Merri-bek Open Space Apportionment Methodology

FINAL REPORT

Merri-bek City Council

August 2025

mesh

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Client	**Merri-bek City Council**
Project	Merri-bek Open Space Apportionment Methodology
Version	5.2
Prepared By	Jo Fisher & Erica Orfanos
Reviewed By	Chris De Silva
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Acknowledgement of Country
Mesh acknowledges the Traditional Owners of the lands on which we work, and we pay our respects to Elders past, present and emerging.

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CONTENTS

1. Introduction 4

2. Merri-bek Open Space Project Apportionment Method 5
2.1 Approach 5
2.2 Proposed Apportionment Methodology 9

3. Application of the Apportionment Method for Merri-Bek 13
3.1 Coburg Planning Precinct Example 13

4. Conclusion 19

5. Appendix 1: Merri-Bek Data Types/ Categories 20

6. Appendix 2: Planning Precinct Growth Projections 21

FIGURES

Figure 1: Proposed Open Space Apportionment Methodology 9

TABLES

Table 1: Key Concepts 5

1. INTRODUCTION

The purpose of this report is to set out the open space apportionment methodology for the City of Merri-bek.

The open space apportionment approach outlined in this report has been prepared in consultation with Merri-bek Council officers and HillPDA to determine the proportion of the total open space project costs that should be allocated to new development. This is a technical report and is an input into the calculation of the Merri-bek open space contribution rate report[1] that HillPDA is preparing.

By way of background, sections 18-20 of the *Subdivision Act 1988* enable Council to require a contribution for public open space from subdivision proponents. Section 18 of the *Subdivision Act 1988* is applicable if the Planning Scheme does not specify a requirement for public open space as a percentage in the schedule to Clause 53.01 of the relevant planning scheme. To determine an open space percentage to be included in Clause 53.01 an apportionment methodology is required to determine the proportion of the total open space project costs that should be allocated to new development.

In preparing this open space apportionment methodology, Mesh Planning (Mesh) have had regard to the following:

- Merri-bek Open Space Strategy Technical Report (Mesh, 2025);
- Open Space Strategy (Merri-bek City Council, 2025),
- recently approved and proposed open space strategies for other metropolitan Melbourne Councils; and
- Has considered the recommendations included in the respective Planning Panel reports that have addressed implementation of increased open space requirements have also been considered.

In the absence of a generally accepted or applied open space apportionment methodology, Planning Panel reports assessing recent planning scheme amendments have noted that an open space apportionment method should ideally: -

- Be transparent and replicable;
- Adopt both a qualitative and quantitative approach, having regard to the proposed population increase; and
- Be informed by a detailed and justified Open Space Strategy Technical Report, Open Space Strategy and feasible project list.

Given the absence of a generally accepted approach to determine the proportion of the total open space project costs that should be allocated to new development, Mesh has prepared an apportionment approach that draws from both quantitative data and qualitative insights, ensuring a balanced and comprehensive assessment.

Key considerations include the anticipated population growth, the provision of existing open space, and the projected needs of future residents. The methodology also integrates learnings from comparable metropolitan councils.

The resulting apportionment method ensures the cost of the open space projects is equitably distributed, reflecting the proportional benefit to new residents and workers while maintaining fairness for existing communities.

This report details each step of the Mesh apportionment method, offering transparency and replicability, and aligns with the overarching strategic goals outlined in the Merri-bek Open Space Strategy and related technical reports. The following sections: -

- Explain the proposed apportionment method. This includes an outline of each key step, the key information/inputs required, a description of the assessment completed at each step and justification for the approach that has been adopted.
- Provide an example of how the proposed apportionment methodology has been applied to Merri-bek, using the Coburg planning precinct.

[1] Merri-bek Public Open Space Contributions Refresh, Open Space Contributions Schedule Report (HillPDA, 2025)

2. MERRI-BEK OPEN SPACE PROJECT APPORTIONMENT METHOD

Mesh has prepared an apportionment approach to inform a public open space contribution rate that is both transparent and replicable. This is mindful of previous Planning Panel commentary and incorporates both quantitative and qualitative aspects and aligns with the overarching strategic objectives outlined in the Merri-bek Open Space Strategy[2] and Open Space Strategy Technical Report[3] (Strategy Technical Report). By adopting this methodology, we ensure that the apportionment approach is not only evidence-based but also reflective of the open space needs of the future population.

