

# **Housing Development Data Analysis**

**September 2013**

**Prepared by the Department of Transport, Planning and Local Infrastructure for the City of  
Greater Dandenong**

**Based on Housing Development Data 2004-2011**

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## 1. INTRODUCTION

The City of Greater Dandenong has over the past six years associated each of its residential and activity areas with a preferred scale of future housing development. As per Council's Municipal Strategic Statement this includes:

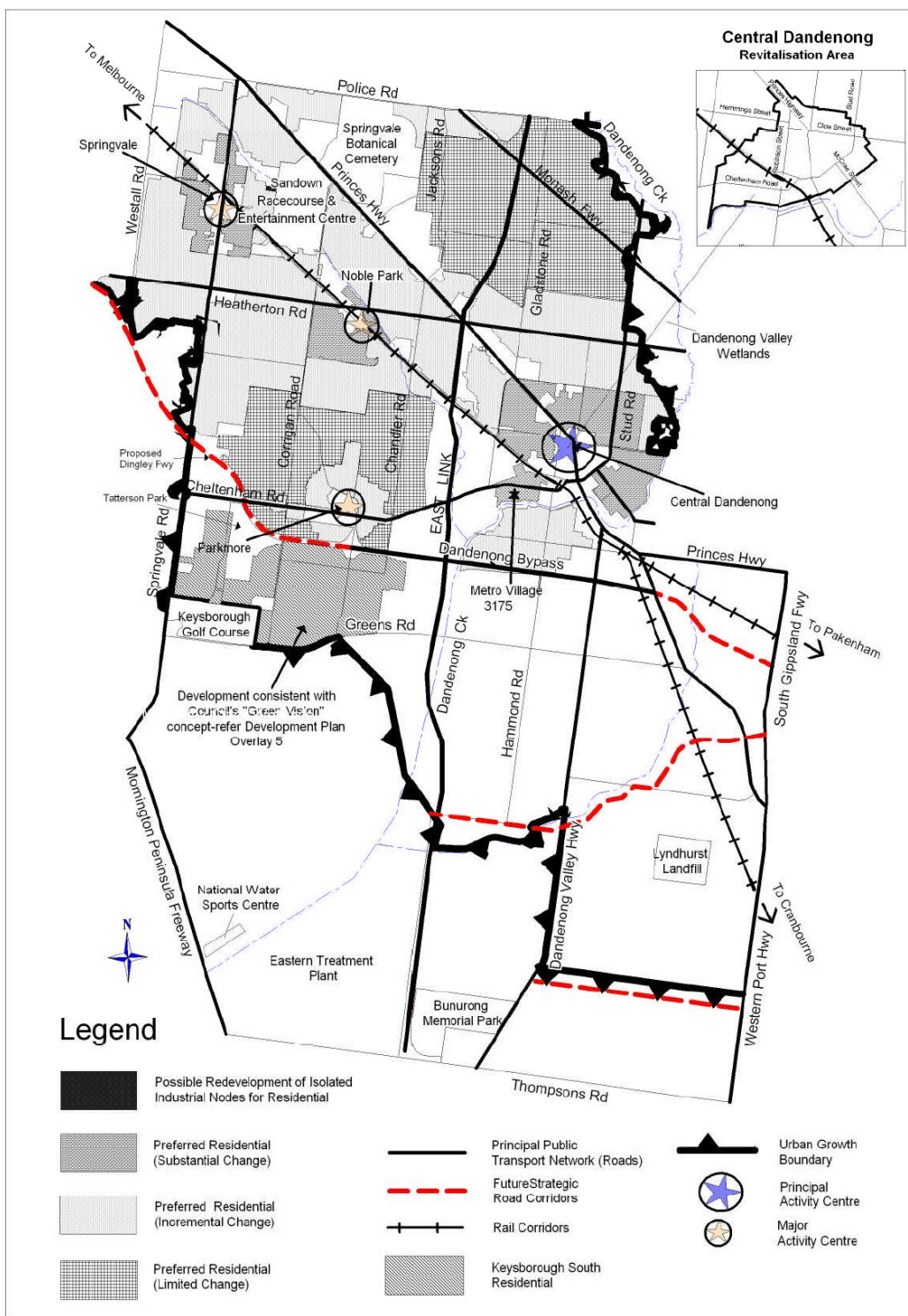
- areas in which higher scale development is supported which are defined as Activity Areas and Substantial Change Areas;
- where medium to lower scale housing is supported, which are defined as Incremental Change Areas; and
- areas where change is constrained which are defined as Limited Change Areas.

Council's Strategic Residential Framework (Cl. 21.04-1) depicts the location of these change areas as well major redevelopment locations (see Figure 1).

These Change Areas provide the statutory basis to 'facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households' as per objective 1 of Clause 21.04-1. Substantial, Incremental and Limited Change Areas are also subject to detailed design guidelines which, in turn, go some way to improving the standard and quality of residential development in Greater Dandenong, which is also a major goal of Council.

Following the adoption of Council's Neighbourhood Character Study in 2007, Council's Change Areas enjoy a high degree of currency and would seem to reflect the current residential development context and housing aspirations of the municipality. To build on this and address other housing related matters, Council is currently developing a Municipal Housing Strategy. The future Municipal Housing Strategy will focus on developing initiatives to further influence the location, design, diversity, affordability and sustainability of new housing.

Figure 1 Greater Dandenong Strategic Residential Framework (Cl. 21.04-1)



### **1.1. The purpose of this study**

With the introduction of the New Residential Zones, Council needs to determine the way in which it can make best use of these new tools to achieve Council's housing objectives.

To help in this task, the Department of Transport, Planning and Local Infrastructure (DTPLI) is seeking to provide Council with information on the performance of its existing housing policy, which in this study involves investigating recent development in Council's residential change and development areas as designated in the Strategic Residential Framework. The results of this are intended to highlight the key local housing development trends and dynamics that may warrant close attention in the implementation of the new zones.

Further to the above, in December 2012, the Reformed Zones Ministerial Advisory Committee released their report and recommendations on the reformed residential zones. Recommendation 19 recommended government appoint a standing advisory committee to advise Councils on the application of the new residential zones. In response (March 2013) the Victorian Government stated that this would be the responsibility of DPCD (now DTPLI), whom would develop a process of assessment to advise the Government on the application of the new residential zones.

The Committee also recommended that data and spatial analysis generated by the Department be publicly released to assist in the application of the new residential zones. The Government agreed with this and announced that this would occur through the implementation phase of the reformed Residential Zones during 2013.

This study delivers on these undertakings both in relation to the release of data and also in terms of supporting Council to apply the zones.

## 2. BACKGROUND

### 2.1. Population

With residents from over 150 different birthplaces, and well over half (60%) of its population born overseas, Greater Dandenong is the most culturally diverse municipality in Victoria. Some of the more common birthplaces include Vietnam, Cambodia, Sri Lanka, India and Afghanistan, which are nations where English is not the main spoken language.

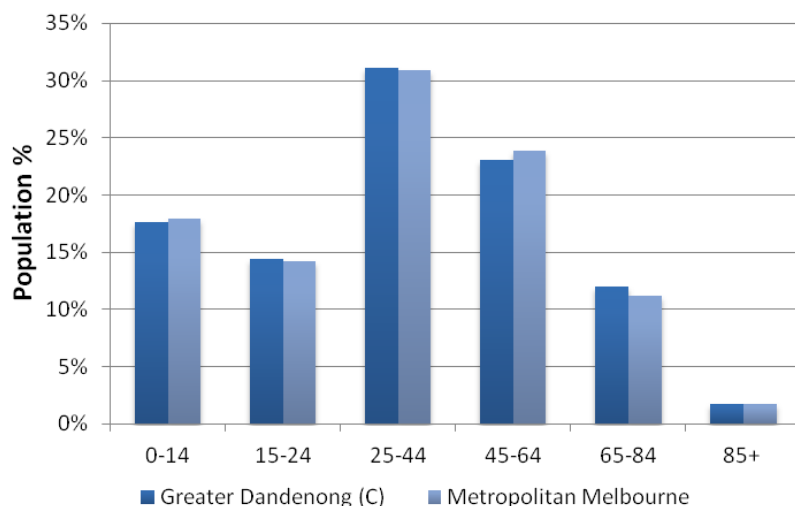
In the 2011 Census, there were 135,605 people in Greater Dandenong (Local Government Areas(LGA)) which represented an increase of 10,554 in five years from 2006. In contrast, between 2001 and 2006 the LGA's population increased only moderately by 1,206 people. According to Victoria in the Future (VIF) 2011, Greater Dandenong's population is expected to increase to 173,155 by 2031. This represents an annual growth rate of 1.1% (the current growth rate is about 1.5% p.a).

