

4.1 Projected dwelling requirements

- metropolitan Melbourne and Geelong Region, 2008 to 2022

TABLE
4.1

SLA/LGA/Region	Average annual projected dwellings			Total number of dwellings 2008 to 2022	% distribution of total dwelling projections
	2008 to 2012	2013 to 2017	2018 to 2022		
Brimbank	784	600	682	10,331	2%
Hobsons Bay	299	589	586	7,365	1.7%
Maribyrnong	541	644	679	9,325	2%
Melton	2,010	2,086	2,060	30,783	7%
Melton (C) - East	1,235	690	72	9,983	2%
Melton (C) - Balance	776	1,396	1,988	20,799	5%
Moonee Valley	502	540	565	8,037	1.9%
Wyndham	2,765	2,782	2,770	41,583	10%
West Region	6,901	7,242	7,342	107,425	25%
Banyule	464	443	432	6,696	1.6%
Darebin	481	554	627	8,306	1.9%
Hume	1,382	1,683	1,843	24,542	6%
Hume (C) - Broadmeadows	88	88	88	1,313	0.3%
Hume (C) - Craigieburn	824	1,298	1,640	18,814	4%
Hume (C) - Sunbury	470	298	115	4,415	1.0%
Moreland	701	685	527	9,566	2%
Nillumbik	220	144	74	2,187	0.5%
Whittlesea	2,162	2,168	2,252	32,909	8%
North Region	5,410	5,677	5,755	84,206	20%
Bayside	319	322	295	4,683	1.1%
Cardinia	1,469	1,859	2,341	28,349	7%
Casey	2,794	2,572	2,254	38,102	9%
Frankston	775	489	369	8,165	1.9%
Glen Eira	413	484	418	6,573	1.5%
Greater Dandenong	512	663	732	9,534	2%
Kingston	621	538	497	8,277	1.9%
Mornington Peninsula	1,347	1,223	876	17,231	4%
South Region	8,250	8,151	7,782	120,915	28%
Boroondara	463	420	406	6,443	1.5%
Knox	577	616	560	8,768	2%
Manningham	334	456	485	6,373	1.5%
Maroondah	442	616	629	8,431	2%
Monash	608	573	541	8,609	2%
Stonnington (C) - Malvern	155	155	146	2,280	0.5%
Whitehorse	387	424	429	6,197	1.4%
Yarra Ranges	401	361	247	5,045	1.2%
East Region	3,366	3,620	3,444	52,148	12%
Melbourne	2,751	2,281	2,203	36,176	8%
Port Phillip	1,010	1,017	912	14,696	3%
Stonnington (C) - Prahran	502	349	295	5,727	1.3%
Yarra	517	509	542	7,844	1.8%
Inner Region	4,780	4,156	3,953	64,443	15%
Growth Areas	12,025	12,766	13,317	190,539	44%
Metropolitan Melbourne	28,708	28,845	28,275	429,137	100%
Bellarine Peninsula and Torquay areas	800	836	836	12,358	38.2%
Geelong Township	1,296	1,354	1,353	20,017	61.8%
Geelong Region	2,096	2,190	2,189	32,375	100.0%

Growth area municipalities (for reporting purposes, the UDP bases assessment of adequacy in Hume only on the Craigieburn SLA)

Note: Percentages may not add up due to rounding.

Source: Department of Planning and Community Development

4.2 Broadhectare lot size profile distribution for recently constructed lots

TABLE
4.2

SLA/LGA/Region	0 to 300sqm	300 to 500sqm	500 to 650sqm	650 to 800sqm	800 to 1000sqm	Average Lot Size
Brimbank	50	166	432	115	14	544
Melton	162	731	904	593	163	559
Melton (C) - East	131	550	555	336	38	528
Melton (C) - Balance	31	181	349	257	125	612
Wyndham	84	1,119	1,979	291	87	534
West Region	296	2,016	3,315	999	264	544
Hume	95	687	665	324	0	528
Hume (C) - Craigieburn	94	630	513	224	53	510
Hume (C) - Sunbury	1	57	152	100	19	614
Nillumbik	0	1	16	45	47	778
Whittlesea	176	740	1,070	575	228	562
North Region	271	1,428	1,751	944	275	554
Cardinia	99	728	753	244	89	524
Casey	99	515	1,757	622	189	589
Frankston	138	122	170	100	73	515
Greater Dandenong	4	14	161	3	0	551
Kingston	0	27	57	26	1	582
Mornington Peninsula	19	58	367	392	51	633
South Region	359	1,464	3,265	1,387	403	569
Knox	0	24	57	53	24	649
Maroondah	0	0	0	0	2	986
Yarra Ranges	27	29	95	151	40	635
East Region	27	53	152	204	66	641
Growth Areas	620	3,833	6,463	2,325	756	550
Metropolitan Melbourne	953	4,961	8,483	3,534	1,008	558
Bellarine Peninsula and Torquay areas	27	111	288	188	35	595
Greater Township	5	140	257	139	33	588
Geelong Region	32	251	545	327	68	592

 Growth area municipalities (for reporting purposes, the UDP bases assessment of adequacy in Hume only on the Craigieburn SLA).

Source: Department of Planning & Community Development. Internal Database, 2007

4.3 Proportional broadacre lot size profile distribution for recently constructed lots

TABLE
4.3

SLA/LGA/Region	0 to 300sqm	300 to 500sqm	500 to 650sqm	650 to 800sqm	800 to 1000sqm
Brimbank	6%	21%	56%	15%	2%
Melton	6%	29%	35%	23%	6%
Melton (C) - East	8%	34%	34%	21%	2%
Melton (C) - Balance	3%	19%	37%	27%	13%
Wyndham	2%	31%	56%	8%	2%
West Region	4%	29%	48%	14%	4%
Hume	5%	39%	38%	18%	-
Hume (C) - Craigieburn	6%	42%	34%	15%	4%
Hume (C) - Sunbury	0.3%	17%	46%	30%	6%
Nillumbik	-	0.9%	15%	41%	43%
Whittlesea	6%	27%	38%	21%	8%
North Region	6%	31%	38%	20%	6%
Cardinia	5%	38%	39%	13%	5%
Casey	3%	16%	55%	20%	6%
Frankston	23%	20%	28%	17%	12%
Greater Dandenong	2%	8%	88%	2%	-
Kingston	-	24%	51%	23%	0.9%
Mornington Peninsula	2%	7%	41%	44%	6%
South Region	5%	21%	47%	20%	6%
Knox	-	15%	36%	34%	15%
Maroondah	-	-	-	-	100%
Yarra Ranges	8%	8%	28%	44%	12%
East Region	5%	11%	30%	41%	13%
Growth Areas	4%	27%	46%	17%	5%
Metropolitan Melbourne	5%	26%	45%	19%	5%
Bellarine Peninsula and Torquay areas	4%	17%	44%	29%	5%
Greater Township	0.9%	24%	45%	24%	6%
Geelong Region	3%	21%	45%	27%	6%

 Growth area municipalities (for reporting purposes, the UDP bases assessment of adequacy in Hume only on the Craigieburn SLA).

