Cradle Coast Residential Demand and Supply Study:
Demand and Supply Report

Final

Project undertaken for
Cradle Coast Authority
September 2024

Cradle Coast Residential Demand and Supply Study:

Demand and Supply Report

This project has been conducted by REMPLAN

September 2024

Disclaimer

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Abbreviations

AAGR	Annual Average Growth Rate
ABS	Australian Bureau of Statistics
CBOS	Consumer Building and Occupational Services
DTF	Department of Treasury & Finance
ERP	Estimated Resident Population
LGA	Local Government Area
POUR	Place of Usual Residence
CCRDSS	Cradle Coast Residential Demand and Supply Study
CCRLUS	Cradle Coast Regional Land Use Strategy
SA1	Statistical Area 1

Definitions

Affordable Housing	The term 'housing affordability' refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. The concept of housing affordability is different to the concept of 'affordable housing'. 'Affordable housing' refers to a spectrum of housing delivery models which focus on providing housing at financially sustainable costs to tenants or purchasers. Where rent or mortgage repayments are less than 30% of household income, housing is considered to be affordable. There are a range of models for delivering affordable housing from government subsidised rental housing, rent-to-buy, and home equity schemes for purchasers.
Approved plan	Larger parcels that have been issued with a planning permit, or are part of a development / master plan, or detailed site analysis, where the number of lots is known. These numbers replace the calculations that are based on the localised Average dwelling yield.
Average dwelling yield	Provides an average 'dwelling per sqm' figure in different settlement types, zones, and locations. Based on recent dwelling construction to provide a true indication of the yield that is being delivered. Where the figure is below the new minimum lot sizes allowed under the planning controls, the minimum lot size has been applied.
Dwelling (building) approvals	Derived from ABS statistics, dwelling approvals refer to permits that have been issued for the construction of a dwelling. A dwelling approval is issued prior to the commencement of construction. It is therefore a lead indicator of future building activity and does not reflect the number of completed dwellings.
Dwelling constructions	Figures represented in Appendix A are based on data provided in the VISTAS database which includes a year of construction for dwellings.
Detached Dwelling	This subclass includes detached dwellings that are constructed using traditional methods, such as weatherboard, brick veneer or masonry.

	This subclass excludes those houses which are identified to meet the criteria to be coded as kit houses or transportable/relocatable houses.
Dwelling	A suite of rooms contained within a building or structure in which people can live and intended for long-term residential use. It must possess cooking and bathing facilities as building fixtures.
Family	A family is defined by the ABS as two or more persons, one of whom is at least 15 years of age, who are related by blood, marriage (registered or de facto), adoption, step or fostering, and who are usually resident in the same household. Each separately identified couple relationship, lone parent-child relationship or other blood relationship forms the basis of a family. Some households contain more than one family.
Household	A household is defined as one or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling. Under this definition, all occupants of a dwelling form a household and complete one Census form. Some households contain more than one family.
Flat/s (dwelling type)	This category covers all dwellings in blocks of flats or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This category includes houses converted into flats, and flats attached to houses such as granny flats.
Dwelling demand	An annual figure based on population growth and household formation.
Place of usual residence (POUR)	POUR is the place where a person usually lives. It may or may not be the place where the person was counted on Census night. Each person is required to state his/her address of usual residence in a question on the Census. Census counts compiled on this basis are less likely to be influenced by seasonal factors such as school holidays and provide information about the usual residents of an area.
Theoretical supply	This is a headline estimate of overall land supply, providing an estimate of the number of dwellings that could be accommodated on residential land under all categories. The estimates incorporate feedback from councils on recent approvals and site-specific constraints that impact on potential yield. The theoretical supply would be further refined through local planning exercises, which would include consideration of the constraint factors detailed in section 4.3 of this report. It is important to recognise that more localised and nuanced circumstances which have not been considered as part of this regional assessment may also influence supply considerations for any given area.
Vacant supply	This is a refined version of the theoretical supply that excludes Underutilised sites (larger parcels with an existing dwelling and with development potential). It provides an estimate of the number of dwellings that could be developed on 'vacant' residential land or land which has been identified with planning approval (which is the easiest and most likely to be developed). As this is the most likely land that

	will be developed, it provides the most robust estimate of the three supply figures and is therefore used in most calculations.
Retail parcel	An existing vacant parcel that is not of a size that allows further subdivision. These parcels are available, and most likely, to be developed in the short term.
Statistical Area 1 (SA1)	SA1s generally have a population of 200 to 800 people, and an average population of about 400 people.
Supply informed forecast	Considers supply constraints or where additional supply will be created and promoted. Useful in areas where future supply will be constrained or not available.
Conditioned forecast	Assumes that supply will generally be available to meet demand. Forecast models are not constrained by supply limitations and therefore provide a good indication of the full demand. Forecasts are conditioned upon a range of demographic and economic factors including historic construction trends.
Underutilised	Allocated to larger parcels with a dwelling, a low building site coverage ratio, and with subdivision potential. These sites often have a lower likelihood of being developed and creating additional supply, however with the right market conditions and landowner motivation, they can contribute to supply. For smaller underutilised sites with low estimated yields, the potential supply could be considered more theoretical.
Vacant serviced	Vacant parcels of land that are of sufficient size to allow for further subdivision and are located within the 'Full Service' area of TasWater's sewer serviced land mapping. Yields are based on localised Average dwelling yield calculations.
Vacant un-serviced	Similar to Vacant serviced, however are located in the 'Un-serviced' area of TasWater's land mapping. Un-serviced areas are less likely than serviced areas to be developed.

1 Executive Summary

This is the second of two reports, which in combination provide the key results of the Cradle Coast Residential Demand and Supply Study project. The first Market Demand report provides detailed analysis on a range of factors relating to residential demand across the region. This second report is focussed on supply factors while incorporating key elements of dwelling demand to illustrate the outcomes that forecast demand has across various supply scenarios.

The project has included a housing market assessment and the preparation of population and housing forecasts to ascertain demand for housing, along with a whole-of-region residential land supply audit.

This project will serve as one of several inputs that inform a comprehensive review of the Cradle Coast Regional Land Use Strategy (CCRLUS). The CCRLUS outlines the strategic directions and desired outcomes for land use planning in the Cradle Coast region, including settlement planning at the regional level. The CCRLUS performs a range of functions, including assisting Planning Authorities in the preparation and initiation of planning scheme amendments and aiding the Tasmanian Planning Commission in evaluating proposals for planning scheme changes.

The objective of this report is to establish a baseline context for housing across the region. The report assesses and outlines key aspects relating to housing supply and demand, including:

- Supply factors in the broader Tasmanian and regional context,
- Trends in housing supply in the region,
- Estimates of current and future land supply,
- Population and household forecasts and related demand for housing,
- The impact of forecast demand on estimated supply.

Demand and supply context

As with other regions of Tasmania, the Cradle Coast has recently experienced historically high levels of population growth. Recent data, however, suggests that the period of growth has eased and the State may be entering another period of low growth. Population changes have been experienced to varying degrees across municipalities and localities within the Cradle Coast and has highlighted the need to plan for variability in population growth.

In addition to overall population growth there are some consistent structural changes occurring within population profiles. Specifically, the ageing of the population is becoming more prominent.

The Cradle Coast also presents unique conditions. Population centres are concentrated along the northern coastline, with vast areas of wilderness and agricultural lands constituting most of the region's land area. Remoteness is a major factor for some areas in the Cradle Coast, influencing demand as well as other factors around housing supply such as access to skills and increased development costs.

Outlined below is a summary of the key factors influencing demand and supply in Cradle Coast:

- Population Trends: The Cradle Coast has experienced notable population growth, primarily driven by an increase in the retiree demographic, which has escalated the demand for diverse housing types. The ageing population trend underscores the need for housing solutions that cater to older residents and provide opportunities for people to remain living in their communities as they transition through various life stages.

- Migration as the Driver of Population Growth: Population growth in the Cradle Coast has been driven by migration and is expected to continue in this way. Migration is closely aligned with the region's economic performance and opportunities compared to other areas in Australia.
- Housing Supply Constraints: Despite recent population increases, housing development has remained relatively consistent with longer-term trends resulting in a mismatch between supply and demand. This gap is partially attributed to the slow response of housing development to economic and demographic changes, impacting overall housing availability and affordability.
- Land Supply Analysis: Analysis indicates there to generally be an adequate supply of residentially zoned land to meet future demand but highlights significant variations in land utilisation. Inadequate supplies of residential land to meet demand are mainly concentrated in eastern municipalities experiencing high demand.
- Other Supply Factors: Existence of residentially zoned land is only one factor that influences supply of housing. Environmental constraints, concentrated ownership, inadequate infrastructure, access to skilled labour, costs to develop housing, and access to finance are key barriers that either restrict or facilitate effective development.

Land supply is often the focus in housing supply analysis, but other factors are often more pertinent for certain regions in terms of dwelling supply. Capacity of the construction sector is an example of a critical factor for delivery of housing. Cradle Coast, along with other areas in Tasmania, saw a spike in activity during 2021, but this has since declined. Unless there is growth in the capacity of the local building sector, and a consistent demand to retain that capacity, increasing land supply will not translate to increase housing supply.

Demand and supply estimates

Land supply analysis was undertaken as part of the project which incorporates land currently zoned for residential use. This included land zoned General Residential, Inner Residential, Village, Low Density, Rural Living and Environmental Living (where relevant). Analysis did not include land identified for future residential use but not yet zoned such as the Future Urban zone.

The supply results are presented across several categories, aiming to reflect an increasing level of certainty and timing of supply being realised, from small vacant 'retail' lots that are already available for development of a single dwelling, through to larger occupied 'underutilised' properties. Definitions for each of these categories is provided in section 4.3 of the report.

The land supply approach applies regionally consistent criteria and has incorporated localised constraints and input from individual councils. The consistency and comparability is useful for regional planning. While the estimates may inform subsequent studies, they are not intended to replace detailed site analysis that would typically be prepared through more localised structure plans, nor do they reflect the level of analysis that is required through a proposed rezoning or planning permit process.

Table ES - 1 provides the share of each land supply category for each of the Cradle Coast municipalities. Observing the proportions of supply for each municipality can provide some insight into the level of certainty of supply and potential future need even before forecast demand is considered. Kentish, for example, has a very high proportion of estimated supply provided through large occupied but underutilised parcels. Monitoring changes over time to see whether land supply is realised from these parcels will be important.

Table ES - 1 Estimated land supply shares by local government area

Region	Total	Retail	Approved plan	Vacant serviced	Vacant unserviced	Underutilised
Burnie	1,796	25%	30%	33%	3%	10%
Central Coast	2,607	19%	10%	28%	3%	41%
Circular Head	1,102	19%	32%	19%	8%	22%
Devonport	1,260	31%	15%	21%	16%	18%
Kentish	657	20%	0%	9%	8%	63%
King Island	642	33%	0%	32%	14%	21%
Latrobe	1,411	33%	0%	27%	18%	23%
Waratah-Wynyard	1,646	32%	24%	12%	5%	28%
West Coast	521	82%	0%	7%	3%	8%
Cradle Coast	**11,642**	**28%**	**15%**	**23%**	**8%**	**26%**
		Higher certainty <–––––––––––––––––––––––––> Lower certainty				

Throughout the report, reference is made to 'theoretical supply' and 'vacant supply'. Theoretical supply refers to the total figure including all supply categories. Vacant supply refers to the total excluding supply from the underutilised category.

Based on the calculated forecast demand, it is estimated that current theoretical supply of zoned residential land is sufficient to meet demand for the foreseeable future (until 2046). While this indicates that at a regional scale there is an adequate supply of residential land available, the region is extremely large, as are some LGAs, and an oversupply in one area is unlikely to satisfy high demand in another.

Table ES-1 and ES-2 provide an overview of the forecast demand, both in terms of population and annual dwelling need, and estimates of when land supply is expected to be exhausted at LGA and planning assessment area level. While two supply estimates are shown the focus is on the vacant category. This category has been colour coded using traffic light colours where 0-7 years supply is shaded red, 8-15 years supply is shaded orange, and 16+ years supply is shaded green. While the colour coding is arbitrary, it reflects that most planning authorities across Australia seek to have around a 15-year supply of available or planned supply, and that it can take several years for land to be identified, investigated, rezoned, and developed.

Table ES-1 Forecast LGA population and land supply, Cradle Coast region

LGA	Demand				Supply exhausted (in years)#	
	Population 2023	Forecast Pop 2046	AAGR*	AADD^	Total	Vacant
Cradle Coast	120,451	131,780	0.39%	304	23+	23+
Burnie	20,590	22,928	0.47%	51	23+	23+
Central Coast	23,474	24,338	0.16%	43	23+	23+
Circular Head	8,396	8,709	0.16%	10	23+	23+
Devonport	27,132	29,460	0.36%	61	19	15
Kentish	6,855	7,575	0.44%	19	23+	10
King Island	1,686	1,839	0.38%	7	23+	23+
Latrobe	13,205	17,169	1.15%	70	18	13
Waratah-Wynyard	14,744	15,363	0.18%	37	23+	23+
West Coast	4,369	4,399	0.03%	6	23+	23+

Source: REMPLAN Forecast, GMEF compiled by REMPLAN based on data from Department of Natural Resources and Environment.
#Note that 23 years is the extent of the forecast period (starting in 2024 and running until 2046) and based on 2023 supply data.
**Average Annual Growth Rate (AAGR) over the 2023-46 period.*
^Average Annual Dwelling Demand (AADD) over the 2023-46 period.

Table ES - 2 Forecast assessment area population and land supply, Cradle Coast region

Assessment Area	Demand				Supply exhausted (in years)#	
	Population 2023	Forecast Pop 2046	AAGR*	AADD^	Total	Vacant
Burnie	16,993	18,942	0.47%	53	23+	23+
Burnie Balance	3,597	3,986	0.45%	10	15	11
Penguin	3,408	3,612	0.25%	9	23+	23+
Ulverstone	11,270	11,450	0.07%	16	23+	23+
Central Coast Balance	8,796	9,276	0.23%	25	19	13
Smithton	3109	3201	0.13%	4	23+	23+
Stanley	518	547	0.24%	2	23+	23+
Circular Head Balance	4769	4961	0.17%	10	23+	23+
Devonport	17,814	18,446	0.15%	15	23+	23+
East Devonport	5174	5,933	0.60%	25	21	15
Spreyton	1,582	2,010	1.05%	12	18	17
Devonport Balance	2,562	3,071	0.79%	13	8	8
Acacia Hills	1,317	1,571	0.77%	6	19	19
Railton	877	907	0.15%	1	23+	23+
Sheffield	1252	1,405	0.50%	5	23+	15
Kentish Balance	3409	3692	0.35%	11	0	0
Currie	727	773	0.27%	2	23+	23+
King Island Balance	959	1066	0.46%	5	23+	23+
Latrobe Settlement	4,719	5,788	0.89%	27	21	10
Port Sorell Hinterland	1,462	1,917	1.19%	11	12	12
Port Sorell Settlement	4135	6181	1.76%	33	21	19
Tarleton Rural Residential	424	519	0.88%	2	7	7
Latrobe Balance	2,465	2,764	0.50%	6	2	0
Somerset	3,482	3,592	0.14%	11	19	7
Wynyard	5380	5,497	0.09%	10	23+	23+
Waratah-Wynyard Balance	5,882	6,274	0.28%	21	23+	22
Queenstown	1794	1803	0.02%	2	23+	23+
West Coast Balance	2,575	2,596	0.04%	5	23+	23+

Source: REMPLAN Forecast, GMEF compiled by REMPLAN based on data from Department of Natural Resources and Environment.
#Note that 23 years is the extent of the forecast period (starting in 2024 and running until 2046) and based on 2023 supply data.
**Average Annual Growth Rate (AAGR) over the 2023-46 period.*
^Average Annual Dwelling Demand (AADD) over the 2023-46 period.

Given the demand on town planning related resources, the relative efficiency of rezoning land, and the nature of the residential market in Cradle Coast, it is important that vacant zoned residential land is given primacy in assessment of land supply. Certainty of land supply is an important concept in the assessment of land supply.

As a regional project, the approach to calculating demand and supply has been applied consistently across the region. While the approach is consistent, it incorporates inputs and factors that reflect local characteristics and conditions. This consistent approach allows appropriate benchmarking and comparison, while also establishing a baseline context from which further local work can be developed. This may include locally specific demand scenarios, or alterations in supply analysis that are tested through development of local strategies and plans.

Conclusions

The Cradle Coast region exhibits varying levels of residential land supply and housing demand across its municipalities, with most areas having sufficient zoned land to meet projected demands up to 2046. Exceptions include Devonport and Latrobe, where available land is expected to be exhausted within the forecast period due to higher demand. Kentish may face a similar situation if only considering vacant land.

The analysis of land supply adopts a uniform methodology tailored to local conditions, including environmental and topographical constraints, market preferences, and stages of development. While this approach yields a consistent estimation of land availability for residential use, it must be nuanced by considering factors such as landowner intentions, local development sector capacity, and broader economic conditions, which include fluctuating migration trends and economic cycles that affect population growth and demand.

Following the period of high demand there has been a more recent tempering of population growth in Tasmania and the Cradle Coast. However, established structural demographic shifts, marked by an ageing population, will continue, and necessitate thoughtful planning to accommodate changing housing needs and preferences.

Historical patterns of population change indicate cyclical periods of growth and decline, largely driven by interstate migration. The cyclical nature of population growth in the region underscores the need for adaptive long-term strategic planning to manage shifts in housing demand effectively.

Regular engagement with stakeholders and regular monitoring of supply and demand factors are crucial for aligning housing provision with evolving community needs, ensuring that infrastructure and policy development can promptly respond to demographic and economic changes.

2 Introduction

This Demand and Supply Report is the final report for the Cradle Coast Residential Demand and Supply Study (CCRDSS) project. The CCRDSS project has included a housing market assessment, preparation of population and housing forecasts to ascertain residential demand, and whole of region residential land supply auditing.

The CCRDSS project purpose is to:

- *Understand demand and supply of land and housing at a regional level to inform regional and sub-regional policy and strategy, including the review of the Cradle Coast Regional Land Use Strategy and to support the preparation of other planning instruments;*
- *Promote consistent decision making and to assist coordination between planning authorities within the region;*
- *Allow existing and anticipated patterns and trends of land and housing demand and supply to be spatially understood across the Cradle Coast identifying any market segmentation and whether there are interrelationships across the urban areas of the region; and*
- *Provide a detailed and contemporary evidence base to assist local planning authorities to develop long term strategies for supply of appropriately zoned land and housing options in support of regional and local strategies for diverse housing choice.*

2.1 Report objectives

The objective of the Demand and Supply Report is to establish a baseline context for housing across the region. The report aims to identify aspects relevant to housing supply and demand, including factors such as:

- Supply factors in the broader Tasmanian and regional context
- Trends in housing supply in the region
- Estimates of current and future land supply
- Population and household forecasts and related demand for housing
- Impact of forecast demand on estimated supply.

The report aims to provide a quantitative and qualitative evidence base that will identify key issues pertinent to residential supply and demand as well as establishing the level of variation and differentiation that exists across the region.

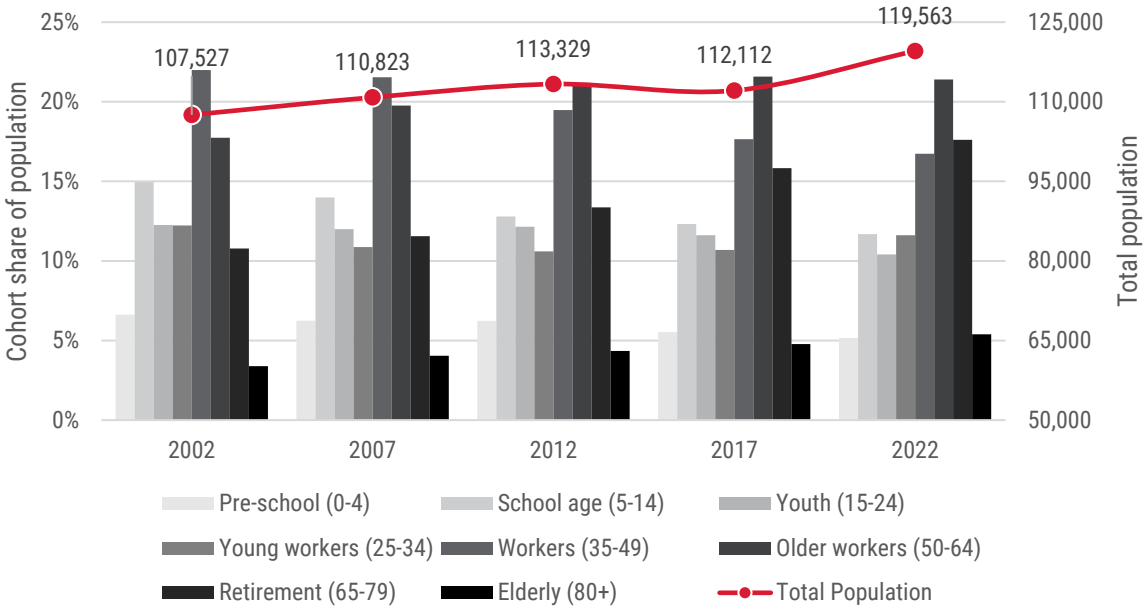
2.2 Project Background

This project will serve as one of several inputs that inform a comprehensive review of the Cradle Coast Regional Land Use Strategy (CCRLUS). The CCRLUS outlines the strategic directions and desired outcomes for land use planning in the Cradle Coast region, including settlement planning at the regional level. The CCRLUS performs a range of functions, including assisting Planning Authorities in the preparation and initiation of planning scheme amendments and aiding the Tasmanian Planning Commission in evaluating proposals for planning scheme changes.

Cradle Coast has experienced a period of historically high levels of population growth since 2016. However, this has started to slow in recent years. Official population data illustrates both the increase in the number of people living in Cradle Coast, but also a continuation of structural changes that have been occurring, most notably in the population's age profile.

Tasmania is the 'oldest' State in Australia having the highest median age (41.8 in 2022, compared to South Australia at 40.7 and New South Wales at 38.7). In Cradle Coast between 2002 and 2022, all cohorts aged under 50 years have declined as a proportion of the total population while all cohorts aged 50 years and older have increased. The fastest growing cohort is in the retirement age (Figure 2-1).

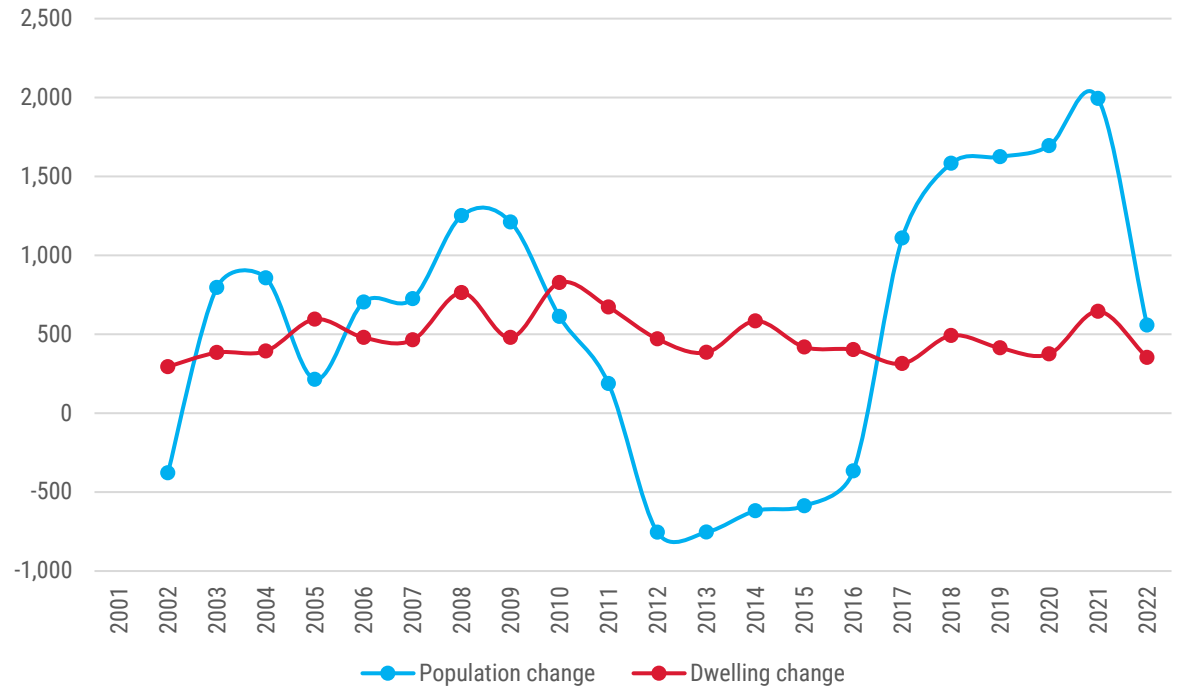
Figure 2-1 Change in population and age cohorts, Cradle Coast



Source: ABS Regional Population
Note: At the time of preparing this report, 2023 headline and component data was available, however age and sex profiles are to be delivered in a later release.

Despite an increase in population, the pace of new housing development has not kept up with market demand. Rather, the development of new housing has remained relatively stable despite large fluctuations in population growth and decline. The difference between population growth and dwelling expansion in the Cradle Coast region is illustrated in Figure 2-2. An important observation from the chart is that despite distinct periods of population decline (2011-2016) and growth (2016-2021), the number of new dwellings being developed as remained relatively stable. That is, the supply of new dwellings has not been responding to fluctuations in demand as may typically be expected.

Figure 2-2 Count of new dwellings versus change in population, Cradle Coast



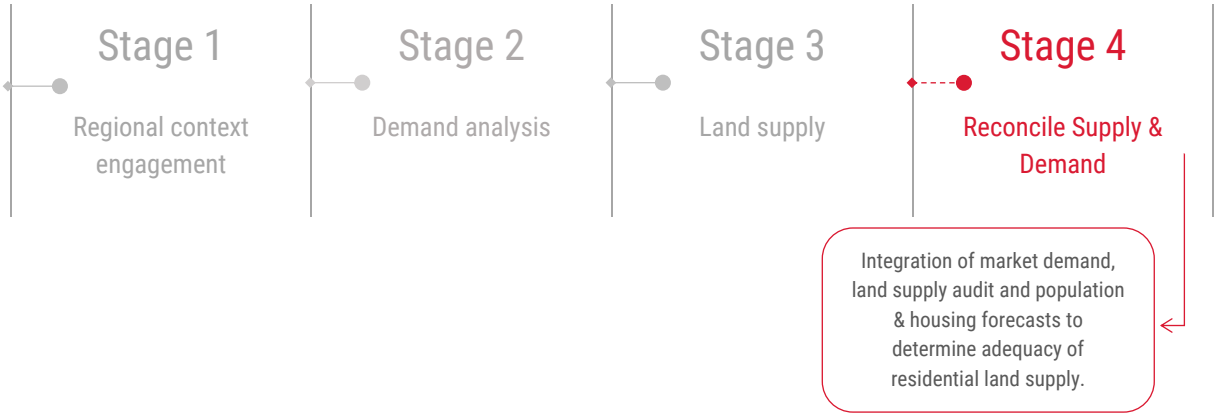
Source: ABS Regional Population; REMPLAN GMEF Model

This recent demand for additional housing stock has been experienced by planning authorities across most local government areas in the Cradle Coast region. In order to comprehend the drivers of residential demand in the region and to assist in developing appropriate responses to this shift, the Cradle Coast Authority is seeking assistance to prepare an evidence-based assessment of residential supply and demand for the Cradle Coast region (the Project).

While the project does not aim to deliver a new settlement strategy, the study on residential demand and supply is intended to serve as a significant input and evidence base for the revision of the Cradle Coast RLUS and local strategic planning efforts.

The Project is being undertaken across four distinct stages. This report forms the final stage that reconciles supply and demand and incorporates an understanding of market demand, constraints in the provision of dwellings, residential land supply and population forecasts to understand the adequacy of land supply throughout the Cradle Coast region.

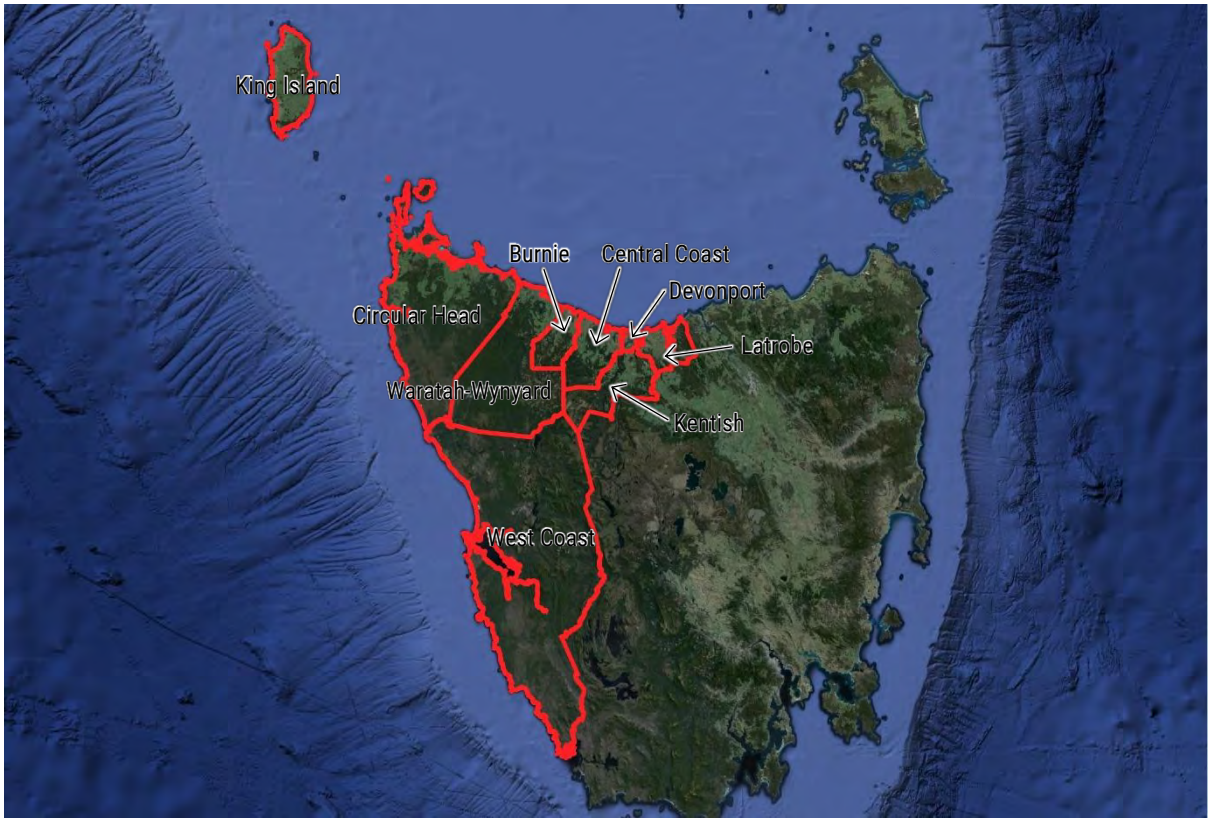
Figure 2-3 Cradle Coast Residential Supply & Demand Project Overview



2.3 Regions of analysis

The Cradle Coast region encompasses nine Tasmanian Local Government Areas (LGAs) within the north-west of the State (Figure 2-4). The region incorporates Burnie, Central Coast, Circular Head, Devonport, Kentish, King Island, Latrobe, Waratah-Wynyard and West Coast. The Cradle Coast region has sustained annualised population growth of 1.3% over the last five years (to 2022) and had a combined estimated resident population of 119,673 in 2022. The LGAs of Devonport, Burnie and Central Coast contain the greatest populations in the region, accommodating a combined total of 70,754 residents[1], or around three-fifths of the region's population.

Figure 2-4 Cradle Coast region local government areas



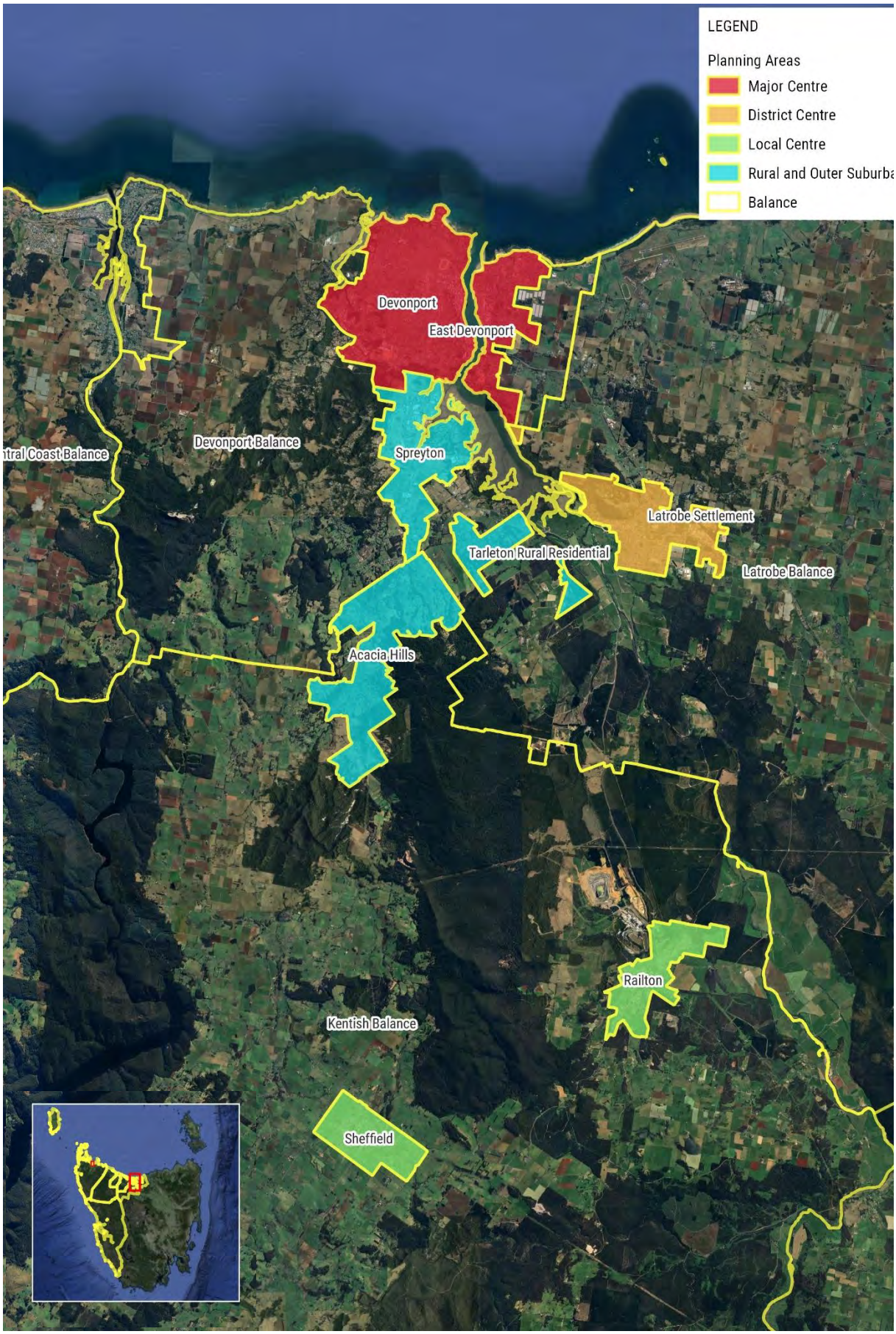
Source: https://remplan.co/3TiydLI

This report presents analysis of the region across various geographic scales, encompassing the entire Cradle Coast region, individual LGAs, and smaller designated assessment areas.

The smaller assessment areas (example in Figure 2-5) are project-specific geographies developed following consultation with respective councils in stage 1 of the project and were focused on the larger settlements within the Cradle Coast region. The groupings of regions are broad categorisations primarily intended to assist with reporting and are not intended as detailed descriptions of the role, scale, or characteristics of individual assessment areas. Not all smaller localities were included as specific assessment areas, but all are captured and reported on as part of respective LGA balance areas.

[1] ABS (2022) Estimated Resident Population.

Figure 2-5 Example of assessment areas



The assessment areas aim to provide a focus for the analysis of supply and demand, specifically the key settlements across the Cradle Coast region. Maps of the assessment areas can also be viewed through the following link https://remplan.co/3Julpxj.

The report is structured to outline the following land supply and demand assessment:

- Supply context
- Supply outcomes
- Population and dwelling forecasts, including the impact of forecast demand on supply.

Given the level of detail across multiple LGAs and assessment areas, the body of the report includes key insights for the Cradle Coast region as an overview. Relevant examples across various LGAs and assessment areas are called out to highlight notable insights from analysis.

Full data tables, charts and maps from relevant sections of the report are provided in the Appendices.

2.4 Market Demand report conclusion

The points below have been taken directly from the Market Demand report, providing a summary of the key findings from the first part of this project. For detailed analysis on these and other factors, the Market Demand report should be viewed in full.

Market Demand report summary

The Cradle Coast region has seen an increase in population growth in recent years following a period of relative stability between the early 2000s and 2016. While the increase in demand has been notably evident during the COVID-19 pandemic, evidence indicates that this demand had been steadily building for several years prior as there is a growing cohort of people moving to Tasmania for its natural environment, comparative affordability, evolving arts and food scene, and economic opportunities.

Over the last 5-years, population growth across the Cradle Coast region has surpassed the official projections published by the Tasmanian State Government. This indicates that demand has been higher than what the State expected and has planned for. As a result, the region has experienced pressure on the housing market, with affordability and the number of unoccupied dwellings decreasing.

Accelerated growth in house prices and rental values have occurred raising issues around affordability. This is particularly of concern in the rental market where the once affordable areas are providing far fewer 'affordable' rentals. Combined with the overall decline in the number of properties being listed for rent, issues around adequate provision of rental accommodation is apparently becoming pressing.

Across the region the use of dwellings for short-stay accommodation varies but is very high in the region's key holiday destinations, including areas of the West Coast municipality. The use of dwellings for short-stay accommodation can be beneficial for a region's economy, particularly if it is also maintained as an owner's principal place of residence. Some areas are demonstrating high levels of residences for commercial use which can be a cause of concern for a local region, particularly when demand for permanent housing is so high.

Conditioned population and housing forecasts were prepared for areas across the region for the Market Demand report. These forecasts indicated that future demand is likely to remain relatively high for many areas. Relative to recent annual growth in dwelling numbers, some areas such as Port Sorell Settlement, Latrobe Settlement and East Devonport are expected to accommodate a higher rate of dwelling growth relative to other areas in the region.

These conditioned forecasts do not consider land supply limitations, and assume that in general, supply will be provided to meet demand. This report delves deeper into the unconstrained forecasts and has reconciled them with detailed land supply analysis.

3 Supply context

The supply of land for residential development is just one of many factors that affect the provision of housing. Additional factors encompass fluctuations in construction costs, government regulations and policies, accessibility to finance, and various economic variables that influence market dynamics, such as labour force participation.

When it comes to land supply, greenfield development stands out as the predominant method of land provision in many regions across Australia. This is primarily attributed to the comparative ease of delivering housing in this form compared to medium-density or infill housing. Furthermore, property developers possess significant market expertise in greenfield development, while the building sector's capabilities largely revolve around delivering detached dwellings, which are the preferred housing type across most urban areas in Australia. The appeal of greenfield development also lies in its capacity for effective master planning and staged implementation, offering a relatively cost-efficient and lower-risk approach for the development sector. Master-planned development often facilitates a comprehensive approach to infrastructure planning, mitigating the challenges and costs associated with legacy issues which can be present in older established areas. Additionally, greenfield development often avoids much of the community opposition typically encountered with higher-density infill development.

Developable land is also found within existing settlements, where various forms of infill development are being pursued. This includes initiatives such as strata titling, small lot subdivisions, the demolition of older structures, and the development of medium-density housing units.

Delivering housing within established areas offers residents convenient access to existing services and amenities. Infill development, often categorised by higher density dwellings, typically results in properties that require lower maintenance compared to traditional suburban houses. This reduced maintenance burden is increasingly appealing not only to an ageing demographic but also to households who consider property upkeep as negatively impacting their lifestyle or a financial impost. Additionally, medium-density residential development presents an enticing option for investors in the rental market and, when executed appropriately, can contribute to addressing housing affordability challenges.

As outlined above, various other factors beyond land supply also impact the supply of housing in a region. Factors such as construction costs, accessibility to finance and credit, government policies, and the availability of construction skills and labour all play a role in determining the likelihood or capability of households, investors, and government to meet the demand for new housing.

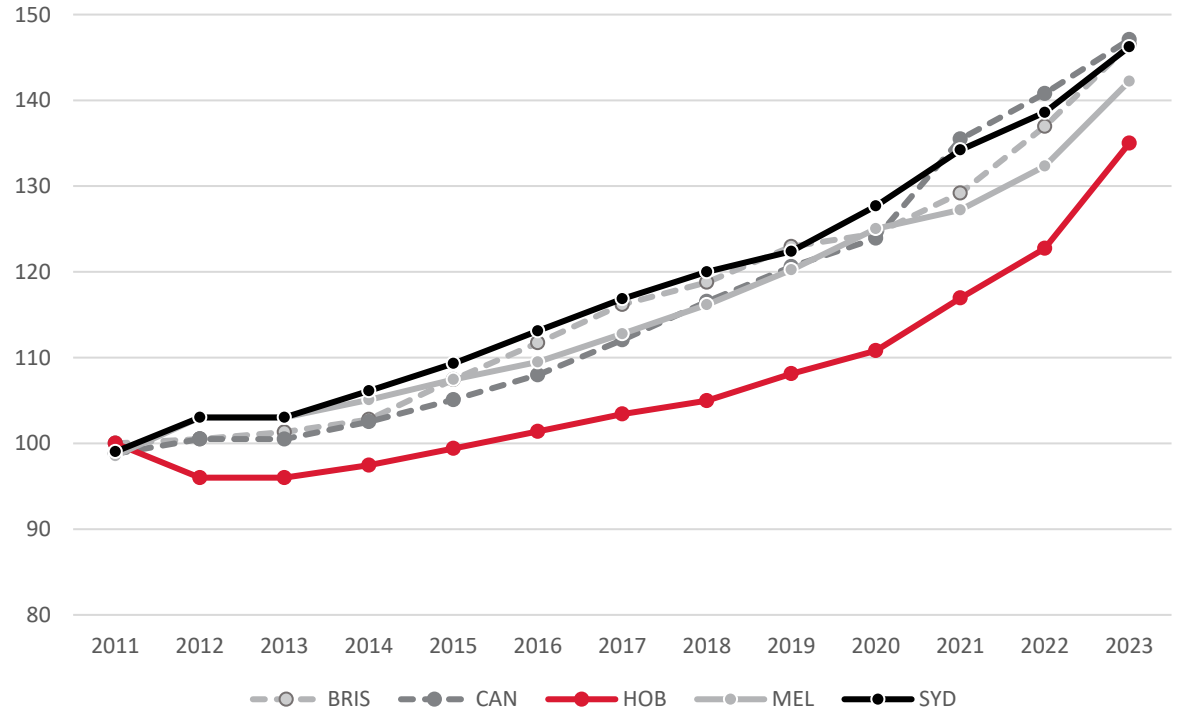
3.1 Construction Costs

The rise in construction costs in recent years has garnered significant attention. Effects of the bushfires on timber production, particularly in VIC/NSW, along with disruptions in the supply chain due to COVID, led to shortages in supplies and escalated the cost of numerous intermediate materials used in construction. Concurrently, increased household savings during the pandemic resulted in a considerable surge in expenditure on home renovations. These circumstances coincided with heightened demand fuelled by the Federal Government's HomeBuilder scheme. The convergence of these factors contributed to a swift escalation in construction costs across various parts of Australia, including Tasmania.

In Tasmania, construction costs in Hobart had been relatively stable over the last decade. However, like other State capitals, recent years have witnessed a significant increase in construction costs. For

Hobart, the impact is more pronounced due to a long-term period during which prices increased by less than 2.0 percent annually. This period was followed by significant price jumps, especially in recent years (Figure 3-1). These price increases have a material impact on the supply of dwellings, especially as interest rates rise and household borrowing capacity tightens.

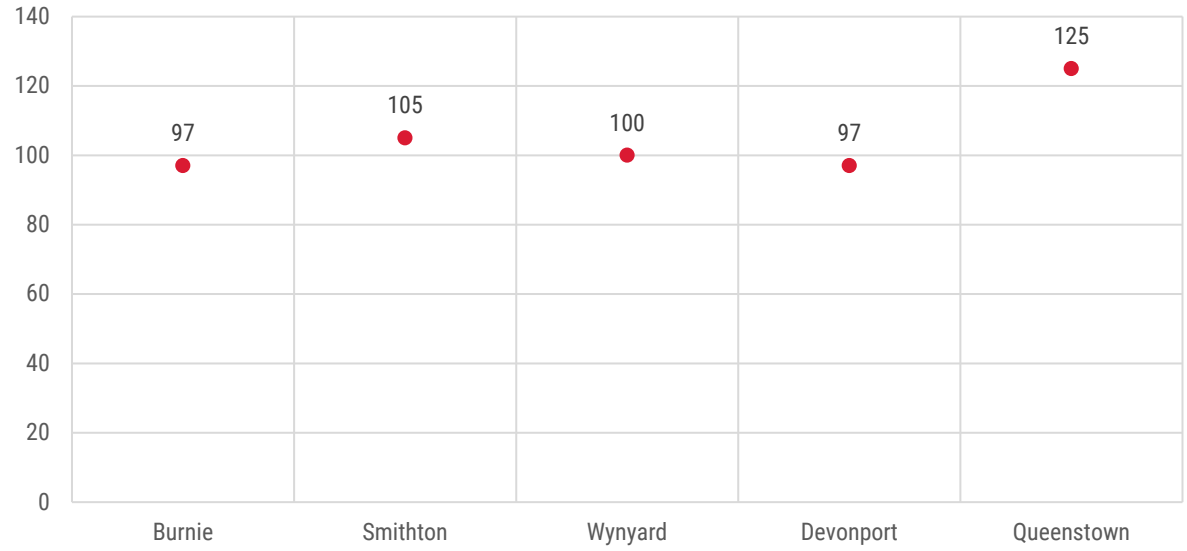
Figure 3-1 Building price indices across east coast capital cities



Source: Rawlinsons Construction Cost Guide, 2023
Note: Indices do not reflect the relative cost differential of various cities. The index is base dated to 2011-2012.

At a regional level, construction costs also vary with remote locations typically having higher average costs (Figure 3-2). This is evident across the Cradle Coast region, where Devonport and Burnie (the port cities) generally have a 3% lower cost than the Hobart benchmark. At the extreme end, Queenstown construction costs are estimated to be 25% higher than Hobart. This price differential for Queenstown is substantial, adding an estimated $125,000 to the cost of a $500,000 build and can be a limiting factor in adding dwelling supply to the region. No index is provided for King Island, however reviewing the price index for Flinders Island which is 130, indicates the even higher costs that are present for an island region of Tasmania.

Figure 3-2 Regional construction cost indices (comparison to Hobart, 100)



Source: Rawlinsons Construction Cost Guide, 2024

The relationship between existing house prices and new development costs impact the ability for new houses to be constructed. This issue is often most acute in regional areas where house prices are lower, but construction costs higher given the poorer access to labour and materials compared to coastal urban centres. In the Cradle Coast, areas in West Coast and King Island are perfect examples of this issue.

The analysis in Table 3-1 below aims to illustrate the differences between the costs to buy an existing house and cost to build in areas of the Cradle Coast. All figures are high-level, applying median sale prices, indicative square metre construction costs, and construction cost indices of best fit for each area.

As indicated in the Table 3-1, the median house price in Queenstown in 2022-23 financial year was just over $190,000 while the cost to buy land and build a basic project home is above $350,000, a difference of over $160,000 more to build a new house than to buy an existing house. Currie also has a higher new build cost relative to the median house price, but to a much smaller degree than Queenstown.

Such a variation presents financial barriers to developing new housing product. Accessing finance through traditional lenders in these markets becomes difficult, requiring the household (or investor) to have much higher deposits to reduce loan values as banks aim to reduce their risk. There are also personal financial considerations where there is the potential to lose a substantial amount of capital value. While the market value of a new dwelling may not be a consideration for some households, this is often an important consideration for homeowners.

The specifics of any individual project will differ. However, the analysis is considered useful to indicate the issues that are faced by remote locations through the combination of inflated construction costs and lower house prices.

Table 3-1 Median house price vs new build cost

Assessment area	Median house price[1]	Median land price[2]	Dwelling build cost[3]	New build cost (land + dwelling)	New build cost vs median house price
Queenstown	$191,500	$27,000	$326,375	$353,375	$161,875
Currie	$380,000	$50,000	$339,430	$389,430	$9,430
Railton	$382,250	$120,000	$253,267	$373,267	-$8,983
Smithton	$355,000	$55,000	$274,155	$329,155	-$25,845
Sheffield	$430,000	$125,000	$253,267	$378,267	-$51,733
East Devonport	$447,500	$140,000	$253,267	$393,267	-$54,233
Somerset	$416,000	$100,000	$253,267	$353,267	-$62,733
Devonport	$465,000	$135,000	$253,267	$388,267	-$76,733
Spreyton	$465,500	$135,000	$253,267	$388,267	-$77,233
Burnie	$410,000	$75,000	$253,267	$328,267	-$81,733
Wynyard	$470,000	$110,000	$261,100	$371,100	-$98,900
Latrobe Settlement	$513,000	$135,000	$253,267	$388,267	-$124,733
Ulverstone	$480,000	$87,500	$253,267	$340,767	-$139,233
Stanley	$530,000	$115,000	$274,155	$389,155	-$140,845
Penguin	$550,000	$87,500	$253,267	$340,767	-$209,233
Port Sorell Settlement	$680,000	$185,000	$253,267	$438,267	-$241,733
Port Sorell Hinterland	$801,250	$245,000	$253,267	$498,267	-$302,983
Acacia Hills	$775,000	$180,000	$253,267	$433,267	-$341,733
Tarleton	$856,250	$205,000	$253,267	$458,267	-$397,983

1 – Source: REMPLAN Housing. Based on median house price in 2022-23 year.

2 – Source: Cradle Coast Land Supply Model. Based on median unimproved value of all vacant retail land in each assessment area.

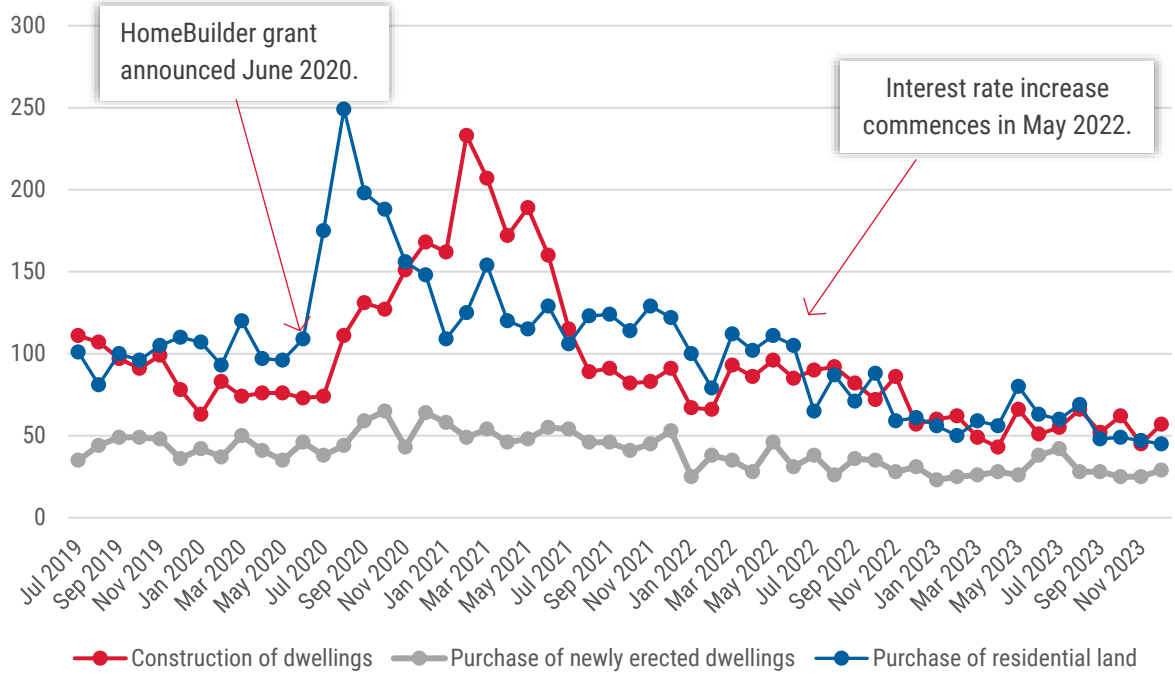
3 – Source: Figures derived from Rawlinsons Construction Cost Guide 2024. Calculated based on 140 sqm dwelling. Average sqm price applied was for a project house with basic standard finish and brick veneer. Regional cost indices applied as best match for each assessment area. Regional index for Flinders Island was used for King Island as closest representation of supply factors affecting an island location.

3.2 Access to finance

Access to finance plays a crucial role in housing supply, as it assists developers in developing land, investors to acquire rental properties, and households to purchase homes. Historically low cash rates and accompanying low interest rates since late 2010 have expanded borrowing potential for many. In Tasmania, the number of loans issued generally increased over this period. However, a notable rise occurred in mid-2020 for new dwelling construction and land acquisition. This coincided with the early stages of the COVID pandemic when the cash rate hovered near zero and the federal government unveiled the HomeBuilder scheme.

Following the conclusion of the HomeBuilder scheme in March 2021, lending levels briefly reverted to longer-term norms. However, in mid-2022, the Reserve Bank of Australia initiated the first cash rate increase in over a decade. The impact of the cash rate increases on the number of loans issued is illustrated in the chart in Figure 3-3. In Tasmania, the number of loans issued for new dwelling construction is currently sitting significantly lower than the onset of the COVID pandemic and remains at one of the lowest values observed in the past twenty years.

Figure 3-3 Number of new loans by loan purpose, Tasmania (owner occupier and investor)

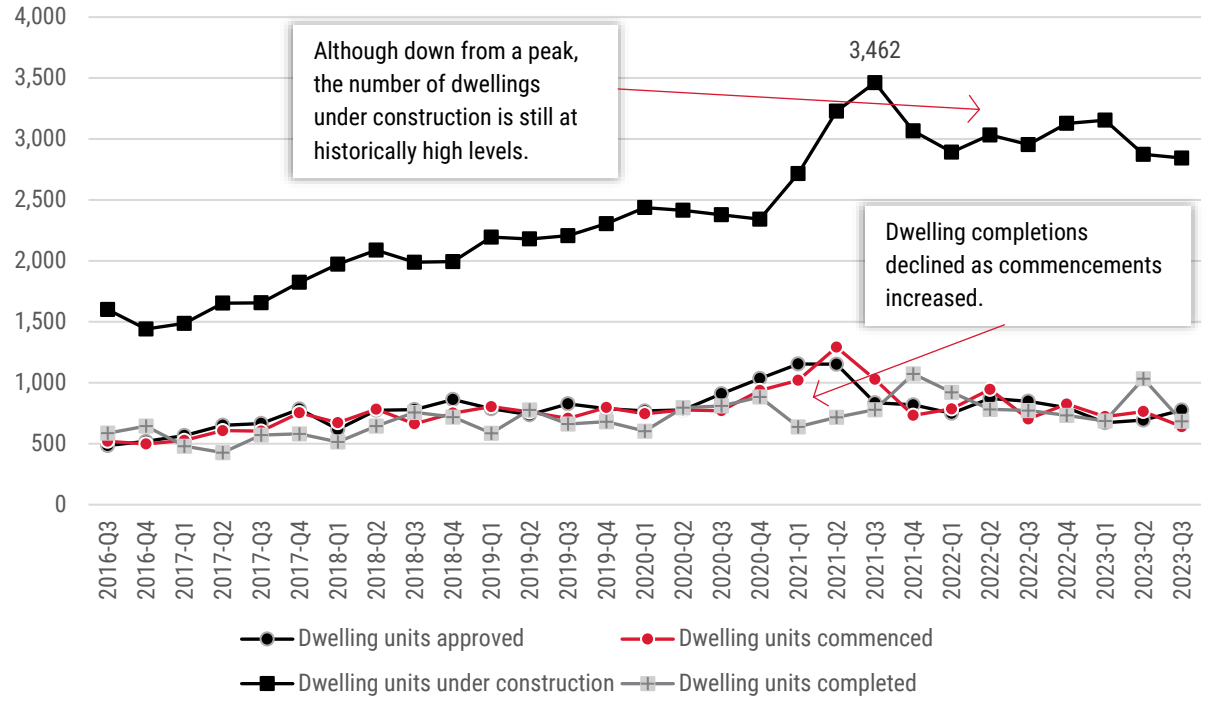


Source: ABS, Lending Indicators (original series)

The combination of low interest rates and government incentives in early 2020 led to a sharp spike in activity, which is still being felt (Figure 3-4). However, the construction sector does not have unlimited capacity and this period of high dwelling approvals and commencements was accompanied by a decline in dwelling completions. The number of dwellings under construction peaked in mid-2021 with over 3,400 dwellings under construction across Tasmania.

Since 2021, the volume of dwellings under construction has decreased, but remains relatively high compared to pre-COVID levels. More recently, the number of dwelling approvals has been declining indicating the possibility of a slowdown in new supply in the near future in Tasmania.

Figure 3-4 Dwellings approved, commenced, completed and under construction, Tasmania



Source: ABS Building Approvals, ABS Building Activity

The construction sector is susceptible to fluctuating cycles, often influenced by government incentive programs. From 2012 to 2017, first homeowner grant programs fuelled robust expansion in the construction industry. However, as early as 2019, prior to the pandemic, the Reserve Bank of Australia issued warnings about diminishing activity within the sector. Although mitigated by the HomeBuilder scheme, recent trends show a decline in activity levels, evident across the Cradle Coast region. Over the last six months leading up to December 2023, new dwelling approvals have consistently fallen.

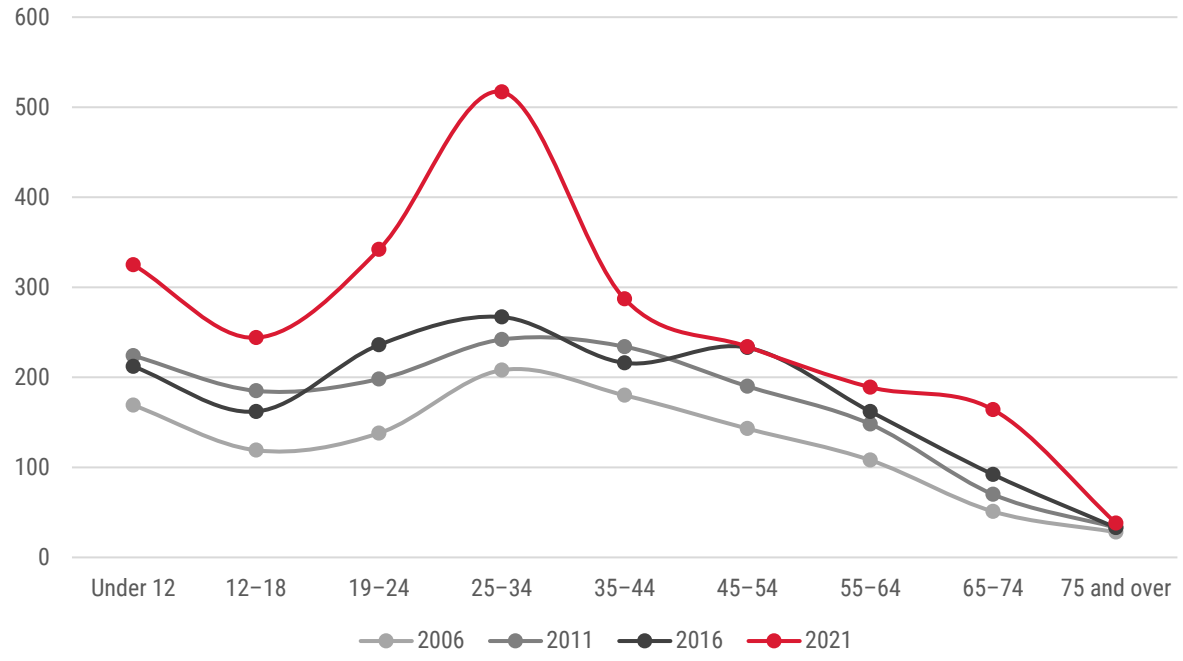
As building approvals and the number of new loans have been decreasing, it is expected that there will be a lower level of supply coming to the market in Tasmania in the medium term, once current dwelling approvals roll through to completion.