According to Council analysis in 2012, nearly four-fifths of the 47,000 households in Greater Dandenong were families. Among these 30% were couples, 46% were couples with children, 19% were headed by a single parent and 5% were other family types. Three-quarters of families with young children were headed by overseas-born parents – compared with a quarter of families across Victoria.<sup>1</sup> Average household size is 2.8 people per household compared with the Victorian average of 2.5 (Census 2011).

Relative to the rest of Melbourne the municipality is considered a low cost housing municipality. Median rents in 2011 were \$250 per week and median house prices were \$364,000. Comparatively metropolitan median rents in 2011 were \$300 per week and median house prices were \$490,000. In this context, the municipality attracts first home owner households and households seeking lower housing costs. At the same time, according to the Social Health Atlas of Australia (2013) 20% of the municipality's households experience mortgage stress and 31% rental stress, which is defined as households in the bottom 40% of income distribution spending more than 30% of their income on mortgage repayments/rent.

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<sup>1</sup> *Families, Births and Children*, City of Greater Dandenong, from Council website

**Figure 2 Population by Age (Census 2011)**

## 2.2. Housing Change

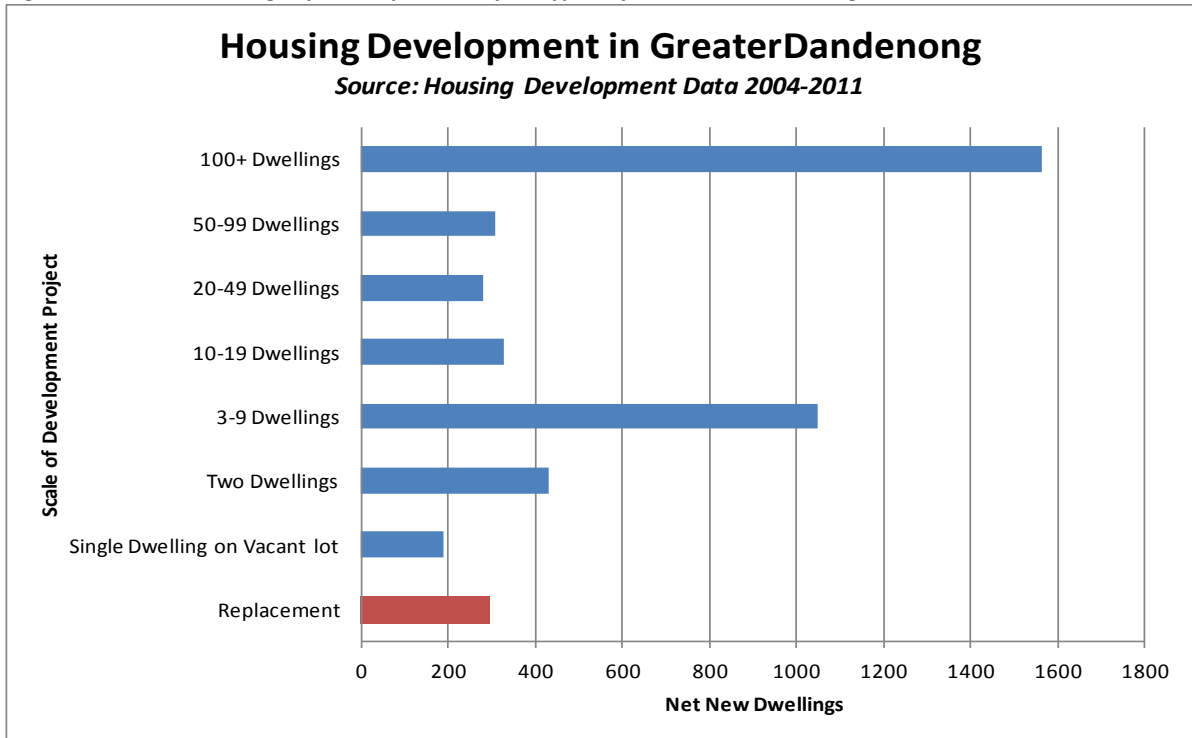
According to the Housing Development Data (HDD) 2004-2011 there were 50,156 dwellings in Greater Dandenong as of December 2011.<sup>2</sup> Over this 7 year period there was a net addition of 3,961 new dwellings in the municipality at an average of 566 new dwellings per annum. This growth derived from either:

- major residential development sites: these include major broadhectare redevelopment locations such as Meridian, Keysborough and Metro3175. Nearly half of all of Greater Dandenong's new dwellings were developed in these locations which have tended to entail the rezoning and redevelopment of former and disused industrial sites and land zoned for farming.
- infill development in existing urban areas<sup>3</sup>: The HDD identifies a very active infill development industry. A quarter of the municipality's recent dwelling supply derives from infill development projects yielding between 3 to 9 new dwellings per development project.

<sup>2</sup> Housing Development Data is a dataset held by the Department of Transport, Planning and Local Infrastructure which provides information on the number and location of existing dwellings, vacant residential land, and recent residential development across all land within metropolitan Melbourne

<sup>3</sup> The term Existing Urban Areas is used to distinguish locations subject to traditional infill development from major residential redevelopment sites in broadhectare locations. Existing Urban Areas are therefore defined as areas that prior to 2004, have been developed for residential purposes. Existing commercial areas in which housing is permitted are also included in this category, for example, the core commercial area of Dandenong CAA. Major residential redevelopment sites such Metro3175 are not included.

Figure 3 Net New Dwellings by Development Project Type City of Greater Dandenong 2004-11





**Table 1 Net new dwellings by development project scale, City of Greater Dandenong 2004-11\***

Development Project Type <sup>4</sup>	Net New Dwellings 2004-11	Development Projects 2004-11
Replacement	0	293
Single Dwelling on Vacant lot	188	188
Two Dwellings	429	402
Three Dwellings	412	203
Four Dwellings	266	90
Five Dwellings	85	22
6-9 Dwellings	287	54
10-19 Dwellings	326	25
20-49 Dwellings	279	10
50-99 Dwellings	306	2
100+ Dwellings	1565	9
Net loss	-194	182
<b>Totals</b>	<b>3949</b>	<b>1470</b>

\*A small number of development projects, typically resubdivisions, do not fit into the development type categories as above. This is why the total new dwellings in table 1 are slightly less than the number quoted in the text.

