over the next 15 years due to issues such as significant ownership fragmentation on relatively small parcels of land.

Development Timing

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

- ▶ 1 to 2 years (2010–2011)
- ▶ 3 to 5 years (2012–2014)
- ▶ 6 to 10 years (2015–2019)
- ▶ 11 years or more (2020 and beyond).

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.

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 has been lies 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.

Low density

Low density 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.

Assessing adequacy

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 adequacy of residential stocks, the Regional Urban Development Program assesses the existing stock of residential land (Minor Infill, Major Infill, broadhectare and Future Residential) relative to projected demand. Adequacy of land stocks is presented by the number of years of supply.

Years of supply 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.



3.0 Recent Activity

This section of the report covers the trends and shifts in building activity across the municipality of Latrobe, 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 Latrobe City Council. It is supported by datasets from the Australian Bureau of Statistics.

Section Three of the report details the recent activity in terms of residential lot construction, dwelling approvals and sales values achieved across the municipal area of Latrobe. Residential lot construction activity is detailed from July 2006 to July 2009 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;
- ▶ Major infill;
- ▶ Broadhectare; and
- ▶ Low density.

Analysis of the median sales value achieved by supply type/location for both vacant land and separate houses is presented.

3.1 Residential Building Approvals

As measured from 2006/07 to 2008/09 residential building approval activity within the municipal area of Latrobe has averaged 454 per annum, the amount of building approval activity as measured on an annual basis has been relatively consistent. Graph 3.1 illustrates the amount of building approval activity by dwelling type on a quarterly basis for the municipal area of Latrobe.

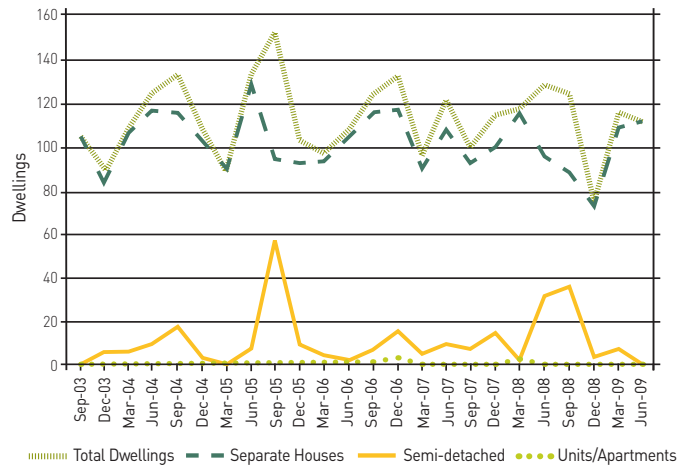
The vast majority of building approvals (89%) over the last three years from 2008/09 have been for separate houses and 10% for semi-detached dwellings.

The majority (66% or 298 per annum) of building approval activity since 2006/07 has been located within the Statistical Local Area (SLA) of Traralgon. The Traralgon SLA comprises the suburbs of Traralgon, Traralgon East and South, Glengarry, Toongabbie and Tyers. Similarly, there was significant (18% or 82 per annum) building approval activity within the SLA of Morwell, which includes the suburbs of Morwell, Yinnar, Churchill and Boolara.

Within the Moe SLA there were 59 residential dwelling approvals per annum from 2006/07 to 2008/09, representing 13% of the municipalities total approval activity. The Moe SLA includes the suburbs of Moe, Newborough and Yallourn North.

There was negligible building approval activity within the SLA of Latrobe Balance (16 per annum).

Graph 3.1: Number of Residential Building Approvals, 2003/04 to 2008/09



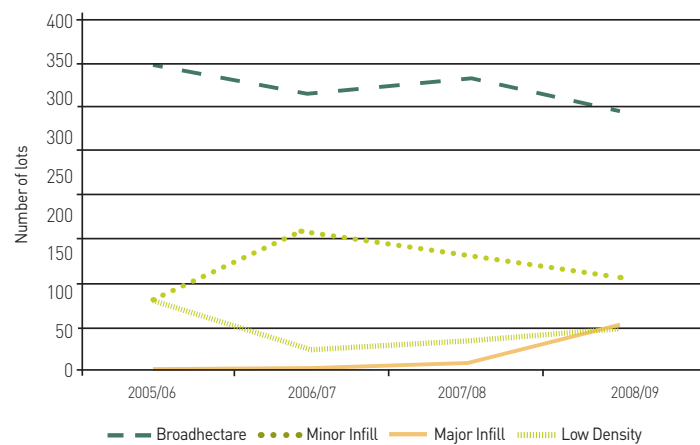
Source: Australian Bureau of Statistics, Catalogue No. 8731.0

3.2 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 Jul 2006 to July 2009. Lot construction activity has been classified into distinct supply types and or supply locations as defined above.

Graph 3.2 summarises the amount of residential lot construction by supply type for the municipal area of Latrobe.

Graph 3.2: Number of Residential Lots Constructed by Supply Type, 2005/06 to 2008/09



Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

From 2005/06 to 2008/09 there was an average annual residential lot construction of 506. The majority (64%) were broadhectare lots, 24% were minor infill, 3% major infill and 9% low density.

The volume of residential lot construction on an annual basis from 2005/06 to 2008/09 was consistent, ranging from 499 in 2007/08, to 512 in 2008/09.

Lot construction and residential building approval activity as measured from 2005/06 to 2008/09 aligns in terms of the identified volume.

3.2.1 Minor Infill Lot Construction

Minor infill lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 122 lots per annum. This represents 24% of all residential lot construction activity across the municipal area. Minor infill lot construction activity was spread across the majority of the established urban area suburbs of Latrobe. However, there was relatively significant minor infill lot construction activity within the suburbs of Traralgon (49%), Morwell (24%) and Moe (10%).

As measured annually from 2005/06 to 2008/09, the amount of minor infill lot construction activity has varied significantly. In 2005/06 there were approximately 84 minor infill lots constructed, increasing to 159 in 2006/07, declining to 136 lots in 2007/08 and 109 lots in 2008/09.

3.2.2 Major Infill Lot Construction

Major infill lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 15 lots per annum. This represents 3% of all residential lot construction activity across the municipal area. There was relatively substantial major infill lot construction activity within the suburb of Traralgon (77%).

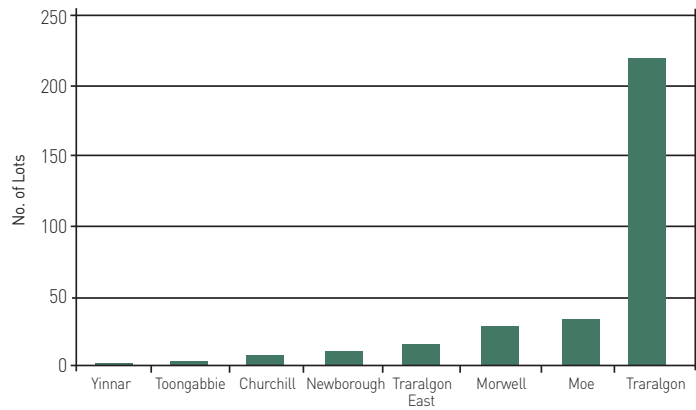
As measured annually from 2005/06 to 2008/09, the amount of major infill lot construction activity has varied significantly. Of the 62 major infill lots constructed, 52 were constructed in 2008/09, no major infill lot construction occurred in 2005/06 and 2006/07.

3.2.3 Broadhectare Lot Construction

Broadhectare lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 323 lots per annum. This represents 64% of all residential lot construction activity across the municipal area. There was relatively substantial broadhectare lot construction activity within the suburbs of Traralgon (68%), Moe (11%) and Morwell (9%). Graph 3.3 summarises the average annual amount of broadhectare lots constructed from 2005/06 to 2008/09 by suburb.

As measured annually from 2005/06 to 2008/09, the amount of broadhectare lot construction activity was relatively consistent. In 2005/06 there were approximately 347 broadhectare lots constructed, declining to 316 in 2006/07, increasing to 332 lots in 2007/08 and declining to 298 lots in 2008/09.

Graph 3.3: Average Annual Number of Broadhectare Lots Constructed by Suburb, 2005/06 to 2008/09



Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

3.2.4 Low Density Lot Construction

Low density lot construction activity as measured from 2005/06 to 2008/09 across the municipal area of Latrobe averaged 45 lots per annum. This represents 9% of all residential lot construction activity across the municipal area. There was relatively significant low density lot construction activity within the suburbs of Hazelwood North (42%), Traralgon (26%) and Moe South (9%).

3.3 Residential Land and House Prices

Analysis has been undertaken in conjunction with the Department of Planning and Community Development to match sales information for both vacant land and separate house sales by supply location. In addition, sales values have been determined for the entire municipal area. Sales values are a key 'outcome' indicator that can assist in determining the 'state of the land supply' market.

Table 3.1 and 3.2 summarise the median sales value of both vacant residential land and separate houses by supply type from 2005/06 to 2008/09.

In 2005/06 the median sales value for a vacant residential allotment was \$76,000 this increased to \$95,000 in 2007/08 and declined slightly to \$93,000 in 2008/09. From 2005/06 to 2008/09, the median sales value for a vacant residential allotment increased by 5.2% per annum. Whereas, the median sales value for broadhectare vacant lots increased by 10.9% per annum, increasing from \$76,000 in 2005/06 to \$115,000 in 2008/09.

Table 3.1: Median Sales Price for Vacant Residential Allotments by Supply Type

	2005/06	2006/07	2007/08	2008/09
Broadhectare	\$76,000	\$82,000	\$92,500	\$115,000
Major Infill	na	na	na	na
Minor Infill	na	na	na	na
Latrobe LGA	\$76,000	\$83,000	\$ 95,000	\$93,000

Source: Victorian Valuer-General, Department of Planning and Community Development

Notes: Sale price data is only for vacant residential lots under 1,000sqm. Sales values are as at the nominal year. Supply location definitions refer to Approach/Methodology. Total LGA sale values are for the entire municipality, not a total for the supply locations illustrated. Sales data within the stated supply areas are for vacant lots contained within the supply types.

As measured from 2005/06 to 2008/09, the median sales value for a separate house increased by 3.2% per annum, increasing from \$150,000 to \$170,000. Whereas, the median sales value for a separate house located on a broadhectare lot increased by 5.3% per annum. In 2008/09 the median sales value of a separate house located on a broadhectare development was \$301,500, a 77% difference to the median sales value for all separate house sales across the municipality.

The median sales value of a separate house located within Minor Infill developments in 2008/09 was \$170,000, increasing from \$150,000 in 2005/06.

Table 3.2: Median Sales Price for Separate Houses by Supply Type

	2005/06	2006/07	2007/08	2008/09
Broadhectare	\$245,000	\$164,450	\$ 290,000	\$ 301,500
Major Infill	na	na	na	\$83,000
Minor Infill	\$200,000	\$70,000	\$ 208,000	\$ 230,000
Latrobe LGA	\$150,000	\$160,000	\$165,000	\$ 170,000

Source: Victorian Valuer-General, Department of Planning and Community Development

Notes: Sale price data is only for separate houses, it does not include flats, units etc. Sales values are as at the nominal year. Supply location definitions refer to Approach/Methodology. Total LGA sale values are for the entire municipality, not a total for the supply locations illustrated.

Sales data within the stated supply areas are for separate house sales contained within the supply types.

Summary & Conclusions

From 2005/06 to 2008/09 there was an average annual residential lot construction of 506. The majority (64%) were broadhectare lots, 24% were minor infill, 3% major infill and 9% low density.

As measured from 2006/07 to 2008/09 residential building approval activity within the municipal area of Latrobe has averaged 454 per annum, the amount of building approval activity as measured on an annual basis has been relatively consistent.

In 2005/06 the median sales value for a vacant residential allotment was \$76,000 this increased to \$95,000 in 2007/08 and declined slightly to \$93,000 in 2008/09. From 2005/06 to 2008/09, the median sales value for a vacant residential allotment increased by 5.2% per annum. Whereas, the median sales value for broadhectare vacant lots increased by 10.9% per annum, increasing from \$76,000 in 2005/06 to \$115,000 in 2008/09.

Analysis of the amount of building approvals, residential lot construction and price movements of vacant residential allotments indicate a strong and sustained residential land market within Latrobe. Price movements compared to other regional centres is relatively high, indicating that short-term demand relative to short-term supply (creation of lots) is potentially insufficient to create downward pressure on price movements.