2.1 Approach

For the purpose of this approach, apportionment is the calculation of the proportion of a proposed open space project that is attributed to new development. Put simply, unmet demand for a proposed open space project created by existing development cannot be attributed to new development that is required to pay the open space levy. As a result, an apportionment method must be applied to determine the fair cost of a proposed open space project that should be attributed to new development.

Before describing the proposed apportionment methodology, it is important to set out the key concepts that underpin the approach that has been adopted.

Table 1: Key Concepts

Concept	Description
Need	The concept of need is an important element of the open space apportionment methodology as public open space contributions should be justified by an assessment of need for new and/or improved open space considering the existing open space network and demand for open space from the new population.
	Proposed Open Space Project List The Merri-bek Open Space Strategy Technical Report (2024) provides a layered methodology for classifying, measuring and assessing the existing open space network and identifying the proposed open space projects. Throughout the Strategy Technical Report, a rigorous and evidence-based approach was employed at every stage to ensure each proposed project meets the objectives outlined in both the Strategy Technical Report[3] and the Open Space Strategy[2].
	Planning Precincts (suburbs) The assessment of existing open space and identification of proposed upgrades and new open space projects completed as part of the Strategy Technical Report examined the city-wide open space network and included a detailed precinct-based review. The Strategy Technical Report identifies 12 precincts based on existing suburb boundaries. Given the detailed open space needs assessment has been completed on a precinct basis, the apportionment approach has also been applied on a precinct basis.

[2] Merri-bek Open Space Strategy, Merri-bek Council, 2025
[3] Merri-bek Open Space Strategy Technical Report, Mesh 2025

Concept	Description
Need	**Quantum of Projected Growth** The residential and worker growth projected over the planning timeframe 2026-2046 was quantified for each planning precinct using forecast data prepared by Quantify Strategic Insights Pty Ltd (2024) for Merri-bek City Council. **Appendix 1** sets out the Merri-bek data types and categories applied in this apportionment report. The forecast population data has been examined to determine: - - Quantum of projected growth per precinct; and - The percentage of projected growth per precinct as this is an indication of the magnitude of growth relative to the existing population and whether a precinct is likely to experience minimal growth (e.g. 5%) or substantial growth (e.g. 30%). **Appendix 2** provides the precinct growth rates for all of Merri-bek.
	Demand for Open Space It is acknowledged that both residents and workers require open space. The Strategy Technical Report treats the open space demand of new residents and workers as equal when determining future open space provision[4]. Consequently, this apportionment approach presumes equity in terms of demand generated by both resident and worker populations. Therefore, the total number of new residents and workers has been used to determine the amount and percentage of growth projected for each planning precinct (suburb).
Nexus	Nexus is an important concept as it demonstrates that there is a direct connection (nexus) between the projected population growth and public open space contribution requirement.

[4] This approach was supported in the C286 Yarra Interim Planning Panel Report, 2022, page 33.

Concept	Description
Nexus	**Location and Type of Growth Proposed** The location of where the proposed growth is to be concentrated is identified and mapped, and dwelling typology is examined (i.e. whether the growth projected will be accommodated within high density and/or infill development). The Quantify[5] projections indicate that an additional 21,756 dwellings are required to accommodate the future Merri-bek residential population between 2026-2046. These additional dwellings will be delivered via a mixture of high-density (45%) and infill (55%) development across the municipality. However, the spatial distribution of the high-density development is focused in discrete areas, which in the Merri-bek context comprise the designated activity centres in Brunswick, Brunswick East, Brunswick West, Coburg and Pascoe Vale. The growing population will add pressure to Merri-bek's current city wide open space network, necessitating upgrades and provision of new open spaces across the network. High-density developments will particularly require additional nearby open spaces close to activity centres. The quantum of new dwellings are forecast to be almost equally split between infill and high-density development and it has been demonstrated in the Strategy Technical Report that there is no surplus capacity in the current open space network. Therefore, this methodology identifies the suburb based growth percentage as the basis for apportionment of the open space projects in the first instance, this is referred to as the precinct percentage. This assessment is then refined to take into account the more specific open space needs generated by high-density developments near activity centres is accommodated within the proposed apportionment approach. **Walkable Local Catchment** The proposed open space projects have been identified having regard to the outcome of a multi-layered methodology involving classifying, measuring and assessing the existing open space network and identifying the proposed open space projects having regard to the type, function, location and amount of open space. As noted above, certain precincts are to experience significant growth within discrete areas. The quantum of growth and density to be achieved will place increasing pressure on access to local open space in these areas. Whilst a walkable catchment can be quantified in a variety of distances, this apportionment methodology adopts a 400 metre walkable catchment which aligns with the Strategy Technical Report local park walkable catchment and Planning Scheme Clause 56 requirement. A ‘ped-shed’ approach was adopted to determine the 400m walkable catchment. ‘Pedshed’ captures the ‘path’ taken along a Council identified road centreline, or walkable pedestrian path captured in Council’s dataset.

