



MRDAC submission – Save Our Suburbs Inc (Vic)

Amended April 2016

INTRODUCTION

Save Our Suburbs was formed in 1998 in response to changes to the Local Government and Planning and Environment Acts which saw deregulation of planning via the introduction of “performance-based” controls and the amalgamation and corporatisation of councils, with negative impacts on residential amenity and on the ability of communities to have meaningful interaction with their local council. SOS continues to advocate for residential amenity and a fair and efficient planning regime.

SOS recognizes that many local community groups will be commenting on specific issues around the local implementation and impact of the residential zones so this submission will focus on overarching issues as well:

- 1 *Implementation of the new residential zones***
- 2 *Building approvals and yearly LGA variations***
- 3 *Population growth and infrastructure***
- 4 *Housing shortage and housing affordability***
- 5 *Transporting suburbia***
- 6 *Sustainability – what’s missing?***
- 7 *Flaws in the DA assessment process – need for mandatory planning controls***
- 8 *Third party objection and appeal rights (TPOAR)***
- 9 *Deliberative Community Consultation***
- 10 *Recommendations regarding the new zones and process issues***

The three amended residential zones, two new commercial zones and three amended industrial zones were introduced into the Victoria Planning Provisions and planning schemes by Amendment VC100, gazetted on 15 July 2013. Amendment VC116, gazetted on 1 July 2014, applied the General Residential Zone to any land previously zoned Residential 1, 2 and 3 not already included in a new residential zone.

The purpose of the Managing Residential Development Advisory Committee is to:

- A.** Consider the process by which the new residential zones were implemented.
- B.** Review the current application of the zones that allow for residential development in the context of managing Melbourne and Victoria’s residential growth in a sustainable manner and improving housing affordability.
- C.** Advise on the level of evidence and justification needed when preparing relevant planning scheme amendments.
- D.** Recommend improvements to the residential zones.

E. Provide councils, the community and the industry with an opportunity to be heard.

This submission will focus on the more over-arching issues rather than the implementation of the new zones and other planning issues within each LGA which are being addressed by other groups and individuals from their respective LGAs.

1. New Residential Zones Implementation - Inconsistent and not Transparent

The RZSAC was set up in Feb 2014, apparently to regain some strategic control over how councils were approaching the new zones implementation process. That process might have been more coherent had the RZSAC been established when or before the new zones were gazetted (June 2013). There had been many months of advance notice of the format of the zones and the choice of zone schedule variations available.

Many councils decided to implement their new residential zones based on an existing or about-to-be-adopted housing strategy. Some did not follow a public exhibition and community consultation process, and most did not bother to include any extra Rescode variations to their zone schedules. Seven councils have still not yet completed a planning scheme amendment to implement the new residential zones.

Some Councils did not go through the RZSAC process and instead applied directly to the Minister for the approval of their planning scheme amendments but the justification for some ministerial approvals is far from clear. Some have been approved, some still haven't.

There have been many anomalous decisions by the RZSAC and the Minister regarding adequacy or otherwise of council housing strategies and other "pre-requisite" strategic research and policies. The 12 months given for implementation of the new zones was also manifestly inadequate for councils that did not already have an incorporated housing strategy. As the submission from Moonee Valley Council states,

"This has resulted in inconsistencies to the way the zones have been applied across the state in particular regarding:

- The extent and justification for the application of the NRZ and RGZ.*
- The level of scrutiny applied to the strategies and policies underpinning the application of the zones and how this impacts on existing development trends and future demand projections.*
- The amount of public consultation and opportunity for input into the process."*

The result is that there is an obvious and unjustifiable difference in the proportion of the three residential zones allocated within different municipalities. All councils should have been required to consult their communities on all zoning and schedule options, as well as to research and update Housing Statements and Local Character Overlays, etc – and been given sufficient time to do so.

2. Building approvals and yearly LGA variations

The state-of-play reports merely show housing growth from 2010-2014, which does not include much time since the implementation of the new zones in most LGAs but does include several years prior. The lack of yearly figures prevents identification of any trends during that period.

However, the SOP reports for each municipality do estimate average annual population increases and the number of new residents expected from 2011 until 2031, along with the estimated number of extra dwellings needed.

SOP Housing and population data, and yearly ABS Residential Building Approvals by LGA, is shown in **Appendix 2** for a sample of 18 council areas in all sub-regions. Most councils experienced a boost in building approvals due to the GFC-related economic stimulus packages in Oct. 2013 (\$10.4 bill) and Feb. 2014 (\$42 bill), and many but not all are demonstrating a large rise in building approvals over the last couple of years.

The different population projections and building approval data for each LGA strongly show that each council needs to be able to individually tailor adequate controls to provide the necessary level of housing while being able to maintain local amenity and prevent over-development.

Comparison of SOP dwelling numbers with this ABS data for the 18 councils shows that residential building approval trends have been exceeding housing targets in many LGAs for several years now. While some are roughly meeting state housing projection targets (Port Phillip, Yarra, Casey, Frankston, Hume, Moreland, Brimbank, Melton), most are exceeding their targets by around double (Melbourne, Stonnington, Boroondara, Glen Eira, Manningham, Whitehorse, Bayside, Darebin, Moonee Valley).

The graphs also reveal an oversupply of apartments, many in the inner city (with some of these also being sub-standard in amenity terms – hence the current development of Better Apartment Design Guidelines). The apartment market in the Melbourne CBD is now showing price falls of up to 30% in some places, reflecting the fact that the usual industry completion rate of 97% of all approvals has dropped to 93%. In fact, 112,000 new housing approvals in Australia have not yet commenced; the highest level on record.

The UDP report (2015) shows large numbers of dwellings earmarked for development in projects of 10 dwellings or more across various zones in some municipalities. But these UDP estimates don't even include some other developments known to be in the pipeline (eg, see Moonee Valley council submission).

The SOP Reports show that other zones that allow residential development (including the MUZ, commercial zone, CCZ, DZ, etc) are already contributing a large amount of housing in the inner LGAs, and at higher densities, including 4 storeys and above (*see Appendix 1*).

In the face of this burgeoning excess in apartments over SOP targets, there is little need in most municipalities for the GRZ and NRZ to be able to actively facilitate as much growth in new dwellings as they do at present. This is a potentially unstable situation that appears to be due to a shift in macro-economic focus from the mining sector to the new cash cow of the foreign-investor fuelled property market. The federal government has also tried to provide a guarantee of continued growth in housing demand by encouraging net overseas migration (NOM) to remain at around 240,000 a year, when about half of all new migrants tend to locate in Sydney and Melbourne. However, the growth rate of NOM and the natural births have both begun trending down, as discussed below.