4.0 Residential Land Supply

Section 4 of the report details the stock (measured in lots) of residential land across the municipality of Latrobe as at July 2009. 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:

- ▶ Vacant Lots
- ▶ Minor Infill;
- ▶ Major Infill;
- ▶ Broadhectare;
- ▶ Future Residential; and
- ▶ Low Density.

For Broadhectare land supply areas, anticipated lot construction timing is presented. This refers to the likely timing of lot construction, not dwelling construction.

'Future Residential' land refers to 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.

Table 4.1 details the residential land supply, measured in lots, by supply type across the municipal area of Latrobe as at July 2009. In total (excluding existing vacant residential lots) there is a residential lot supply of approximately 13,474. This is comprised of:

- ▶ 4,839 zoned broadhectare lots (36% of supply);
- ▶ 1,079 minor infill lots (8% of supply);
- ▶ Zero major infill lots (0% of supply);
- ▶ 383 vacant low density residential lots (3% of supply); and
- ▶ 7,173 designated future residential lots (53% of supply).

Each of the supply types are further detailed below, including a series of maps illustrating the supply types and the anticipated timing of lot construction.

Table 4.1: Residential Lot Potential by Supply Type, 2009

SUBURB	MINOR INFILL	MAJOR INFILL	BROAD HECTARE	FUTURE RES	LOW DENSITY	TOTAL
BOOLARRA	128				54	182
CHURCHILL	45		469	1,260	12	1,786
COWWARR					1	1
GLENGARRY	45		24		3	72
GLENGARRY NORTH					2	2
HAZELWOOD NORTH					61	61
HAZELWOOD SOUTH					12	12
HERNES OAK					4	4
JEERALANG					1	1
JEERALANG JUNCTION					34	34
MOE	117		846	531	3	1,497
MOE SOUTH					17	17
MORWELL	121		947	1,048	0	2,116
NEWBOROUGH	18		553	407	11	989
TANJIL SOUTH					5	5
TOONGABBIE	148		79		7	234
TRARALGON	372		772	3,927	60	5,131
TRARALGON EAST	59		118		10	187
TRARALGON SOUTH					0	0
TYERS					17	17
YALLOURN	4					4
YALLOURN NORTH	16		148		16	180
YINNAR	6		883			889
YINNAR SOUTH					53	53
LATROBE LGA	1,079	0	4,839	7,173	383	13,474

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

4.1 Vacant lots

A detailed assessment utilising custom GIS software to detect the incidence and location of vacant residential lots was undertaken as at July 2009. A vacant residential lot is defined as any lot that is sized less than 1,000sqm, has no existing residential dwelling/or existing use and is zoned Residential 1(R1Z). In addition vacant lots zoned Township (TZ) is identified however, no land size is specified.

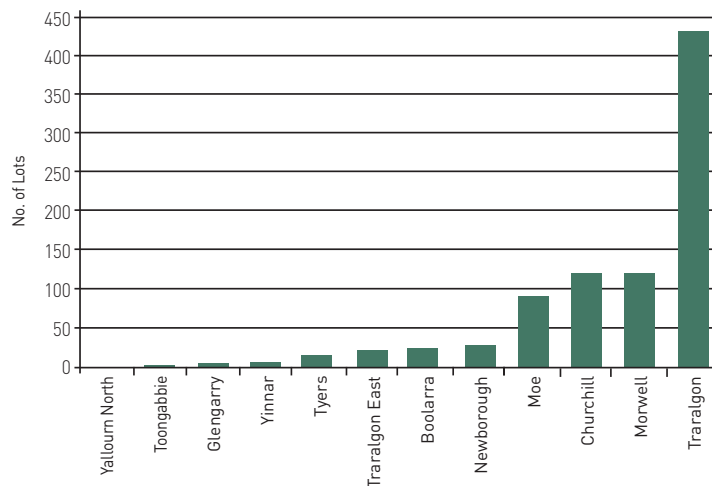
As at July 2009 there was a total residential vacant lot stock of 871, of which 98% was zoned Residential 1 (R1Z). There were 21 lots zoned Township (TZ). The distribution of this vacant lot stock by suburb is illustrated in Graph 4.1.

The suburbs with relatively high volumes of vacant lot stock tend to be the location of broadhectare style developments, such suburbs include:

- ▶ Traralgon – 432 lots;
- ▶ Morwell – 122 lots;
- ▶ Churchill – 119 lots; and
- ▶ Moe – 92 lots.

The existing stock of vacant allotments has the potential to satisfy approximately 1.7 ('development trend') to 4.2 years (*Victoria in Future 2008*) of projected demand. The stock of vacant lots relative to the estimated number of existing dwellings is 2.7%. These two indicators are considered to illustrate a land supply market that is functioning in terms of short and longer term land requirements.

Graph 4.1: Stock of Vacant Residential Allotments, 2009



Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

4.2 Minor Infill Supply

As at July 2009, there was a residential lot capacity within minor infill sites of approximately 1,079. The location of these minor infill sites are widely distributed across the municipal area of Latrobe, there are particularly high numbers of minor infill lot stock in:

- ▶ Traralgon (372 lot potential or 34% of total minor infill supply);
- ▶ Toongabbie (148 lot potential or 14% of total minor infill supply); and
- ▶ Boolara (128 lot potential or 12% of total minor infill supply).

Minor Infill lot potential represents 17% of the total existing zoned residential land supply across the municipal area of Latrobe. There are 307 minor infill sites across the municipality.

4.3 Major Infill Supply

As at July 2009, there were no identified major infill sites located within the municipal area of Latrobe.

4.4 Broadhectare Supply

As at July 2009, there was a residential lot capacity within broadhectare areas of approximately 4,839. There are particularly high numbers of zoned broadhectare lot stock in:

- ▶ Morwell (947 lot potential or 20% of total broadhectare supply);
- ▶ Yinnar (883 lot potential or 18% of total broadhectare supply);
- ▶ Moe (846 lot potential or 17% of total broadhectare supply); and
- ▶ Traralgon (772 lot potential or 16% of total broadhectare supply).

Broadhectare lot potential represents 77% of the total existing zoned residential land supply across the municipal area of Latrobe.

Table 4.2: Anticipated Lot Construction Activity – Broadhectare, 2009

SUBURB	DEVELOPMENT TIMING				TOTAL
	1-2 years	3-5 years	6-10 years	11+ years	
CHURCHILL	40	42	215	172	469
GLENGARRY	12	12			24
MOE	125	256	465		846
MORWELL	85	124	258	480	947
NEWBOROUGH	75	121	357		553
TOONGABBIE		10		69	79
TRARALGON	239	448	85		772
TRARALGON EAST	118				118
YALLOURN				0	0
YALLOURN NORTH				148	148
YINNAR		118	102	663	883
LATROBE LGA	694	1,131	1,482	1,532	4,839

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Based on existing planning permits, recent construction activity and Council feedback it is anticipated that over the next five years, on average 365 lots per annum will be constructed within existing zoned broadhectare areas.

4.5 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 Latrobe City 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.

Within the municipal area of Latrobe, there is an estimated lot potential within Future Residential areas of approximately 7,173. Of this lot potential:

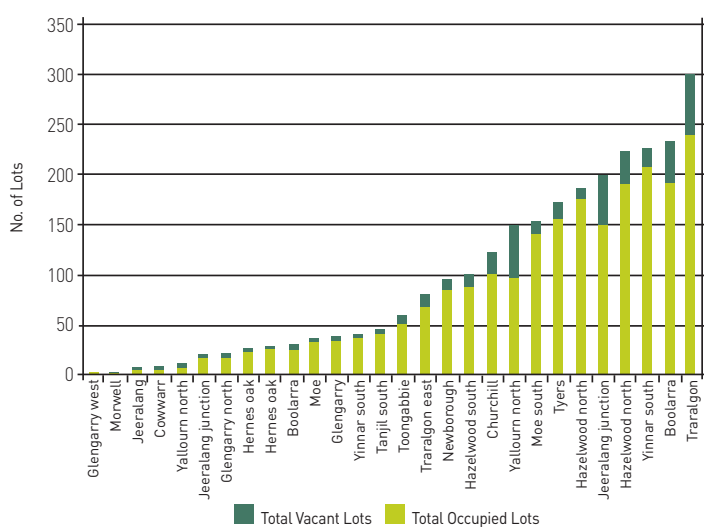
- ▶ 55% is located within Traralgon (3,927 lots);
- ▶ 18% is located within Churchill (1,260 lots);
- ▶ 15% is located within Morwell (1,048 lots);
- ▶ 7% is located within Moe (531 lots); and
- ▶ 6% is located within Newborough (407 lots).

4.6 Low Density Supply

The stock of both occupied and vacant low density residential allotments have been determined on a lot by lot basis as at July 2009. A low density 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 July 2009 across the municipality of Latrobe there was a total lot stock of low density allotments of 2,629. Of this stock, 383 lots were vacant, a land vacancy rate of 14.6%. Graph 4.2 summarises the stock of both occupied and vacant low density residential allotments by suburb.

Graph 4.2: Stock of Vacant and Occupied 'Low Density' Allotments, 2009



Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Localities with relatively high numbers of low density vacant lot stock include Traralgon (60 lots), Boolarra (51 lots), Yinnar South (50 lots) and Hazelwood North (42 lots).

Summary & Conclusions

In total (excluding existing vacant residential lots) there is a residential lot supply of approximately 13,474. This is comprised of:

- ▶ 4,839 zoned broadhectare lots (36% of supply);
- ▶ 1,079 minor infill lots (8% of supply);
- ▶ Zero major infill lots (0% of supply);
- ▶ 383 vacant low density residential lots (3% of supply); and
- ▶ 7,173 designated future residential lots (53% of supply).

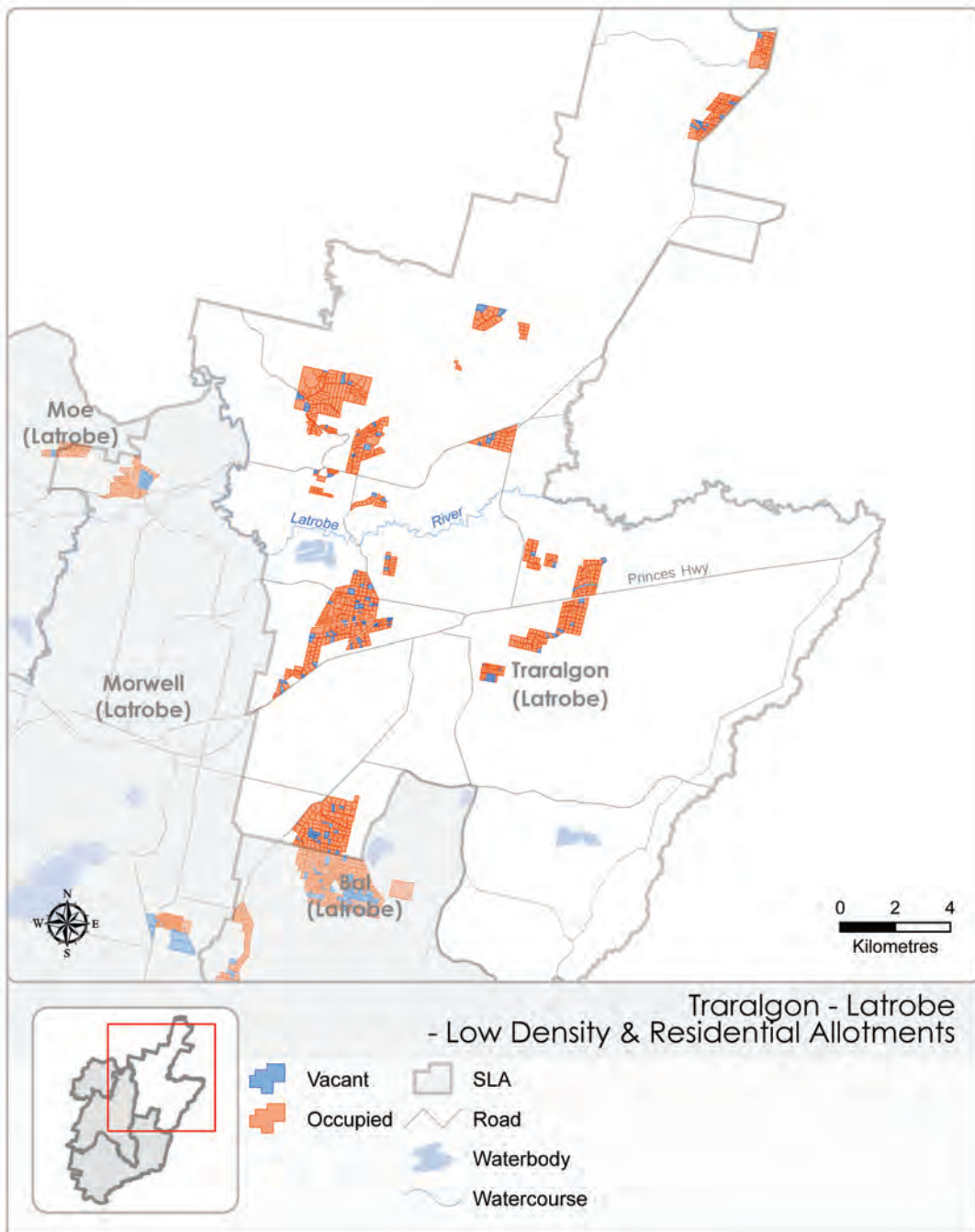
As at July 2009 there was a total residential vacant lot stock of 871, of which 98% was zoned Residential 1 (R1Z). The suburbs with relatively high volumes of vacant lot stock tend to be the location of broadhectare style developments, such suburbs include: Traralgon – 432 lots; Morwell – 122 lots; Churchill – 119 lots; and Moe – 92 lots.