Source: Department of Planning & Community Development. Internal Database, 2007

4.4 Future broadhectare lot construction potential - metropolitan Melbourne and Geelong Region, as at 2007

TABLE
4.4

SLA/LGA/Region	Recent Development (lots)				Future Supply				
	Constructed 2005/06	Constructed 2006/07	Under construction 2006/07	Recent Development (% Metro)	Zoned Lots	Unzoned Lots	Zoned Lots (%)	Total Lots	Total Hectares
Brimbank	481	206	860	5%	1,882	0	100%	1,882	138
Melton	1,765	847	1,324	13%	13,117	13,960	48%	27,077	2,928
Melton (C) - East	1,104	315	829	7%	5,620	2,575	69%	8,195	723
Melton (C) - Balance	661	532	495	5%	7,497	11,385	40%	18,882	2,205
Wyndham	2,369	1,537	1,761	18%	21,372	20,270	51%	41,642	4,010
West Region	4,615	2,590	3,945	36%	36,371	34,230	52%	70,601	7,076
Banyule	0	0	0	-	102	0	100%	102	13
Hume	984	579	689	7%	8,903	9,837	48%	18,740	2,002
Hume (C) - Craigieburn	713	495	518	6%	6,498	9,337	41%	15,835	1,634
Hume (C) - Sunbury	271	84	171	1.7%	2,405	500	83%	2,905	368
Nillumbik	108	50	115	0.9%	1,112	34	97%	1,146	167
Whittlesea	1,725	1,217	2,023	16%	16,087	11,874	58%	27,961	2,393
North Region	2,817	1,846	2,827	24%	26,204	21,745	55%	47,949	4,575
Cardinia	1,298	669	993	10%	6,919	15,894	30%	22,813	2,031
Casey	2,008	1,325	1,797	17%	13,059	20,212	39%	33,271	3,687
Frankston	283	165	470	3%	4,498	231	95%	4,729	328
Greater Dandenong	144	0	53	0.6%	330	2,855	10%	3,185	277
Kingston	50	149	220	1.3%	226	0	100%	226	16
Mornington Peninsula	796	341	808	6%	4,098	0	100%	4,098	482
South Region	4,579	2,649	4,341	37%	29,130	39,192	43%	68,322	6,821
Knox	152	166	8	1%	148	0	100%	148	15
Manningham	0	0	0	-	70	0	100%	70	18
Maroondah	0	7	0	0.02%	0	0	-	0	0
Yarra Ranges	83	291	135	1.6%	937	0	100%	937	112
East Region	235	464	143	3%	1155	0	100%	1,155	145
Growth Areas	9,878	6,090	8,416	79%	77,052	91,547	46%	168,599	16,683
Metropolitan Melbourne	12,246	7,549	11,256	100%	92,860	95,167	49%	188,027	18,617
Bellarine Peninsula and Torquay areas	348	353	203	47%	4,074	17,913	19%	21,987	2,223
Geelong Township	341	451	231	53%	4,414	24,603	15%	29,017	4,967
Geelong Region	689	804	434	100%	8488	42516	17%	51,004	7190

■ Growth area municipalities (for reporting purposes, the UDP bases assessment of adequacy in Hume only on the Craigieburn SLA).

Source: Department of Planning & Community Development. Internal Database, 2007

4.5 Industry proposed residential broadectare lot construction

TABLE
4.5

SLA/LGA/Region	Proposed Lot Construction						
	1 to 2 years	3 to 5 years	1 to 5 years (annual average)	6 to 10 years	11+ years	Total Lots	Distribution of Lots
Brimbank	1,632	250	376	0	0	1,882	1%
Melton	3,540	5,800	1,868	8,376	9,361	27,077	14%
Melton (C) - East	2,193	2,655	970	2,872	475	8,195	4%
Melton (C) - Balance	1,347	3,145	898	5,504	8,886	18,882	10%
Wyndham	4,883	7,346	2,446	11,244	18,169	41,642	22%
West Region	10,055	13,396	4,690	19,620	27,530	70,601	38%
Banyule	0	102	20	0	0	102	0.1%
Hume	2,285	3,752	1,208	6,419	6,284	18,740	10%
Hume (C) - Craigieburn	1,589	2,520	822	5,657	6,069	15,835	8%
Hume (C) - Sunbury	696	1,232	386	762	215	2,905	1.5%
Nillumbik	300	672	194	174	0	1,146	0.6%
Whittlesea	3,956	6,930	2,177	11,716	5,359	27,961	15%
North Region	6,541	11,456	3,599	18,309	11,643	47,949	26%
Cardinia	2,351	4,129	1,296	6,595	9,738	22,813	12%
Casey	4,424	6,854	2,256	12,583	9,410	33,271	18%
Frankston	1,558	1,354	582	1,703	114	4,729	3%
Greater Dandenong	330	672	200	805	1,378	3,185	1.7%
Kingston	194	32	45	0	0	226	0.1%
Mornington Peninsula	402	1,478	376	2,049	169.00	4,098	2%
South Region	9,259	14,519	4,755	23,735	20,809	68,322	36%
Knox	31	68	20	49	0	148	0.1%
Manningham	10	60	14	0	0	70	0%
Maroondah	0	0	0	0	0	0	-
Yarra Ranges	164	80	49	693	0	937	0.5%
East Region	205	208	83	742	0	1,155	0.6%
Growth Areas	20,743	33,579	10,865	56,171	58,106	168,599	90%
Metropolitan Melbourne	26,060	39,579	13,127	62,406	59,982	188,027	100%
Bellarine Peninsula and Torquay areas	1002	1,849	570	1,400	17,736	21,987	43%
Geelong Township	863	2,096	592	1,455	24,603	29,017	57%
Geelong Region	1865	3945	1162	2855	42339	51,004	100%

 Growth area municipalities (for reporting purposes, the UDP bases assessment of adequacy in Hume only on the Craigieburn SLA).