3.3 Social housing investment

Government policy plays a crucial role in addressing the supply of affordable and social housing. The urgency to bolster capacity in this sector of the housing market has become increasingly apparent considering significant spikes in rental prices and exceptionally low vacancy rates in recent years. Homelessness rates have been on the rise across the nation, highlighting the pressing need for action in this area.

Provision of homelessness services is delivered by both government and charitable organisations. Homes Tasmania, the Tasmanian Government's housing and homelessness system manager, has recently prepared a draft strategy which aims to deliver 10,000 affordable homes across the State over the next ten years. The need for this type of housing is demonstrated in the growing number of homeless recorded across the State. The jump in the number of homeless young people is particularly startling, which is likely an outcome of the insecure housing tenure of this cohort (Figure 3-5). Further analysis on Homes Tasmania land ownership is provided in Section 3.5.

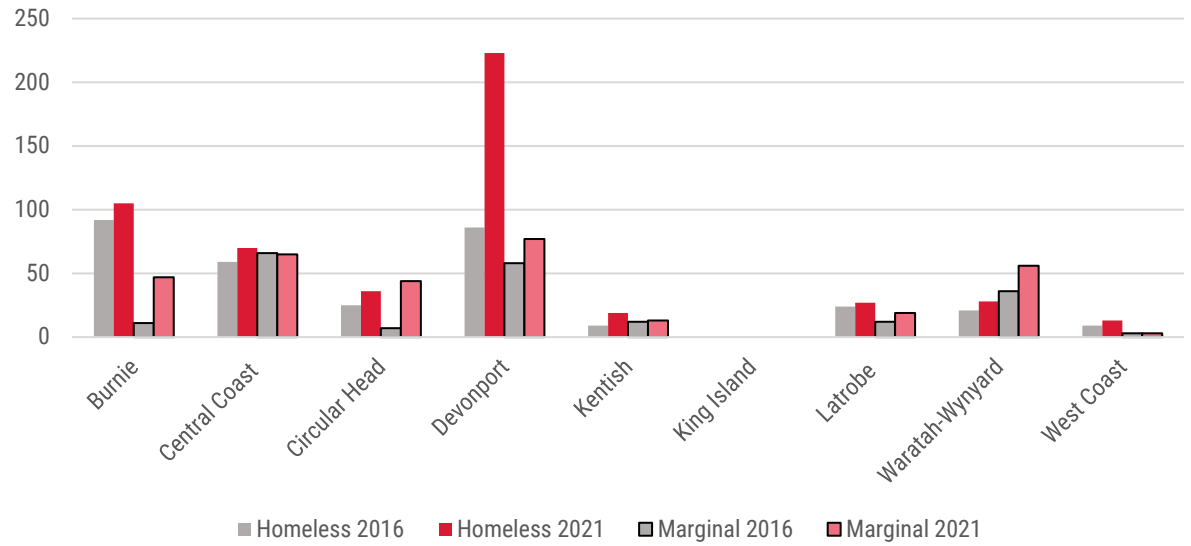
Figure 3-5 Age and number of homeless persons, Tasmania



Source: ABS Census of Population and Housing

Within Tasmania's Cradle Coast region, the distribution of homeless and marginally housed people is clearly concentrated in the Devonport region (Figure 3-6). The number of homeless more than doubled in the Devonport municipality between 2016 and 2021, which is significant compared to any other area in the region. The number of people in marginal housing also increased in most LGAs in the Cradle Coast region with the exception of Central Coast which saw a slight decrease between 2016 and 2021.

Figure 3-6 Number of homeless and marginally housed persons, 2016 and 2021

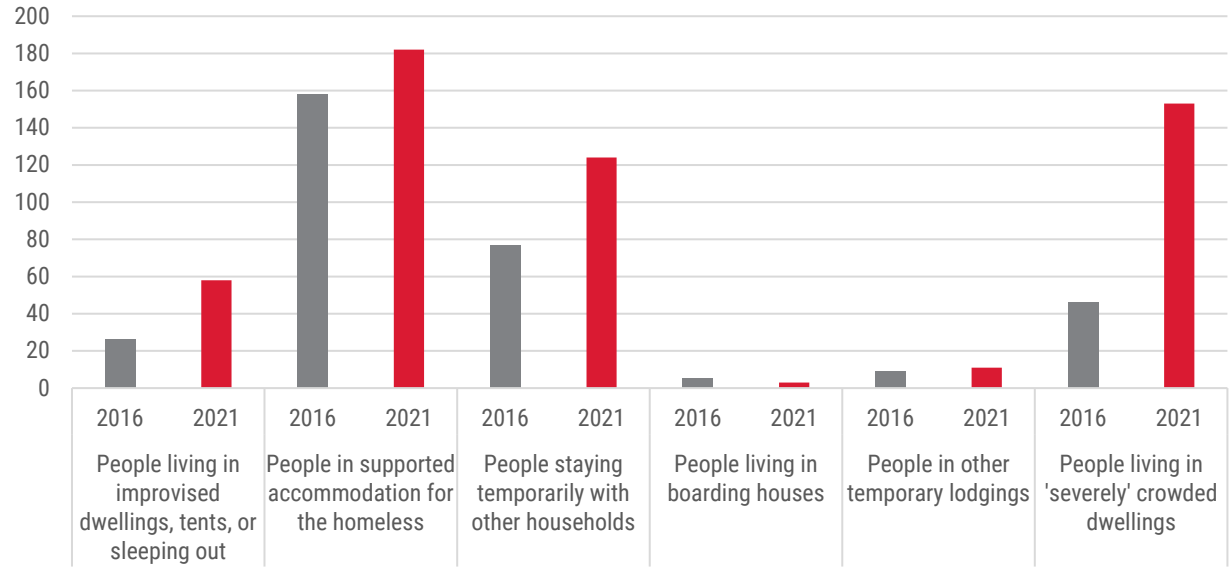


Source: ABS Census of Population and Housing

Data from the Australian Institute of Health and Welfare indicated that the Cradle Coast region has seen a steadily increasing number of people accessing homelessness services up to 2022, but decreased in the 2023 financial year[2].

The increase in homelessness is primarily seen among those residing in severely crowded dwellings or temporarily living with other households. This growing number of homeless individuals and those in marginalised housing highlights the need for a greater supply of social and affordable housing in the region, particularly in Devonport and Burnie..

Figure 3-7 Number of homeless by operational group, Cradle Coast



Source: ABS Census of Population and Housing

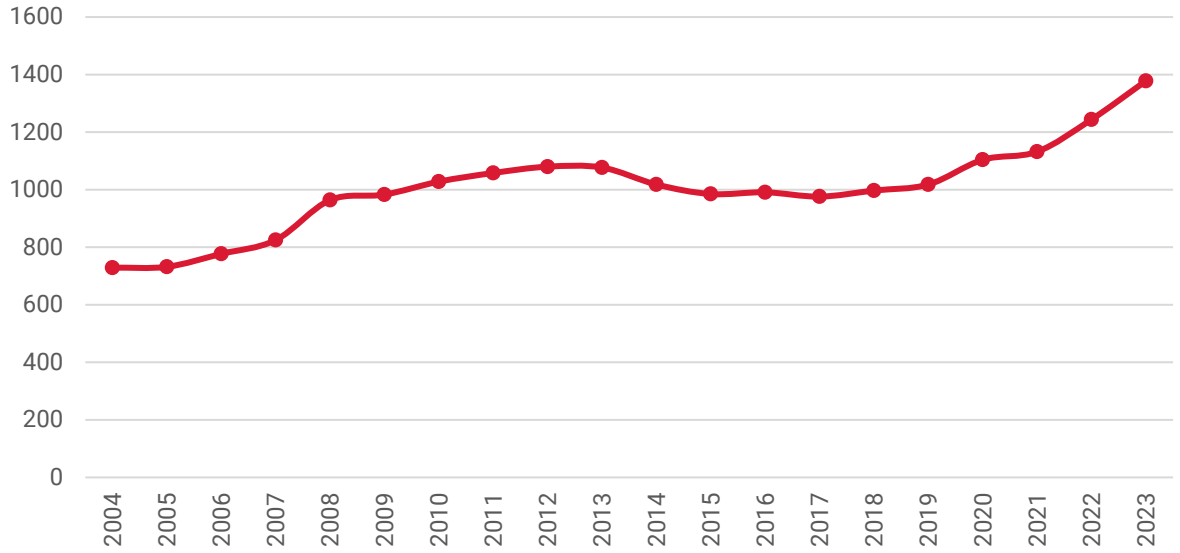
[2] https://www.aihw.gov.au/

3.4 Construction sector capacity

Access to skilled labour is vital for the provision of housing. Sufficient skilled workers, along with licenced construction businesses accelerate housing construction. Conversely, regions with limited access to skilled labour may face constraints not only in the quantity of dwellings they can deliver but are likely to experience higher costs associated with the provision of new dwellings.

Across Tasmania, the number of businesses operating in the house construction sector has seen a resurgence since 2017 (Figure 3-8). This is a relatively quick, though not immediate, response to the period in 2016 when Tasmania's population began its strong growth period. The growth in the number of businesses is indicative of the market responding to the demand generated through the growing population. More recently, the collapse of construction companies across the country have been highly publicised, however any major changes in the sector in Tasmania have not occurred or are yet to flow through into official statistics.

Figure 3-8 Count of businesses in the house construction industry, Tasmania



Source: ABS Counts of Australian Businesses, including Entries and Exits

In the Cradle Coast region, the number of businesses in the broader construction sector[3] has also been growing. However, this has not been consistent over the years or between municipalities. Devonport hosts 23.0% of all the construction businesses in the region and has been steadily increasing in number since 2016. Central Coast, Burnie and Latrobe to a lesser degree, also have high numbers of businesses in the construction sector. Combined, these businesses would operate across the Cradle Coast region, servicing demand from the growing population centres. Even the municipalities with smaller population bases have seen an increase in the number of construction businesses, indicating that the sector overall is responding to growing demand.

Industry's response to growing demand in the Cradle Coast region has also been observed in the workforce across key residential construction sectors (Figure 3-9). Since 2006, there has been a steady increase in employment within construction services, encompassing trades such as electricians,

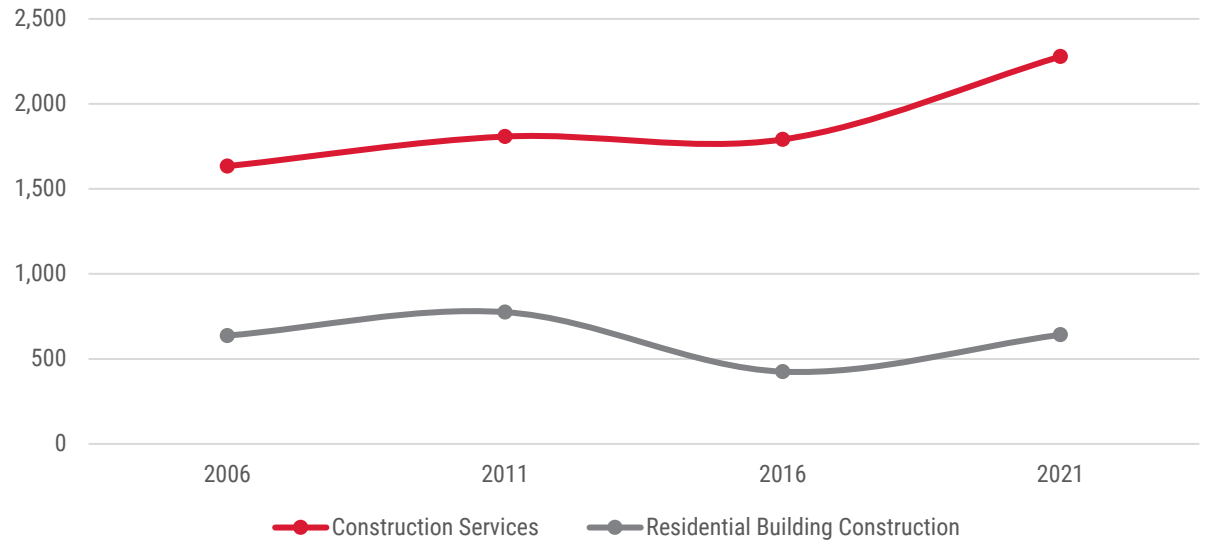
[3] Includes residential building construction, non-residential building construction, heavy and civil engineering construction, and construction services.

carpenters and plumbers. Not all those people working in construction services are in the field of residential construction. Many trade workers are employed by businesses in sectors such as manufacturing, transport, mining, or energy. So, the growth of trade workers does not directly translate to increased capacity for the residential building construction sector.

The residential construction sector, which is mainly engaged in the construction or renovation of dwellings, experienced a greater decline than the construction services sector, however the workforce has somewhat rebounded from the low levels of 2016. While the increase in the number of people working in construction services is positive, the low number of those working in residential building construction suggests availability of labour and skills may be an ongoing constraint on housing supply in the Cradle Coast region.

The lack of construction workers is an even greater constraint within respective municipalities, particularly those that are more distant from the population centres of Burnie and Devonport. King Island and West Coast are clear examples, where the number of workers in trades would be a significant restriction on development activity. There have been very few trade workers on King Island, with the 2021 census being a 15-year high of just 32 workers across the residential building and construction services sectors. West Coast is slightly higher at 56 workers across the two sectors. For both LGAs, almost all of these workers are within construction services with very few people working in residential building construction (5 and 3 respectively).

Figure 3-9 Number of people working in the Cradle Coast region, selected construction industries



Source: REMPLAN Community

3.5 Land Ownership

The ownership of residential land is an important factor in understanding potential availability or supply of land in the Cradle Coast region. Counts of land supply typically include all land being 'available', however in reality this is not always the case. Developable land may be held vacant for a variety of reasons which, when held for a long period of time, can impact the healthy movement of the property market and availability of developable lots.

The supply of residential land and dwellings is primarily delivered by the private sector. While some dwelling development is speculative, much of the new housing is developed by households for their own occupation and use.

The development of land, however, is almost purely speculative and will only be delivered if market conditions support delivery in a manner that is financially profitable. The practical outcome of this market-driven system is that delivery of new land supply is dependent on individual landowner intentions. These intentions are themselves influenced by market conditions that impact profitability (cost of development versus price and velocity of sales), the capacity of the individual or business, as well as individual preferences. In a practical sense, this results in outcomes where land developers will hold off on developing land until market conditions improve, they may limit supply to improve profitability, or for those with multiple land holdings they may direct limited resources to the highest profit areas.

For some areas in the Cradle Coast, a high proportion of the estimated land supply is held by a handful of entities. This provides an opportunity for Councils to actively engage with these landowners to facilitate outcomes for residential supply that is required by the local community.

Where land is being actively developed and released, this limited ownership can be a positive attribute as it minimises the need for complicated land assembly and negotiations. However, the concentration of landholding can impact the healthy functioning of the market for residential land, as the delivery of supply becomes reliant on fewer individuals. While not a definite outcome of concentrated markets, where concentrations exist, the possibility of market manipulation is a greater risk, which restricts the healthy movement that is important for a robust marketplace.

Measuring relative concentration within each assessment area can indicate locations where a supply concentration may need to be considered and managed. The figures in Table 3-2 provide two measures of land supply concentration. The Concentration Index[4] is a calculation of concentration, with higher values indicating total land supply in a given region is held by fewer individual entities, and lower values indicating ownership of land supply is more diversified. A separate but related measure is also provided in the table, being the share of estimated land supply in respective assessment areas that are held by the two largest landowners.

As indicated in Table 3-2, supply in Spreyton is highly concentrated, and moderately concentrated across several other areas that include Stanley, Port Sorell Settlement, and Wynyard. Sometimes this concentration of ownership is due to large parcels of land that need to overcome infrastructure and site constraints to be developed. Councils are aware of these cases and in several instances have noted that feasibility work is actively being undertaken to unlock supply.

Aside from the assessment areas listed above, most other areas across the Cradle Coast have a relatively dispersed ownership of supply. For these areas, there are other considerations that should be taken into account if attempting to deliver coordinated outcomes. Fragmented ownership can necessitate negotiations between multiple landowners, which can introduce complexities related to land assembly and differing motivations and timelines. Furthermore, dispersed ownership may lead to fragmented infrastructure provision or result in inconsistent development standards, particularly in the absence of strategic planning or when outdated approvals persist.

Navigating the issue of ownership and its effect on housing supply in a locality is complex and will require detailed consideration of the local context together with potential mechanisms through the planning system and other regulatory and policy areas.

[4] The concentration index is a Herfindahl-Herschman Index (HHI) which is calculated by squaring all individual entities' share of land supply for a given assessment area and summing the result. The HHI is a common tool used to complete a preliminary assessment of competition in economic markets.

Table 3-2 Concentration of ownership of land supply by assessment area

Region	Index	Share of two main landowners
Spreyton	5949	81%
Stanley	2013	52%
Port Sorell Settlement	1687	50%
Wynyard	1066	39%
Ulverstone	759	32%
Devonport	758	35%
Acacia Hills	731	34%
Sheffield	716	31%
Smithton	703	27%
Tarleton	703	19%
East Devonport	695	29%
Currie	567	24%
Somerset	487	19%
Port Sorell Hinterland	456	24%
Latrobe Settlement	378	15%
Burnie	312	13%
Penguin	308	16%
Railton	299	14%
Queenstown	101	5%

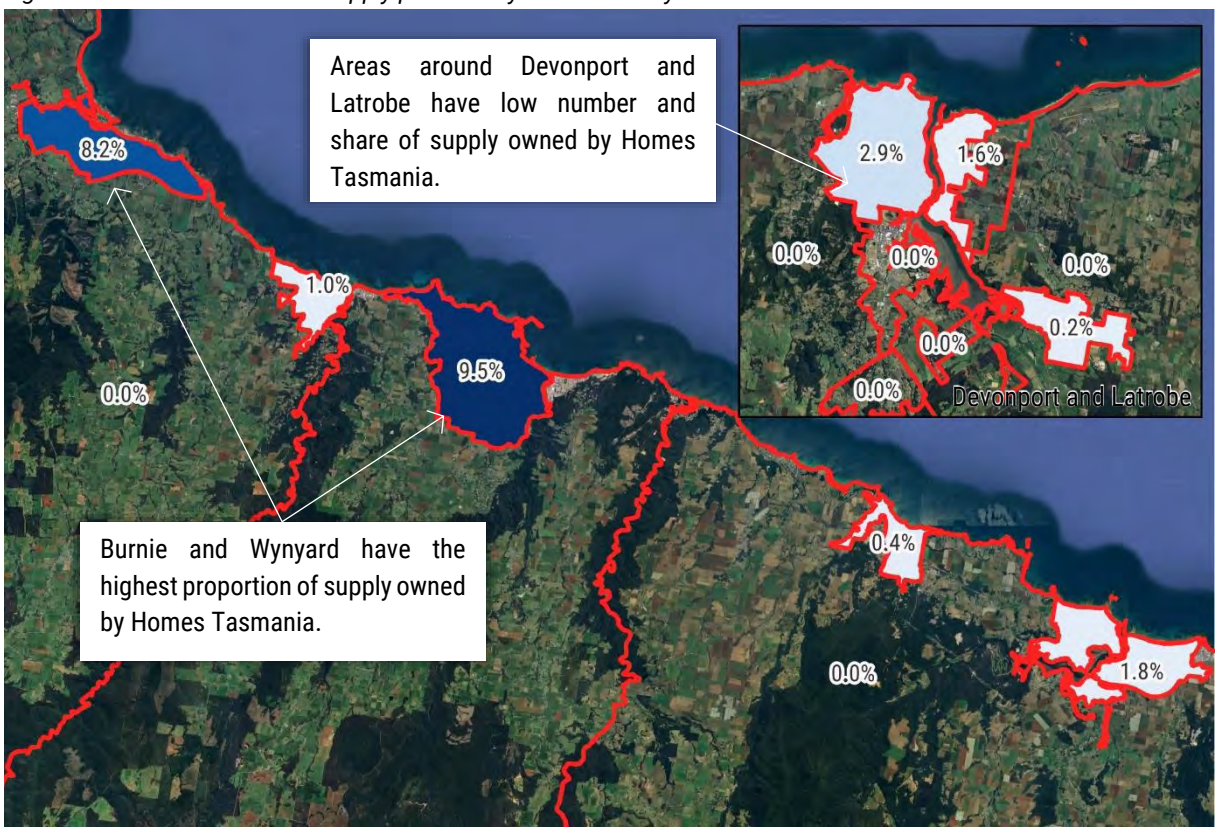
Source: REMPLAN

Not all development is delivered by the private sector, with some areas accommodating relatively high numbers of State-owned housing and land. Homes Tasmania is the State's housing and homelessness systems manager and owns properties throughout the State. There are areas within the Cradle Coast that accommodate higher concentrations of land owned by Homes Tasmania. Delivery of housing in these areas will have a higher degree of dependency on government delivery than the private market.

Burnie has the highest proportion of estimated land supply owned by Homes Tasmania at 9.5% of estimated theoretical supply. This is followed by Wynyard with 8.2%, with other areas having very low to no supply owned by Homes Tasmania.

Also of note is limited supply owned by Homes Tasmania in the region's main growth areas being Devonport and Latrobe.

Figure 3-10 Share of total land supply provided by land owned by Homes Tasmania



Source: GMEF Model

4 Supply assessment outcomes

The supply outcomes section provides analysis on historic housing supply and estimated land supply across the Cradle Coast region. Estimates are derived from a database which utilises Valuation Information System for Tasmania (VISTAS) data. The database is prepared by the Department of Natural Resources and Environment, which combines cadastral parcel information with additional data made available through individual property reports produced by 'theList'. The additional data includes attributes such as year of construction for buildings on the property, building areas, number of bedrooms, and date of last settlement. The combined database provides additional insights into the characteristics of housing supply in the region.

4.1 Trends in housing supply

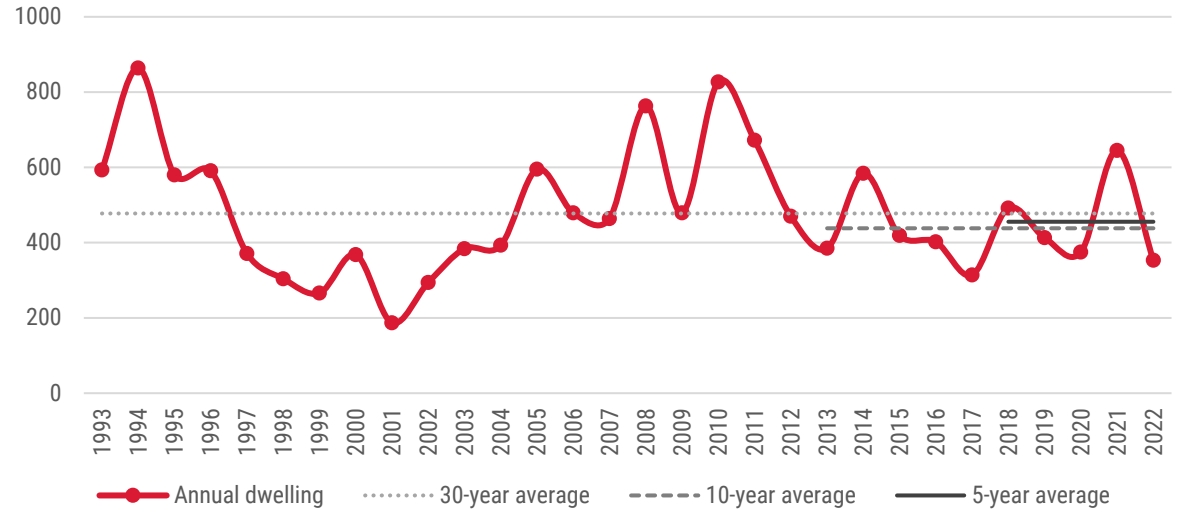
The supply of new housing across the Cradle Coast region fluctuates annually. Of note is the shift in the annual averages. While the long-term average sits at around 480 dwellings, the 10-year and 5-year averages are lower despite a couple of years with high numbers of new dwellings (Figure 4-1).

New dwelling figures naturally vary across municipalities, with Latrobe, Devonport, and Central Coast accounting for the majority of new dwelling construction in the Cradle Coast region. The provision of new dwellings in these areas aligns with growth in population observed across the Cradle Coast region, where 61% of total population growth is concentrated within these three municipalities. Over the last 5 years, each of these municipality have experienced fluctuations with the number of new dwellings constructed annually.

The Latrobe Settlement assessment area is an example where reliable and stable land supply and persistent demand has resulted in relatively consistent provision of new dwellings. In contrast, the Smithton assessment area has been experiencing a declining annual average rate of new dwelling construction.

Individual LGA and assessment area charts are provided in Appendix A.

Figure 4-1 Number of dwellings by year of construction, Cradle Coast region

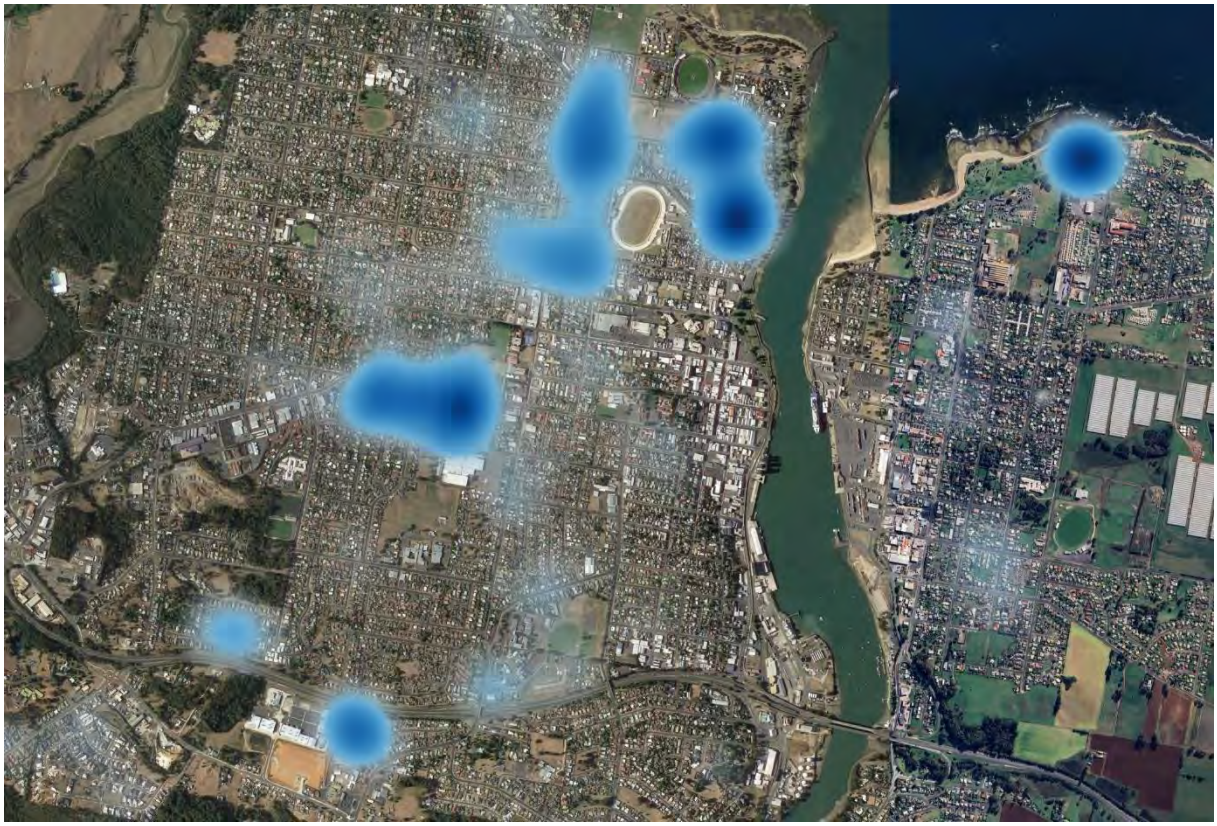


Source: Cradle Coast GMEF (based on data from Department of Natural Resources and Environment)

The form of housing being developed across the Cradle Coast is relatively consistent, with most areas dominated by single detached dwellings. Higher density forms of development in the region are typically delivered as villa units or separate units, and to a lesser degree, as flats. Devonport has the highest number and concentration of these forms of housing. Burnie and Latrobe have been developing similar levels of these higher density dwellings, with Ulverstone and Port Sorell also having similar numbers.

In Devonport, villa units and units are distributed across the city, but concentrations are still evident, mainly within established areas north of the CBD. Villa units are the most popular form of higher density housing in Devonport, and other areas of Cradle Coast. Villa units are a form of housing similar to traditional detached homes but are often lower maintenance and can have varying degrees of shared facilities depending on the size of the complex. The image in Figure 4-2 illustrates the areas with the highest densities of villa units, units and flats in the Devonport assessment area.

Figure 4-2 Concentration of Villa Units, units and flats in Devonport

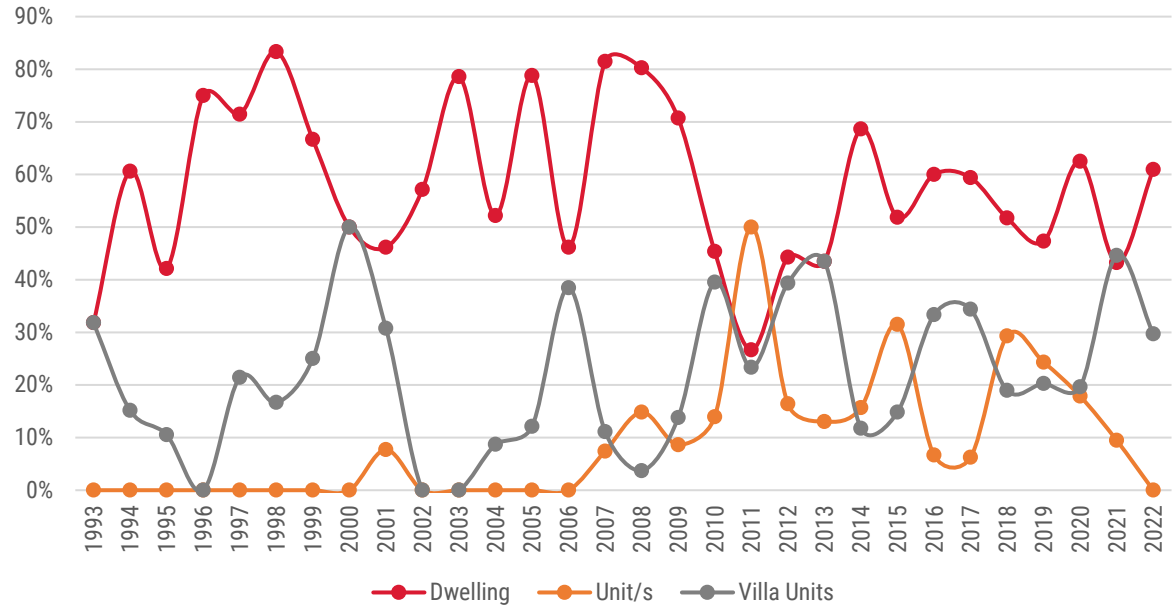


Source: Department of Natural Resources and Environment (compiled by REMPLAN)

The chart in Figure 4-3 illustrates the proportional share of new dwellings by land use classification in the Latrobe Settlement assessment area. The total number of new dwellings in this area has been trending upwards and is averaging around 65 new dwellings per annum over the five years to 2022. While detached dwellings are still the primary form of new housing, the share of units and villa units has been gradually increasing. Concentrations in Latrobe are evident in and around newer development areas in the township's east.

Charts illustrating dwelling construction by type for all municipalities and planning areas are provided in Appendix B.

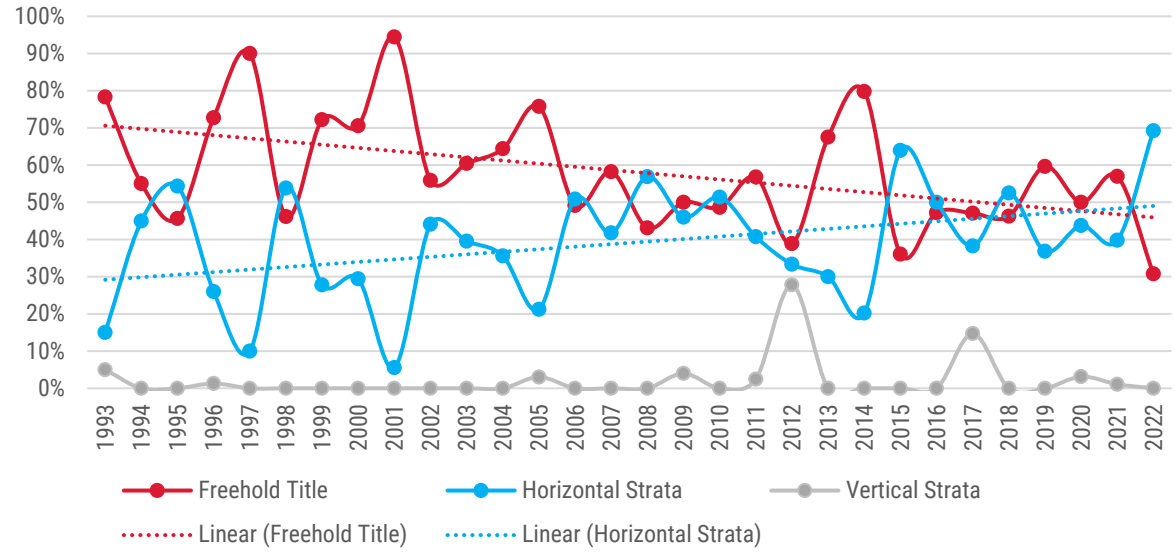
Figure 4-3 Annual share of new dwellings by land use classification, Latrobe Settlement



Source: Department of Natural Resources and Environment (compiled by REMPLAN)
Note: Figures in the above chart represents a selection of the main residential land use categories

In areas with these higher density forms of housing, the tenure type for land is similarly transitioning. The established urban areas of Latrobe and Devonport have seen a greater number of land titles issued as horizontal strata as opposed to freehold (Figure 4-4 illustrates the tenure type in Latrobe Settlement). These trends in land tenure that are emerging in Devonport and Latrobe are not as prevalent elsewhere in the Cradle Coast region. Combined with the consistently high proportion of detached dwellings, this indicates that most other areas outside of Devonport and Latrobe are still delivering more traditional forms of housing. This is likely a result of several factors, the main ones being the smaller population and geographic scale of most settlements, short travel times within settlements, general availability of land, and established market preferences.

Figure 4-4 Land tenure type based on year of dwelling construction, Devonport



4.2 Land supply process summary

The land supply analysis undertaken in this report was prepared using the land supply component of the Growth Monitoring and Evaluation Framework (GMEF). The GMEF was developed as part of the Residential Demand and Supply studies undertaken in Tasmania's Northern and Southern regions. As the name suggests, the GMEF provides a framework to monitor aspects of residential land use and development over time. This data can be updated on a semi-regular basis, providing insight into the trends of supply over time.

When estimating supply at a regional level, the method requires a reasonable level of assumptions that can be applied broadly while also capturing local nuances. While the supply approach is ultimately calculated at a parcel or property level, it is not intended that the GMEF will replace detailed site analysis that would typically be prepared through more localised structure plans, and it would also not represent the level of analysis that is required through a proposed rezoning or planning permit process.

As a regional level assessment, a key aim is to enable regular updates on current and potential land supply without the need for resource intensive assessments from individual councils. As such, most of the analysis is undertaken through a series of pre-defined processes in a geographic information system (GIS) to estimate current and future land supply. The process then accommodates any individual or site-specific inputs provided by respective Councils. This includes factors such as known land constraints that are not identified in the initial process, site specific approvals or yields that may differ from the initial calculations, or proposed rezonings that will alter supply. This form of 'top down-bottom up' approach that combines predefined calculations with localised inputs, is consistent with other growth monitors that were reviewed in the early stages of the development process.

It is also important to recognise the assistance and work of the Department of Natural Resources and Environment who provided the crucial inputs in the form of the spatial database which underpins the supply analysis. This database was fundamental as it provided data across the region in a consistent format suitable for comparative analysis and ongoing review.

A summary of the land supply assessment process is provided in Appendix C.

4.3 Supply estimates

Various methods can be utilised to estimate the supply of residential land. Simple methods calculate the cumulative total of all residentially zoned land and apply general dwelling yields. Although these simple methods can be useful, they are largely theoretical as they do not recognise the impact of localised variances in circumstances that affect the practical realisation of land being brought to the market. These local factors are critical to the degree of certainty that can be applied and, ultimately, to the understanding of how much land is likely to be available to the housing market over time.

As part of this project, land supply analysis was conducted using a hybrid 'top-down / bottom-up" approach. A regional model that applied a set of agreed criteria (listed in Appendix C) generated an initial set of figures. These initial estimates incorporated feedback from individual councils on known approvals for larger parcels as well as additional site-specific constraints not picked up through the modelled parameters that may further limit potential yield. These additional constraints include:

- Threatened species identified through permit applications,
- Site contamination,
- Caveats, part 5 agreements, or anything specific planning scheme provisions that apply to the title to prevent or limit development,
- Pending land rezoning,
- Parcels with restricted access,
- Land being used for specific purposes not identified in the database,
- Specific heritage listed properties,
- Known environmental constraints not currently identified/mapped in land use provisions.

This hybrid approach offers several benefits, including the comprehensive coverage and consistency provided by the top-down method, along with the advantages of bottom-up inputs, such as cross-verification for improved accuracy, adaptability, and granularity to capture local characteristics.

A subset of the supply estimates, termed the 'vacant supply', are also presented. The aim of these estimates is to highlight the inherent uncertainties involved in preparing supply estimates and to illustrate the potential variations in outcomes depending on the inclusion or exclusion of different types of residential land. The vacant supply encompasses four of the five supply categories defined below: retail, approved plan, vacant serviced, and vacant unserviced. However, it notably excludes the underutilised supply category, emphasizing a focused approach on land not already being occupied with residential uses.

The developable land categories aim to reflect an increasing level of certainty around potential timing of supply being realised, from small vacant 'retail' lots that are already available for development of a single dwelling, through to larger occupied 'underutilised' properties. The five categories are outlined below and presented in order of certainty of timing in terms of realising supply estimates:

- **Retail:** a retail parcel is an existing vacant parcel that is not of a size that can accommodate further subdivision based on localised average yields and criteria established under the supply process. These are parcels that are currently available for development. Retail parcels have the highest certainty of supply realisation.

- **Approved Plan**: this category is allocated to any parcel that was identified by individual councils as having an approved permit, an approved master plan, or similar. As such, there is a relatively high certainty around supply being realised. It does not include instances where a specific area plan states an alternative minimum lot sizes, these being incorporated into the model through general yield calculations.

- **Vacant serviced:** this category is allocated to a vacant parcel that is of sufficient size to accommodate further subdivision based on localised average yields and accounting for standard takeout rates. Servicing is allocated where the property is within a 'Full Service' area of TasWater's sewer serviced land mapping[5]. Given this land is vacant and currently serviced with key infrastructure there is higher certainty of supply being realised compared to unserviced vacant land.

- **Vacant unserviced:** this category is generally the same as the vacant serviced category but is allocated to parcels that are within areas identified as 'unserviced' in TasWater's sewer serviced land mapping, or are outside the service area. As these parcels do not currently meet TasWater's criteria for serviced land, it is considered that these parcels would be less likely to be developed before fully serviced land.

- **Underutilised:** this class is allocated to parcels that are currently developed with a dwelling improvement. These parcels meet the set of criteria established in the supply assessment around land area and building to land area ratios to be considered as underutilised and have further dwelling development potential. This class has the lowest certainty around supply being realised and is somewhat theoretical given redevelopment occurs at various scales.

Dwelling yields are calculated on a parcel or property level which enables supply figures to be aggregated into various standard or custom geographics. While yields are calculated at a parcel or property level, supply estimates for a regional scale project should be considered and presented at a larger geographical level such as suburb, assessment area of local government area. This is important to remember as the supply figures are estimates only. Individual landowners and developers will determine the ultimate yields for individual parcels. Actual residential yield will likely be higher or lower than the calculated estimates once detailed assessments required through the planning permit process and development viability is applied.

Estimating future supply requires a number of assumptions to be made. When forecasting population and dwelling numbers, it's essential to allocate a timeframe for land supply to meet evolving demand. Nonetheless, it's important to acknowledge that this process is largely indicative only, as accurately estimating timing is challenging without direct engagement with developers or landowners actively involved in development.

This analysis has categorised the supply ranging from existing retail allotments to underutilised properties, as previously described. The goal is to illustrate the varying degree of certainty in land availability across the Cradle Coast region. It is important to understand that actual supply of land operates within the dynamics of a free form market system. This means that individual parcels of land can be developed in any order, regardless of their designated category. The flexibility of development sequences underscores the complexity of predicting land supply in real-world market conditions.

As described in previous sections of this report, the analysis has identified a range of constraining factors that add complexity to the task of estimating the practical forward supply of land to the housing market. Each of the land supply categories described above may also be subject to these constraints,

[5] TasWater indicates that properties classified as Full Service meet the following criteria: Are within 30 metres of our sewer reticulation main and can be serviced by gravity connection; Connection to our reticulation main would not cross land owned by a third party beyond distances set out in the TasWater Supplement to WSAA Gravity Sewerage Code of Australia; The physical characteristics or location of the property title do not require the application of unusual or unusually costly infrastructure, design, or installation techniques in order for the connection to be made; Are not otherwise considered unserviced land in accordance with section 2.4 of the Water and Sewerage Network and Charges Policies document.

which in turn affects the certainty, timing, locations and quantity of land being made practically available for housing development.

The identified constraining factors are:

Concentration of ownership

A concentration of ownership in a locality may enable or restrict the movement of land into the market depending on the position of the landowners. Where owners are proactively seeking to develop and release land, this can reduce the difficulties associated with assembling land. Conversely, risks associated with concentration of ownership include potential for market manipulation or creating vulnerabilities through over-reliance on a limited number of owners.

Infrastructure

Development of land is dependent on upgrading existing or new infrastructure at significant cost. Implementing infrastructure upgrades may be dependent on coordinating multiple landowners or agencies.

Topography and other physical constraints

While slope has been taken into account as a constraint on supply, there may be other topographical or physical characteristics of the land not picked up in mapping that may reduce the estimated yields when more detailed land analysis is carried out.

State owned land

Some areas accommodate a relatively high amount of State-owned land. Where this exists the provision of supply is more dependent on State Government rather than general market forces.

It is within this context that the land supply figures below should be considered. Importantly, undertaking regular monitoring of residential development would assist councils to better understand and anticipate the realisation of land and dwelling supply in their region over time, particularly in higher growth areas.

Table 4-1 provides the land supply figures by the categories outlined above while Table 4-2 indicates the share that each category contributes to theoretical supply in each municipality. The supply figures provided are an estimated yield, not a count of parent parcels.

Table 4-1 Estimated land supply by local government area

Region	Total	Retail	Approved plan	Vacant serviced	Vacant unserviced	Underutilised
Burnie	1,796	441	541	585	53	176
Central Coast	2,607	484	254	725	74	1,070
Circular Head	1,102	208	351	213	92	238
Devonport	1,260	389	188	266	196	221
Kentish	657	133	0	60	50	414
King Island	642	212	0	204	90	136
Latrobe	1,411	464	0	376	248	323
Waratah-Wynyard	1,646	525	396	193	75	457
West Coast	521	429	0	34	18	40
Cradle Coast	**11,642**	**3,285**	**1,730**	**2,656**	**896**	**3,075**
		Higher certainty <——————————————————> Lower certainty				

Table 4-2 Estimated land supply shares of respective local government areas

	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Burnie	100%	25%	30%	33%	3%	10%
Central Coast	100%	19%	10%	28%	3%	41%
Circular Head	100%	19%	32%	19%	8%	22%
Devonport	100%	31%	15%	21%	16%	18%
Kentish	100%	20%	0%	9%	8%	63%
King Island	100%	33%	0%	32%	14%	21%
Latrobe	100%	33%	0%	27%	18%	23%
Waratah-Wynyard	100%	32%	24%	12%	5%	28%
West Coast	100%	82%	0%	7%	3%	8%
Cradle Coast	**100%**	**28%**	**15%**	**23%**	**8%**	**26%**

Observing the proportions of supply by each municipality can provide some insight into certainty of supply and the potential future need even before forecast demand is considered. It is noted however, that a more detailed review of local areas and the consideration of relevant constraints may alter initial perceptions of ultimate land supply.

Initial observations are that relative to other municipalities, West Coast has a much higher share of supply of existing retail parcels, located predominantly in the Queenstown assessment area. In contrast, Kentish has most of its supply allocated through underutilised properties. A high proportion of supply provided through underutilised land requires redevelopment of larger parcels that have already been developed with a dwelling. Monitoring supply over time to identify whether land supply is actually being realised from these parcels will be important.

As the figures in Table 4-1 and Table 4-2 indicate, the characteristics of supply in each municipality is unique. These figures must also be considered with the other constraining factors discussed above, such as the concentration or diversity of land ownership and the extent of publicly owned land. Some key factors for each municipality are outlined in more detail in section 5.5 below.

5 Population and housing forecasts

5.1 Process summary

Stage 2 of this project included 'conditioned' or 'base case' population forecasts for the Cradle Coast region, LGAs and assessment areas. These base case forecasts assume that supply will generally be provided to meet demand and are therefore indicative of full demand that may be expected based on a range of parameters. Forecasts are conditioned through factors such as historic demographic trends, local construction activity, and broader outlooks on issues such as migration.

Population forecasts are for the resident population only. As such, they do not include transient or itinerant workers who can create additional demand for housing in certain areas. While some of this demand is accounted for by including unoccupied dwellings in the forecasts, the project has not explicitly quantified and included itinerant workers in the forecasts. While this can be undertaken, it was beyond the scope of this project.

The forecasts prepared for this project were completed in 2023 using the most current data available at the time. While forecasts are provided as a point in time, undertaking regular updates to forecasts is critical as the underlying assumptions that feed into forecasts change as new information becomes available. Opening or closures of industries or large businesses, expansion of education or health care facilities, new migration policies, or the release of new development areas are examples of factors that can influence population shifts over time.

Headline population and dwelling demand the forecasts were incorporated in the Market Demand Report. This report will explore some other key demographic factors contributing to the forecasts as well as providing additional outputs detailing household formation. Household formation, determined through the household propensity model outlined below, is a critical step in translating population change into dwelling demand providing a more nuanced view on housing requirements than estimating dwelling demand by utilising an average number of persons per dwelling.

REMPLAN's forecasts utilise various models which are subject to different influences, and all combine to generate informed population, household and dwelling forecast for the region. The modelling process includes:

1. Cohort component model
2. Household propensity model
3. Housing unit model.

This process models the demographics of the population, their likelihood to form various types of households (e.g. lone person, group, etc) and then allocates these households into forms of housing while also considering rates of unoccupied dwellings and accommodation in non-private dwellings (such as aged care facilities). Rates of dwelling approvals are also considered as part of the supply assessment, which informs potential limits of the local construction sector in delivering housing.

Key outcomes of the population and housing forecasts are presented below. Detailed charts and data tables for all municipalities and smaller areas are provided in Appendix E. Additional detail on the forecast methodology can be found in Appendix F.

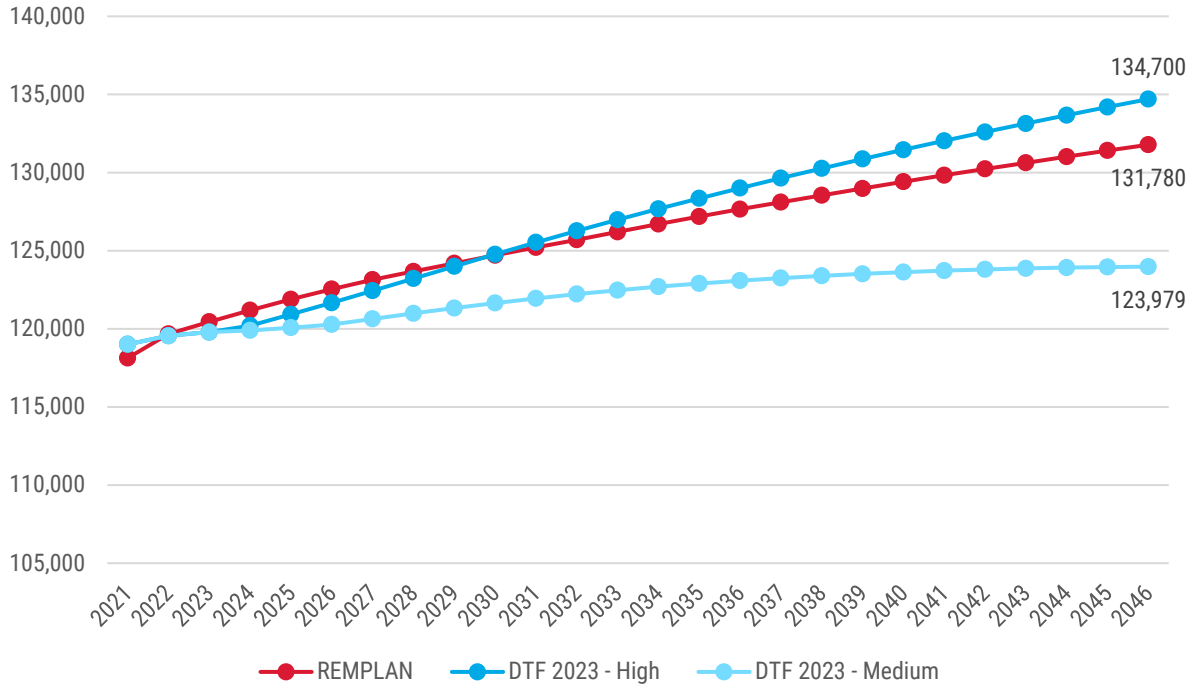
It is important to recognise that all forecasts inherently include a degree of uncertainty. This can be exacerbated for smaller areas or those that are rapidly changing. All forecasts should be considered in the context of the time they were prepared and any subsequent local events that may fundamentally alter the underlying assumptions.

5.2 Population

Official population estimates at the time of preparing the forecasts for the Cradle Coast LGAs indicate a population of 119,673 in 2022[6]. This is forecast to increase to around 131,780 by 2046, an annual average growth rate of 0.4% between 2022 and 2046. The newly released population projections from the Tasmanian Department of Treasury and Finance estimate the Cradle Coast region will sustain stable growth, increasing by around 4,424 people under their medium series between 2022 and 2046 (annual average growth rate of 0.2%). As context, population growth in the Cradle Coast region over the last ten years to 2022 has averaged 0.5% annually, and over the last five years has averaged 1.3% annually.

The chart in Figure 5-1 depicts the difference between the DTF 2024 medium and high series projections and the REMPLAN forecasts. As the chart depicts, forecasts prepared for this project sit between the DTF high and medium series. While each forecast/project varies, they reflect a degree of consistency in terms of a positive trajectory. The divergence results from differing assumptions around the drivers of change, but this also illustrates the various scenarios that may eventuate. These scenarios highlight the importance of developing adaptable strategies that can respond to different future states.

Figure 5-1 Forecast population, Cradle Coast region



Source: REMPLAN Population and Housing Forecasts, and Tasmanian Department of Treasury & Finance, TasPOPP 2024.
Note: TasPOPP utilises 2023 ERP and was finalised after the REMPLAN forecasts which utilises 2022 ERP which result in some differences in 2021 and 2022 ERP figures as a result of revisions made by the ABS.

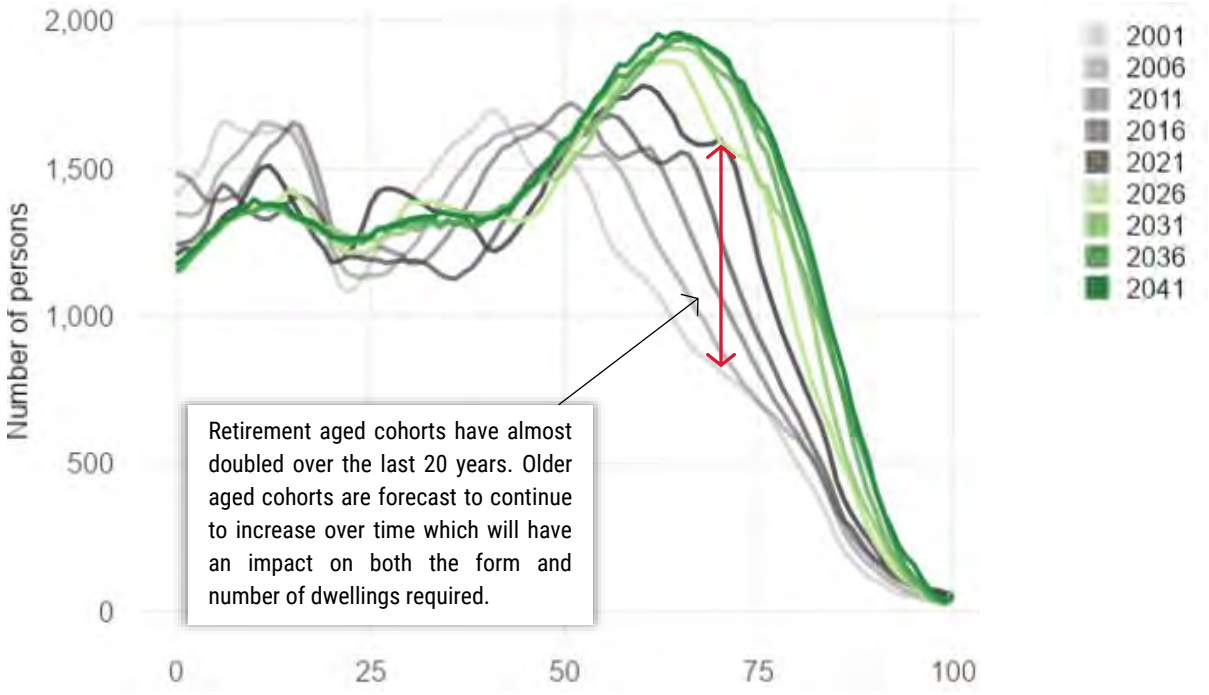
[6] ABS (2022) Estimated Resident Population. Note: 2022 ERP was used in REMPLAN Forecasts as the most current available at the time. Headline ERP for 2023 had been released at the time of finalising this report. 2023 ERP has revised down the 2022 Cradle Coast population to 119,555.

5.3 Key components of change

Population growth, or decline, occurs due to the balance of natural change and net migration. Population change varies across the Cradle Coast region, with the key components of change playing different roles for each given region. These elements have been discussed in the Market Demand report. However, it is relevant to reiterate here the major factors that are influencing population change in the Cradle Coast.

For most areas natural change is already, or soon will be, a negative influence on population growth. This will place increasing importance on the role of net migration in stabilising or increasing populations. For most areas, migration is in older age cohorts from older working age and early retirement age. For areas already dominated by a fast-growing aged population, this will accelerate the ageing profile. This will have an impact not only on the type of housing required in the region, but also the number of houses required as these cohorts typically form smaller household units. In addition to housing considerations a range of other factors relating to health and social support will also need to be considered. The chart in Figure 5-2 depicts the historic and forecast changes across the age spectrum in the Cradle Coast. Of note is the substantial historical increase in the number of retirement age persons.

Figure 5-2 Forecast Population by Age, Cradle Coast region



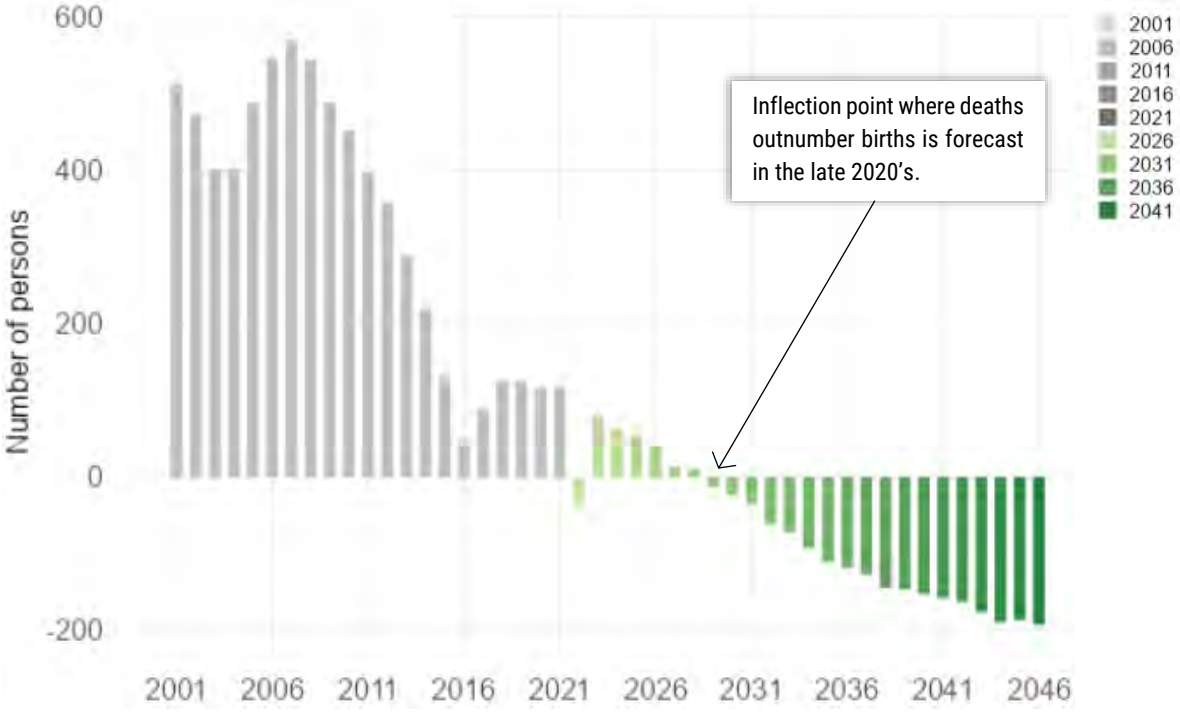
While the ageing cohorts become a more significant part of the population, they also begin to detract from population growth. The net natural change across the region is forecast to transition into the negative in the late 2020s as deaths outstrip births under current scenarios (see Figure 5-3). This contraction in the contribution of natural change is present across most of Australia but is very pronounced in Tasmania.

The influence of natural change varies across LGAs and assessment areas. Most LGAs have either reached or will soon reach the inflection point where deaths are outpacing births. Natural change in

Waratah-Wynyard has been negative since 2013, while in Kentish this point is forecast to be reached in the next few years. Only Burnie and Circular Head are forecast to have natural change as a positive out to the end of the forecast period in 2046. In both of these LGAs the contribution of natural change is still declining.

The key takeaway for all LGAs, whether they have reached the inflection point yet or not, is that natural change will not be a contributor to population growth. As a result, population growth will be a result of net migration. Here, areas that offer the most value in terms of lifestyle and economic opportunities will be the ones to attract and retain populations.