Within the municipal area of Latrobe, there is an estimated lot potential within Future Residential areas of approximately 7,173. Of this lot potential: 55% is located within Traralgon (3,927 lots); 18% is located within Churchill (1,260 lots); 15% is located within Morwell (1,048 lots); 7% is located within Moe (531 lots); and 6% is located within Newborough (407 lots).

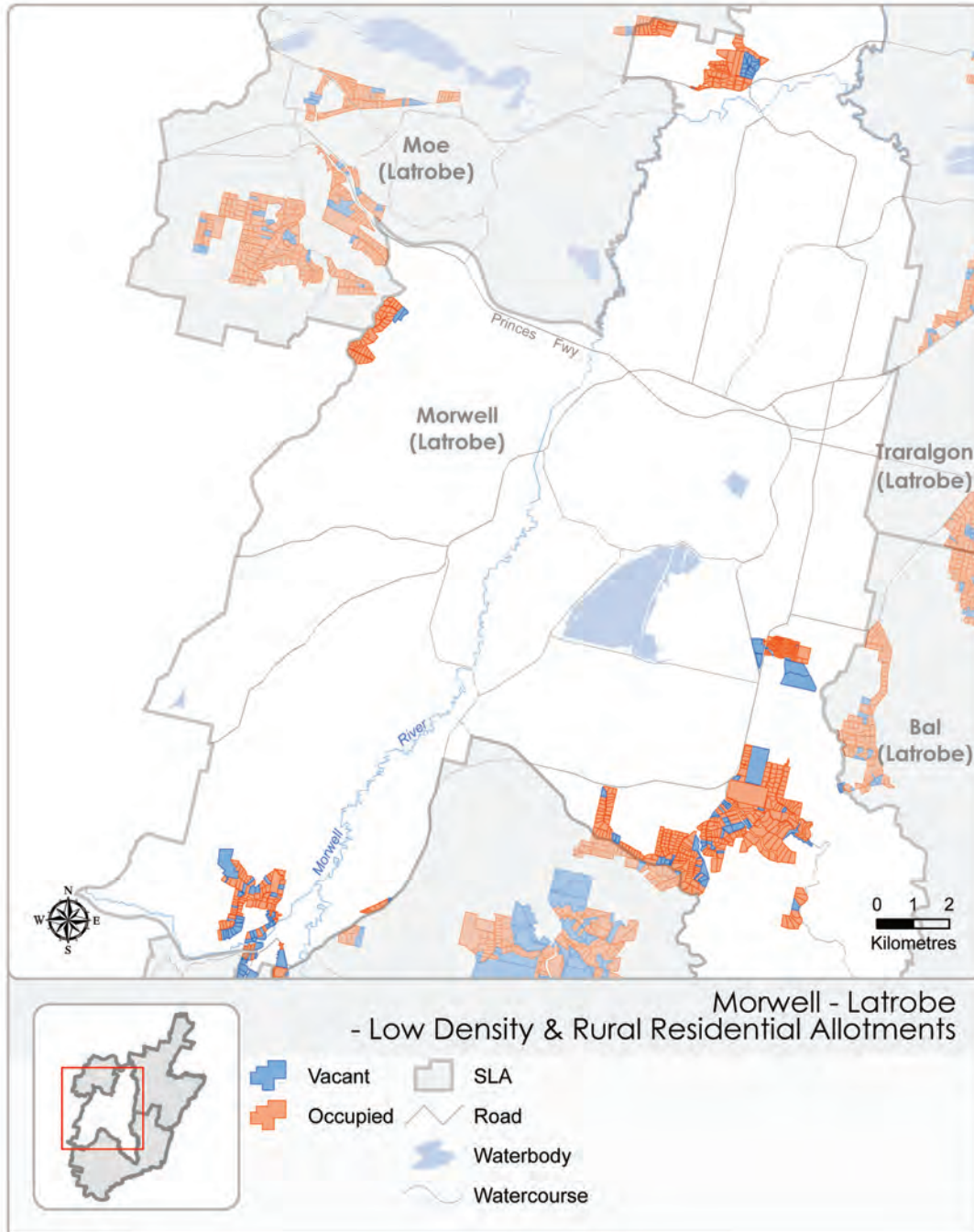
Based on the existing stock of vacant lots, identified zoned supply and identified future residential land stocks relative to recent construction rates and projected demand there is sufficient land to satisfy short, medium and long-term demand for residential lots. However, it is important to note, short-term demand for residential allotments is currently around 500 per annum. This broad amount of lots is required to satisfy particularly short-term requirements.

4.7 Overview Maps

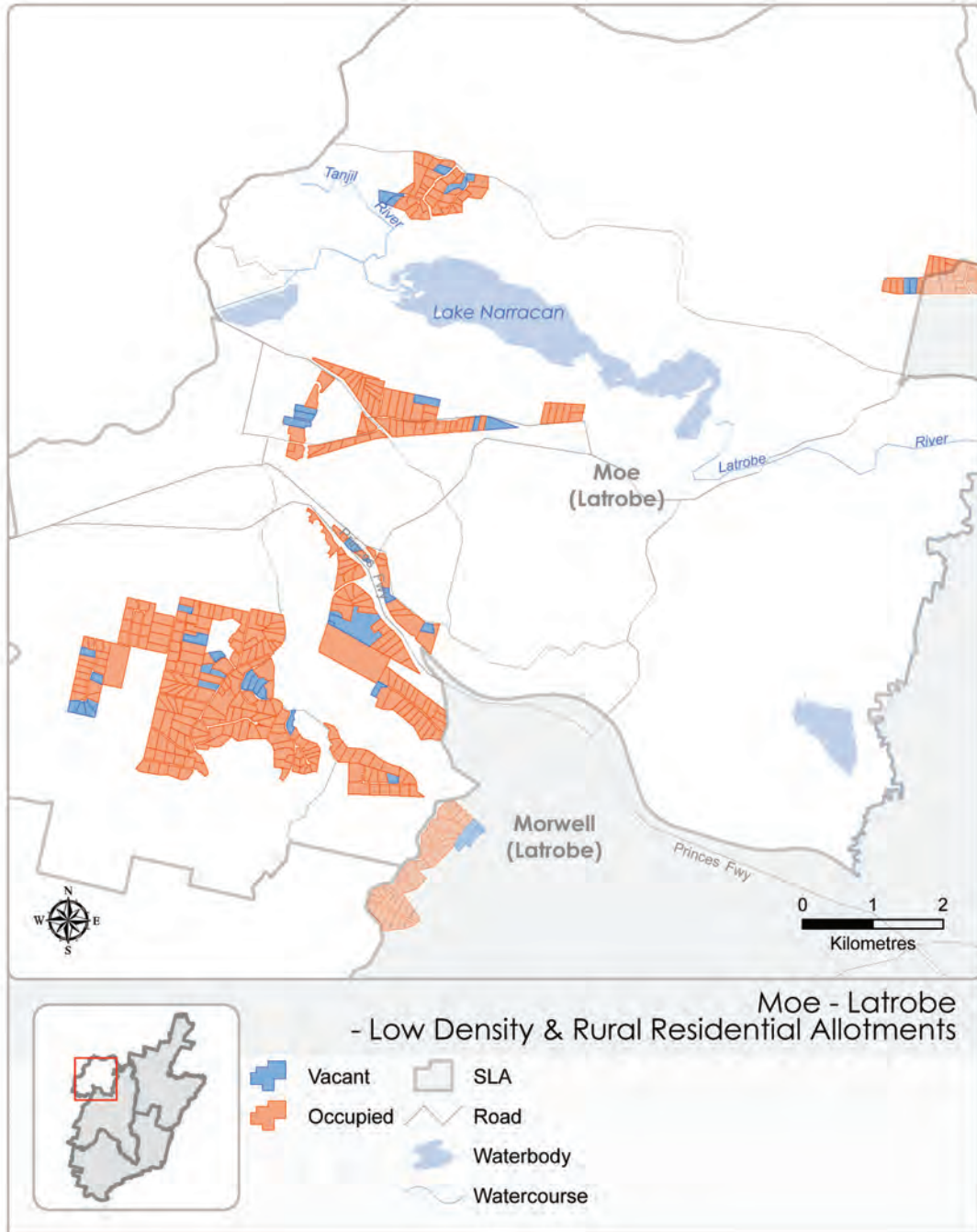
Overview Map 1: Vacant and Occupied Low Density Residential Allotments – Traralgon SLA, 2009



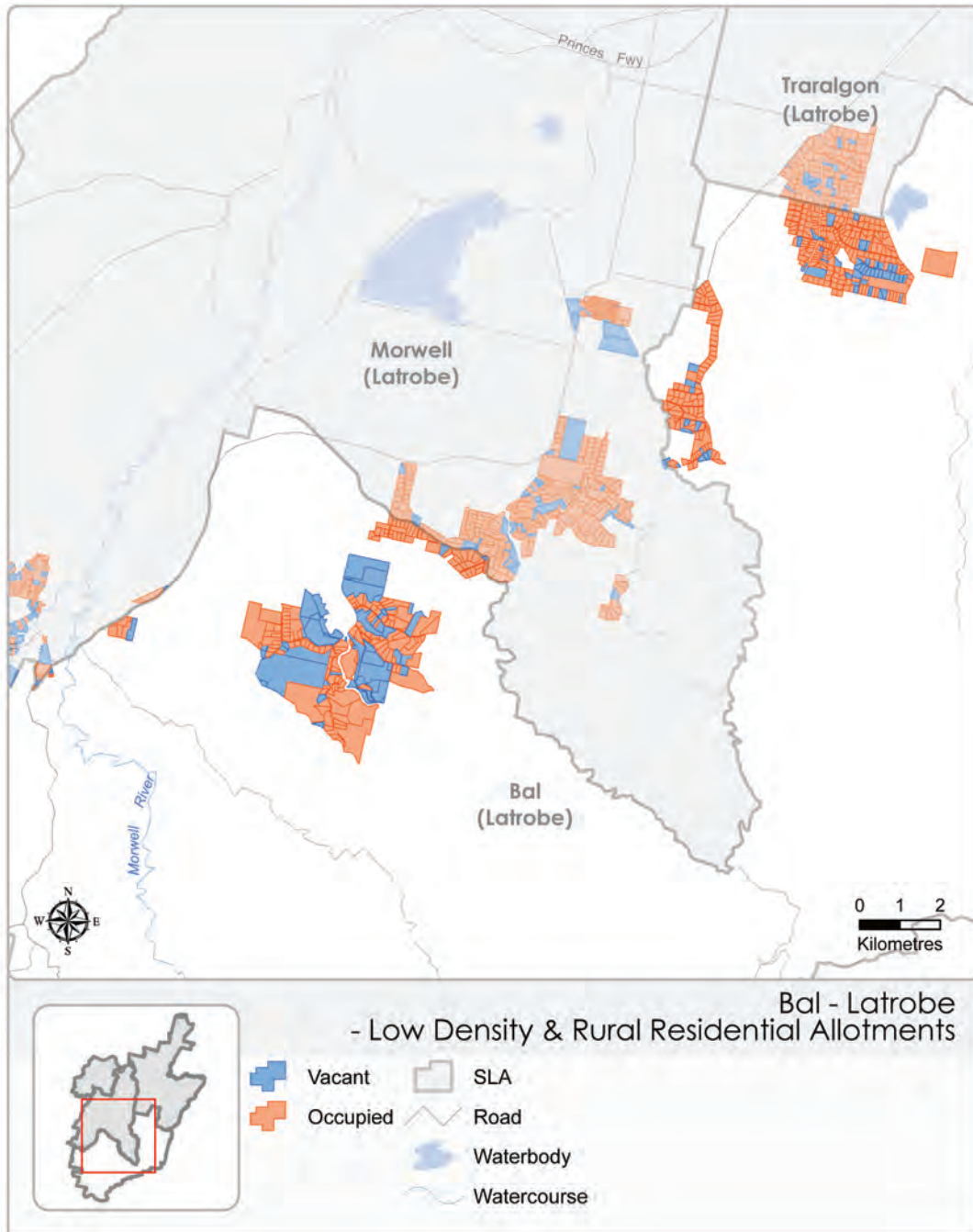
Overview Map 2: Vacant and Occupied Low Density Residential Allotments - Morwell SLA, 2009



Overview Map 3: Vacant and Occupied Low Density Residential Allotments – Moe SLA, 2009



Overview Map 4: Vacant and Occupied Low Density Residential Allotments - Latrobe Balance SLA, 2009



5.0 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 the *Victoria in Future 2008* projections as the basis for demand, which are updated in line with state population and household projections.