[5] Quantify Strategic Insights Pty Ltd (2024)

Concept	Description
Nexus	**Planning Unit** Whilst the precinct percentage of growth indicates the proportion of growth anticipated relative to the existing population, it is also important to examine the quantum of growth projected. To ensure that appropriate attention is directed towards the quantum of growth being planned for, an infrastructure planning threshold is adopted as a defining feature of the proposed apportionment approach. It is considered that 10,000 people is an appropriate planning unit for community and active recreation infrastructure requirements, including open space. 10,000 people has become a recognised planning unit that triggers certain neighbourhood infrastructure such as a government primary school, level 1 community infrastructure (comprising a community activity centre including maternal and child health), local parks, active open space (including playing fields) and a sporting pavilion[6]. A planning unit of 10,000 people needs neighbourhood-level community and recreation infrastructure, including open space. This level of population growth fully necessitates this infrastructure if nearby facilities lack capacity. A planning unit of 10,000 people has been adopted as a measure of the quantum of population growth projected for each precinct (suburb). It is recognised that the quantum of precinct growth may reach, exceed or be less than the 10,000 people threshold. This apportionment methodology recognises this and adopts a sliding scale whereby 5,000 persons (50% of the planning unit) is the minimum growth threshold required and a sliding scale up to 100% for 10,000 persons or more is applied. The minimum threshold of 50% was adopted as 5,000 additional people is considered significant enough to warrant additional open space contributions. The open space apportionment methodology for Merri-bek evaluates growth in each planning precinct. If more than 5,000 residents and workers are expected, a planning unit percentage is applied to all projects within 400m of activity centres. As these centres are anticipated to accommodate most of the population increase in the next 20 years through high-density development. Therefore, if a planning precinct is forecast to accommodate population growth of 5,500 people this would translate to 55% of all open space projects within 400m of an activity centre being attributed to new development. If a planning precinct is forecast to accommodate population growth less than 5,000 people then the precinct percentage that was applied initially is retained.
Equity	Equity is a key concept in the calculation of the open space contribution rate to ensure that the project costs are shared amongst all the likely users and this will be addressed in the Merri-bek open space contribution rate report[7] that HillPDA is preparing.
Accountability	It is noted that section 20 of the Subdivision Act 1988 directs Council's expenditure of the public open space contributions.

[6] Planning for Community Infrastructure in Growth Area Communities (2008), Guide to Social Infrastructure Planning (2009) ASR Research, page 5.
[7] Merri-bek Public Open Space Contributions Refresh, Open Space Contributions Schedule (HillPDA, 2025)

Concept	Description
Transparency	Transparency is crucial in clearly documenting all assumptions and inputs used in the open space apportionment method, ensuring that this information is easily understood. The Council has released the Merri-bek Open Space Strategy 20-year Projects List, detailing the projects to be funded by public open space contributions.

2.2 Proposed Apportionment Methodology

The proposed open space apportionment methodology is described in the following steps and a working example using the Coburg precinct is provided in Section 3.

Figure 1: Proposed Open Space Apportionment Methodology (on following page)

ESTABLISH THE DEVELOPMENT CONTEXT + PROJECT LIST

STEP 1

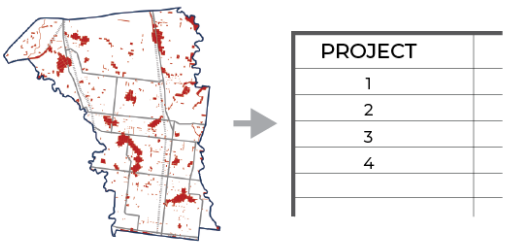
Examine the existing open space network from a city wide and precinct specific perspective and identify proposed upgrades and new open space projects required to support the existing and forecast future population.

Review the final Open Space Project List to ensure it categorises all projects appropriately, including but not limited to planning precinct (suburb), priority, Clause 53.01 eligibility (Y/N) and project cost (land and/or construction).