In the interests of stable development of the housing market, Councils should have been given more time for mandatory public consultation over the introduction of the reformed zones, including those with a substantial residential component. Councils should have also been required to specify both maximum dwellings on a lot and minimum lot sizes to control density and prevent serial subdivision.

3 Population growth and infrastructure

Population growth impacts all the major issues facing society today – infrastructure and housing provision, education and health services, unemployment and the economy. As Daniel Andrews admitted after he became opposition leader, the Brumby Govt lost the 2010 election because it failed to plan properly for population growth.

Current planning policies are based on population growth of 1.7%pa for the next 35 years. That trend is unlikely to continue at such a high level because of factors like rising unemployment (particularly for youth), the need for greater reduction in GHG emissions, a large infrastructure backlog and growing community concern about the negative environmental, economic and societal effects of increasing population pressure.

Indeed, ABS data have been showing a consistent decrease in the rate of population growth since early 2013, in births and in net overseas migration. Victoria has now followed this trend with a decline in both over the last year or so. This trend is likely to increase as Victoria's car manufacturing industry shuts down next year.

Lower population growth rates will inevitably take more heat out of the property market, further underlying the argument that now is an appropriate time to strengthen planning controls to protect local amenity and ensure adequate services.

Infrastructure

Growing populations require a disproportionate increase in maintenance and provision of infrastructure to avoid a decrease in services and GDP per capita (which we are already starting to see) and a decrease in urban amenity in general. A paper by Dr Jane O'Sullivan – “The Burden of Durable Asset Acquisition in Growing Populations” explains the financial burden of infrastructure catch-up:

https://www.academia.edu/20686395/THE_BURDEN_OF_DURABLE_ASSET_ACQUISITION_IN_GROWING_POPULATIONS

Essentially, given that most “durable assets” have an average life of 50 years, we need to replace about 2% of our infrastructure each year, on average. But if the population increases by 1% in any one year, we'll also require an extra 1% of existing infrastructure to maintain the same level of services – ie 3% of the value of existing infrastructure, a 50% increase. A layman's explanation is provided by Dr Geoff Davies:

<http://www.theage.com.au/comment/the-huge-hidden-cost-of-population-growth-20160219-gmyddb.html>

US economist Lester Thurow pointed out years ago that any developing country with a population growth rate of 2% or more would never become developed because of the burden of continually trying to meet ever-increasing demands for services and infrastructure.

4 Housing shortage and housing affordability

Apartments aren't what most people want but just what they can afford. Inaccurate assumptions in population & housing projections and demand for particular housing types, including affordable housing, has been outlined in a paper last month by Dr B. Birrell and David McCloskey, March 2016: *Sydney and Melbourne's Housing Affordability Crisis Report 2: No End in Sight* <http://tapri.org.au/wp-content/uploads/2016/02/Sydney-Melbourne-Housing-Report-No-2-No-End-in-Sight-6-Mar-2016-std.pdf>

The paper confirmed that the main unmet demand for dwellings, from both migrants & first home buyers, is for 3-bedroom houses, not small apartments of which there is now an oversupply in many areas. This is all part of a speculative asset boom that has severely disadvantaged the next generation of home seekers, exacerbated by capital gains tax concessions for negatively geared investment properties, a flood of cashed-up foreign investors, and land banking by large development corporations: <http://www.theage.com.au/victoria/huge-land-bank-puts-squeeze-on-buyers-20100317-qflq.html>

Land banking holds the community to ransom by limiting supply to increase prices. But if broadacre residential land were taxed as if it were already in use, developers would turn over their holdings quickly instead of passively accruing unearned capital growth: <http://www.macrobusiness.com.au/2012/12/englobo-the-shady-world-of-land-banking/>

Last October the National Housing Conference in Perth emphasised the popular sentiment to reform Australia's property tax and incentive system to generate more socially and economically progressive outcomes. Housing unaffordability is not just a problem for those priced out of a decent place to live. It also damages the efficiency of the entire urban economy as lower paid workers are forced further from jobs, adding to traffic congestion and unemployment.

But state initiatives like Victoria's plans to mandate affordable housing targets for developments on public land are unfortunately only a drop in the ocean. They won't turn the affordability problem around while tax settings continue to support existing homeowners and investors at the expense of first time buyers and renters. Even worse, apart from 2008-2012, the Commonwealth has been winding back its explicit housing role for more than 20 years.

Last year, Government senators dismissed calls for a renewed Commonwealth housing policy recommended by the Senate's extensive (2013-2015) Affordable Housing Inquiry: http://www.aph.gov.au/Parliamentary_Business/Committees/Senate/Economics/Affordable_housing_2013/Report

Housing industry bodies promote greater housing supply but even doubling new construction in any given year would only slightly expand the overall supply of properties for sale that year. More importantly, the growing inequality in the way housing is occupied (more second homes and under-utilised or empty homes) reduces any potential impact of extra supply in moderating house prices.

Facilitating housing affordability requires progressive changes to superannuation, negative gearing and capital gains tax. Re-tuning tax and social security settings is necessary because the main function of housing has gone from “usable facility” to “tradeable commodity and investment asset.” Policies to promote home ownership and rental housing have simply become subsidies that expand property values:

<http://architectureau.com/articles/tackling-housing-unaffordability-a-10-point-national-plan/>

Reserve Bank data shows those most likely to negatively gear earn over \$500,000 pa. About 30% of them use negative gearing, up from 20% a decade ago, compared to 10-15% of investors with an income less than \$100,000 pa.

This is unproductive investment that has led to growing economic and social dislocation and created the present property bubble. The Reserve Bank, the Productivity Commission, the Henry tax review and the Murray system inquiry have all argued that negative gearing exacerbates volatility in housing markets. The bigger problem is the Capital Gains Tax discount once investment properties are sold, which should be reduced from 50% to 33% or less.

There is also evidence that no actual housing shortage exists – only a shortage of housing that’s available and affordable. “An Analysis of the Australian Housing Shortage” (Andrew Wilkinson, Curtin University of Technology, 2011) reaches 3 conclusions:

- * Underlying demand growth methodologies used to calculate the housing shortage are flawed, as they do not recognise the significant excess capacity of the existing housing stock or the role of higher prices in reducing real demand.
- * Population growth can continue to be accommodated in the capacity of the existing total housing stock through a minor adjustment in the average occupancy rate.
- * The influence of the relative level of new dwelling construction as the cause of high house prices is overstated.

http://soac.fbe.unsw.edu.au/2011/papers/SOAC2011_0228_final.pdf

Property adviser Michael Matusik recently stated that “we are already building too many new homes. Not only are they the wrong ones, there are also, now, too many”.