Victoria in Future 2008 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 2008* 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.

Victoria in Future 2008 projections cover the period 2006 to 2056 for the state, regional Victoria and Melbourne; for 2006 to 2036 for the Statistical Divisions in regional Victoria; and for 2006 to 2026 for local government areas and statistical local areas.

Overall, regional Victoria is projected to grow by 477,000 people in the next 30 years, compared with 320,000 in the previous 30 years. Most of this growth is projected to come from net migration from Melbourne.

Strong population growth can be expected in:

- ▶ regional centres, which have diverse employment opportunities and services;
- ▶ coastal areas, which are popular locations for sea-changers such as young families and retirees; and
- ▶ tree change and other 'lifestyle' locations such as rural areas around Melbourne and the regional centres as well as the Alpine areas and the Murray River.

For the land supply assessment for Latrobe, an alternative demand scenario has been presented. This scenario is a simple trend based assumption directly relating to the amount and distribution of recent residential lot construction activity. The 'development trend' scenario was developed due to the significant difference to the projections contained in *Victoria in Future 2008* compared to recent building approval and residential lot construction activity.

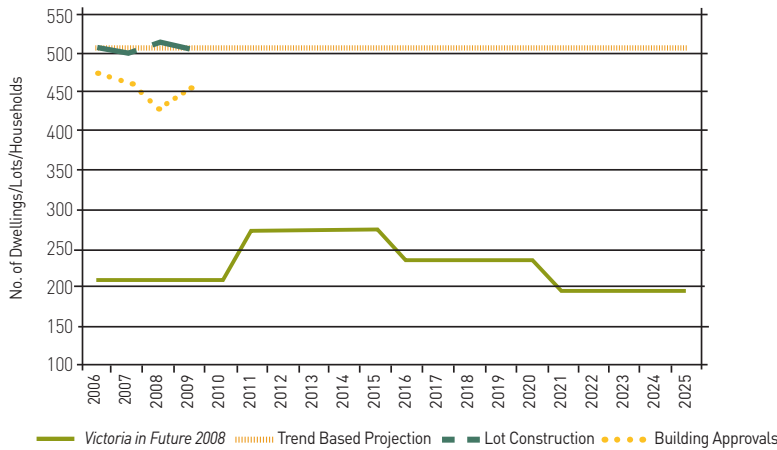
Graph 5.1 summarises the projected demand for residential dwellings for the municipal area of Latrobe.

From 2006 to 2009, it was estimated that there was an average annual demand for residential dwellings of 209. Over the same period, residential lot construction averaged 506 per annum and residential building approvals 454. Building approvals from 2003 to 2006 averaged 452 per annum.

From 2011 to 2016 *Victoria in Future 2008* projects that the average annual demand across the municipal area of Latrobe to be 273, from 2016 to 2021 – 234 per annum, declining to 195 per annum from 2021 to 2026. The demand projections from 2011 to 2016 are 66% lower than recent building approval activity (average 454 dwellings per annum between 2006/07 to 2008/09) and 85% lower than recent residential lot construction (average 506 lots constructed per annum between 2005/06 to 2008/09).

The 'development trend' scenario simply assumes a constant projected demand of recent residential lot construction activity of 506 per annum.

Graph 5.1: Projected Demand for Residential Dwellings, 2006 - 2026



Source: Australian Bureau of Statistics, Catalogue No. 8731.0, Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

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

- ▶ **Moe:** 37 to 76 dwellings per annum;
- ▶ **Morwell:** 53 to 79 dwellings per annum;
- ▶ **Traralgon:** 134 to 332 dwellings per annum; and
- ▶ **Latrobe Balance:** 10 to 18 dwellings per annum.

Summary & Conclusions

From 2006 to 2009, it was estimated that there was an average annual demand for residential dwellings of 209. Over the same period, residential lot construction averaged 506 per annum and residential building approvals 454. Building approvals from 2003 to 2006 averaged 452 per annum.

From 2011 to 2016 *Victoria in Future 2008* projects that the average annual demand across the municipal area of Latrobe to increase to 273, from 2016 to 2021 – 234 per annum, declining to 195 per annum from 2021 to 2026.

The 'development trend' scenario simply assumes a constant projected demand of recent residential lot construction activity of 506 per annum.

6.0 Adequacy of Land Stocks

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 Minor Infill, Major Infill, zoned broadhectare and future residential supply types are considered. Demand for residential lots/dwellings is sourced from the Victorian Governments population and household projections *Victoria in Future 2008* and the development trend scenario outlined above.

This is a conservative approach as it does not consider the supply of existing vacant lots and demand for low density lots. Tables 6.1(a) and 6.1(b) summarises the estimated years of residential land supply by SLA for both zoned and future residential land stocks.

Table 6.1(a): Estimated Years of Residential Land Supply – Victoria in Future 2008 Based

	LOTS						YEARS OF SUPPLY	
	Minor Infill	Major Infill	Zoned BH	Total Zoned	Future Res	Total	Total Zoned	Total Future
Moe	155	0	1,547	1,702	938	2,640	15+	15+
Morwell	300	0	2,299	2,599	2,308	4,907	15+	15+
Traralgon	624	0	993	1,617	3,927	5,544	11	15+
Latrobe Bal	0	0	0	0	0	0	0	0
LATROBE LGA	1,079	0	4,839	5,918	7,173	13,091	15+	15+

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 6.1(b): Estimated Years of Residential Land Supply – Development Trend Based

	LOTS						YEARS OF SUPPLY	
	Minor Infill	Major Infill	Zoned BH	Total Zoned	Future Res	Total	Total Zoned	Total Future
Moe	155	0	1,547	1,702	938	2,640	15+	11
Morwell	300	0	2,299	2,599	2,308	4,907	15+	15+
Traralgon	624	0	993	1,617	3,927	5,544	4	11
Latrobe Bal	0	0	0	0	0	0	0	0
LATROBE LGA	1,079	0	4,839	5,918	7,173	13,091	10	13

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

In terms of zoned residential land stocks it is estimated based on the identified supply and projected demand, there are sufficient land stocks to satisfy **over 15 years** of future demand based on *Victoria in Future 2008*. Whereas, it is estimated that there is **10 years** of supply based on demand forecasts sourced from the 'development trend' scenario. From a supply side, this is based on a zoned lot potential of 5,918 lots, of which:

- ▶ 4,839 lots are Broadhectare; and
- ▶ 1,079 are Minor Infill.

In the assessment of adequacy only 'un-subdivided' land stocks are considered, vacant residential allotments do not form a component to adequacy. This is a deliberate and conservative approach.

Years of zoned residential land supply by SLA range from:

- Moe – over 15 years supply, based on either demand scenario;
- Morwell – over 15 years supply, based on either demand scenario;
- Traralgon – from 4 to 11 years depending on the demand scenario; and
- Latrobe Balance – no zoned residential land stocks.

In terms of future residential land supply stocks, there is sufficient land to satisfy over **15 years** of projected demand based on *Victoria in Future 2008*. Utilising the 'development trend' scenario, there is sufficient identified future residential land stocks to satisfy **13 years** of demand.

Summary & Conclusions

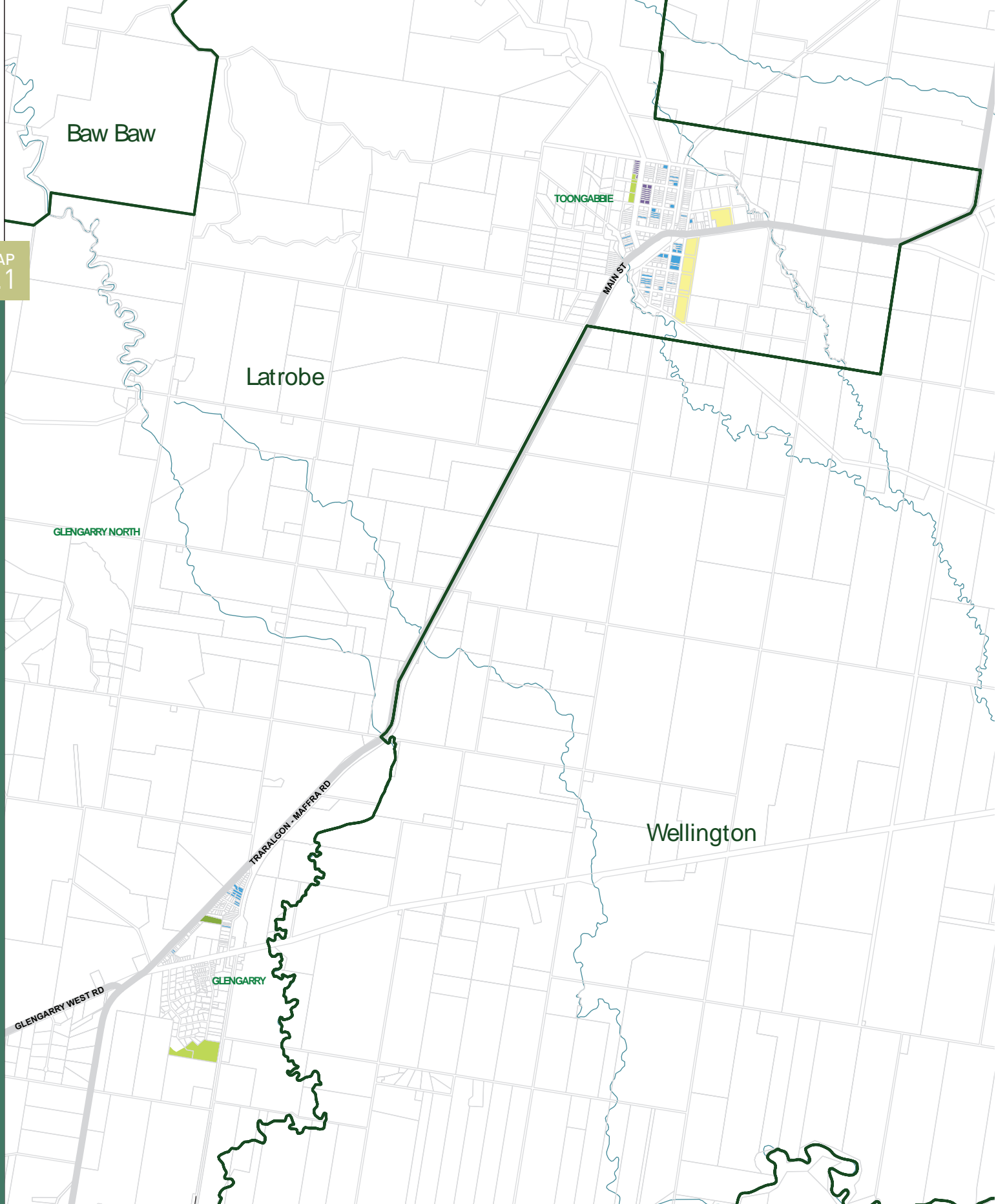
In terms of zoned residential land stocks it is estimated based on the identified supply and projected demand, there are sufficient land stocks to satisfy **over 15 years** of future demand based on *Victoria in Future 2008*. Whereas, it is estimated that there is **10 years** of supply based on demand forecasts based on recent development activity. From a supply side, this is based on a zoned lot potential of 5,918 lots, of which:

- ▶ 4,839 lots are broadhectare; and
- ▶ 1,079 are minor infill.