1A Preparation of the Open Space Strategy + Technical Report

The proposed open space projects have been identified having regard to the outcome of a multi-layered methodology involving classifying, measuring and assessing the existing open space network and identifying the proposed open space projects having regard to the type, function, location and amount of open space.

1B Establish a justified projects list based on the Open Space Strategy, community consultation and Technical Report from Step 1A.



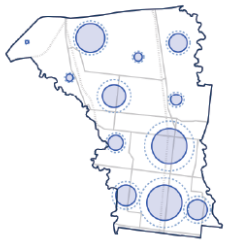
1C Categorise the open space projetcs by suburb, priority and Clause 53.01 eligibility.

OPEN SPACE PROJECT	CL 53.01 ELIGIBLE PROJECT	PLANNING PRECINCT (SUBURB)	PROJECT PRIORITY
1	✓	COBURG	L
2	✓	PASCOE VALE	H
3	✓	FAWKNER	L
4	✓	BRUNSWICK	M
5	✗	COBURG	H

ASSESS THE RELATIONSHIP BETWEEN PROJECTS AND PROPOSED GROWTH

STEP 2

Determine and assess the quantum and percentage change of population growth per planning precinct (suburb) using Council approved population and dwelling forecasts for the projected timeframe adopted in the Open Space Strategy.

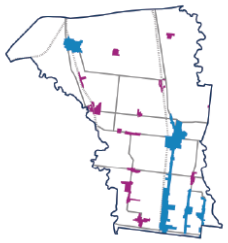


STEP 3

Based on the quantum of residential and worker population growth projected over the project timeframe, determine whether the planning precinct will have an additional population of less than 5,000, or more than 5,000 workers and residents.

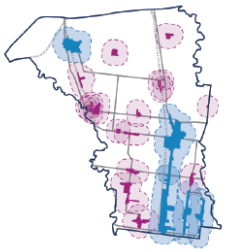
STEP 4

Map where the majority of the projected growth is to be accommodated (activity centres) across all planning precincts.



STEP 5

Map the 400m walkable catchment of the activity centres which are projected to accommodate the majority of growth.



STEP 6

Identify the eligible Clause 53.01 projects that are located within the 400m walkable catchment of the activity centres forecast to accommodate the majority of the additional residents.

OPEN SPACE PROJECT	CL 53.01 ELIGIBLE PROJECTS	PROJECTS WITHIN 400M CATCHMENT OF A KEY DEVELOPMENT AREA
1	✓	✓
2	✓	✓
3	✓	✓
4	✓	✗

APPORTIONMENT

STEP 7 Determine the percentage of each of the eligible projects that is attributed to new development.

7A Firstly, attribute the precinct percentage of the projected population growth for the planning precinct to all projects located in the precinct. For municipal-wide projects the overall municipal percentage population growth applies.

OPEN SPACE PROJECT	CL 53.01 ELIGIBLE PROJECT	PLANNING PRECINCT SUBURB	% POPULATION GROWTH
1	✓	COBURG	32%
2	✓	PASCOE VALE	29%
3	✓	FAWKNER	23%
4	✓	BRUNSWICK	33%

7B Secondly, if the planning precinct is to accommodate more than 5,000 additional people a scaled apportionment percentage from <50% to 100% applies and the corresponding percentage is applied to projects within 400m of an activity centre.

Additional Residential Population Projected 2026-2046	<5,000 residents + workers	5,000 to <10,000 residents + workers	10,000+ residents + workers
Apportionment of projects within 400m of an activity centre	DEFAULT TO PRECINCT GROWTH % APPLIED TO ALL PROJECTS	FROM 50% UP TO →	100%

OPEN SPACE PROJECT	CL 53.01 ELIGIBLE PROJECTS	PLANNING PRECINCT SUBURB	TOTAL POPULATION/ POPULATION GROWTH (%)	NEW POPULATION AS % OF PLANNING UNIT	WITHIN 400M CATCHMENT OF A KEY DEVELOPMENT AREA	% APPORTIONED
1	✓	COBURG	12,532 / 32%	100%	✓	100%
2	✓	PASCOE VALE	6,135 / 29%	61%	✓	61%
3	✓	FAWKNER	4,326 / 23%	PRECINCT %	✓	23%
4	✓	BRUNSWICK	15,535 / 33%	100%	X	33%

7C Calculate the value of each project that is apportioned to the new population. Add these values together to calculate the total project cost attributed to new development within each planning precinct (suburb).