<http://propertyupdate.com.au/housing-shortage-michael-matusik/>

Other surveys show that a significant number of completed units are being left empty by investors mainly seeking capital growth –

<https://www.prosper.org.au/2015/12/09/almost-20pc-of-melbournes-investor-owned-homes-empty/>

Proper Australia has also just highlighted moves towards land tax reform and reducing speculative vacancies: <https://www.prosper.org.au/tag/speculative-vacancies/>

One solution to maximize community benefit could be to make these dwellings available for rent (or even sale) by decreasing stamp duty but slightly increasing land tax (while maintaining exemptions for the standard lot size family home), thus maintaining state tax receipts while using a more progressive tax to “level the property planning field”.

The Victorian Government plans to provide more affordable subsidised social housing through inclusionary zoning for surplus state land. However, it would be more effective and less socially divisive if inclusionary zoning were mandated for some private

residential development as well. AHURI found a positive relationship between rates of new social housing and overall local housing supply – ie, affordable housing requirements did not negatively impact on overall rates of new local housing supply. Industry panelists suggested that affordable housing requirements, like other regulatory burdens, would not be problematic if the planning system offered clarity and certainty in decision making, charging and infrastructure provision (ie, more mandatory provisions): (https://www.ahuri.edu.au/_data/assets/pdf_file/0008/2231/AHURI_Final_Report_No191_Quantifying_planning_system_performance_and_Australias_housing_reform_agenda_an_investigative_panel.pdf)

5 Transporting suburbia

While disproportionate attention is focused on road infrastructure, relatively little has been done over the last few decades to improve the functionality, integration and frequency of suburban public transport. This is the highest priority if denser development along transport corridors and around stations is not to lead to even worse congestion. VAGO has made some scathing criticisms of insufficient and inadequate government action to tackle public transport problems, particularly lack of demand-side management: *Managing Traffic Congestion*, April 2013
<http://www.audit.vic.gov.au/publications/2012-13/20130417-Managing-Traffic-Congestion/20130417-Managing-Traffic-Congestion.html#s00>
Coordinating Public Transport, August 2014
<http://www.audit.vic.gov.au/publications/20140806-Public-Transport/20140806-Public-Transport.pdf>

The planning department has just admitted it will be hard to maintain good public transport services with unprecedented growth along suburban tram lines (encouraged by Plan Melbourne and the reformed zones). Dwellings built within 100m of tram lines outside the CBD increased from 4000 in 2004 to 8000 last year and could reach 11,000 in 2016 and beyond. The only solutions are a combination of reducing both road congestion and the intensity of development along these corridors, and to upgrade the capacity of existing public transport systems, such as rail signaling.

Experience here and overseas shows that freeways encourage traffic flow so that more motorists depend on them. The Downs-Thompson Paradox is a well-established scientific theory that explains this phenomenon. The solution to reducing road congestion is not more roads but reducing traffic flow by building rail links in parallel with freeways to attract commuters back to rail. This lowers rail costs/head and frees up arterial roads for those who need to use them - trucks, commercial vehicles and multi-destination vehicles. For a simple explanation and further links, see:
https://en.wikipedia.org/wiki/Downs%E2%80%93Thomson_paradox

It is a myth that more people live closer to their work these days. Many industries and workplaces are not close to higher density residential areas and many workers travel long distances to work for an employer of choice – eg, a university or niche company. Agglomeration benefits due to the proximity of workers are clear (eg, in city offices) but most of those workers will not live nearby in city high-rise apartments.

Victoria's former and foremost public transport advocate, Dr Paul Mees, pointed out without contradiction in 2009 that the traditional view of how population density

determines transport choice is flawed. Mees demonstrated that the Chicago Area Transportation Study 1956 wrongly attributed poor suburban public transport to low densities, when the real causes were failures of planning and policy. In fact, there is only a weak correlation between density and public transport use, and the 'compact city' notion is not substantiated by evidence. http://atrf.info/papers/2009/2009_Mees.pdf
<http://www.theage.com.au/it-pro/we-can-keep-our-leafy-suburbs-and-still-save-the-planet-20091122-isqz.html>

In practice this means that many short direct outer suburban bus routes can feed into denser networks closer to the city centre, linking up with synchronized timetables to other PT modes (trams, trains). This can allow all areas of a city, even the dispersed outer suburbs, to be served by frequent high quality public transport. Mees points to countries like Switzerland as examples.

6 Sustainability – what's missing?

The present apartment glut and rising concern over the degree of climate change means now is the time to introduce more sustainable and more mandatory guidelines into the planning regime. There is a growing lack of green open space on private land to mitigate air pollution and the heat island effect and to promote physical and mental health, etc. The benefits of green open space and the health implications of medium and high density urban living have been documented by many experts, including Professor Billie Giles-Corti (Melbourne School of Population Health, University of Melbourne).

While urban sprawl should not be encouraged for obvious social, agricultural, energy and infrastructure reasons, as a society we must also balance suburban densification with suburban amenity values – not only proximity to transport and services but also the maintenance of neighbourhood character including large treed backyards for social, psychological, health, aesthetic and biodiversity reasons, and because of global warming and the heat island effect.

45% of the adult population in Melbourne is already deficient in vitamin D from insufficient sunshine and outdoor activity, due partly to lifestyle issues associated with oversized houses with small backyards and too much overshadowing by neighbouring houses or apartment blocks.

Kids need safe supervised playing areas involving some interaction with nature. Studies have shown kids gain in confidence and independence just through walking or riding to school, or even taking the bus. Well-treed areas reduce air pollution, prevent the deterioration of bitumen road and footpath surfaces and combat the heat island effect by improving local microclimates and reducing the need for air conditioning. Provision of green open space also correlates with better mental health. Street trees alone don't meet most of these increasing needs.

Other social and health issues include the lack of appropriate space in many modern developments for workshops and studies. Fifty years ago families had their own veggie gardens and fruit trees; permaculture gardens are another option. Human beings are territorial and a family home is our biggest investment. It involves becoming part of the local community while apartment renters are more likely to be transient occupants.

Social impacts are mandatory considerations under s60 of the Planning and Environment Act, and Clause 11 of all planning scheme recognises health and safety issues. However, Plan Melbourne ignores the wider sociological, environmental and health issues outlined above. It was not developed through informed participatory community consultation and it no longer focuses on the regulation of planning but on the facilitation of development.