In terms of future residential land supply stocks, there is sufficient land to satisfy over **15 years** of projected demand based on *Victoria in Future 2008*. Utilising the development trend scenario, there is sufficient identified future residential land stocks to satisfy **13 years** of demand.

The existing stock of vacant allotments has the potential to satisfy approximately **1.7** (development trend) to **4.2 years** (*Victoria in Future 2008*) of projected demand. It is important that a suitable stock of vacant residential allotments is maintained to satisfy immediate demand for allotments.

7.0 Residential Maps



Broadhectare

- Constructed (2006, 07, 08, 09)
- Take up 1-2 yrs
- Take up 3-5 yrs
- Take up 6-10 yrs
- Take up 11+ yrs



PSP/rezoning required



Future residential

Major Infill

- Constructed (2006, 07, 08, 09)
- Supply 1-2 yrs
- Supply 3-5 yrs
- Supply 6-10 yrs
- Supply 11+ yrs

Minor Infill

- Minor Infill Supply

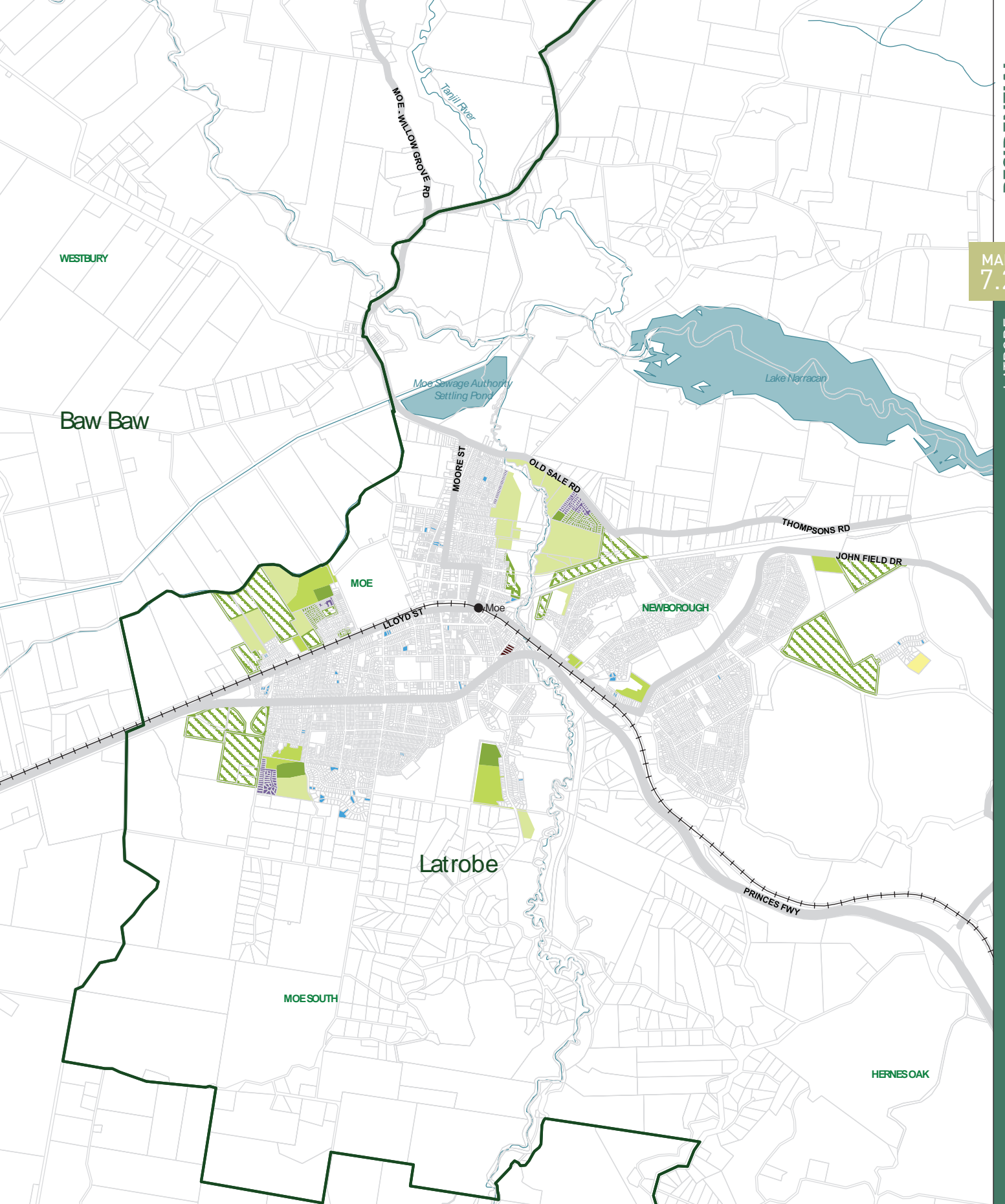
Other Features

- Cadastral boundary
- Municipality boundary
- Major road
- Railway
- River, creek

Latrobe index map



UDP MapsOnline available at:
www.land.vic.gov.au/udp



Broadhectare

- Constructed (2006, 07, 08, 09)
- Take up 1-2 yrs
- Take up 3-5 yrs
- Take up 6-10 yrs
- Take up 11+ yrs



PSP/rezoning required



Future residential

Major Infill

- Constructed (2006, 07, 08, 09)
- Supply 1-2 yrs
- Supply 3-5 yrs
- Supply 6-10 yrs
- Supply 11+ yrs

Minor Infill

- Minor Infill Supply

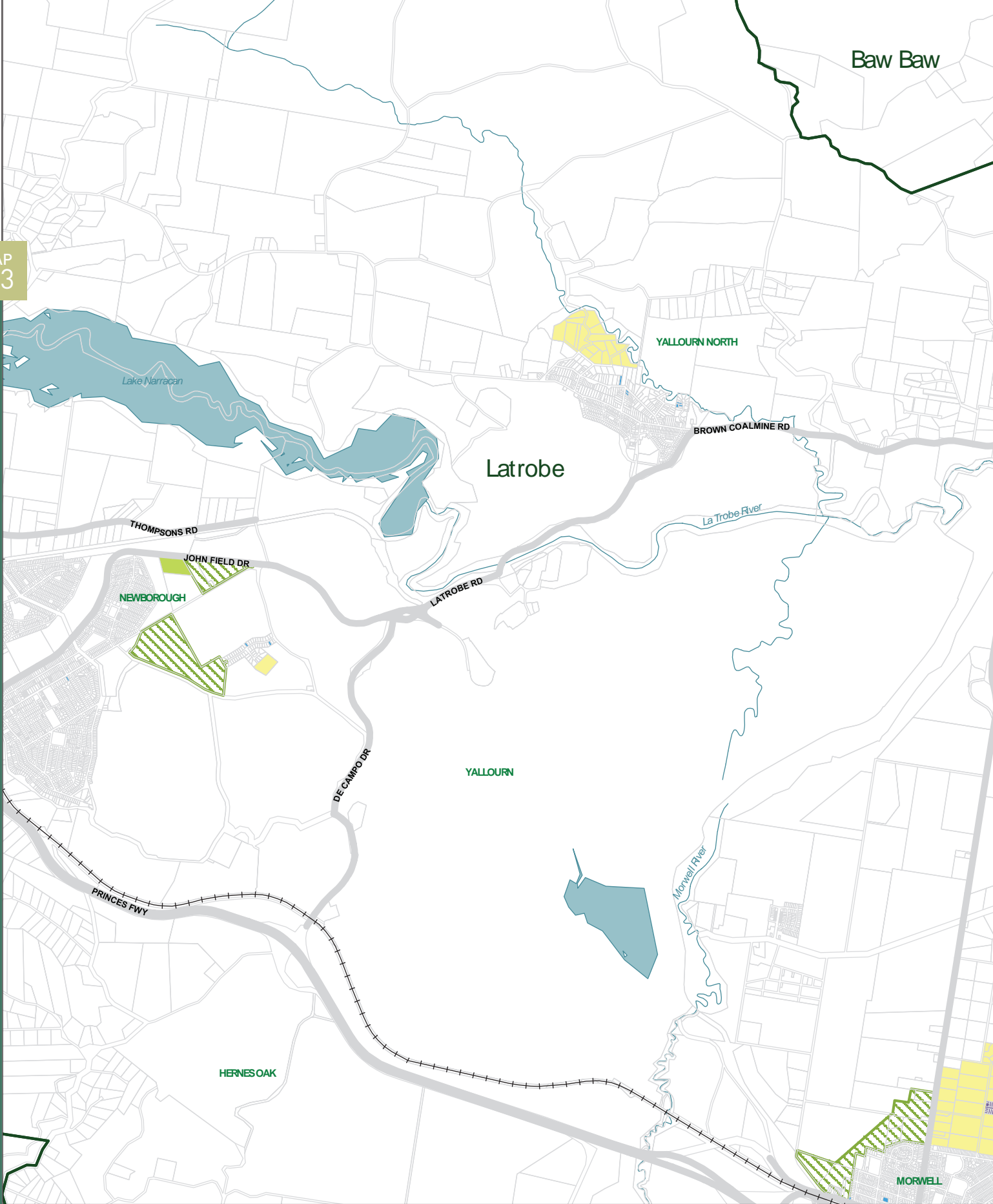
Other Features

- Cadastral boundary
- Municipality boundary
- Major road
- Railway
- River, creek

Latrobe index map



UDP MapsOnline available at:
www.land.vic.gov.au/udp



Broadhectare

- Constructed (2006, 07, 08, 09)
- Take up 1-2 yrs
- Take up 3-5 yrs
- Take up 6-10 yrs
- Take up 11+ yrs
- PSP/rezoning required
- Future residential

Major Infill

- Constructed (2006, 07, 08, 09)
- Supply 1-2 yrs
- Supply 3-5 yrs
- Supply 6-10 yrs
- Supply 11+ yrs

Minor Infill

- Minor Infill Supply

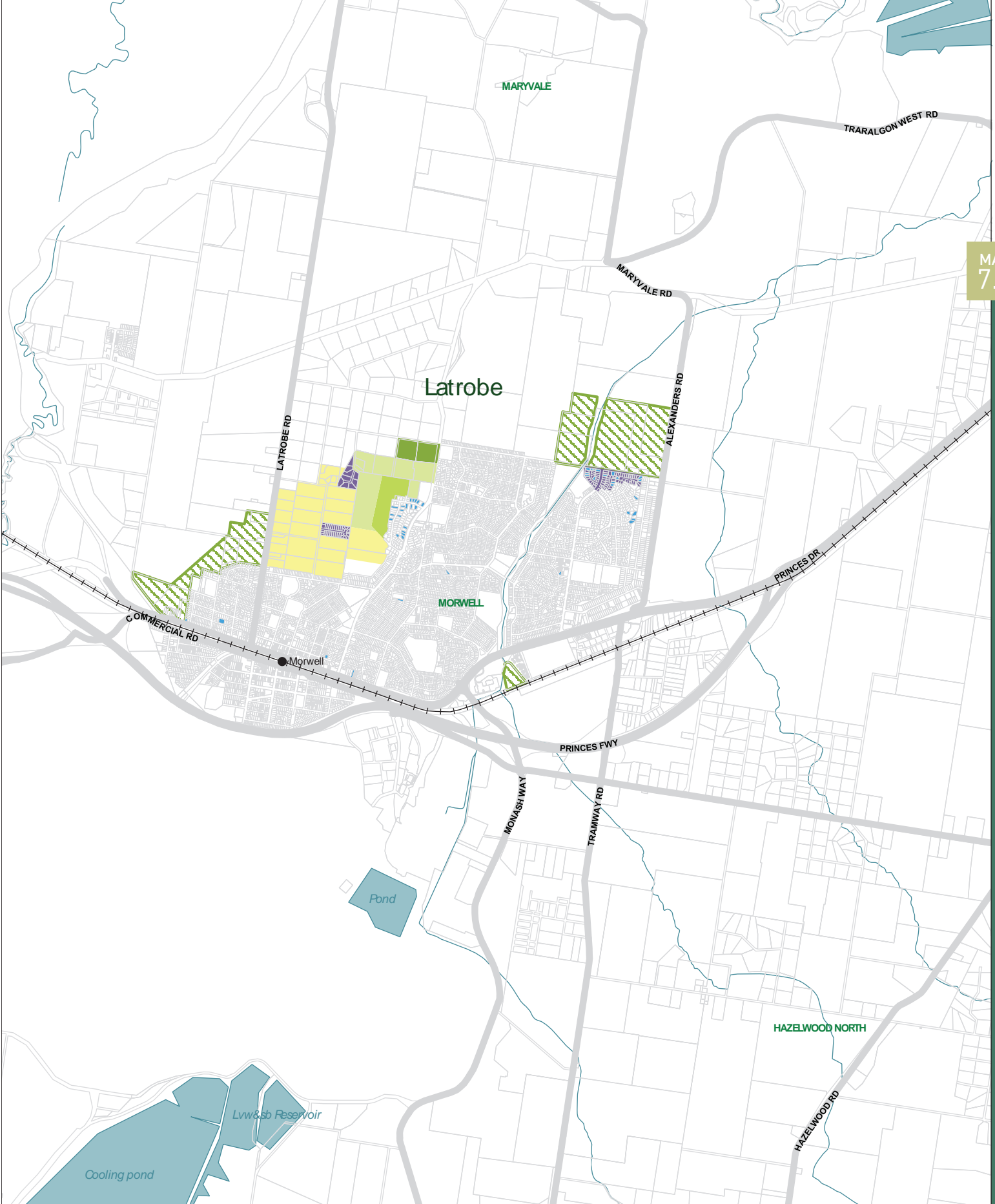
Other Features

- Cadastral boundary
- Municipality boundary
- Major road
- Railway
- River, creek