OPEN SPACE PROJECT	CL 53.01	TOTAL PROJECT COST	% APPORTIONED	TOTAL PROJECT COST APPORTIONED
1	✓	$$	100%	$$
2	✓	$$$	61%	$$
3	✓	$$	23%	$
4	✓	$$	33%	$
TOTAL		**$$$**	**%**	**$$$**

STEP 8 The total project cost apportioned to new population is a key input to the calculation of the Clause 53.01 open space percentage.

3. APPLICATION OF THE APPORTIONMENT METHOD FOR MERRI-BEK

3.1 Coburg Planning Precinct Example

This section provides a detailed example of how the proposed open space apportionment methodology has been applied to Merri-bek, using the Coburg planning precinct.

STEP 1

DESCRIPTION

Review the final Open Space Project List for Coburg to ensure it categorises all projects appropriately, priority, Clause 53.01 eligibility (Y/N) and project cost (land and/or construction).

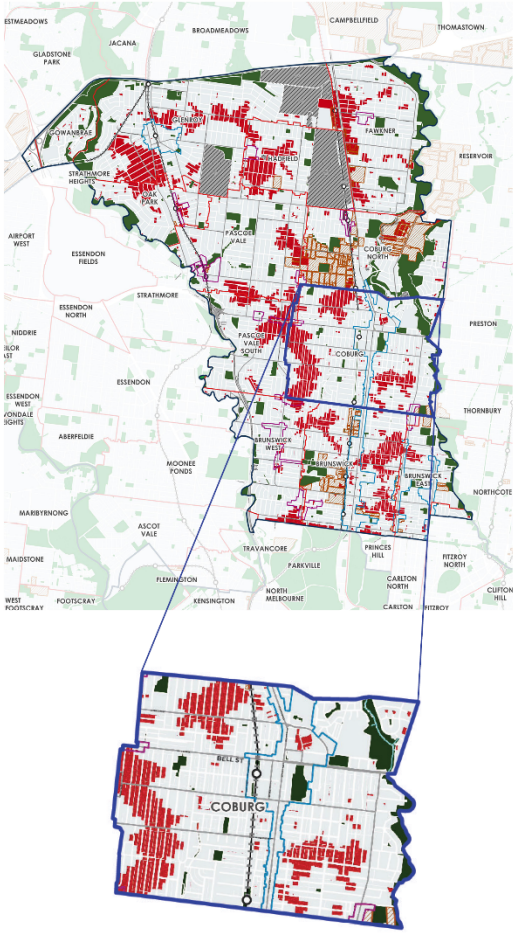


Figure 1. Case Suburb - Coburg

SUMMARY TABLE

Planning Precinct (Suburb)	Total Project No	Total Project Cost	Total No. of Eligible CL53-01 Projects
Coburg	35	$129,368,398.24	34

EXAMPLE PROJECT LIST

Project ID	Type	Project Cost	Eligibility
CB01	L & C	$8,205,256	Y
CB02	L & C	$8,205,256	N
CB03	L & C	$8,205,256	Y
CB04	L & C	$24,615,767	N
CB05	L & C	$24,615,767	Y
CB06	L & C	$2,712,565	Y

STEP 2

DESCRIPTION

Determine and assess the quantum and percentage change of resident and worker population growth for Coburg (planning precinct). Coburg has a forecast resident and worker population of 62,496 people by 2046, and a percentage growth change of 3% between 2026 and 2046.

By 2046 the dwelling typology in Coburg will be 28% infill dwellings and 29% high density dwellings.