**Table 2 Housing in City of Greater Dandenong Residential Change Areas 2004-11\***

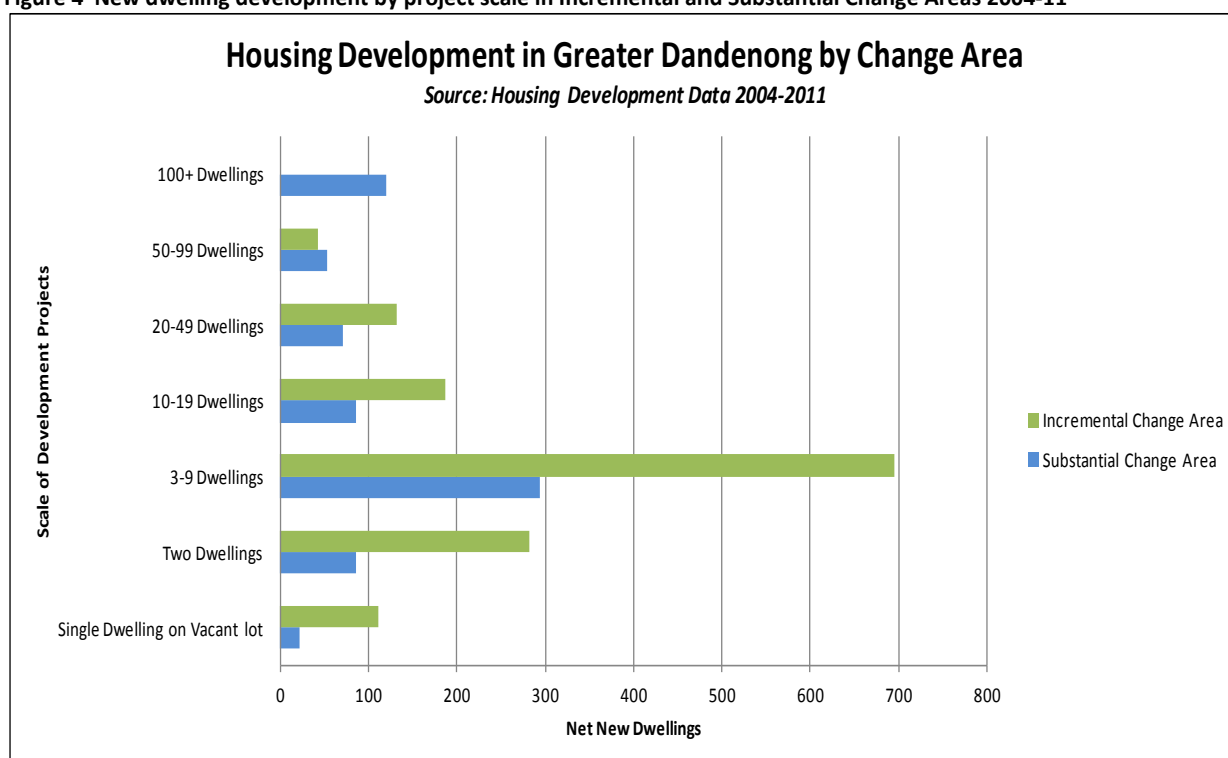
Areas	Housing Stock 2011 (approx)		Development Projects 2004-11		Dwelling Supply 2004-11	
	Net Dwellings	% total housing stock	Number of projects	% total projects	Net New Dwellings	% total new dwellings
Mixed Use and Commercial Locations	325	1%	33	2%	70	2%
Major Residential Redevelopment Sites	2,050	4%	N/A	N/A	1,769	45%
Substantial Change Area	7,583	15%	304	20%	680	17%
Incremental Change Area	26,623	53%	1,019	68%	1,335	34%
Limited Change Area	13,338	27%	121	8%	99	2%
Green Wedge	163	0%	18	1%	13	0%

\*There is considerable difficulty in tracking the number of development projects on broadhectare redevelopment sites. When large lots are subdivided and resubdivided over a number of years, it can be difficult to identify when a development project begins and ends. As such, the development project totals for Major Residential Redevelopment Sites are not provided. Within Table 1 the 100+ new dwellings category includes 5 projects within Major Residential Redevelopment Sites.

<sup>4</sup> This column details the number of dwellings developed on the lot, which is different to net new dwellings.

**Table 3 Development projects in Greater Dandenong by residential change areas 2004-11**

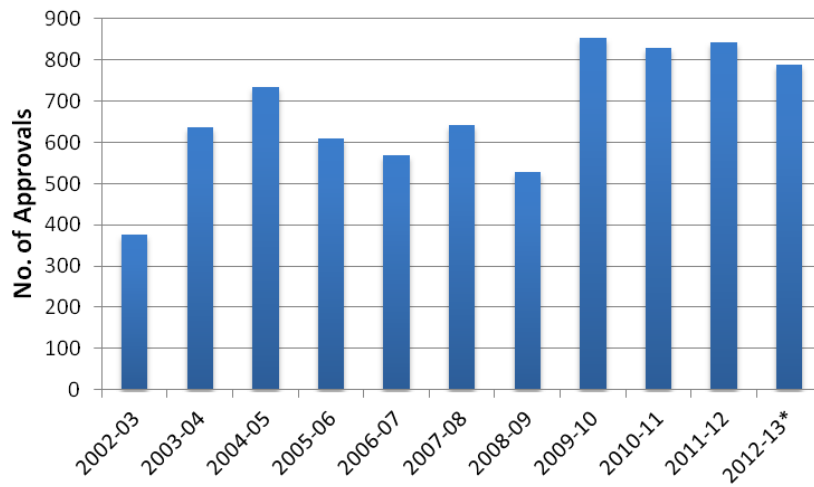
Development Project <sup>5</sup>	Mixed Use and Commercial Locations		Substantial Change Area		Incremental Change Area		Limited Change Area	
	Net New Dwellings 2004-11	Projects 2004-11	Net New Dwellings 2004-11	Projects 2004-11	Net New Dwellings 2004-11	Projects 2004-11	Net New Dwellings 2004-11	Projects 2004-11
Replacement	0	0	0	43	0	211	0	0
Single Dwelling	24	24	21	21	111	111	18	18
Two Dwellings	1	1	85	80	282	267	56	53
Three Dwellings	0	0	106	52	278	139	19	8
Four Dwellings	0	0	80	27	182	62	0	0
Five Dwellings	0	0	22	6	63	16	0	0
6-9 Dwellings	0	0	86	17	172	32	0	0
10-19 Dwellings	0	0	85	7	187	17	12	1
20-49 Dwellings	50	2	71	3	132	5	0	0
50-99 Dwellings	0	0	53	1	42	1	0	0
100+ Dwellings	0	0	120	1	0	0	0	0
Net loss	-5	5	-49	46	-120	116	-6	6
Totals	70	32	680	304	1329	977	99	86

**Figure 4 New dwelling development by project scale in Incremental and Substantial Change Areas 2004-11**

<sup>5</sup> This column is the number of dwellings developed on the lot, which is different to net new dwellings.

Since 2009, as per the chart below, average building approvals have jumped to over 800 per annum.

**Figure 5 Residential Building Approvals (2002-current)**



\* The 2012-2013 year is not yet complete.

### 3. HOUSING DEVELOPMENT DATA ANALYSIS

#### 3.1. Activity Areas

With the intention of diversifying the municipality's housing options and promoting housing growth in proximity to transport and retail services, the Greater Dandenong Planning Scheme identifies multi- storey apartment housing as a crucial element of the land use vision for the Dandenong Central Activity Areas (CAA), and the Springvale and Noble Park Activity Areas.

In this study these Activity Areas are defined by their mixed use and commercial land (depicted in hatched blue in figures 6-8) and by the residential land that rings the commercial areas. Within the Greater Dandenong Planning Scheme, the residential land surrounding the Dandenong, Springvale and Noble Park Activity Areas is supported for substantial housing change (Cl. 22.09 and Cl. 21.04-1) and thereby classified as Substantial Change Areas (these areas depicted in blue in Figures 6-8).

It is important to note that the level of change supported for the core and surrounding residential parts of Dandenong's Activity Areas represents one of the most comprehensive implementations of the State Planning Policy Framework in the south east of metropolitan Melbourne, which promotes higher scales of change in and around Activity Areas (Cl. 16.01-2).

**Table 4 Housing Stock and Housing Supply in and around Greater Dandenong's Activity Areas\***

Areas	Housing Stock 2011 (approx)	Total Housing Development Projects 2004-11	Net Dwelling Supply 2004-11
Dandenong (CAA)	5,079	179	500
Noble Park (AA)	1,368	59	140
Springvale (AA)	1,588	116	139
Parkmore (AA <sup>6</sup> )	3,264	10	3
<b>Total</b>	<b>11,299</b>	<b>364</b>	<b>782</b>

*\*In the case of Dandenong CAA and the Noble Park and Springvale AAs, in and around the Activity Area encompasses the core commercial area of the Activity Area and the Substantial Change Area surrounding the core commercial area. Parkmore encompasses only the core commercial area.*

For the 2004-11 period, there were an additional 782 new dwellings added to Greater Dandenong's Activity Areas, which comprised 35% of Greater Dandenong's existing urban area's new housing supply.

The Dandenong CAA in particular was a key location for new housing adding 500 new dwellings for the 2004-11 period. When the Metro3175 area is included as part of the Dandenong CAA this figure expands to over 800 new dwellings.

Council is aiming for a "residential population of 15,000 people within Central Dandenong and the periphery by the year 2015" (Cl. 22.07). Current rates of growth would suggest that housing supply within Dandenong CAA is trending toward achieving this goal which would represent a significant policy achievement.

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<sup>6</sup> Parkmore is an enclosed shopping mall so there is minimal opportunity for housing development in its core. Its surrounding area is an Incremental Change Area not Substantial Change like Dandenong's other activity areas.

**Table 5 Activity Areas: Housing stock and new dwellings within core commercial and Substantial Change Areas\***

Areas	Dandenong CAA		Springvale AA		Noble Park AA	
	Substantial Change Areas	Core Commercial Areas	Substantial Change Areas	Core Commercial Areas	Substantial Change Areas	Core Commercial Areas
Housing Stock (2011)	4,997	82	1,473	44	1,364	4
Net New Dwellings (2004-2011)	479	21	115	24	140	0

\*Core commercial areas are defined by business and mixed use zoned land as well land in the Comprehensive Development Zone (Dandenong CAA). Core commercial areas are depicted in hatched blue within Figures 6, 7 and 8.