7 *Flaws in the DA assessment process – the need for mandatory planning controls*

All the debate about planning centres on policies and controls of some sort. But no matter how appropriate policies may be, they can be undermined in practice if their implementation is flawed. That has been the case since performance-based planning was introduced into Victoria in the 1990s. A series of critical reports by VAGO has confirmed what residents know only too well – that there is a continuing failure by councils to administer discretionary planning with adequate accountability and transparency:

Dec. 1999: Land Use and Development in Victoria: The State's planning system

http://www.audit.vic.gov.au/reports_and_publications/reports_published_in_2012-13/reportarchive-1990-1999/19991215-land-use-victoria.aspx

May 2008: Victoria's Planning Framework for Land Use and Development

http://www.audit.vic.gov.au/reports_publications/reports_by_year/2008/20080507_land_use_and_devt.aspx

Performance based planning is a burden on property development in Victoria. While it creates potential disproportionate gains for some applicants, it also causes uncertainty, extra costs and delays for all parties, as well as ambit claims.

One of the stalwarts of Australian planning, Professor Jeremy Dawkins, points out that successful urban planning must involve rigorous, consistent rules that are well enforced if it is to create an orderly system of land ownership where land values and uses are stabilized by clear development rules to protect the rights of all landowners and prevent speculative development.

8 *Third party objection and appeal rights (TPOAR)*

Scrutiny and transparency discourages corruption and incompetence, and thus improves planning outcomes. Consequently, as long as planning controls are performance-based SOS believes that notice and appeal rights should exist for all development applications.

We strongly support the views of Stuart Morris QC that he expressed in “Third Party Participation in the Planning Permit Process”, at a conference on “Environmental Sustainability, the Community and Legal Advocacy” Victoria University, 4 March 2005: <https://www.vcat.vic.gov.au/resources/document/2005-third-party-participation-planning-permit-process>

“The case for third party appeal rights comes down to three basics. First, the existence of third party appeal rights tends to improve the quality of governance. Good governance is not just about end results, it is also about the process of making decisions. Citizens derive satisfaction from having their say in decisions which affect them. Further, neighbouring landowners often have a very legitimate interest in whether development occurs and the form of that development.

Second, third party rights often lead to better planning decisions. It is true that it is comparatively rare for an objector to completely succeed in overturning a decision of a council in favour of development. But in more than half the matters brought before the tribunal, objectors are at least partly successful, in that the form of the development is changed or additional conditions imposed. Third party appeals do enable development proposals to be evaluated in more detail and, although this comes at a cost, the most common outcome is a refinement of the development.

Third, the existence of third party appeal rights discourages corrupt behaviour between developers and local government. When local government is charged with making a final decision on development issues there is a temptation for collusive behaviour; but this is pointless if objectors can exercise a right to appeal to an independent tribunal.” [p6]

“.....The exemptions in the VPPs (from notice and third party review) seem to be predicated upon the doubtful assumption that the owners and occupiers of business land have a lesser right to be involved in the development of adjoining land than do the owners and occupiers of residential land. However, because business land is often developed more intensively than residential land, the development of one allotment can have greater impacts upon neighbouring allotments than the development of a residential lot.” [p4]

9 Deliberative Community Consultation

Community acceptance of planning policies and development proposals requires genuine prior community consultation. Cities like Curitiba and Vancouver have used extensive deliberative consultation processes with residents to help frame city master plans to ensure their policies have broad community support.

Deliberative processes were used in WA in the mid-2000s to address specific planning and infrastructure problems. Community teams were established to adapt and combine a range of previously-documented engagement techniques to suit local needs. Outcomes from these deliberative processes then influenced policy decisions. In many cases, deliberative recommendations were fully adopted by the Minister.

Refs: <http://www.21stcenturydialogue.com/> (WA)
<http://www.newdemocracy.com.au/>

10 Recommendations regarding the new zones and process issues

Retain mandatory NRZ height of 8m – max. heights in other zones should also be mandatory

Prohibit subdivision permit without a concurrent dwelling planning permit

Discourage unoccupied dwellings – via increased land tax?

Introduce mandatory neighbourhood character descriptions into residential zone schedules

Retain reference to "4 storey development" in the purpose of RGZ

Do not change the purposes of the NRZ; GRZ and RGZ

Do not allow (without public consultation) added exemptions in the NRZ

Provide mechanisms for social/affordable housing – inclusionary zoning

Greater community involvement in Major Planning Processes and Infrastructure Projects

A strong evidence-based set of Apartment Design standards

An Independent Planning Authority with community representation

Review of the planning appeal process

Limit the ability to lodge amended DA plans at VCAT

The state government should lobby federal and other state governments for a transparent and inclusive national debate over establishing population targets that takes account of infrastructure and sustainability issues.

Zone schedules must contain maximum no. dwellings/lot AND a minimum lot size in order to control density, avoid overloading existing infrastructure & prevent serial subdivision

Introduce a one-week delay in the permit plan endorsement process to allow objectors (and council) time to scrutinize submitted plans in order to detect unauthorized and un-requested alterations (one of the most common aspects of permit fraud)

Legislate to render legally void any unauthorized and unrequested changes to permit plans submitted for endorsement, irrespective of any council failure to detect them

Statutory tree protection and maintenance regulations must be introduced as soon as possible – could include requirements/incentives for mature crown trees (rate rebates?)

Introduce statutory protection for existing solar HWS or solar PV panels from significant overshadowing by new building work (VCAT suggestion)

Require complete notation on all plans, including building floor & wall heights above NGL (AHD)

Rescode – make building heights mandatory

Disallow perforated metal screening to control overlooking because of its transparent nature due to the diffraction effect caused by its circular, evenly-spaced holes, even though its dimensions may be Rescode compliant