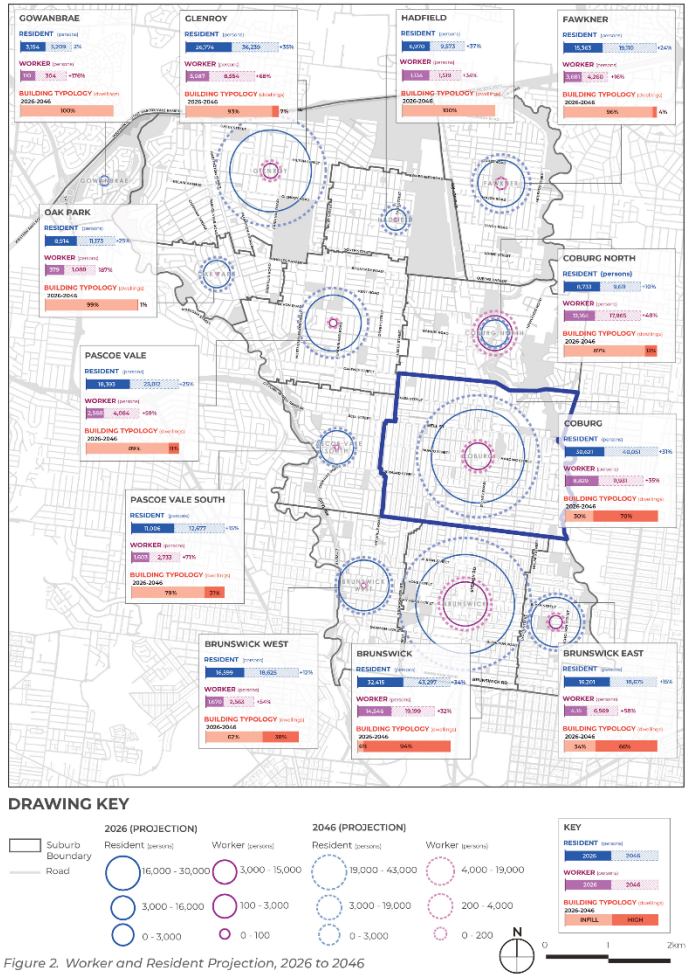


Figure 2. Worker and Resident Projection, 2026 to 2046

STEP 3

DESCRIPTION

Based on the quantum of resident and worker population growth projected over the project timeframe, between 2026 and 2046, Coburg has projected population growth greater than 10,000 people.

Additional Residential Population Projected 2026-2046	<5,000 residents + workers	5,000 to <10,000 residents + workers	10,000+ residents + workers
Apportionment of projects within 400m of an activity centre	DEFAULT TO PRECINCT GROWTH % APPLIED TO ALL PROJECTS	FROM 50% UP TO →	100%

SUMMARY TABLE

Planning Precinct (Suburb)	Residential + Worker Population Change (2026-2046)	Residential + Worker % Change (2026-2046)	New Population as % of 10,000 Person Planning Unit (<5000 persons defaults to precinct growth %)
Brunswick	15,535	33%	100%
Brunswick East	4,892	24%	24%
Brunswick West	2,920	16%	16%
Coburg	12,532	32%	100%
Coburg North	6,679	32%	67%
Fawkner	4,326	23%	23%
Glenroy	12,932	41%	100%
Gowanbrae	249	8%	8%
Hadfield	2,988	37%	37%
Oak Park	2,968	32%	32%
Pascoe Vale	6,135	29%	61%
Pascoe Vale South	2,801	22%	22%
Municipal-wide	74,956	30%	30%
Total	-		
	74,956	30%	

STEP 4

DESCRIPTION

The majority of growth within Coburg will be accommodated within 400m of the Major Activity Centre along Sydney Road as well as the Neighbourhood Activity Centres at the boundaries of the suburb including Bell Street / Melville Road (Pascoe Vale South), Melville Road / Albion Street / Victoria Street (Brunswick West), Nicholson Street / Holmes Street / Moreland Road (Coburg / Brunswick).

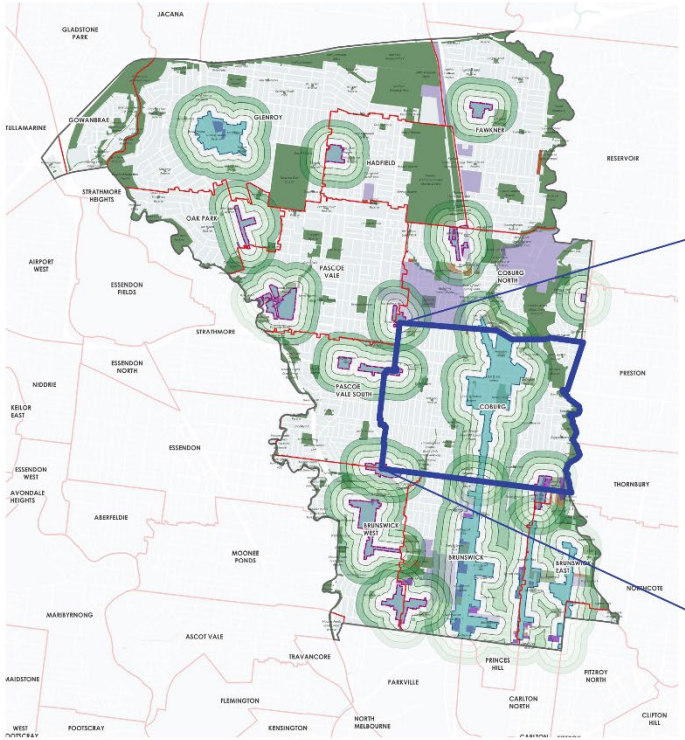


Figure 3. Merri-bek Projects 400m Catchment from Activity Centre

STEP 5

DESCRIPTION

400m walkable catchments were applied from activity centres in Coburg, as identified in Step 4.