Table 5 further profiles housing stock and development in Greater Dandenong's Activity Areas. It clearly shows that the core commercial areas of each Activity Area are not presently a focus for new housing development or households—noticeably in Figure 6 nearly all of the development points are in Substantial Change Areas.

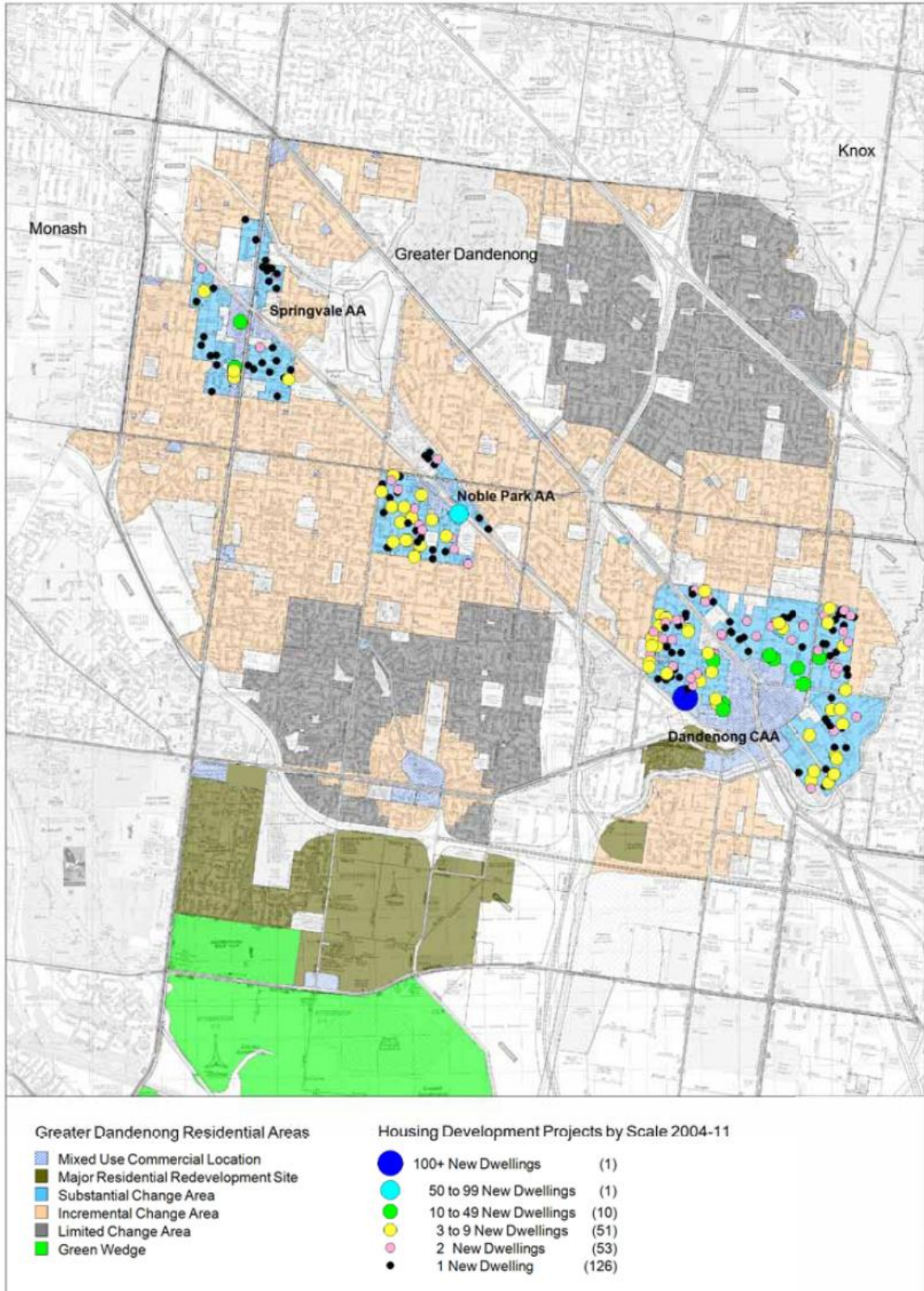
Council officers have suggested that the 5% developer contribution that applies to the commercial areas of Dandenong CAA may be curtailing housing growth within the Dandenong CAA. Accordingly, a single housing development at Hutton Street Dandenong yielding 26 dwellings constituted the only new dwellings added to Dandenong CAA's core commercial areas for the seven year HDD period. At the same time Greater Dandenong added nearly 4000 new dwellings.

Council contends that while the Substantial Change Areas support and enhance the economic viability of the Activity Areas, their extensive size may also be impacting on housing development within the core of Greater Dandenong's Activity Areas. Council has therefore suggested that it is unlikely that the Activity Areas will experience significant housing growth until the availability of development sites within the surrounding Substantial Change Areas becomes more constrained.

As of 2011 there were a total of 82 dwellings within Dandenong CAA's core commercial areas and 44 dwellings within the core commercial parts of Springvale. It is possible that a general absence of new housing and households within the core commercial areas of these Activity Areas may be holding back Council's aspirations for these locations particularly that Council is seeking to affirm the Dandenong CAA and the Springvale Activity Area as major metropolitan destinations. As per Clause 22.07 the vision for *Central Dandenong* is to be a 'residential city of national significance' that 'integrates an extensive range of recreation and leisure activities' within a 'pedestrian dominated environment.' Logically, more street based activity via a greater number of households living within the core part of Dandenong CAA is essential to delivering this.

Given the above, Council might seek to better understand the commercial and planning dynamics that are delivering such different outcomes within the core commercial and Substantial Change Areas of its Activity Areas.

Figure 6 Development Projects by Project Scale in Greater Dandenong Activity Areas 2004-11\*



\* 1 New Dwelling represents a net addition of one dwelling to the existing site. Where, for instance, an existing dwelling is retained at the front of the site and a new dwelling is constructed to the rear this is counted as a 1 New Dwelling project. No dwelling replacement activity is shown in this map.

### 3.2. Substantial Change Areas

Owing to their convenient access to transport and retail amenities, Substantial Change Areas are seen as suitable for medium to higher density housing (Cl. 22.09).

Housing stock within Council's Substantial Change Areas has been growing at an average of 1.3% per annum making this area the fastest growing and changing existing urban area in the municipality. Notably, this sits well with existing policies and directions for this area.

**Table 6 Redevelopment of lots in Substantial Change Areas**

Total Development Projects by Original Density 2004-2011															
Development Project Type	Lot Size (SQM)														Total Projects
	0 to 100	100 to 200	200 to 300	300 to 400	400 to 500	500 to 600	600 to 700	700 to 800	800 to 900	900 to 1000	1000 to 1500	1500 to 2500	2500+		
Replacement	0	0	1	2	1	10	16	5	6	2	0	0	0	43	
Single Dwelling On Vacant Lot	0	2	2	1	1	4	5	5	1	0	0	0	0	21	
Two Dwellings	0	0	0	0	2	4	24	34	13	1	2	0	0	80	
Three Dwellings	0	0	0	0	0	2	9	18	18	2	3	0	0	52	
Four Dwellings	0	0	0	0	0	0	0	12	4	7	4	0	0	27	
Five Dwellings	0	0	0	0	0	0	0	3	1	0	2	0	0	6	
6-9 Dwellings	0	0	0	0	0	1	0	2	1	3	7	3	0	17	
10-19 Dwellings	0	0	0	0	0	1	1	0	2	1	1	1	0	7	
20-49 Dwellings	0	0	0	0	0	0	0	0	0	0	2	1	0	3	
50-99 Dwellings	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
100+ Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	1	1	

Table 6 profiles housing development in Substantial Change Areas both in terms of the scale of housing project and the size of source lot that are being used. The table indicates two distinct trends:

(a) that there is a very active market for acquiring and redeveloping lots of between 700 to 900 sqms. These are generally redeveloped for projects yielding between 2 and 5 new dwellings. For the 2004-11 period, there were over 100 of this type of development project on this size of lot within Substantial Change Areas.

(b) that there is a market for acquiring lots of greater than 900sqms for development projects yielding more than 5 new dwellings. For the 2004-11 period, there were 20 of this type of development project within Substantial Change Areas.