APPENDIX 1

Net Dwelling increase 2010-2014		by Residential Zone type				
Save our Suburbs sample of 18 metro councils		(from "State Of Play" Reports, DELWP)				
3 new residential zones: Neighborhood (NRZ); General (GRZ); Growth (RGZ)						
"OTHER" zones may include: C1Z, MUZ, CDZ, DZ, PDZ, LDRZ, ACZ, TZ, RLZ						
	CENTRAL	NRZ	GRZ	RGZ	OTHER	TOTAL
MELBOURNE	% of residential land	0.7%	32.4%	1.6%	65.3%	100%
	Net dwelling Increase 2010-14	4	717	908	16,443	18,072
PORT PHILLIP	% of residential land		70.0%		30.0%	100%
	Net dwelling Increase 2010-14		1,345		3,427	4,772
STONNINGTON	% of residential land	33.4%	52.5%	5.4%	8.7%	100%
	Net dwelling Increase 2010-14	113	903	709	2,673	4,398
YARRA	% of residential land	52.3%	23.1%		24.6%	100%
	Net dwelling Increase 2010-14	433	727		4,630	5,790
	EASTERN	NRZ	GRZ	RGZ	OTHER	TOTAL
BOROONDARA	% of residential land	75.7%	19.4%	0.9%	3.9%	100%
	Net dwelling Increase 2010-14	818	896	182	1,920	3,816
MANNINGHAM	% of residential land	5.3%	49.8%	3.4%	41.5%	100%
	Net dwelling Increase 2010-14	35	1,030	397	394	1,856
MAROONDAH	% of residential land	40.5%	55.5%	0.8%	3.2%	100%
	Net dwelling Increase 2010-14	1,081	1,213	171	2	2,467
WHITEHORSE	% of residential land	48.5%	43.1%	4.4%	3.9%	100%
	Net dwelling Increase 2010-14	839	1,156	1,040	484	3,519
	SOUTHERN	NRZ	GRZ	RGZ	OTHER	TOTAL
BAYSIDE	% of residential land	79.9%	17.0%	0.1%	3.0%	100%
	Net dwelling Increase 2010-14	701	417	22	716	1,856
CASEY	% of residential land		44.9%	0.2%	54.9%	100%
	Net dwelling Increase 2010-14		7,648		5,223	12,871
FRANKSTON	% of residential land		70.6%		29.4%	100%
	Net dwelling Increase 2010-14		2,599		1,123	3,722
GLEN EIRA	% of residential land	80.8%	13.4%	2.2%	3.6%	100%
	Net dwelling Increase 2010-14	1,094	907	185	560	2,746
	NORTHERN	NRZ	GRZ	RGZ	OTHER	TOTAL
DAREBIN	% of residential land	9.3%	82.6%	2.4%	5.8%	100%
	Net dwelling Increase 2010-14	326	2,518	73	619	3,536
HUME	% of residential land		28.3%		71.7%	100%
	Net dwelling Increase 2010-14		2,427		6,126	8,553
MORELAND	% of residential land	61.7%	29.6%	2.7%	6.0%	100%
	Net dwelling Increase 2010-14	1,721	1,363	234	3,186	6,504
	WESTERN	NRZ	GRZ	RGZ	OTHER	TOTAL
BRIMBANK	% of residential land	52.0%	39.6%	2.7%	5.7%	100%
	Net dwelling Increase 2010-14	2,196	1,191	78	232	3,697
MELTON	% of residential land	2.7%	20.0%	1.2%	76.1%	100%
	Net dwelling Increase 2010-14	94	5,228	229	2,814	8,365
MOONEE VALLEY	% of residential land		94.1%		5.8%	100%
	Net dwelling Increase 2010-14		2,190		967	3,157

Building Approvals data: ABS 87310DO008 - Table 1 Vic., LGA Excel datacube; LG profiles (<http://profile.id.com.au/>)

Population projections & dwelling requirements from State of Play Reports, DELWP 2016 (S.O.P.)

"Other" = units & apartments

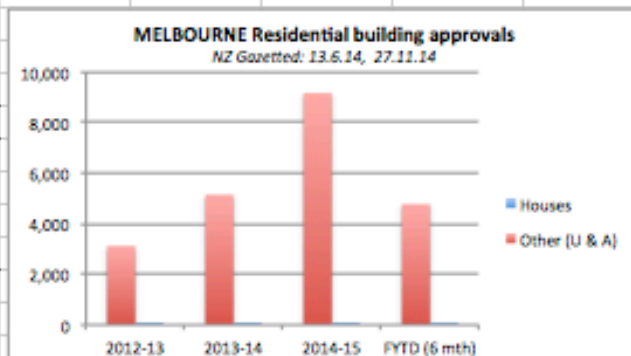
NB: Not all new residential zones for each council were gazetted at the same time

GRZ gazetted for all old res.zones on 1.7.14 unless council new zones amendment already approved

CENTRAL REGION**MELBOURNE**

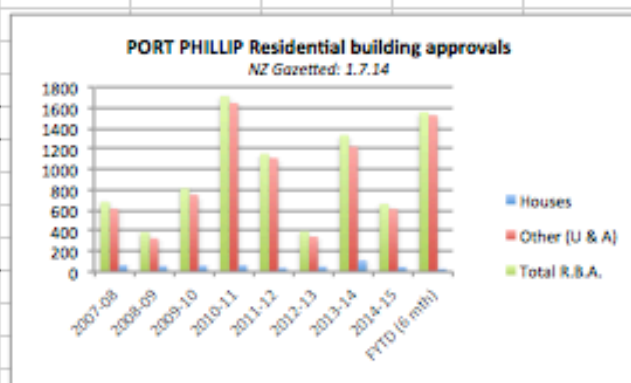
Av. ann. pop. increase 2011-31 = 4.0%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	13	4,772	4,805	
2014-15	15	9,168	9,280	S.O.P:
2013-14	14	5,147	5,185	Dwellings
2012-13	11	3,120	3,725	needed/yr
2011-12:	[not available]			2011-31:
2010-11	[not available]			2,900
2009-10	[not available]			
2008-09	[not available]			Incr.Dw/yr
2007-08	[not available]			2010-2014:
Total bldg approvals/yr. since 2012 (ABS):			6,063	3,610

**PORT PHILLIP**

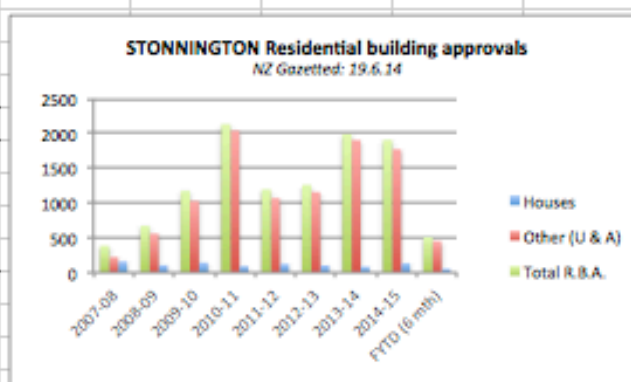
Av. ann. pop. increase 2011-31 = 1.9%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	30	1,527	1,557	
2014-15	49	613	662	S.O.P:
2013-14	113	1,222	1,335	Dwellings
2012-13	53	343	396	needed/yr
2011-12	41	1,111	1,152	2011-31:
2010-11	65	1,649	1,714	1,050
2009-10	62	752	814	
2008-09	58	327	385	Incr.Dw/yr
2007-08	66	615	681	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,052	950