Figure 5-3 Natural Change (Births less Deaths), Cradle Coast region



Source: REMPLAN Forecasts

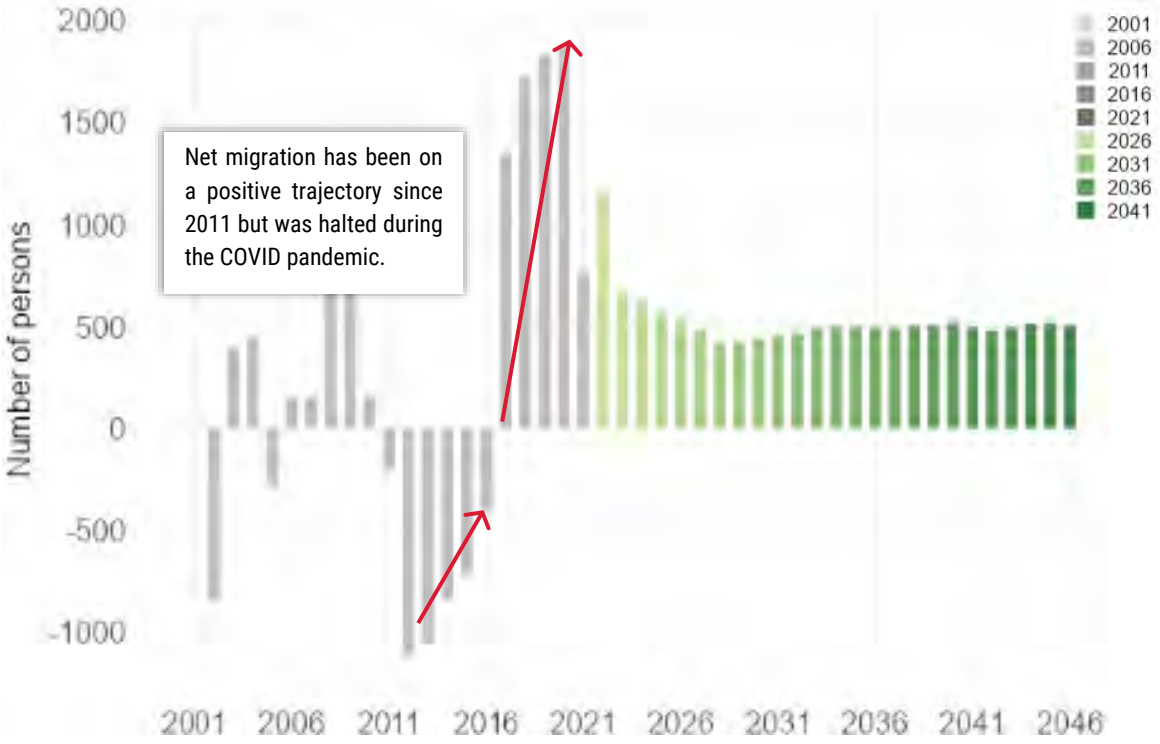
In contrast to the impact of natural change, migration has been the driving force behind population growth in Cradle Coast over recent years. This positive impact of migration has been through internal migration and overseas migration. Whereas the persistent decline in natural change is almost linear, migration is more volatile following the economic fortunes of the region as well as responding to policy changes of government.

Since 2012, net internal migration has been gradually increasing and in 2017 was positively contributing to population growth (Figure 5-4). The positive trajectory of net internal migration had been occurring well before the COVID pandemic and itself was a function of more people moving to the region rather than fewer people leaving.

Recent data for Tasmania indicates that net overseas migration remains positive, however net interstate migration is falling. Net interstate migration has been negative for the last five quarters and is generally a product of fewer arrivals indicating the relative attraction of Tasmania for residents of

other States may be waning. Changes at the state level will, in turn, have an impact on the Cradle Coast region.

Figure 5-4 Net migration Cradle Coast region



Source: REMPLAN Forecasts

5.4 Forecast household structure

The key relationship between a population forecast and dwelling demand is how people form into households. Households can constitute an individual, or lone person, various family types of households, multiple family households, as well as non-family groups.

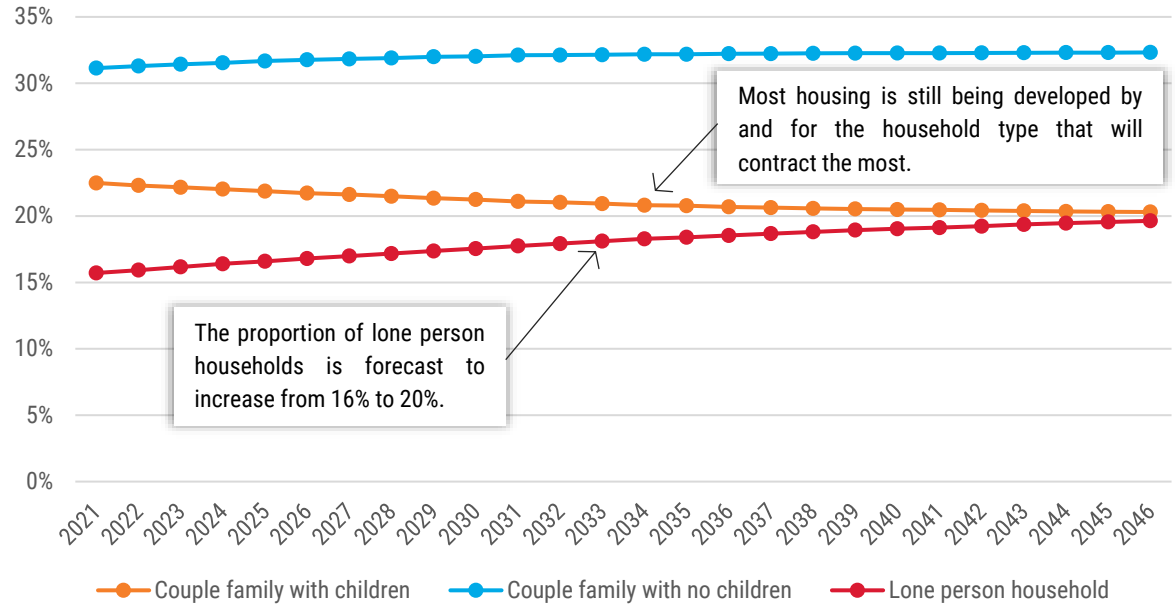
REMPLAN's forecast utilise a household propensity model, as opposed to a simple average persons per dwelling approach. The household propensity model is useful not only as the transition between a total population figure and an anticipated dwelling demand. Formulating households also provides a differentiated population forecast. For example, the housing needs of 10,000 people in an area that is dominated by young families is going to be very different to an area of 10,000 that is attracting young single workers or retirees.

Most notable for almost every assessment area will be the growth in lone person households. In some areas this is quite rapid, while in others it is slower. Regardless of the pace of change, the trend is consistent across the region. This is also accompanied by a decline in the proportion of couple families with children and an increase in couple households with no children (Figure 5-5).

The changes in these household types is a function of the ageing population. Beyond ensuring that there is an adequate amount of housing for communities across the Cradle Coast, this is likely the key issue for councils to consider in developing housing and settlement policies.

It is important to recognise household type does not directly equate to a size or form of housing. Rather, key considerations include factors such as accessibility and adaptability in design, proximity to services, and the ability to remain or become integrated into a community. Individual household needs and requirements will be diverse but it is difficult to meet diverse needs without diverse housing product.

Figure 5-5 Forecast household formations, selected household types, Cradle Coast



Source: REMPLAN Forecast

5.5 Dwelling demand and land supply

Demand for private dwellings in the Cradle Coast region is forecast to increase from 59,210 in 2023 to 66,333 in 2046, an average of 324 new dwellings a year. Private dwelling demand includes occupied and unoccupied dwellings. As such, regions that have high rates of unoccupied dwellings will often require additional dwellings to meet demand by residents.

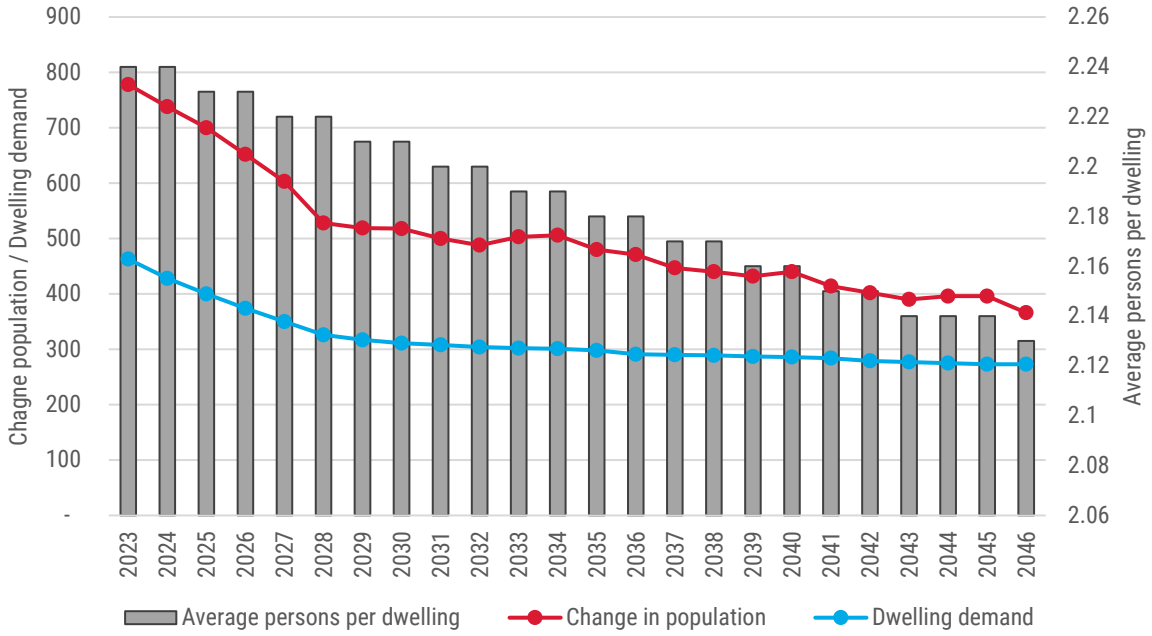
Individual municipalities and smaller planning areas are anticipated to drive various levels of demand. Forecast demand is highest in areas in and around Latrobe, followed by the city of Devonport and surrounding areas. However, growth is not solely focussed in these areas. All other municipalities in the Cradle Coast Region are forecast to experience growth in demand for private dwellings through to 2046.

Demand for dwellings is driven by a growing population as well as a contracting household size. Over the forecast period average persons per household declines from 2.24 in 2023 down to 2.13 in 2046. The chart in Figure 5-6 illustrates the declining household size for the total population against the additional persons and additional dwellings required to meet demand each year. As illustrated in the chart, one outcome of the contracting household size is the narrowing of the gap between additional population and additional dwellings. As discussed in the market demand report, this declining household size while seemingly minor, results in the need for hundreds of additional dwellings over the forecast period to house the same number of people.

The assessment of land supply compared to forecast demand indicates that across the entire Cradle Coast region, the amount of residentially zoned land is adequate to accommodate forecast demand under various scenarios, even when only vacant land is considered.

Results at a regional level provide some context but are not particularly useful for individual municipalities or smaller townships. The supply of land in one location will not be able to provide for the demand in another. Demand in Port Sorell, for example, would not be able to be accommodated by land supply in Smithton. The following section will summarise key results and considerations across each of the Cradle Coast municipalities.

Figure 5-6 Population, dwellings and persons per dwelling forecasts, Cradle Coast region



Source: REMPLAN Forecasts

Burnie

Key factors:

Youngest LGA in the region

Burnie is currently the youngest LGA in the region which is forecast to persist. While population growth is relatively low, migration is in younger cohorts indicating the attraction for working and family aged individuals.

Highest proportion of supply owned by Homes Tasmania

Within Burnie, 9.5% of theoretical supply is owned by Homes Tasmania. This is both a constraint and an opportunity. Conversion of land supply into dwellings will be more reliant on delivery by the State, however this also provides opportunity to develop more affordable housing options in the region. Engagement with Council indicated that Homes Tasmania has around 100 lots proposed.

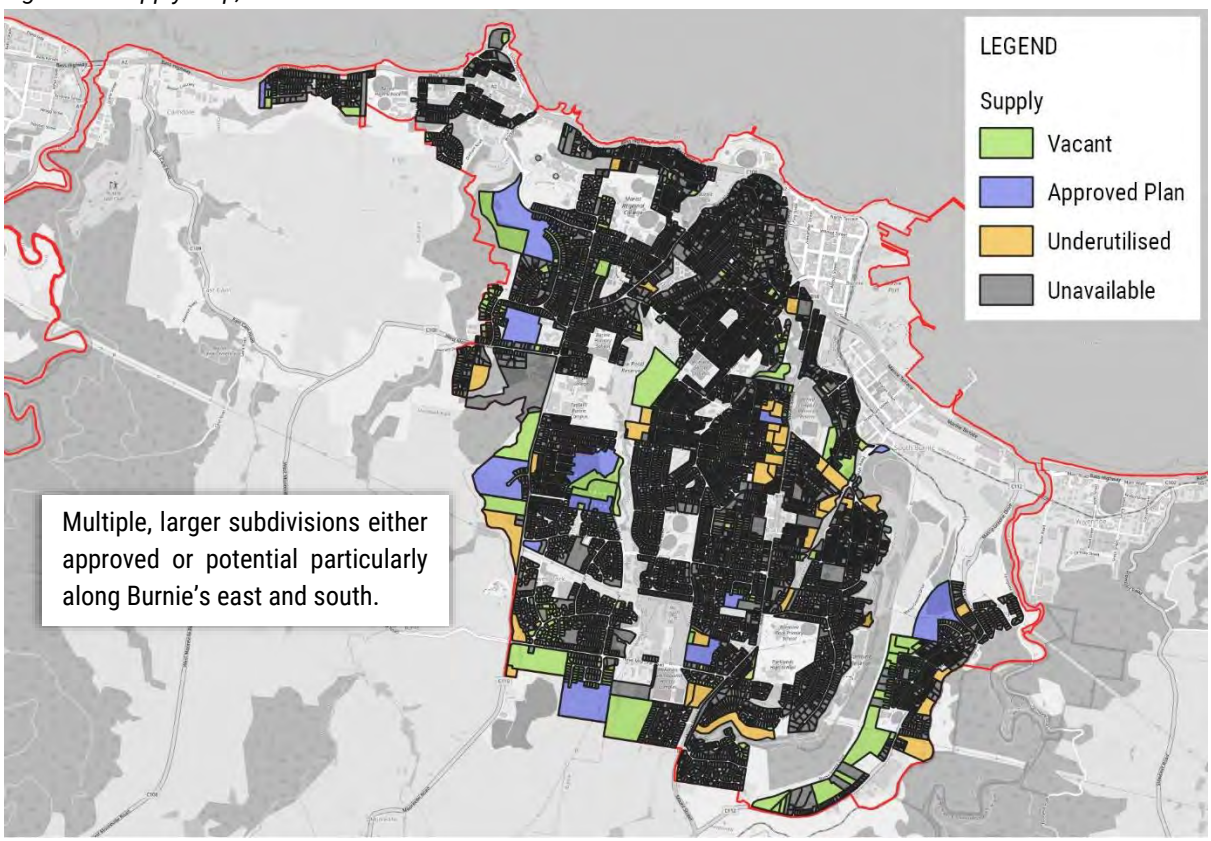
Burnie LGA appears to be well-positioned in terms of adequacy of land supply and drivers of demand to support consistent levels of growth. Burnie LGA has adequate land to accommodate forecast demand out beyond the forecast period. As the municipality's principal centre, the Burnie assessment area accommodates the majority of demand in the LGA. Burnie has an adequate amount of land to accommodate forecast demand of around 60 dwellings a year. There are a number of large, approved subdivisions across numerous fronts as well as other large vacant parcels of land (Figure 5-7). The number and locational distribution should be considered positive in terms of resilience and diversity for the provision of housing.

Land supply in the Burnie Balance area is not anticipated to accommodate forecast demand with modelling indicating it will be exhausted as early as 2035 although demand is much lower than in the Burnie assessment area. Supply in the Burnie Balance area is primarily provided through existing vacant retail parcels in the Rural Living zones and some larger parcels in Ridley. As supply becomes constrained in the balance area, or potential subdivisions not realised, demand will likely translate into the Burnie area.

Burnie is the youngest LGA in the region and has maintained steady numbers of people in younger cohorts. As one of the region's main employment and service centres, it has remained attractive for younger working age population. Expansion of the hospital and increase in services has supported growth in the health care sector which is itself a highly relevant driver of demand in a region with an ageing population. Combined with tertiary education providers, Burnie is likely to continue to generate demand from a range of sources.

Burnie has the greatest amount of potential supply provided through land owned by Homes Tasmania. Engagement with Council indicated that Homes Tasmania has around 100 lots proposed. Land supply analysis indicates that supply on Homes Tasmania land in Burnie would exceed 150 dwellings. Facilitating development is important for the supply of affordable housing, but should also be considered as an opportunity to support the local construction sector in times when the private development sector slows down. That is, construction of government housing can be important to flatten out the peaks and troughs often experienced by the construction sector and aim to retain or grow capacity in the region.

Figure 5-7 Supply map, Burnie



Central Coast

Key factors:

Ageing population profile

Central Coast has been experiencing a persistent decline in younger cohorts and growth in retirement age (65 years +) which is forecast to continue. Demographic changes will drive need for more diverse housing options.

Large amount of supply provided through underutilised land

Around 40% of estimated land supply in the LGA is from underutilised properties. While there is adequate land to accommodate demand excluding underutilised land (i.e. only including vacant or approved sites), monitoring changes will be important in some areas, particularly Penguin.

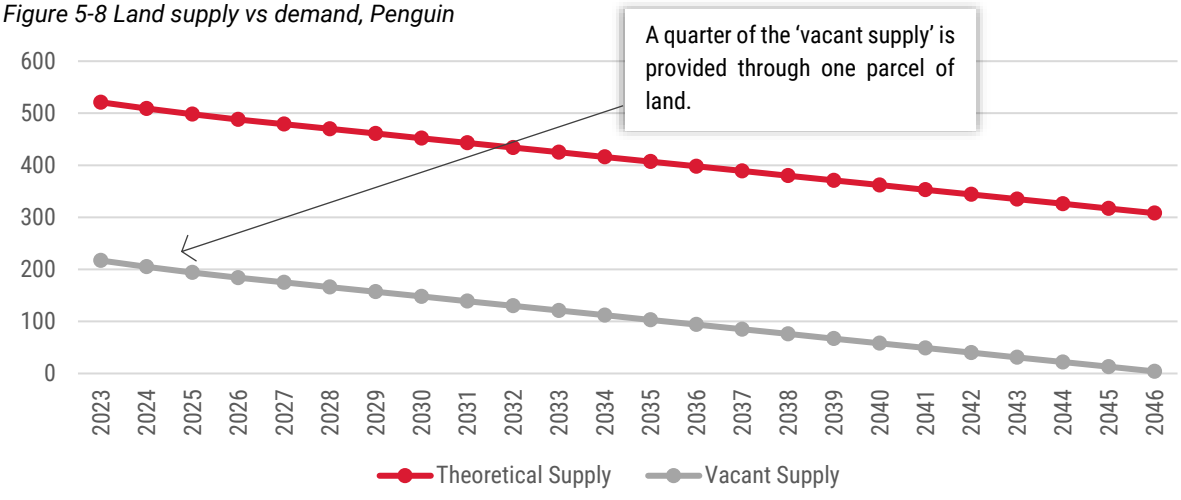
Relatively high demand in the balance area

Forecasts indicate relatively high demand from the Central Coast balance region, accounting for around 50% of potential dwelling demand over the forecast period. This area includes Turners Beach, Forth, Sulphur Creek, Heybridge, rural living on the outskirts of Ulverstone and Penguin, as well as the other smaller rural settlements.

Modelling indicates that the Central Coast LGA has adequate land to accommodate dwelling demand beyond the forecast period of 2046. Both Penguin (which includes Preservation Bay), and Ulverstone both have adequate supply of land to meet forecast demand.

In Penguin a large proportion (around 60%) of total land supply is provided through underutilised properties (Figure 5-8). Underutilised properties reflect latent capacity and can have a higher or lower likelihood of being realised depending on the locational setting. For example, underutilised properties are often more likely to be redeveloped in larger cities than in regional or rural towns. Penguin also has a notable proportion of estimated vacant supply provided from a single large parcel of land. If developed in a timely manner, this would ensure sufficient supply over the coming decades, however if this remains undeveloped then supply in Penguin could become constrained sooner than indicated. Although demand in Penguin is relatively low, supply should be monitored to ensure there is adequate provision to meet demand.

Figure 5-8 Land supply vs demand, Penguin



Circular Head

Key factors:

Most rapidly ageing population in the Cradle Coast

Circular Head is the most rapidly ageing LGA in the Cradle Coast. The median age is forecast to increase from 41 in 2022 to 52 by 2046, resulting from strong increases in 50+ cohorts combined with declines in younger cohorts.

Limited number of existing retail lots

Stanley has a low number of existing retail lots. Supply is dependent on the subdivision of larger parcels to ensure supply.

Availability of temporary accommodation

Issues have been raised about a lack of temporary accommodation, predominantly during the tourist season.

The Circular Head LGA and each of the assessment areas has an adequate supply of residential land to meet forecast demand out beyond the forecast period of 2046.

There is relatively low demand for dwellings in each of the assessment areas of Smithton and Stanley. Existing zoned land more than adequately meets demand in these areas. However, Stanley has a very low number of existing vacant retail lots, accounting for only 4% of total estimated supply, the lowest in the region. If owners are not intending to construct new dwellings or intending to sell, there will be limited options for construction of new dwellings in Stanley even if demand was present. Supply in Stanley is reliant on a few larger properties that require subdivision. A large subdivision has been approved and is being delivered which would adequately accommodate forecast demand for an extended period.

Circular Head has a relatively strong tourism sector (accounting for around 3.8% of gross regional product). There is a peak tourism season during the summer months which requires seasonal workers to support a range of tourism-related activities. Engagement undertaken as part of the project identified a lack of suitable accommodation for these seasonal workers was becoming a constraint. While this may be experienced across other areas of the Cradle Coast, more remote areas such as along the West Coast and King Island experience this more acutely given the lack of options provided by other nearby townships.

Figure 5-9 Stanley land supply

Devonport

Key factors:

Land supply exhausted across several areas

Forecast demand is anticipated to exhaust theoretical supply in Spreyton by 2040, in East Devonport by 2044, and in the balance area by 2031. Theoretical supply across the LGA is forecast to be exhausted by 2042 and by 2038 if only vacant land is considered.

Population growth in working and family age

As with all areas in the Cradle Coast, Devonport has large forecast increases in the retirement-age population. However, there is also strong demand from the working and family-age population, demonstrating the attraction of Devonport through economic opportunities and the availability of services.

Concentration of ownership

Spreyton has the highest concentration of ownership in the region. Realisation of supply will be more reliant on the intentions of a select few landowners which can be facilitated by proactive engagement and facilitation.

High share of one parent families

East Devonport has the highest share of one parent families in the region. Affordability combined with proximity to the centre of Devonport is likely the driving factor, indicating the importance of having a range of housing options to meet the needs of a diverse community.

Devonport is one of two LGAs in the region that is forecast to exhaust theoretical supply within the forecast period. For the entire municipality, forecast demand consumes theoretical supply by 2042, and as early as 2038 if supply from underutilised properties is not included.

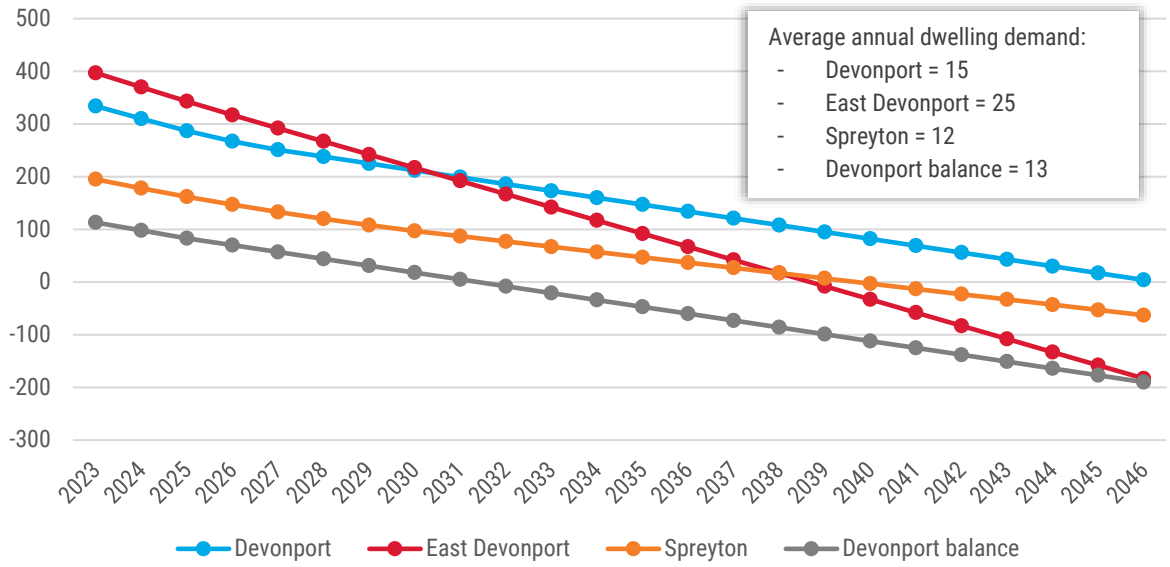
At an assessment area level, modelling suggests that demand will consume supply in most areas. Only the Devonport assessment area has remaining supply, however this is close to exhausted by 2046. East Devonport, Spreyton, and in the Devonport balance regions all exhaust both total and vacant supply within the forecast period.

The chart in Figure 5-10 illustrates demand across each assessment area relative to vacant supply. As indicated in the chart, the higher demand in the East Devonport area results in a faster rate of consumption. High demand in East Devonport is a function of larger overall forecast population growth but also lower household size, meaning that more dwellings are required to house the same amount of people.

Across the Cradle Coast region, East Devonport is forecast to have the highest proportion of one parent family households. East Devonport has typically been a more affordable option than Devonport, and notably more affordable than Spreyton or the Devonport balance area (outlined in the Market Demand report). This affordability and proximity to the Devonport activity centre are likely important factors for single income households.

Strong demand from younger age cohorts exists across the Devonport LGA. Spreyton has, and is forecast to continue to have, the highest proportion of 20–34-year-olds in the region. However, there is also forecast to be growing demand from older cohorts and lone person households across the LGA.

Figure 5-10 Demand vs vacant supply across Devonport assessment areas



Modelling suggests that land supply in Spreyton could be exhausted by 2040. Spreyton also has the highest concentration of land ownership in the region with over 80% of supply being owned by two land holders. Concentration of ownership can be a positive attribute when landowners are actively seeking to develop land and release it in a timely manner. However, where landowners have no intention to develop land, this can become a barrier to supply of housing. Where concentrations of ownership exist, this presents councils with opportunities to proactively engage with landowners and facilitate development in a manner that benefits the region.

Notwithstanding the above modelling estimates and utilised data trends, specific Council input has observed that dwelling construction activity tends to follow where recent subdivision activity has been concentrated (such as Spreyton and East Devonport). By comparison far less recent subdivision activity (owing to supply considerations) has occurred in the Devonport assessment area. This does seem to demonstrate that there is a somewhat cyclical characteristic of demand informing supply, and also supply informing demand. The data trends which are showing growth and demand for dwellings in areas such as Spreyton and East Devonport may be following the availability of development ready land supply associated with new subdivisions. These circumstances don't necessarily mean a lessening of demand or lessening of growth in the Devonport assessment area – but rather may be an effect of following the availability of development ready and development likely residential land supply.

Kentish

Key factors:

Large amount of supply through underutilised parcels

Almost two thirds of the estimated supply in Kentish is provided through underutilised parcels. Considering theoretical supply there is adequate land available in Kentish to meet demand over the forecast period. If only vacant land is considered, then supply is forecast to be consumed by 2033.

Strong ageing profile

Areas in Kentish have the oldest population profiles and some of the strongest ageing trends. Need for housing to service a rapidly ageing population will be necessary to encourage population retention.

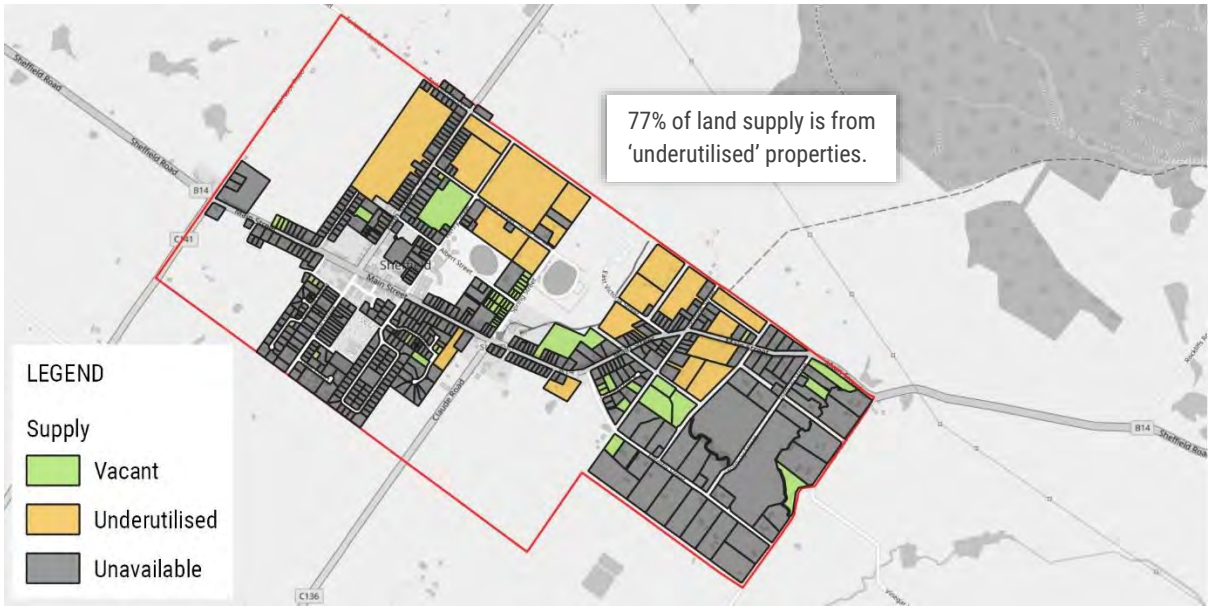
High demand from family households

Relative to other areas, the Acacia Hills assessment area has higher demand from family households. Rural living precincts appear to be attractive for households in this 'family raising' life stage. The proximity of Acacia Hills to Devonport and Latrobe settlements is likely to be a key attractor.

Kentish has the highest proportion of estimated land supply provided through underutilised land (63% of theoretical supply across the LGA). Railton and Sheffield have 76% and 77% of respective land provided through underutilised property. Total dwelling demand in both of these assessment areas is relatively low, however supply could become constrained if underutilised properties are not developed and brought to market.

Sheffield, for example, has theoretical supply of 365 lots, with less than 90 of these from vacant supply. With an average annual dwelling demand of 5 dwellings, vacant supply would be consumed by 2038. Monitoring delivery of land in Sheffield and potentially facilitating development of underutilised parcels would ensure adequate supply for an extended period.

Figure 5-11 Sheffield land supply



Residential areas in Kentish service different demographics. The current and forecast population profiles of Sheffield and Railton are typically older with Sheffield having the highest median age in the Cradle Coast. By contrast, Acacia Hills has one of the youngest profiles with a high proportion of family households with children. Acacia Hills appears to be attractive for working age households (35 years +) given the proximity to Devonport and Latrobe, many of whom are working in health care and construction.

Land supply in Acacia Hills is forecast to accommodate demand out to 2042. Land supply in Acacia Hills is provided through a fairly even split of existing retail lots, and vacant subdividable land.

The Kentish balance area, comprised of the small rural villages of Wilmot, Gowrie Park and the municipality's rural lands, has very little residential land available. While demand in the balance area is moderate, it is not expected that the supply in the rural villages will be occupied or developed soon. It is likely that this demand will be realise in the other townships or be captured through market churn. If demand is translated to other townships, this would accelerate consumption of land in these areas placing additional pressure on stocks of supply.

King Island

Key factors:

Strong ageing profile and growth in lone person households

King Island's population profile has a strong ageing trajectory. This influences household formations with higher numbers of lone person households. If these trends eventuate there will be greater demand for housing from a smaller number of residents.

High construction costs

King Island operates in a unique context due to its relative isolation. Access to construction workforce is often limited and construction costs (for both labour and materials) is high. The difference between the costs to construct a dwelling and prices to purchase dwellings can act as a disincentive to develop new dwellings.

Limited capacity in construction and development sector

The presence of professional land developers is largely absent on the island. The lower levels of experience of land developers and availability of workers to undertake works to develop land can impact delivery of new land for housing.

High rate of unoccupied dwellings

King Island has the second highest rate of unoccupied dwellings in the Cradle Coast. Exploring options to unlock this latent supply could improve access to housing that already exists on the island. Although small in number, the demand for dwellings to service the visitor market is high relative to the overall number of dwellings on the island. While this is a key part of the local economy there may be a need to balance demand from the holiday market and the needs of residents.

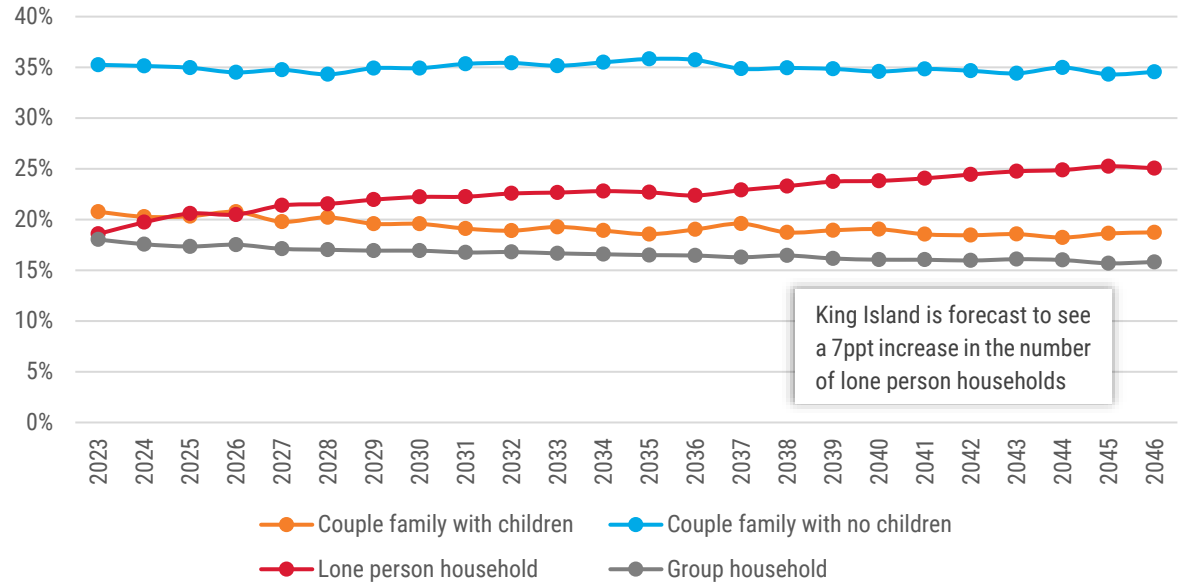
Land supply in King Island and each of the assessment areas can accommodate forecast demand beyond 2046. However, the availability of land is often not the primary issue for island communities.

Islands exist in unique economic and housing contexts due to their geographic isolation, dependency on external markets, and unique infrastructure challenges. Issues such as high construction costs, access to finance, availability of skilled workers and materials are some examples.

Demand from 'temporary' residents can also reduce availability of existing housing for current or potential residents. King Island has the second highest rate of unoccupied dwellings in the region, second only to West Coast. The rate and number of unoccupied dwellings in King Island has been declining since 2006 indicating gradual take-up of this underutilised stock. Not all unoccupied dwellings are a result of holiday homes, but can include uninhabitable dwellings, visitor accommodation, temporary worker accommodation, and temporarily unavailable homes. At around 18% of all dwellings being unoccupied (the Cradle Coast rate at 10%), exploring options to unlock existing underutilised housing stock could improve supply on the Island.

Over recent years King Island has experienced a return of younger people and families to the island. This is evidenced by population data and anecdotal evidence from engagement. However, population forecasts suggest that the ageing trend will return. Associated with this ageing profile is an anticipated shift in households with King Island having one of the fastest growth projections for lone person households. Of all housing actions undertaken for the Island, developing adequate supply for the ageing population will likely be one of the most important.

Figure 5-12 Currie forecast household formation, selected types



While modelling indicates that adequate land is available to accommodate demand, it is the delivery of dwelling-ready lots (i.e. retail lots) and of the housing itself which will be more of an issue. The subdivision of land requires a degree of knowledge and expertise to conduct feasibilities, address planning requirements, completing preliminary assessment and undertaking works, while also securing finance for the development. This expertise is sometimes not present in small island communities, resulting in subdividable land remaining undeveloped or taking prolonged periods to be completed.

The cost of construction in King Island is a factor for housing supply. As indicated in Section 3.1 above, cost of constructing housing in an island context can be 30% higher than other areas of Tasmania. This not only increases the cost to build but also creates issues of accessing finance for many households. This is also exacerbated by the difference between the cost to buy existing housing and cost to build. Initiatives that aim to support delivery of lower cost housing and/or innovative finance options could be explored as ways to support increase in housing.

Latrobe

Key factors:

LGA and all assessment areas forecast to exhaust existing supply

Latrobe has seen relatively high rates of dwelling development resulting from a combination of factors including lifestyle, location, relative affordability, and availability of development ready land. Demand is expected to continue, with all areas exhausting current estimated land supply within the forecast period.

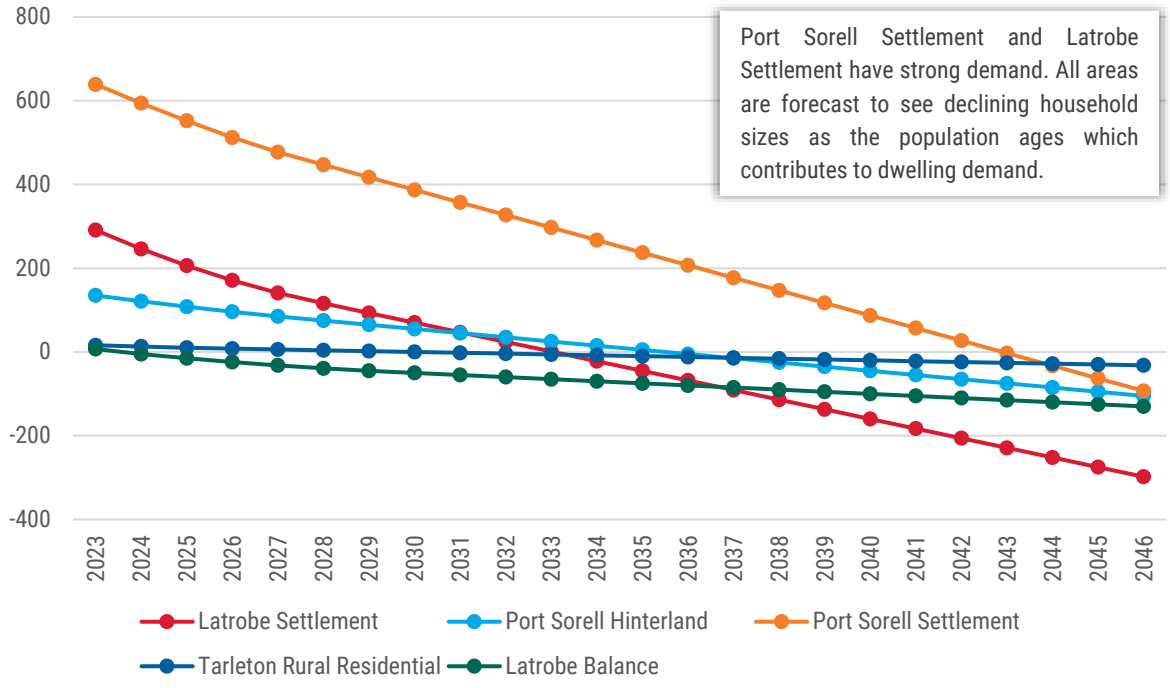
Population growth across all ages but strong demand from retirement age cohort

Strong population growth in the Latrobe municipality has been dominated by people in retirement age. While contributing positively to current population growth, this will see a much greater share of residents in older cohrts in the coming decades which will have impacts on the types of housing required in the years ahead.

Latrobe is the fastest growing municipality in the Cradle Coast region. Strong demand across almost all assessment areas is forecast to exhaust existing residentially zoned land within the forecast period (Figure 5-13).

There is forecast to be an average demand for 78 new dwellings each year across the Latrobe LGA. This level of demand is anticipated to consume supply by 2041 and as early as 2036 if only vacant supply is considered. The majority of the underutilised land in the Latrobe LGA is located within the Latrobe settlement.

Figure 5-13 Demand vs vacant land supply, Latrobe assessment areas



The Latrobe settlement has the second highest amount of estimated land supply in the LGA behind the Port Sorell settlement area. However, the profile of supply in Latrobe is skewed towards larger subdividable properties as opposed to vacant retail sites. In Latrobe around a third of supply is provided through large vacant sites that require subdivision and almost half is from underutilised sites.

By contrast the Port Sorell settlement area, which includes Hawley and Shearwater, has around 40% of supply provided through vacant retail parcels. The Port Sorell settlement area has a relatively low proportion of supply provided through underutilised properties, largely a result of the planned approach and more recent development that characterises much of the area. Planned delivery of future land in the Port Sorell settlement area is anticipated to accommodate future demand in this area.

Land supply in the Tarleton Rural Residential and the Latrobe Balance areas are both very low. Demand in these areas is much slower than the settlement areas. However, this may also be in part to the long-term lack of supply.

Despite a lower demand, the Tarleton Rural Residential area has been popular with larger households. This is also true of the Port Sorell Hinterland area, with both rural living precincts having a higher proportion of couple families with children. The forecasts for these areas are changing, however, with a decline in these types of households offset by a growth in couple families with no children. This transition is indicative to the changing age profile of the individual assessment areas but also the region more broadly.

The Port Sorell settlement area currently has the highest proportion of couple families with no children, indicative of the high demand and growth in retirement age cohorts. This is a trend that is consistent across the Latrobe LGA, but very pronounced in the Port Sorell settlement area. There has been increasing diversity in housing in response, with higher shares of smaller dwellings and villa units particularly in the Latrobe Settlement area. Strategies that encourage increased housing diversity and housing options for an ageing population will be important.

Waratah-Wynyard

Key factors:

Land supply exhausted in Somerset

Relatively low supply in Somerset sees forecast demand consume supply by 2042, and as early as 2030 if only vacant supply is considered.

Highest share of retirement age cohort

Waratah-Wynyard LGA currently has the second highest proportion of people above retirement age (65+) in the Cradle Coast. By the end of the forecast period the LGA is expected to have the highest proportion of people above retirement age. Currently accounting for 25% of the population, this if forecast to increase to 34% by 2046. These changes in age structure translate to changing housing needs such as need for lower maintenance, accessible, and adaptable dwellings.

Relatively high proportion of supply owned by Homes Tasmania

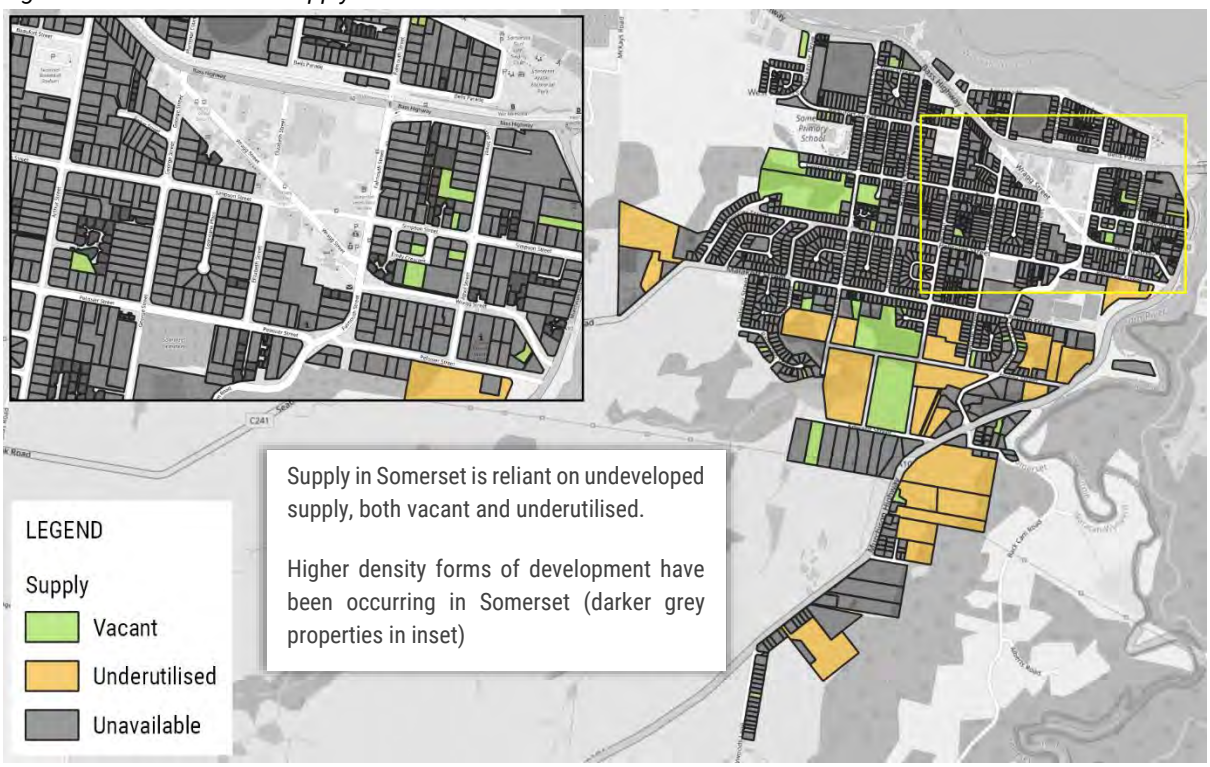
Wynyard has the second highest proportion of land supply owned by Homes Tasmania in the Cradle Coast region. All supply is either as retail lots or approved lots, creating a level of certainty regarding supply of housing.

Waratah-Wynyard has adequate supply of residential land across the LGA to accommodate overall demand. However, for individual assessment areas the relationship between supply and demand differs.

Both Somerset and Wynyard have similar levels of demand, averaging around 10 to 11 dwellings a year over the forecast period. While Wynyard has adequate vacant supply to accommodate demand (around 640), and even greater supply when potential from underutilised parcels is included (around 960), Somerset is has much lower supply.

Somerset has just over 200 lots of theoretical supply, however 57% of this is provided through underutilised property. When only vacant supply is considered, Somerset supply is forecast to be consumed as early as 2030. Recent dwelling supply in Somerset isn't necessarily characterised by standard detached dwellings, with a degree of alternate forms, such as units and villa units, being constructed over the past decade (see Appendix B). These types of development are often infill, suggesting that realisation of some underutilised parcels is likely in the future (Figure 5-14).

Figure 5-14 Somerset land supply



Wynyard has the second highest proportion of supply (8.2%) that is owned by Homes Tasmania of all assessment areas in Cradle Coast. As with Burnie, which had the highest proportion of supply owned by Homes Tasmania, this presents both an opportunity and a risk as realisation is dependent on government development. In Wynyard, half of the land supply owned by Homes Tasmania is existing retail parcels in a single new development while the balance is from a large parcel that has already received approval.

Waratah-Wynyard has one of the oldest populations in the Cradle Coast. The strong forecast growth in retirement age cohorts will have implications for dwellings needs so that people who choose to, can remain in their community.

West Coast

Key factors:

Population decline and strong ageing profile

West Coast has been experiencing a very long-term and persistent decline in population. A small reversal between 2016 and 2021 but this is not expected to continue in light of the entrenched negative contribution of natural change as well as challenges arising from its distance to larger centres.

Very high proportion of unoccupied dwellings

West Coast has the highest rate of unoccupied dwellings in the Cradle Coast and some of the highest in the State. While some of this would be servicing the visitor market and DIDO workers, much would be the result of the long term decline in population.

High construction costs

Construction costs in West Coast are some of the highest in the State. Coupled with low property values the 'high cost low return' equation results in a lack of new housing and investment in existing housing through renovation.

Availability of skills

Population decline has also resulted in an exodus of trade workers to build and maintain property. Tradespeople have also been employed by the mining sector, where salaries can be high and pressures less onerous than running a small business.

Overall land supply in West Coast is adequate to meet forecast demand well beyond the forecast period. As with King Island, the remoteness of West Coast creates unique conditions that are not present in other areas of the state. For West Coast, the primary issue is not availability of land, but the ability to construct new dwellings or maintain existing dwellings.

West Coast has been experiencing a very long and sustained period of population decline. While this reversed for a short period between 2016 and 2021 when all of Tasmania experienced high levels of population growth, it is not anticipated that such growth will return soon. This population decline has contributed to high rates of unoccupied dwellings as the number of dwellings that used to be required to house a much larger population is no longer required. It has also resulted in a withdrawal of workers, including trades that are required to build and maintain housing.

A lack of trades combined with higher costs for materials, due to transportation, sees the cost to build housing in Queenstown at least 25% higher than Hobart. These higher construction costs are coupled with lower property values which result in a situation where, on average, it becomes much more expensive to build a new home than to buy an existing one. When this occurs, it can provide a significant disincentive for households, even if they are able to fully fund a construction. For households requiring finance, accessing loans can become very difficult without very high deposits to reduce loan to value ratios.

The situation of 'high cost low return' also creates issues for maintaining and improving existing housing. This is particularly pressing when the West Coast has the highest proportion of lower income households in the Cradle Coast region with 15% of households earning less than $550 a week (compared to 10% for the Cradle Coast).

6 Conclusion

Levels of dwelling demand and supply of residential land varies across the Cradle Coast region. Analysis prepared as part of this project indicates that at an LGA level most municipalities have enough residentially zoned land to meet forecast demand out beyond 2046. Only Devonport and Latrobe exhaust theoretical supply within the forecast period and Kentish also exhausts supply if only vacant land is considered.

At the assessment area level, excluding balance areas, there are areas within Devonport and Latrobe, as well as Somerset in Waratah-Wynyard, that exhaust available supply. While levels of supply vary across the assessment areas, the higher demand forecast in Devonport and Latrobe is driving this outcome.

Demand across the Cradle Coast region, as with Tasmania, has recently been at historically high levels as a number of factors have been driving population growth across the State. With recent data indicating that this growth has now tempered and may even be in a period of decline.

There are also some substantial structural changes occurring in the Cradle Coast population that should be considered when planning for future housing. The primary factor affecting all regions is the ageing population. In some areas and LGAs the rapidity of change is quite dramatic as growth in older cohorts is coupled with reductions in younger age groups. The impact of this requires regions to consider how to support the delivery of housing to enable people to age in place and remain connected to their communities. This requires consideration of appropriate options for typology of housing, location of housing, and other support mechanisms that are required for ageing populations.

The land supply assessment prepared as part of this project applies a consistent approach across the region, while also incorporating a range of criteria to account for local constraints and characteristics such as topographical or environmental controls, market preferences such as regionally specific lot sizes, stage in the development cycle, existing approvals, and local expertise. Given this regional context, it should also be recognised that there will exist more localised and nuanced circumstances which may further influence demand and supply considerations for any given area. The data and information relied upon in the preparation of this Project should not be expected to give a complete representation to wholly account for these more nuanced local circumstances.

While the approach this project provides is a consistent and comparable basis for estimating the supply of residential land, there are a range of other factors which should be considered when assessing the true availability of land for development of a dwelling. Some of these factors include landowner intentions, local capability, access to labour, high construction costs, access to finance, and various government policies. This report has aimed to identify some of these factors, highlighting locations where these factors may need to be considered when developing initiatives and policy around housing provision.

Historically, population growth in Tasmania and the Cradle Coast has been cyclical, going through periods of growth and decline. These periods are strongly aligned with the economic fortunes of the State and respective regions. Managing fluctuating demand is difficult and creates high levels of uncertainty for planning. For larger population centres, these fluctuations can be higher than smaller centres. However, small centres are not immune from relatively large population changes, as recent trends have demonstrated.

While these population fluctuations reflect demand side uncertainty, there is also uncertainty on the supply side. In their current state, some areas would be reliant on the development of occupied

'underutilised' land to accommodate growth. For other areas, significant infrastructure upgrades are required before existing residentially zoned land will be development ready.

Strategies to address uncertainty will be different across the region. The provision of a specific number of years' supply, currently stated as being between 15 to 20 years in draft Tasmanian Planning Policies, is a typical approach to addressing uncertainty across many Australian jurisdictions. While there are benefits to this relatively simplistic approach, it may lead to overestimation or underestimation of needs and lack the flexibility needed to respond to the realities of local markets. Higher growth areas may look to manage demand across various development areas, while lower growth areas may look to other strategies to increase demand or enhance the local capacity to address market failures.

Areas without long-term strategic plans can be caught out, being unable to accommodate demand in times of growth or able to facilitate the type of development which will be required to support the needs of their local community in the long term.

Having long-term plans in place is essential, however plans cannot compel development to occur. Ongoing engagement with major landowners, developers and infrastructure providers is also an important consideration. Coordination between departments in local government, such as economic development and planning, will be important to achieve the best outcomes for local communities.

More regular analysis of changes in the residential market will enable local councils to implement appropriate responses in a timely manner. Regular monitoring of population and development will pick up current trends and changes that may be occurring in the market, but also provide more structure around reviewing the performance of long-term plans and identifying changes that may be required.

In addition to land supply there are a range of other factors influencing the need for and provision of dwellings across the region. The recent reduction in dwelling approvals and loan approvals appears to be the result of the rapid increase in the cash rate, which in turn is resulting in a lower number of loans. This will likely lead to a reduction in the supply of dwellings in the short to medium-term. On the demand side, the relative economic performance of Tasmania is influencing the lower population growth across the state. There are a range of major projects proposed throughout the Cradle Coast which may support a renewed spike in demand. Conversely, large industries or businesses may contract or withdraw completely, or changes in immigration policies may cause greater shifts to regional areas.

Various scenarios will play out across the region, impacting municipalities in different ways. As population growth is forecast to continue and the structure of populations changes, there will be continued pressure on the market to deliver housing that suits current and future needs. While many of these factors are beyond the control of local governments, regular monitoring of the changes occurring within communities will enable timely responses to be developed to support the provision of housing across the region.

Appendix A – Annual dwelling construction trends

The charts below are derived from a database provided by the Department of Natural Resources and Environment. Counts of dwellings aim to incorporate all land uses where a dwelling is indicated as being developed on the land.

A dwelling includes units, flats, apartments, etc but not visitor accommodation. The majority of residential uses fall under the 'R' land use classification, being a dwelling, unit, flat, etc. In these cases a direct dwelling count is provided in the description of the improvement.

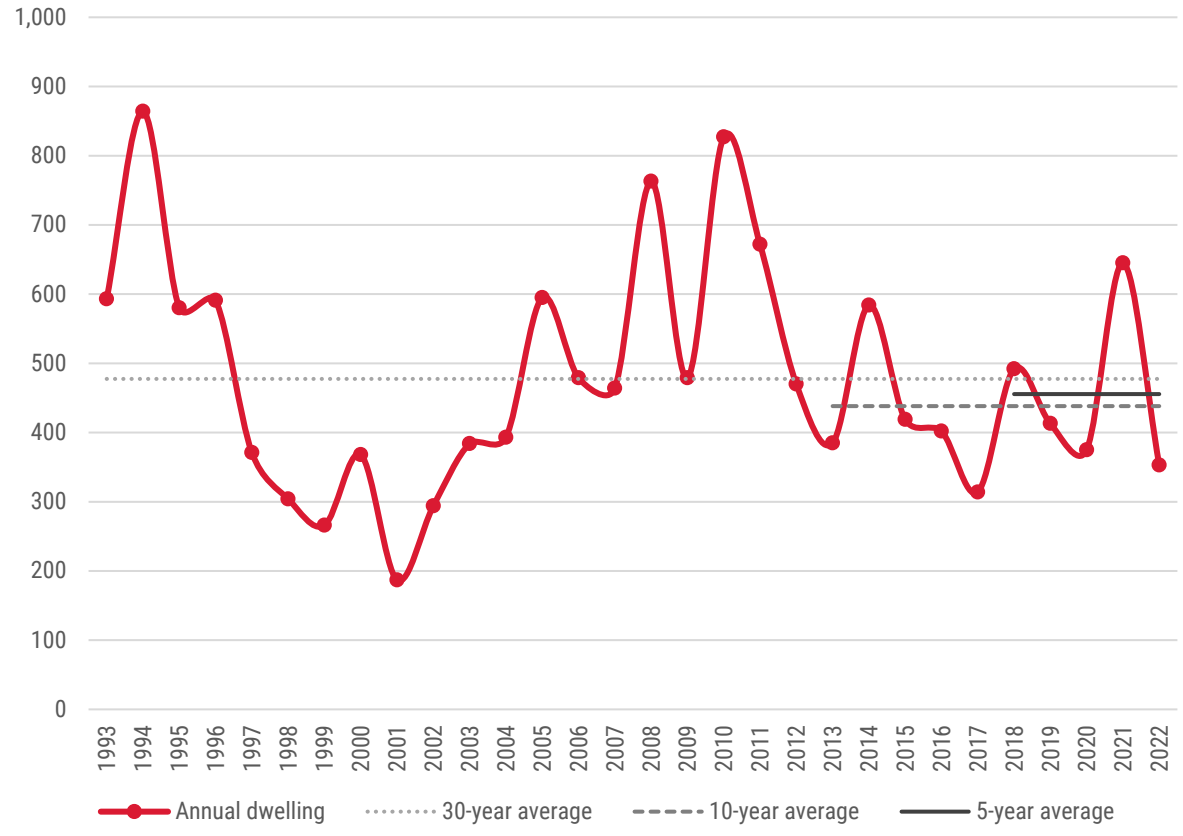
However, for mixed uses the description does not always make explicit reference to the count of dwellings on the property. In these mixed-use cases best estimates have been made based on the description provided in VISTAS. It is important to note that there are relatively few cases where estimates were made compared to total counts. The estimates have a minor impact on overall dwelling counts and do not alter the broader themes and trends indicated in the data given the limited number of mixed use properties relative to standard residential classifications.

Dwelling count for each municipality were validated against 2021 Census dwelling counts (count of dwellings up to 2021 in the database). Counts derived from the database were generally within 1% variance from Census counts.

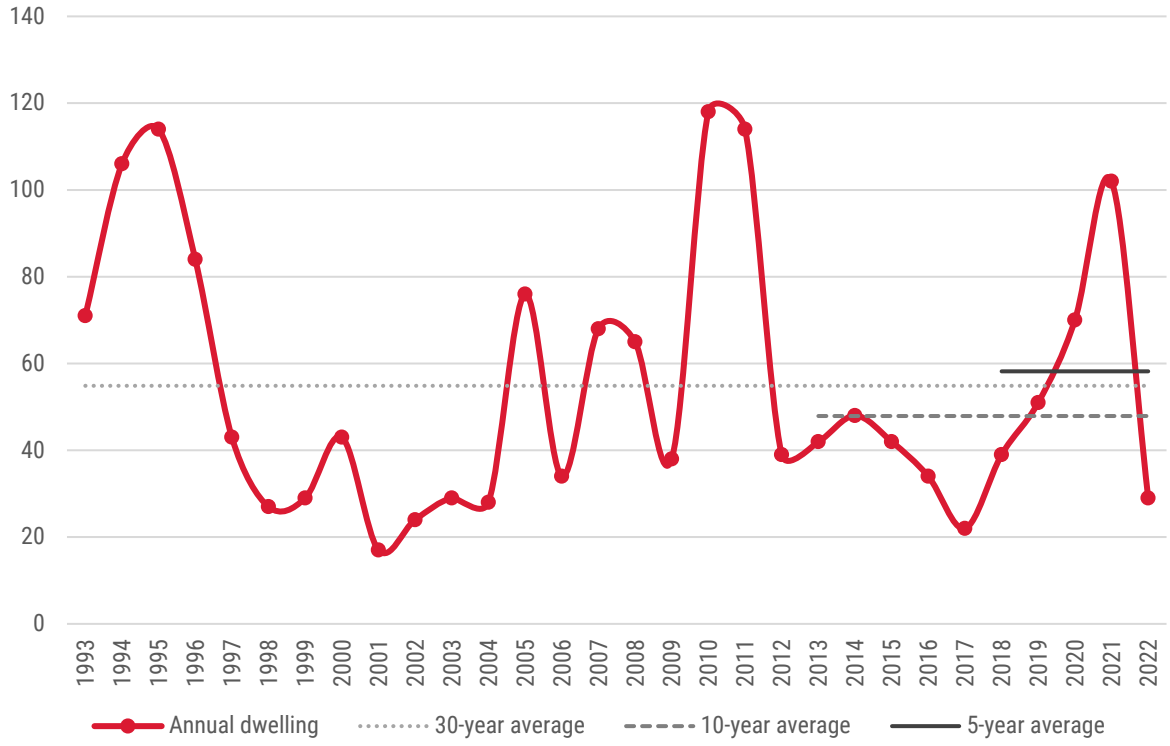
Charts below are provided for each LGA followed by the respective assessment areas.