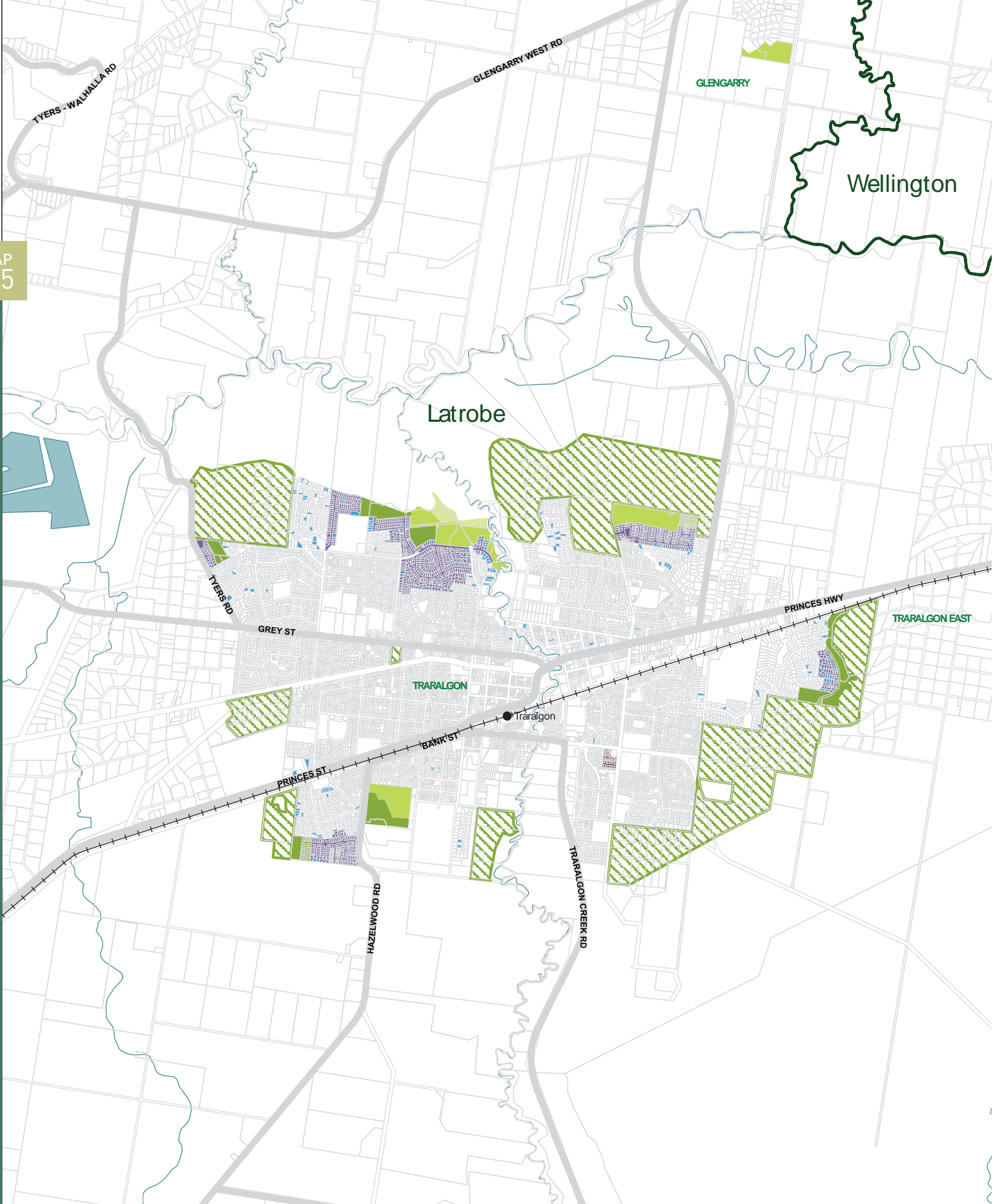
Latrobe index map



UDP MapsOnline available at: www.land.vic.gov.au/udp



<p>Broadhecture</p> <ul style="list-style-type: none"> Constructed (2006, 07, 08, 09) Take up 1-2 yrs Take up 3-5 yrs Take up 6-10 yrs Take up 11+ yrs 	<ul style="list-style-type: none"> PSP/rezoning required Future residential 	<p>Major Infill</p> <ul style="list-style-type: none"> Constructed (2006, 07, 08, 09) Supply 1-2 yrs Supply 3-5 yrs Supply 6-10 yrs Supply 11+ yrs <p>Minor Infill</p> <ul style="list-style-type: none"> Minor Infill Supply 	<p>Other Features</p> <ul style="list-style-type: none"> Cadastral boundary Municipality boundary Major road Railway River, creek 	<p>Latrobe index map</p> <p>UDP MapsOnline available at: www.land.vic.gov.au/udp</p>
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Broadhectare

- Constructed (2006, 07, 08, 09)
- Take up 1-2 yrs
- Take up 3-5 yrs
- Take up 6-10 yrs
- Take up 11+ yrs



PSP/rezoning required



Future residential

Major Infill

- Constructed (2006, 07, 08, 09)
- Supply 1-2 yrs
- Supply 3-5 yrs
- Supply 6-10 yrs
- Supply 11+ yrs

Minor Infill

- Minor Infill Supply

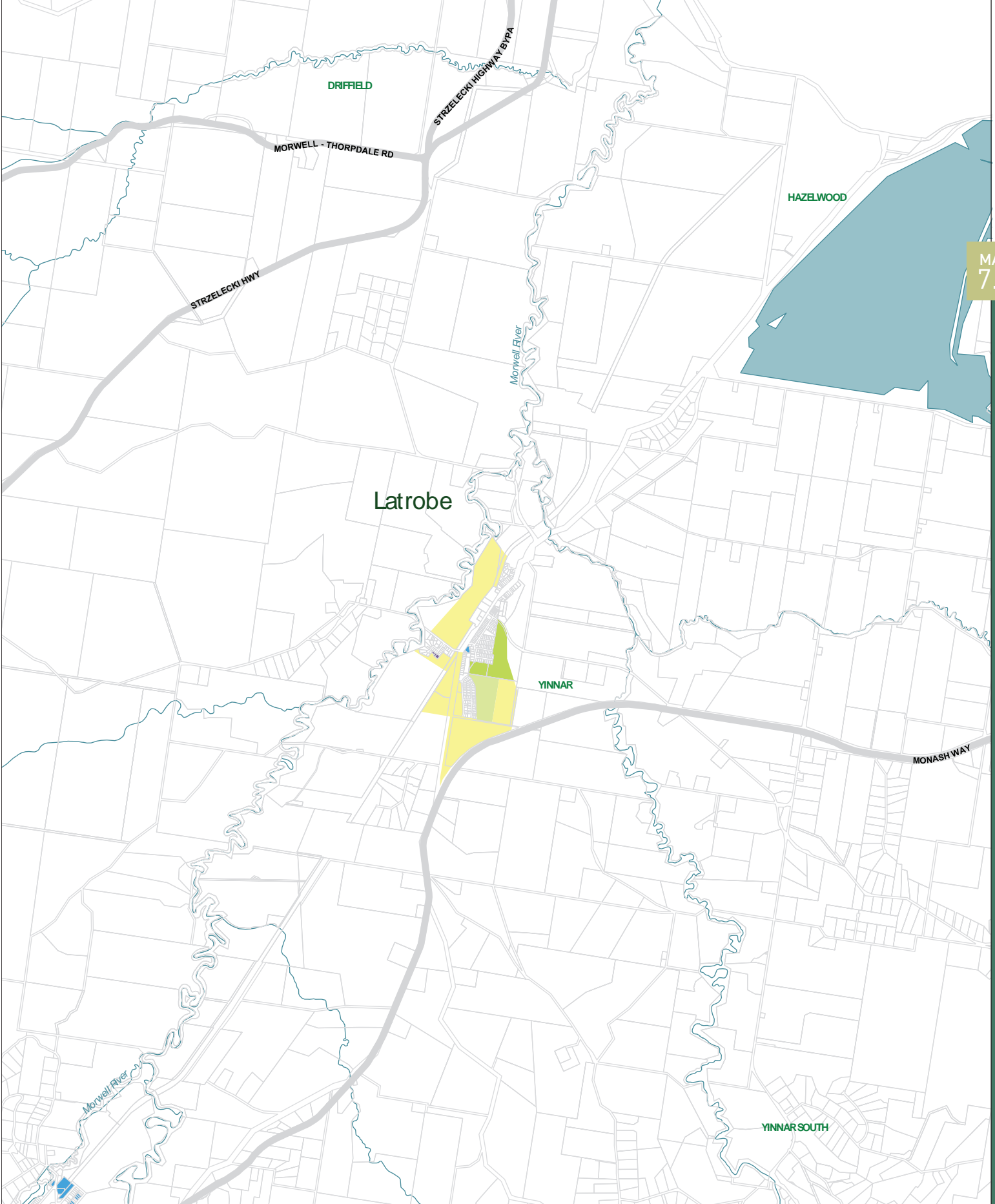
Other Features

- Cadastral boundary
- Municipality boundary
- Major road
- Railway
- River, creek