Given this information it is recommended that Council use the Housing Capacity Available Land data to identify the remaining 700 to 900sqm lots located in the Substantial Change Areas. It is expected that this will provide a sound guide as to the likely future location of medium density development in Substantial Change Areas.

The HDD also provides a guide as to the density of new dwellings. Accordingly, the HDD shows that of the 680 dwellings developed in Substantial Change Areas for the 2004-11, approximately half of these dwellings were of an average site density that was greater than 100 dwellings per hectare. This density is typically associated with apartment development suggesting that Substantial Change Areas is a key location of new apartments.

It's interesting to note that for the 2001 to 2011 period the Census shows total couples with children living in apartments/flats increased by 1,072 households to 2,284 households, which is a near doubling of these households living in apartments. Given the HDD result, it is likely that much of this

change occurred in Substantial Change Areas. There is likely to be benefit in Council undertaking more detailed analysis of the type of households attracted to Substantial Change Areas.

### 3.3. Incremental Change Areas

The majority of Greater Dandenong's existing housing stock and households are within Incremental Change Areas (depicted in orange in Figures 7 and 8). As per Clause 22.09, Incremental Change Areas are further from Greater Dandenong's central transport, employment and amenity spine than Substantial Change Areas. As a result, lower scale medium density development of between 2-3 storeys is preferred in these locations.

Over the 2004-11 period, Incremental Change Areas contributed approximately 61% of Greater Dandenong's existing urban area new housing supply. Consistent with policy, most of this was the result of dual occupancy development and development resulting in 3 dwellings on the original lot. As can be seen in the map over the page, a large number of 3-9 dwelling development occurred in the Incremental change area bounded by the rail line, the Princess Highway and the Central Dandenong and Springvale Activity Areas. There were also a number of larger projects that yielded between 10-49 new dwellings along Springvale Road between Heatherton and Cheltenham Roads, possibly associated with larger redevelopment sites.

When comparing lot use in Substantial and Incremental Change Areas, slight differences emerge. Whereas most 3-5 dwelling developments in Substantial Change Areas focused on 700-800sqm lots, the same development projects in Incremental Areas are focused on lots ranging between 700 to 1500 sqm lots (see table 6). This suggests that a higher density built form is emerging in Substantial Changes Areas as compared with Incremental Change Areas.

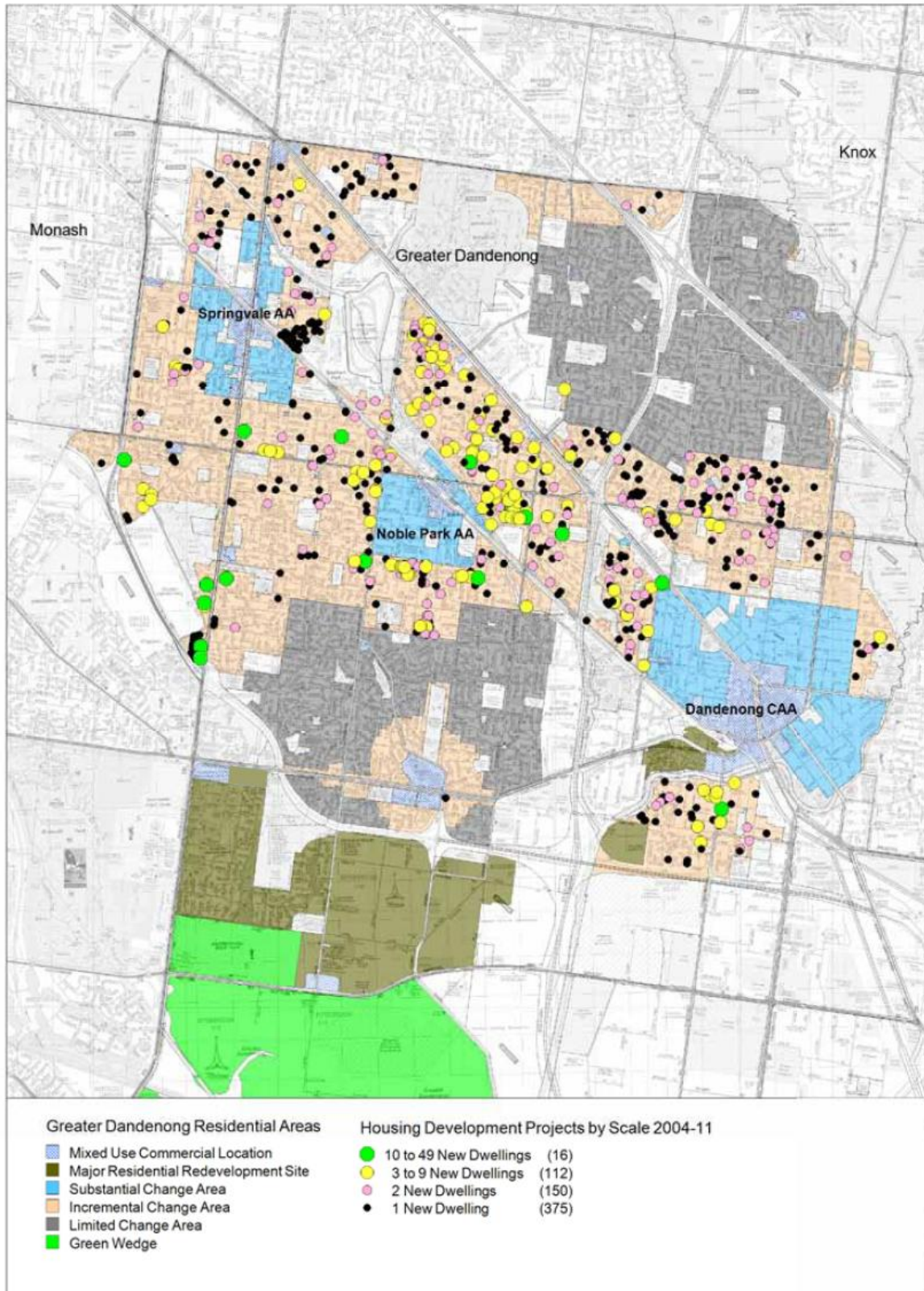
**Table 7: Redevelopment of lots in Incremental Change Areas**

Total Development Projects by Original Density 2004-2011														Total Projects
Development Project Type	Lot Size (SQM)													
	0 to 100	100 to 200	200 to 300	300 to 400	400 to 500	500 to 600	600 to 700	700 to 800	800 to 900	900 to 1000	1000 to 1500	1500 to 2500	2500+	
Replacement	0	0	0	4	7	88	51	32	15	6	8	0	0	211
Single Dwelling On Vacant Lot	0	1	8	7	28	43	18	3	2	0	1	0	0	111
Two Dwellings	0	0	0	0	3	40	124	67	17	12	2	2	0	267
Three Dwellings	0	0	0	0	0	4	17	33	39	34	11	1	0	139
Four Dwellings	0	0	0	0	0	0	2	3	7	15	34	1	0	62
Five Dwellings	0	0	0	0	0	0	0	2	1	0	9	4	0	16
6-9 Dwellings	0	0	0	0	0	0	1	0	1	2	10	17	1	32
10-19 Dwellings	0	0	0	0	0	0	0	0	0	0	1	8	18	27
20-49 Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	34	34
50-99 Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	1	1
100+ Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Looking to the future, the challenge of facilitating site responsive and high quality infill remains, as per policy.



Figure 7 Development Projects by Project Scale in Greater Dandenong Incremental Change Areas 2004-11\*



\* 1 New Dwelling represents a net addition of one dwelling to the existing site. Where, for instance, an existing dwelling is retained at the front of the site and a new dwelling is constructed to the rear this is counted as a 1 New Dwelling project. No dwelling replacement activity is shown in this map.

### 3.4. Limited Change Areas

Limited Change Areas are identified as suitable for low density housing primarily because they lack access to the Principal Public Transport Network and Activity Areas.

Policy, combined with the requirements of the Residential 3 Zone, has been very successful in restricting change in Limited Change Areas. For the 2004-11 period, there was a net addition of 99 new dwellings in Limited Change Areas, most which was the result of dual occupancy development which Clause 22.09 supports in these areas. At present, nearly 27% of the municipality's dwellings are located in Limited Change Areas. Given the planning controls in this area, it's likely that housing and population density within Limited Change Areas will remain relatively stable into the future.

