

Residential Development Monitor – Data Notes

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