CRADLE COAST AND LGAS

Cradle Coast



Burnie LGA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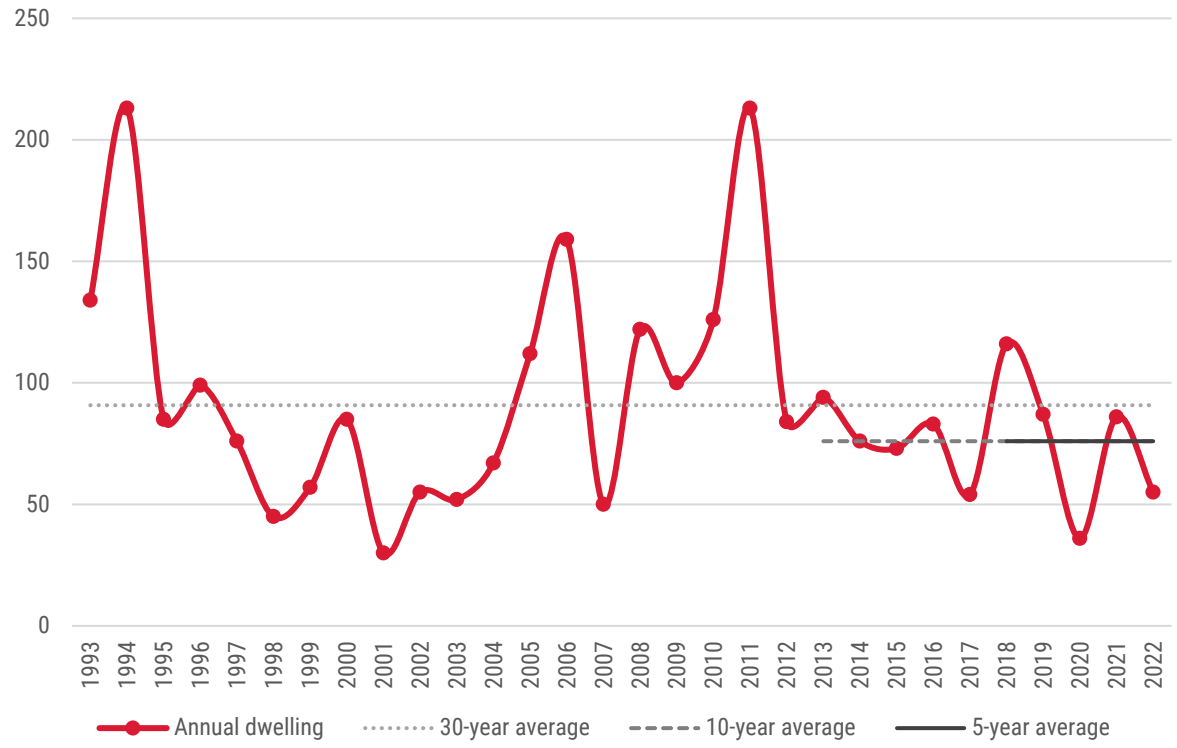
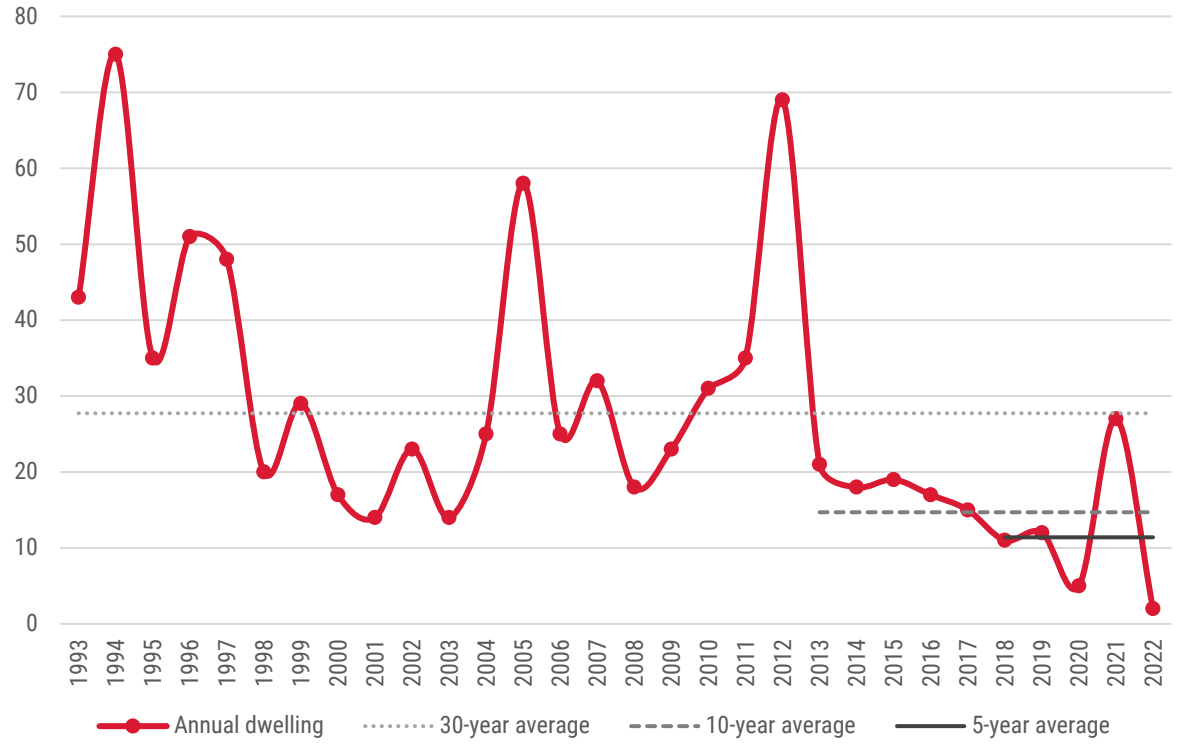
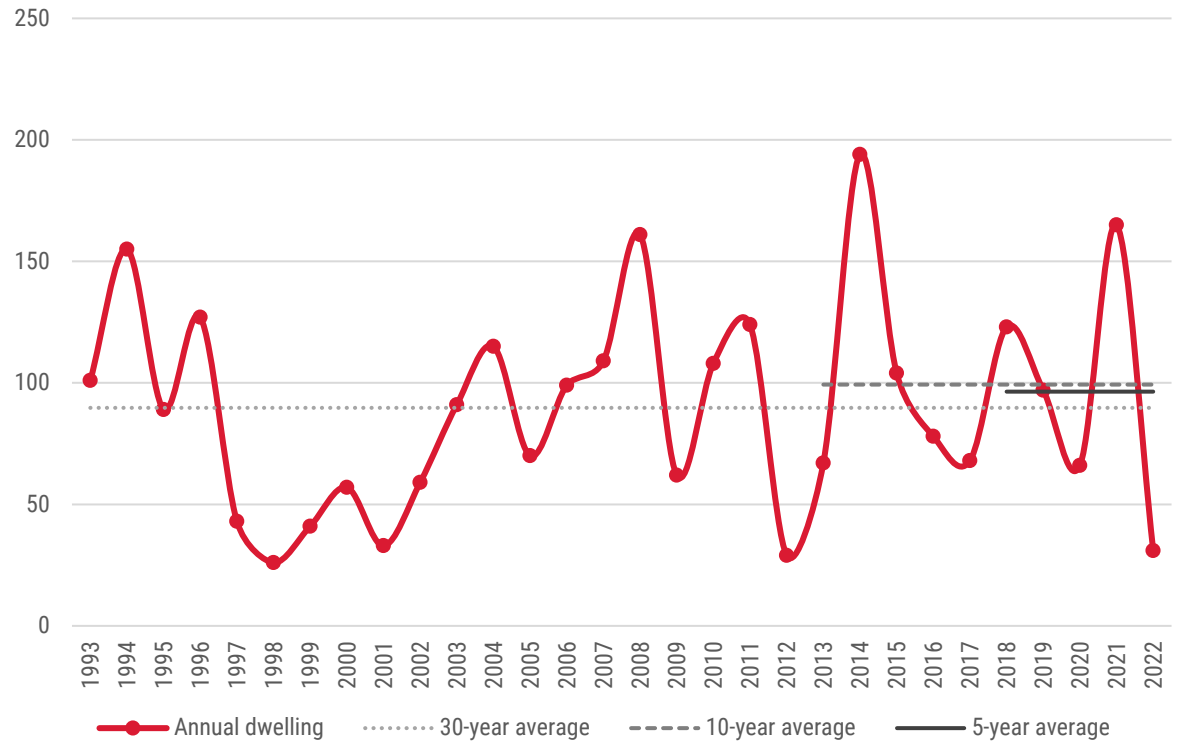
Central Coast LGA



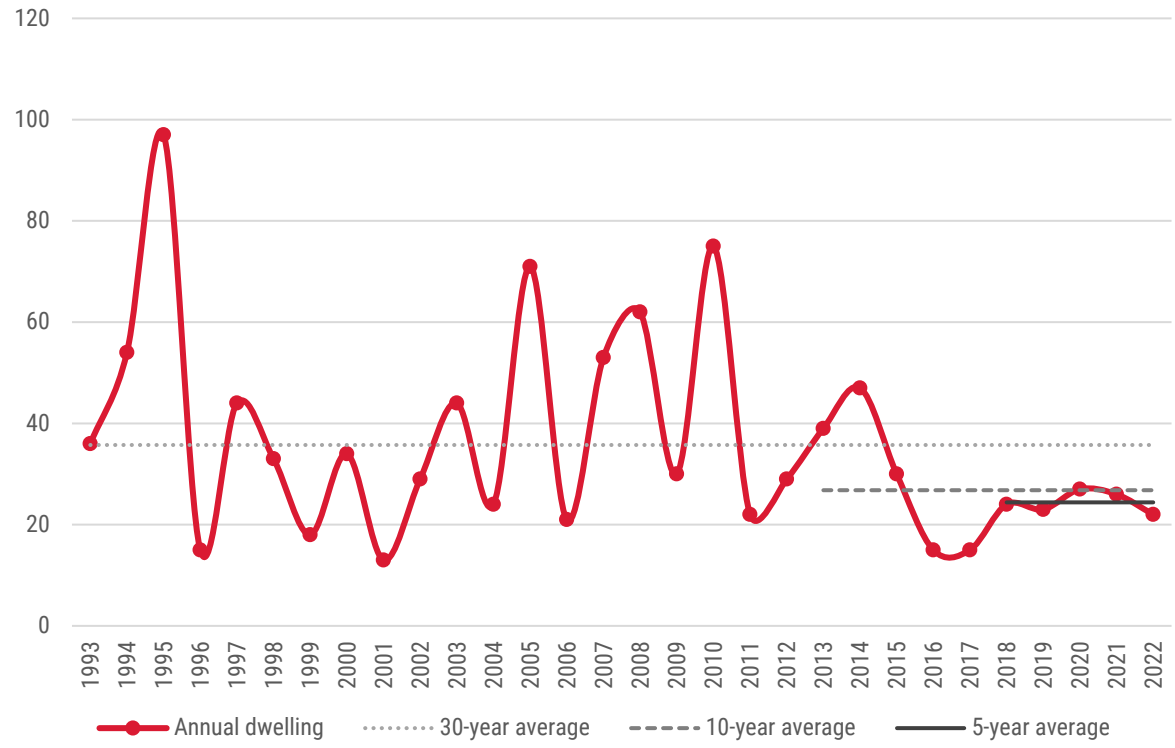
Circular Head LGA



Devonport LGA



Kentish LGA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80
60
40
20
0
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1994
1995
1996
1997
1998
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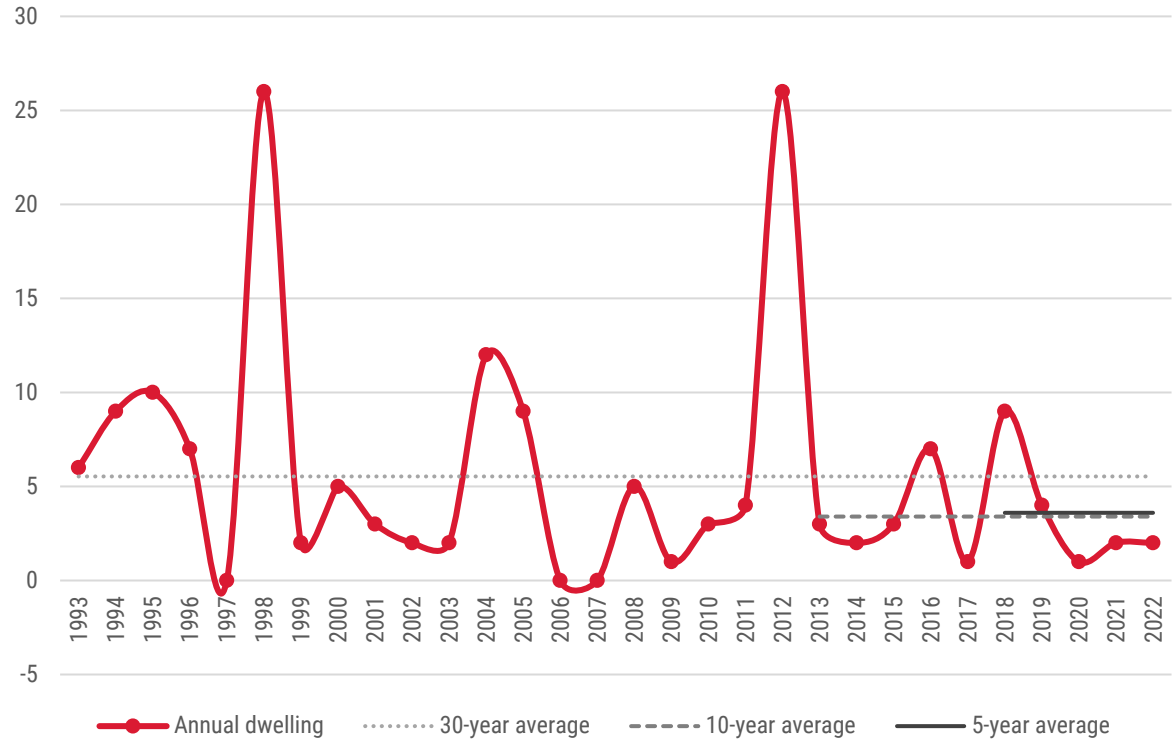
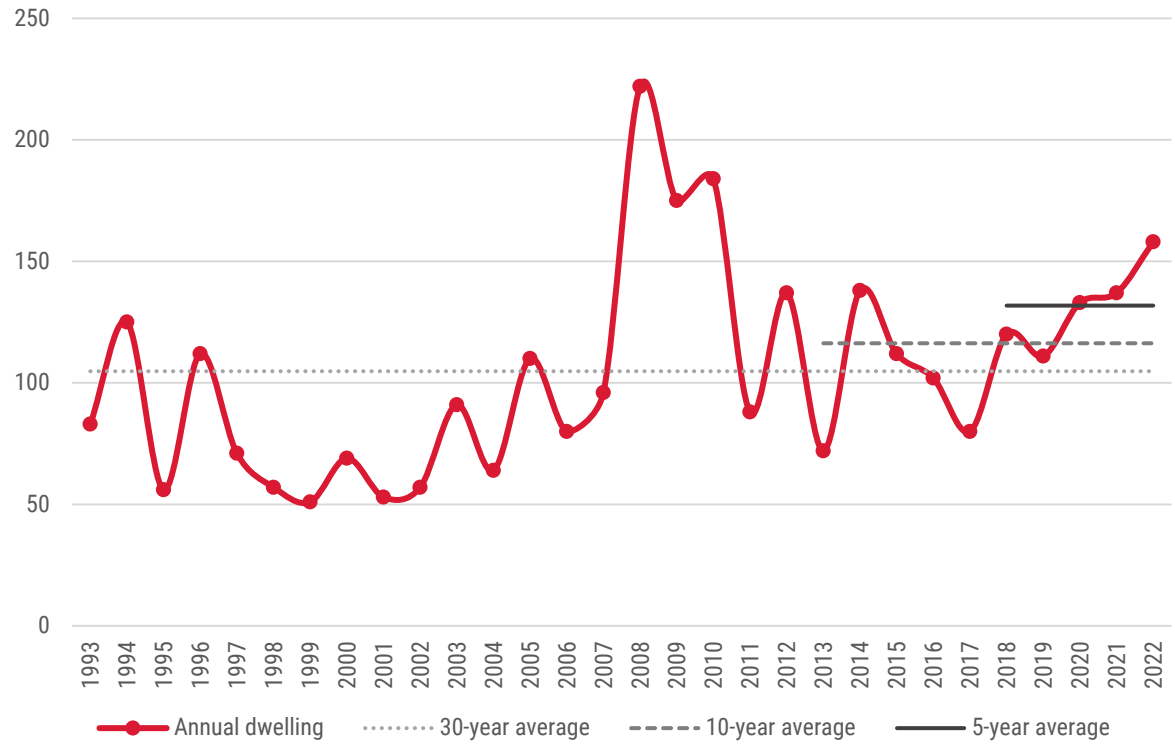
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
Annual dwelling
30-year average
10-year average
5-year average

King Island LGA



Latrobe LGA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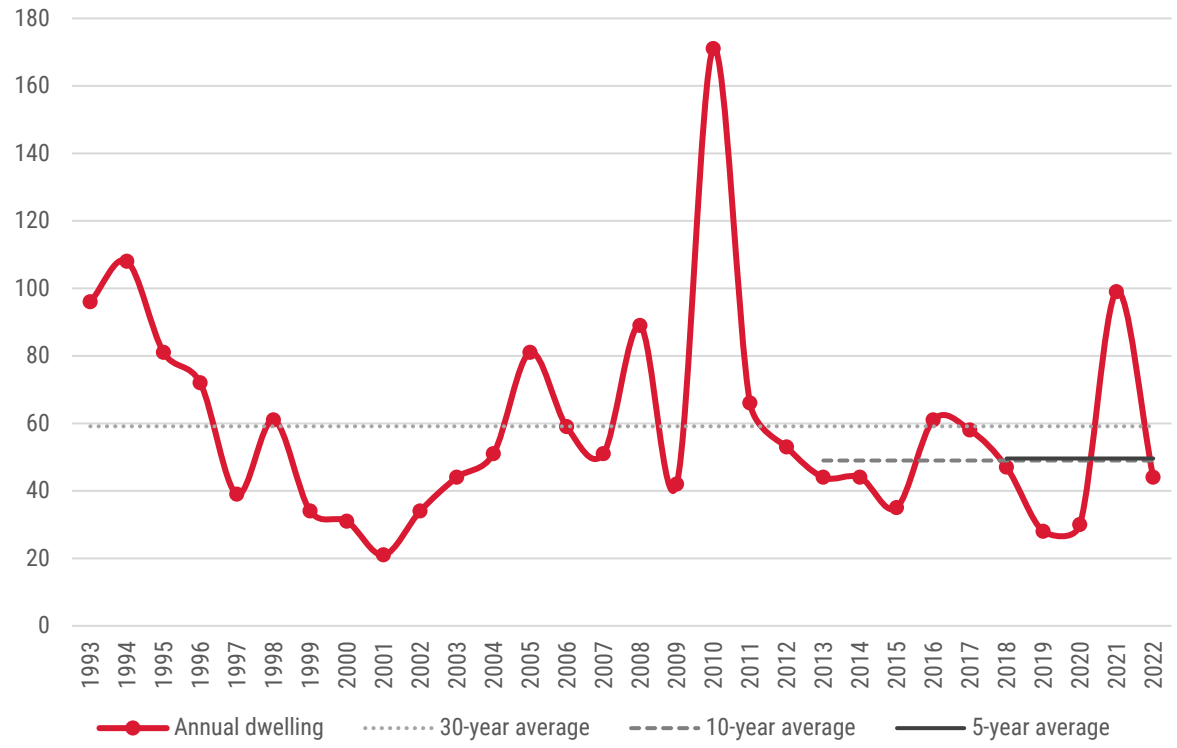
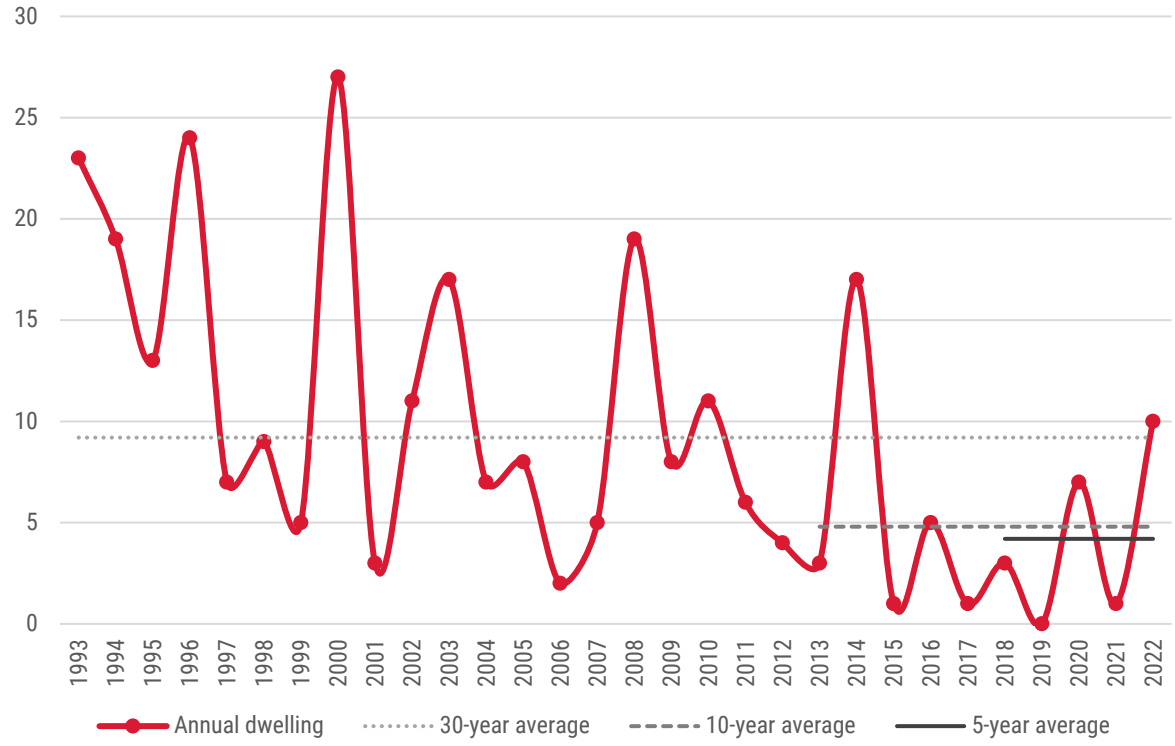
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
Annual dwelling
30-year average
10-year average
5-year average

