

# DEVELOPMENT ACTIVITY MONITOR – MAY 2016

The City of Melbourne's Development Activity Monitor project is designed to monitor major new commercial and residential property development across the municipality. The outputs can inform short to medium-term supply forecasts in the commercial and residential markets. This data provides our current understanding of major development sites that are recently completed, under construction, planned or mooted in all of 13 small areas (based on official suburbs) of the municipality based on the sources referenced below.

*The full dataset can be found on the City of Melbourne [open data portal](#).*

While all effort is made to ensure the accuracy of the data, City of Melbourne does not accept liability for decisions made from the data.

Due to the number of developments active in the municipality, not all developments are tracked in the DAM. In general a development needs to meet one of the following conditions to be included in the Development Activity Monitor.

- 10 or more residential dwellings;
- 10 or more student apartments;
- 10 or more student beds;
- 10 or more institutional accommodation beds (to be collected from December 2010);
- 10 or more serviced apartments;
- 10 or more hotel rooms;
- 10 or more hostel rooms;
- 10 or more child care centre places (to be collected from December 2010);
- At least 500m<sup>2</sup> of net lettable office floor space;
- At least 500m<sup>2</sup> of net lettable retail floor space;
- At least 500m<sup>2</sup> m of net lettable industrial floor space (to be collected from December 2010);
- At least 500m<sup>2</sup> of net lettable storage floor space (to be collected from December 2010);
- At least 500m<sup>2</sup> of net lettable educational floor space (to be collected from December 2010);
- At least 500m<sup>2</sup> m of net lettable hospital/ clinic floor space (to be collected from December 2010);
- At least 500m<sup>2</sup> m of net lettable indoor entertainment/ recreational floor space (to be collected from December 2010);
- At least 500m<sup>2</sup> of net lettable public display floor space (to be collected from December 2010); and
- At least 500m<sup>2</sup> of net lettable community use floor space (to be collected from August 2011).

## Sources

The DAM is aggregated from various sources, with internal City of Melbourne sources given primacy. Sources include the following:

- City of Melbourne, Planning permits;
- City of Melbourne, Construction management plans;
- City of Melbourne, Service requests;
- City of Melbourne, Building permits;
- City of Melbourne, Occupancy permits;
- City of Melbourne, Demolition permits;
- City of Melbourne, Planning register online;
- City of Melbourne, Census of Land Use and Employment;
- City of Melbourne, Supplementary valuations;
- City of Melbourne, Docklands Coordination Committee;
- City of Melbourne, Future Melbourne Committee;
- Places Victoria;
- Cityscope Online;
- Property Council of Australia, Australian Office Market Report;
- Savills;
- Oliver Hume;
- Knight Frank; and
- Media articles.

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## New changes as of May 2016

There has been a minor change to the structure of the DAM data. All developments that were either applied, approved, under construction or completed between November 2015 and May 2016 have now been formatted such that each row of the data represents an individual building. If a single building consists of one podium and two towers this development is split into two rows; one for the podium and a tower, and another for the additional tower. These changes have been made to ensure that a more accurate picture of the eventual built form of developments is presented.

The general indicators for determining statuses are as follows. These are adhered to where possible however, if there is additional evidence to the contrary for a development, a different status may be used.

**Completed:** These developments have either - had their construction management plan marked as completed, requested rubbish collection for the completed residential dwellings from the City of Melbourne or there have been settlements of the individual units within the development if applicable.

**Applied:** These developments have applied for town planning permission.

**Approved:** These developments have been granted a town planning permit.

**Under Construction:** These developments have filed a Construction Management Plan for the building of that development with the City of Melbourne and that plan has been approved.

**Mooted:** Projects reported as mooted are more speculative in nature. These sites are generally identified by developers as suitable for development, but planning proposals have not yet been lodged.

**Abandoned:** A permit was granted and time to commence construction has since lapsed, or the application has been refused by Council and relevant appeals exhausted. Applications that have been withdrawn are not included.

**NB:** Multiple town planning applications on a single site. Often there are multiple development applications on the same site. If the planned developments are significantly different, both the developments are kept in the DAM. Where there are minor difference between the plans, the latest plans are used. Once a development has entered construction, all bar the relevant plans are disregarded. This can lead to inflated aggregate numbers in the applied and approved categories but is done to preserve the integrity of the line item level data within the DAM.

# DEVELOPMENT ACTIVITY MONITOR – MAY 2016

Field	Description
development_key	Development key (internal use only)
data_format	denoting if the data is in the pre May 2016 or Post May 2016 data format
status	Development status
year_completed	Year of building completion if building is completed
clue_small_area	CLUE Small Area
clue_block	CLUE Block
street_address	Street Address
longitude	Longitude
latitude	Latitude
property_id	Primary property ID
property_id_2	Secondary property ID
property_id_3	Tertiary property ID
property_id_4	Quaternary property ID
property_id_5	Quinary property ID
floors_above	Number of floors above ground
resi_dwelling	Number of residential dwellings
studio_dwe	Number of studio bedroom dwellings if know
one_bdrm_dwe	Number of one bedroom dwellings if know
two_bdrm_dwe	Number of two bedroom dwellings if know
three_bdrm_dwe	Number of three or more bedroom dwellings if know
student_apartments	Number of student apartments if known
student_beds	Number of student beds if known
student accommodation units	Total number of student beds within the development
institutional_accom_beds	Number of institutional accommodation beds
hotel_rooms	Number of hotel rooms
serviced_apartments	Number of serviced apartments
hotels_serviced_apartments	Number of hotel rooms and serviced apartments
hostel_beds	Number of hostel beds
childcare_places	Number of childcare places
office_flr	Amount of net lettable office space in meters squared
retail_flr	Amount of net lettable retail space in meters squared
industrial_flr	Amount of net lettable industrial space in meters squared
storage_flr	Amount of net lettable industrial space in meters squared
education_flr	Amount of net lettable education space in meters squared
hospital_flr	Amount of net lettable hospital space in meters squared
recreation_flr	Amount of net lettable recreation space in meters squared
publicdisplay_flr	Amount of net lettable public display space in meters squared
community_flr	Amount of net lettable community space in meters squared
car_spaces	Number of car parking space if know
bike_spaces	Number of bike parking space if know
town_planning_application_no	Town Planning Application number where known