Source: Department of Planning & Community Development. Internal Database, 2007

4.6 Major redevelopment sites overview

TABLE
4.6

SLA/LGA/Region	Completions 2004 to 2006		Under Construction		Construction 0-2 years		Construction 3-5 years		Possible Construction 6-10 years		Total Identified Supply		Distribution of Total Supply	
	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects
Brimbank	415	5	308	4	965	10	2,425	8	1,080	7	4,778	29	5%	2%
Hobsons Bay	376	8	30	1	35	3	245	7	2,780	9	3,090	20	3%	1.5%
Maribyrnong	771	16	1,510	17	1,207	27	3,035	15	1,994	17	7,746	76	8%	6%
Melton	26	2	49	1	44	2	69	2	0	0	162	5	0.2%	0.4%
Moonee Valley	494	13	331	7	321	13	1,830	15	264	2	2,746	37	3%	3%
Wyndham	296	4	226	4	307	9	2,828	8	0	1	3,361	22	3%	1.6%
West Region	2,378	48	2,454	34	2,879	64	10,432	55	6,118	36	21,883	189	22%	14%
Banyule	204	5	715	13	489	15	223	9	92	1	1,519	38	1.6%	3%
Darebin	470	12	1,448	11	900	28	2,159	34	1,224	22	5,731	95	6%	7%
Hume	54	2	42	1	238	6	23	2	92	4	395	13	0.4%	1.0%
Moreland	955	13	549	11	1,312	38	2,281	38	1,019	15	5,161	102	5%	8%
Nillumbik	0	0	0	0	28	1	0	0	21	1	49	2	0.1%	0.1%
Whittlesea	228	2	251	3	592	6	884	6	0	1	1,727	16	1.8%	1.2%
North Region	1,911	34	3,005	39	3,559	94	5,570	89	2,448	44	14,582	266	15%	20%
Bayside	284	9	105	5	320	7	224	7	258	4	907	23	0.9%	1.7%
Cardinia	25	1	24	1	283	5	475	4	24	1	806	11	0.8%	0.8%
Casey	94	3	190	2	249	8	515	5	0	2	954	17	1%	1.3%
Frankston	198	6	171	9	498	9	134	3	140	5	943	26	1%	1.9%
Glen Eira	657	15	324	8	300	14	821	21	469	6	1,914	49	2%	4%
Greater Dandenong	381	9	63	3	224	12	2,337	24	340	3	2,964	42	3%	3%
Kingston	1,198	10	284	6	711	20	292	9	706	5	1,993	40	2%	3%
Mornington Peninsula	396	13	215	11	394	15	115	7	289	8	1,013	41	1%	3%
South Region	3,233	66	1,376	45	2,979	90	4,913	80	2,226	34	11,494	249	12%	18%
Boroondara	1,025	15	1,318	20	295	11	803	9	263	7	2,679	47	3%	3%
Knox	306	9	80	5	341	12	1,056	11	1,355	9	2,832	37	3%	3%
Manningham	340	6	243	9	710	14	193	4	3,530	6	4,676	33	5%	2%
Maroondah	336	10	106	5	247	8	850	7	164	4	1,367	24	1.4%	1.8%
Monash	620	11	1,043	13	1,273	24	767	15	56	3	3,139	55	3%	4%
Stonnington (C) - Malvern	121	4	217	4	144	6	224	6	0	0	585	16	0.6%	1.2%
Whitehorse	356	9	415	7	645	21	790	18	301	8	2,151	54	2%	4%
Yarra Ranges	22	1	237	4	358	7	646	6	449	5	1,690	22	1.7%	1.6%
East Region	3,126	65	3,659	67	4,013	103	5,329	76	6,118	42	19,119	288	20%	21%
Melbourne	10,347	72	2,044	9	9,614	65	4,878	43	3,428	28	19,964	145	20%	11%
Port Phillip	3,772	33	736	15	1,033	24	917	23	930	19	3,616	81	4%	6%
Stonnington (C) - Prahran	112	4	231	6	1,682	19	767	13	563	8	3,243	46	3%	3%
Yarra	1,022	24	762	15	1,027	26	940	18	1,111	24	3,840	83	4%	6%
Inner Region	15,253	133	3,773	45	13,356	134	7,502	97	6,032	79	30,663	355	31%	26%
Metropolitan Melbourne	25,901	346	14,267	230	26,786	485	33,746	397	22,942	235	97,741	1,347	100%	100%
Bellarine Peninsula and Torquay areas	150	2	91	3	102	6	23	1	0	0	216	10	8%	32%
Geelong Township	159	3	53	1	304	8	2,039	11	0	1	2,396	21	92%	68%
Geelong Region	309	5	144	4	406	14	2,062	12	0	1	2,612	31	100%	100%

Source: Department of Planning & Community Development. Internal Database, 2007

4.7 Average dwelling yield per project

TABLE
4.7

SLA/LGA/Region	Completions 2004-2006	Under Construction	Construction 0-2 years	Construction 3-5 years	Possible Construction 6-10 years	Total Identified Supply
Brimbank	83	77	96	404	180	183
Hobsons Bay	47	30	11	35	556	193
Maribyrnong	48	94	44	216	132	107
Melton	13	49	22	34	-	32
Moonee Valley	38	47	24	130	132	76
Wyndham	74	56	38	353	-	168
West Region	49	74	45	204	218	125
Banyule	40	55	32	24	92	39
Darebin	39	131	32	65	55	60
Hume	27	42	39	11	30	32
Moreland	73	49	34	67	92	54
Nillumbik	-	-	28	-	21	24
Whittlesea	114	83	118	176	-	132
North Region	56	77	38	67	64	57
Bayside	31	21	45	32	86	41
Cardinia	25	24	70	118	24	80
Casey	31	95	31	103	-	63
Frankston	33	19	55	44	35	37
Glen Eira	43	40	21	39	117	40
Greater Dandenong	42	21	18	97	113	70
Kingston	119	47	37	36	235	55
Mornington Peninsula	33	19	26	19	57	27
South Region	49	30	33	62	96	49
Boroondara	68	65	26	89	52	59
Knox	34	20	28	96	169	80
Manningham	56	27	50	48	588	141
Maroondah	33	21	30	121	41	56
Monash	62	80	53	54	28	59
Stonnington (C) - Malvern	30	54	24	37	-	36
Whitehorse	39	59	32	60	60	47
Yarra Ranges	22	59	59	129	149	93
East Region	48	55	39	77	185	71
Melbourne	147	227	168	139	142	159
Port Phillip	117	49	44	39	66	48
Stonnington (C) - Prahran	28	38	88	63	70	72
Yarra	42	50	39	55	79	53
Inner Region	117	83	106	86	100	96
Metropolitan Melbourne	75	62	55	85	98	73
Bellarine Peninsula and Torquay areas	75	30	17	23	-	21
Geelong Township	53	53	38	203	-	126
Geelong Region	61	36	29	187	-	90

Source: Department of Planning & Community Development. Internal Database, 2007

4.8 Projects and dwellings by project size - recently completed

TABLE
4.8

SLA/LGA/Region	10 -19 dwellings		20 -49 dwellings		50 -99 dwellings		100 -199 dwellings		200+ dwellings	
	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects
Brimbank	-	-	86	3	-	-	329	2	-	-
Hobsons Bay	24	2	99	3	133	2	120	1	-	-
Maribyrnong	72	6	145	4	291	4	263	2	-	-
Melton	26	2	-	-	-	-	-	-	-	-
Moonee Valley	87	6	115	3	292	4	-	-	-	-
Wyndham	-	-	66	2	70	1	160	1	-	-
West Region	209	16	511	15	786	11	872	6	-	-
Banyule	27	2	77	2	-	-	100	1	-	-
Darebin	71	5	21	1	378	6	-	-	-	-
Hume	-	-	54	2	-	-	-	-	-	-
Moreland	80	5	143	4	137	2	-	-	595	2
Nillumbik	-	-	-	-	-	-	-	-	-	-
Whittlesea	-	-	26	1	-	-	-	-	202	1
North Region	178	12	321	10	515	8	100	1	797	3
Bayside	30	2	177	6	77	1	-	-	-	-
Cardinia	-	-	25	1	-	-	-	-	-	-
Casey	18	1	26	1	50	1	-	-	-	-
Frankston	43	3	60	2	95	1	-	-	-	-
Glen Eira	72	6	202	6	113	2	-	-	270	1
Greater Dandenong	51	4	40	2	70	1	220	2	-	-
Kingston	47	3	103	3	138	2	-	-	910	2
Mornington Peninsula	69	6	111	4	-	-	216	2	-	-
South Region	330	25	744	25	543	8	436	4	1180	3
Boroondara	19	1	173	5	451	6	382	3	-	-
Knox	74	5	47	2	185	2	-	-	-	-
Manningham	28	2	82	3	-	-	-	-	230	1
Maroondah	85	6	56	2	60	1	135	1	-	-
Monash	27	2	128	4	130	2	105	1	230	1
Stonnington (C) - Malvern	16	1	105	3	-	-	-	-	-	-
Whitehorse	62	5	80	2	67	1	147	1	-	-
Yarra Ranges	-	-	22	1	-	-	-	-	-	-
East Region	311	22	693	22	893	12	769	6	460	2
Melbourne	173	13	568	16	1,045	14	1,568	11	6,993	16
Port Phillip	63	5	315	9	472	6	931	7	1991	5
Stonnington (C) - Prahran	28	2	20	1	64	1	-	-	-	-
Yarra	126	9	286	10	250	3	100	1	260	1
Inner Region	390	29	1,189	36	1,831	24	2,599	19	9,244	22
Metropolitan Melbourne	1,418	104	3,458	108	4,568	63	4,776	36	11,681	30
Bellarine Peninsula and Torquay areas	10	1	-	-	-	-	140	1	-	-
Geelong Township	-	-	58	2	-	-	101	1	-	-
Geelong Region	10	1	58	2	-	-	241	2	-	-