Waratah-Wynyard LGA

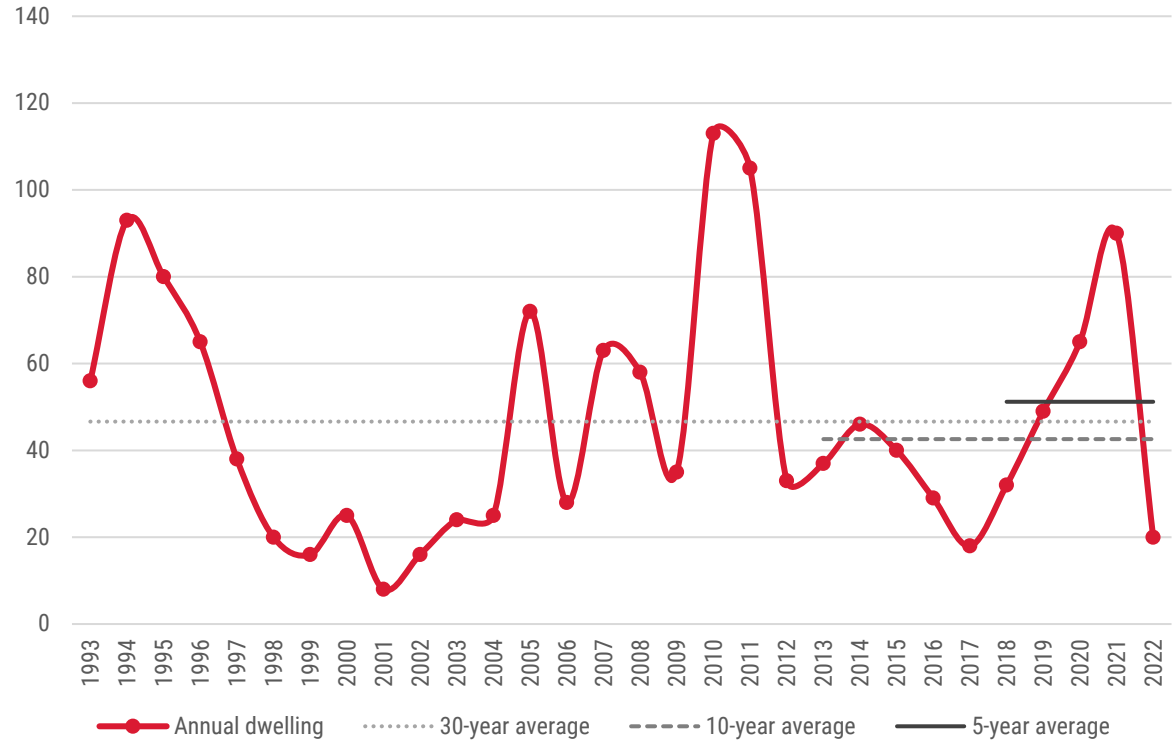


West Coast LGA

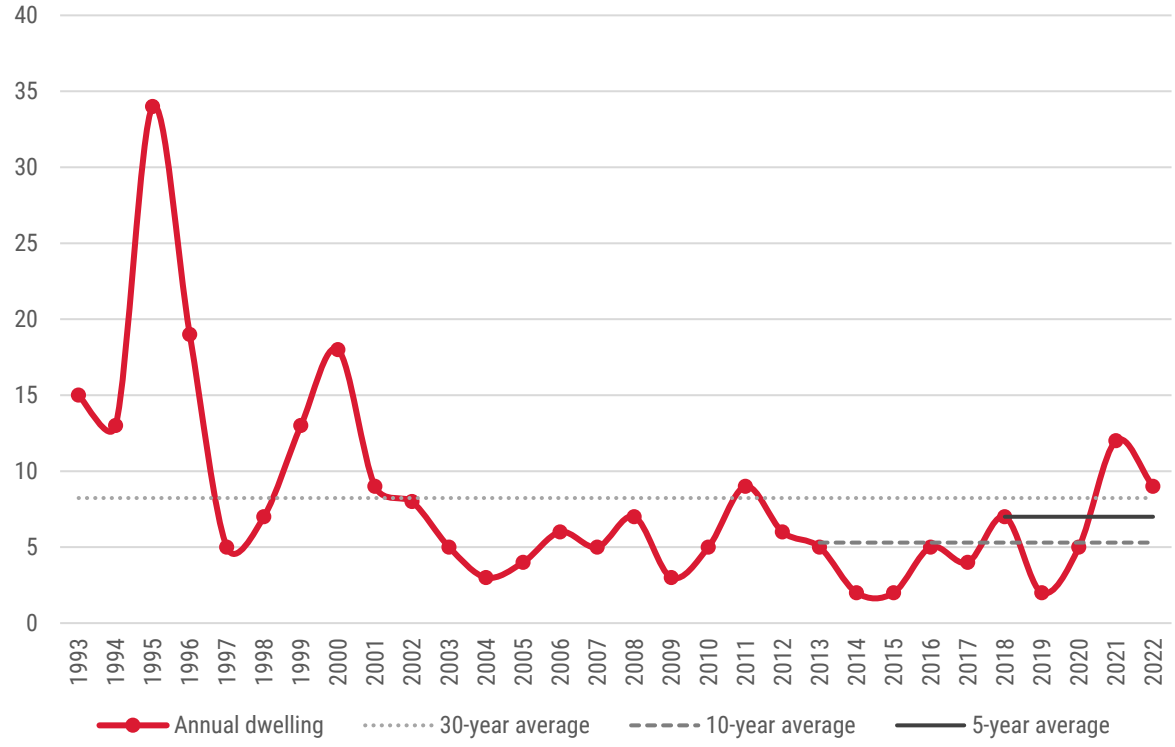


ASSESSMENT AREAS

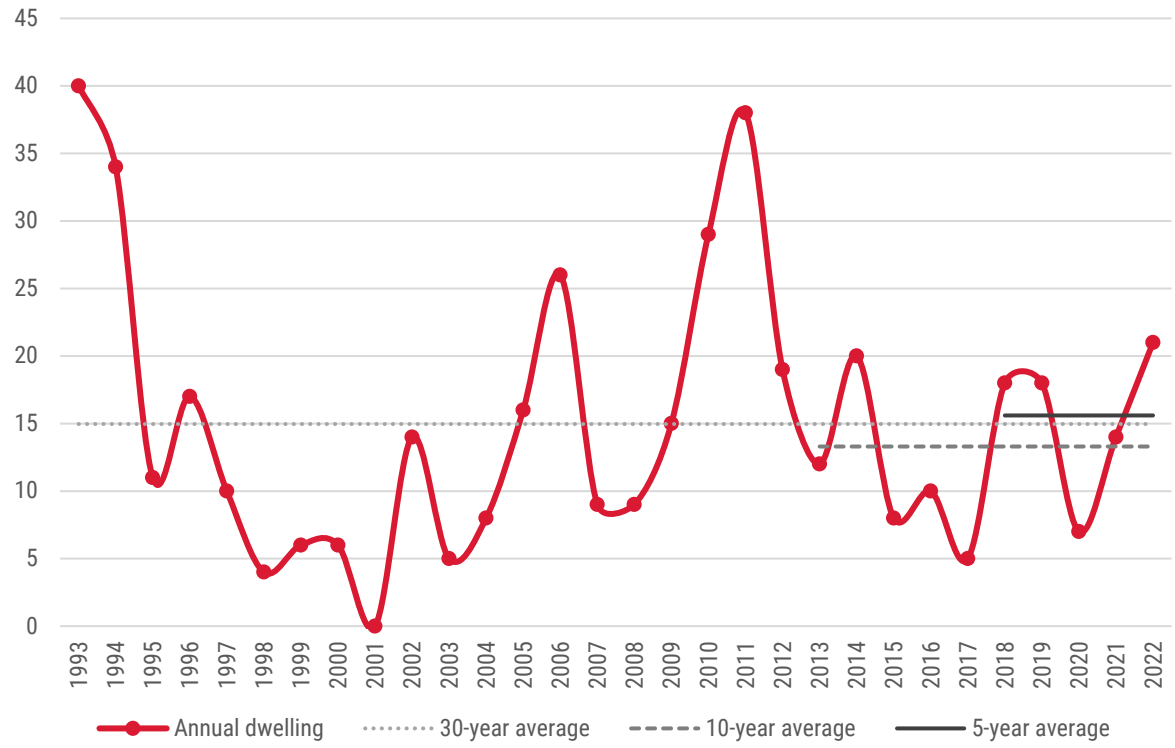
Burnie



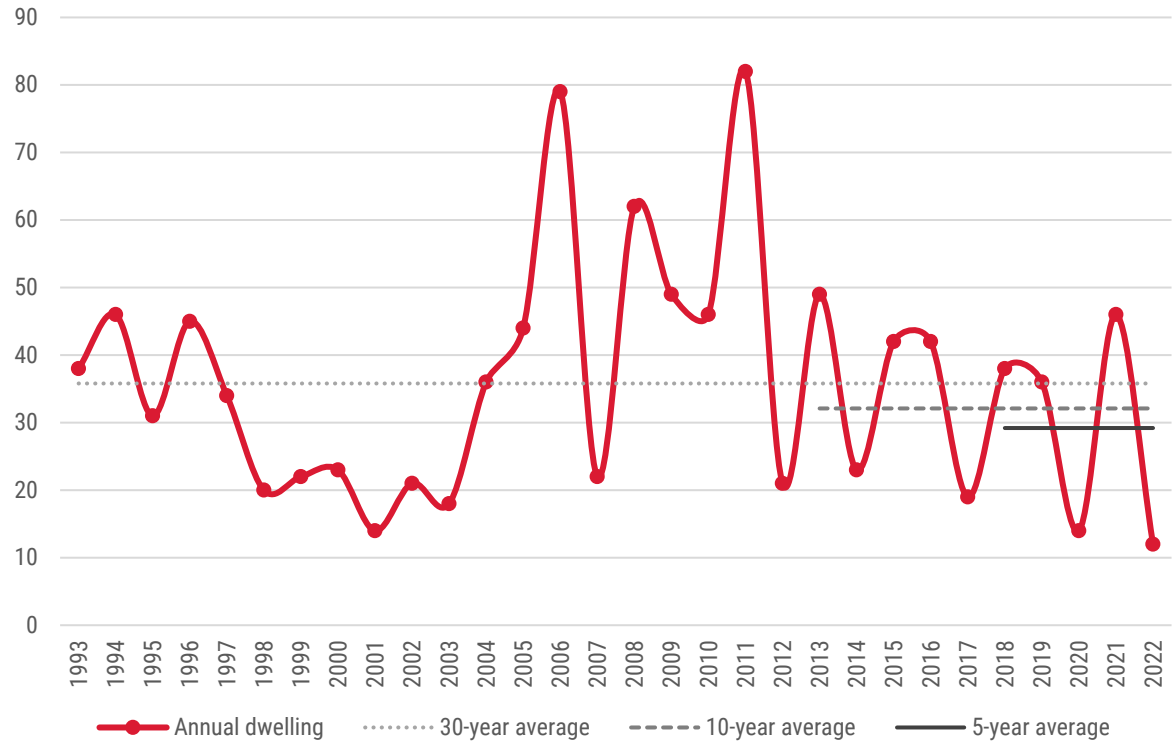
Burnie Balance



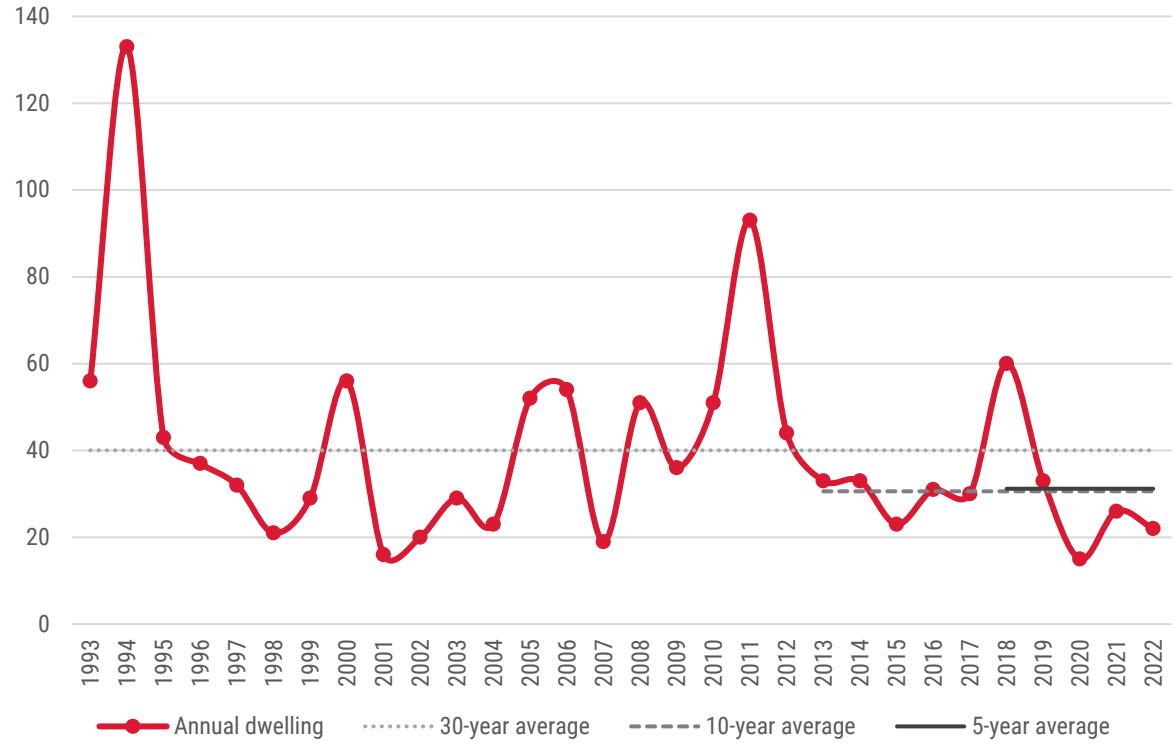
Penguin



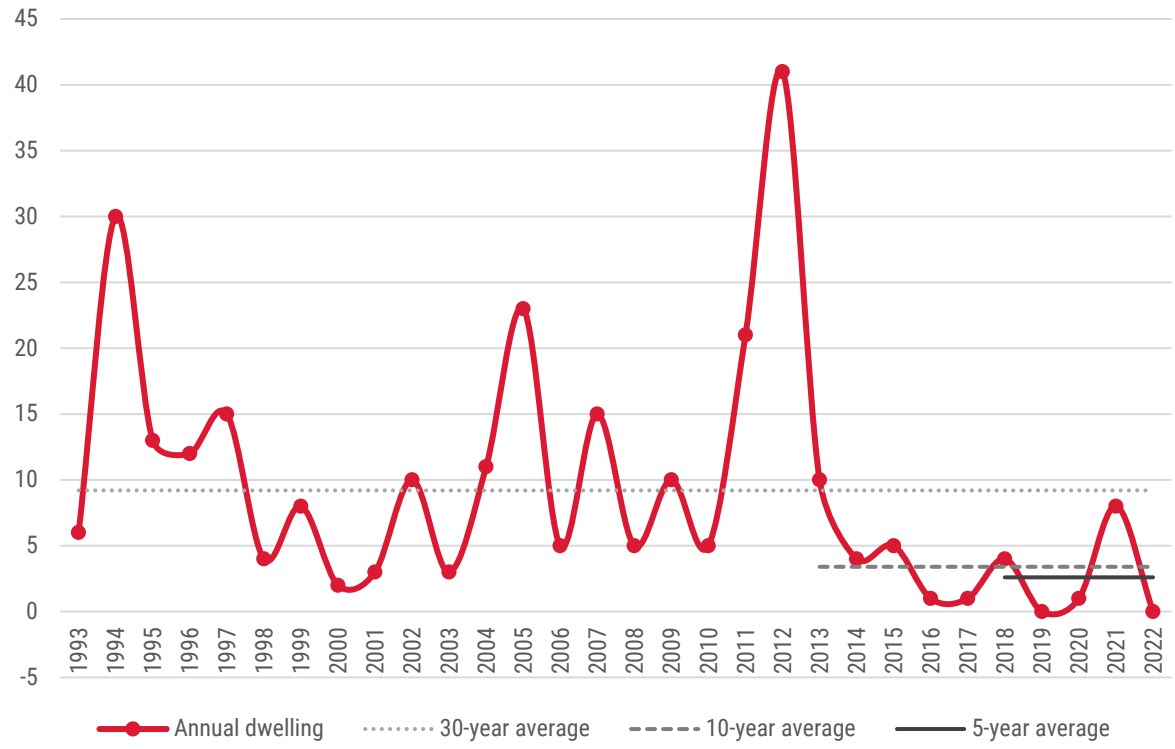
Ulverstone



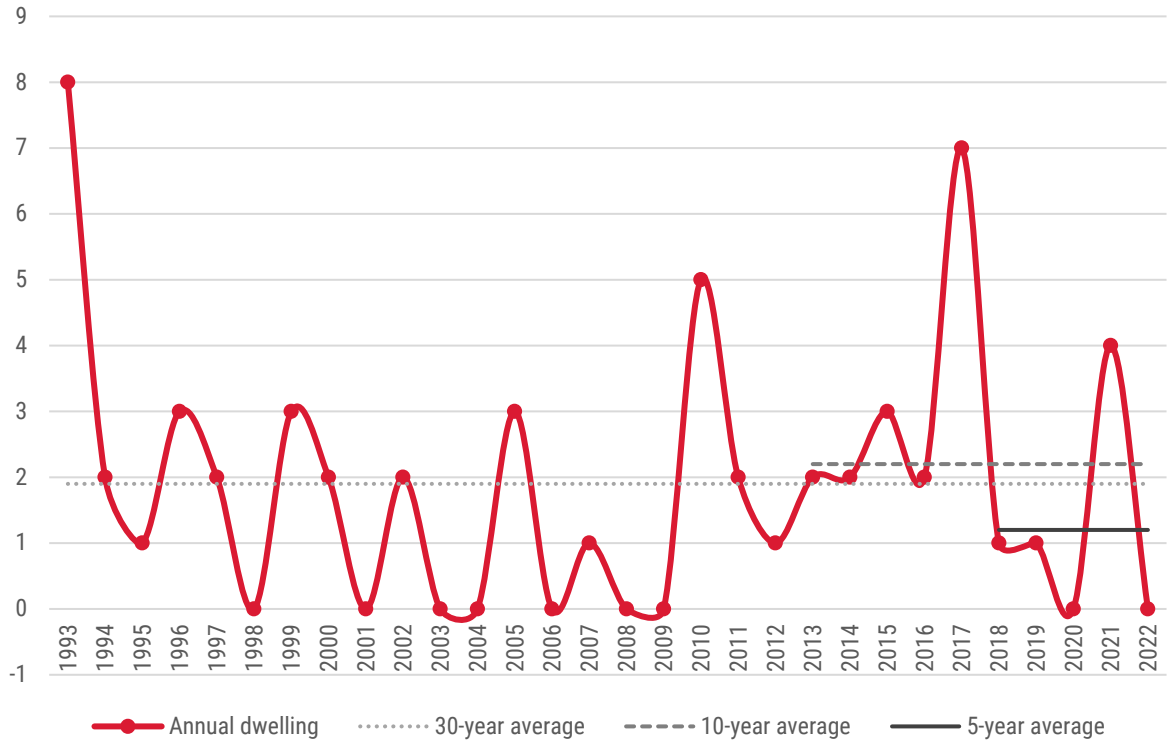
Central Coast Balance



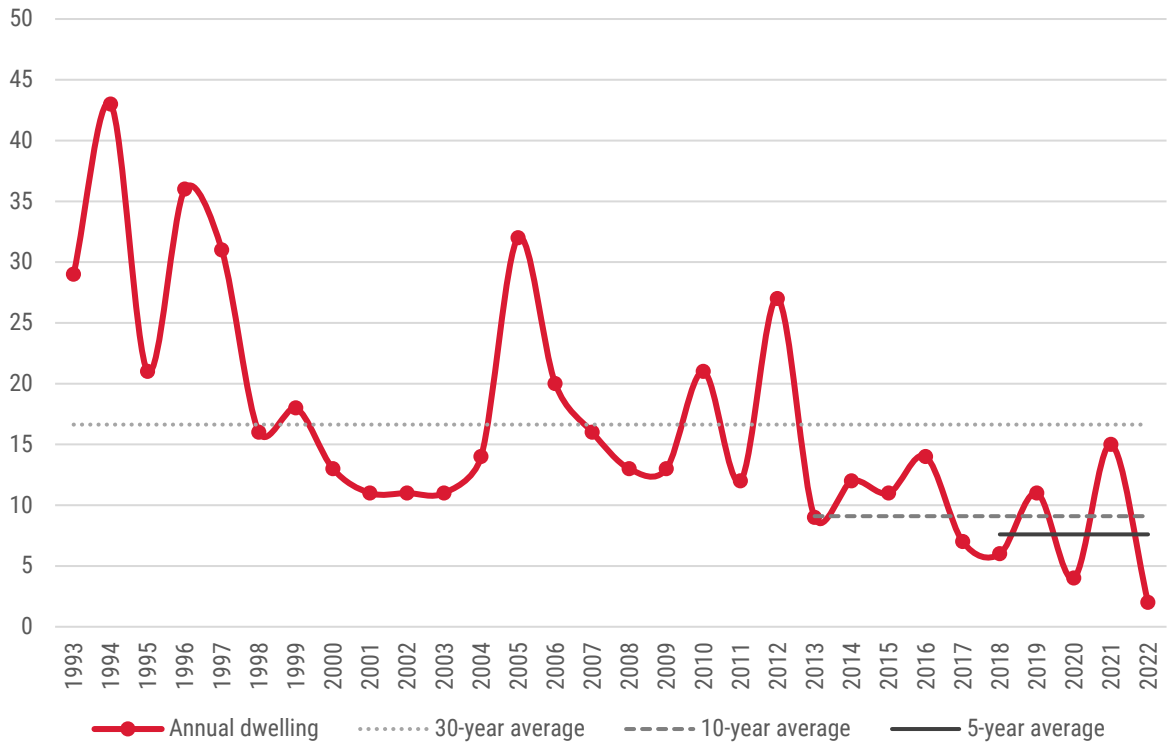
Smithton



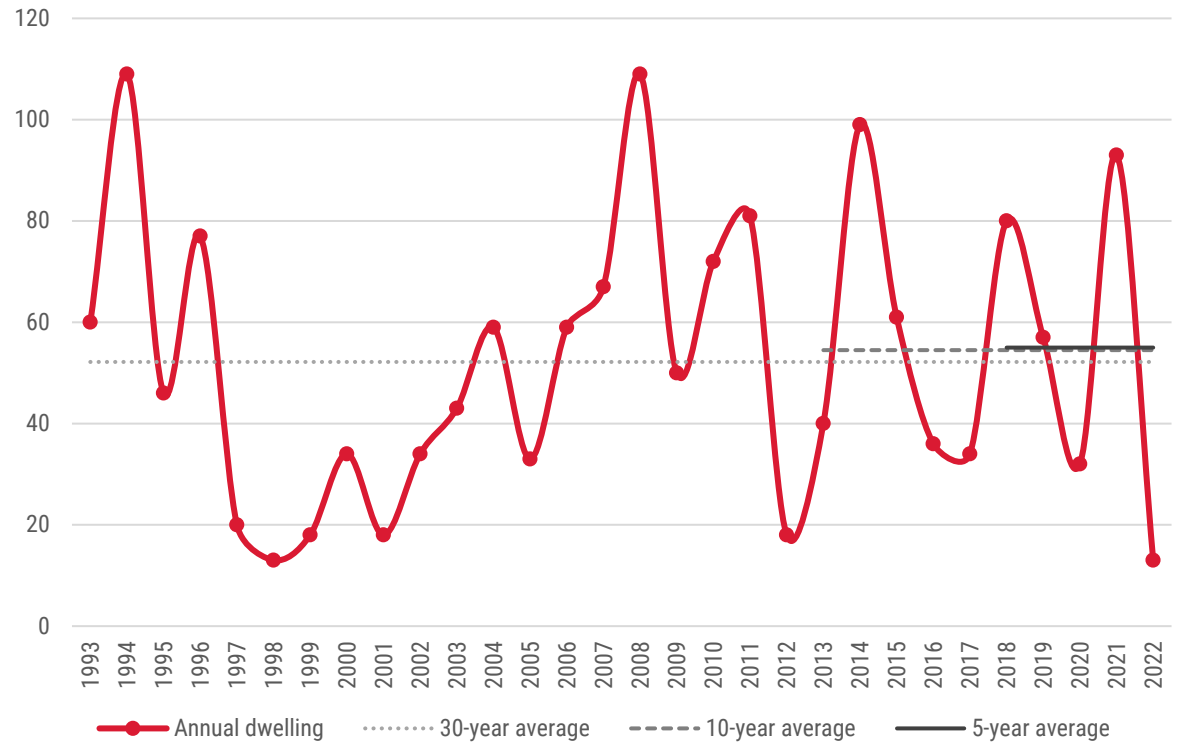
Stanley



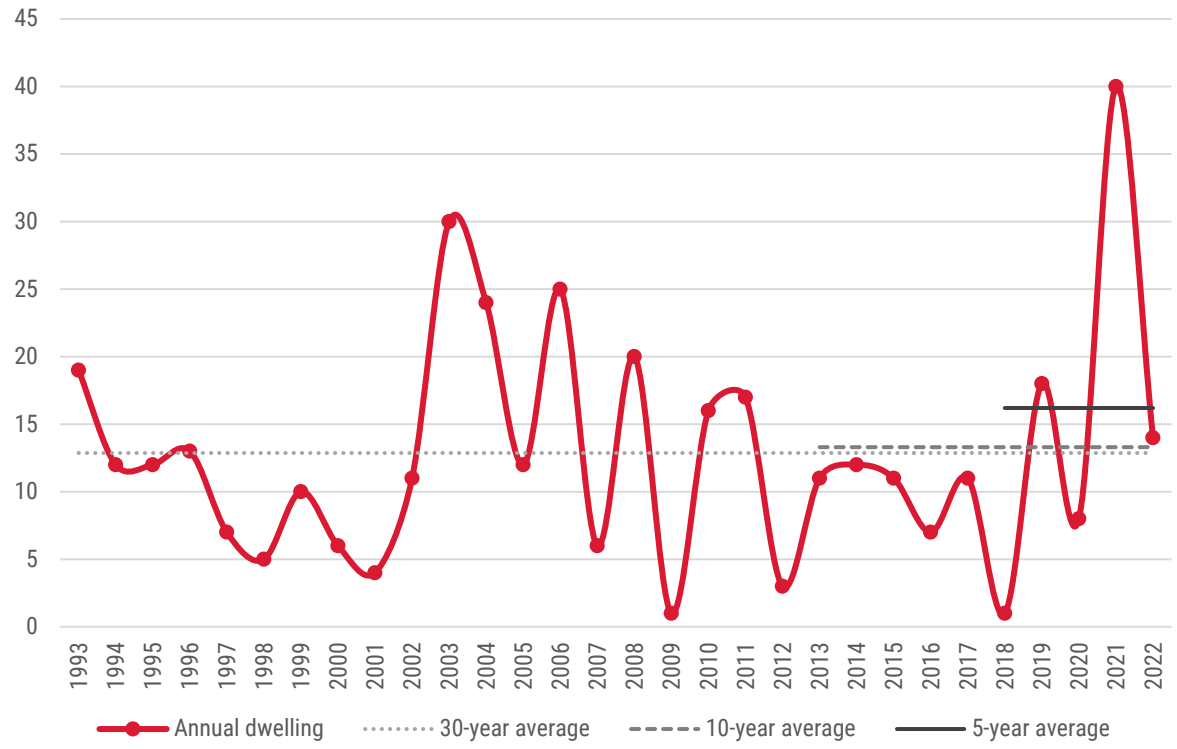
Circular Head Balance



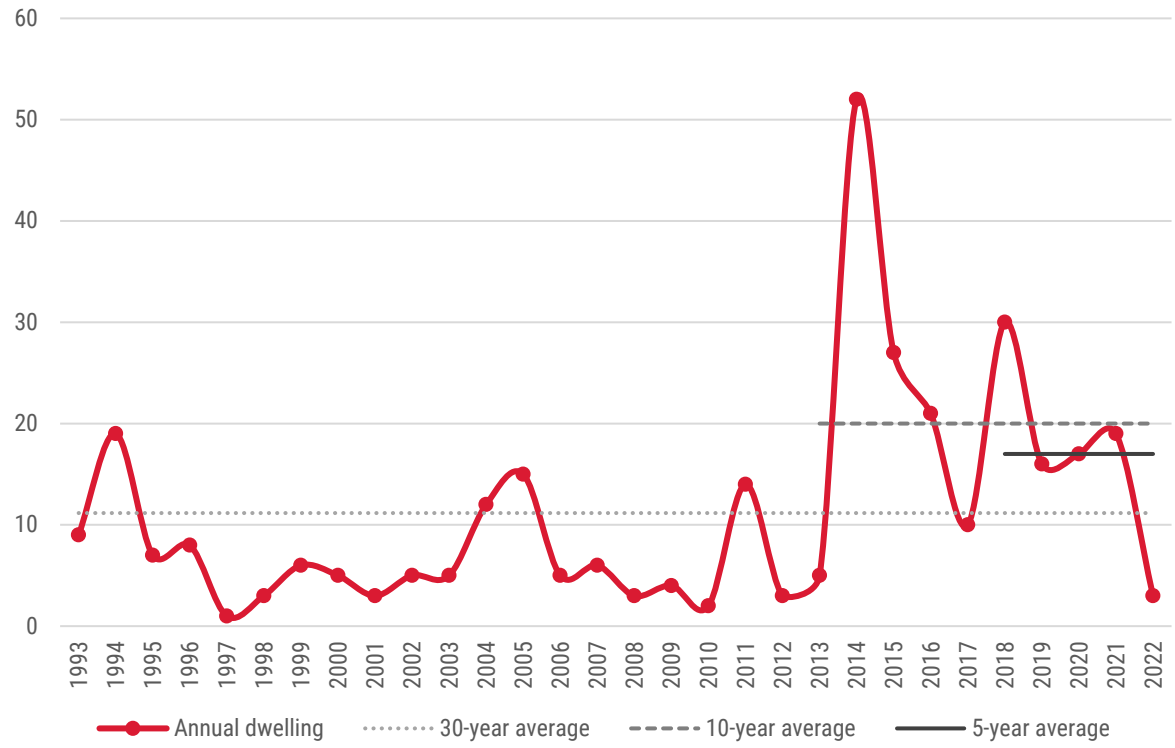
Devonport



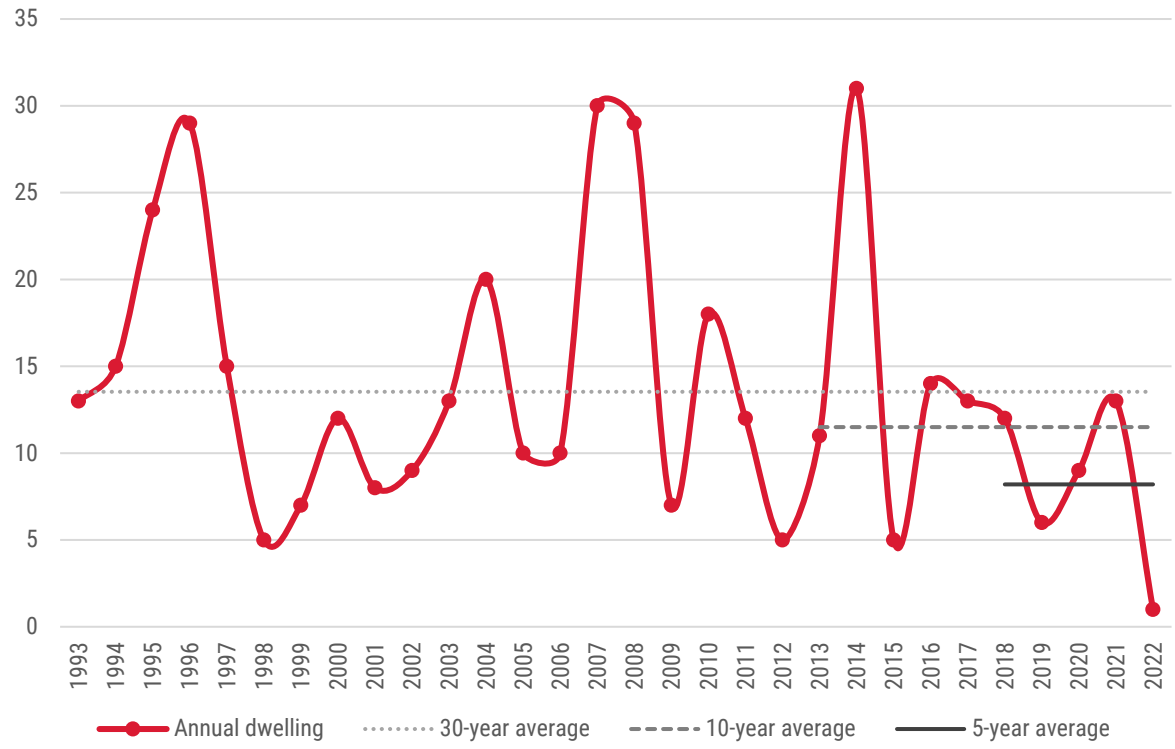
East Devonport



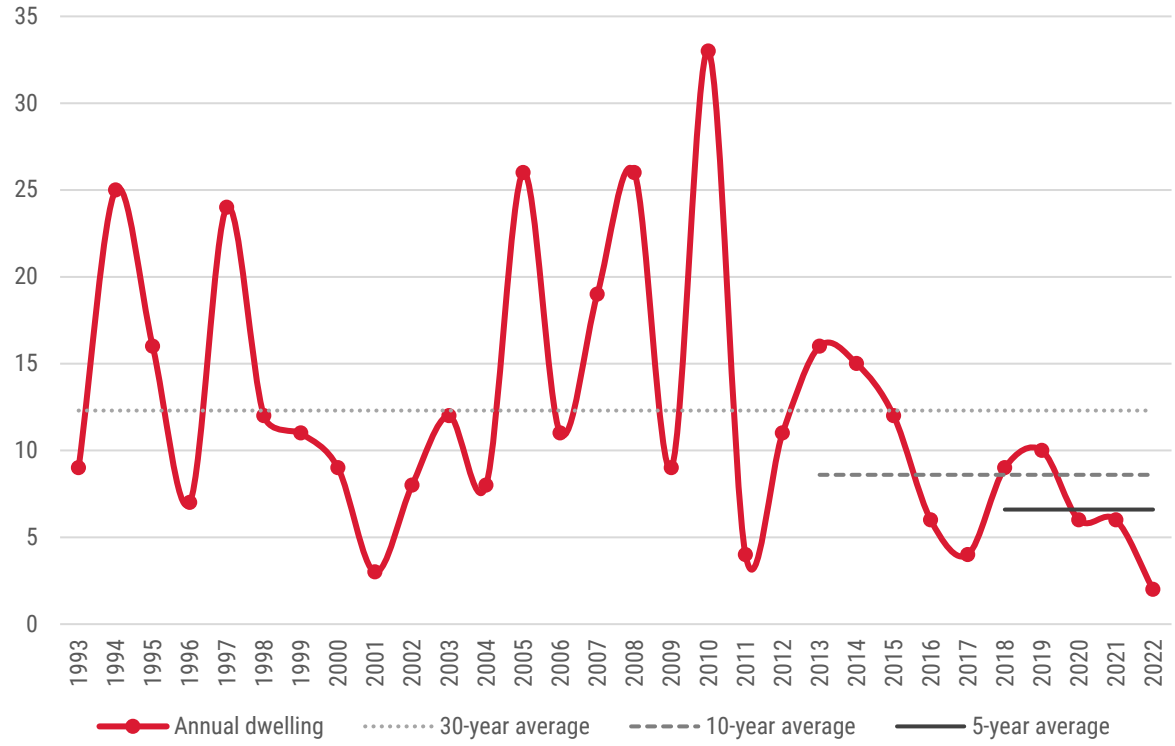
Spreyton



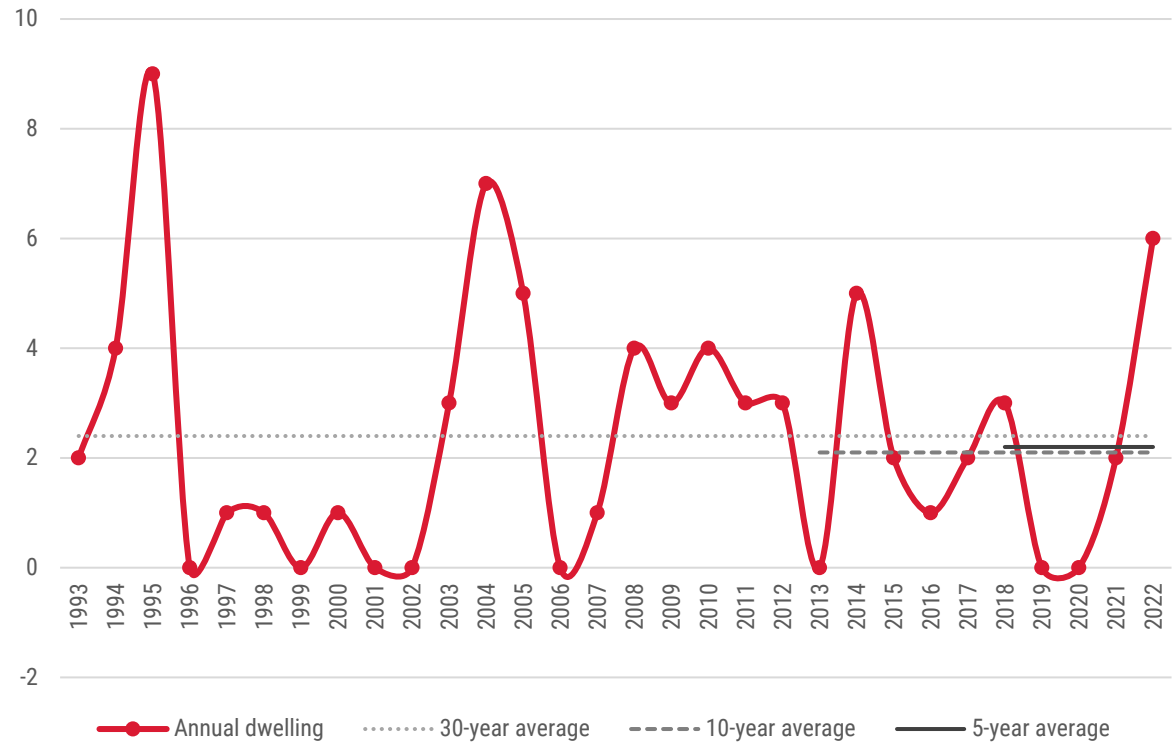
Devonport Balance



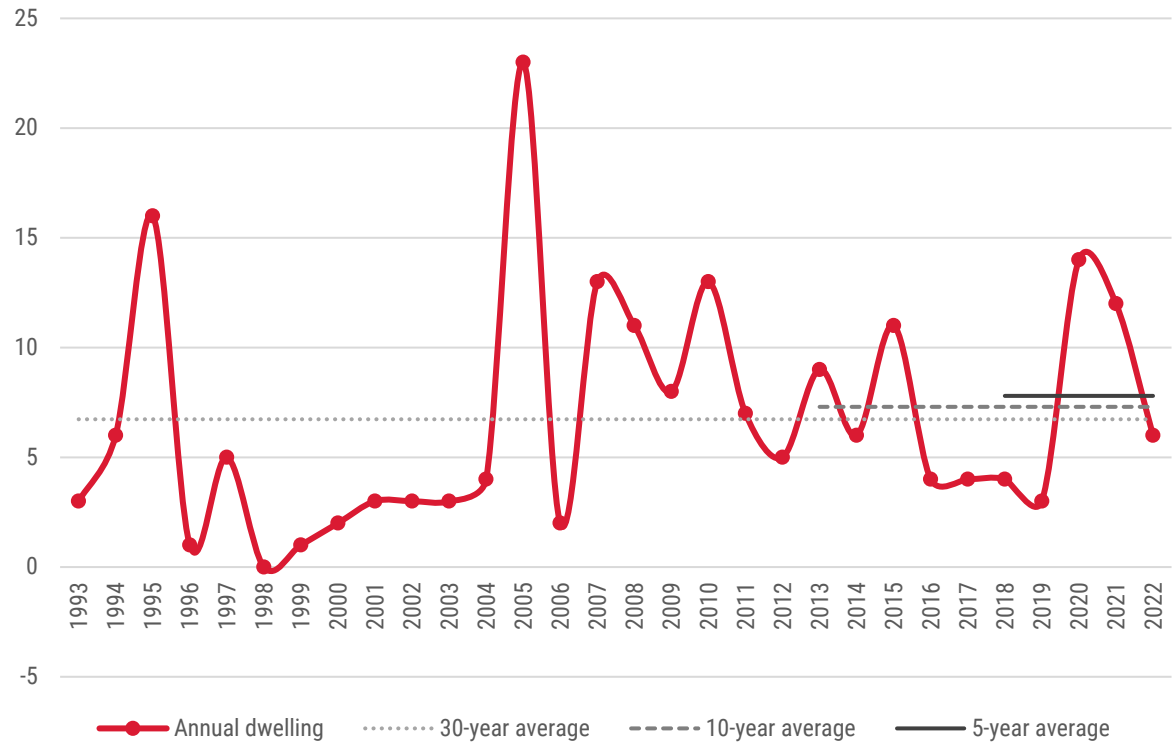
Acacia Hills



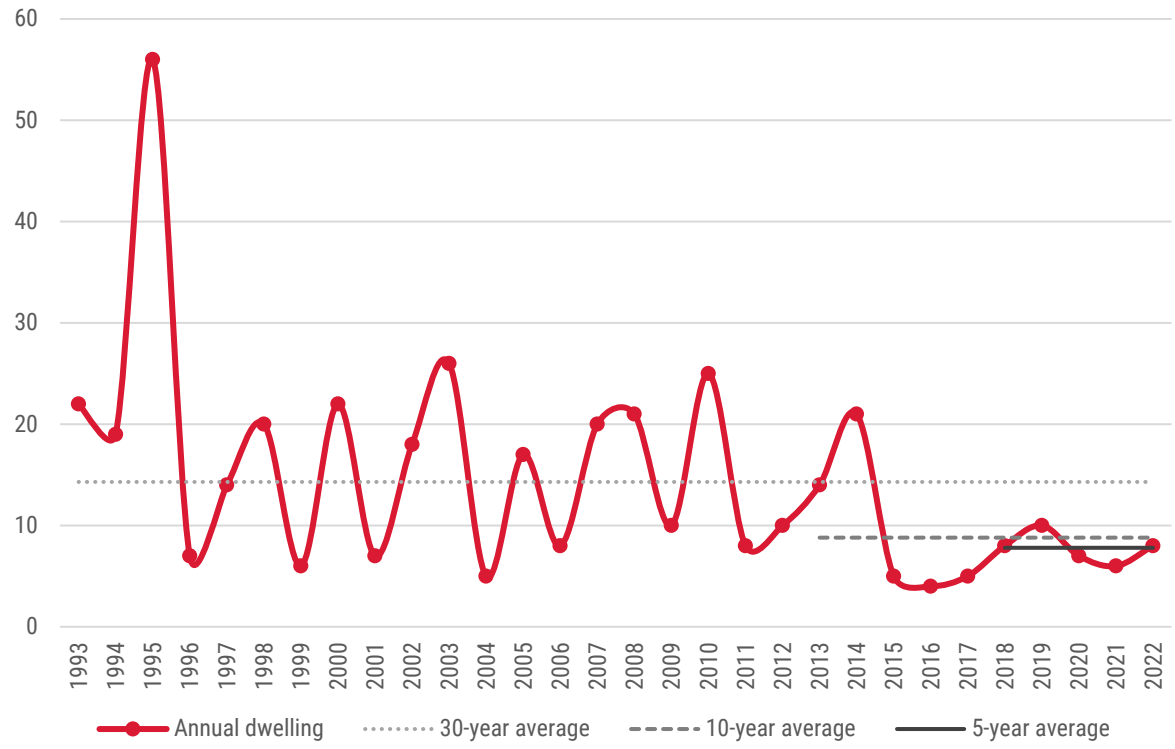
Railton



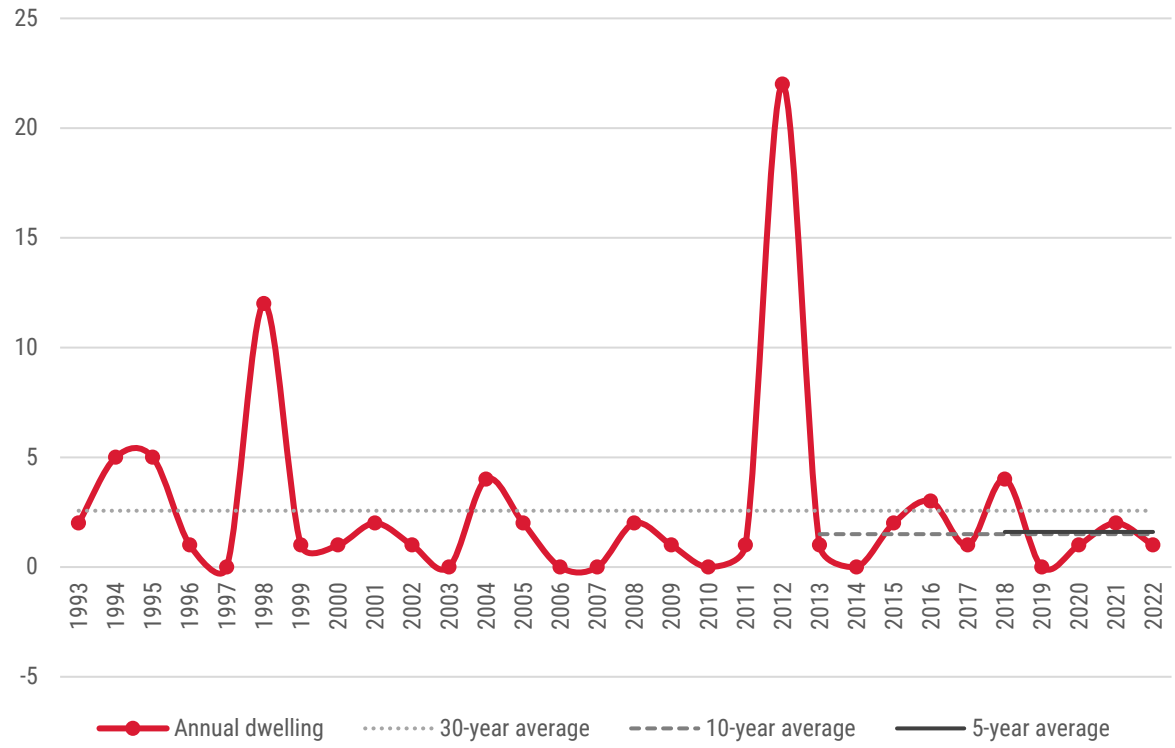
Sheffield



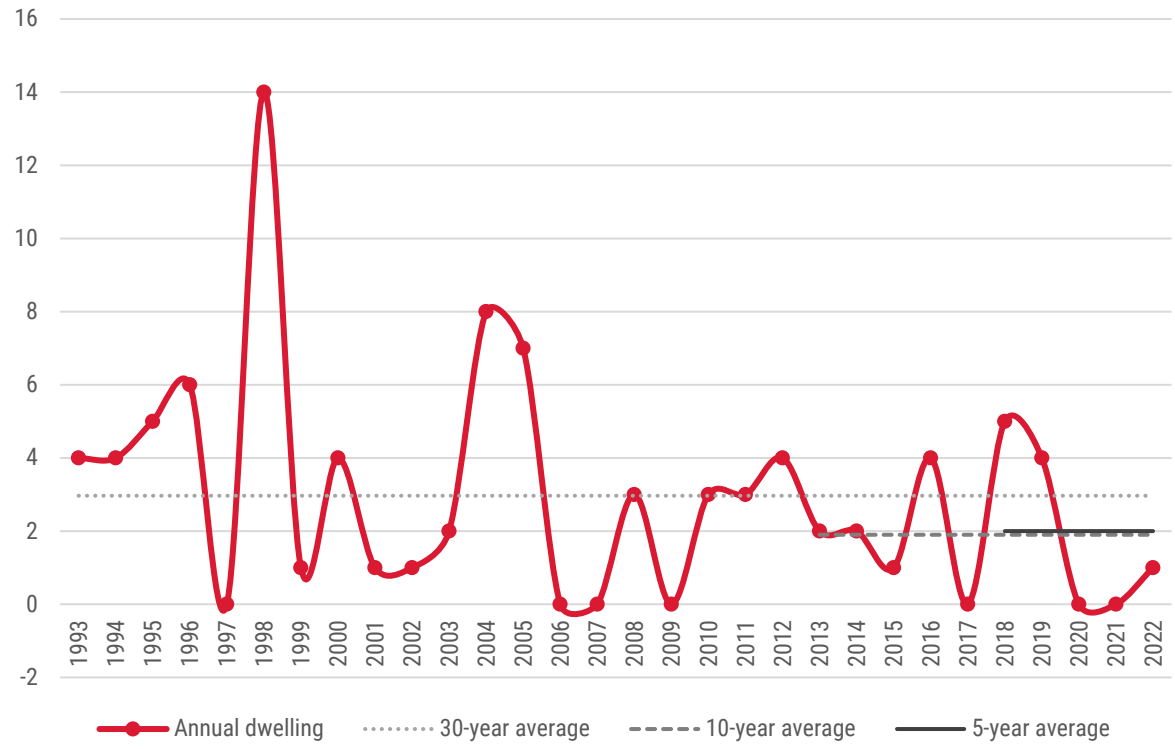
Kentish Balance



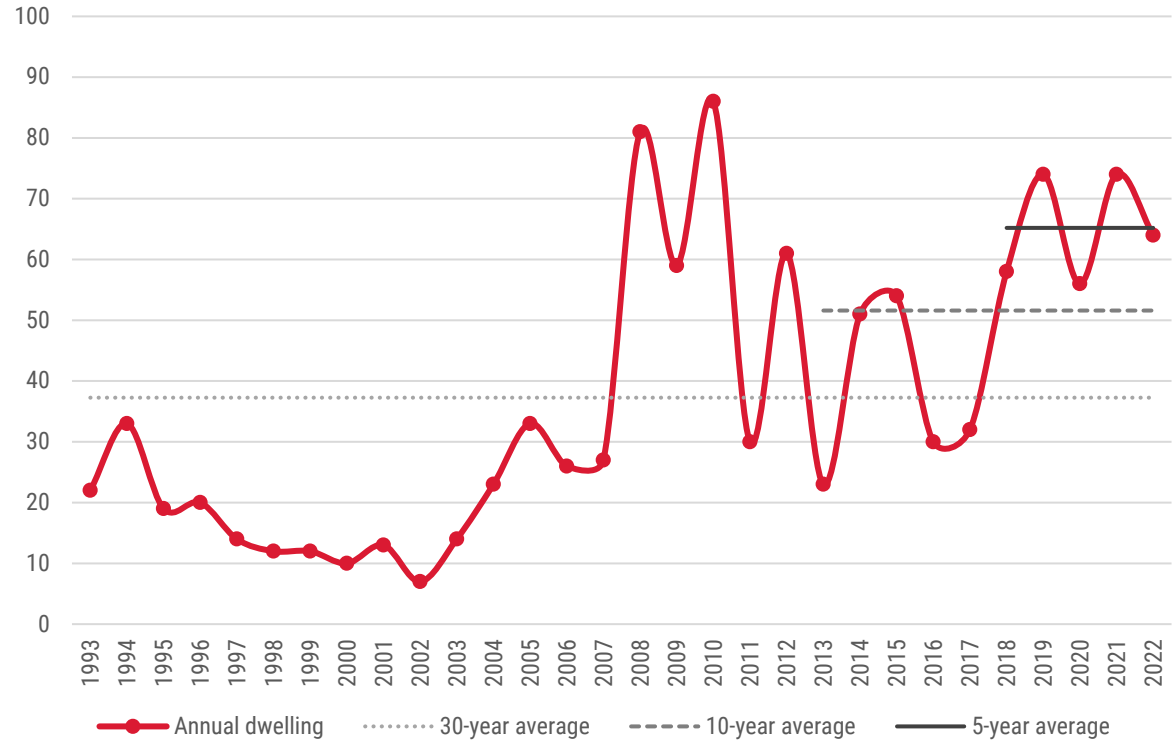
Currie



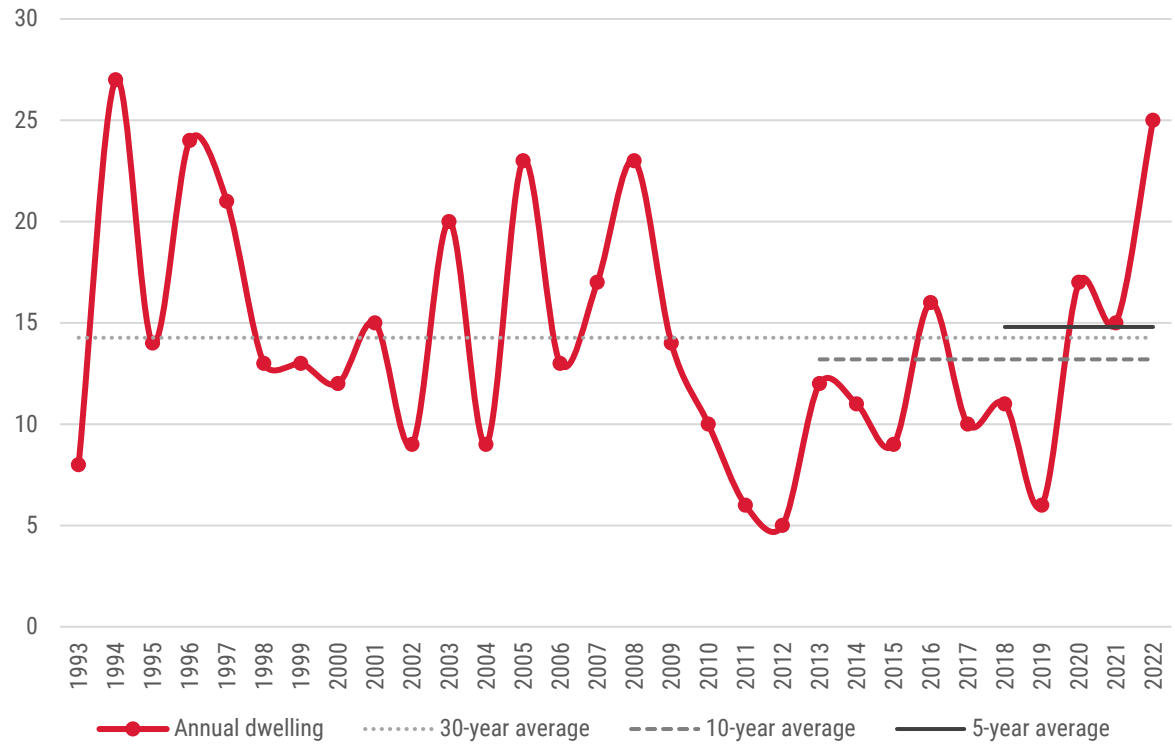
King Island Balance



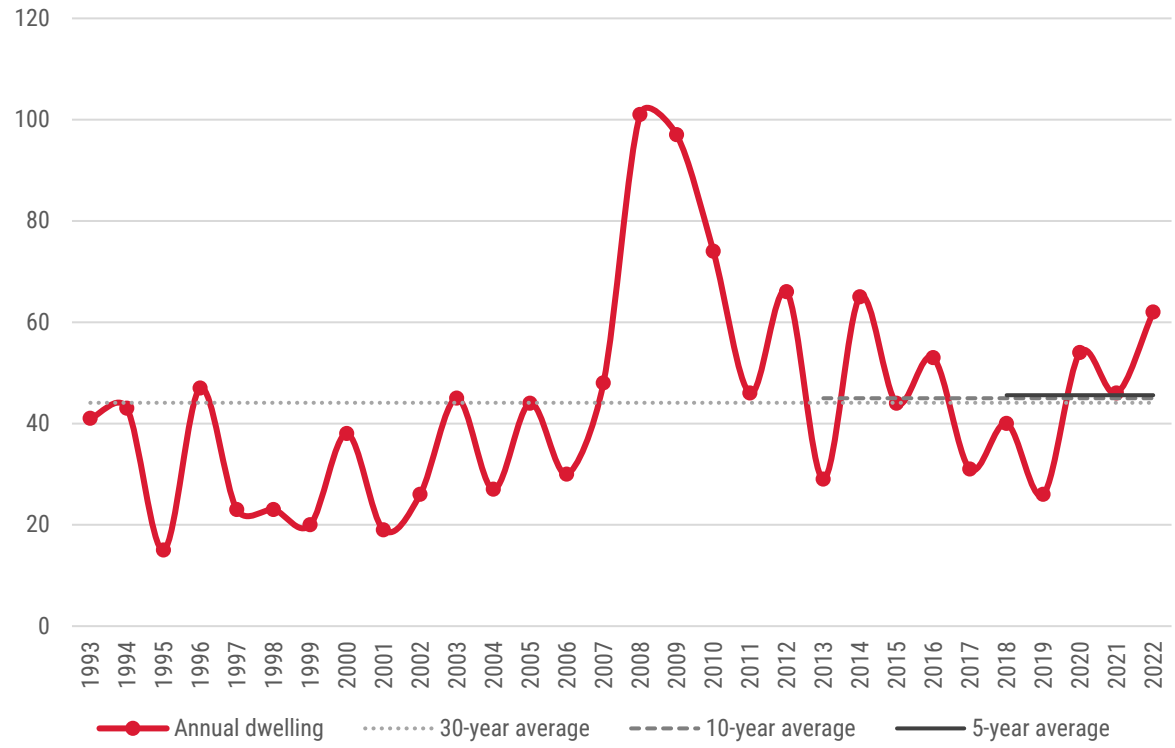
Latrobe Settlement



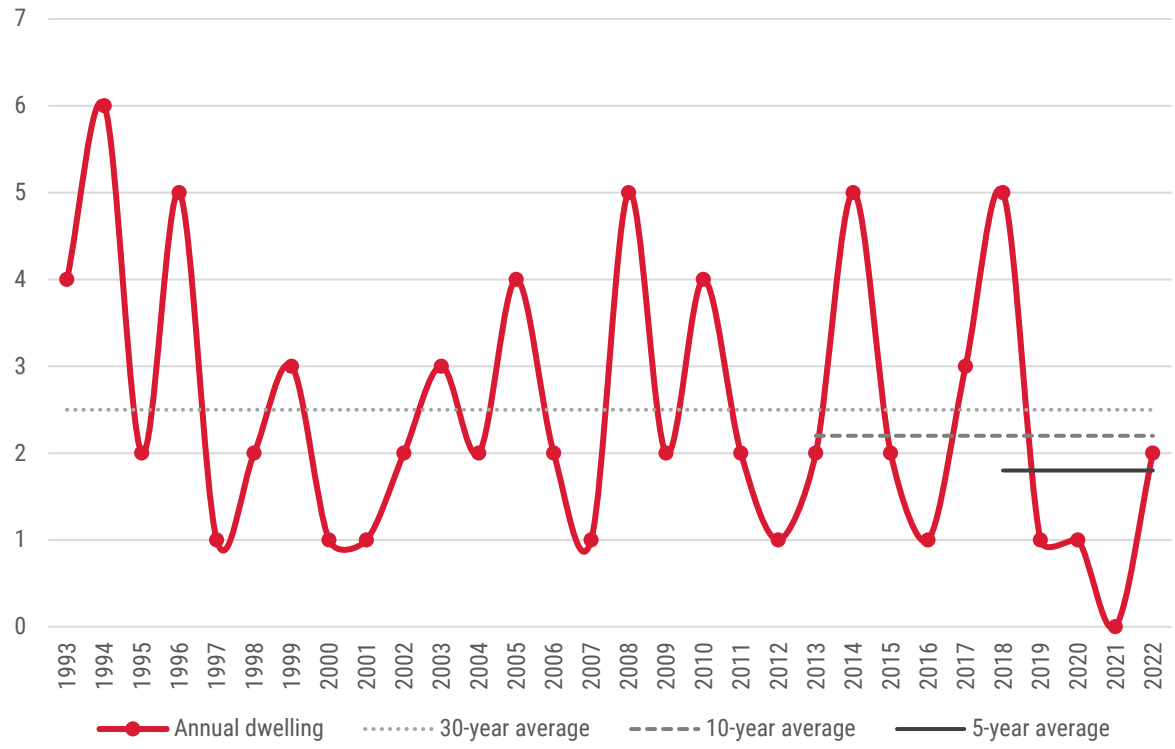
Port Sorell Hinterland



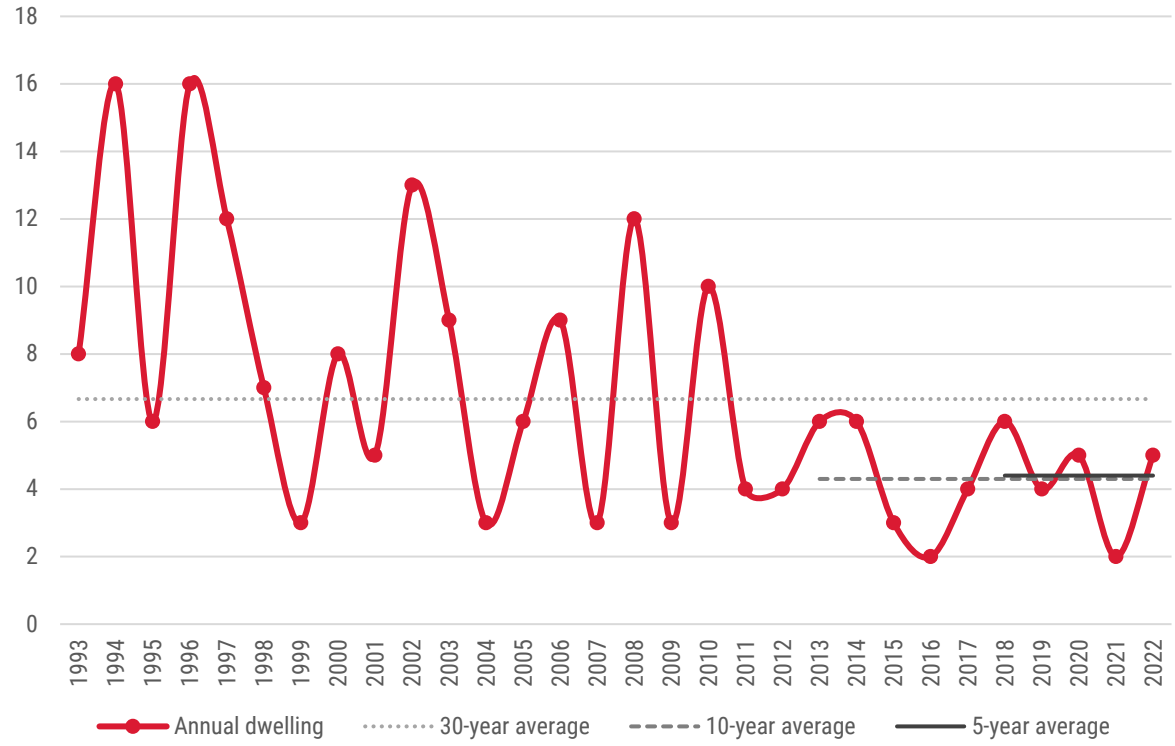
Port Sorell Settlement



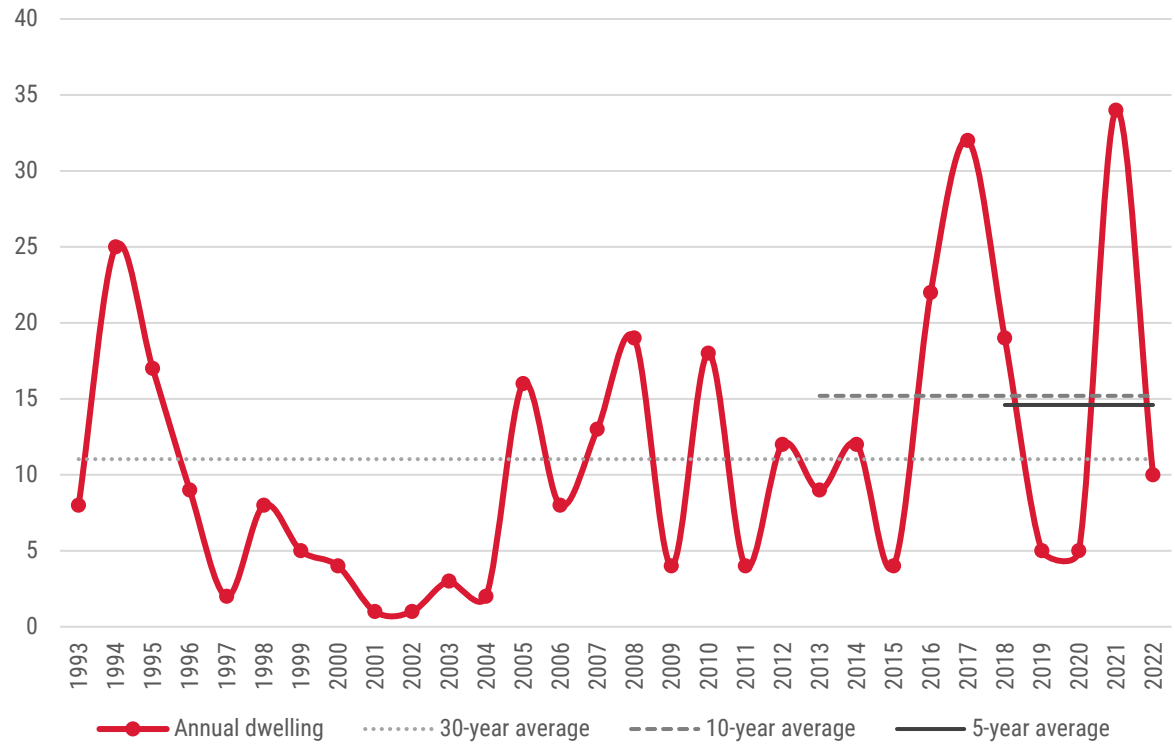
Tarleton Rural Residential



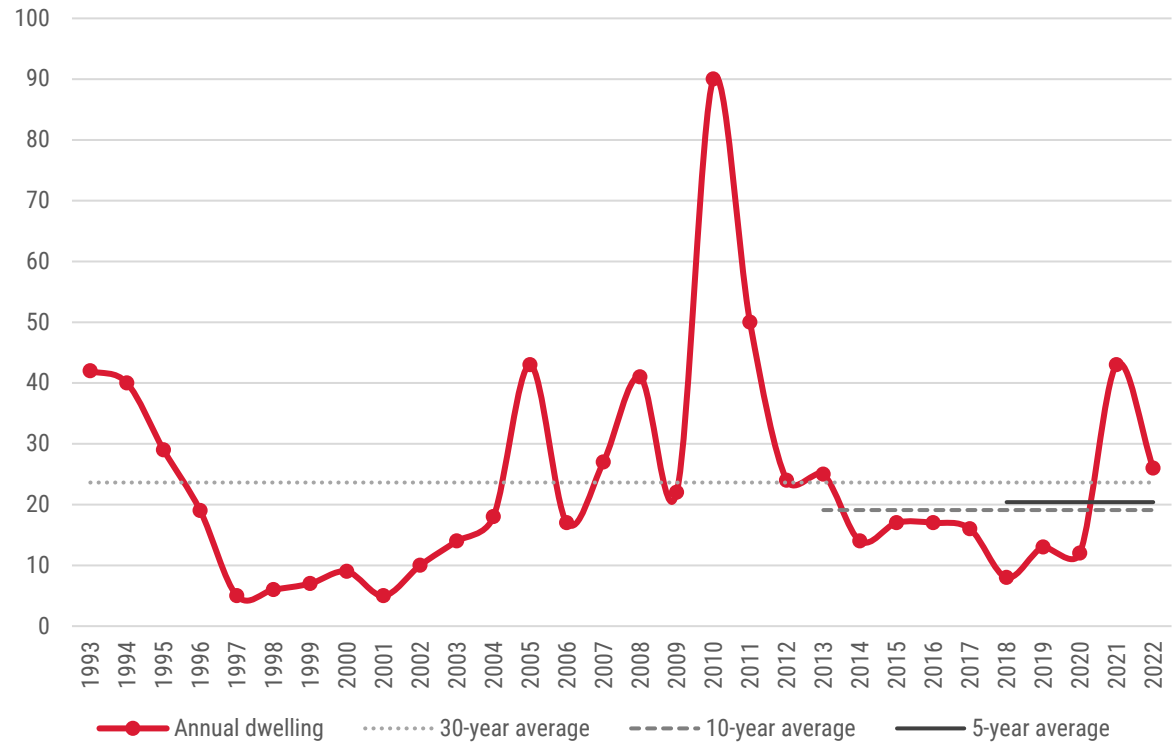
Latrobe Balance



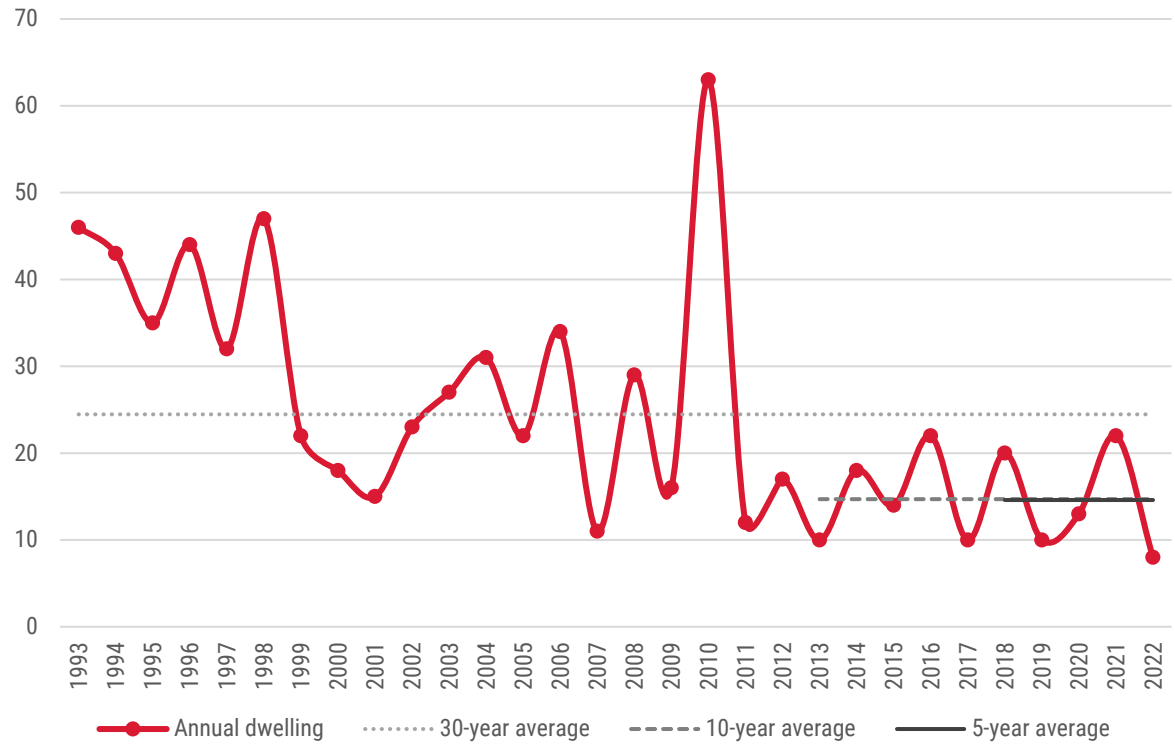
Somerset



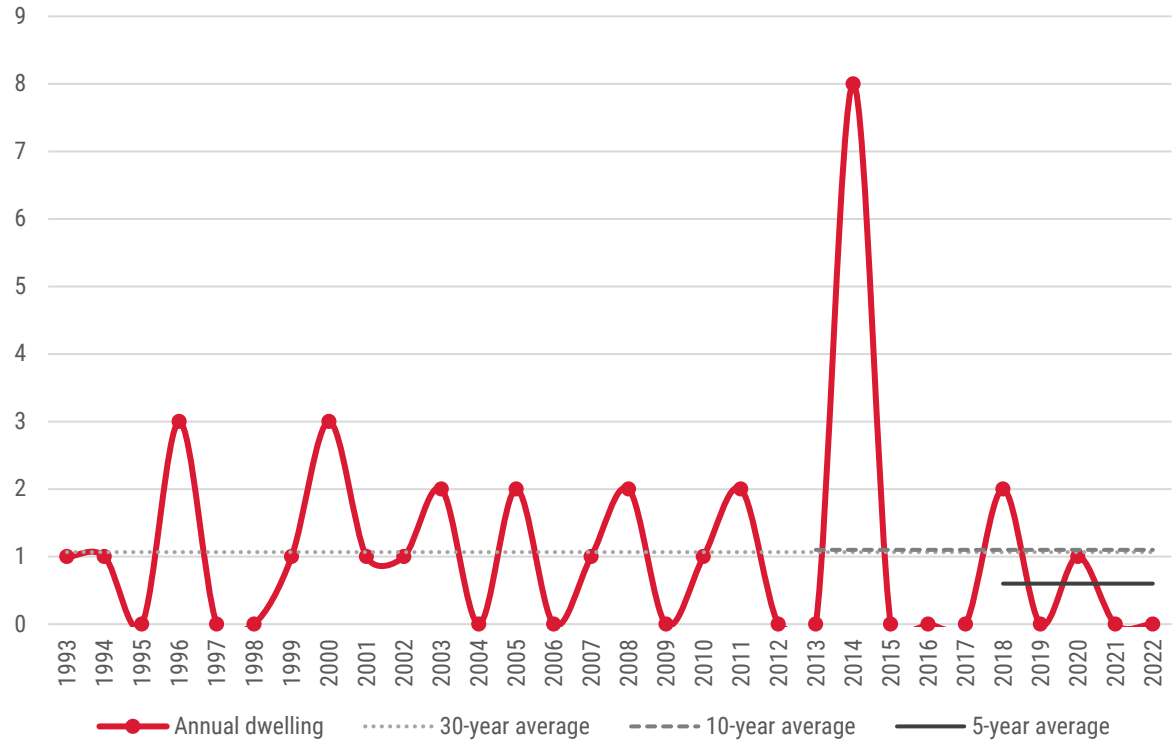
Wynyard



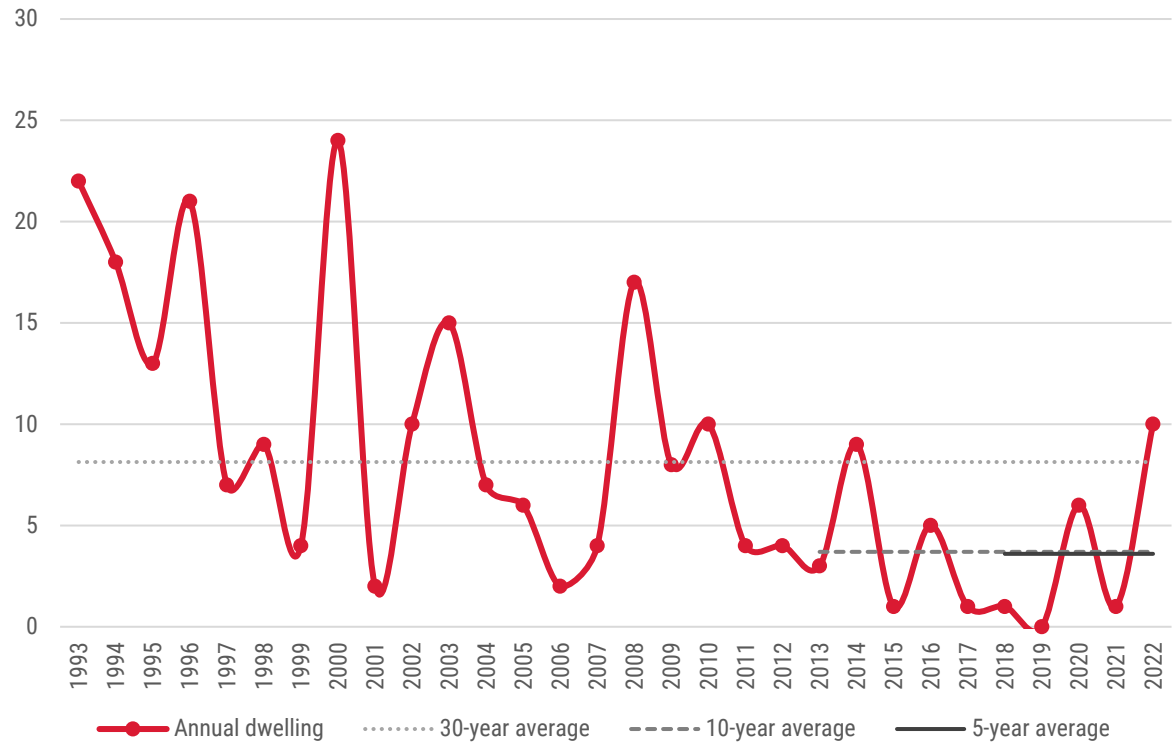
Waratah-Wynyard Balance



Queenstown



West Coast Balance



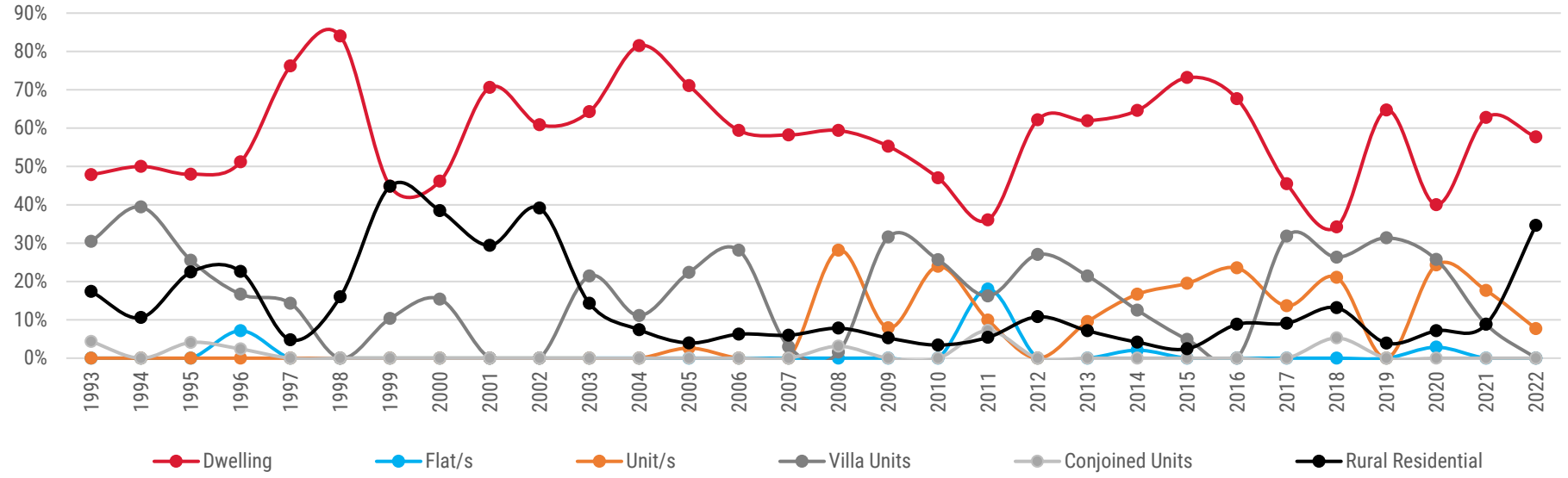
Appendix B – Annual dwelling construction trends by type

Dwelling types are derived from VISTAS land use classifications. Some categories, such as institutional residential accommodation and short stay visitor accommodation, are not shown in tables or charts. Charts only include some of the main residential land use categories.

LOCAL GOVERNMENT AREAS

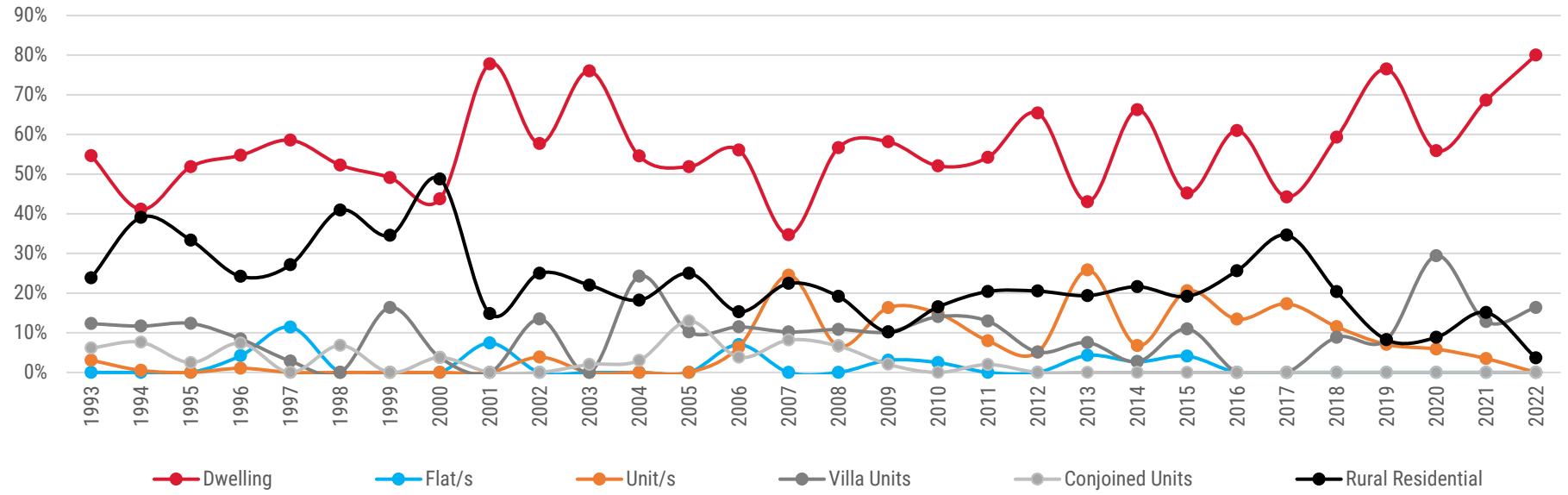
Burnie

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	18	22	54	19	39	38	21	55	40	23	26	31	30	23	10	13	33	28	64	15
Flat/S	0	0	0	0	0	0	0	0	20	0	0	1	0	0	0	0	0	2	0	0
Unit/S	0	0	2	0	0	18	3	28	11	0	4	8	8	8	3	8	0	17	18	2
Villa Units	6	3	17	9	2	1	12	30	18	10	9	6	2	0	7	10	16	18	9	0
Conjoined Units	0	0	0	0	0	2	0	0	8	0	0	0	0	0	0	2	0	0	0	0
Multiple Storey Units	0	0	0	2	22	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Rural Residential	4	2	3	2	4	5	2	4	6	4	3	2	1	3	2	5	2	5	9	9
Total	28	27	76	32	67	64	38	117	111	37	42	48	41	34	22	38	51	70	102	26



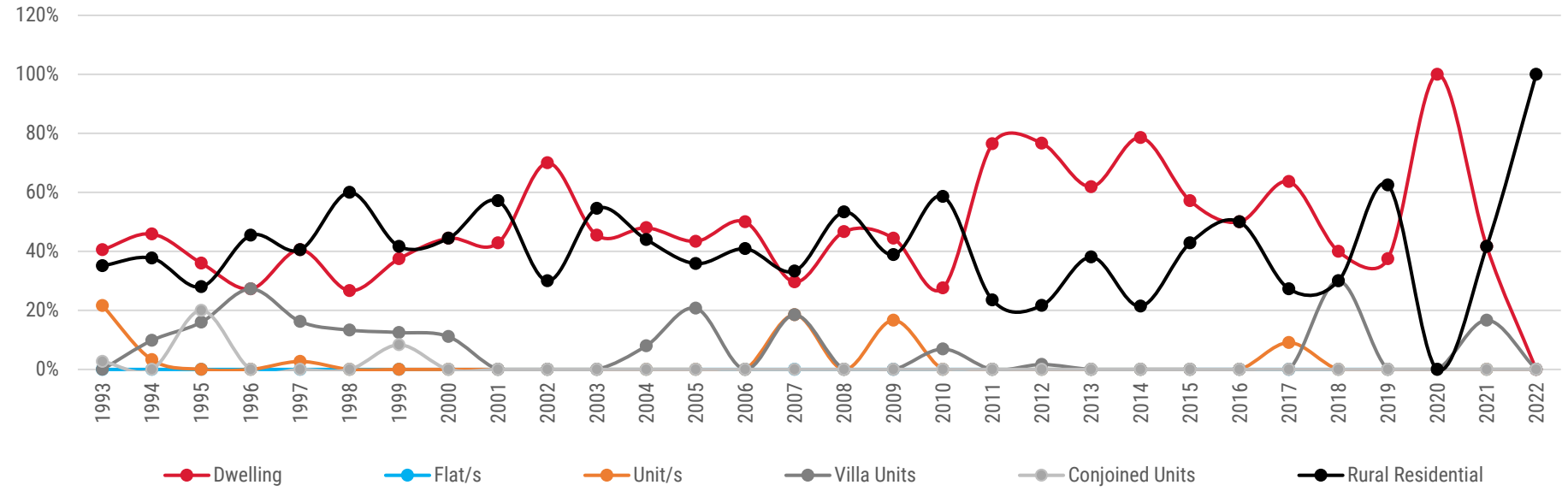
Central Coast

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	38	36	56	88	17	68	57	63	109	51	40	49	33	50	23	67	65	19	59	44
Flat/S	0	0	0	11	0	0	3	3	0	0	4	2	3	0	0	0	0	0	0	0
Unit/S	0	0	0	10	12	8	16	18	16	4	24	5	15	11	9	13	6	2	3	0
Villa Units	0	16	11	18	5	13	10	17	26	4	7	2	8	0	0	10	7	10	11	9
Conjoined Units	1	2	14	6	4	8	2	0	4	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	5	3	0	0	0	0	2	0	0	0	0	0
Rural Residential	11	12	27	24	11	23	10	20	41	16	18	16	14	21	18	23	7	3	13	2
Total	50	66	108	157	49	120	98	121	201	78	93	74	73	82	52	113	85	34	86	55



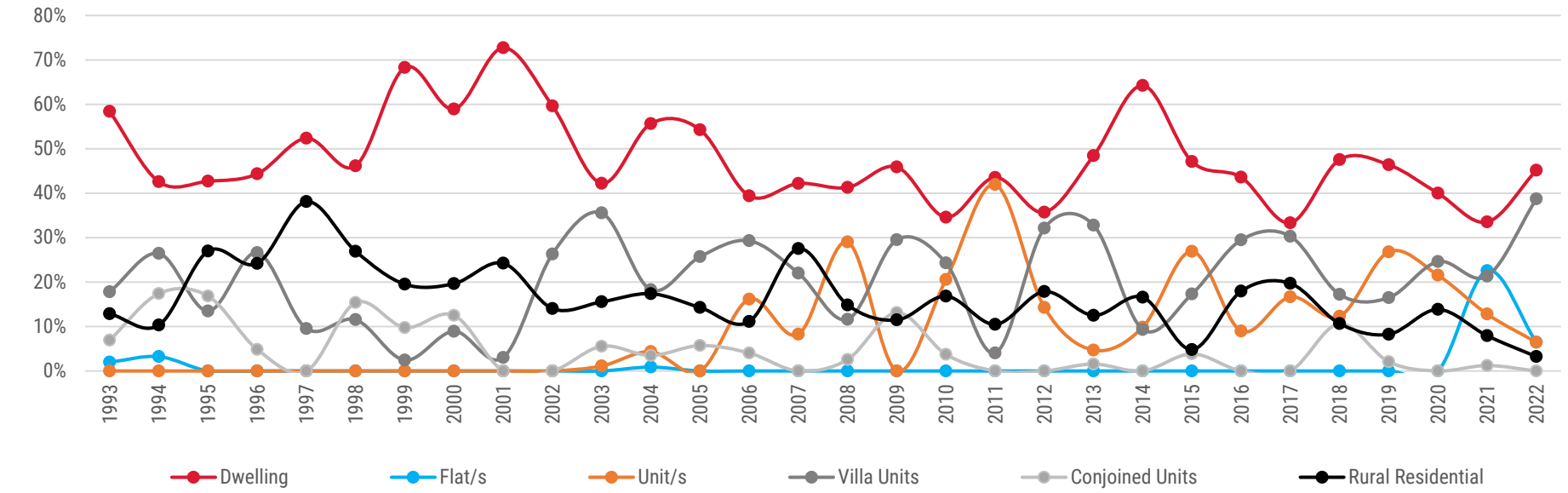
Circular Head

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	5	12	23	11	8	7	8	8	26	46	13	11	8	6	7	4	3	3	10	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	5	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0
Villa Units	0	2	11	0	5	0	0	2	0	1	0	0	0	0	0	3	0	0	4	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	6	11	19	9	9	8	7	17	8	13	8	3	6	6	3	3	5	0	10	1
Total	11	25	53	22	27	15	18	29	34	60	21	14	14	12	11	10	8	3	24	1



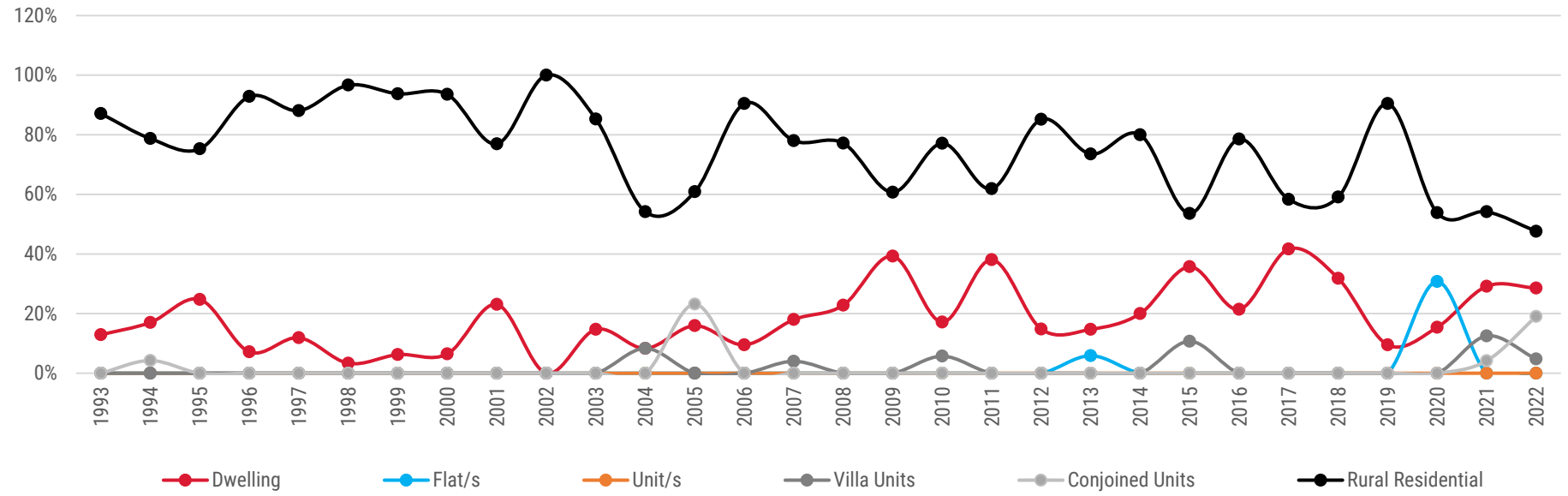
Devonport

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	38	64	38	39	46	64	28	37	54	10	31	124	49	34	22	58	45	26	55	14
Flat/S	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	2
Unit/S	1	5	0	16	9	45	0	22	52	4	3	19	28	7	11	15	26	14	21	2
Villa Units	32	21	18	29	24	18	18	26	5	9	21	18	18	23	20	21	16	16	35	12
Conjoined Units	5	4	4	4	0	4	8	4	0	0	1	0	4	0	0	13	2	0	2	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0	0	1	0
Rural Residential	14	20	10	11	30	23	7	18	13	5	8	32	5	14	13	13	8	9	13	1
Total	90	115	70	99	109	155	61	107	124	28	64	193	104	78	66	122	97	65	164	31



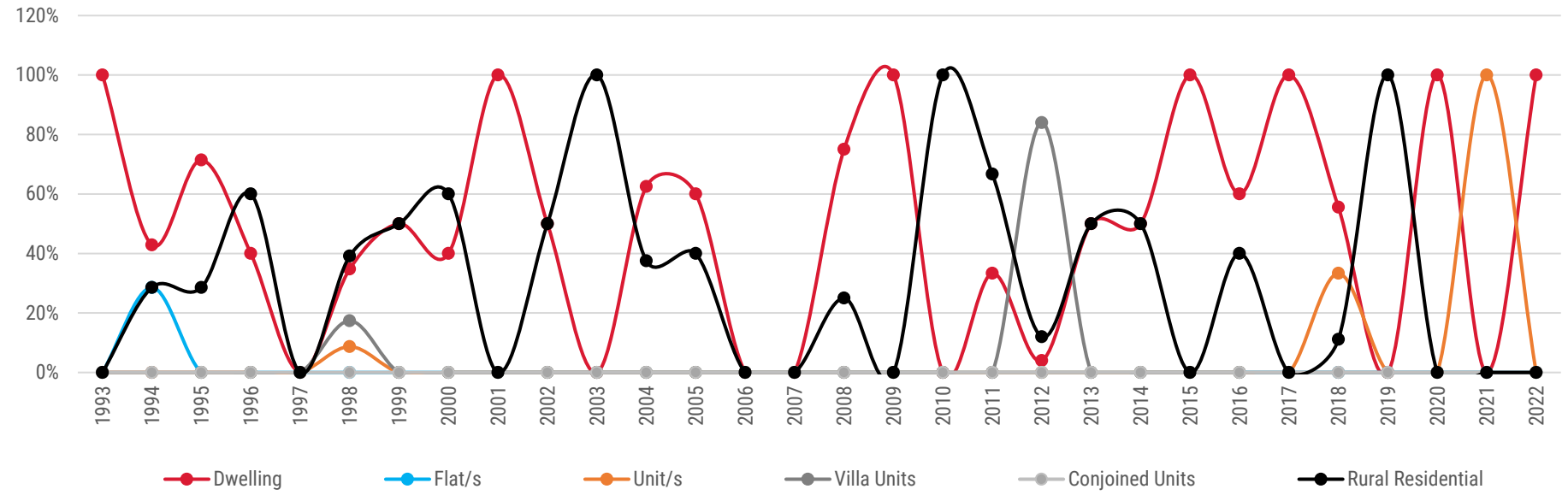
Kentish

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	5	2	11	2	9	13	11	12	8	4	5	8	10	3	5	7	2	4	7	6
Flat/S	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	8	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	2	0	0	2	0	0	4	0	0	0	0	3	0	0	0	0	0	3	1
Conjoined Units	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	7	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0
Rural Residential	29	13	42	19	39	44	17	54	13	23	25	32	15	11	7	13	19	14	13	10
Total	34	24	69	21	50	57	28	70	21	27	34	40	28	14	12	22	21	26	24	21



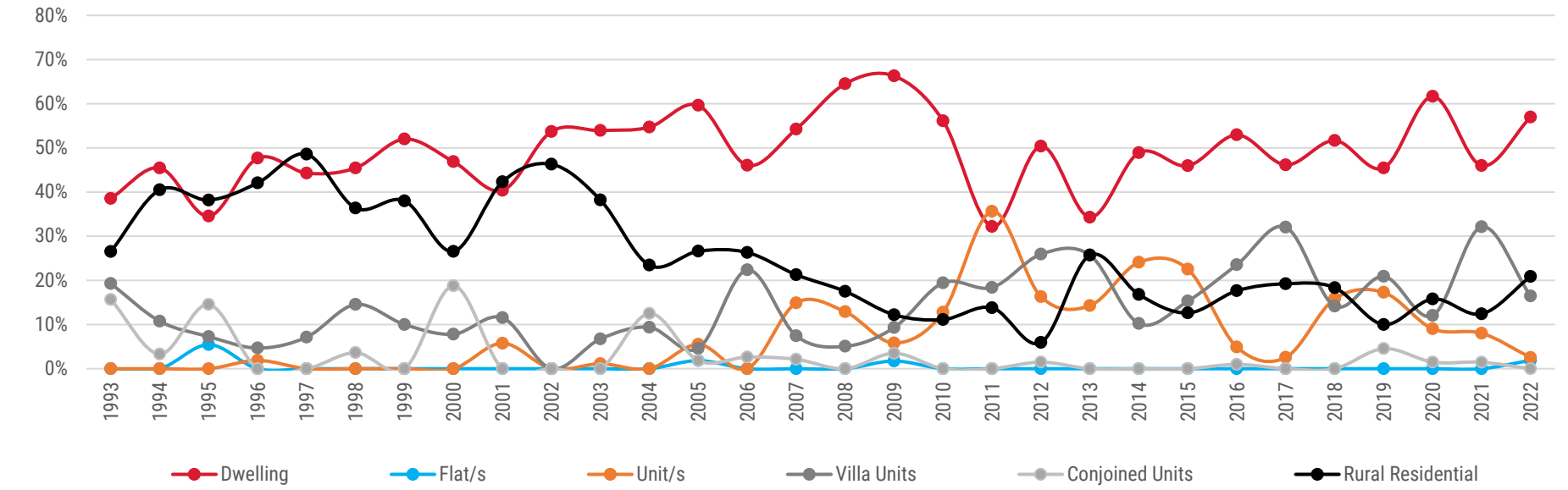
King Island

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	5	3	0	0	3	1	0	1	1	1	1	3	3	1	5	0	1	0	2
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	2	0
Villa Units	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	2	3	2	0	0	1	0	2	2	3	1	1	0	2	0	1	3	0	0	0
Total	2	8	5	0	0	4	1	2	3	25	2	2	3	5	1	9	3	1	2	2