**STONNINGTON**

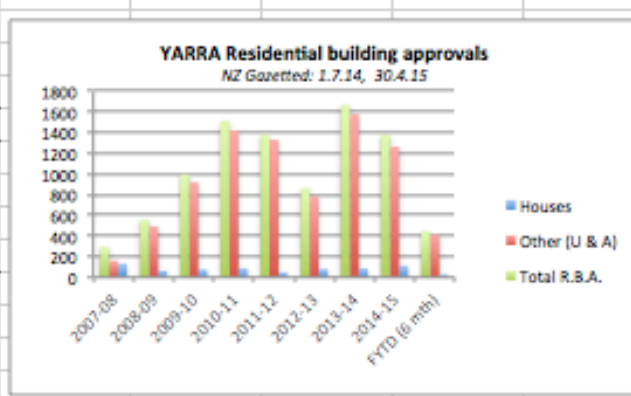
Av. ann. pop. increase 2011-31 = 1.6%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	56	453	509	
2014-15	135	1,772	1,907	S.O.P:
2013-14	86	1,903	1,989	Dwellings
2012-13	103	1,157	1,260	needed/yr
2011-12	127	1,069	1,196	2011-31:
2010-11	94	2,040	2,134	850
2009-10	145	1,028	1,173	
2008-09	109	561	670	Incr.Dw/yr
2007-08	162	224	386	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,697	880

**YARRA**

Av. ann. pop. increase 2011-31 = 2.1%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	29	415	444	
2014-15	113	1,264	1,377	S.O.P:
2013-14	86	1,577	1,663	Dwellings
2012-13	80	781	861	needed/yr
2011-12	49	1,330	1,379	2011-31:
2010-11	88	1,419	1,507	900
2009-10	77	917	994	
2008-09	63	492	555	Incr.Dw/yr
2007-08	132	161	293	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,357	1,160



Building Approvals data: ABS 87310DO008 - Table 1 Vic., LGA Excel database; LG profiles (<http://profile.id.com.au/>)

Population projections & dwelling requirements from State of Play Reports, DELWP 2016 (S.O.P.)

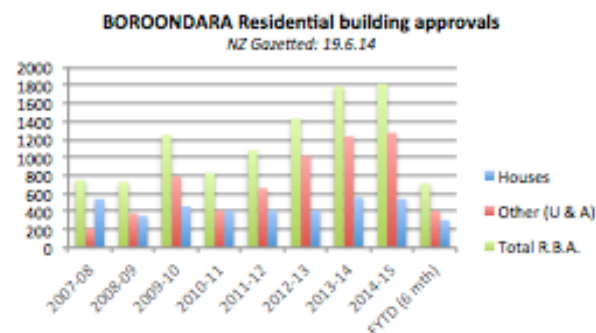
NB: Not all new residential zones for each council were gazetted at the same time

GRZ gazetted for all old res.zones on 1.7.14 unless council new zones amendment already approved

EASTERN REGION**BOROONDARA**

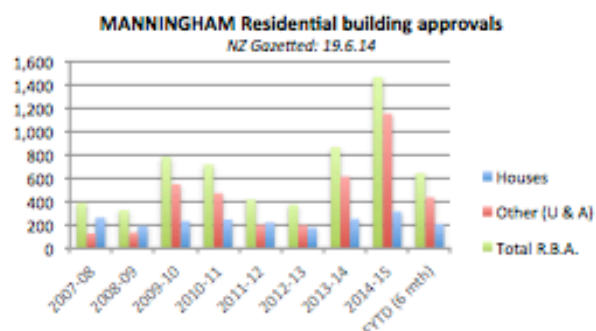
Av. ann. pop. increase 2011-31 = 0.8%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	302	409	711	
2014-15	541	1,272	1,813	S.O.P:
2013-14	555	1,233	1,788	Dwellings
2012-13	414	1,019	1,433	needed/yr
2011-12	418	659	1,077	2011-31:
2010-11	413	414	827	800
2009-10	459	790	1,249	
2008-09	352	376	728	Incr.Dw/yr
2007-08	539	211	750	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,388	760

**MANNINGHAM**

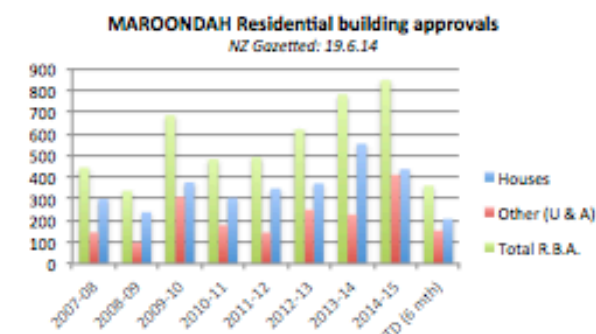
Av. ann. pop. increase 2011-31 = 0.9%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	206	435	641	
2014-15	314	1,149	1,463	S.O.P:
2013-14	252	612	864	Dwellings
2012-13	175	197	372	needed/yr
2011-12	219	198	417	2011-31:
2010-11	246	470	716	500
2009-10	233	547	780	
2008-09	191	135	326	Incr.Dw/yr
2007-08	261	127	388	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			766	370

**MAROONDAH**

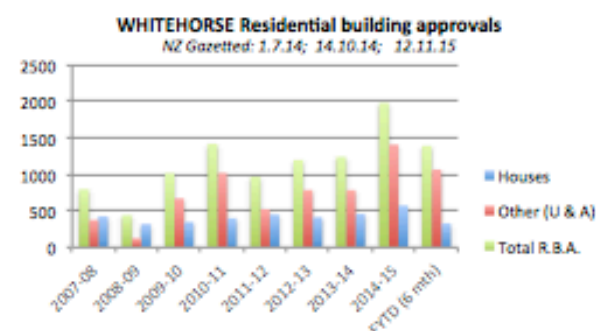
Av. ann. pop. increase 2011-31 = 1.0%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	207	153	360	
2014-15	436	410	846	S.O.P:
2013-14	553	227	780	Dwellings
2012-13	370	249	619	needed/yr
2011-12	347	144	491	2011-31:
2010-11	304	178	482	550
2009-10	375	309	684	
2008-09	238	99	337	Incr.Dw/yr
2007-08	299	145	444	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			644	490

**WHITEHORSE**

Av. ann. pop. increase 2011-31 = 0.9%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	327	1,066	1,393	
2014-15	573	1,409	1,982	S.O.P:
2013-14	457	786	1,243	Dwellings
2012-13	412	787	1,199	needed/yr
2011-12	448	522	970	2011-31:
2010-11	400	1,020	1,420	700
2009-10	347	671	1,018	
2008-09	319	124	443	Incr.Dw/yr
2007-08	423	375	798	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,363	700



APPENDIX 2: Residential building approvals by Municipality

Page 3

Building Approvals data: ABS 87310DO008 - Table 1 Vic., LGA Excel datacube; LG profiles (<http://profile.id.com.au/>)

Population projections & dwelling requirements from State of Play Reports, DELWP 2016 (S.O.P.)