Source: Department of Planning & Community Development. Internal Database, 2007

4.9 Projects and dwellings by project size - all identified supply

TABLE
4.9

SLA/LGA/Region	10 -19 dwellings		20 -49 dwellings		50 -99 dwellings		100 -199 dwellings		200+ dwellings	
	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects
Brimbank	50	3	137	5	220	3	806	6	3,565	9
Hobsons Bay	47	4	185	6	158	3	-	-	2,700	3
Maribyrnong	218	15	764	21	917	14	1,517	12	4,330	10
Melton	30	2	82	2	50	1	-	-	-	-
Moonee Valley	214	16	271	9	280	4	524	4	1,457	3
Wyndham	119	8	135	5	255	4	128	1	2,724	2
West Region	678	48	1,574	48	1,880	29	2,975	23	14,776	27
Banyule	193	13	409	15	458	7	209	2	250	1
Darebin	457	35	943	30	964	16	756	6	2,611	7
Hume	35	3	207	7	52	1	101	1	-	-
Moreland	438	31	1,052	34	999	15	1,437	10	1,235	4
Nillumbik	-	-	49	2	-	-	-	-	-	-
Whittlesea	52	4	70	3	-	-	205	2	1,400	4
North Region	1,175	86	2,730	91	2,473	39	2,708	21	5,496	16
Bayside	145	11	156	5	406	5	-	-	200	1
Cardinia	49	4	127	4	-	-	-	-	630	2
Casey	76	6	85	3	143	2	350	3	300	1
Frankston	141	11	321	9	203	3	278	2	-	-
Glen Eira	412	29	368	13	158	2	176	1	800	2
Greater Dandenong	219	17	528	18	117	2	100	1	2,000	4
Kingston	221	17	306	9	414	6	244	2	808	2
Mornington Peninsula	216	17	477	16	220	3	100	1	-	-
South Region	1,479	112	2,368	77	1,661	23	1,248	10	4,738	12
Boroondara	242	19	339	11	761	11	217	2	1,120	2
Knox	187	13	360	14	135	2	350	3	1,800	3
Manningham	142	11	296	10	205	3	333	3	3,700	6
Maroondah	160	13	232	7	77	1	241	2	657	1
Monash	322	23	526	17	261	4	640	5	1,390	4
Stonnington (C) - Malvern	100	7	146	5	219	3	120	1	-	-
Whitehorse	170	13	590	17	568	9	623	5	200	1
Yarra Ranges	88	6	153	5	52	1	544	4	853	2
East Region	1,411	105	2,642	86	2,278	34	3,068	25	9,720	19
Melbourne	283	20	1,017	31	1,838	25	3,004	20	13,822	29
Port Phillip	353	25	968	29	862	12	1,433	9	-	-
Stonnington (C) - Prahran	189	13	501	16	500	7	586	5	1,467	4
Yarra	327	23	842	27	456	7	1,765	13	450	2
Inner Region	1,152	81	3,328	103	3,656	51	6,788	47	15,739	35
Metropolitan Melbourne	5,895	432	12,642	405	11,948	176	16,787	126	50,469	109
Bellarine Peninsula and Torquay areas	65	5	95	4	56	1	-	-	-	-
Geelong Township	100	7	112	3	225	4	334	2	1,625	3
Geelong Region	165	12	207	7	281	5	334	2	1,625	3

Source: Department of Planning & Community Development. Internal Database, 2007

4.10 Average project dwelling yield by built form - recently completed

TABLE
4.10

SLA/LGA/Region	Built Form																	
	Detached Dwellings			Attached 1 Storey			Attached 2 & 3 Storeys			Attached 4+ Storeys			Combination			Other		
	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size
Brimbank	230	2	115	-	-	-	185	3	62	-	-	-	-	-	-	-	-	-
Hobsons Bay	159	3	53	-	-	-	217	5	43	-	-	-	-	-	-	-	-	-
Maribyrnong	10	1	10	-	-	-	301	8	38	-	-	-	385	4	96	75	3	25
Melton	26	2	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moonee Valley	-	-	-	-	-	-	340	11	31	154	2	77	-	-	-	-	-	-
Wyndham	230	2	115	20	1	20	46	1	46	-	-	-	-	-	-	-	-	-
West Region	655	10	66	20	1	20	1,089	28	39	154	2	77	385	4	96	75	3	25
Banyule	41	1	41	11	1	11	36	1	36	-	-	-	116	2	58	-	-	-
Darebin	120	2	60	-	-	-	114	5	23	90	2	45	128	2	64	18	1	18
Hume	54	2	27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moreland	80	3	27	-	-	-	381	5	76	59	1	59	435	4	109	-	-	-
Nillumbik	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Whittlesea	-	-	-	228	2	114	-	-	-	-	-	-	-	-	-	-	-	-
North Region	295	8	37	239	3	80	531	11	48	149	3	50	679	8	85	18	1	18
Bayside	-	-	-	-	-	-	189	6	32	95	3	32	-	-	-	-	-	-
Cardinia	-	-	-	-	-	-	25	1	25	-	-	-	-	-	-	-	-	-
Casey	26	1	26	50	1	50	18	1	18	-	-	-	-	-	-	-	-	-
Frankston	167	4	42	12	1	12	19	1	19	-	-	-	-	-	-	-	-	-
Glen Eira	-	-	-	33	1	33	208	8	26	270	1	270	57	1	57	89	4	22
Greater Dandenong	13	1	13	170	4	43	83	2	42	-	-	-	100	1	100	15	1	15
Kingston	512	2	256	97	2	49	47	3	16	-	-	-	72	1	72	470	2	235
Mornington Peninsula	292	6	49	65	4	16	26	1	26	-	-	-	13	1	13	-	-	-
South Region	1,010	14	72	427	13	33	615	23	27	365	4	91	242	4	61	574	7	82
Boroondara	-	-	-	-	-	-	278	7	40	491	6	82	147	1	147	109	1	109
Knox	228	5	46	19	1	19	12	1	12	-	-	-	22	1	22	25	1	25
Manningham	20	1	20	20	1	20	70	3	23	230	1	230	-	-	-	-	-	-
Maroondah	125	5	25	-	-	-	135	1	135	-	-	-	50	2	25	26	2	13
Monash	465	4	116	31	2	16	68	2	34	-	-	-	-	-	-	56	2	28
Stonnington (C) - Malvern	-	-	-	-	-	-	96	3	32	25	1	25	-	-	-	-	-	-
Whitehorse	10	1	10	-	-	-	209	4	52	67	1	67	23	2	12	47	1	47
Yarra Ranges	22	1	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Region	870	17	51	70	4	18	868	21	41	813	9	90	242	6	40	263	7	38
Melbourne	-	-	-	-	-	-	247	13	19	8,444	46	184	837	2	419	819	9	91
Port Phillip	-	-	-	-	-	-	199	9	22	2,408	19	127	1,108	2	554	57	2	29
Stonnington (C) - Prahran	-	-	-	-	-	-	48	3	16	64	1	64	-	-	-	-	-	-
Yarra	-	-	-	20	1	20	321	13	25	495	5	99	12	1	12	174	4	44
Inner Region	-	-	-	20	1	20	815	38	21	11,411	71	161	1,957	5	391	1,050	15	70
Metropolitan Melbourne	2,830	49	58	776	22	35	3,918	121	32	12,892	89	145	3,505	27	130	1,980	33	60
Bellarine Peninsula and Torquay areas	-	-	-	-	-	-	150	2	75	-	-	-	-	-	-	-	-	-
Geelong Township	-	-	-	-	-	-	101	1	101	27	1	27	-	-	-	31	1	31