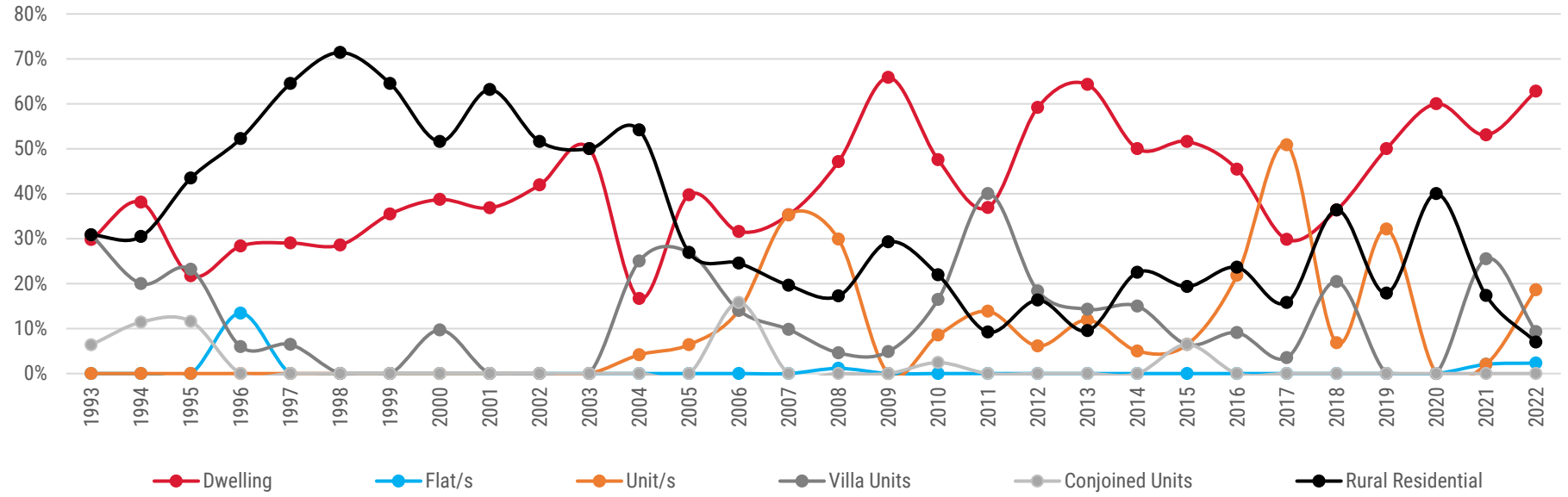
Latrobe

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	48	35	65	35	51	140	114	101	28	68	24	67	51	54	36	62	50	82	63	90
Flat/S	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Unit/S	1	0	6	0	14	28	10	23	31	22	10	33	25	5	2	19	19	12	11	4
Villa Units	6	6	5	17	7	11	16	35	16	35	18	14	17	24	25	17	23	16	44	26
Conjoined Units	0	8	2	2	2	0	6	0	0	2	0	0	0	1	0	0	5	2	2	0
Multiple Storey Units	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	2	0	0	0	1	0	0	0	0	4	0	0	0	2	0	0	2
Rural Residential	34	15	29	20	20	38	21	20	12	8	18	23	14	18	15	22	11	21	17	33
Total	89	64	109	76	94	217	172	180	87	135	70	137	111	102	78	120	110	133	137	158



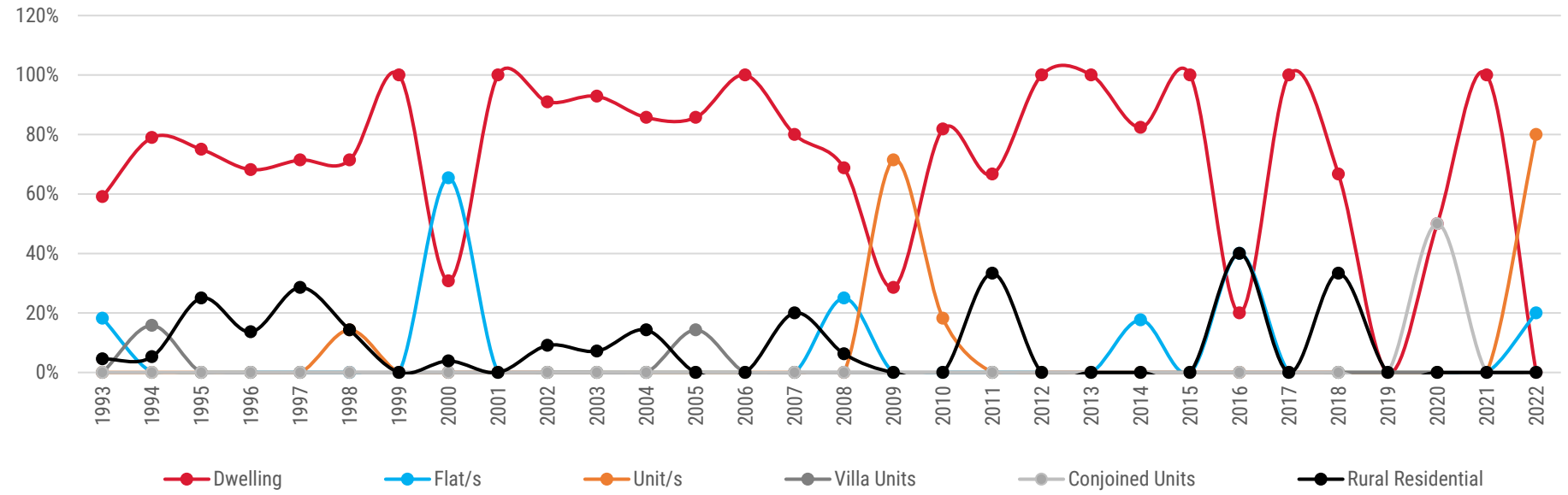
Waratah-Wynyard

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	21	8	31	18	18	41	27	78	24	29	27	20	16	25	17	16	14	18	52	27
Flat/S	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	1
Unit/S	0	2	5	8	18	26	0	14	9	3	5	2	2	12	29	3	9	0	2	8
Villa Units	0	12	21	8	5	4	2	27	26	9	6	6	2	5	2	9	0	0	25	4
Conjoined Units	0	0	0	9	0	0	0	4	0	0	0	0	2	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	5	0	0	0	0	2	0	0	0	0	0	0	0
Rural Residential	21	26	21	14	10	15	12	36	6	8	4	9	6	13	9	16	5	12	17	3
Total	42	48	78	57	51	87	41	164	65	49	42	40	31	55	57	44	28	30	98	43



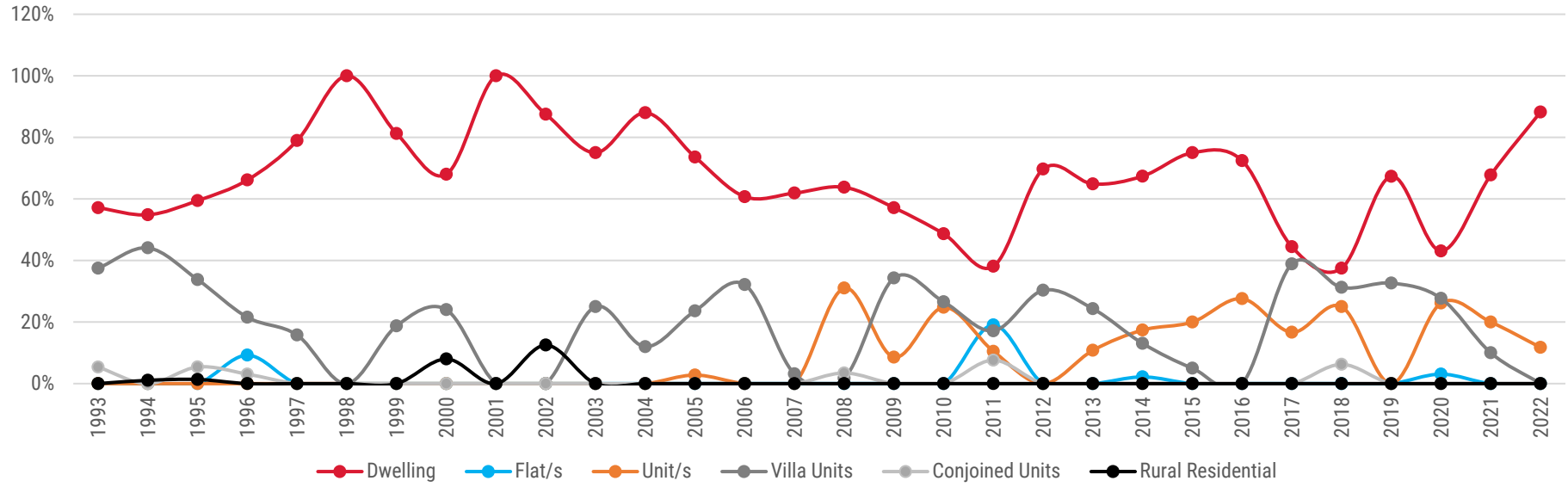
West Coast

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	13	6	6	2	4	11	2	9	4	3	3	14	1	1	1	2	0	3	1	0
Flat/S	0	0	0	0	0	4	0	0	0	0	0	3	0	2	0	0	0	0	0	2
Unit/S	0	0	0	0	0	0	5	2	0	0	0	0	0	0	0	0	0	0	0	8
Villa Units	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	1	1	0	0	1	1	0	0	2	0	0	0	0	2	0	1	0	0	0	0
Total	14	7	7	2	5	16	7	11	6	3	3	17	1	5	1	3	0	6	1	10



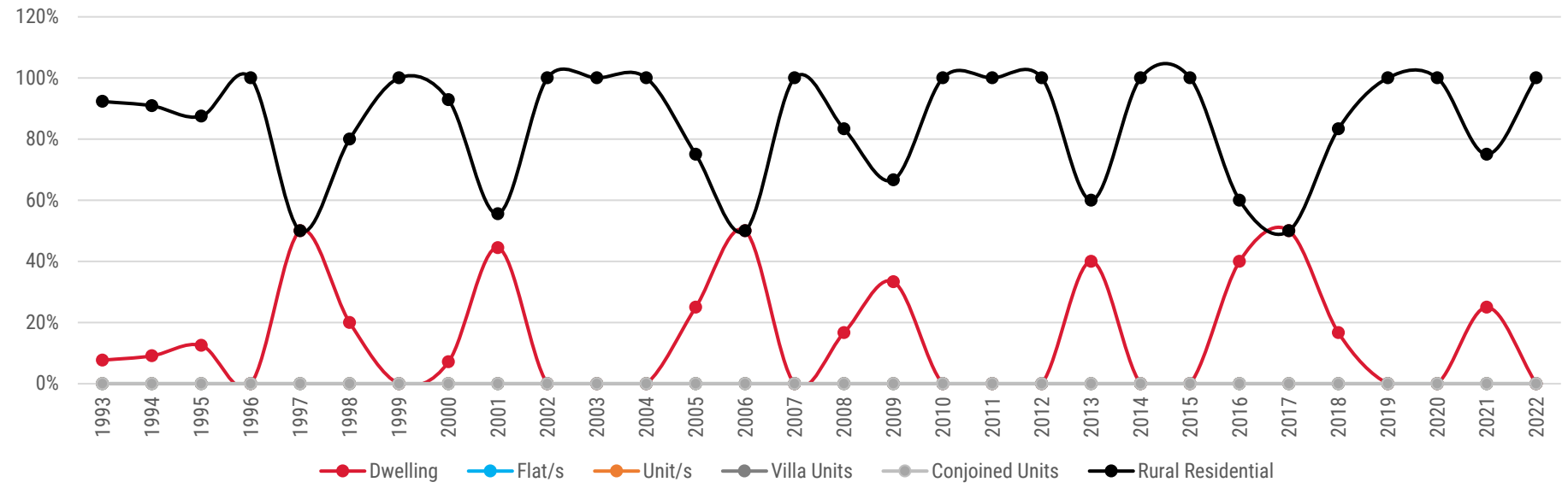
Burnie

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	18	22	53	17	39	37	20	55	40	23	24	31	30	21	8	12	33	28	61	15
Flat/S	0	0	0	0	0	0	0	0	20	0	0	1	0	0	0	0	0	2	0	0
Unit/S	0	0	2	0	0	18	3	28	11	0	4	8	8	8	3	8	0	17	18	2
Villa Units	6	3	17	9	2	1	12	30	18	10	9	6	2	0	7	10	16	18	9	0
Conjoined Units	0	0	0	0	0	2	0	0	8	0	0	0	0	0	0	2	0	0	0	0
Multiple Storey Units	0	0	0	2	22	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Rural Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	24	25	72	28	63	58	35	113	105	33	37	46	40	29	18	32	49	65	90	17



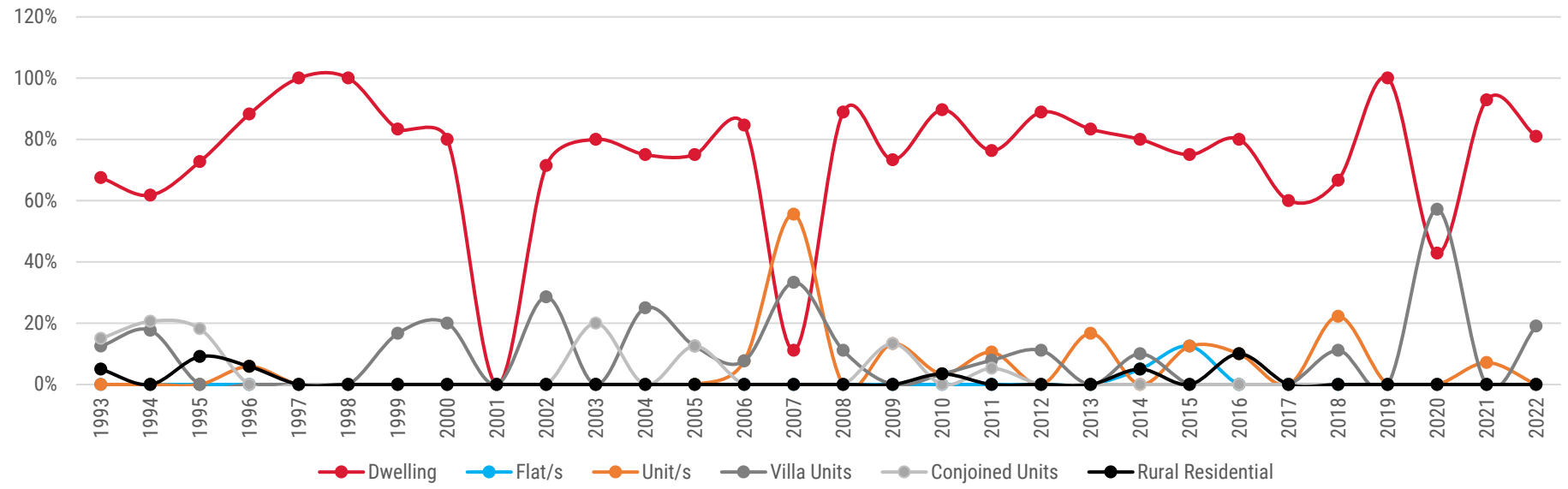
Burnie Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	1	2	0	1	1	0	0	0	2	0	0	2	2	1	0	0	3	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	4	2	3	2	4	5	2	4	6	4	3	2	1	3	2	5	2	5	9	9
Total	4	2	4	4	4	6	3	4	6	4	5	2	1	5	4	6	2	5	12	9



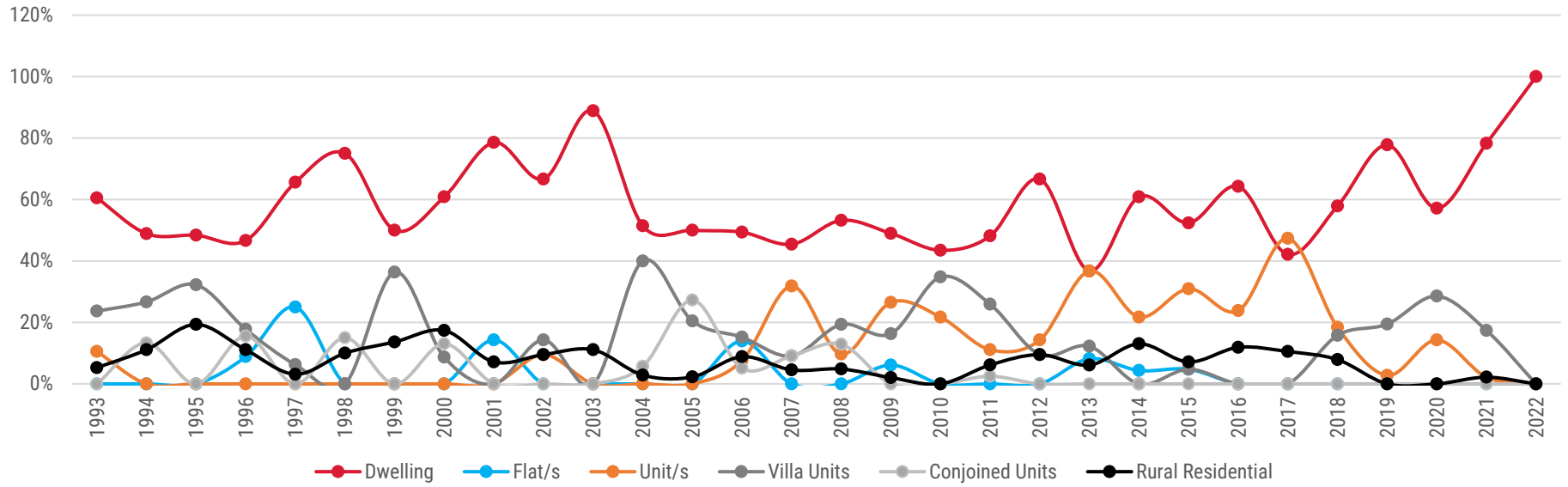
Penguin

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	4	6	12	22	1	8	11	26	29	16	10	16	6	8	3	12	18	3	13	17
Flat/S	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
Unit/S	0	0	0	2	5	0	2	1	4	0	2	0	1	1	0	4	0	0	1	0
Villa Units	0	2	2	2	3	1	0	1	3	2	0	2	0	0	0	2	0	4	0	4
Conjoined Units	1	0	2	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0
Total	5	8	16	26	9	9	15	29	38	18	12	20	8	10	5	18	18	7	14	21



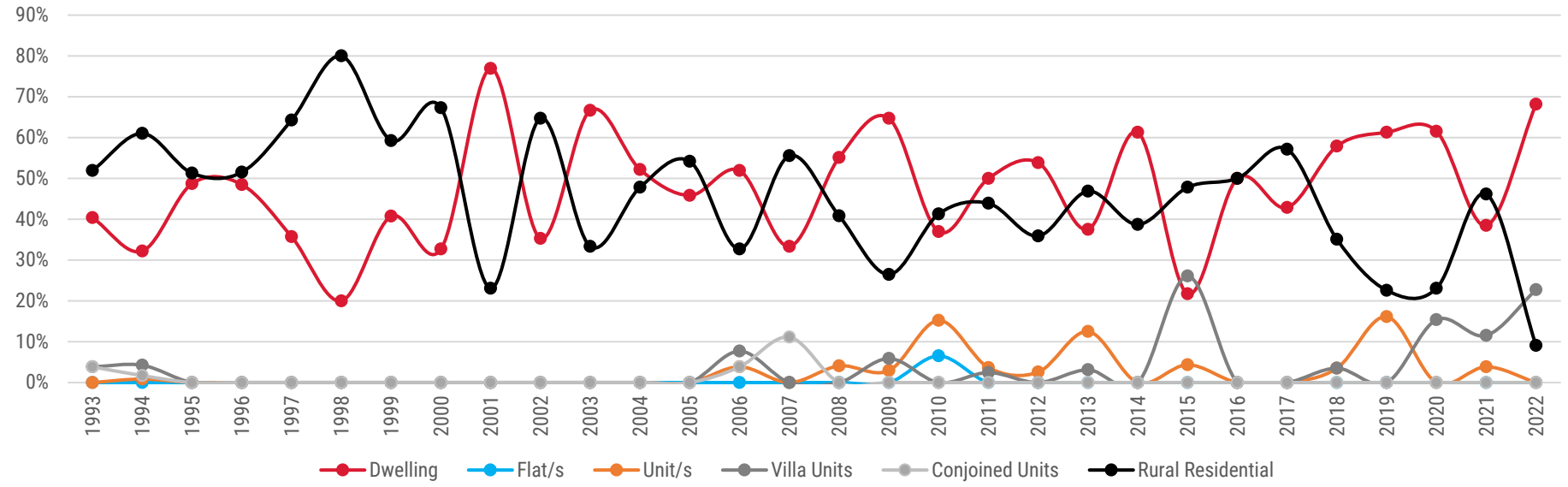
Ulverstone

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	16	18	22	39	10	33	24	20	39	14	18	14	22	27	8	22	28	8	36	12
Flat/S	0	0	0	11	0	0	3	0	0	0	4	1	2	0	0	0	0	0	0	0
Unit/S	0	0	0	6	7	6	13	10	9	3	18	5	13	10	9	7	1	2	1	0
Villa Units	0	14	9	12	2	12	8	16	21	2	6	0	2	0	0	6	7	4	8	0
Conjoined Units	0	2	12	4	2	8	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	2	1	1	7	1	3	1	0	5	2	3	3	3	5	2	3	0	0	1	0
Total	18	35	44	79	22	62	49	46	81	21	49	23	42	42	19	38	36	14	46	12



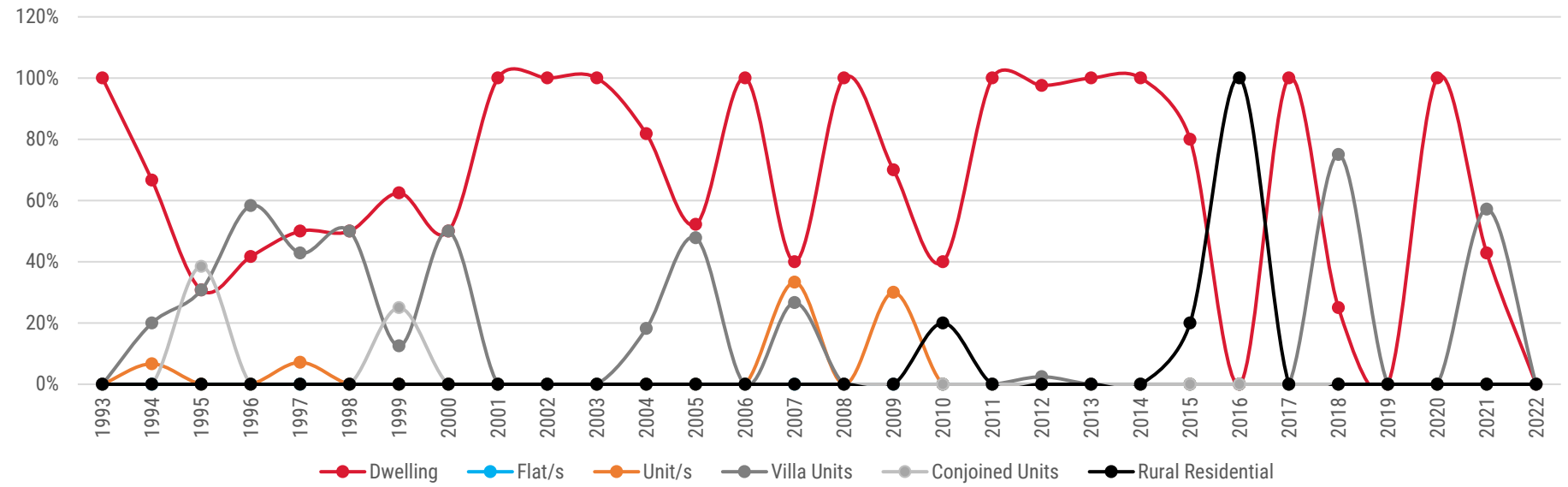
Central Coast Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	18	12	22	27	6	27	22	17	41	21	12	19	5	15	12	33	19	8	10	15
Flat/S	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	2	0	2	1	7	3	1	4	0	1	0	0	2	5	0	1	0
Villa Units	0	0	0	4	0	0	2	0	2	0	1	0	6	0	0	2	0	2	3	5
Conjoined Units	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
Rural Residential	9	11	26	17	10	20	9	19	36	14	15	12	11	15	16	20	7	3	12	2
Total	27	23	48	52	18	49	34	46	82	39	32	31	23	30	28	57	31	13	26	22



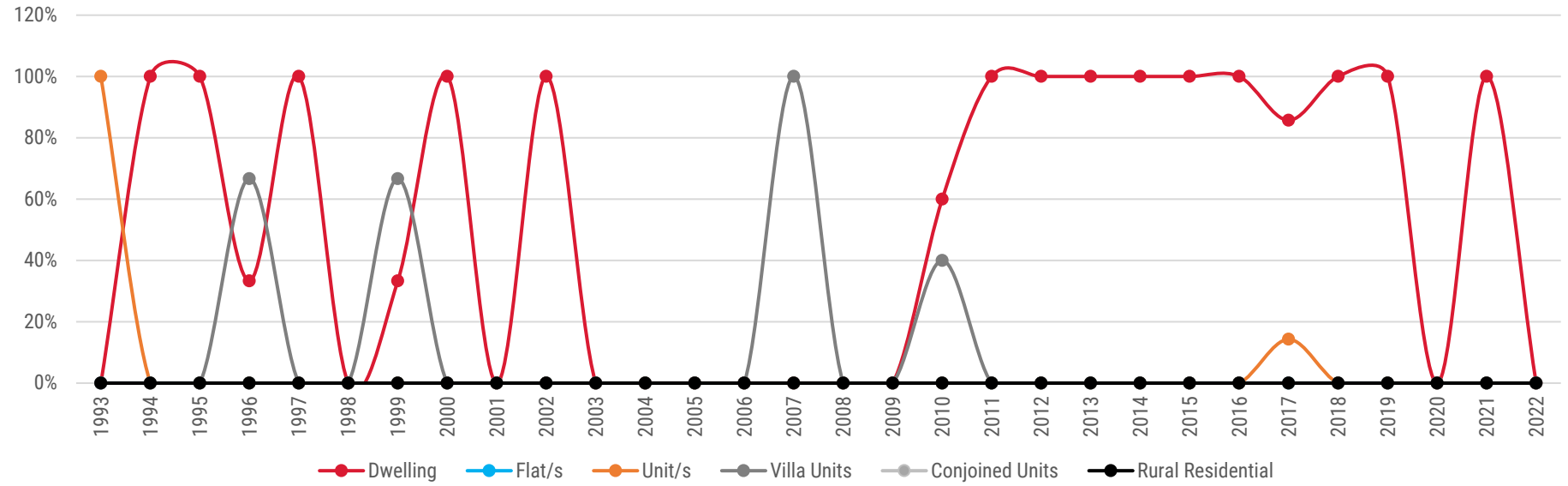
Smithton

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	3	9	12	5	6	5	7	2	21	40	10	4	4	0	1	1	0	1	3	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	2	11	0	4	0	0	0	0	1	0	0	0	0	0	3	0	0	4	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	1	0	0	0	0	1	1	0	0	0	0	0	0
Total	3	11	23	5	15	5	10	5	21	41	10	4	5	1	1	4	0	1	7	0



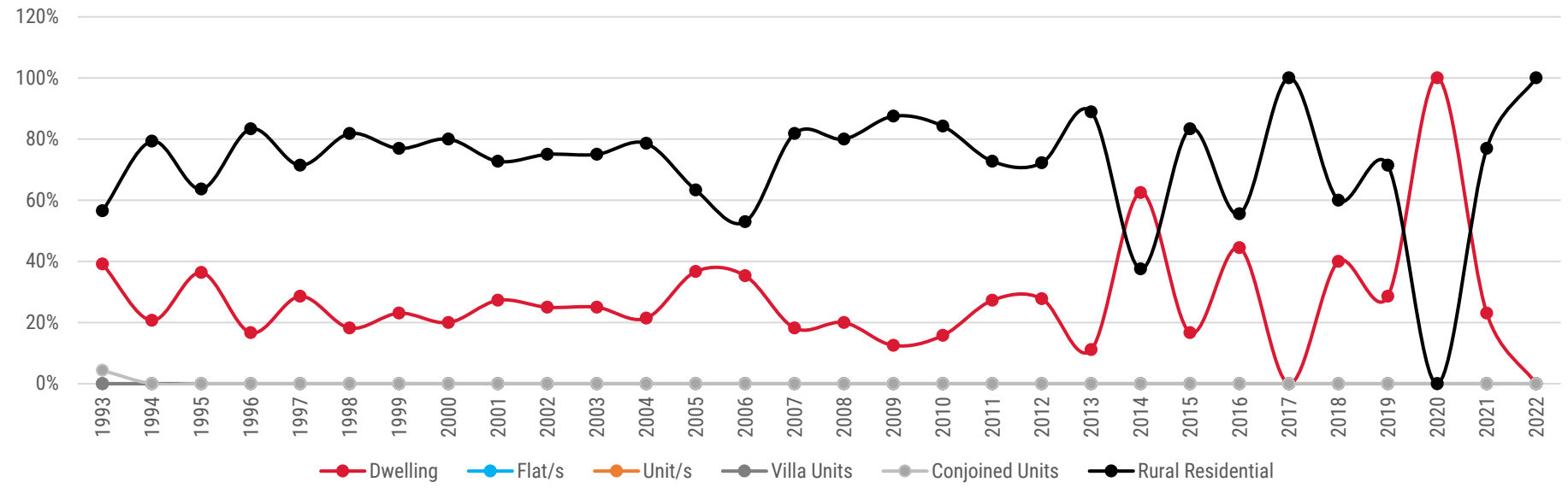
Stanley

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	0	0	0	0	0	3	2	1	2	2	3	2	6	1	1	0	4	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Villa Units	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	5	2	1	2	2	3	2	7	1	1	0	4	0



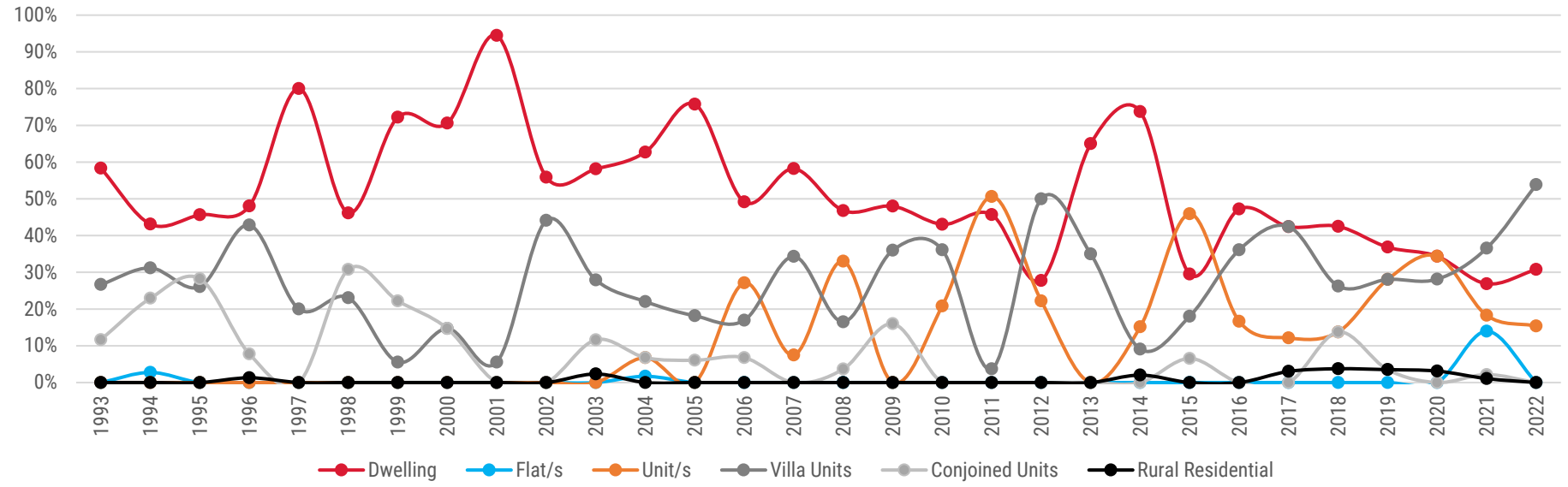
Circular Head Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	2	3	11	6	2	2	1	3	3	5	1	5	1	4	0	2	2	2	3	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	6	11	19	9	9	8	7	16	8	13	8	3	5	5	3	3	5	0	10	1
Total	8	14	30	17	11	10	8	19	11	18	9	8	6	9	3	5	7	2	13	1



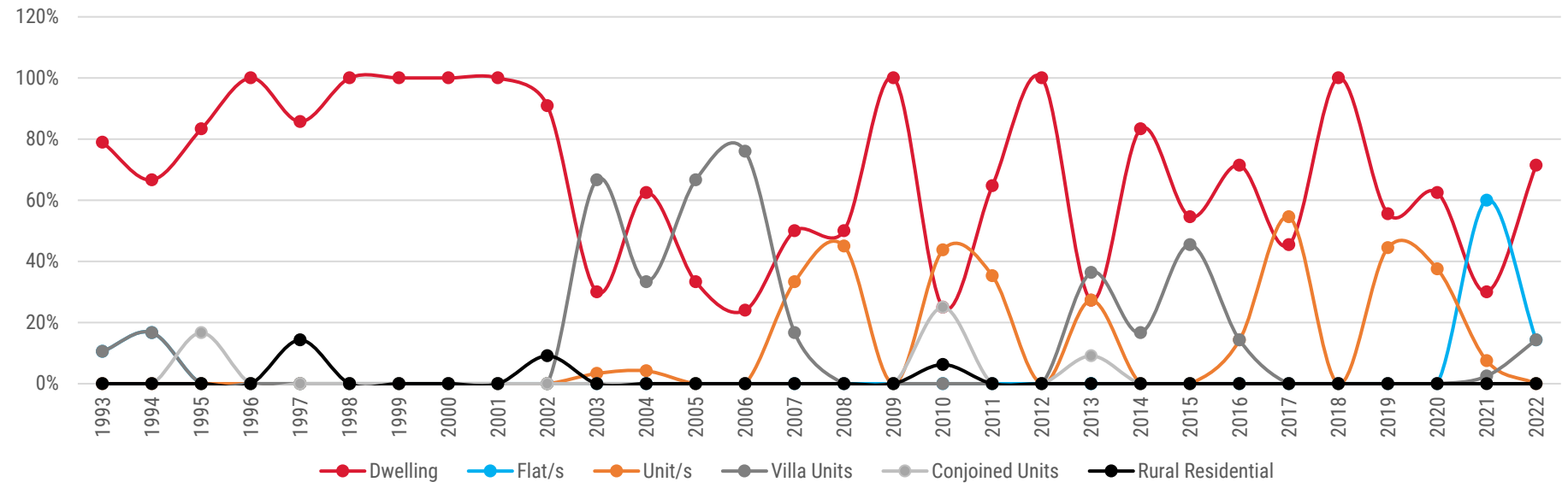
Devonport

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	25	37	25	29	39	51	24	31	37	5	26	73	18	17	14	34	21	11	25	4
Flat/S	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
Unit/S	0	4	0	16	5	36	0	15	41	4	0	15	28	6	4	11	16	11	17	2
Villa Units	12	13	6	10	23	18	18	26	3	9	14	9	11	13	14	21	16	9	34	7
Conjoined Units	5	4	2	4	0	4	8	0	0	0	0	0	4	0	0	11	2	0	2	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Rural Residential	1	0	0	0	0	0	0	0	0	0	0	2	0	0	1	3	2	1	1	0
Total	43	59	33	59	67	109	50	72	81	18	40	99	61	36	33	80	57	32	93	13



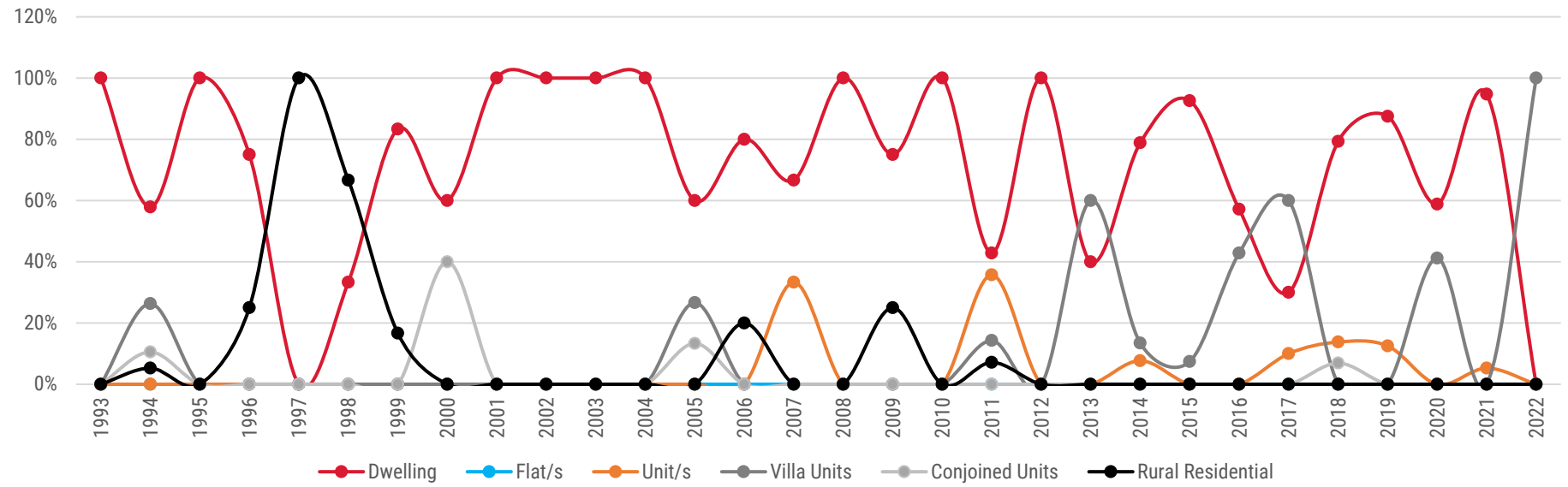
East Devonport

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	9	15	4	6	3	10	1	4	11	3	3	10	6	5	5	1	10	5	12	10
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	2
Unit/S	1	1	0	0	2	9	0	7	6	0	3	0	0	1	6	0	8	3	3	0
Villa Units	20	8	8	19	1	0	0	0	0	0	4	2	5	1	0	0	0	0	1	2
Conjoined Units	0	0	0	0	0	0	0	4	0	0	1	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Total	30	24	12	25	6	20	1	16	17	3	11	12	11	7	11	1	18	8	40	14



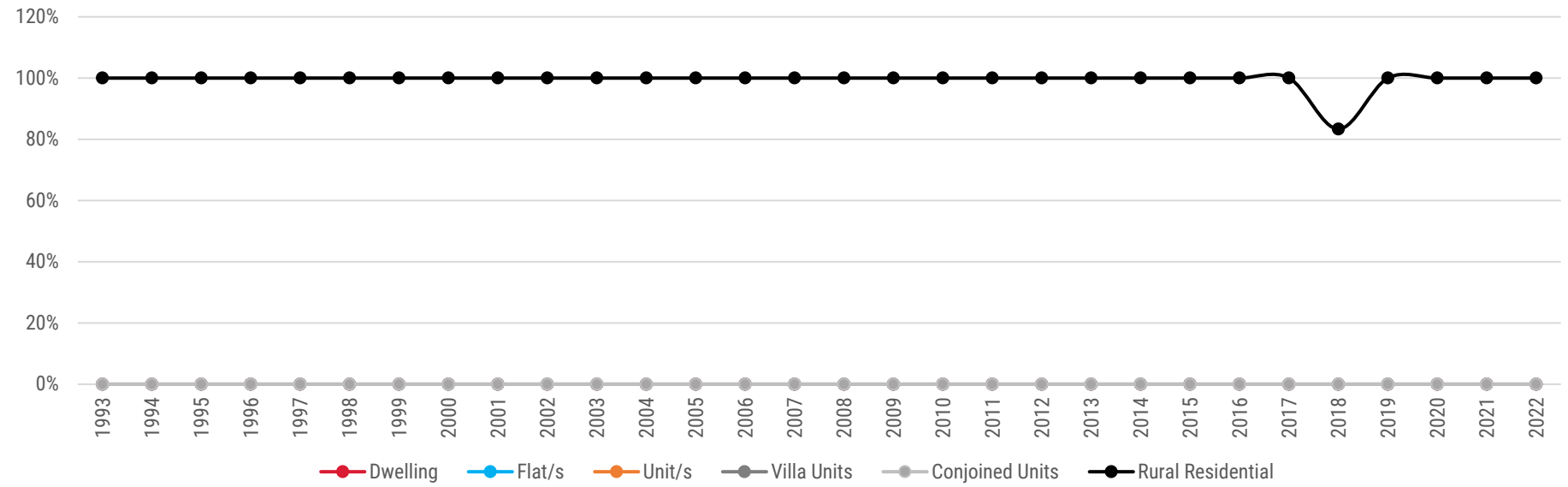
Spreyton

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	4	12	9	4	4	3	3	2	6	2	2	41	25	12	3	23	14	10	18	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	2	0	0	0	5	0	0	4	0	0	1	4	2	0	1	0
Villa Units	0	0	4	0	0	0	0	0	2	0	3	7	2	9	6	0	0	7	0	3
Conjoined Units	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Total	4	12	15	5	6	3	4	2	14	2	5	52	27	21	10	29	16	17	19	3



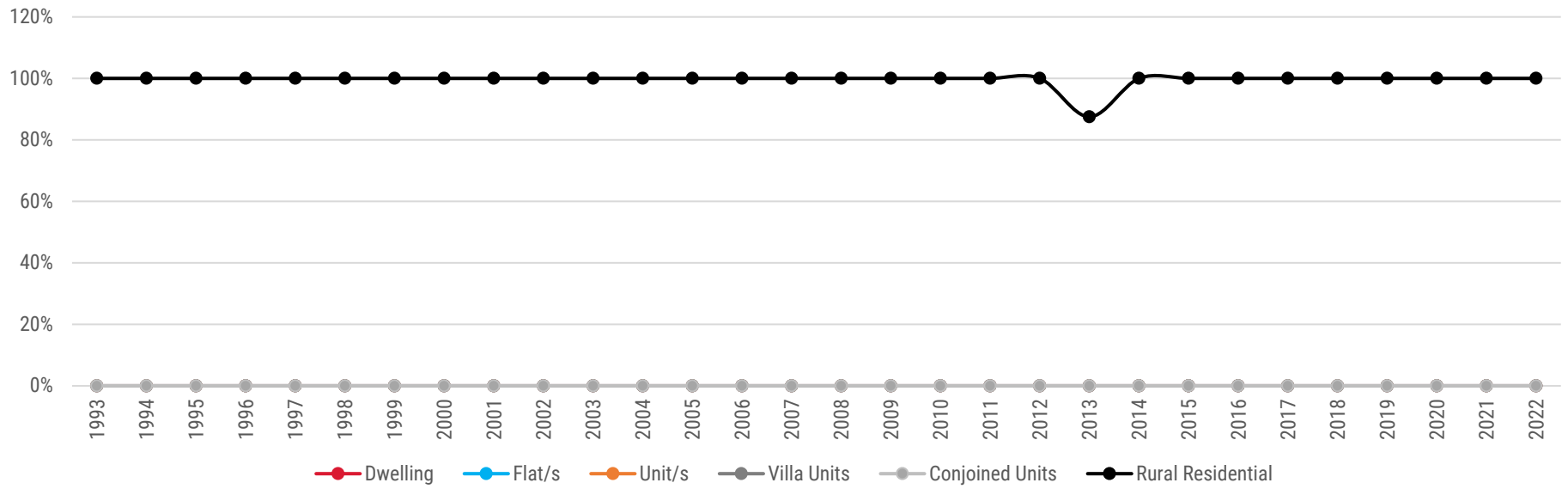
Devonport Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Rural Residential	13	20	10	10	30	23	6	17	12	5	8	30	5	14	12	10	6	8	12	1
Total	13	20	10	10	30	23	6	17	12	5	8	30	5	14	12	12	6	8	12	1



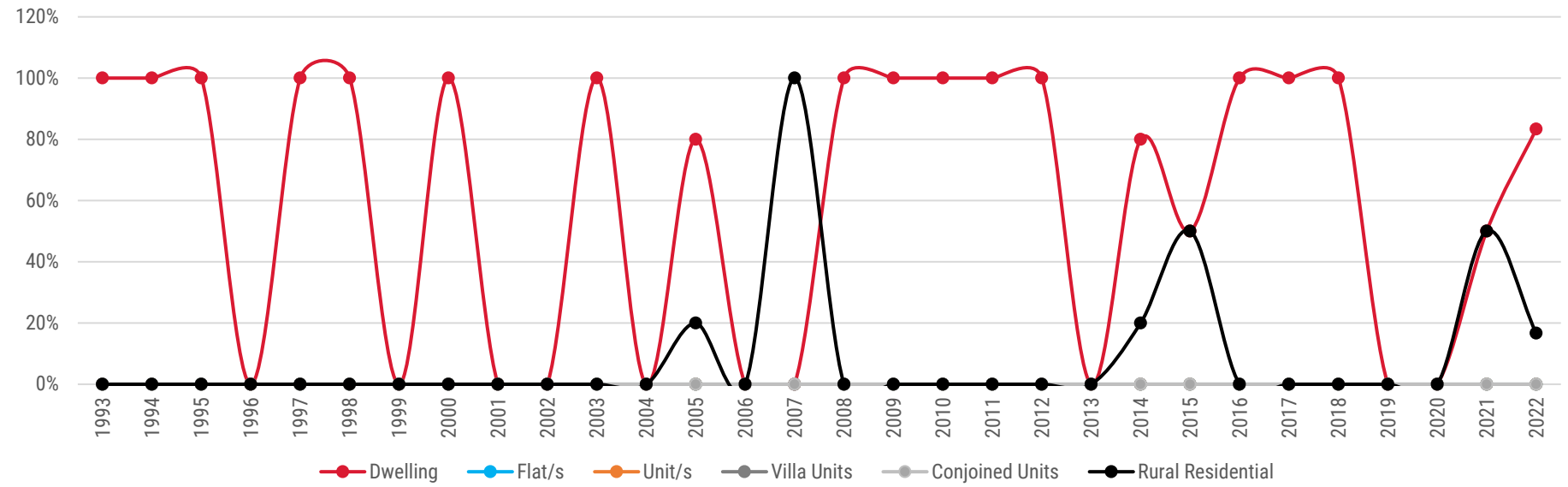
Acacia Hills

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
Rural Residential	12	8	26	11	19	26	9	33	4	11	14	15	12	6	4	9	10	6	6	2
Total	12	8	26	11	19	26	9	33	4	11	16	15	12	6	4	9	10	6	6	2



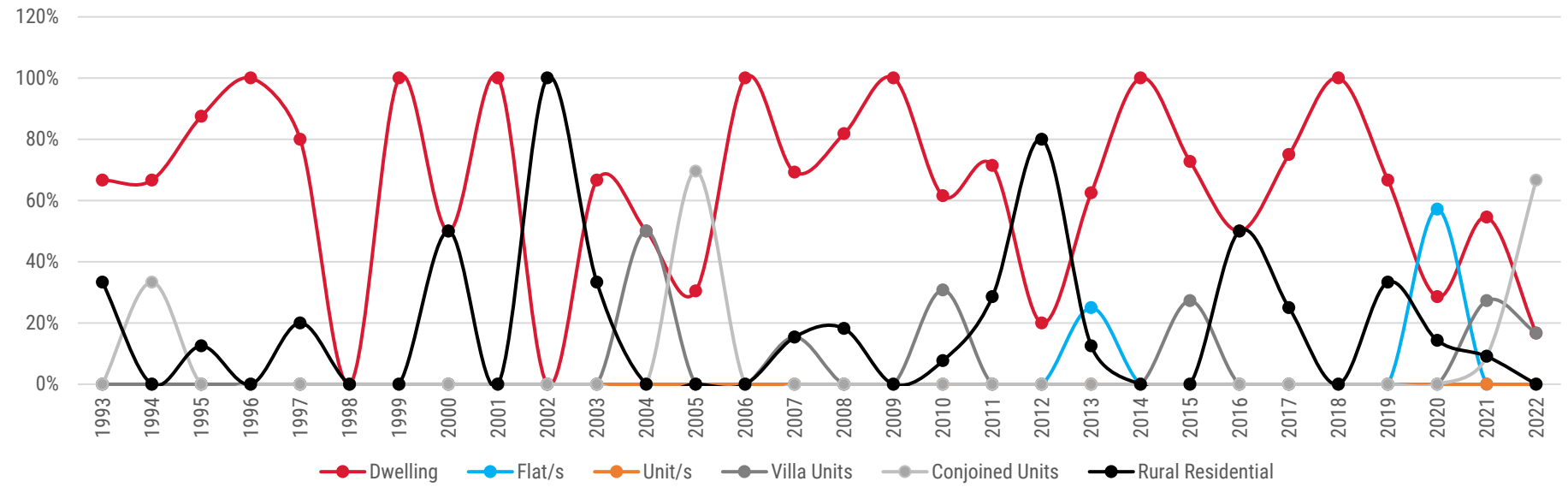
Railton

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	3	0	4	0	0	4	3	4	3	3	0	4	1	1	2	3	0	0	1	5
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	1	0	1	0	0	0	0	0	0	1	1	0	0	0	0	0	1	1
Total	3	7	5	0	1	4	3	4	3	3	0	5	2	1	2	3	0	0	2	6



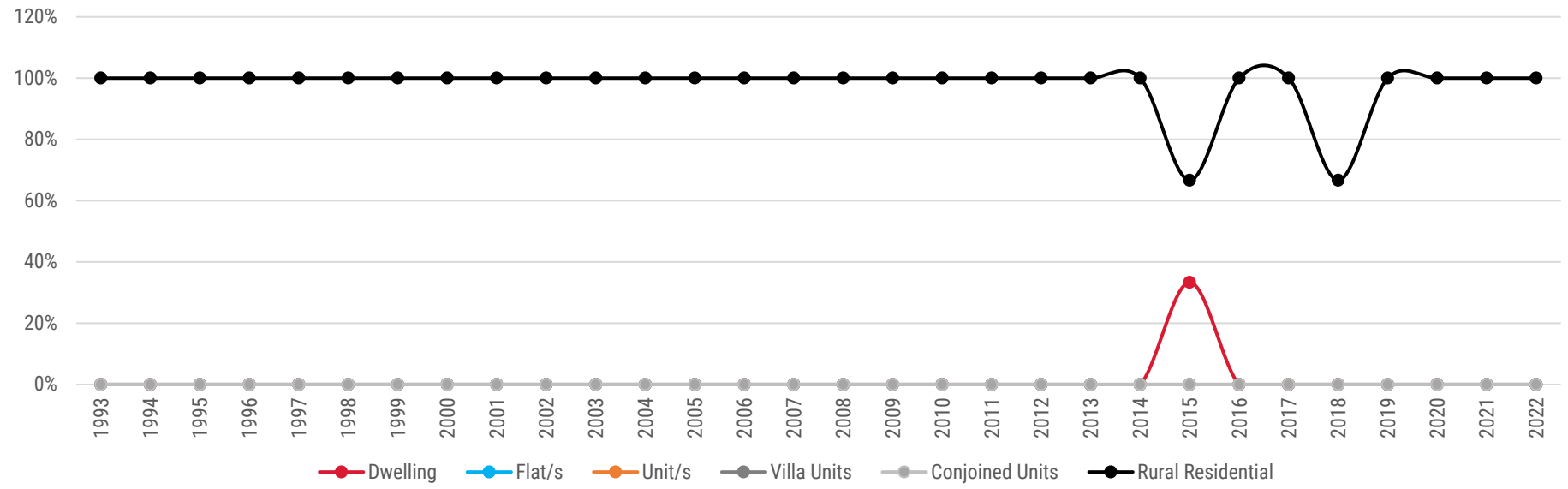
Sheffield

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	2	2	7	2	9	9	8	8	5	1	5	4	8	2	3	4	2	4	6	1
Flat/S	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	8	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	2	0	0	2	0	0	4	0	0	0	0	3	0	0	0	0	0	3	1
Conjoined Units	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	1	0	0	0	2	2	0	1	2	4	1	0	0	2	1	0	1	2	1	0
Total	3	4	23	2	13	11	8	13	7	5	8	4	11	4	4	4	3	14	11	6



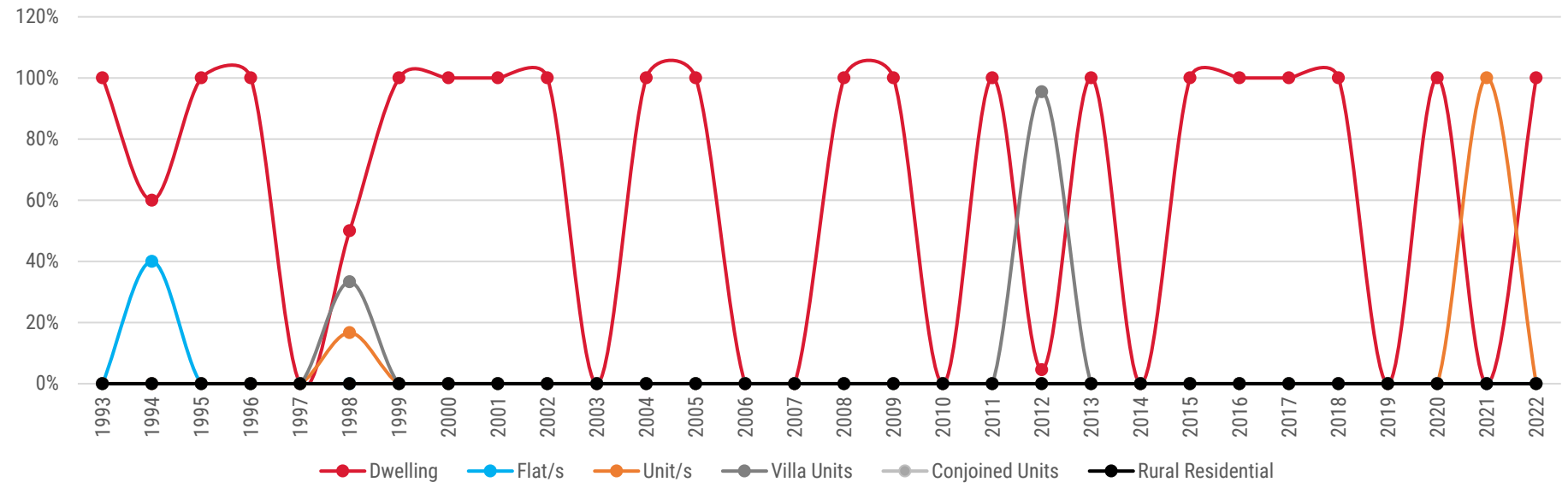
Kentish Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Rural Residential	16	5	15	8	17	16	8	20	7	8	10	16	2	3	2	4	8	6	5	7
Total	16	5	15	8	17	16	8	20	7	8	10	16	3	3	2	6	8	6	5	7



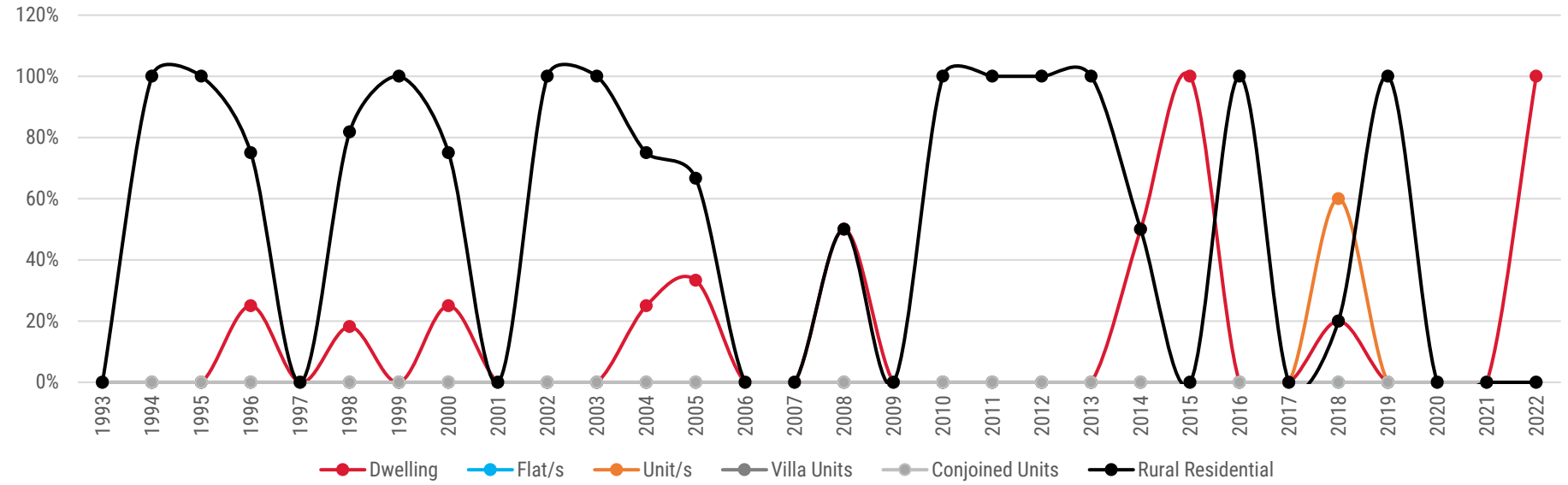
Currie

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	4	2	0	0	2	1	0	1	1	1	0	2	3	1	4	0	1	0	1
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Villa Units	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	4	2	0	0	2	1	0	1	22	1	0	2	3	1	4	0	1	2	1



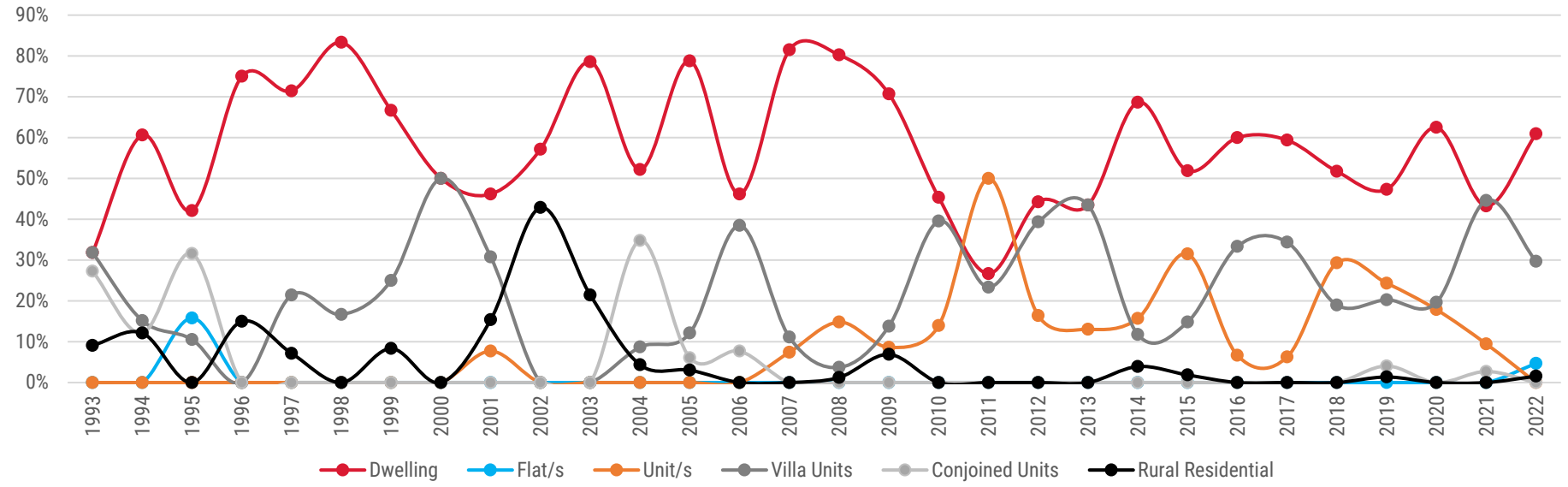
King Island Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	1	1	0	0	1	0	0	0	0	0	1	1	0	0	1	0	0	0	1
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	2	3	2	0	0	1	0	2	2	3	1	1	0	2	0	1	3	0	0	0
Total	2	4	3	0	0	2	0	2	2	3	1	2	1	2	0	5	3	0	0	1