### 3.5. Major Residential Redevelopment Sites

The mainstay of Greater Dandenong's 2004-11 housing supply are the major redevelopment of large greenfield and brownfield sites for new housing. For the 2004-11 period, 45% of the municipality's housing supply was provided by these sites which include Keysborough Stages 1, 2 and 3, the Meridian development and Metro3175.

These sites are generally developed for traditional detached housing albeit that they include a relatively large proportion of 2 bedroom dwellings. These developments are attractive to first home buyers.

Ultimately, the availability of major redevelopment sites in Greater Dandenong for traditional residential dwellings will become constrained. At this point, Council's objective to facilitate high and medium density development within and around its Activity Areas may gain further development impetus.

**Table 8 Housing in major residential redevelopment sites**

Sites	Housing Stock 2011 (approx)	Net New Dwellings 2004-11
Keysborough Stage 1	1181	907
Keysborough Stage 2 and 3	478	419
Metro3175	309	309
Meridian	135	134

*\*As discussed earlier, the number of development projects identified in the HDD for major broadhectare residential redevelopment tends to be very difficult to determine and are therefore not detailed in this table.*

### 3.6. Recommendations for the Reformed Residential Zones

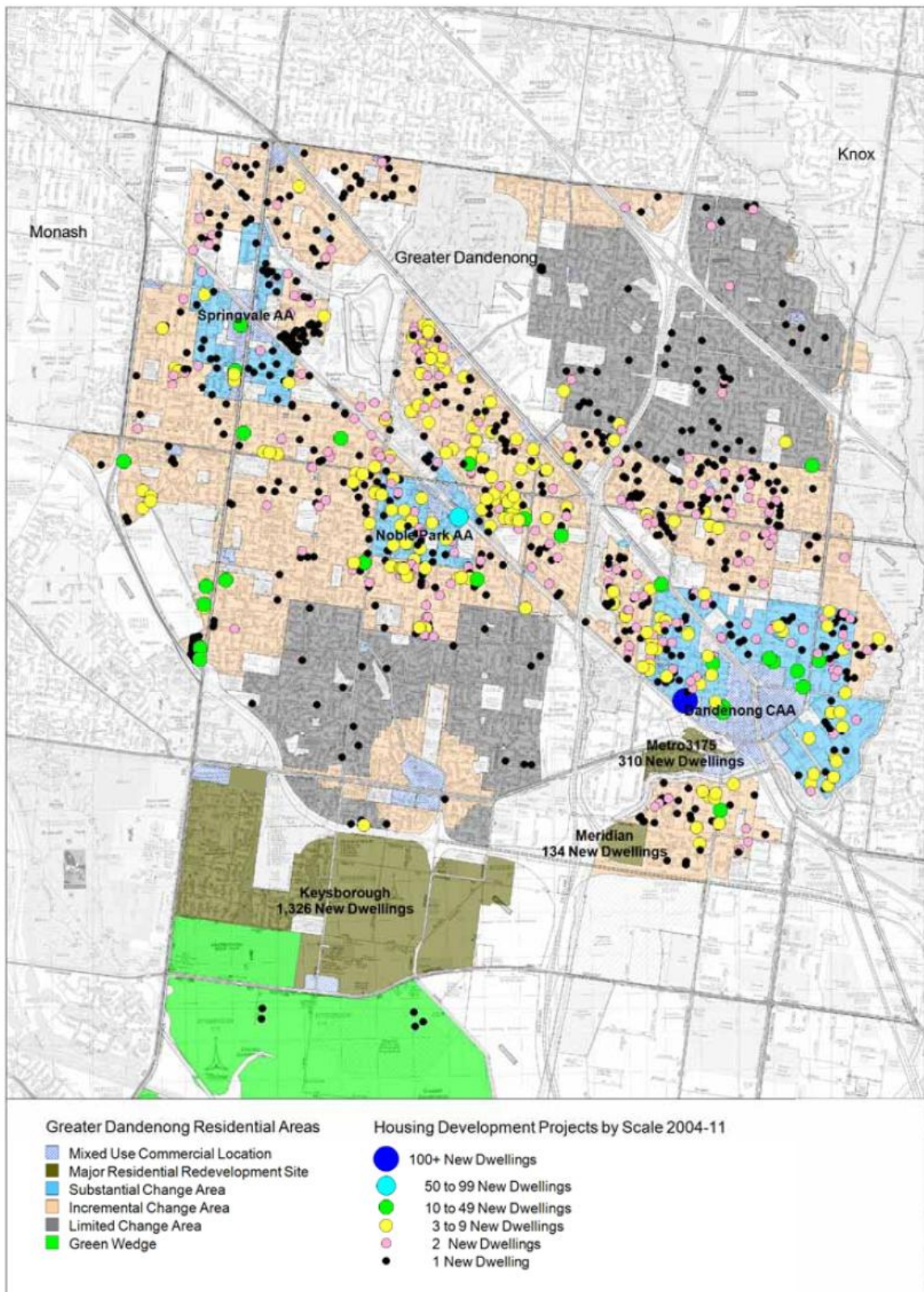
Council is well positioned to convert its residential zoning and policy framework into the New Residential Zones. In doing so, the following advice is provided for Council to consider:

- Council might seek to further delineate the type of outcomes supported in its change areas in implementing the new zones. Notably, the new zones provide Council with the opportunity to do so. For example, the application of the zones might reinforce the role of Substantial Change Areas as the preferred location for higher and medium scale development.
- In developing zoning schedules Council might investigate whether there is further opportunity to achieve the design outcomes it is seeking to encourage in policy.
- Council should consider using the Housing Capacity Available Land data to identify the larger sites that might in the future be either appropriate for or a market focus for higher scales of redevelopment. This may offer the opportunity to consider the type of residential zone and schedules to apply to these sites. For instance, larger sites along main roads may be able to support higher development yields with relatively self-contained impacts.
- With the introduction of the Reformed Residential Zones there is more limited scope for Council to enable higher development yields on larger sites zoned in limited change areas under the Neighbourhood Residential Zone. As such, there is likely to be benefit in identifying large sites in Limited Change Areas that might be appropriate for 'out of context' development.
- In the future, Council might investigate how it could apply the suite of zones to major redevelopment sites in order to facilitate more diverse outcomes.

Not directly related to the Reformed Residential Zones, Council might undertake further economic and land use research to better understand the market factors that are required to facilitate policy objectives for the Dandenong, Springvale and Noble Park Activity Areas, particularly in the core commercial locations.

As also suggested, there may be value in better understanding the type of households moving into Council's Substantial Change Areas. Substantial Change Areas are the fastest growing areas for population and housing within Council's existing urban areas. There may be benefit and important insights in better understanding the type of households and individuals that are moving into this area.

Figure 8 Development Projects by Project Scale in Greater Dandenong Activity Areas 2004-11\*



\* 1 New Dwelling represents a net addition of one dwelling to the existing site. Where, for instance, an existing dwelling is retained at the front of the site and a new dwelling is constructed to the rear this is counted as a 1 New Dwelling project. No dwelling replacement activity is shown in this map.

## 4. AVAILABLE LAND IN SUBSTANTIAL CHANGE AREAS

As the fastest changing residential area within the municipality, there is benefit in Council understanding the number, characteristics and location of potentially available sites in Greater Dandenong's Substantial Change Areas.

The following draws on the SGS Economics and Planning Housing Capacity Assessment information to identify potentially available sites in Greater Dandenong's Substantial Change Areas. According to the SGS method, a lot is counted as *potentially available for future residential development* if it is:

- in a zone that permits residential development;
- not strata titled;
- not subject to an individual heritage overlay;
- has not undergone redevelopment since 1986;
- not subject bushfire or flooding controls; and
- not subject to public acquisition overlay or an easement for public infrastructure.

