

## Residential Development Monitor – Data Notes

---

22 July 2025

The City of Merri-bek's Residential Development Monitor (RDM) has been developed to track significant residential development projects through the development pipeline from permit approval to construction.

Due to the number of developments within the municipality, and the resources required to track, extract and process development metrics, not all residential development is included in the RDM. Developments that are tracked have 5 or more dwellings to be considered as 'significant' for the purposes of the RDM.

The RDM is a dynamic dataset that is continuously updated and modified as new information becomes available, and projects move through the development pipeline.

Although the City of Merri-bek makes every effort to ensure the accuracy of the data, it does not assume responsibility for any decisions made from this data. The information contained in this dataset is derived from various sources and should be considered as estimates. Persons wishing to confirm information in detail are encouraged to verify the data independently, via [planning permit documentation](#), before making any decisions based on it.

### Definitions

#### Development Status

There are four indicators of development status from approval through to construction.

**Approved:** Developments that have been granted a planning permit.

**Under Construction:** Developments that have visible construction activity (excluding demolition).

**Constructed:** Developments that have finished construction and have either been issued an occupancy permit or individual units within the development are approved/active within Council's property database.

**Inactive:** Developments are considered inactive where the following applies:

- A permit was granted and time to commence construction has since lapsed, or
- The application has been amended to reduce the number of dwellings below the RDM threshold of 5 or more dwellings.

## Data Sources

The RDM is informed through the aggregation of information from various internal and external sources, including:

- Planning permit applications
- Merri-bek property data
- Aerial photography
- VicMap spatial data
- Site visits
- Cordell Connect

## Attributes

No.	Attribute	Description
1	<b>Project ID</b>	Unique identifier
2	<b>Record No.</b>	Council records reference - records with the prefix MIN are permits issued by the Minister for Planning
3	<b>Address</b>	Property address
4	<b>Suburb</b>	Suburb
5	<b>Status</b>	Development status
6	<b>Dwelling Type</b>	The type of dwelling - apartments / townhouses
7	<b>Studio</b>	Number of studio dwellings
8	<b>1 Bedroom</b>	Number of one-bedroom dwellings
9	<b>2 Bedrooms</b>	Number of two-bedroom dwellings
10	<b>3 Bedrooms</b>	Number of three-bedroom dwellings
11	<b>4+ Bedrooms</b>	Number of four or more bedroom dwellings
12	<b>Total Dwellings</b>	Total number of dwellings
13	<b>Car Spaces</b>	Number of car spaces
14	<b>Bike Spaces</b>	Number of bike spaces - apartments only
15	<b>Max. Storeys</b>	Number of floors above ground, including the ground floor
16	<b>Constructed Year</b>	The year the development finalised construction
17	<b>Latitude</b>	Latitude (georeference)
18	<b>Longitude</b>	Longitude (georeference)