Source: Department of Planning & Community Development. Internal Database, 2007

4.11 Distribution of projects and dwellings by built form - all identified supply

TABLE
4.11

SLA/LGA/Region	Built Form																	
	Detached Dwellings			Attached 1 Storey			Attached 2 & 3 Storeys			Attached 4+ Storeys			Combination			Other		
	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size	Dwellings	Projects	Average Project Size
Brimbank	3,909	14	279	260	2	130	207	7	30	302	2	151	-	-	-	100	1	100
Hobsons Bay	43	2	22	-	-	-	199	6	33	51	1	51	12	1	12	2,785	6	464
Maribyrnong	105	1	105	-	-	-	785	23	34	812	9	90	2,355	5	471	3,689	34	109
Melton	-	-	-	99	2	50	63	3	21	-	-	-	-	-	-	-	-	-
Moonee Valley	867	4	217	190	2	95	767	18	43	784	8	98	21	1	21	117	3	39
Wyndham	189	5	38	35	2	18	34	2	17	-	-	-	368	3	123	2,735	8	342
West Region	5,113	26	197	584	8	73	2,055	59	35	1,949	20	97	2,756	10	276	9,426	52	181
Banyule	502	10	50	45	3	15	465	14	33	190	3	63	22	1	22	295	7	42
Darebin	859	11	78	12	1	12	2,581	44	59	1,211	21	58	-	-	-	1,068	17	63
Hume	102	4	26	135	2	68	43	2	22	-	-	-	-	-	-	115	4	29
Moreland	153	5	31	182	1	182	2,157	51	42	2,064	22	94	139	2	70	466	13	36
Nillumbik	28	1	28	-	-	-	21	1	21	-	-	-	-	-	-	-	-	-
Whittlesea	399	1	399	40	2	20	1,017	5	203	-	-	-	240	3	80	31	2	16
North Region	2,043	32	64	414	9	46	6,284	117	54	3,465	46	75	401	6	67	1,975	43	46
Bayside	-	-	-	64	2	32	516	12	43	216	5	43	97	2	49	14	1	14
Cardinia	706	5	141	89	4	22	-	-	-	-	-	-	-	-	-	11	1	11
Casey	291	6	49	150	1	150	-	-	-	-	-	-	-	-	-	513	8	64
Frankston	55	3	18	103	6	17	386	9	43	298	3	99	52	2	26	49	2	25
Glen Eira	-	-	-	-	-	-	1,066	36	30	660	4	165	78	1	78	110	6	18
Greater Dandenong	561	3	187	59	3	20	491	22	22	405	4	101	947	3	316	501	7	72
Kingston	218	3	73	262	5	52	312	15	21	121	2	61	37	1	37	1,043	10	104
Mornington Peninsula	223	12	19	96	5	19	161	6	27	110	3	37	154	4	39	269	7	38
South Region	2,054	32	64	823	26	32	2,932	100	29	1,810	21	86	1,365	13	105	2,510	42	60
Boroondara	28	2	14	190	4	48	654	22	30	946	6	158	530	2	265	331	9	37
Knox	1,648	16	103	-	-	-	289	14	21	-	-	-	-	-	-	895	5	179
Manningham	119	4	30	95	3	32	216	10	22	4,100	12	342	10	1	10	136	3	45
Maroondah	985	9	109	-	-	-	244	9	27	77	1	77	18	1	18	43	4	11
Monash	1,435	9	159	72	3	24	915	27	34	251	3	84	261	4	65	205	7	29
Stonnington (C) - Malvern	-	-	-	18	1	18	363	11	33	191	3	64	-	-	-	13	1	13
Whitehorse	63	3	21	262	3	87	1,118	28	40	388	4	97	16	1	16	304	6	51
Yarra Ranges	673	8	84	581	2	291	55	3	18	-	-	-	-	-	-	381	5	76
East Region	4,951	51	97	1,218	16	76	3,854	124	31	5,953	29	205	835	9	93	2,308	40	58
Melbourne	-	-	-	17	1	17	615	21	29	18,561	90	206	99	1	99	672	12	56
Port Phillip	-	-	-	-	-	-	1,019	35	29	2,412	33	73	-	-	-	185	7	26
Stonnington (C) - Prahran	-	-	-	42	1	42	690	17	41	2,263	20	113	-	-	-	248	7	35
Yarra	-	-	-	-	-	-	1,874	40	47	1,520	20	76	64	1	64	382	11	35
Inner Region	-	-	-	59	2	30	4,198	113	37	24,756	163	152	163	2	82	1,487	37	40
Metropolitan Melbourne	14,161	141	100	3,098	61	51	19,323	513	38	37,933	279	136	5,520	40	138	17,706	214	83
Bellarine Peninsula and Torquay areas	34	2	17	-	-	-	105	6	18	-	-	-	-	-	-	77	2	39
Geelong Township	1,990	8	249	-	-	-	225	4	56	147	4	37	12	1	12	22	2	11
Geelong Region	2,024	10	202	-	-	-	330	10	33	147	4	37	12	1	12	99	4	25

Source: Department of Planning & Community Development. Internal Database, 2007

4.12 Proportional distribution of projects and dwellings by built form - recently completed

TABLE
4.12

SLA/LGA/Region	Built Form											
	Detached Dwellings		Attached 1 Storey		Attached 2 & 3 Storeys		Attached 4+ Storeys		Combination		Other	
	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects
Brimbank	55%	40%	-	-	45%	60%	-	-	-	-	-	-
Hobsons Bay	42%	38%	-	-	58%	63%	-	-	-	-	-	-
Maribyrnong	1.3%	6%	-	-	39%	50%	-	-	50%	25%	10%	19%
Melton	100%	100%	-	-	-	-	-	-	-	-	-	-
Moonee Valley	-	-	-	-	69%	85%	31%	15%	-	-	-	-
Wyndham	78%	50%	7%	25%	16%	25%	-	-	-	-	-	-
West Region	28%	21%	0.8%	2%	46%	58%	7%	4%	16%	8%	3%	6%
Banyule	20%	20%	5%	20%	18%	20%	-	-	57%	40%	-	-
Darebin	26%	17%	-	-	24%	42%	19%	17%	27%	17%	4%	8%
Hume	100%	100%	-	-	-	-	-	-	-	-	-	-
Moreland	8%	23%	-	-	40%	39%	6%	8%	46%	31%	-	-
Nillumbik	-	-	-	-	-	-	-	-	-	-	-	-
Whittlesea	-	-	100%	100%	-	-	-	-	-	-	-	-
North Region	15%	24%	13%	9%	28%	32%	8%	9%	36%	24%	0.9%	3%
Bayside	-	-	-	-	67%	67%	34%	33%	-	-	-	-
Cardinia	-	-	-	-	100%	100%	-	-	-	-	-	-
Casey	28%	33%	53%	33%	19%	33%	-	-	-	-	-	-
Frankston	84%	67%	6%	17%	10%	17%	-	-	-	-	-	-
Glen Eira	-	-	5%	7%	32%	53%	41%	7%	9%	7%	14%	27%
Greater Dandenong	3%	11%	45%	44%	22%	22%	-	-	26%	11%	4%	11%
Kingston	43%	20%	8%	20%	4%	30%	-	-	6%	10%	39%	20%
Mornington Peninsula	74%	50%	16%	33%	7%	8%	-	-	3%	8%	-	-
South Region	31%	22%	13%	20%	19%	35%	11%	6%	8%	6%	18%	11%
Boroondara	-	-	-	-	27%	47%	48%	40%	14%	7%	11%	7%
Knox	75%	56%	6%	11%	4%	11%	-	-	7%	11%	8%	11%
Manningham	6%	17%	6%	17%	21%	50%	68%	17%	-	-	-	-
Maroondah	37%	50%	-	-	40%	10%	-	-	15%	20%	8%	20%
Monash	75%	40%	5%	20%	11%	20%	-	-	-	-	9%	20%
Stonnington (C) - Malvern	-	-	-	-	79%	75%	21%	25%	-	-	-	-
Whitehorse	3%	11%	-	-	59%	44%	19%	11%	7%	22%	13%	11%
Yarra Ranges	100%	100%	-	-	-	-	-	-	-	-	-	-
East Region	28%	27%	2%	6%	28%	33%	26%	14%	8%	9%	8%	11%
Melbourne	-	-	-	-	2%	19%	82%	66%	8%	3%	8%	13%
Port Phillip	-	-	-	-	5%	28%	64%	59%	29%	6%	2%	6%
Stonnington (C) - Prahran	-	-	-	-	43%	75%	57%	25%	-	-	-	-
Yarra	-	-	2%	4%	31%	54%	48%	21%	1.2%	4%	17%	17%
Inner Region	-	-	0.1%	0.8%	5%	29%	75%	55%	13%	4%	7%	12%
Metropolitan Melbourne	11%	14%	3%	7%	15%	36%	50%	26%	14%	8%	8%	10%
Bellarine Peninsula and Torquay areas	-	-	-	-	100%	100%	-	-	-	-	-	-
Geelong Township	-	-	-	-	64%	33%	17%	33%	-	-	20%	33%
Geelong Region	-	-	-	-	81%	60%	9%	20%	-	-	10%	20%

