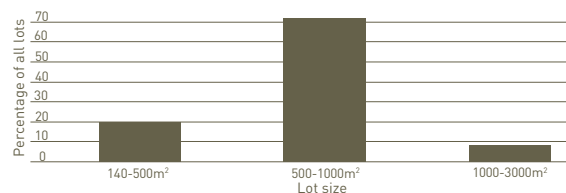


Residential lot sizes

Existing lot sizes

Existing lot size patterns reflect the era in which the suburb was developed, with suburbs settled in the 19th century, such as those in parts of Port Phillip, Darebin, Hobsons Bay and Maribyrnong, having a much greater number of small lots. Mornington Peninsula and Yarra Ranges have the highest proportion of large lots in their residentially zoned land (Residential 1 and 2 zones, Mixed Use and Township). The majority of residential lots in Melbourne are over 500 square metres (72%).

1 Percentage of residential lots of various sizes Metropolitan Melbourne, 2000

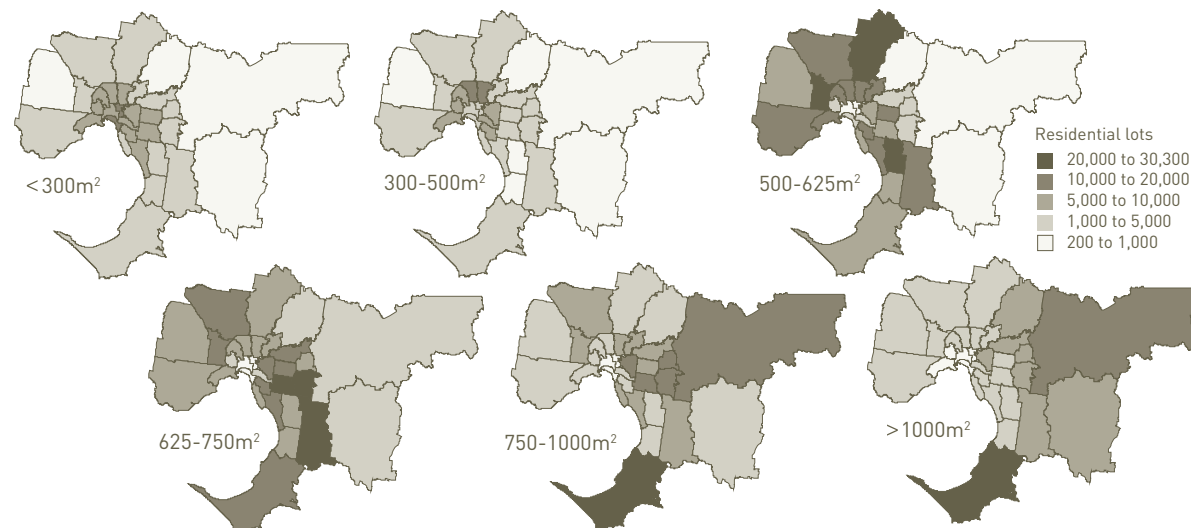


New lot sizes in outer areas

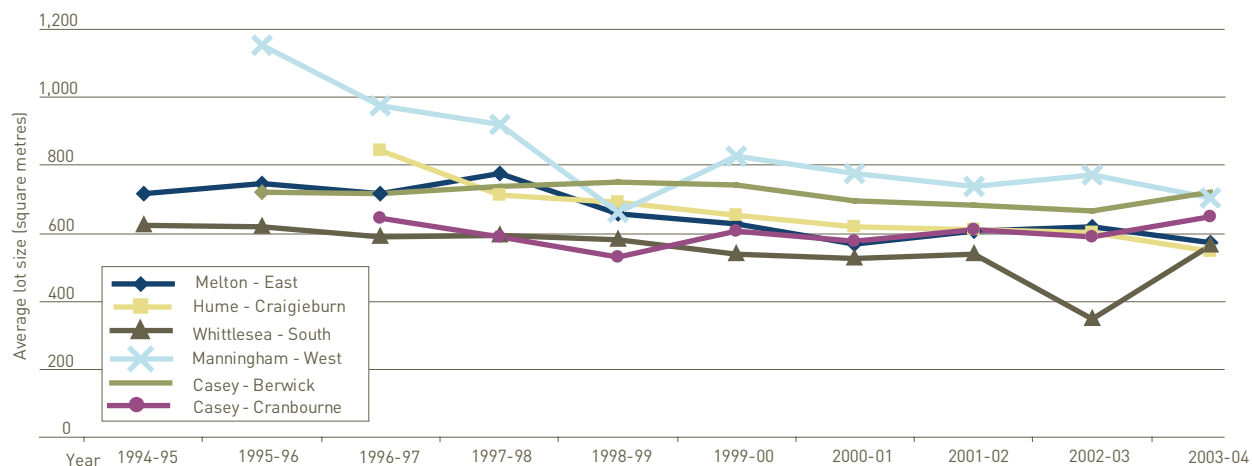
Average sizes of new lots created on the edge of Melbourne have declined slightly over the 10 years from 1994-95 to 2003-04 but the average lot size has varied between municipalities throughout this period.

Single dwellings built on lots of 600 square metres correspond to a net dwelling density of around 10 dwellings per hectare, depending on the amount of provision for infrastructure and the mix of other uses.

2 Number of residential lots in various lot size categories Local Government Areas, 2000



3 Average new lot sizes in selected outer areas* Selected outer Statistical Local Areas, 1994-95 to 2003-04



Sources: 1-2 Department of Infrastructure (DOI), 2000, *Housing Ourselves: The story behind housing in Victoria*, DSE, SAR Branch, unpublished data; 3 ABS, 8731.2 *Building Approvals*, 2004. * These are the outer areas that were reported on in this ABS data series.