NB: Not all new residential zones for each council were gazetted at the same time

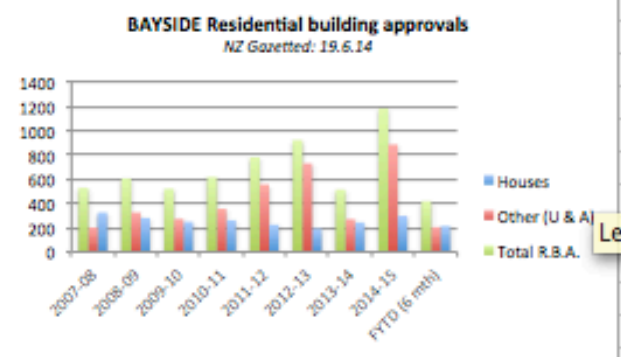
GRZ gazetted for all old res.zones on 1.7.14 unless council new zones amendment already approved

SOUTHERN REGION

BAYSIDE

Av. ann. pop. increase 2011-31 = 0.8%

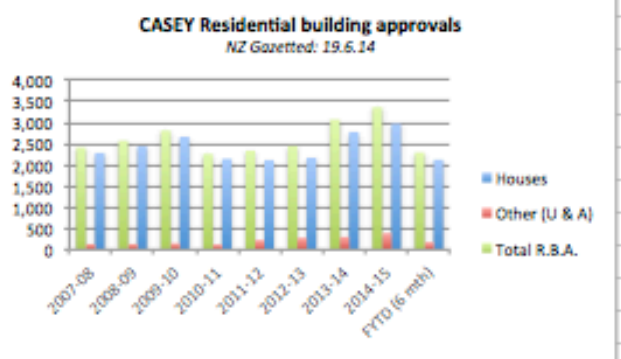
Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	214	205	419	
2014-15	298	887	1,185	S.O.P:
2013-14	244	271	515	Dwellings
2012-13	194	731	925	needed/yr
2011-12	225	557	782	2011-31:
2010-11	262	357	619	450
2009-10	249	273	522	
2008-09	281	326	607	Incr.Dw/yr
2007-08	326	203	529	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			805	370



CASEY

Av. ann. pop. increase 2011-31 = 2.6%

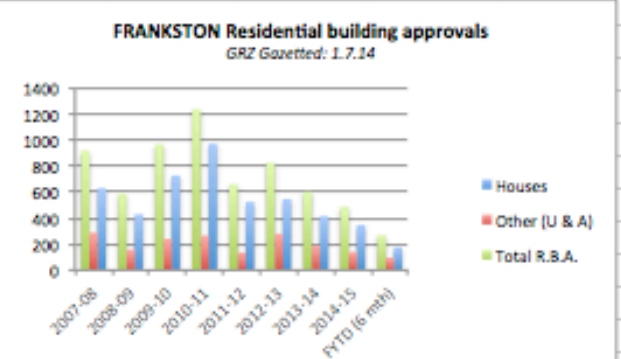
Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	2,120	175	2,295	
2014-15	2,973	390	3,363	S.O.P:
2013-14	2,773	300	3,073	Dwellings
2012-13	2,171	279	2,450	needed/yr
2011-12	2,109	227	2,336	2011-31:
2010-11	2,140	120	2,260	3,350
2009-10	2,664	148	2,812	
2008-09	2,440	133	2,573	Incr.Dw/yr
2007-08	2,283	130	2,413	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			2,696	2,570



FRANKSTON

Av. ann. pop. increase 2011-31 = 0.8%

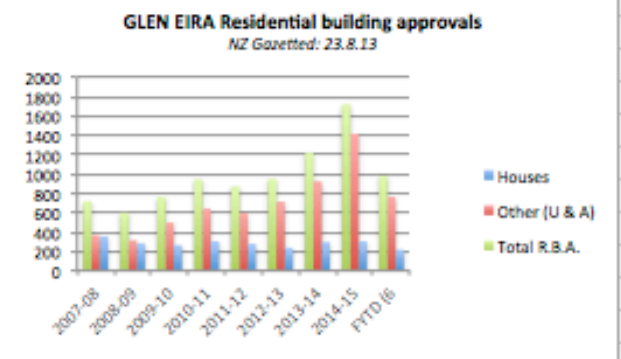
Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	174	95	269	
2014-15	346	140	486	S.O.P:
2013-14	414	190	604	Dwellings
2012-13	546	279	825	needed/yr
2011-12	524	136	660	2011-31:
2010-11	970	266	1,236	650
2009-10	727	240	967	
2008-09	429	157	586	Incr.Dw/yr
2007-08	629	288	917	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			762	740



GLEN EIRA

Av. ann. pop. increase 2011-31 = 0.9%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	217	764	981	
2014-15	305	1,419	1,724	S.O.P:
2013-14	296	926	1,222	Dwellings
2012-13	237	715	952	needed/yr
2011-12	278	596	874	2011-31:
2010-11	304	643	947	600
2009-10	265	500	765	
2008-09	285	316	601	Incr.Dw/yr
2007-08	355	366	721	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,144	550



APPENDIX 2: Residential building approvals by Municipality

Page 4

Building Approvals data: ABS 87310DO008 - Table 1 Vic., LGA Excel datacube; LG profiles (<http://profile.id.com.au/>)

Population projections & dwelling requirements from State of Play Reports, DELWP 2016 (S.O.P.)