Source: Department of Planning & Community Development. Internal Database, 2007

4.13 Proportional distribution of projects and dwellings by built form - all identified supply

TABLE
4.13

SLA/LGA/Region	Built Form											
	Detached Dwellings		Attached 1 Storey		Attached 2 & 3 Storeys		Attached 4+ Storeys		Combination		Other	
	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects
Brimbank	82%	54%	5%	8%	4%	27%	6%	8%	-	-	2%	4%
Hobsons Bay	1.4%	13%	-	-	6%	38%	1.7%	6%	0.4%	6%	90%	38%
Maribyrnong	1.4%	1.4%	-	-	10%	32%	11%	13%	30%	7%	48%	47%
Melton	-	-	61%	40%	39%	60%	-	-	-	-	-	-
Moonee Valley	32%	11%	7%	6%	28%	50%	29%	22%	0.8%	3%	4%	8%
Wyndham	6%	25%	1%	10%	1%	10%	-	-	11%	15%	81%	40%
West Region	23%	15%	3%	5%	9%	34%	9%	11%	13%	6%	43%	30%
Banyule	33%	26%	3%	8%	31%	37%	13%	8%	1.4%	3%	19%	18%
Darebin	15%	12%	0.2%	1.1%	45%	47%	21%	22%	-	-	19%	18%
Hume	26%	33%	34%	17%	11%	17%	-	-	-	-	29%	33%
Moreland	3%	5%	4%	1.1%	42%	54%	40%	23%	3%	2%	9%	14%
Nillumbik	57%	50%	-	-	43%	50%	-	-	-	-	-	-
Whittlesea	23%	8%	2%	15%	59%	39%	-	-	14%	23%	1.8%	15%
North Region	14%	13%	3%	4%	43%	46%	24%	18%	3%	2%	14%	17%
Bayside	-	-	7%	9%	57%	55%	24%	23%	11%	9%	1.5%	5%
Cardinia	88%	50%	11%	40%	-	-	-	-	-	-	1.4%	10%
Casey	31%	40%	16%	7%	-	-	-	-	-	-	54%	53%
Frankston	6%	12%	11%	24%	41%	36%	32%	12%	6%	8%	5%	8%
Glen Eira	-	-	-	-	56%	77%	35%	9%	4%	2%	6%	13%
Greater Dandenong	19%	7%	2%	7%	17%	52%	14%	10%	32%	7%	17%	17%
Kingston	11%	8%	13%	14%	16%	42%	6%	6%	1.9%	3%	52%	28%
Mornington Peninsula	22%	32%	10%	14%	16%	16%	11%	8%	15%	11%	27%	19%
South Region	18%	14%	7%	11%	26%	43%	16%	9%	12%	6%	22%	18%
Boroondara	1%	4%	7%	9%	24%	49%	35%	13%	20%	4%	12%	20%
Knox	58%	46%	-	-	10%	40%	-	-	-	-	32%	14%
Manningham	3%	12%	2%	9%	5%	30%	88%	36%	0.2%	3%	3%	9%
Maroondah	72%	38%	-	-	18%	38%	6%	4%	1.3%	4%	3%	17%
Monash	46%	17%	2%	6%	29%	51%	8%	6%	8%	8%	7%	13%
Stonnington (C) - Malvern	-	-	3%	6%	62%	69%	33%	19%	-	-	2%	6%
Whitehorse	3%	7%	12%	7%	52%	62%	18%	9%	0.7%	2%	14%	13%
Yarra Ranges	40%	44%	34%	11%	3%	17%	-	-	-	-	23%	28%
East Region	26%	19%	6%	6%	20%	46%	31%	11%	4%	3%	12%	15%
Melbourne	-	-	0.1%	0.8%	3%	17%	93%	72%	0.5%	0.8%	3%	10%
Port Phillip	-	-	-	-	28%	47%	67%	44%	-	-	5%	9%
Stonnington (C) - Prahran	-	-	1.3%	2%	21%	38%	70%	44%	-	-	8%	16%
Yarra	-	-	-	-	49%	56%	40%	28%	1.7%	1.4%	10%	15%
Inner Region	-	-	0.2%	0.6%	14%	36%	81%	51%	0.5%	0.6%	5%	12%
Metropolitan Melbourne	15%	11%	3%	5%	20%	41%	39%	22%	6%	3%	18%	17%
Bellarine Peninsula and Torquay areas	16%	20%	-	-	49%	60%	-	-	-	-	36%	20%
Geelong Township	83%	42%	-	-	9%	21%	6%	21%	0.5%	5%	0.9%	11%
Geelong Region	78%	35%	-	-	13%	35%	6%	14%	0.5%	3%	4%	14%

*Combination are redevelopment sites that have been identified with a mixture of dwelling types. For example, the site may include detached dwellings and attached 2 and 3 storey dwellings.

Source: Department of Planning and Community Development. Internal Database, 2007.

