

# Dwellings change in Melbourne

The 2006 Census update the ever-changing patterns of growth of dwellings in Melbourne. This Information Sheet provides an overview of key changes that have occurred over the fifteen year period from 1991 to 2006.

## 1991 to 1996

Following the 1996 Census, a change was identified to the long term trend of the fringes of Melbourne as the dominant areas for dwellings and population growth (the "Doughnut City"). In the 1990s the rise of the "Café Society" saw strong growth in new dwellings and population in the previously run down and industrial inner suburbs (figure 1).

Infill development of new dwellings occurred on sites in existing suburbs with larger developments closer to the centre of Melbourne and 3 to 4 units on large existing blocks in the middle ring suburbs. Young one and two person households, which also increased in number during this period, were particularly enthusiastic about these new types of medium density housing. The fringe growth in Melbourne had not stopped, but now the city was growing in the inner and the outer suburbs.

## 1996 to 2001

By 2001 this growth had spread to many of the middle distance suburbs, while the inner and outer areas continued to boom. Conversion of former school sites, along with a range of other previous non-residential land parcels, added greatly to the stock of housing across Melbourne. Stock also increased through the continued emergence of small scale development; dual occupancy and small two, three and four for one knock-down-and-replace developments have accounted for a significant amount of dwelling growth in Melbourne over the 1990s, estimated at around 40 to 50 percent of all additional dwellings over this period.

## 2001 to 2006

Results of the 2006 Census suggest that yet another change to the pattern of Melbourne's development is emerging. The fringes of Melbourne have gained even further as the key growth areas for Melbourne and inner Melbourne has continued to grow very strongly. However many of the middle and outer suburbs have seen dwelling growth slow, compared to the 1996 to 2001 period. There have been some exceptions to this, with stronger growth in Moreland and Darebin to the north and Frankston to the south.

**Figure 1: Change in total private dwellings, Melbourne LGAs**

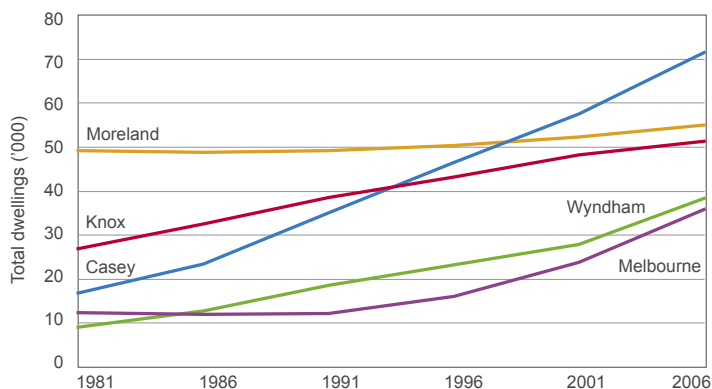
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## Why the changes?

While the Census does not reveal reasons for changes in dwelling development, larger factors such as a strong national economy, rising household incomes, low interest rates, population growth and increased household formation have contributed to the rise in dwellings numbers in Melbourne.

Former growth areas in the north east (Manningham, Nillumbik) and east (Knox, Monash, Yarra Ranges) of Melbourne have run out of land, resulting in a lot of development being channelled to the north and south east fringe Growth Areas. The relative proximity of the west to the CBD has led to an opening up of two major growth fronts in Wyndham and Melton. Inner Melbourne has continued to grow strongly after previous decades of decline. However increasing demand and prices mean that the renewal is now expanding out to other inner to middle areas such as Maribyrnong, Moreland and Darebin.

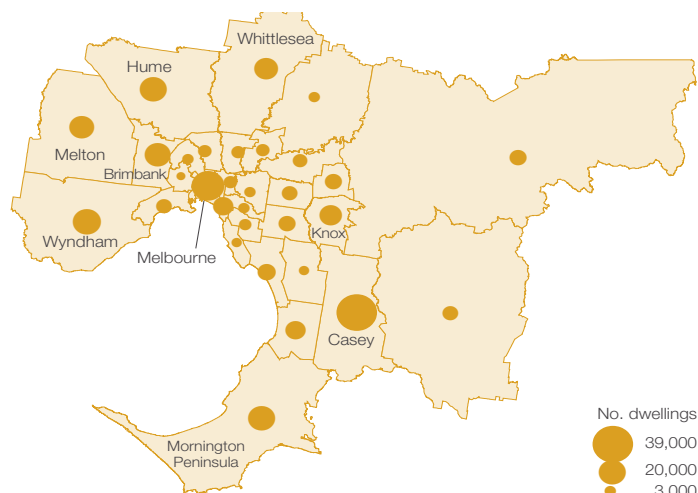
**Figure 2: Change in total private dwellings, selected Melbourne LGAs, 1981 to 2006**



**Table 1: Melbourne LGAs with the greatest increase in dwellings between 1991 and 2006**

| Rank | Local Government Area | Additional dwellings 1991-2006 |
|------|-----------------------|--------------------------------|
| 1    | Casey                 | 38,299                         |
| 2    | Melbourne             | 26,871                         |
| 3    | Wyndham               | 21,305                         |
| 4    | Hume                  | 19,489                         |
| 5    | Mornington Peninsula  | 18,653                         |
| 6    | Brimbank              | 17,837                         |
| 7    | Melton                | 16,830                         |
| 8    | Whittlesea            | 14,581                         |
| 9    | Knox                  | 13,521                         |
| 10   | Frankston             | 11,913                         |

**Figure 3: Additional dwellings by Melbourne LGAs 1991 to 2006**



## Further information

The Department of Planning and Community Development (DPCD) will be undertaking a comprehensive analysis of the Census and providing value added data sets and other information. Check our website ([www.dpcd.vic.gov.au/research/urbanandregional](http://www.dpcd.vic.gov.au/research/urbanandregional)) to see our plans and how we are progressing. Information about the release of DPCD Census products is available by telephoning (03) 9637 9441 or emailing [spatialanalysis.research@dpcd.vic.gov.au](mailto:spatialanalysis.research@dpcd.vic.gov.au)

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