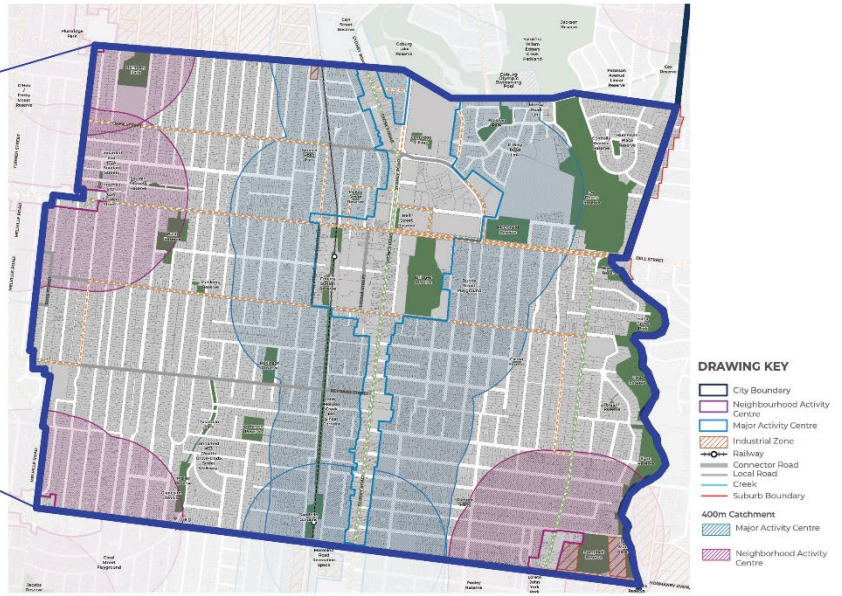


Figure 4. 400m Catchment from Activity Centre

STEP 6

DESCRIPTION

35 open space projects are identified in Coburg of which 34 projects are eligible under Clause 53.01. Of these Clause 53.01 eligible projects 21 are located within 400m of an activity centre forecast to accommodate the majority of the additional residents.

Figure 5. Open Space Projects within 400m Catchment from Activity Centre

COBURG EXAMPLE PROJECT LIST

TABLE A - PROJECT LISTS				
Project ID	Type	Project Cost	Eligibility	Within 400m of Key Development Area
CB01	New Neighbourhood Park 1 in Coburg	$8,205,256	Y	Y
CB02	New Neighbourhood Park 2 in Coburg	$8,205,256	Y	N
CB03	New Neighbourhood Park 3 in Coburg	$8,205,256	Y	Y
CB04	New Local Park 1 in Coburg	$24,615,767	Y	N
CB05	New Local Park 2 in Coburg	$24,615,767	Y	Y
CB06	New Pocket Park 1 in Coburg	$2,712,565	Y	Y
TOTAL		$129,368,398		

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STEP 7

DESCRIPTION

Part A

The precinct percentage of the projected population growth for the Coburg of 32%, is attributed to all projects located in the planning precinct.

Part B

Coburg has a population growth of more than 10,000 persons, between 2026 to 2046 which corresponds to 100% apportionment of the projects located within 400m of the activity centres. This is shown at Table B.

Part C

The total value of all projects apportioned to new population in Coburg is determined.

COBURG EXAMPLE PROJECT LIST

TABLE B - PROJECT LISTS						
Project ID	Type	CL-5301 Eligibility	Within 400m of Activity Centre	Residential + Worker % Change (2026-2046)	Apportionment Type Applied	Apportionment % Applied
CB01	New Neighbourhood Park 1 in Coburg	Y	Y	32%	Planning Unit %	100%
CB02	New Neighbourhood Park 2 in Coburg	Y	N	32%	Suburb %	32%
CB03	New Neighbourhood Park 3 in Coburg	Y	Y	32%	Planning Unit %	100%
CB04	New Local Park 1 in Coburg	Y	N	32%	Suburb %	32%
CB05	New Local Park 2 in Coburg	Y	Y	32%	Planning Unit %	100%
CB06	New Pocket Park 1 in Coburg	Y	Y	32%	Planning Unit %	100%
TOTAL				32%		

4. CONCLUSION

In summary, the proposed open space apportionment methodology for Merri-bek is: -

Transparent and replicable

> The principles behind the open space apportionment method are detailed and justified. Each stage of the methodology is clearly explained, with key inputs and analysis provided to ensure it can be replicated. A comprehensive example applying this approach to the Coburg precinct is included, complete with plans and tables.