4.14 Distribution of dwellings from major redevelopment projects located within strategic locations

TABLE
4.14

SLA/LGA/ Region	Completions 2004-2006			Under Construction			Construction 0-2 years			Construction 3-5 years			Possible Construction 6-10 years			Total Identified Supply		
	Dwellings within	Total Dwellings	Percentage Dwellings within	Dwellings within	Total Dwellings	Percentage Dwellings within	Dwellings within	Total Dwellings	Percentage Dwellings within	Dwellings within	Total Dwellings	Percentage Dwellings within	Dwellings within	Total Dwellings	Percentage Dwellings within	Dwellings Within	Total Dwellings	Percentage Dwellings Within
Brimbank	193	415	47%	88	308	29%	538	965	56%	1,307	2,425	54%	369	1,080	34%	2,302	4,778	48%
Hobsons Bay	115	376	31%	0	30	0%	22	35	63%	245	245	100%	861	2,780	31%	1,128	3,090	37%
Maribyrnong	489	771	63%	1,229	1,510	81%	1,187	1,207	98%	1,602	3,035	53%	1,974	1,994	99%	5,992	7,746	77%
Melton	26	26	100%	32	49	65%	44	44	100%	68	69	99%	-	-	-	144	162	89%
Moonee Valley	494	494	100%	300	331	91%	175	321	55%	575	1,830	31%	264	264	100%	1,314	2,746	48%
Wyndham	0	296	0%	131	226	58%	68	307	22%	2,586	2,828	91%	-	-	-	2,785	3,361	83%
West Region	1,317	2,378	55%	1,780	2,454	73%	2,034	2,879	71%	6,383	10,432	61%	3,468	6,118	57%	13,665	21,883	62%
Banyule	47	204	23%	355	715	50%	430	489	88%	167	223	75%	0	92	0%	952	1,519	63%
Darebin	398	470	85%	962	1,448	66%	883	900	98%	2,073	2,159	96%	1,061	1,224	87%	4,979	5,731	87%
Hume	23	54	43%	42	42	100%	39	238	16%	13	23	57%	20	92	22%	114	395	29%
Moreland	604	955	63%	409	549	74%	1,161	1,312	88%	1,961	2,281	86%	998	1,019	98%	4,529	5,161	88%
Nillumbik	-	-	-	-	-	-	27	28	96%	-	-	-	21	21	100%	48	49	98%
Whittlesea	34	228	15%	226	251	90%	15	592	3%	81	884	9%	-	-	-	322	1,727	19%
North Region	1,106	1,911	58%	1,994	3,005	66%	2,555	3,559	72%	4,295	5,570	77%	2,100	2,448	86%	10,944	14,582	75%
Bayside	265	284	93%	90	105	86%	245	320	77%	224	224	100%	258	258	100%	817	907	90%
Cardinia	25	25	100%	24	24	100%	16	283	6%	40	475	8%	0	24	0%	80	806	10%
Casey	44	94	47%	0	190	0%	99	249	40%	442	515	86%	-	-	-	541	954	57%
Frankston	133	198	67%	102	171	60%	372	498	75%	47	134	35%	74	140	53%	595	943	63%
Glen Eira	647	657	98%	324	324	100%	300	300	100%	688	821	84%	469	469	100%	1,781	1,914	93%
Greater Dandenong	281	381	74%	60	63	95%	224	224	100%	2,053	2,337	88%	300	340	88%	2,637	2,964	89%
Kingston	455	1,198	38%	123	284	43%	634	711	89%	199	292	68%	678	706	96%	1,634	1,993	82%
Mornington Peninsula	82	396	21%	132	215	61%	120	394	30%	83	115	72%	82	289	28%	417	1,013	41%
South Region	1,932	3,233	60%	855	1,376	62%	2,010	2,979	68%	3,776	4,913	77%	1,861	2,226	84%	8,502	11,494	74%
Boroondara	1,025	1,025	100%	809	1,318	61%	273	295	93%	803	803	100%	164	263	62%	2,049	2,679	76%
Knox	126	306	41%	59	80	74%	280	341	82%	689	1,056	65%	1,016	1,355	75%	2,044	2,832	72%
Manningham	323	340	95%	176	243	72%	448	710	63%	193	193	100%	3,530	3,530	100%	4,347	4,676	93%
Maroondah	230	336	68%	61	106	58%	201	247	81%	274	850	32%	141	164	86%	677	1,367	50%
Monash	385	620	62%	554	1,043	53%	779	1,273	61%	189	767	25%	54	56	96%	1,576	3,139	50%
Stonnington (C) - Malvern	121	121	100%	217	217	100%	144	144	100%	224	224	100%	-	-	-	585	585	100%
Whitehorse	335	356	94%	381	415	92%	427	645	66%	688	790	87%	245	301	81%	1,741	2,151	81%
Yarra Ranges	0	22	0%	0	237	0%	43	358	12%	518	646	80%	0	449	0%	561	1,690	33%
East Region	2,545	3,126	81%	2,257	3,659	62%	2,595	4,013	65%	3,578	5,329	67%	5,150	6,118	84%	13,580	19,119	71%
Melbourne	10,268	10,347	99%	2,044	2,044	100%	9,596	9,614	100%	4,875	4,878	100%	3,424	3,428	100%	19,939	19,964	100%
Port Phillip	3,461	3,772	92%	701	736	95%	1,016	1,033	98%	889	917	97%	824	930	89%	3,430	3,616	95%
Stonnington (C) - Prahran	112	112	100%	231	231	100%	1,682	1,682	100%	767	767	100%	563	563	100%	3,243	3,243	100%
Yarra	1,022	1,022	100%	762	762	100%	1,027	1,027	100%	940	940	100%	1,111	1,111	100%	3,840	3,840	100%
Inner Region	14,863	15,253	97%	3,738	3,773	99%	13,321	13,356	100%	7,471	7,502	100%	5,922	6,032	98%	30,452	30,663	99%
Metropolitan Melbourne	21,763	25,901	84%	10,624	14,267	75%	22,515	26,786	84%	25,503	33,746	76%	18,501	22,942	81%	77,143	97,741	79%

Source: Department of Planning & Community Development. Internal Database, 2007

4.15 Distribution of broadacre lots located within strategic locations

TABLE
4.15

SLA/LGA/ Region	Recently developed			Under construction			1-2 years			3-5 years			6-10 years & 11+ years			Total Identified Supply		
	Lots Within	Total Lots	Percentage Lots Within	Lots Within	Total Lots	Percentage Lots Within	Lots Within	Total Lots	Percentage Lots Within	Lots Within	Total Lots	Percentage Lots Within	Lots Within	Total Lots	Percentage Lots Within	Lots Within	Total Lots	Percentage Lots Within
Brimbank	462	687	67%	391	860	45%	262	1,632	16%	0	250	0%	-	-	-	262	1,882	14%
Melton	877	2,612	34%	419	1,324	32%	1,095	3,540	31%	766	5,800	13%	824	17,737	5%	2,685	27,077	10%
Wyndham	525	3,906	13%	122	1,761	7%	942	4,883	19%	1,198	7,346	16%	1,550	29,413	5%	3,690	41,642	9%
West Region	1,864	7,205	26%	932	3,945	24%	2,299	10,055	23%	1,964	13,396	15%	2,374	47,150	5%	6,637	70,601	9%
Banyule	-	-	-	-	-	-	-	-	-	20	102	20%	-	-	-	20	102	20%
Hume	11	1,559	0.7%	3	689	0.4%	41	2,285	1.8%	0	3,752	0%	108	12,703	1%	149	18,740	0.8%
Nilumbik	69	156	44%	115	115	100%	64	300	21%	59	672	9%	152	174	87%	275	1,146	24%
Whittlesea	50	2,942	1.7%	168	2,023	8%	174	3,956	4%	291	6,930	4%	421	16,886	2%	886	27,772	3%
North Region	130	4,657	3%	286	2,827	10%	279	6,541	4%	370	11,456	3%	681	29,763	2%	1,330	47,760	3%
Cardinia	881	1,967	45%	267	993	27%	575	2,351	24%	1,526	4,129	37%	4,162	16,333	25%	6,263	22,813	27%
Casey	480	3,333	14%	72	1,797	4%	304	4,424	7%	514	6,854	7%	1,271	23,927	5%	2,089	35,205	6%
Frankston	82	448	18%	8	470	1.7%	101	1,558	6%	406	1,354	30%	212	1,817	12%	719	4,729	15%
Greater Dandenong	0	144	0%	0	53	0%	97	330	29%	0	672	0%	0	2,183	0%	97	3,185	3%
Kingston	110	199	55%	110	220	50%	141	194	73%	0	32	0%	-	-	-	141	226	62%
Mornington Peninsula	358	1,137	31%	385	808	48%	49	402	12%	382	1,478	26%	128	2,218	6%	559	4,098	14%
South Region	1,911	7,228	26%	842	4,341	19%	1,267	9,259	14%	2,828	14,519	19%	5,773	46,478	12%	9,868	70,256	14%
Knox	0	318	0%	0	8	0%	0	31	0%	0	68	0%	33	49	67%	33	148	22%
Manningham	-	-	-	-	-	-	0	10	0%	0	60	0%	-	-	-	0	70	0%
Maroondah	0	7	0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yarra Ranges	0	374	0%	0	135	0%	0	164	0%	0	80	0%	32	693	5%	32	937	3%
East Region	0	699	0%	0	143	0%	0	205	0%	0	208	0%	65	742	9%	65	1,155	6%
Metropolitan Melbourne	3,905	19,789	20%	2,060	11,256	18%	3,845	26,060	15%	5,162	39,579	13%	8,893	124,133	7%	17,900	189,772	9%