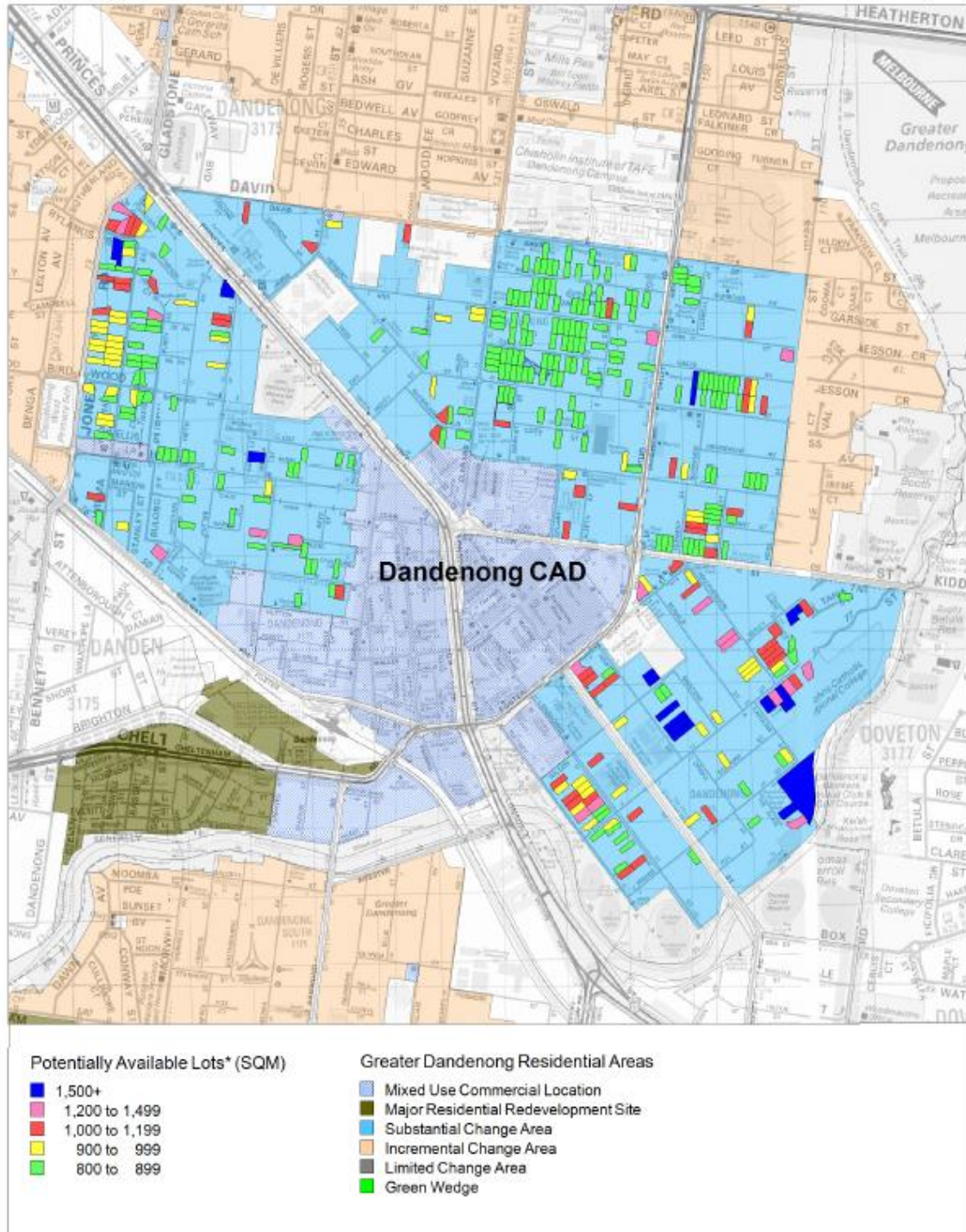
Table 9 below details the number of potentially available sites by lot size in Substantial Change Areas. It shows a significant number of sites of between 800-1000 sqm are potentially available for development. The HDD shows that 800-1000sqm sites in Greater Dandenong's Substantial Change Areas have been used for the production of between 3 to 9 new dwellings. There are also a significant number of 1000+sqm sites particularly around Dandenong CAA, which are presently being redeveloped for higher yielding projects that typically result in between 10 and 50 new dwellings.

**Table 9 Total Potentially Available Sites by Lot Size (Housing Capacity Assessment Data)**

Substantial Change Area	Number of Available Sites (sqm)					Total Sites
	800 to 899	900 to 999	1000 to 1199	1200 to 1499	1500 +	
Dandenong	215	60	53	19	14	361
Springvale	63	36	22	0	0	121
Noble Park	35	39	15	6	10	105

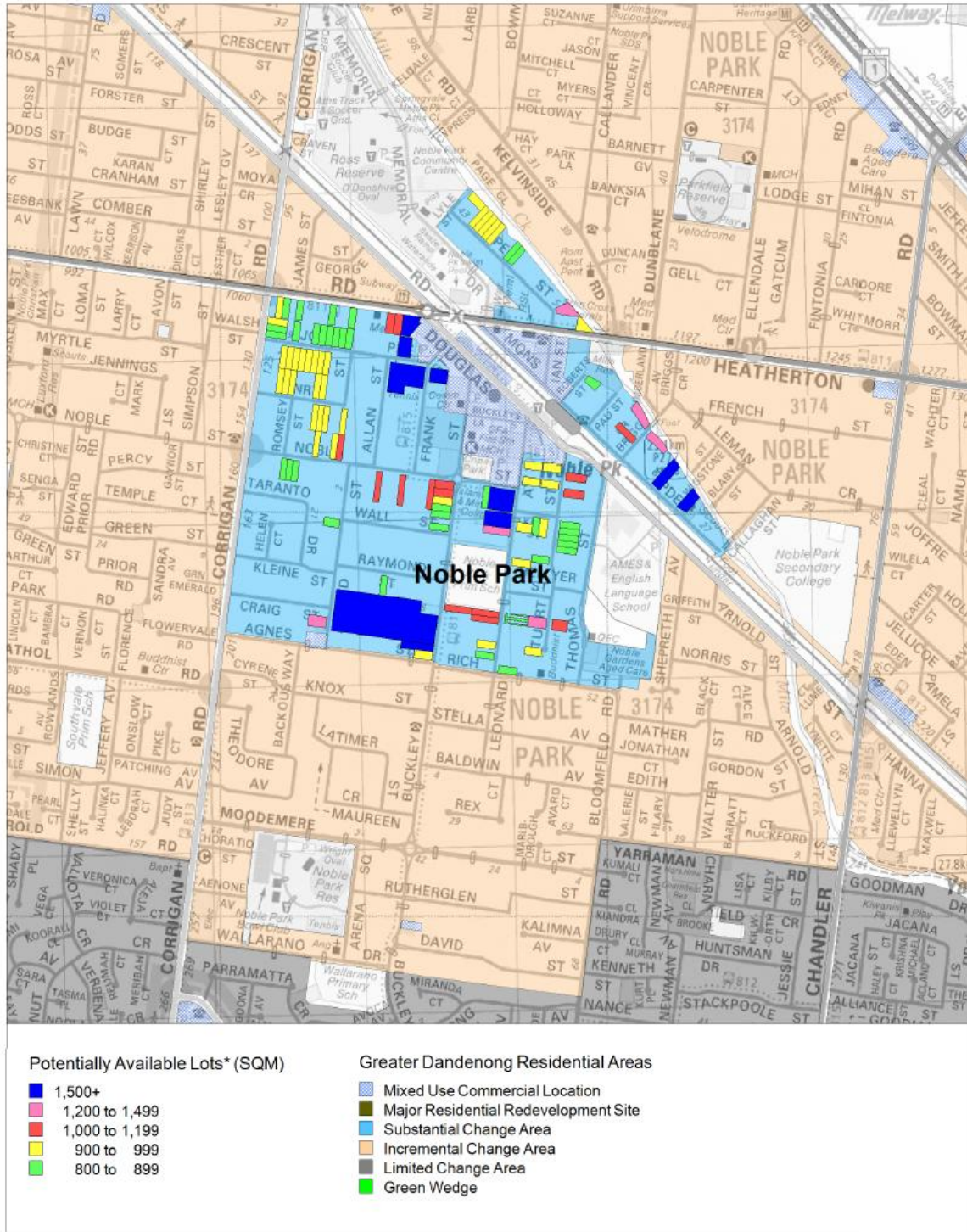
The following maps demonstrate the location of potentially available sites of greater than 800sqms.