Latrobe index map



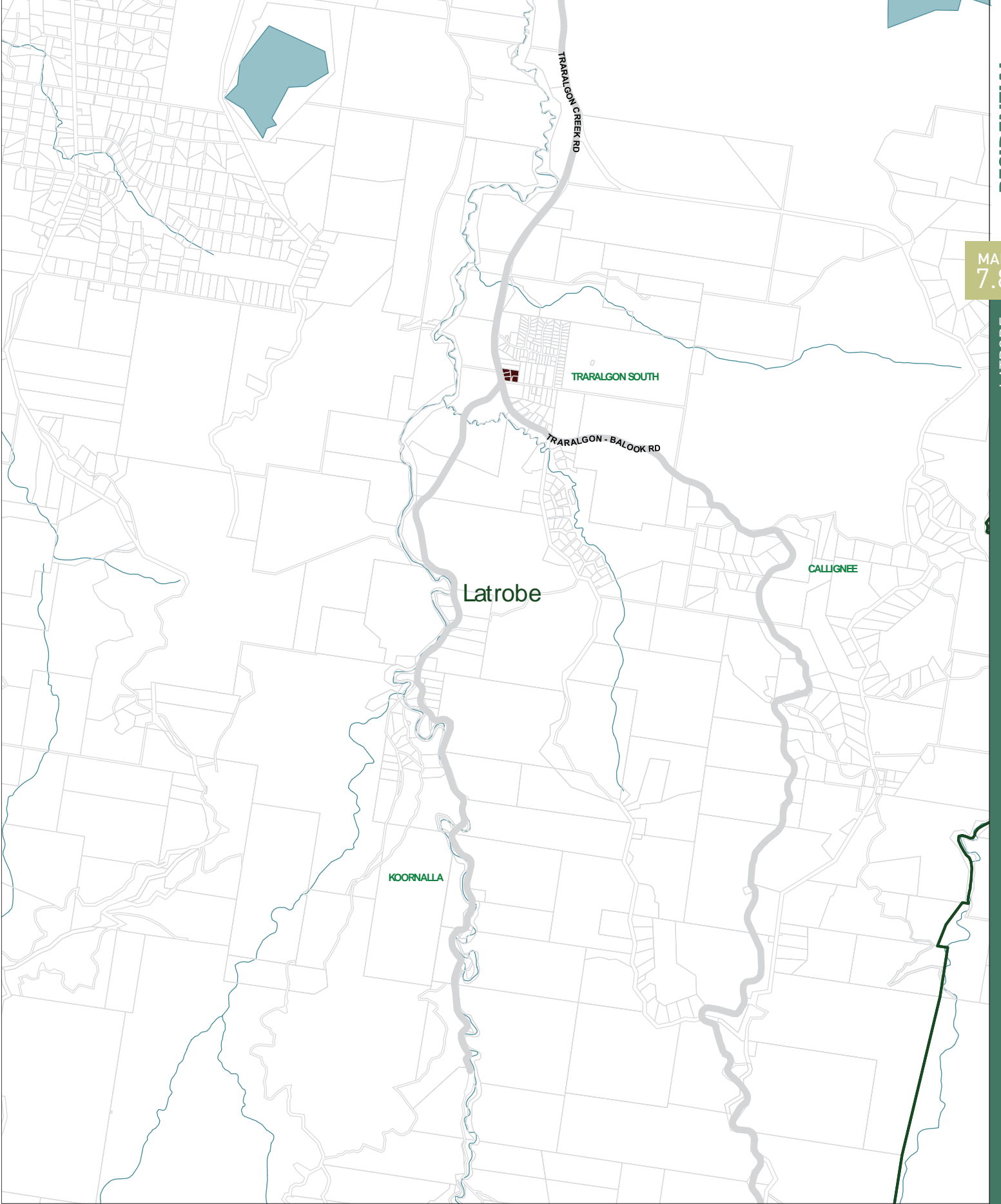
UDP MapsOnline available at:
www.land.vic.gov.au/udp



<p>Broadhectare</p> <ul style="list-style-type: none"> Constructed (2006, 07, 08, 09) Take up 1-2 yrs Take up 3-5 yrs Take up 6-10 yrs Take up 11+ yrs <p> PSP/rezoning required</p> <p> Future residential</p>	<p>Major Infill</p> <ul style="list-style-type: none"> Constructed (2006, 07, 08, 09) Supply 1-2 yrs Supply 3-5 yrs Supply 6-10 yrs Supply 11+ yrs <p>Minor Infill</p> <ul style="list-style-type: none"> Minor Infill Supply 	<p>Other Features</p> <ul style="list-style-type: none"> Cadastral boundary Municipality boundary Major road Railway River, creek 	<p>Latrobe index map</p> <p>UDP MapsOnline available at: www.land.vic.gov.au/udp</p>
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<p>Broadhectare</p> <ul style="list-style-type: none"> Constructed (2006, 07, 08, 09) Take up 1-2 yrs Take up 3-5 yrs Take up 6-10 yrs Take up 11+ yrs <p> PSP/rezoning required</p> <p> Future residential</p>	<p>Major Infill</p> <ul style="list-style-type: none"> Constructed (2006, 07, 08, 09) Supply 1-2 yrs Supply 3-5 yrs Supply 6-10 yrs Supply 11+ yrs <p>Minor Infill</p> <ul style="list-style-type: none"> Minor Infill Supply 	<p>Other Features</p> <ul style="list-style-type: none"> Cadastral boundary Municipality boundary Major road Railway River, creek 	<p>Latrobe index map</p> <p>UDP MapsOnline available at: www.land.vic.gov.au/udp</p>
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Broadhectare

- Constructed (2006, 07, 08, 09)
- Take up 1-2 yrs
- Take up 3-5 yrs
- Take up 6-10 yrs
- Take up 11+ yrs



PSP/rezoning required



Future residential

Major Infill

- Constructed (2006, 07, 08, 09)
- Supply 1-2 yrs
- Supply 3-5 yrs
- Supply 6-10 yrs
- Supply 11+ yrs

Minor Infill

- Minor Infill Supply

Other Features

- Cadastral boundary
- Municipality boundary
- Major road
- Railway
- River, creek



Story River

Latrobe index map



UDP MapsOnline available at:
www.land.vic.gov.au/udp



8.0 Residential Tables

Table 8.1: Minor Infill Lot Construction, 2005/06 to 2008/09

SLA	SUBURB	Year of Construction				TOTAL
		2005/06	2006/07	2007/08	2008/09	
Latrobe (C) - Moe	MOE	18	6	11	13	48
	NEWBOROUGH	4	3	8	17	32
	YALLOURN NORTH		7	7	3	17
	TOTAL	22	16	26	33	97
Latrobe (C) - Morwell	BOOLARRA		2		2	4
	CHURCHILL		2			2
	MORWELL	18	37	39	25	119
	YINNAR		2	3		5
	TOTAL	18	43	42	27	130
Latrobe (C) - Traralgon	GLENGARRY	2	2	1	1	6
	TOONGABBIE	2	3			5
	TRARALGON	40	88	67	46	241
	TRARALGON EAST				2	2
	TRARALGON SOUTH		1			1
	TYERS		6			6
	TOTAL	44	100	68	49	261
LATROBE LGA		84	159	136	109	488

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.2: Major Infill Lot Construction, 2005/06 to 2008/09

SLA	SUBURB	Year of Construction				TOTAL
		2005/06	2006/07	2007/08	2008/09	
Latrobe (C) - Moe	MOE			5		5
	TOTAL			5		5
Latrobe (C) - Morwell	BOOLARRA			5		5
	TOTAL			5		5
Latrobe (C) - Traralgon	TRARALGON				48	48
	TRARALGON SOUTH				4	4
	TOTAL				52	52
LATROBE LGA				10	52	62

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.3: Broadhectare Lot Construction, 2005/06 to 2008/09

SLA	SUBURB	Year of Construction				TOTAL
		2005/06	2006/07	2007/08	2008/09	
Latrobe (C) - Moe	MOE	58	22	57		137
	NEWBOROUGH				45	45
	TOTAL	58	22	57	45	182
Latrobe (C) - Morwell	CHURCHILL		30			30
	MORWELL	36	51	33		120
	YINNAR				3	3
	TOTAL	36	81	33	3	153
Latrobe (C) - Traralgon	TOONGABBIE	18				18
	TRARALGON	235	191	222	229	877
	TRARALGON EAST		22	20	21	63
	TOTAL	253	213	242	250	958
LATROBE LGA		347	316	332	298	1,293

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.4: Low Density Lot Construction, 2005/06 to 2008/09

SLA	SUBURB	Year of Construction				TOTAL
		2005/06	2006/07	2007/08	2008/09	
Latrobe (C) - Moe	MOE		4			4
	MOE SOUTH	2	4	7	4	17
	TOTAL	2	8	7	4	21
Latrobe (C) - Morwell	JEERALANG JUNCTION			4		4
	YALLOURN NORTH				12	12
	TOTAL			4	12	16
Latrobe (C) - Traralgon	GLENGARRY			2		2
	HAZELWOOD NORTH			10	15	25
	TRARALGON	25	10	7	5	47
	TRARALGON EAST	2	2	2		6
	TYERS		4		5	9
	TOTAL	27	16	21	25	89
Latrobe (C) Bal	HAZELWOOD NORTH	49			3	52
	HAZELWOOD SOUTH			2		2
	YINNAR SOUTH				2	2
	TOTAL	49		2	5	56
LATROBE LGA		78	24	34	46	182

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.5: Minor Infill Lot Potential, 2009

SLA	SUBURB	NO. OF LOTS
Latrobe (C) - Moe	MOE	117
	NEWBOROUGH	18
	YALLOURN	4
	YALLOURN NORTH	16
	TOTAL	155
Latrobe (C) - Morwell	BOOLARRA	128
	CHURCHILL	45
	MORWELL	121
	YINNAR	6
	TOTAL	300
Latrobe (C) - Traralgon	GLENGARRY	45
	TOONGABBIE	148
	TRARALGON	372
	TRARALGON EAST	59
	TOTAL	624
LATROBE LGA		1,079

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.6: Broadhectare Lot Potential and Anticipated Development Timing, 2009

SLA	SUBURB	Development Timing				TOTAL
		1-2 years	3-5 years	6-10 years	11+ years	
Latrobe (C) - Moe	MOE	125	256	465		846
	NEWBOROUGH	75	121	357		553
	YALLOURN				0	0
	YALLOURN NORTH				148	148
	TOTAL	200	377	822	148	1,547
Latrobe (C) - Morwell	CHURCHILL	40	42	215	172	469
	MORWELL	85	124	258	480	947
	YINNAR		118	102	663	883
	TOTAL	125	284	575	1315	2,299
Latrobe (C) - Traralgon	GLENGARRY	12	12			24
	TOONGABBIE		10		69	79
	TRARALGON	239	448	85		772
	TRARALGON EAST	118				118
	TOTAL	369	470	85	69	993
LATROBE LGA	694	1,131	1,482	1,532	4,839	

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.7: Future Residential Supply (lots), 2009

SLA	SUBURB	TOTAL
Latrobe (C) - Moe	MOE	531
	NEWBOROUGH	407
	TOTAL	938
Latrobe (C) - Morwell	CHURCHILL	1,260
	MORWELL	1,048
	TOTAL	2,308
Latrobe (C) - Traralgon	TRARALGON	3,927
	TOTAL	3,927
LATROBE LGA		7,173

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.8: Residential Vacant Lot Stock by Zone Type, 2009

SLA	SUBURB	ZONE TYPE		TOTAL
		R1Z	TZ	
Latrobe (C) - Moe	MOE	92		92
	NEWBOROUGH	27		27
	YALLOURN NORTH	1		1
	TOTAL	120		120
Latrobe (C) - Morwell	BOOLARRA	21	4	25
	CHURCHILL	119		119
	MORWELL	122		122
	YINNAR	7		7
	TOTAL	269	4	273
Latrobe (C) - Traralgon	GLENGARRY	4		4
	TOONGABBIE	3		3
	TRARALGON	432		432
	TRARALGON EAST	22		22
	TYERS		17	17
	TOTAL	461	17	478
LATROBE LGA		850	21	871

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.9: Occupied and Vacant 'Low Density' Lot Stock, 2009

SLA	SUBURB	LDRZ			RLZ				TOTAL	
		VACANT	OCCUPIED	VACANCY RATE (%)	VACANT	OCCUPIED	VACANCY RATE (%)	NOT ASSESSED	TOTAL VACANT LOTS	TOTAL VACANCY RATE (%)
Latrobe (C) - Moe	HERNES OAK				2	43	4.4%		2	4.4%
	MOE				3	19	13.6%		3	13.6%
	MOE SOUTH				17	156	9.8%		17	9.8%
	NEWBOROUGH				11	85	11.5%		11	11.5%
	TANJIL SOUTH				5	34	12.8%		5	12.8%
	YALLOURN NORTH				2	9	18.2%		2	18.2%
	TOTAL				40	346	10.4%		40	10.4%
Latrobe (C) - Morwell	BOOLARRA	12	17	41%	39	81	32.5%	27	51	34.2%
	CHURCHILL	2		100%	10	175	5.4%		12	6.4%
	HERNES OAK				2	39	4.9%		2	4.9%
	JEERALANG				1	8	11.1%		1	11.1%
	JEERALANG JUNCTION				32	191	14.3%		32	14.3%
	YALLOURN NORTH				14	68	17.1%		14	17.1%
	YINNAR SOUTH				3	34	8.1%		3	8.1%
	TOTAL	14	17	45%	101	596	14.5%	27	115	15.8%
Latrobe (C) - Traralgon	CALLIGNEE							23	0	
	COWWARR				1	29	3.3%		1	3.3%
	GLENGARRY				3	28	9.7%		3	9.7%
	GLENGARRY NORTH				2	25	7.4%		2	7.4%
	GLENGARRY WEST					2	0.0%		0	0.0%
	HAZELWOOD NORTH				19	103	15.6%		19	15.6%
	MORWELL					2	0.0%		0	0.0%
	TOONGABBIE				7	52	11.9%		7	11.9%
	TRARALGON	37	83	31%	23	156	12.8%		60	20.1%
	TRARALGON EAST				10	142	6.6%		10	6.6%
	TYERS	2	10	17%	15	198	7.0%		17	7.6%
	TOTAL	39	93	30%	80	737	9.8%	23	119	12.5%
Latrobe (C) Bal	BOOLARRA	2	2	50%	1	5	16.7%		3	30.0%
	CALLIGNEE							70	0	
	HAZELWOOD NORTH				42	191	18.0%		42	18.0%
	HAZELWOOD SOUTH				12	89	11.9%		12	11.9%
	JEERALANG JUNCTION				2	19	9.5%		2	9.5%
	TRARALGON SOUTH							45	0	
	YINNAR SOUTH				50	151	24.9%		50	24.9%
TOTAL	2	2	50%	107	455	19.0%	115	109	19.3%	
LATROBE LGA	55	112	33%	328	2,134	13.3%	165	383	14.6%	