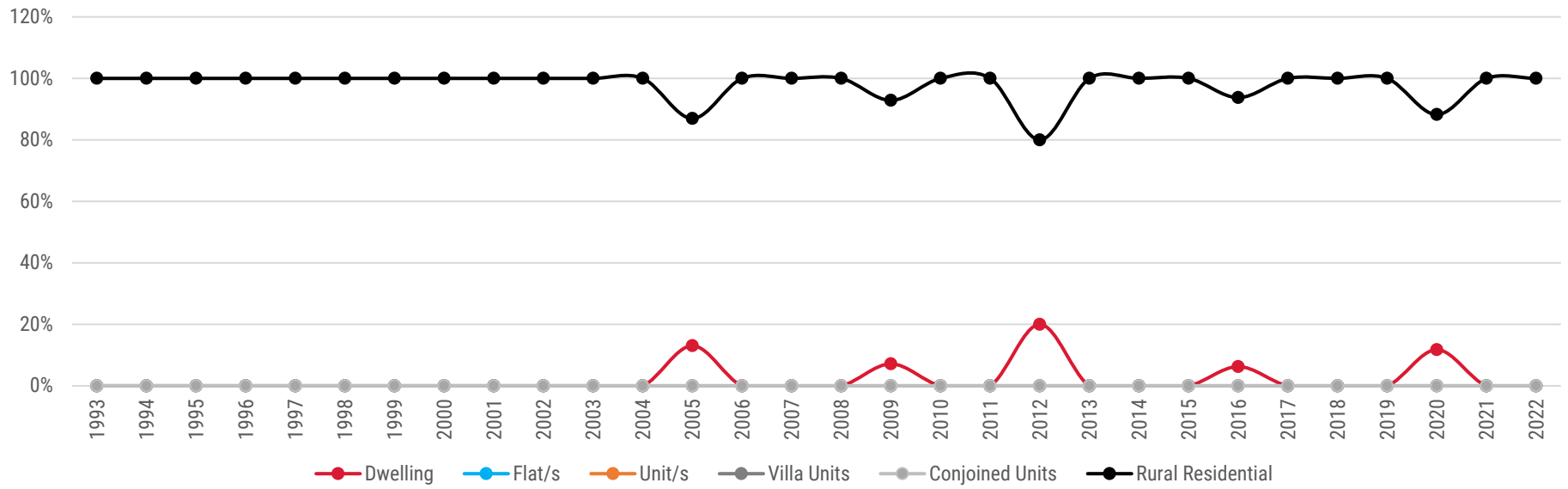
Latrobe Settlement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	11	12	26	12	22	65	41	39	8	27	10	35	28	18	19	30	35	35	32	39
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Unit/S	0	0	0	0	2	12	5	12	15	10	3	8	17	2	2	17	18	10	7	0
Villa Units	0	2	4	10	3	3	8	34	7	24	10	6	8	10	11	11	15	11	33	19
Conjoined Units	0	8	2	2	0	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	2	0	0	2
Rural Residential	3	1	1	0	0	1	4	0	0	0	0	2	1	0	0	0	1	0	0	1
Total	14	23	33	26	27	81	58	86	30	61	23	51	54	30	32	58	74	56	74	64



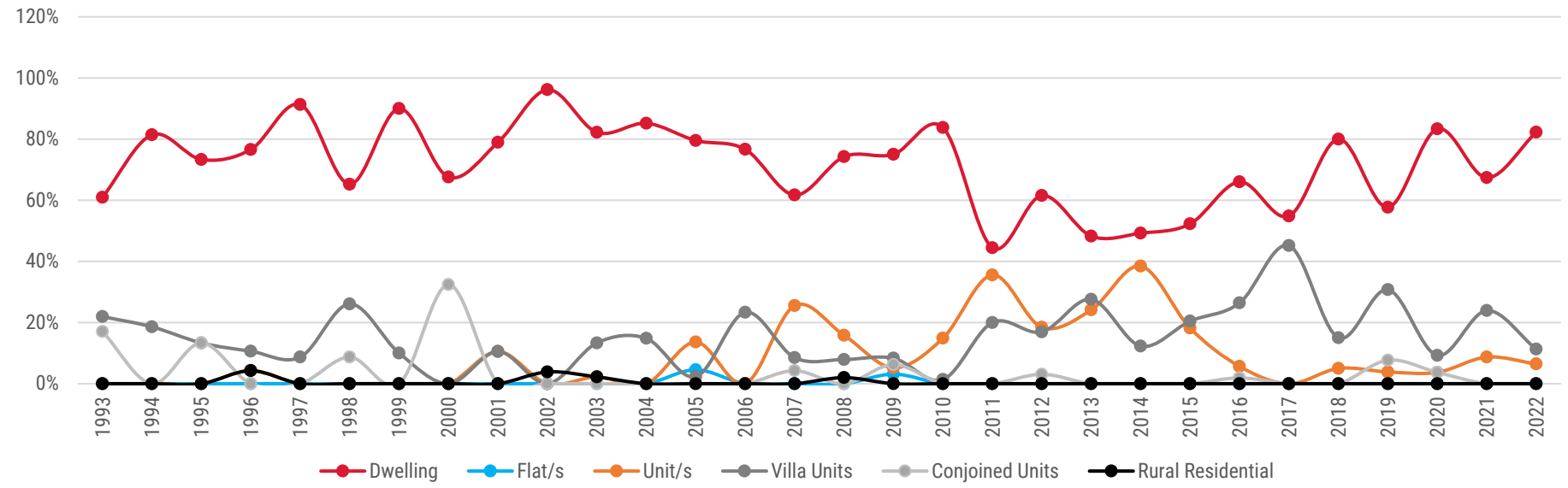
Port Sorell Hinterland

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	3	0	0	0	1	0	0	1	0	0	0	1	0	0	0	2	0	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	20	9	20	12	17	23	13	10	6	4	12	11	9	15	10	11	6	15	15	25
Total	20	9	23	12	17	23	14	10	6	5	12	11	9	16	10	11	6	17	15	25



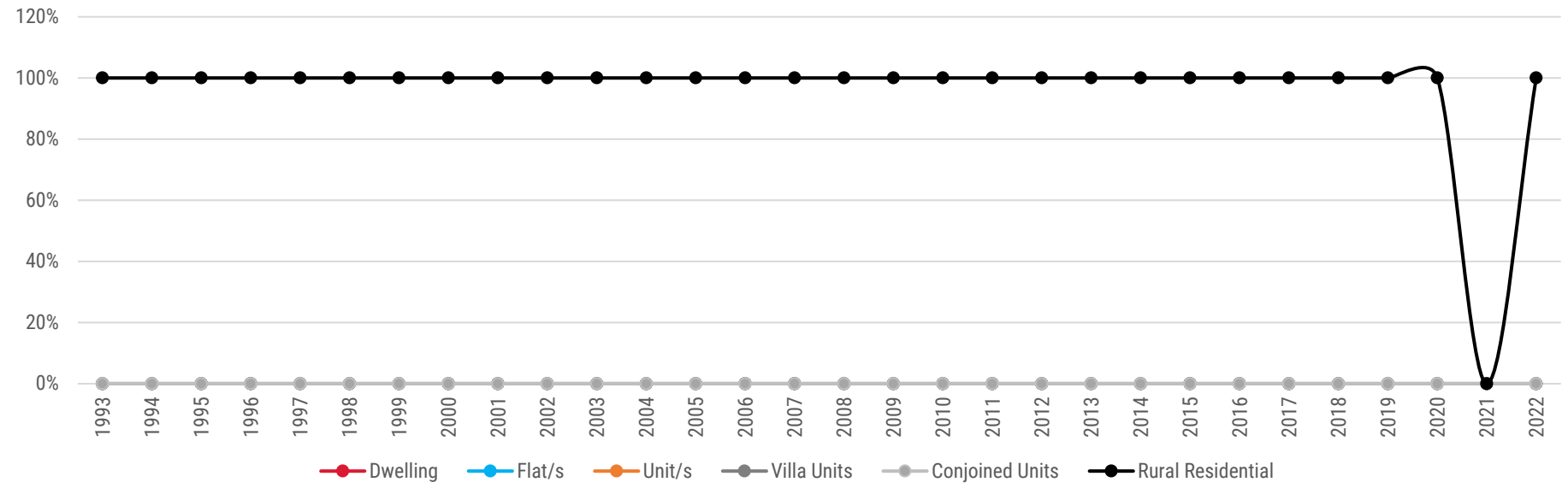
Port Sorell Settlement

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	37	23	35	23	29	75	72	62	20	40	14	32	23	35	17	32	15	45	31	51
Flat/S	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	1	0	6	0	12	16	5	11	16	12	7	25	8	3	0	2	1	2	4	4
Villa Units	6	4	1	7	4	8	8	1	9	11	8	8	9	14	14	6	8	5	11	7
Conjoined Units	0	0	0	0	2	0	6	0	0	2	0	0	0	1	0	0	2	2	0	0
Multiple Storey Units	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0
Rural Residential	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	45	27	44	30	47	101	96	74	45	65	29	65	44	53	31	40	26	54	46	62



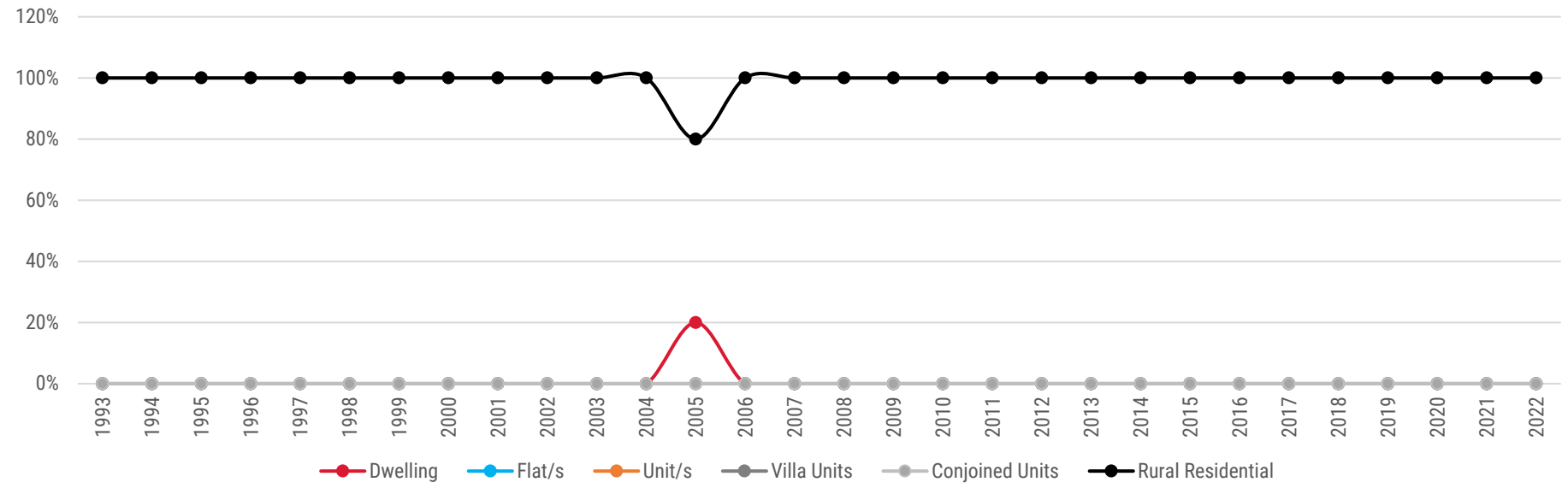
Tarleton Rural Residential

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	3	2	4	2	1	5	2	4	2	1	2	5	2	1	3	5	1	1	0	2
Total	3	2	4	2	1	5	2	4	2	1	2	5	2	1	3	5	1	1	0	2



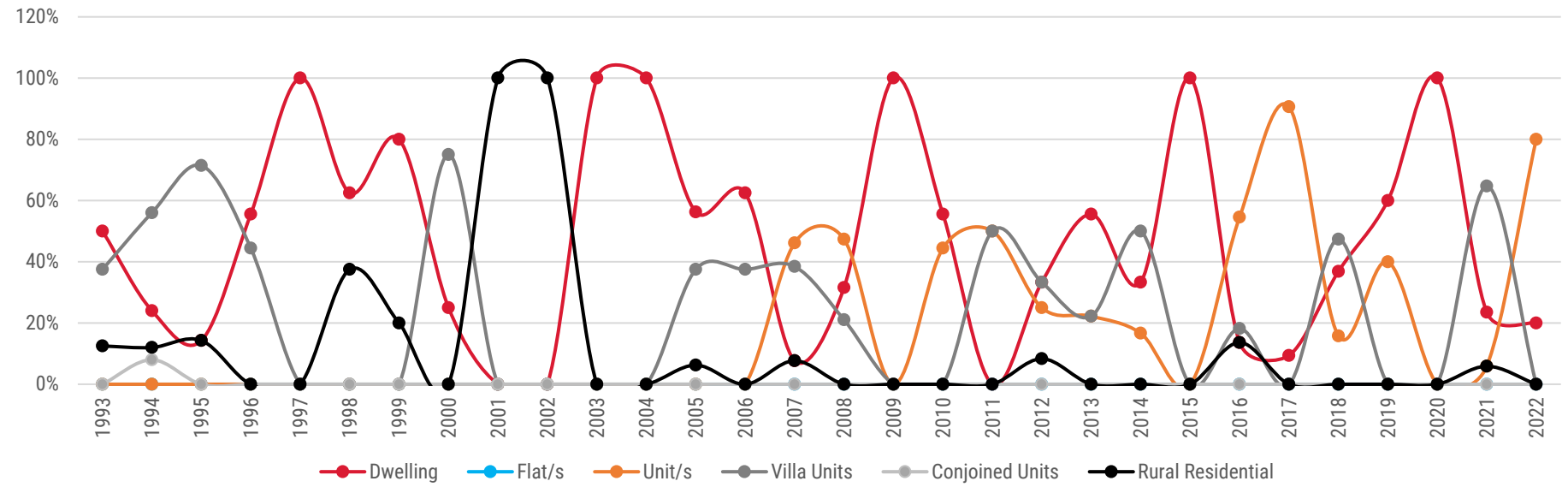
Latrobe Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	7	3	4	6	2	7	2	6	4	3	4	5	2	2	2	6	3	5	2	5
Total	7	3	5	6	2	7	2	6	4	3	4	5	2	2	2	6	3	5	2	5



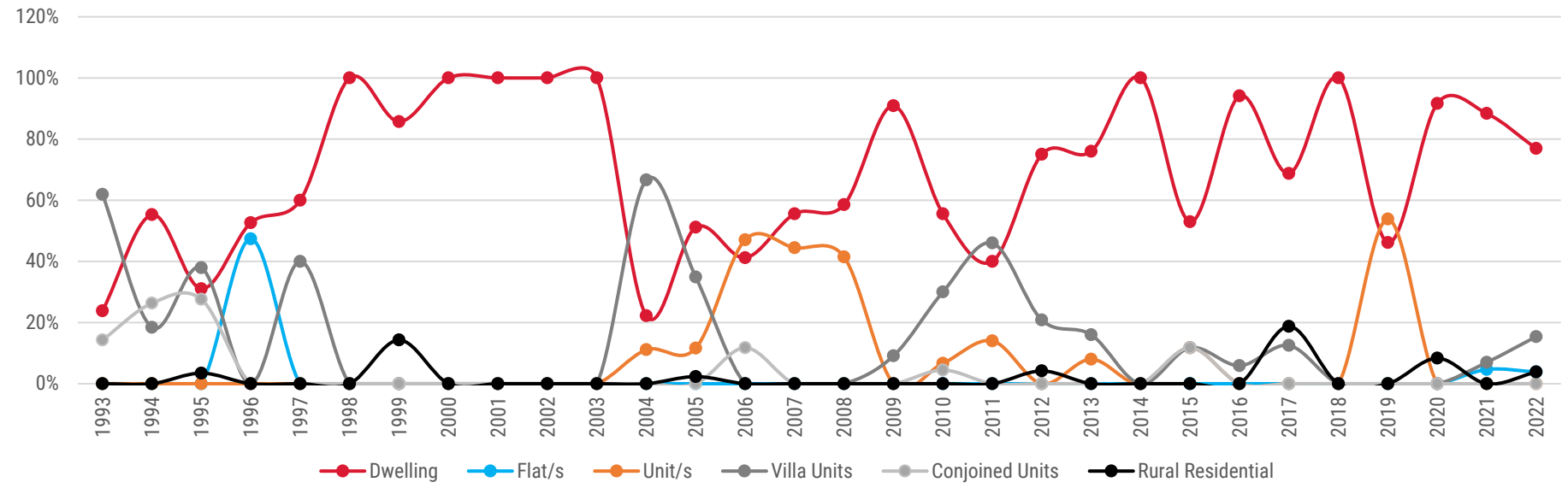
Somerset

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	3	2	9	5	1	6	4	10	0	4	5	4	4	3	3	7	3	5	8	2
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	6	9	0	8	2	3	2	2	0	12	29	3	2	0	2	8
Villa Units	0	0	6	3	5	4	0	0	2	4	2	6	0	4	0	9	0	0	22	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	1	0	1	0	0	0	0	1	0	0	0	3	0	0	0	0	2	0
Total	3	2	16	8	13	19	4	18	4	12	9	12	4	22	32	19	5	5	34	10



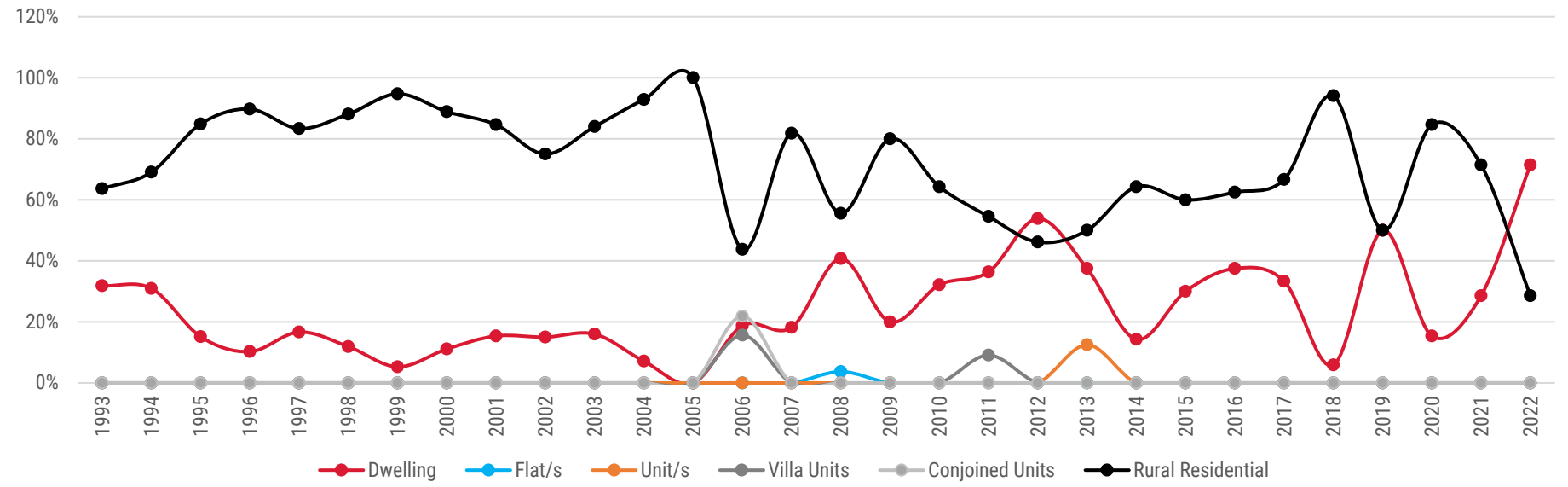
Wynyard

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	14	4	22	7	15	24	20	50	20	18	19	14	9	16	11	8	6	11	38	20
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1
Unit/S	0	2	5	8	12	17	0	6	7	0	2	0	2	0	0	0	7	0	0	0
Villa Units	0	12	15	0	0	0	2	27	23	5	4	0	2	1	2	0	0	0	3	4
Conjoined Units	0	0	0	2	0	0	0	4	0	0	0	0	2	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	0	0	0
Rural Residential	0	0	1	0	0	0	0	0	0	1	0	0	0	0	3	0	0	1	0	1
Total	14	18	43	17	27	41	22	90	50	24	25	14	17	17	16	8	13	12	43	26



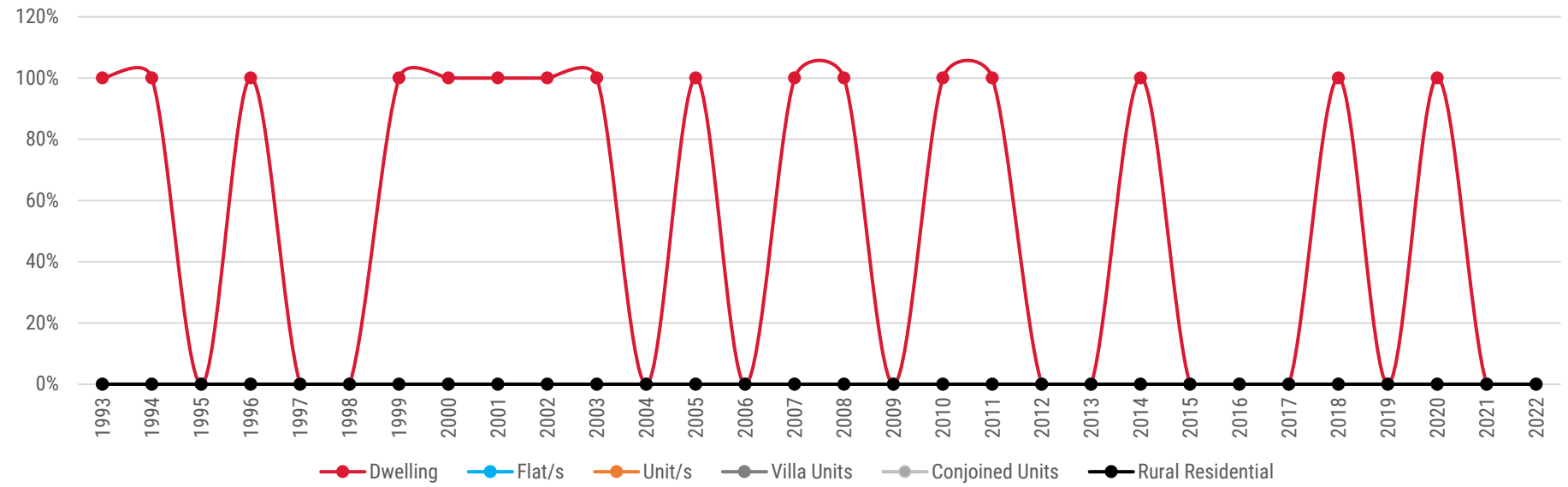
Waratah-Wynyard Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	4	2	0	6	2	11	3	18	4	7	3	2	3	6	3	1	5	2	6	5
Flat/S	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	21	26	19	14	9	15	12	36	6	6	4	9	6	10	6	16	5	11	15	2
Total	25	28	19	32	11	27	15	56	11	13	8	14	10	16	9	17	10	13	21	7



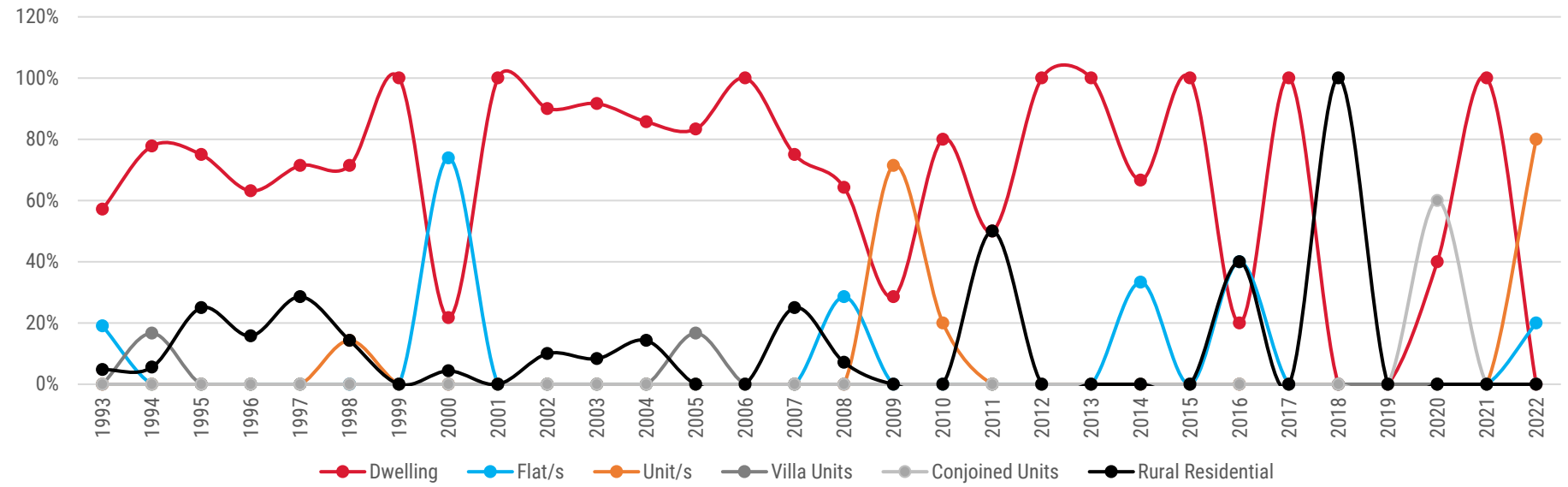
Queenstown

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	2	0	1	0	1	2	0	1	2	0	0	8	0	0	0	2	0	1	0	0
Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	0	1	0	1	2	0	1	2	0	0	8	0	0	0	2	0	1	0	0



West Coast Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	11	6	5	2	3	9	2	8	2	3	3	6	1	1	1	0	0	2	1	0
Flat/S	0	0	0	0	0	4	0	0	0	0	0	3	0	2	0	0	0	0	0	2
Unit/S	0	0	0	0	0	0	5	2	0	0	0	0	0	0	0	0	0	0	0	8
Villa Units	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	1	1	0	0	1	1	0	0	2	0	0	0	0	2	0	1	0	0	0	0
Total	12	7	6	2	4	14	7	10	4	3	3	9	1	5	1	1	0	5	1	10



Appendix C – Supply assessment process summary

The customised spatial database provided by the Department of Natural Resources and Environment forms the base of the supply analysis. The database is provided at a parcel level, but with key data provided at the property level, consistent with the ratings database (a property can contain one or more parcels). The database was provided in August 2023 so reflects the status of parcels at that point in time.

Where properties are classified as vacant, all parcels are retained as separate features in the analysis. Non-vacant properties with multiple parcels were merged into a single feature for the purpose of later analysis. Manual reviews were undertaken to determine whether vacant parcels could be separated from occupied multi-parcel properties, such as utilising building footprint layers, however the outcomes were not reliable. Ultimately, the merging of occupied multi-parcel properties into single features had negligible impact on overall outcomes as larger properties were calculated as being capable of subdivision (back into similar number of parcels).

The spatial layer was clipped to residential zones of respective planning schemes being, General Residential, Inner Residential, Low Density Residential, Rural Living, and Village. The analysis did not include any Future Urban zoned land. At the time of the final analysis, King Island and Kentish had the Interim Planning Scheme in force. All other councils had transitioned to the Tasmanian Planning Scheme.

Analysis was undertaken on a range of subdivisions to determine an average development takeout rate that accounts for the proportion of land required to provide for services, roads/driveways, and the like. Based on a review of a broad range of subdivisions of various scales across municipalities, takeout rates generally ranged between 15-30% and averaged around 20%. The 20% figure was applied as a standard takeout rate for all calculations of yields from land deemed to have further subdivision potential except for land in the rural living zones.

Several geography attributes were joined to each feature in the spatial database which are used to calculate average yields and categorise and calculate supply. This included geographies such as official suburbs, RLUS settlement types, as well as the assessment areas from this project. Land that was serviced and unserviced by TasWater was also identified in this step using TasWater's Sewer Serviced Land spatial dataset.

A building to land area ratio was calculated for each parcel. This ratio was used in later steps to identify whether residential land that was already developed with a dwelling met a threshold to be categorised as 'underutilised'.

Minimum land areas were calculated for each zone to identify the minimum size that currently accommodates a dwelling on a freehold title. The minimum land area figure was used in the calculation of average yields and in the classification of land. In the calculation of average yields, any parcels that were below the minimum land area for a respective zone was excluded from the calculation. This approach removed outliers and feature slivers that may reduce average yields in certain areas. In the classification of land, any parcels below the minimum land area in a given zone was allocated as unavailable.

A land classification was applied based on a range of criteria specific to each land use zone. The three classifications were:

- Vacant: any land which had a VISTAS land use classification of 'Vacant' and was above the minimum land area in a given zone.

- Underutilised: underutilised land were properties currently occupied and allocated a residential land use under VISTAS but were of sufficient size and a low building to land area ratio to suggest underutilisation. Building to land area ratios were less than 5% (i.e. the buildings take up less than 5% of the properties land area) and the land was at least 5,000 sqm in area in the village and general residential zones. In the inner residential zone a 20% building to land area ratio and 3,000sqm land area was utilised to capture higher densities desired in this zone. In the Low Density Residential Zone a 2.5% building to land area ratio and a 1ha land area was applied. Parcels and properties with an underutilised classification were considered to have future subdivision/dwelling development potential and included in yield calculations.
- Unavailable: any land which did not meet the criteria above was allocated as unavailable. These included smaller or standard residential parcels which had dwelling improvements, any road casements, as well as any land given a non-residential land use classification in VISTAS. Non-residential land uses are uses such as parks, sports centres, commercial uses, churches, and police stations. 'Higher value' agricultural land uses such as nurseries, aquaculture and vineyards were classified as unavailable. However, grazing or cropping land was included in the analysis.

Average dwelling yields were calculated across the region which were then applied to individual parcels and properties. The process for yield calculation utilises the size of a land parcel which has had a dwelling constructed on it. This is therefore a dwelling yield and not a subdivision yield as it accounts for factors such as strata titling and resubdivision of land that is not typically accounted for when yields are based on average lot size of recent subdivisions. The process to calculate average yields was based on the specific settlement type and land use zone for each municipality. This provides a realistic estimate of dwelling yields based on regional and localised market factors. An example of the outcome of this approach is that different yield figures are applied in the general residential zone in Devonport and Burnie, which are different again for Queenstown and Sheffield. As the supply analysis was designed to be regularly updated, this approach will also capture changes in dwelling densities over time.

In some instances in the low density and rural living zones, the average yield calculations are lower than the permitted minimum lot sizes. To address this, minimum subdivision sizes as specified in respective planning schemes are utilised instead of average yield calculations.

Development constraints are identified through overlays within respective planning schemes. Code overlays (and their equivalents in Interim Planning Schemes) were workshopped with the Regional Planners Group. Constraints do not limit the potential for a single dwelling to be constructed on an existing vacant parcel. The application of constraints does reduce the area of land available for subdivision or multiple dwellings in final yield calculations. Constraints include flooding, landslip, coastal erosion and inundation, certain natural assets, and electricity transmission infrastructure. An additional slope constraint was also applied across the region where the slope of land was greater than 15%. This value was chosen upon review of numerous subdivisions as well as a qualitative assessment of construction cost estimates which indicated that 15% slope was a point where costs increased significantly, thereby becoming a constraint on development.

A final step before final yields were calculated is the input from individual councils. These were identified in one-on-one workshops with respective councils as well as detailed written feedback, mostly focussing on larger properties that may significantly impact supply. The process generally included a review of the application of Specific Area Plans, any large subdivisions that should be considered and not yet captured, decisions for refusal, and major impediments to development that are not identified in planning schemes but may have been identified through planning permit processes.

While the initial base layer was provided by the Department of Natural Resources and Environment in August 2023, individual council's input was received after this across several iterations. The main iteration was completed in September 2023, with minor amendments made after this time.

Final yields were calculated at a parcel/property level accounting for constraints, development take outs and average yields.

Appendix D – Supply estimates by assessment area

Supply estimates are provided for each LGA and respective assessment areas within tables. Mapping is provided for each of the main assessment areas in each LGA but have not been provided for balance areas. Supply estimates are current as of September 2023 when the main feedback from individual councils was received.

Burnie

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Burnie	1,627	395	541	525	31	135
Burnie Balance	169	46	0	60	22	41
Burnie	**1,796**	**441**	**541**	**585**	**53**	**176**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Burnie	100%	24%	33%	32%	2%	8%
Burnie Balance	100%	27%	0%	36%	13%	24%
Burnie	100%	25%	30%	33%	3%	10%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living Zone A	Rural Living Zone B	Rural Living Zone C	Rural Living Zone D	Village
Burnie	1,627	1,609	0	18	0	0	0	0	0
Burnie Balance	169	37	0	0	53	6	0	0	73
Burnie	**1,796**	**1,646**	**0**	**18**	**53**	**6**	**0**	**0**	**73**


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Burnie (map 1)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Burnie (map 2)

Central Coast

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Penguin	521	79	5	129	4	304
Ulverstone	1,605	213	241	523	6	622
Central Coast Balance	481	192	8	73	64	144
Central Coast	**2,607**	**484**	**254**	**725**	**74**	**1,070**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Penguin	100%	15%	1%	25%	1%	58%
Ulverstone	100%	13%	15%	33%	0%	39%
Central Coast Balance	100%	40%	2%	15%	13%	30%
Central Coast	100%	19%	10%	28%	3%	41%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living Zone A	Rural Living Zone B	Rural Living Zone C	Rural Living Zone D	Village
Penguin	521	516	0	5	0	0	0	0	0
Ulverstone	1,605	1,567	0	38	0	0	0	0	0
Central Coast Balance	481	292	0	45	73	14	0	0	57
Central Coast	**2,607**	**2,375**	**0**	**88**	**73**	**14**	**0**	**0**	**57**


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Penguin

Ulverstone (map 1)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Ulverstone (map 2)

Ulverstone (map 3)

Circular Head

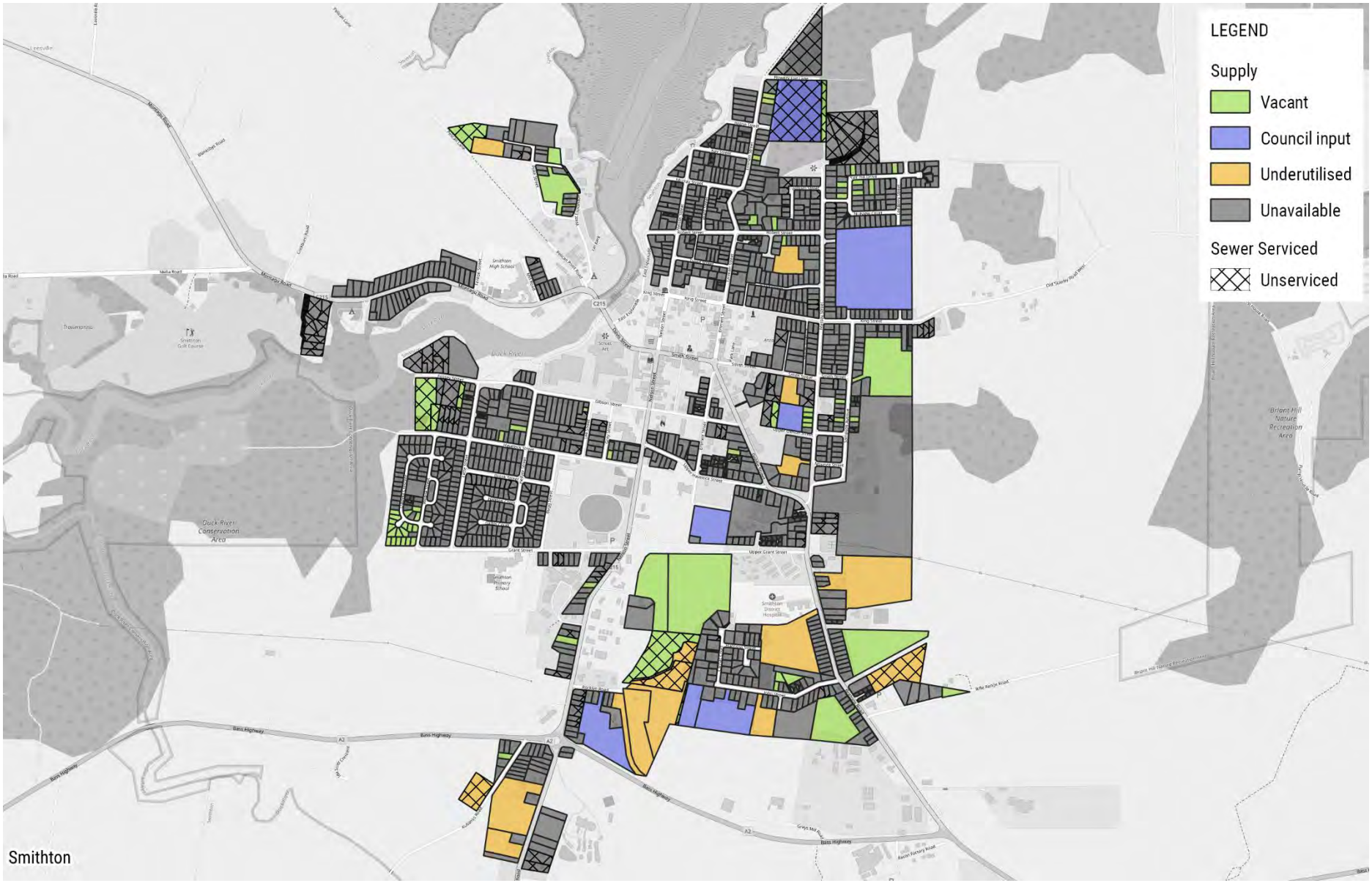
By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Smithton	559	58	258	108	14	121
Stanley	309	12	93	94	0	110
Circular Head Balance	234	138	0	11	78	7
Circular Head	**1,102**	**208**	**351**	**213**	**92**	**238**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Smithton	100%	10%	46%	19%	3%	22%
Stanley	100%	4%	30%	30%	0%	36%
Circular Head Balance	100%	59%	0%	5%	33%	3%
Circular Head	100%	19%	32%	19%	8%	22%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living Zone A	Rural Living Zone B	Rural Living Zone C	Rural Living Zone D	Village
Smithton	559	554	0	5	0	0	0	0	0
Stanley	309	309	0	0	0	0	0	0	0
Circular Head Balance	234	0	0	21	108	68	0	1	36
Circular Head	**1,102**	**863**	**0**	**26**	**108**	**68**	**0**	**1**	**36**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Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Smithton


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Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Stanley

Devonport

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Devonport	407	160	79	94	1	73
East Devonport	542	121	100	165	11	145
Spreyton	198	25	9	6	155	3
Devonport Balance	113	83	0	1	29	0
Devonport	**1,260**	**389**	**188**	**266**	**196**	**221**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Devonport	100%	39%	19%	23%	0%	18%
East Devonport	100%	22%	18%	30%	2%	27%
Spreyton	100%	13%	5%	3%	78%	2%
Devonport Balance	100%	73%	0%	1%	26%	0%
Devonport	100%	31%	15%	21%	16%	18%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living Zone A	Rural Living Zone B	Rural Living Zone C	Rural Living Zone D	Village
Devonport	407	391	11	0	5	0	0	0	0
East Devonport	542	542	0	0	0	0	0	0	0
Spreyton	198	198	0	0	0	0	0	0	0
Devonport Balance	113	0	0	0	113	0	0	0	0
Devonport	**1,260**	**1,131**	**11**	**0**	**118**	**0**	**0**	**0**	**0**


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Devonport (map 1)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Devonport (map 2)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Devonport (map 3)


LEGEND
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Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
East Devonport (map 1)


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Council input
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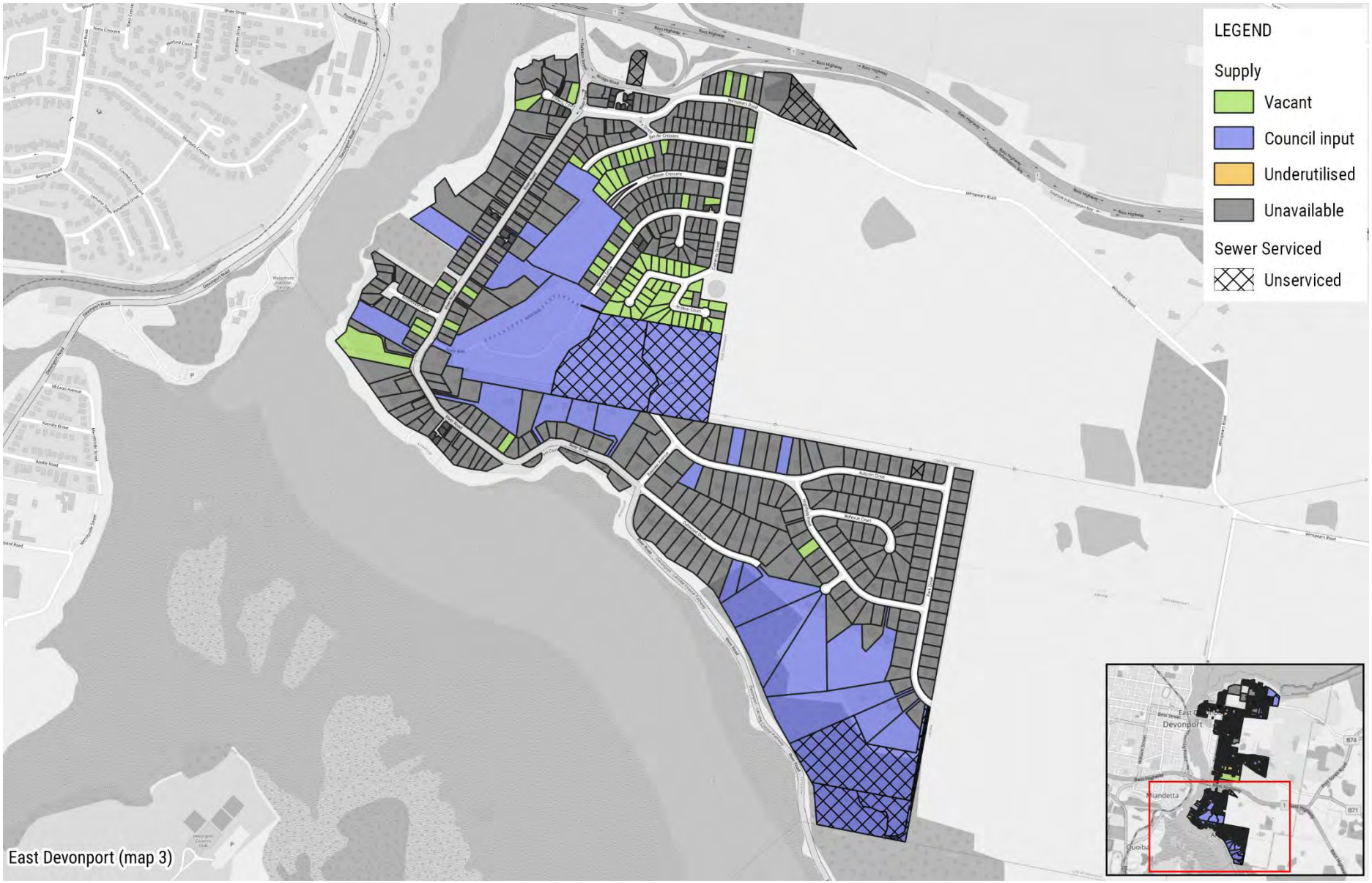
Sewer Serviced
Unserviced
East Devonport (map 2)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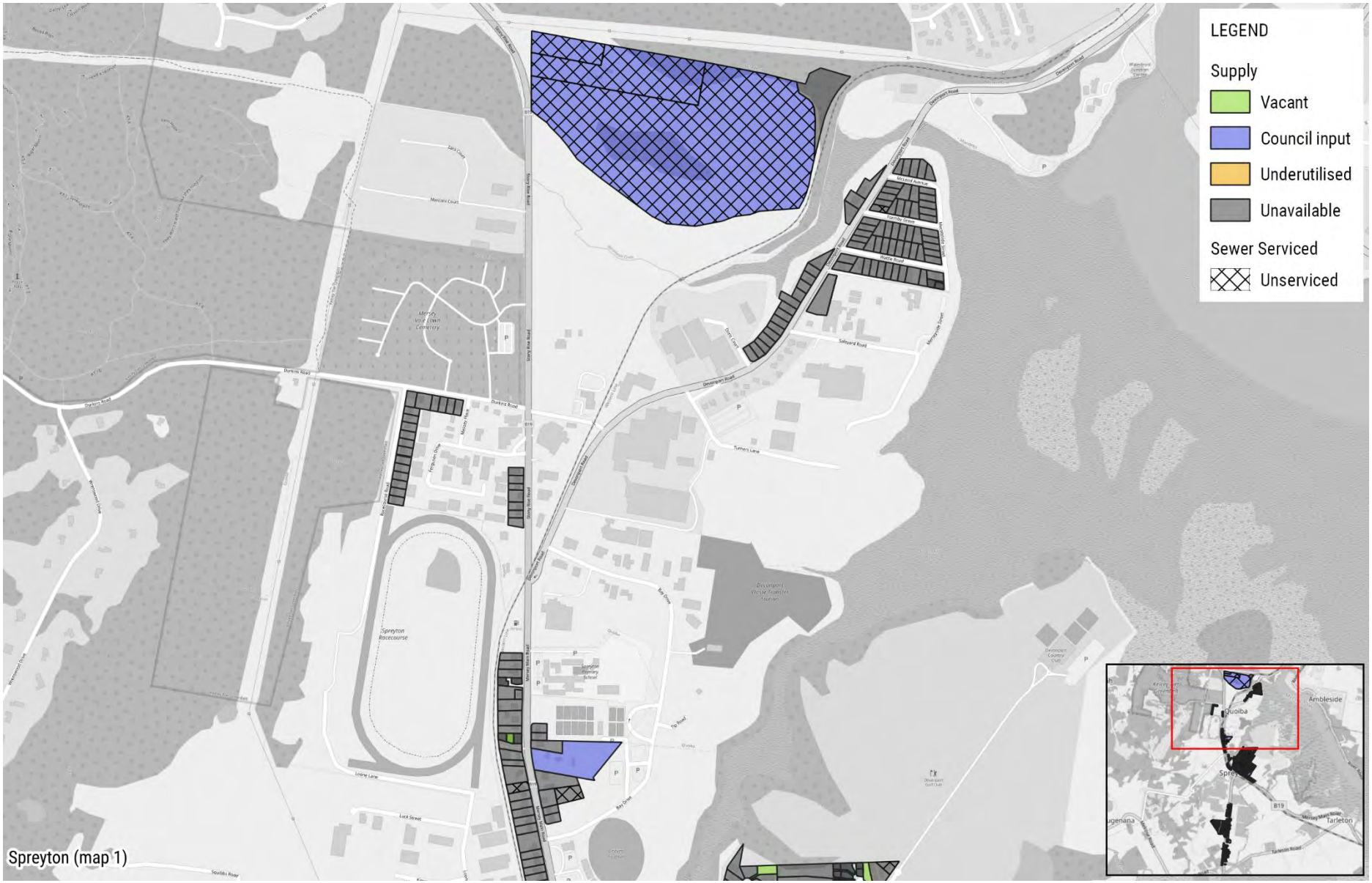
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
East Devonport (map 3)



Spreyton (map 1)

Spreyton (map 2)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Spreyton (map 3)

Kentish

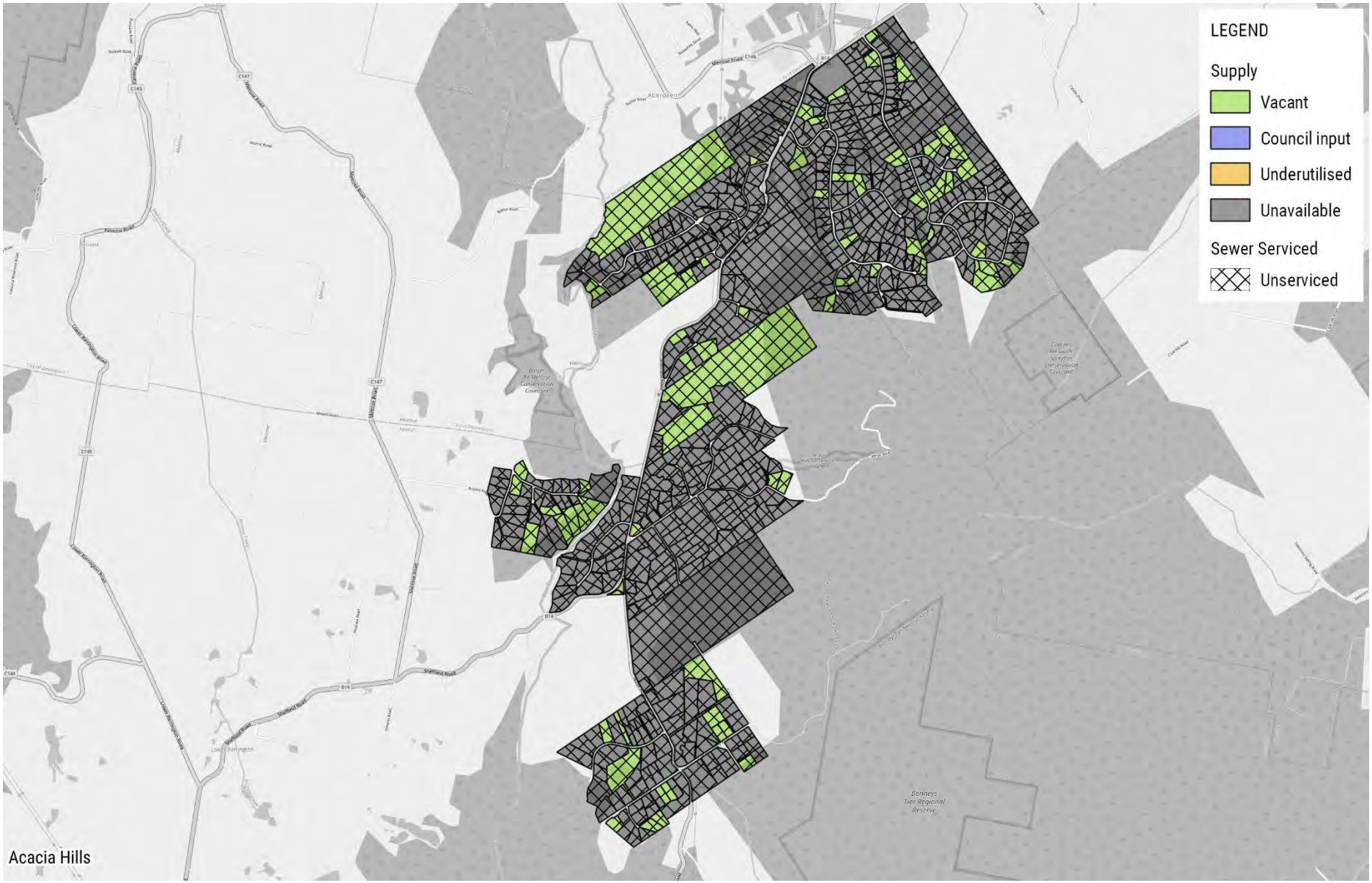
By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Acacia Hills	108	63	0	0	45	0
Railton	174	14	0	24	4	132
Sheffield	365	49	0	36	0	280
Kentish Balance	10	7	0	0	1	2
Kentish	**657**	**133**	**0**	**60**	**50**	**414**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Acacia Hills	100%	58%	0%	0%	42%	0%
Railton	100%	8%	0%	14%	2%	76%
Sheffield	100%	13%	0%	10%	0%	77%
Kentish Balance	100%	70%	0%	0%	10%	20%
Kentish	100%	20%	0%	9%	8%	63%

By Land Use Zone (Interim Planning Scheme)

Region	Total	General Residential	Low Density Residential	Rural Living	Village
Acacia Hills	108	0	0	108	0
Railton	174	174	0	0	0
Sheffield	365	358	0	7	0
Kentish Balance	10	0	0	2	8
Kentish	**657**	**532**	**0**	**117**	**8**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Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Acacia Hills


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Railton


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Sheffield

King Island

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Currie	213	77	0	60	34	42
King Island Balance	429	135	0	144	56	94
King Island	**642**	**212**	**0**	**204**	**90**	**136**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Currie	100%	36%	0%	28%	16%	20%
King Island Balance	100%	31%	0%	34%	13%	22%
King Island	100%	33%	0%	32%	14%	21%

By Land Use Zone (Interim Planning Scheme)

Region	Total	General Residential	Low Density Residential	Rural Living	Village
Currie	213	166	47	0	0
King Island Balance	429	0	104	23	302
King Island	**642**	**166**	**151**	**23**	**302**


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Currie

Latrobe

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Latrobe Settlement	559	103	0	180	8	268
Port Sorell Hinterland	135	81	0	0	54	0
Port Sorell Settlement	673	263	0	196	180	34
Tarleton Rural Residential	16	13	0	0	3	0
Latrobe Balance	28	4	0	0	3	21
Latrobe	**1,411**	**464**	**0**	**376**	**248**	**323**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Latrobe Settlement	100%	18%	0%	32%	1%	48%
Port Sorell Hinterland	100%	60%	0%	0%	40%	0%
Port Sorell Settlement	100%	39%	0%	29%	27%	5%
Tarleton Rural Residential	100%	81%	0%	0%	19%	0%
Latrobe Balance	100%	14%	0%	0%	11%	75%
Latrobe	100%	33%	0%	27%	18%	23%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living Zone A	Rural Living Zone B	Rural Living Zone C	Rural Living Zone D	Village
Latrobe Settlement	559	543	0	0	16	0	0	0	0
Port Sorell Hinterland	135	0	0	0	135	0	0	0	0
Port Sorell Settlement	673	673	0	0	0	0	0	0	0
Tarleton Rural Residential	16	0	0	0	16	0	0	0	0
Latrobe Balance	28	0	0	0	7	0	0	0	21
Latrobe	**1,411**	**1,216**	**0**	**0**	**174**	**0**	**0**	**0**	**21**


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Latrobe Settlement


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Port Sorell Hinterland

Port Sorell Settlement (map 1)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Port Sorell Settlement (map 2)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Tarleton Rural Residential

Waratah-Wynyard

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Somerset	207	32	0	37	19	119
Wynyard	961	121	396	108	13	323
Waratah-Wynyard Balance	478	372	0	48	43	15
Waratah-Wynyard	**1,646**	**525**	**396**	**193**	**75**	**457**

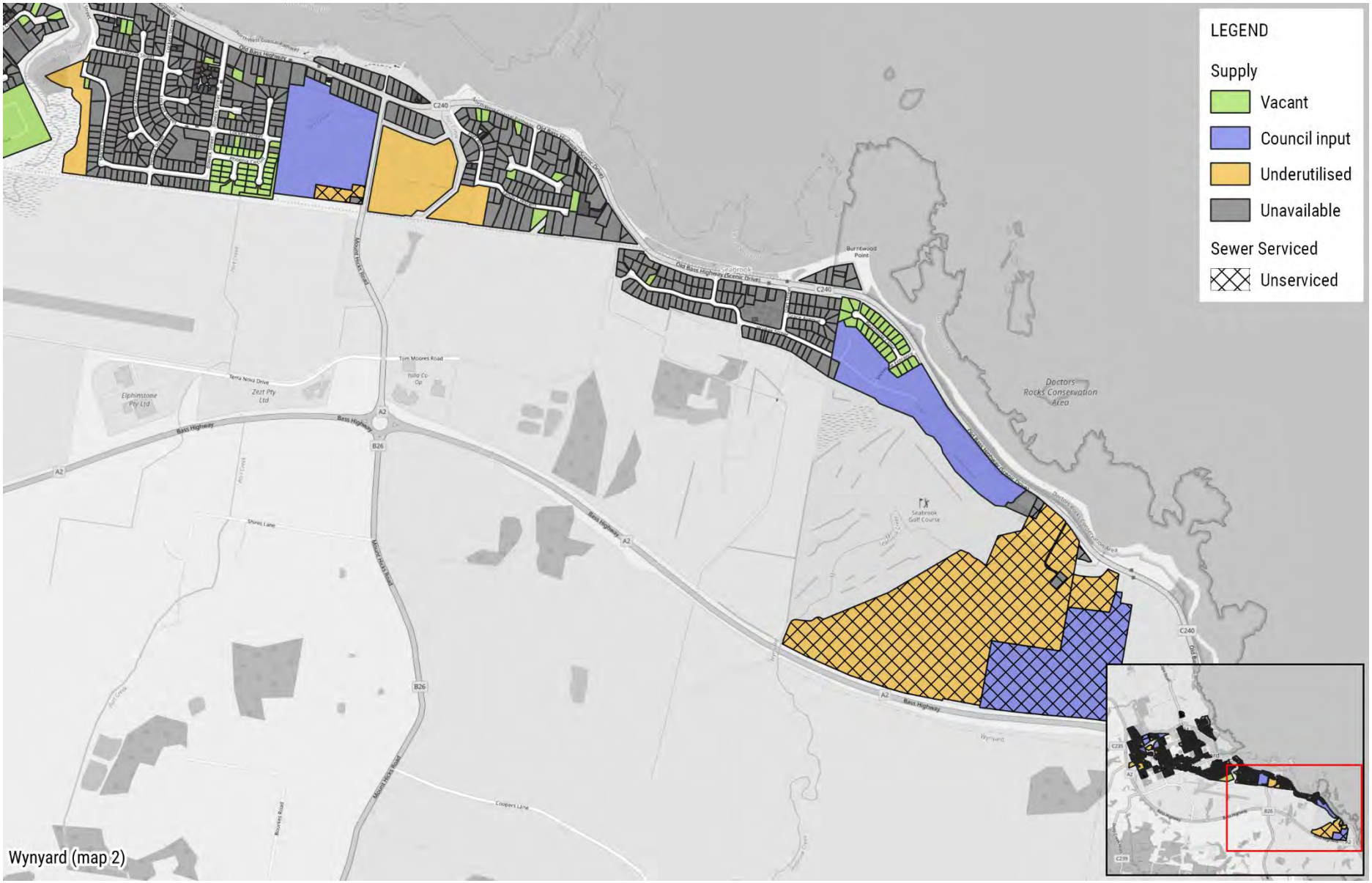
Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Somerset	100%	15%	0%	18%	9%	57%
Wynyard	100%	13%	41%	11%	1%	34%
Waratah-Wynyard Balance	100%	78%	0%	10%	9%	3%
Waratah-Wynyard Balance	100%	32%	24%	12%	5%	28%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living Zone A	Rural Living Zone B	Rural Living Zone C	Rural Living Zone D	Village
Somerset	207	194	0	13	0	0	0	0	0
Wynyard	961	958	0	3	0	0	0	0	0
Waratah-Wynyard Balance	478	0	0	135	117	0	0	0	226
Waratah-Wynyard	**1,646**	**1,152**	**0**	**151**	**117**	**0**	**0**	**0**	**226**


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Somerset
Burnie
East Cam


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Wynyard High School
Table Cape Primary School
Fossil Bluff Conservation Area
Frederick Street Reserve
Wynyard (map 1)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Wynyard (map 2)

West Coast

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Queenstown	210	199	0	5	1	5
West Coast Balance	311	230	0	29	17	35
West Coast	**521**	**429**	**0**	**34**	**18**	**40**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Queenstown	100%	95%	0%	2%	0%	2%
West Coast Balance	100%	74%	0%	9%	5%	11%
West Coast	100%	82%	0%	7%	3%	8%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living Zone A	Rural Living Zone B	Rural Living Zone C	Rural Living Zone D	Village
Queenstown	210	210	0	0	0	0	0	0	0
West Coast Balance	311	303	0	5	0	0	3	0	0
West Coast	**521**	**513**	**0**	**5**	**0**	**0**	**3**	**0**	**0**


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Queenstown (map 1)


LEGEND
Supply
Vacant
Council input
Underutilised
Unavailable
Sewer Serviced
Unserviced
Queenstown (map 2)

Appendix E – Population and housing forecasts and land supply by LGA and assessment area

The tables and charts below provide some of the key elements of the population and housing forecasts. 'Net dwelling demand' is an annual figure (i.e. not cumulative) which is a function of the ability of the region to deliver dwellings for the local population based on overall population and household formations. Forecasts have been prepared out to 2046, however figures are only in the tables out to 2043 for legibility.