Source: Department of Planning & Community Development. Internal Database, 2007

4.16 Distribution of dwellings and lots located within strategic locations

TABLE
4.16

SLA/LGA/Region	Completions 2004-2006			Under Construction			Construction 0-2 years			Construction 3-5 years			Possible Construction 6-10 years			Total Identified Supply		
	Dwellings and Lots Within	Total Dwellings and Lots	% Dwellings and Lots Within	Dwellings and Lots Within	Total Dwellings and Lots	% Dwellings and Lots Within	Dwellings and Lots Within	Total Dwellings and Lots	% Dwellings and Lots Within	Dwellings and Lots Within	Total Dwellings and Lots	% Dwellings and Lots Within	Dwellings and Lots Within	Total Dwellings and Lots	% Dwellings and Lots Within	Dwellings and Lots Within	Total Dwellings and Lots	% Dwellings and Lots Within
Brimbank	655	1,102	59%	479	1,168	41%	800	2,597	31%	1,307	2,675	49%	369	1,080	34%	2,955	7,520	39%
Hobsons Bay	115	376	31%	0	30	0%	22	35	63%	245	245	100%	861	2,780	31%	1,128	3,090	37%
Mariybrnong	489	771	63%	1,229	1,510	81%	1,187	1,207	98%	1,602	3,035	53%	1,974	1,994	99%	5,992	7,746	77%
Melton	903	2,638	34%	451	1,373	33%	1,139	3,584	32%	834	5,869	14%	318	8,376	4%	2,742	19,202	14%
Moonee Valley	494	494	100%	300	331	91%	175	321	55%	575	1,830	31%	264	264	100%	1,314	2,746	48%
Wyndham	525	4,202	13%	253	1,987	13%	1,010	5,190	20%	3,784	10,174	37%	984	11,244	9%	6,031	28,595	21%
West Region	3,181	9,583	33%	2,712	6,399	42%	4,333	12,934	34%	8,347	23,828	35%	4,770	25,738	19%	20,162	68,899	29%
Banyule	47	204	23%	355	715	50%	430	489	88%	187	325	58%	0	92	0%	972	1,621	60%
Darebin	398	470	85%	962	1,448	66%	883	900	98%	2,073	2,159	96%	1,061	1,224	87%	4,979	5,731	87%
Hume	34	1,613	2%	45	731	6%	80	2,523	3%	13	3,775	0.3%	20	6,511	0.3%	158	13,540	1.2%
Moreland	604	955	63%	409	549	75%	1,161	1,312	89%	1,961	2,281	86%	998	1,019	98%	4,529	5,161	88%
Nillumbik	69	156	44%	115	115	100%	91	328	28%	59	672	9%	173	195	89%	438	1,310	33%
Whittlesea	84	3,131	3%	394	2,274	17%	189	4,548	4%	372	7,814	5%	421	11,718	4%	1,376	26,354	5%
North Region	1,236	6,529	19%	2,280	5,832	39%	2,834	10,100	28%	4,665	17,026	27%	2,673	20,759	13%	12,452	53,717	23%
Bayside	265	284	93%	90	105	86%	245	320	77%	224	224	100%	258	258	100%	817	907	90%
Cardinia	906	1,995	45%	291	1,017	29%	591	2,634	22%	1,566	4,604	34%	2,078	6,619	31%	4,526	14,874	30%
Casey	524	3,408	15%	72	1,987	4%	403	4,673	9%	956	7,369	13%	1,271	12,583	10%	2,702	26,612	10%
Frankston	215	646	33%	110	641	17%	473	2,056	23%	453	1,488	30%	286	1,843	16%	1,322	6,028	22%
Glen Eira	647	657	99%	324	324	100%	300	300	100%	688	821	84%	469	469	100%	1,781	1,914	93%
Greater Dandenong	281	525	54%	60	116	52%	321	554	58%	2,053	3,009	68%	300	1,145	26%	2,734	4,824	57%
Kingston	565	1,397	40%	233	504	46%	775	905	86%	199	324	61%	678	706	96%	1,885	2,439	77%
Mornington Peninsula	440	1,533	29%	517	1,023	51%	169	796	21%	465	1,593	29%	210	2,338	9%	1,361	5,750	24%
South Region	3,843	10,445	37%	1,697	5,717	30%	3,277	12,238	27%	6,604	19,432	34%	5,550	25,961	21%	17,128	63,348	27%
Boroondara	1,025	1,025	100%	809	1,318	61%	273	295	93%	803	803	100%	164	263	62%	2,049	2,679	77%
Knox	126	624	20%	59	88	67%	280	372	75%	689	1,124	61%	1,049	1,404	75%	2,077	2,988	70%
Manningham	323	340	95%	176	243	72%	448	720	62%	193	253	76%	3,530	3,530	100%	4,347	4,746	92%
Maroondah	230	343	67%	61	106	58%	201	247	81%	274	850	32%	141	164	86%	677	1,367	50%
Monash	385	620	62%	554	1,043	53%	779	1,273	61%	189	767	25%	54	56	96%	1,576	3,139	50%
Stonnington (C) - Malvern	121	121	100%	217	217	100%	144	144	100%	224	224	100%	-	-	-	585	585	100%
Whitehorse	335	356	94%	381	415	92%	427	645	66%	688	790	87%	245	301	81%	1,741	2,151	81%
Yarra Ranges	0	396	0%	0	372	0%	43	522	8%	518	726	71%	32	1,142	3%	593	2,762	22%
East Region	2,545	3,825	67%	2,257	3,802	59%	2,595	4,218	62%	3,578	5,537	65%	5,215	6,860	76%	13,645	20,417	67%
Melbourne	10,268	10,347	99%	2,044	2,044	100%	9,596	9,614	100%	4,875	4,878	100%	3,424	3,428	100%	19,939	19,964	100%
Port Phillip	3,461	3,772	92%	701	736	95%	1,016	1,033	98%	889	917	97%	824	930	89%	3,430	3,616	95%
Stonnington (C) - Prahran	112	112	100%	231	231	100%	1,682	1,682	100%	767	767	100%	563	563	100%	3,243	3,243	100%
Yarra	1,022	1,022	100%	762	762	100%	1,027	1,027	100%	940	940	100%	1,111	1,111	100%	3,840	3,840	100%
Inner Region	14,863	15,253	97%	3,738	3,773	99%	13,321	13,356	100%	7,471	7,502	100%	5,922	6,032	98%	30,452	30,663	99%
Metropolitan Melbourne	25,668	45,635	56%	12,684	25,523	50%	26,360	52,846	50%	30,665	73,325	42%	24,130	85,350	28%	93,839	237,044	40%

Source: Department of Planning & Community Development. Internal Database, 2007