Figure 9 Potentially available residential lots in Substantial Change Areas around Dandenong CAD



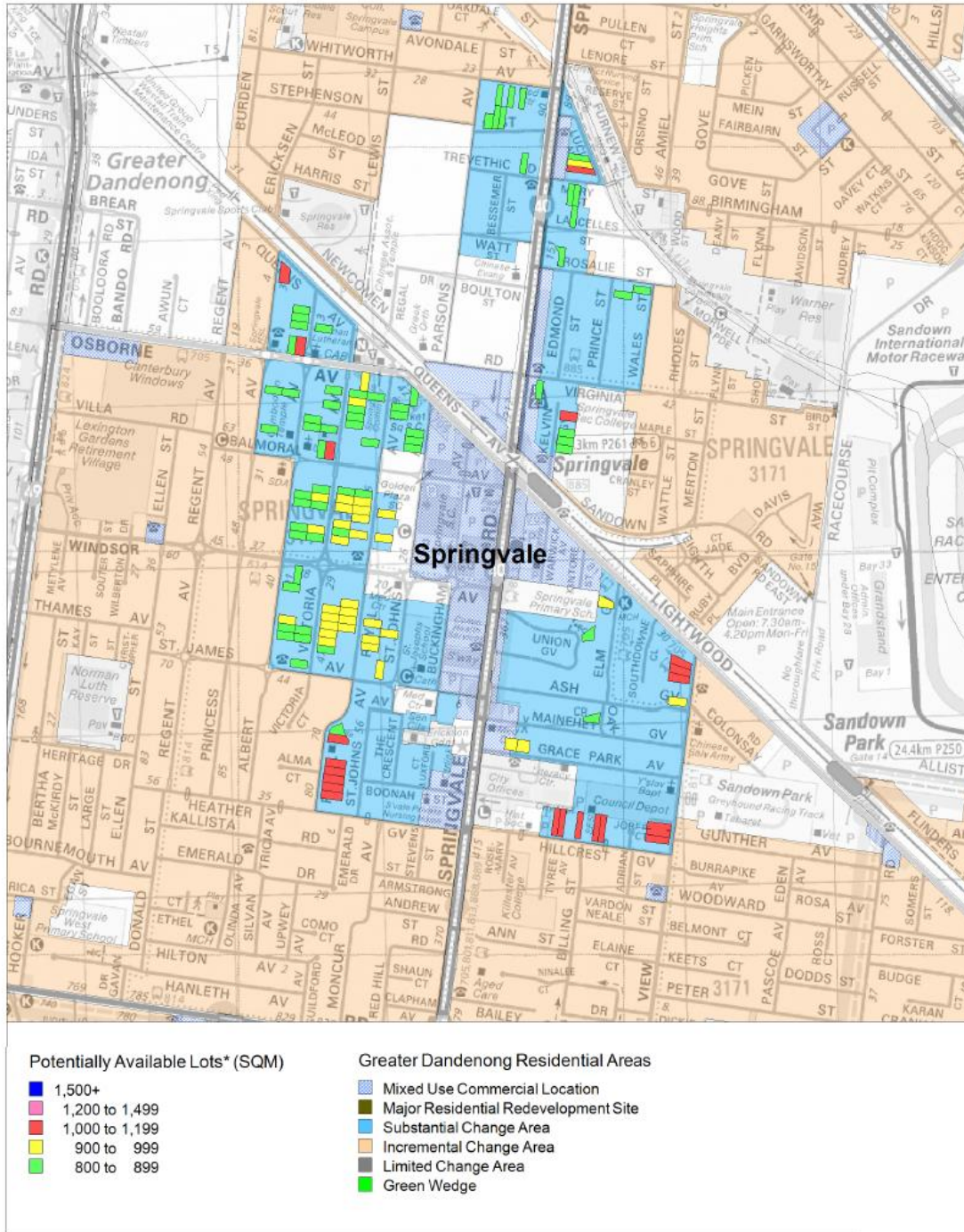
\*As per the SGS Economics and Planning methodology.  
 A lot is counted as potentially available for future residential development if it is:  
 - in a zone that permits residential development,  
 - not strata titled,  
 - not subject to an individual heritage overlay,  
 - has not undergone redevelopment since 1986,  
 - not subject bushfire, flooding controls,  
 - not subject to public acquisition overlay or an easement for public infrastructure

Figure 10 Potentially available residential lots in Substantial Change Areas around Noble Park



\*As per the SGS Economics and Planning methodology.  
 A lot is counted as potentially available for future residential development if it is:  
 - in a zone that permits residential development,  
 - not strata titled,  
 - not subject to an individual heritage overlay,  
 - has not undergone redevelopment since 1986,  
 - not subject bushfire, flooding controls,  
 - not subject to public acquisition overlay or an easement for public infrastructure

Figure 11 Potentially available residential lots in Substantial Change Areas around Springvale



\*As per the SGS Economics and Planning methodology.  
 A lot is counted as potentially available for future residential development if it is:  
 - in a zone that permits residential development,  
 - not strata titled,  
 - not subject to an individual heritage overlay,  
 - has not undergone redevelopment since 1986,  
 - not subject bushfire, flooding controls,  
 - not subject to public acquisition overlay or an easement for public infrastructure



## APPENDICES

### Appendix A - Glossary

#### **Broadhectare land**

Undeveloped land identified for residential development, generally located on the fringe of the metropolitan area. Within Greater Dandenong major broadhectare residential sites have been realised from the conversion of disused industrial sites and former VicTrack land and the rezoning of former farming land.

#### **Constructed dwellings**

Refers to the all new residential dwellings captured by the HDD and built during the period of analysis. Single storey residential dwelling construction is identified by the completion of a roof, whilst multi-storey dwelling construction is generally identified through the final lodgement of separate addresses and/or changes in to the cadastre.

#### **Existing Urban Areas**

The term existing urban areas is used to distinguish locations subject to traditional infill development from major residential redevelopment sites in broadhectare locations. Existing Urban Areas are therefore defined as areas that prior to 2004, have been developed for residential purposes. Existing commercial areas in which housing is permitted are also included in this category, for example, the core commercial area of Dandenong CAA. Major residential redevelopment sites such Metro3175 are not included.

#### **Reformed Residential Zones**

The Reformed Residential Zones include the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone. These were introduced into the Victoria Planning Provisions by Amendment V8, on 1 July 2013.

#### **Net New dwellings**

Refers to the net change in dwelling stock, i.e. the number of constructed dwellings minus the number of demolished dwellings.

#### **Replacement**

Refers to development projects where the total number of dwellings constructed is equal to the number of previously existing dwellings that were demolished on that site as part of the development and there is no change in the dimensions of the cadastre.

#### **Development Projects**

For the purpose of the HDD capture, a residential construction project is defined as the construction of new dwellings. It is measured spatially via an individual allotment prior to development. Within this study the total number of individual development projects in any given area is provided.

#### **Residential demolition**

Refers to the demolition/knock down of an existing residential dwelling. Note that a demolition for the HDD requires full demolition not partial demolition i.e. 75% of dwelling demolished then re-built is not considered a demolition rather an extension/renovation.

**Residential dwelling construction**

Refers to the building of new dwellings captured by the HDD (see definition dwelling)

**Residential dwelling**

In general terms, a dwelling is a building or structure which is habitable and has been constructed or adapted to allow people live in it. A dwelling may include houses, flats, units, townhouses, villas, shop-top housing, improvised dwellings, retirement accommodation or a mobile dwelling such as a caravan.

**Potentially Available Land for Future Residential Development**

According to the SGS Economics and Planning method, a lot is counted as potentially available for future residential development if it is:

- in a zone that permits residential development;
- not strata titled;
- not subject to an individual heritage overlay;
- has not undergone redevelopment since 1986;
- not subject bushfire or flooding controls; and
- not subject to public acquisition overlay or an easement for public infrastructure

## Appendix B - Housing Development Data

The Housing Development Data provides a highly accurate count of the number and location of existing dwellings, vacant residential lots and residential developments across all lands within metropolitan Melbourne. The data has been prepared for all individual lots across Melbourne where there is an existing dwelling or where the lot is located in a land use planning zone that provides for residential uses.

This data is currently available for 2004 to 2011 and is captured in December of each year (date of aerial imagery capture). The data is collected annually on a lot by lot basis through an analysis of Government spatial datasets including aerial photography, property boundaries, business registers, planning permit information and other key databases.

The data provides information on recent changes in housing supply and vacant residential land. This includes:

- a count of existing dwellings
- location and supply of new dwellings
- dwelling densities
- residential development project yields
- number and location of demolished dwellings
- location and supply of vacant lots.

To prepare the Housing Development Data, aerial photography is captured on a yearly basis and digitally analysed to identify where development (including demolitions) has occurred. Property cadastre boundaries are compared to identify where new lots have been created through the subdivision or amalgamation of sites during the calendar year.

The potential use of land for housing is identified by comparing the data with planning schemes and planning permit datasets showing where a permit has been granted to allow the use or development of a site for residential purposes. The data is also checked against business registers to confirm whether buildings on commercially zoned land are used principally for business or residential purposes. Where necessary, site visits are made to confirm the number of dwellings on a site or the use of a building for housing.