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.10(a): Estimated and Projected Number of Households, 2006 to 2026
(Victoria in Future 2008 Based)

SLA Name	2006	2011	2016	2021	2026
Latrobe (C) - Moe	8,367	8,530	8,759	8,935	9,082
Latrobe (C) - Morwell	10,004	10,259	10,577	10,846	11,060
Latrobe (C) - Traralgon	11,531	12,128	12,909	13,584	14,140
Latrobe (C) Bal	1,026	1,054	1,092	1,141	1,200
LATROBE LGA	30,928	31,971	33,338	34,505	35,483

Source: Department of Planning and Community Development, 2009; Victoria in Future 2008

Table 8.10(b): Estimated and Projected Average Annual Change in the Number of Households, 2006 to 2026 (Victoria in Future 2008 Based)

SLA Name	2006 to 2011	2011 to 2016	2016 to 2021	2021 to 2026
Latrobe (C) - Moe	33	46	35	29
Latrobe (C) - Morwell	51	64	54	43
Latrobe (C) - Traralgon	119	156	135	111
Latrobe (C) Bal	6	8	10	12
LATROBE LGA	209	273	234	195

Source: Department of Planning and Community Development, 2009; Victoria in Future 2008

Table 8.10(c): Estimated and Projected Average Annual Percentage Change in the Number of Households, 2006 to 2026 (Victoria in Future 2008 Based)

SLA Name	2006 to 2011	2011 to 2016	2016 to 2021	2021 to 2026
Latrobe (C) - Moe	0.4%	0.5%	0.4%	0.3%
Latrobe (C) - Morwell	0.5%	0.6%	0.5%	0.4%
Latrobe (C) - Traralgon	1.0%	1.3%	1.0%	0.8%
Latrobe (C) Bal	0.5%	0.7%	0.9%	1.0%
LATROBE LGA	0.7%	0.8%	0.7%	0.6%

Source: Department of Planning and Community Development, 2009; Victoria in Future 2008

Table 8.11(a): Estimated and Projected Number of Households, 2006 to 2026
(Development Trend Based)

SLA Name	2006	2011	2016	2021	2026
Latrobe (C) - Moe	8,367	8,742	9,117	9,492	9,867
Latrobe (C) - Morwell	10,004	10,394	10,784	11,174	11,564
Latrobe (C) - Traralgon	11,531	13,166	14,801	16,436	18,071
Latrobe (C) Bal	1,026	1,116	1,206	1,296	1,386
LATROBE LGA	30,928	33,418	35,908	38,398	40,888

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.11(b): Estimated and Projected Average Annual Change in the Number of Households, 2006 to 2026 (Development Trend Based)

SLA Name	2006 to 2011	2011 to 2016	2016 to 2021	2021 to 2026
Latrobe (C) - Moe	75	75	75	75
Latrobe (C) - Morwell	78	78	78	78
Latrobe (C) - Traralgon	327	327	327	327
Latrobe (C) Bal	18	18	18	18
LATROBE LGA	498	498	498	498

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Table 8.11(c): Estimated and Projected Average Annual Percentage Change in the Number of Households, 2006 to 2026 (Development Trend Based)

SLA Name	2006 to 2011	2011 to 2016	2016 to 2021	2021 to 2026
Latrobe (C) - Moe	0.9%	0.8%	0.8%	0.8%
Latrobe (C) - Morwell	0.8%	0.7%	0.7%	0.7%
Latrobe (C) - Traralgon	2.7%	2.4%	2.1%	1.9%
Latrobe (C) Bal	1.7%	1.6%	1.4%	1.4%
LATROBE LGA	1.6%	1.4%	1.3%	1.3%

Source: Spatial Economics Pty Ltd and Department of Planning and Community Development, 2009

Locations of Suburbs and Statistical Local Areas – Latrobe

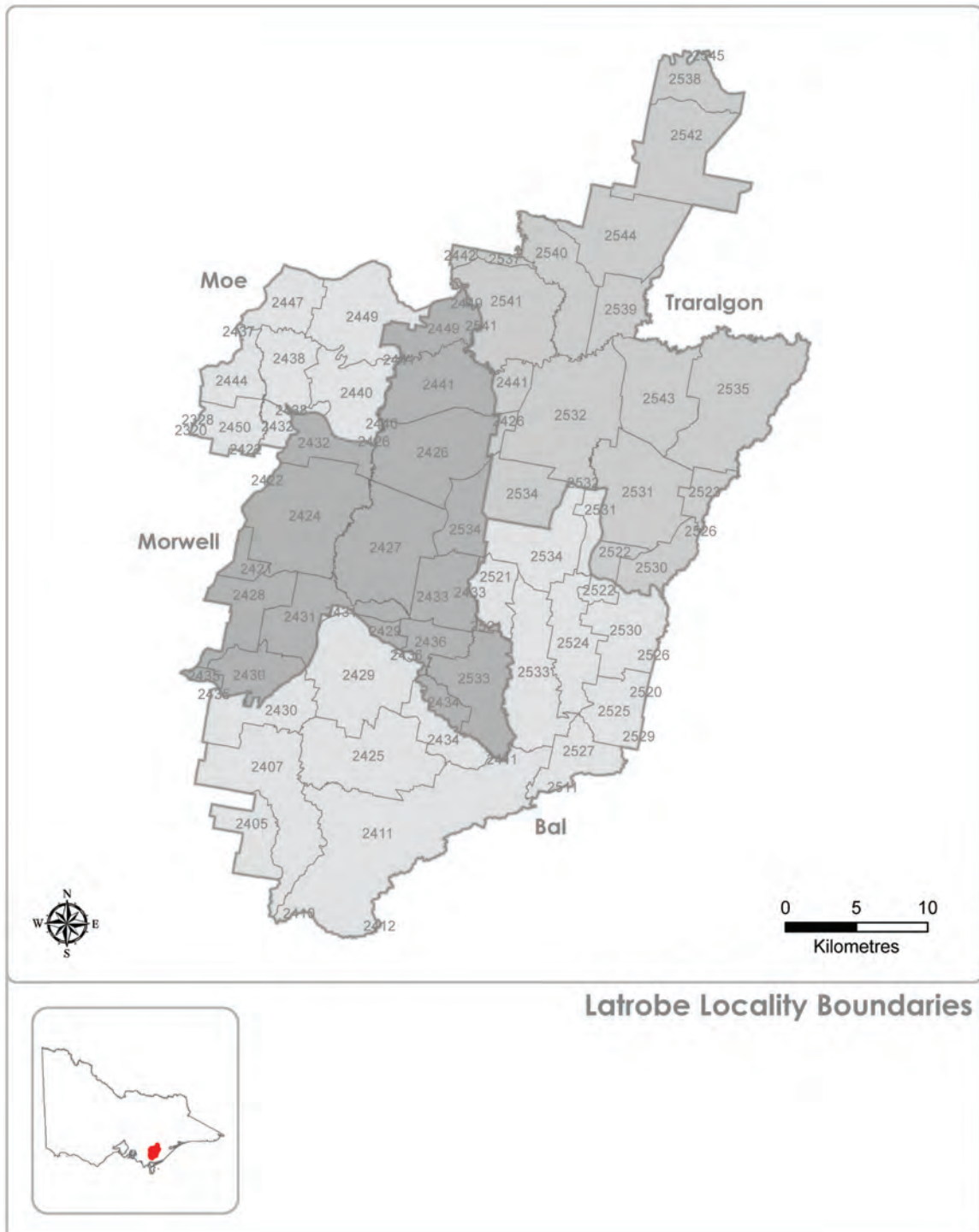


Table 8.12: List of Suburbs by SLA

SLA	SUBURB	REF #	SLA	SUBURB	REF #
Moe	COALVILLE	2422	Traralgon	BOOLA	2537
	HERNES OAK	2432		CALLIGNEE	2530
	MARYVALE	2441		CALLIGNEE NORTH	2526
	MOE	2444		COWWARR	2538
	MOE SOUTH	2450		FLYNN	2535
	MORWELL	2426		FLYNN'S CREEK	2523
	NEWBOROUGH	2438		GLENGARRY	2539
	TANJIL SOUTH	2447		GLENGARRY NORTH	2544
	TRAFALGAR EAST	2328		GLENGARRY WEST	2540
	TRAFALGAR SOUTH	2320		HAZELWOOD NORTH	2534
	WESTBURY	2437		LOY YANG	2531
	YALLOURN	2440		MARYVALE	2441
	YALLOURN NORTH	2449		MOONDARRA	2442
Latrobe Bal	BALOOK	2527		MORWELL	2426
	BLACKWARRY	2529	TOONGABBIE	2542	
	BOOLARRA	2430	TRARALGON	2532	
	BOOLARRA SOUTH	2407	TRARALGON EAST	2543	
	BUDGEREE	2425	TRARALGON SOUTH	2522	
	CALLIGNEE	2530	TYERS	2541	
	CALLIGNEE NORTH	2526	WALHALLA EAST	2545	
	CALLIGNEE SOUTH	2520	YALLOURN NORTH	2449	
	CHURCHILL	2433	Morwell	BOOLARRA	2430
	DARLIMURLA	2435		CHURCHILL	2433
	GRAND RIDGE	2411		COALVILLE	2422
	GUNYAH	2410		DARLIMURLA	2435
	HAZELWOOD NORTH	2534		DELBURN	2428
	HAZELWOOD SOUTH	2521		DRIFFIELD	2424
	JEERALANG	2533		GRAND RIDGE	2411
	JEERALANG JUNC'N	2436		HAZELWOOD	2427
	JUMBUK	2434		HAZELWOOD NORTH	2534
	KOORNALLA	2524		HAZELWOOD SOUTH	2521
	LOY YANG	2531		HERNES OAK	2432
	MIRBOO	2405		JEERALANG	2533
	MOUNT TASSIE	2525		JEERALANG JUNC'N	2436
	TARRA VALLEY	2511		JUMBUK	2434
	TRARALGON	2532	MARYVALE	2441	
	TRARALGON SOUTH	2522	MORWELL	2426	
	WONYIP	2412	NARRACAN	2421	
	YINNAR	2431	NEWBOROUGH	2438	
	YINNAR SOUTH	2429	TYERS	2541	
		YALLOURN	2440		
		YALLOURN NORTH	2449		
		YINNAR	2431		
		YINNAR SOUTH	2429		

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.

Greenfield sites (see also 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.

High density

For the purposes of UDP reporting, redevelopment projects that are four storeys or greater are considered high density.

Local Government Area (LGA)

A geographical area that is administered by a local council. Victoria has 79 LGAs.

Lot (broadhectare)

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.

Lot density (broadhectare land)

Number of potential lots associated to land parcels. Net density excludes non-residential land uses except local roads and local open space, while gross lot density includes other land uses.

Low density land

Land zoned Low Density Residential (LDRZ) or Rural Living (RLZ).

Major infill

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

Major redevelopment sites

Sites predominantly in existing urban areas that are proposed to be converted or redeveloped for residential purposes and that will yield 10 or more dwellings.

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.

Medium density

For the purposes of UDP reporting, redevelopment projects consisting of attached one, two and three-storey dwellings are considered medium density.

Minor infill

Undeveloped land within the existing urban area, zoned for residential development, and parent lot or existing lot less from 1,000sqm to 1ha.

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.

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.

Vacant Lots

Existing residential vacant lots, sized less than 1,000sqm. A vacant lot is defined as no existing habitable dwelling or 'significant' existing use such as a playground or park



Acknowledgements

This Urban Development Program report would not have been possible with the assistance and contribution of Spatial Economics Pty Ltd, the Latrobe City Council and Regional Development Victoria.

The Department of Planning and Community Development would like to thank the representatives from these organisations for their valuable contributions.