NB: Not all new residential zones for each council were gazetted at the same time

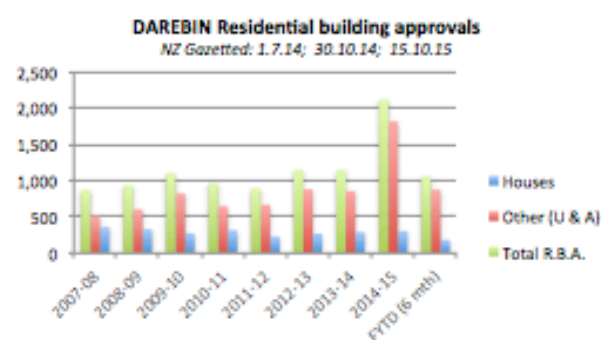
GRZ gazetted for all old res.zones on 1.7.14 unless council new zones amendment already approved

NORTHERN REGION

DAREBIN

Av. ann. pop. increase 2011-31 = 1.4%

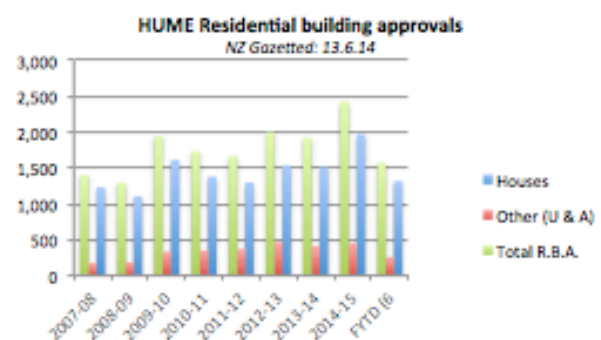
Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	184	875	1,059	
2014-15	306	1,813	2,119	S.O.P:
2013-14	291	857	1,148	Dwellings
2012-13	272	878	1,150	needed/yr
2011-12	229	667	896	2011-31:
2010-11	318	648	966	1,000
2009-10	275	828	1,103	
2008-09	331	604	935	Incr.Dw/yr
2007-08	360	512	872	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,256	710



HUME

Av. ann. pop. increase 2011-31 = 2.6%

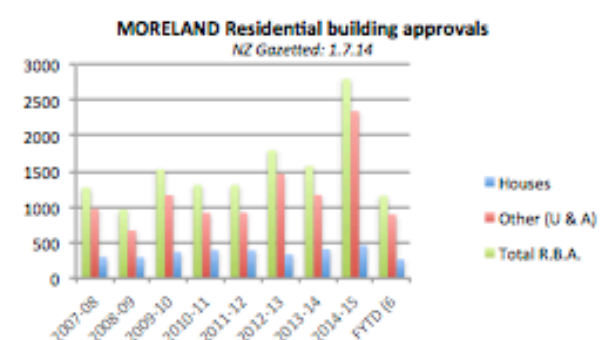
Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	1,316	259	1,575	
2014-15	1,970	455	2,425	S.O.P:
2013-14	1,511	411	1,922	Dwellings
2012-13	1,536	466	2,002	needed/yr
2011-12	1,298	370	1,668	2011-31:
2010-11	1,379	352	1,731	2,100
2009-10	1,611	334	1,945	
2008-09	1,107	186	1,293	Incr.Dw/yr
2007-08	1,229	176	1,405	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,950	1,710



MORELAND

Av. ann. pop. increase 2011-31 = 1.6%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	264	892	1,156	
2014-15	457	2,345	2,802	S.O.P:
2013-14	406	1,169	1,575	Dwellings
2012-13	332	1,466	1,798	needed/yr
2011-12	390	918	1,308	2011-31:
2010-11	394	916	1,310	1,250
2009-10	364	1,166	1,530	
2008-09	293	670	963	Incr.Dw/yr
2007-08	297	976	1,273	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,759	1,300



APPENDIX 2: Residential building approvals by Municipality

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Building Approvals data: ABS 87310DO008 - Table 1 Vic., LGA Excel datacube; LG profiles (<http://profile.id.com.au/>)

Population projections & dwelling requirements from State of Play Reports, DELWP 2016 (S.O.P.)

NB: Not all new residential zones for each council were gazetted at the same time

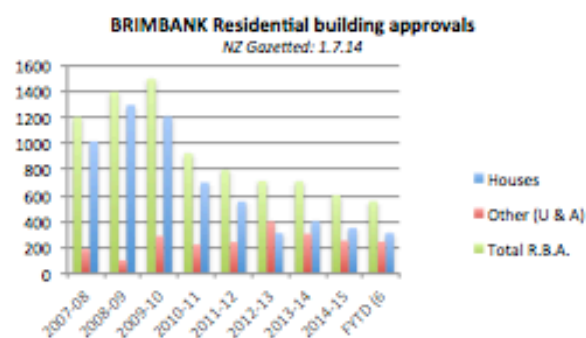
GRZ gazetted for all old res.zones on 1.7.14 unless council new zones amendment already approved

WESTERN REGION

BRIMBANK

Av. ann. pop. increase 2011-31 = 0.8%

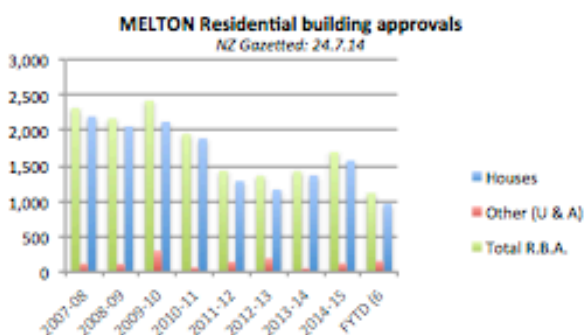
Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	310	245	555	
2014-15	349	252	601	S.O.P:
2013-14	401	305	706	Dwellings
2012-13	310	400	710	needed/yr
2011-12	552	242	794	2011-31:
2010-11	699	222	921	850
2009-10	1,205	288	1,493	
2008-09	1,293	102	1,395	Incr.Dw/yr
2007-08	1,014	187	1,201	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			746	740



MELTON

Av. ann. pop. increase 2011-31 = 4.2%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	961	155	1,116	
2014-15	1,576	122	1,698	S.O.P:
2013-14	1,367	54	1,421	Dwellings
2012-13	1,163	193	1,356	needed/yr
2011-12	1,285	144	1,429	2011-31:
2010-11	1,887	64	1,951	2,500
2009-10	2,124	299	2,423	
2008-09	2,059	114	2,173	Incr.Dw/yr
2007-08	2,199	119	2,318	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,571	1,680



MOONEE VALLEY

Av. ann. pop. increase 2011-31 = 1.3%

Year	Houses	Other (U & A)	Total R.B.A.	
FYTD (6 mth)	206	698	904	
2014-15	363	1,123	1,486	S.O.P:
2013-14	392	1,099	1,491	Dwellings
2012-13	332	502	834	needed/yr
2011-12	322	343	665	2011-31:
2010-11	330	981	1,311	750
2009-10	345	455	800	
2008-09	266	513	779	Incr.Dw/yr
2007-08	278	327	605	2010-2014:
Total bldg approvals/yr. since 2010 (ABS):			1,157	630