Applies both a qualitative and quantitative assessment

> The Merri-bek Open Space Strategy Technical Report (2025) provides a layered methodology for classifying, measuring and assessing the existing open space network and identifying the proposed open space projects. The Strategy Technical Report methodology assesses the need for the proposed open space projects based on the spatial distribution, type, function and access to existing open space, the projected quantum and location of growth and housing density and assessment against the open space strategy objectives. The work completed to prepare the Strategy Technical Report adopted a qualitative assessment of each open space project in the 20 year project list against the open space objectives to determine the final project list.

> This apportionment approach incorporates both quantitative and qualitative aspects and aligns with the overarching strategic objectives outlined in the Merri-bek Open Space Strategy[8] and Strategy Technical Report[9].

> A summary of the proposed apportionment approach is set out below.

- The proportion of open space projects attributed to new residents and workers is initially based on the growth forecast for each precinct (suburb), this is referred to as the precinct percentage. Municipal projects, benefiting all Merri-bek, use the overall municipal growth rate of 26%.
- A planning unit threshold of 10,000 people is adopted as a measure of the quantum of population growth projected for each precinct (suburb).
- The quantum of precinct growth may reach, exceed or be less than the 10,000 people threshold. This apportionment methodology recognises this and adopts a sliding scale whereby 5,000 persons (50% of the planning unit) is the minimum growth threshold required and a sliding scale up to 100% for 10,000 persons or more is applied.
- For growth above 5,000 additional residents and workers projected between 2026-2046, the initial precinct growth percentage is replaced with the planning unit percentage for projects within 400m of activity centres as the forecast high density development is to be located within the activity centres.
- If a planning precinct has less than 5,000 additional residents and workers projected between 2026-2046, then the initial precinct percentage is retained.

[8] Merri-bek Open Space Strategy (Merri-bek 2025)
[9] Merri-bek Open Space Strategy Technical Report (Mesh, 2025)

5. APPENDIX 1: MERRI-BEK DATA TYPES/ CATEGORIES

Data Type	Attributes	Source
Population Projections	Population projections over the 20 year project timeframe (2026-2046). Annual population change by age, suburb (annual increase and cumulative).	Quantify Strategic Insights Pty Ltd, 2024
Worker Projections	Commercial and Industrial Floorspace projections by suburb for the 20 year timeframe (2026-2046).	Quantify Strategic Insights Pty Ltd, 2024
Dwelling Projections	Dwelling and household projections for Merri-bek by suburb across the 20 year planning timeframe (2026-2046)	Quantify Strategic Insights Pty Ltd, 2024
Housing Capacity Study	Housing Capacity across the suburbs and by type (density) and zone	Merri-bek City Council, 2022
Capital Improved Value	Average capital improved value by suburb	Capital improved value derived from Merri-bek City Council property data 2024 (Merri-bek City Council)

6. APPENDIX 2: PLANNING PRECINCT GROWTH PROJECTIONS

Suburb	2026 Resident Population	Residential Population Change (2026-2046)	Total Jobs 2026	Total Jobs Change (2026-2046)	Total Combined Residential and Worker Population Change (2026-2046)	Total Growth Percentage % (2026-2046)
Brunswick	32,415	10,882	14,546	4,653	15,535	33%
Brunswick East	16,201	2,473	4,150	2,419	4,892	24%
Brunswick West	16,599	2,026	1,670	893	2,920	16%
Coburg	30,621	9,430	8,829	3,102	12,532	32%
Coburg North	8,733	878	12,164	5,801	6,679	32%
Fawkner	15,363	3,747	3,681	579	4,326	23%
Glenroy	26,774	9,465	5,087	3,467	12,932	41%
Gowanbrae	3,154	55	110	194	249	8%
Hadfield	6,970	2,603	1,134	385	2,988	37%
Oak Park	8,914	2,259	379	709	2,968	32%
Pascoe Vale	18,393	4,619	2,568	1,516	6,135	29%
Pascoe Vale South	11,006	1,671	1,603	1,130	2,801	22%
Total	195,142	50,108	55,920	24,848	74,956	30%