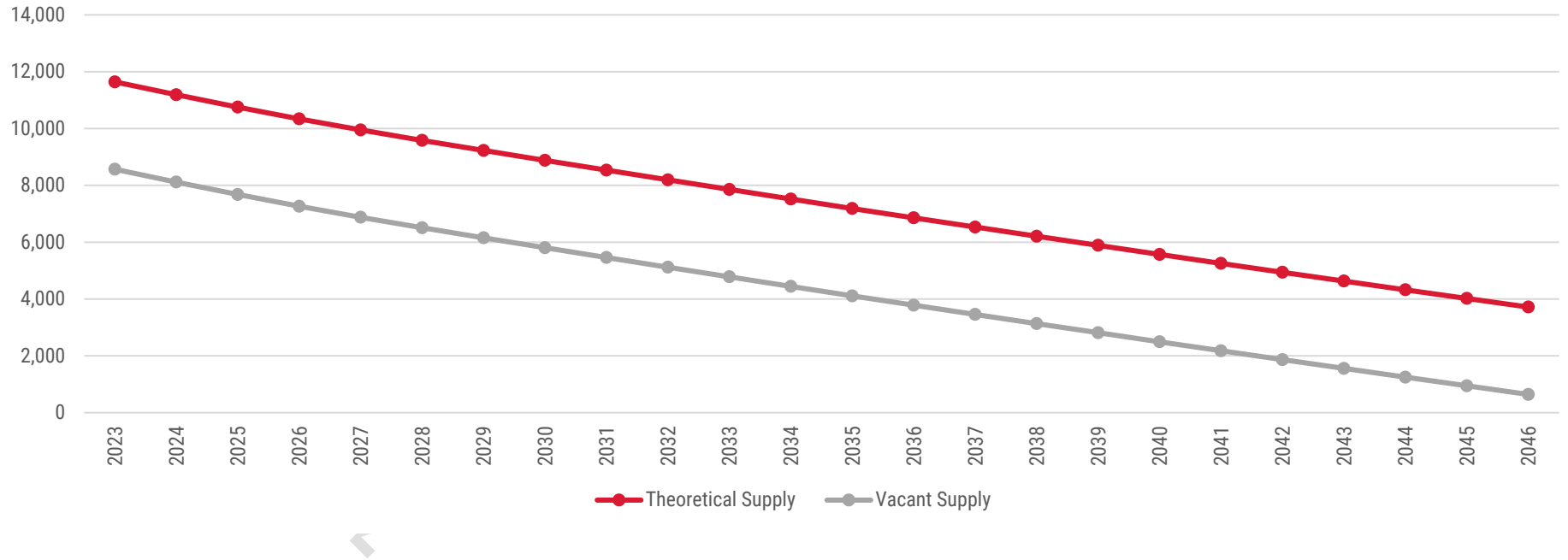
In this appendix, supply and demand tables are provided for Cradle Coast, each local government area, and all assessment areas. The tables include the total land supply estimates (i.e. incorporating modelled results, all underutilised land, and councils' site specific feedback) which are reduced each year by the net dwelling demand. Charts illustrating the land supply outcomes across two land supply scenarios are also provided, being theoretical supply and vacant supply.

Net dwelling demand refers to private dwellings only and does not include non-private dwellings such as boarding houses, prisons, etc. Net dwelling demand includes both occupied private dwellings and unoccupied private dwellings.

For each of the individual assessment areas, additional tables indicating a breakdown by two key demographic indicators are also provided. These two demographic indicators being age and household formation. Age tables are presented in general life stages, with the totals adding up to the forecast population. Household formations relate to the composition of households in occupied dwellings; therefore the totals will be lower than total dwelling demand which also includes counts of unoccupied dwellings. Explanations on how these elements of the forecasts are derived are provided in Appendix F.

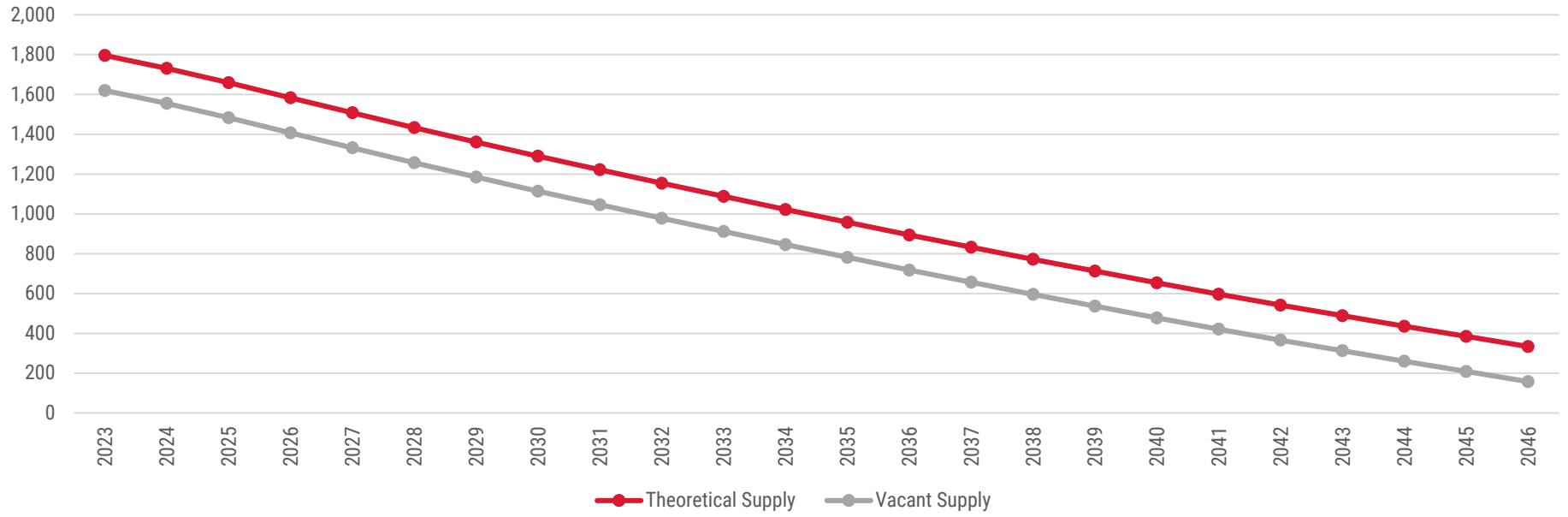
Cradle Coast

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	120,451	121,189	121,889	122,541	123,144	123,672	124,191	124,709	125,209	125,697	126,200	126,706	127,186	127,657	128,104	128,544	128,976	129,416	129,830	130,232	130,622	131,018	131,414	131,780
Annual growth rate	0.7%	0.6%	0.6%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Net migration	698	675	646	611	590	517	532	542	535	550	575	599	591	589	574	585	579	593	572	565	567	586	583	559
Natural change	80	63	54	41	13	11	-13	-24	-35	-62	-72	-93	-111	-118	-127	-145	-147	-153	-158	-163	-177	-190	-187	-193
Persons / dwelling	2.24	2.24	2.23	2.23	2.22	2.22	2.21	2.21	2.20	2.20	2.19	2.19	2.18	2.18	2.17	2.17	2.17	2.16	2.16	2.15	2.15	2.14	2.14	2.14
Net Dwelling demand	483	453	435	414	389	367	355	349	344	342	338	337	334	328	324	323	321	320	316	312	309	307	304	304
Total Occupied	52,713	53,532	53,941	54,331	54,699	55,049	55,391	55,729	56,064	56,398	56,729	57,059	57,385	57,704	58,018	58,330	58,640	58,949	59,254	59,554	59,851	60,146	60,440	60,731
Total Unoccupied	6,003	6,149	6,175	6,199	6,220	6,237	6,250	6,261	6,270	6,278	6,285	6,292	6,300	6,309	6,319	6,330	6,341	6,352	6,363	6,375	6,387	6,399	6,409	6,422
Theoretical supply	11,642	11,189	10,754	10,340	9,951	9,584	9,229	8,880	8,536	8,194	7,856	7,519	7,185	6,857	6,533	6,210	5,889	5,569	5,253	4,941	4,632	4,325	4,021	3,717



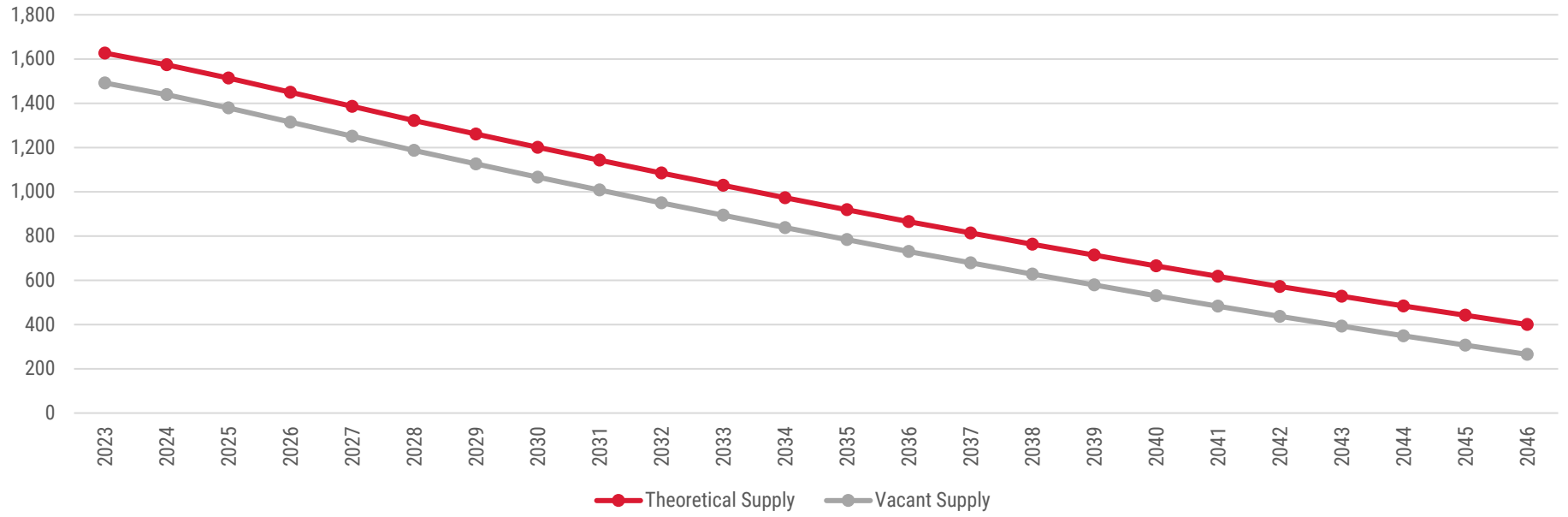
Burnie LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	20,590	20,694	20,809	20,920	21,041	21,160	21,283	21,397	21,502	21,599	21,700	21,815	21,919	22,020	22,113	22,211	22,306	22,402	22,495	22,588	22,674	22,761	22,845	22,928
Annual growth rate	0.5%	0.5%	0.6%	0.5%	0.6%	0.6%	0.6%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Net migration	37	51	65	64	81	79	85	78	69	65	71	92	83	81	72	85	80	78	77	79	77	83	78	77
Natural change	56	53	50	47	40	40	38	36	36	32	30	23	21	20	21	13	15	18	16	14	9	4	6	6
Persons / dwelling	2.27	2.27	2.26	2.26	2.25	2.25	2.25	2.24	2.24	2.23	2.23	2.23	2.22	2.22	2.22	2.21	2.21	2.21	2.21	2.20	2.20	2.20	2.20	2.19
Net Dwelling demand	58	65	72	76	75	75	72	71	68	68	66	66	64	64	61	61	59	59	57	55	53	53	51	51
Total Occupied	8,891	8,982	9,048	9,118	9,187	9,256	9,322	9,387	9,449	9,511	9,572	9,633	9,692	9,751	9,807	9,863	9,917	9,971	10,023	10,073	10,121	10,169	10,216	10,263
Total Unoccupied	753	761	767	773	779	785	791	797	803	809	814	819	824	829	834	839	844	849	854	859	864	869	873	877
Theoretical supply	1,796	1,731	1,659	1,583	1,508	1,433	1,361	1,290	1,222	1,154	1,088	1,022	958	894	833	772	713	654	597	542	489	436	385	334



Burnie *(assessment area)*

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	16,993	17,080	17,178	17,277	17,382	17,490	17,597	17,696	17,786	17,869	17,956	18,052	18,139	18,224	18,298	18,379	18,454	18,532	18,605	18,679	18,746	18,812	18,877	18,942
Annual growth rate	0.5%	0.5%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%
Net migration	30	43	58	63	74	77	77	70	60	59	65	78	72	71	58	72	62	64	58	60	56	61	59	60
Natural change	47	44	40	36	31	31	30	29	30	24	22	18	15	14	16	9	13	14	15	14	11	5	6	5
Persons / dwelling	2.23	2.22	2.22	2.21	2.21	2.21	2.20	2.20	2.20	2.19	2.19	2.19	2.18	2.18	2.18	2.17	2.17	2.17	2.17	2.16	2.16	2.16	2.16	2.15
Net Dwelling demand	46	53	60	64	64	64	61	60	58	58	56	56	54	54	51	51	49	49	47	46	44	44	42	42
Total Occupied	7,512	7,561	7,616	7,675	7,734	7,793	7,849	7,904	7,957	8,010	8,062	8,114	8,164	8,214	8,261	8,308	8,353	8,398	8,441	8,483	8,523	8,563	8,602	8,641
Total Unoccupied	650	654	659	664	669	674	679	684	689	694	698	702	706	710	714	718	722	726	730	734	738	742	745	748
Theoretical supply	1,627	1,574	1,514	1,450	1,386	1,322	1,261	1,201	1,143	1,085	1,029	973	919	865	814	763	714	665	618	572	528	484	442	400

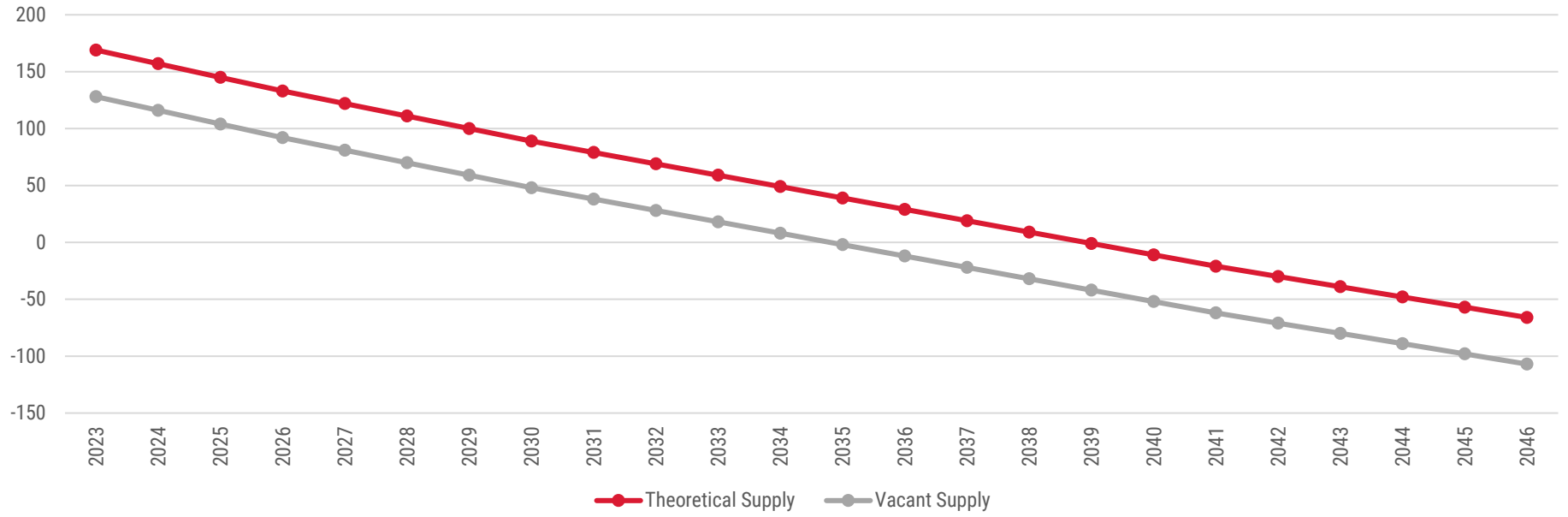


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	4,233	4,272	4,315	4,346	4,372	4,387	4,398	4,403	4,418	4,426	4,435	4,453	4,458	4,460	4,440	4,463	4,469	4,479	4,491	4,501	4,507	4,517	4,538	4,548
Young workers (20-34 years)	3,315	3,267	3,203	3,153	3,168	3,184	3,204	3,225	3,205	3,197	3,192	3,195	3,239	3,276	3,157	3,167	3,217	3,257	3,253	3,254	3,248	3,255	3,263	3,267
Workers (35-39 years)	3,018	3,058	3,099	3,129	3,154	3,187	3,212	3,238	3,258	3,274	3,275	3,266	3,266	3,267	3,253	3,259	3,256	3,254	3,264	3,273	3,283	3,291	3,291	3,295
Mature workers (50-64 years)	3,229	3,246	3,273	3,306	3,317	3,335	3,353	3,377	3,412	3,441	3,477	3,517	3,529	3,556	3,661	3,681	3,676	3,687	3,713	3,732	3,754	3,765	3,780	3,793
Retirement (65-69 years)	2,340	2,371	2,404	2,438	2,459	2,470	2,481	2,483	2,497	2,507	2,526	2,554	2,571	2,589	2,689	2,708	2,720	2,728	2,748	2,771	2,788	2,808	2,810	2,835
Elderly (80+ years)	858	866	884	905	912	927	949	970	996	1,024	1,051	1,067	1,076	1,076	1,098	1,101	1,116	1,127	1,136	1,148	1,166	1,176	1,195	1,204
Total	16,993	17,080	17,178	17,277	17,382	17,490	17,597	17,696	17,786	17,869	17,956	18,052	18,139	18,224	18,298	18,379	18,454	18,532	18,605	18,679	18,746	18,812	18,877	18,942

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	1,645	1,661	1,657	1,671	1,683	1,695	1,700	1,711	1,718	1,720	1,727	1,731	1,738	1,747	1,754	1,738	1,753	1,760	1,762	1,765	1,770	1,776	1,780	1,785
Couple family with no children	1,955	1,972	1,974	1,994	2,018	2,032	2,045	2,057	2,070	2,086	2,103	2,119	2,136	2,152	2,164	2,192	2,214	2,224	2,233	2,247	2,260	2,271	2,284	2,296
One parent family	1,032	1,039	1,040	1,048	1,059	1,067	1,071	1,078	1,083	1,087	1,093	1,098	1,104	1,111	1,115	1,109	1,121	1,124	1,128	1,129	1,134	1,137	1,142	1,146
Other family	78	78	79	79	80	80	80	80	81	81	82	82	82	82	82	82	82	82	83	83	84	84	84	85
Lone person household	1,359	1,381	1,389	1,421	1,454	1,474	1,491	1,509	1,528	1,551	1,576	1,600	1,626	1,644	1,661	1,688	1,718	1,732	1,745	1,759	1,778	1,794	1,813	1,827
Group household	1,336	1,337	1,335	1,334	1,338	1,340	1,342	1,343	1,345	1,346	1,346	1,347	1,350	1,352	1,354	1,352	1,354	1,356	1,357	1,359	1,358	1,360	1,361	1,364
Multiple family	125	126	125	127	127	127	127	128	129	129	128	129	130	130	131	131	132	132	132	131	132	131	132	133
Total	7,530	7,594	7,599	7,674	7,759	7,815	7,856	7,906	7,954	8,000	8,055	8,106	8,166	8,218	8,261	8,292	8,374	8,410	8,440	8,473	8,516	8,553	8,596	8,636

Burnie Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	3,597	3,614	3,631	3,643	3,659	3,670	3,686	3,701	3,716	3,730	3,744	3,763	3,780	3,796	3,815	3,832	3,852	3,870	3,890	3,909	3,928	3,949	3,968	3,986
Annual growth rate	0.4%	0.5%	0.5%	0.3%	0.4%	0.3%	0.4%	0.4%	0.4%	0.4%	0.4%	0.5%	0.5%	0.4%	0.5%	0.4%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Net migration	7	8	7	1	7	2	8	8	9	6	6	14	11	10	14	13	18	14	19	19	21	22	19	17
Natural change	9	9	10	11	9	9	8	7	6	8	8	5	6	6	5	4	2	4	1	0	-2	-1	0	1
Persons / dwelling	2.53	2.52	2.51	2.50	2.49	2.48	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43	2.43	2.42	2.42	2.42	2.42	2.42	2.41	2.41	2.41
Net Dwelling demand	12	12	12	12	11	11	11	11	10	10	10	10	10	10	10	10	10	10	10	9	9	9	9	9
Total Occupied	1,410	1,421	1,432	1,443	1,453	1,463	1,473	1,483	1,492	1,501	1,510	1,519	1,528	1,537	1,546	1,555	1,564	1,573	1,582	1,590	1,598	1,606	1,614	1,622
Total Unoccupied	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129
Theoretical supply	169	157	145	133	122	111	100	89	79	69	59	49	39	29	19	9	-1	-11	-21	-30	-39	-48	-57	-66

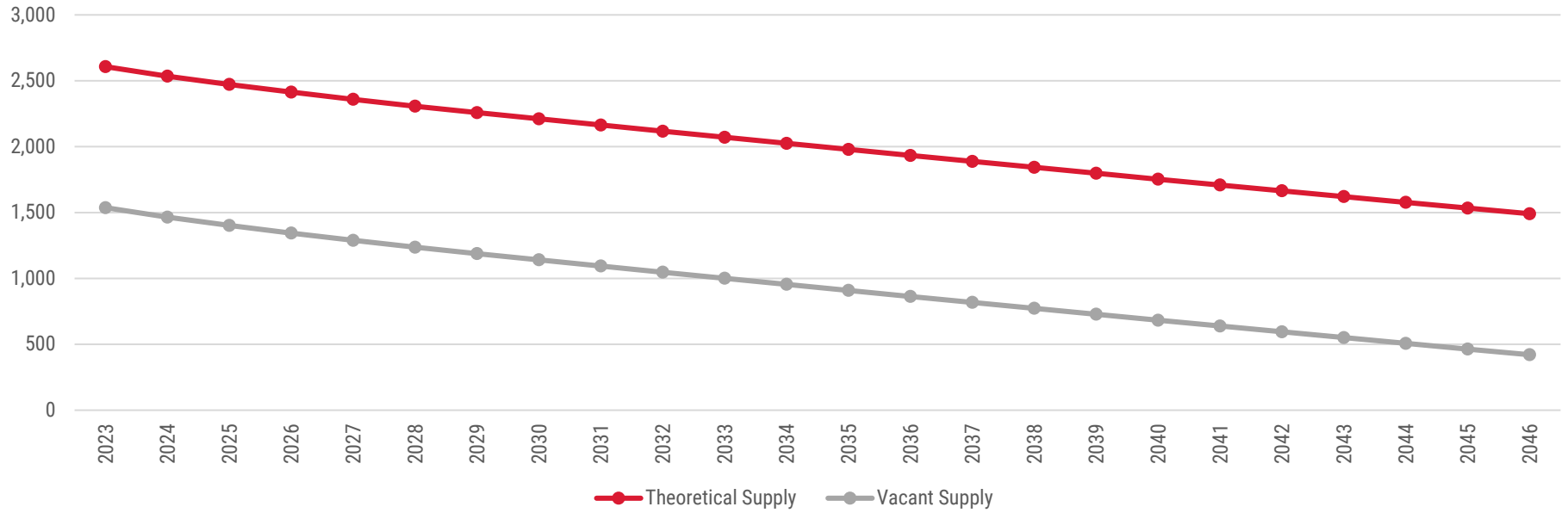


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	841	832	819	811	807	802	798	790	787	785	787	795	807	823	820	813	814	828	830	828	829	832	831	842
Young workers (20-34 years)	647	641	637	618	601	590	585	592	601	611	600	597	578	561	571	581	591	578	576	588	589	593	593	588
Workers (35-39 years)	650	648	647	642	648	657	669	679	690	696	705	719	731	737	740	744	744	744	752	748	753	760	763	763
Mature workers (50-64 years)	817	829	840	847	859	858	856	851	841	835	835	830	821	821	815	802	795	792	785	778	780	791	810	823
Retirement (65-69 years)	565	582	598	624	640	647	650	646	647	636	640	642	653	662	668	684	689	702	707	725	732	727	725	732
Elderly (80+ years)	77	82	90	101	104	116	128	143	150	167	177	180	190	192	201	208	219	226	240	242	245	246	246	238
Total	3,597	3,614	3,631	3,643	3,659	3,670	3,686	3,701	3,716	3,730	3,744	3,763	3,780	3,796	3,815	3,832	3,852	3,870	3,890	3,909	3,928	3,949	3,968	3,986

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	441	441	438	438	441	441	443	445	444	443	444	445	450	450	453	453	452	454	453	455	458	460	461	465
Couple family with no children	481	488	488	492	497	503	505	509	512	517	517	520	522	527	530	534	536	537	537	540	542	542	547	550
One parent family	109	109	109	110	112	112	112	114	115	115	116	117	118	119	121	122	122	123	124	125	124	127	127	128
Other family	10	9	9	9	9	10	11	10	10	11	10	10	10	10	10	10	11	11	11	11	11	11	11	11
Lone person household	166	171	173	179	182	189	195	202	206	210	214	216	220	224	228	235	236	239	243	248	250	253	256	258
Group household	169	169	168	168	168	168	167	167	168	169	169	169	169	169	168	169	170	170	170	170	170	170	170	171
Multiple family	37	38	38	38	37	38	38	38	39	39	39	38	39	38	38	38	38	39	39	39	40	39	40	39
Total	1,413	1,425	1,423	1,434	1,446	1,461	1,471	1,485	1,494	1,504	1,509	1,515	1,528	1,537	1,548	1,561	1,565	1,573	1,577	1,588	1,595	1,602	1,612	1,622

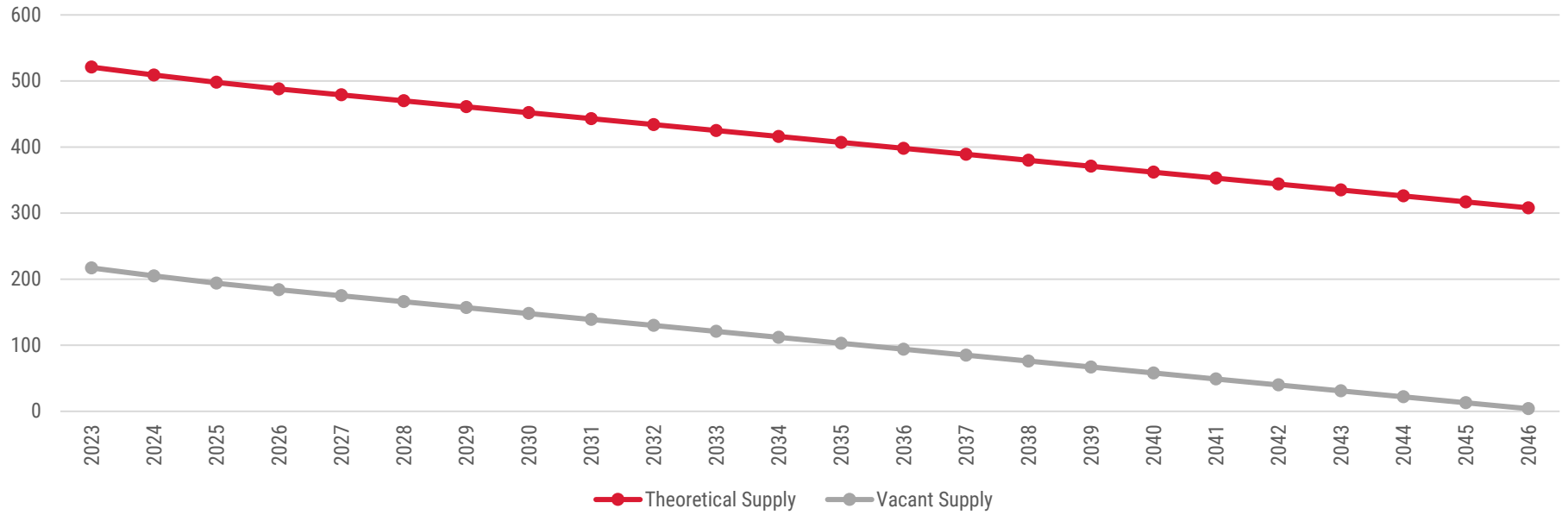
Central Coast LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	23,474	23,569	23,645	23,711	23,768	23,814	23,852	23,890	23,926	23,966	23,998	24,030	24,060	24,093	24,122	24,150	24,176	24,204	24,226	24,250	24,271	24,296	24,321	24,338
Annual growth rate	0.5%	0.4%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Net migration	126	111	96	87	84	75	71	74	73	79	72	73	73	78	75	76	70	74	67	70	69	73	73	66
Natural change	-12	-16	-20	-21	-27	-29	-33	-36	-37	-39	-40	-41	-43	-45	-46	-48	-44	-46	-45	-46	-48	-48	-48	-49
Persons / dwelling	2.24	2.23	2.23	2.22	2.22	2.21	2.20	2.20	2.19	2.19	2.18	2.17	2.17	2.16	2.16	2.15	2.15	2.14	2.13	2.13	2.12	2.12	2.11	2.11
Net Dwelling demand	82	72	63	58	55	52	49	47	47	47	46	46	46	46	45	45	45	45	44	44	44	44	43	43
Total Occupied	10,263	10,406	10,464	10,518	10,569	10,617	10,662	10,705	10,748	10,791	10,833	10,875	10,917	10,959	11,000	11,041	11,082	11,123	11,163	11,203	11,243	11,283	11,322	11,361
Total Unoccupied	777	811	816	820	824	828	832	836	840	844	848	852	856	860	864	868	872	876	880	884	888	892	896	900
Theoretical supply	2,607	2,535	2,472	2,414	2,359	2,307	2,258	2,211	2,164	2,117	2,071	2,025	1,979	1,933	1,888	1,843	1,798	1,753	1,709	1,665	1,621	1,577	1,534	1,491



Penguin

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	3,408	3,423	3,441	3,454	3,463	3,470	3,476	3,486	3,496	3,508	3,518	3,524	3,531	3,541	3,549	3,558	3,566	3,574	3,578	3,587	3,592	3,598	3,609	3,612
Annual growth rate	0.6%	0.4%	0.5%	0.4%	0.3%	0.2%	0.2%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%	0.3%	0.2%	0.3%	0.2%	0.2%	0.1%	0.3%	0.1%	0.2%	0.3%	0.1%
Net migration	29	25	30	27	23	21	22	27	28	31	29	25	25	27	26	27	25	25	21	26	24	24	29	21
Natural change	-8	-10	-12	-14	-14	-14	-16	-17	-18	-19	-19	-19	-18	-17	-18	-18	-17	-17	-17	-17	-19	-18	-18	-18
Persons / dwelling	2.13	2.12	2.12	2.11	2.11	2.10	2.09	2.09	2.08	2.08	2.07	2.06	2.06	2.05	2.05	2.04	2.04	2.03	2.03	2.02	2.01	2.01	2.00	2.00
Net Dwelling demand	13	12	11	10	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Total Occupied	1,560	1,571	1,581	1,590	1,598	1,606	1,614	1,622	1,630	1,638	1,646	1,654	1,662	1,670	1,678	1,686	1,694	1,702	1,710	1,718	1,726	1,734	1,742	1,750
Total Unoccupied	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158
Theoretical supply	521	509	498	488	479	470	461	452	443	434	425	416	407	398	389	380	371	362	353	344	335	326	317	308

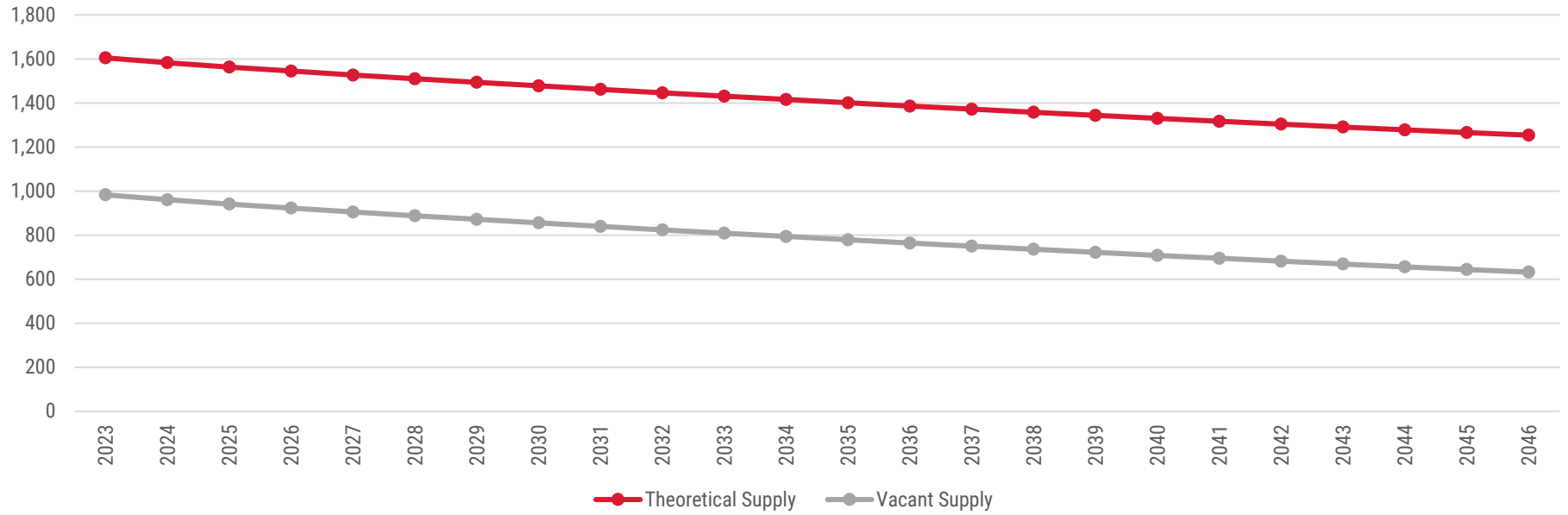


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	711	705	706	698	697	705	695	698	689	682	688	685	687	677	675	668	669	669	662	665	662	655	656	666
Young workers (20-34 years)	500	492	479	485	478	467	465	460	463	464	465	467	476	476	473	479	479	479	476	470	465	465	461	455
Workers (35-39 years)	557	553	549	554	556	560	561	561	566	573	573	579	570	571	568	564	563	569	573	573	577	579	582	582
Mature workers (50-64 years)	734	748	763	767	768	762	759	754	749	743	739	737	729	728	731	730	730	730	732	736	745	755	761	768
Retirement (65-69 years)	641	654	667	677	683	687	696	702	701	709	713	717	728	740	749	765	768	771	781	785	784	782	780	771
Elderly (80+ years)	265	271	277	273	281	289	300	311	328	337	340	339	341	349	353	352	357	356	354	358	359	362	369	370
Total	3,408	3,423	3,441	3,454	3,463	3,470	3,476	3,486	3,496	3,508	3,518	3,524	3,531	3,541	3,549	3,558	3,566	3,574	3,578	3,587	3,592	3,598	3,609	3,612

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	342	344	342	343	346	345	346	342	343	343	343	346	347	346	346	345	346	347	353	353	354	355	354	363
Couple family with no children	501	508	513	519	520	523	528	532	534	534	538	540	544	547	550	554	556	560	563	563	569	570	574	575
One parent family	177	179	178	178	179	180	179	180	179	180	181	181	182	182	182	182	184	183	185	187	187	188	187	189
Other family	15	15	15	16	16	15	16	15	15	15	15	16	15	15	16	15	16	16	16	16	16	15	15	15
Lone person household	250	252	259	262	264	270	274	281	287	292	297	299	301	306	309	313	316	320	320	323	325	329	333	333
Group household	248	248	248	247	248	248	248	248	248	248	248	250	249	249	250	250	250	250	250	250	250	250	251	250
Multiple family	23	24	24	24	25	25	24	24	23	25	25	24	25	24	24	25	25	25	24	24	24	24	24	25
Total	1,556	1,570	1,579	1,589	1,598	1,606	1,615	1,622	1,629	1,637	1,647	1,656	1,663	1,669	1,677	1,684	1,693	1,701	1,711	1,716	1,725	1,731	1,738	1,750

Ulverstone

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	11,270	11,294	11,313	11,328	11,344	11,356	11,365	11,376	11,385	11,396	11,402	11,411	11,418	11,425	11,430	11,434	11,437	11,441	11,443	11,444	11,446	11,449	11,450	11,450
Annual growth rate	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Net migration	56	54	48	42	48	45	43	46	43	45	40	43	43	46	43	43	40	42	39	38	38	40	38	38
Natural change	-28	-30	-29	-27	-32	-33	-34	-35	-34	-34	-34	-34	-36	-39	-38	-39	-37	-38	-37	-37	-36	-37	-37	-38
Persons / dwelling	2.16	2.16	2.15	2.15	2.14	2.14	2.14	2.13	2.13	2.12	2.12	2.11	2.11	2.10	2.10	2.10	2.09	2.09	2.08	2.08	2.07	2.07	2.07	2.06
Net Dwelling demand	25	22	20	18	18	17	16	16	16	16	15	15	15	15	14	14	14	14	13	13	13	13	12	12
Total Occupied	5,119	5,140	5,159	5,176	5,193	5,209	5,224	5,239	5,254	5,269	5,283	5,297	5,311	5,325	5,338	5,351	5,364	5,377	5,389	5,401	5,413	5,425	5,436	5,447
Total Unoccupied	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374
Theoretical supply	1,605	1,583	1,563	1,545	1,527	1,510	1,494	1,478	1,462	1,446	1,431	1,416	1,401	1,386	1,372	1,358	1,344	1,330	1,317	1,304	1,291	1,278	1,266	1,254

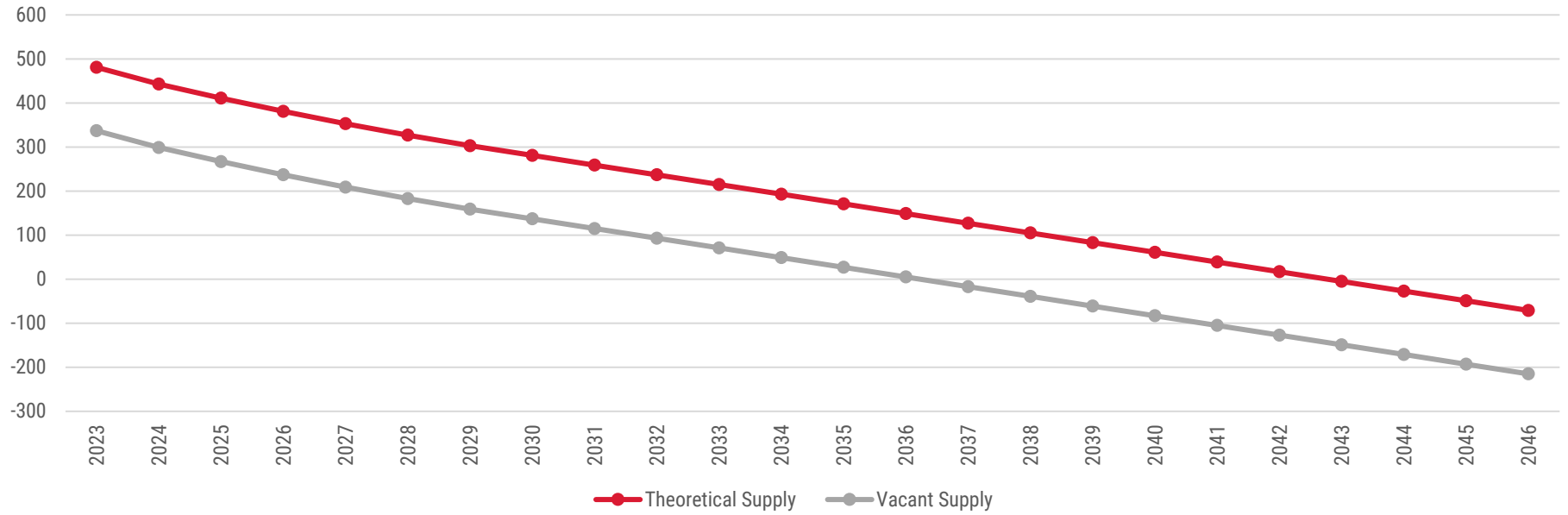


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	2,357	2,348	2,322	2,325	2,307	2,316	2,320	2,327	2,318	2,322	2,321	2,323	2,320	2,320	2,322	2,333	2,333	2,324	2,322	2,321	2,321	2,330	2,322	2,324
Young workers (20-34 years)	1,704	1,698	1,688	1,669	1,650	1,642	1,634	1,635	1,634	1,638	1,637	1,635	1,633	1,643	1,636	1,629	1,630	1,637	1,629	1,631	1,636	1,637	1,637	1,633
Workers (35-39 years)	1,753	1,776	1,806	1,820	1,843	1,860	1,872	1,881	1,895	1,893	1,890	1,884	1,870	1,851	1,840	1,832	1,828	1,823	1,820	1,813	1,804	1,800	1,804	1,804
Mature workers (50-64 years)	2,274	2,262	2,263	2,249	2,246	2,221	2,200	2,178	2,165	2,172	2,180	2,196	2,215	2,235	2,258	2,278	2,287	2,299	2,309	2,325	2,337	2,341	2,340	2,346
Retirement (65-69 years)	2,274	2,289	2,308	2,321	2,344	2,357	2,369	2,381	2,386	2,389	2,385	2,379	2,377	2,374	2,365	2,355	2,342	2,337	2,330	2,323	2,309	2,294	2,292	2,294
Elderly (80+ years)	908	921	926	944	954	960	970	974	987	982	989	994	1,003	1,002	1,009	1,007	1,017	1,021	1,033	1,031	1,039	1,047	1,055	1,049
Total	11,270	11,294	11,313	11,328	11,344	11,356	11,365	11,376	11,385	11,396	11,402	11,411	11,418	11,425	11,430	11,434	11,437	11,441	11,443	11,444	11,446	11,449	11,450	11,450

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	1,045	1,050	1,052	1,059	1,060	1,066	1,067	1,071	1,072	1,077	1,077	1,080	1,084	1,082	1,085	1,087	1,089	1,091	1,091	1,092	1,096	1,097	1,098	1,100
Couple family with no children	1,566	1,570	1,577	1,580	1,582	1,585	1,589	1,591	1,598	1,598	1,605	1,607	1,610	1,616	1,621	1,624	1,629	1,633	1,638	1,645	1,647	1,651	1,656	1,659
One parent family	678	679	682	688	689	693	695	697	698	701	701	703	705	705	707	708	708	710	710	711	712	713	715	716
Other family	46	47	46	46	46	46	47	47	47	46	46	47	46	47	46	47	47	47	48	47	47	47	48	47
Lone person household	840	844	852	858	866	870	878	884	892	898	905	913	916	924	929	935	940	943	949	955	958	964	967	972
Group household	840	841	840	839	839	840	839	839	840	840	841	841	841	841	841	842	843	843	844	844	845	845	845	844
Multiple family	109	110	110	109	111	111	111	111	111	111	112	111	112	111	112	112	112	112	112	113	112	112	112	113
Total	5,124	5,141	5,159	5,179	5,193	5,211	5,226	5,240	5,258	5,271	5,287	5,302	5,314	5,326	5,341	5,355	5,368	5,379	5,392	5,407	5,417	5,429	5,441	5,451

Central Coast Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	8,796	8,852	8,891	8,929	8,961	8,988	9,011	9,028	9,045	9,062	9,078	9,095	9,111	9,127	9,143	9,158	9,173	9,189	9,205	9,219	9,233	9,249	9,262	9,276
Annual growth rate	0.7%	0.6%	0.4%	0.4%	0.4%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.2%
Net migration	41	32	18	18	13	9	6	1	2	3	3	5	5	5	6	6	5	7	7	6	7	9	6	7
Natural change	24	24	21	20	19	18	17	16	15	14	13	12	11	11	10	9	10	9	9	8	7	7	7	7
Persons / dwelling	2.39	2.38	2.38	2.37	2.36	2.35	2.34	2.34	2.33	2.32	2.31	2.30	2.30	2.29	2.28	2.27	2.26	2.26	2.25	2.24	2.23	2.23	2.22	2.21
Net Dwelling demand	44	38	32	30	28	26	24	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
Total Occupied	3,660	3,695	3,724	3,752	3,778	3,802	3,824	3,844	3,864	3,884	3,904	3,924	3,944	3,964	3,984	4,004	4,024	4,044	4,064	4,084	4,104	4,124	4,144	4,164
Total Unoccupied	320	323	326	328	330	332	334	336	338	340	342	344	346	348	350	352	354	356	358	360	362	364	366	368
Theoretical supply	481	443	411	381	353	327	303	281	259	237	215	193	171	149	127	105	83	61	39	17	-5	-27	-49	-71

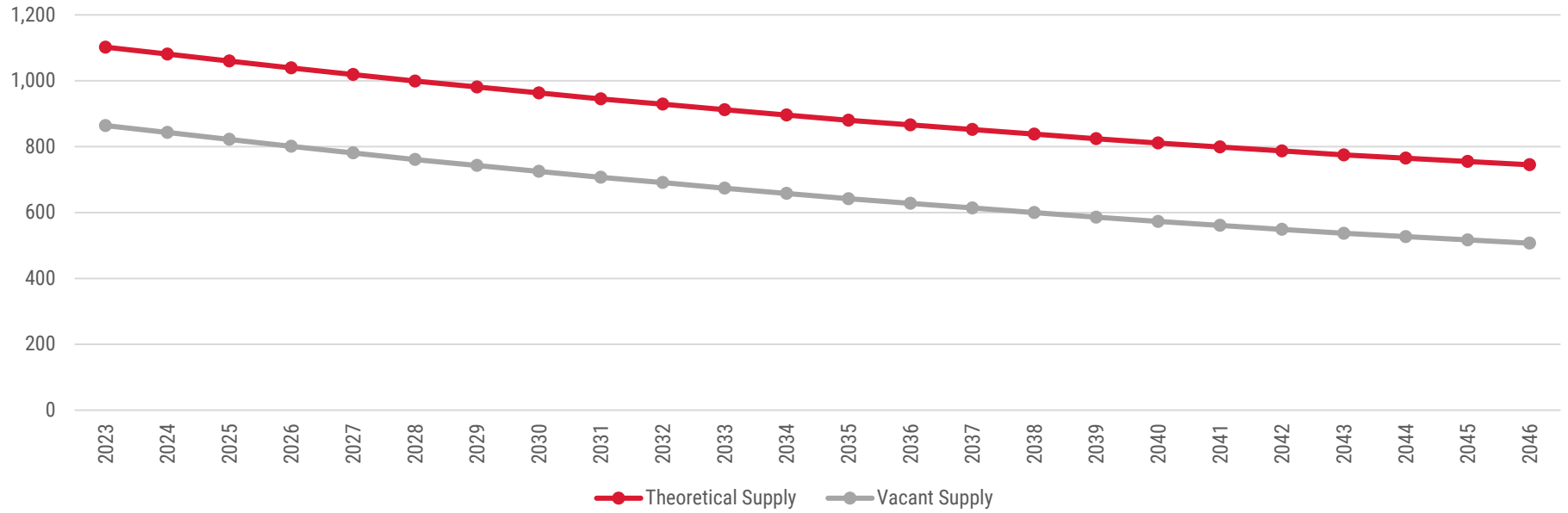


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	1,909	1,896	1,880	1,863	1,841	1,817	1,795	1,777	1,764	1,754	1,751	1,741	1,745	1,746	1,749	1,748	1,743	1,747	1,751	1,744	1,747	1,750	1,750	1,746
Young workers (20-34 years)	1,246	1,221	1,202	1,185	1,168	1,150	1,141	1,130	1,111	1,104	1,092	1,084	1,079	1,076	1,074	1,078	1,078	1,079	1,079	1,083	1,085	1,092	1,095	1,098
Workers (35-39 years)	1,502	1,500	1,504	1,506	1,500	1,498	1,491	1,481	1,477	1,467	1,458	1,452	1,445	1,443	1,438	1,438	1,436	1,442	1,446	1,443	1,445	1,443	1,442	1,451
Mature workers (50-64 years)	2,337	2,341	2,327	2,308	2,295	2,279	2,268	2,247	2,226	2,207	2,191	2,180	2,177	2,171	2,171	2,171	2,171	2,173	2,172	2,174	2,169	2,168	2,163	2,168
Retirement (65-69 years)	1,499	1,585	1,667	1,756	1,839	1,922	1,991	2,062	2,123	2,173	2,212	2,244	2,260	2,267	2,266	2,262	2,256	2,244	2,232	2,228	2,216	2,207	2,206	2,204
Elderly (80+ years)	303	309	311	311	318	322	325	331	344	357	374	394	405	424	445	461	489	504	525	547	571	589	606	609
Total	8,796	8,852	8,891	8,929	8,961	8,988	9,011	9,028	9,045	9,062	9,078	9,095	9,111	9,127	9,143	9,158	9,173	9,189	9,205	9,219	9,233	9,249	9,262	9,276

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	969	967	960	955	949	944	941	937	932	931	929	926	927	926	927	926	931	930	936	938	940	945	951	954
Couple family with no children	1,337	1,364	1,388	1,408	1,427	1,446	1,464	1,481	1,495	1,508	1,519	1,528	1,535	1,545	1,551	1,560	1,563	1,570	1,572	1,581	1,586	1,591	1,597	1,604
One parent family	289	288	286	285	285	284	283	282	283	283	283	283	284	284	286	287	289	290	293	294	295	298	299	301
Other family	27	28	28	29	29	29	30	30	30	30	30	31	31	31	31	32	32	32	33	33	33	33	33	33
Lone person household	482	499	511	523	537	550	563	574	586	596	610	620	630	640	649	658	664	676	684	692	702	710	717	723
Group household	472	472	471	472	471	472	472	473	472	471	472	472	470	471	471	472	473	473	473	474	475	476	476	476
Multiple family	89	89	89	89	88	89	88	89	90	90	89	90	90	90	90	90	90	90	90	91	90	90	91	91
Total	3,665	3,707	3,733	3,761	3,786	3,814	3,841	3,866	3,888	3,909	3,932	3,950	3,967	3,987	4,005	4,025	4,042	4,061	4,081	4,103	4,121	4,143	4,164	4,182

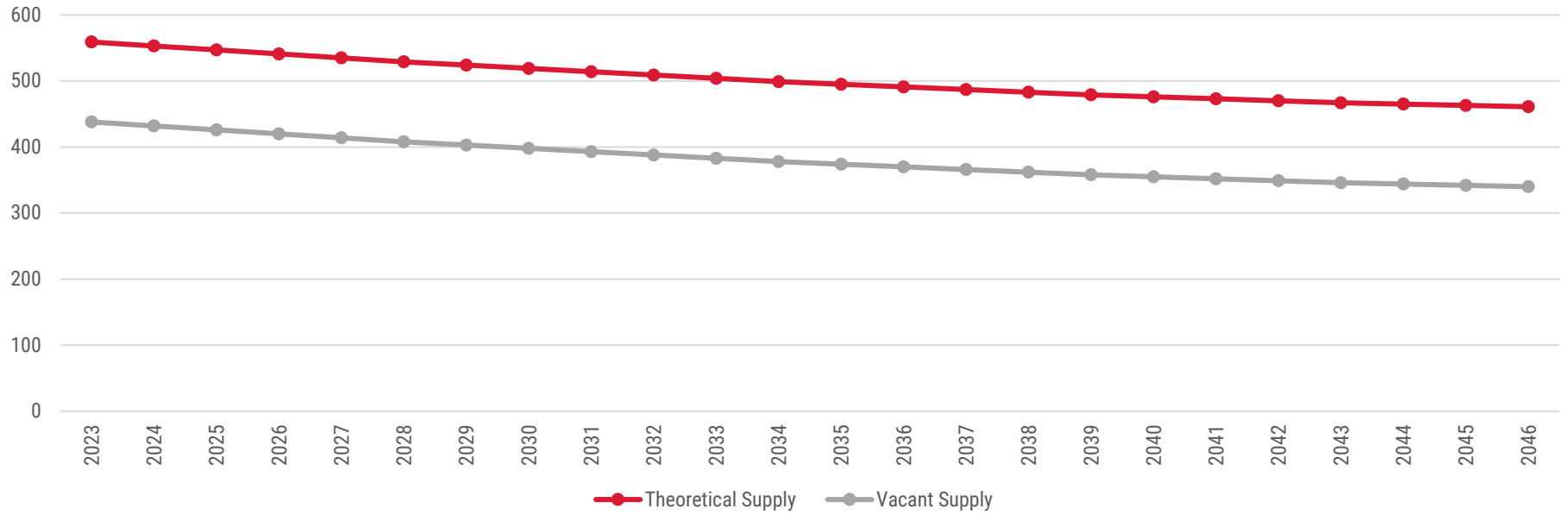
Circular Head LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	8,396	8,423	8,454	8,475	8,501	8,520	8,542	8,563	8,582	8,599	8,618	8,631	8,645	8,657	8,667	8,675	8,684	8,694	8,698	8,705	8,705	8,708	8,710	8,709
Annual growth rate	0.2%	0.3%	0.4%	0.2%	0.3%	0.2%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Net migration	-28	-13	-7	-13	-4	-10	-4	-6	-6	-5	1	-5	-3	-4	-7	-7	-4	0	-5	-4	-9	-4	-7	-10
Natural change	41	40	38	34	30	29	26	27	25	22	18	18	17	16	17	15	13	10	9	11	9	7	9	9
Persons / dwelling	2.32	2.31	2.31	2.30	2.30	2.30	2.29	2.29	2.28	2.28	2.27	2.27	2.26	2.26	2.25	2.25	2.24	2.24	2.23	2.23	2.22	2.22	2.21	2.20
Net Dwelling demand	21	21	21	21	20	20	18	18	18	16	17	16	16	14	14	14	14	13	12	12	12	10	10	10
Total Occupied	3,562	3,603	3,622	3,638	3,654	3,670	3,686	3,702	3,718	3,732	3,747	3,761	3,775	3,787	3,799	3,811	3,823	3,834	3,844	3,854	3,864	3,873	3,882	3,891
Total Unoccupied	724	734	736	741	745	749	751	753	755	757	759	761	763	765	767	769	771	773	775	777	779	780	781	782
Theoretical supply	1,102	1,081	1,060	1,039	1,019	999	981	963	945	929	912	896	880	866	852	838	824	811	799	787	775	765	755	745



Smithton

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	3,109	3,118	3,131	3,139	3,145	3,149	3,155	3,162	3,167	3,173	3,178	3,182	3,187	3,190	3,194	3,197	3,200	3,203	3,203	3,205	3,205	3,204	3,202	3,201
Annual growth rate	-0.2%	0.3%	0.4%	0.3%	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%	-0.1%	0.0%
Net migration	-1	12	17	14	15	13	17	17	16	18	20	19	21	20	19	18	20	21	19	19	18	18	17	18
Natural change	-4	-3	-4	-6	-9	-9	-11	-10	-11	-12	-15	-15	-16	-17	-15	-15	-17	-18	-19	-17	-18	-19	-19	-19
Persons / dwelling	2.15	2.14	2.14	2.13	2.13	2.13	2.12	2.12	2.11	2.11	2.10	2.10	2.09	2.09	2.08	2.08	2.08	2.07	2.07	2.06	2.06	2.05	2.05	2.04
Net Dwelling demand	6	6	6	6	6	6	5	5	5	5	5	5	4	4	4	4	4	3	3	3	3	2	2	2
Total Occupied	1,406	1,413	1,421	1,426	1,431	1,436	1,441	1,446	1,451	1,456	1,461	1,466	1,470	1,474	1,478	1,482	1,486	1,489	1,492	1,495	1,498	1,500	1,502	1,504
Total Unoccupied	150	149	147	148	149	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Theoretical supply	559	553	547	541	535	529	524	519	514	509	504	499	495	491	487	483	479	476	473	470	467	465	463	461

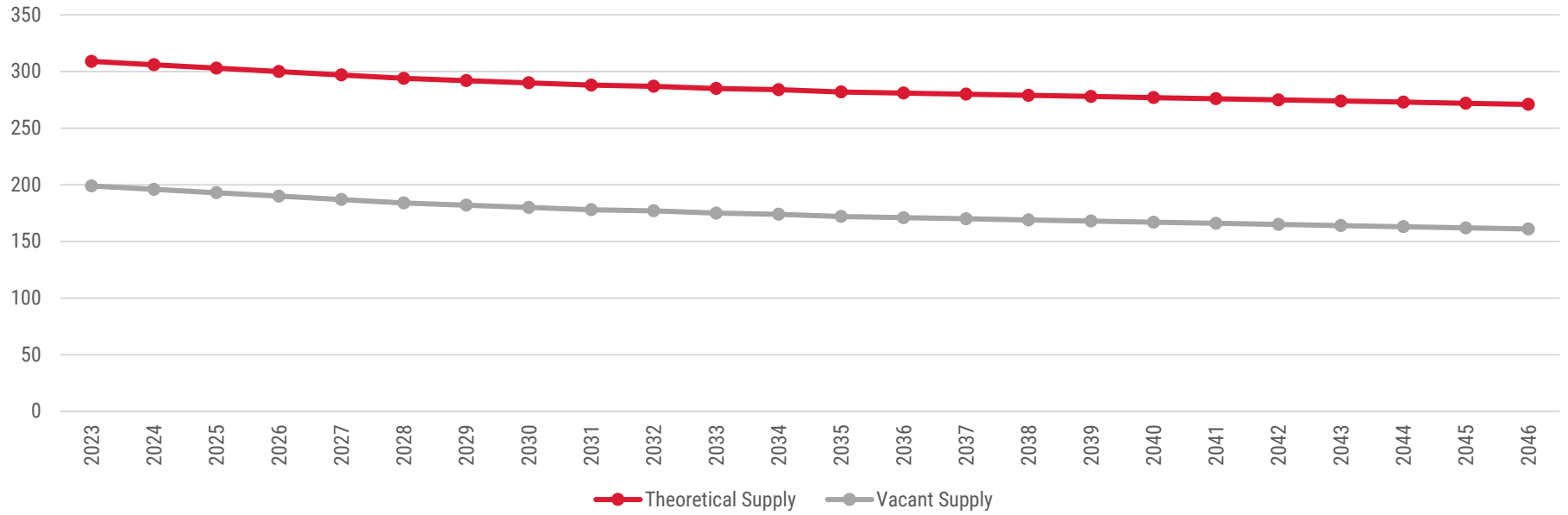


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	705	697	681	662	648	641	628	608	600	588	582	579	570	559	550	549	540	539	538	532	523	522	524	526
Young workers (20-34 years)	566	543	531	524	510	500	498	496	493	487	482	490	486	494	497	491	480	474	470	478	473	471	469	468
Workers (35-39 years)	461	452	444	443	445	443	441	443	448	450	452	455	447	444	440	436	437	434	439	432	428	426	427	421
Mature workers (50-64 years)	632	655	676	690	701	699	709	710	702	697	696	690	694	691	698	692	691	698	695	697	705	692	689	692
Retirement (65-69 years)	504	523	545	556	562	587	599	614	625	640	644	649	661	675	674	682	697	696	695	700	699	702	698	694
Elderly (80+ years)	241	248	254	264	279	279	280	291	299	311	322	319	329	327	335	347	355	362	366	366	377	391	395	400
Total	3,109	3,118	3,131	3,139	3,145	3,149	3,155	3,162	3,167	3,173	3,178	3,182	3,187	3,190	3,194	3,197	3,200	3,203	3,203	3,205	3,205	3,204	3,202	3,201

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	307	305	301	299	299	297	295	291	289	289	285	284	288	286	285	284	281	278	281	281	279	276	277	276
Couple family with no children	462	464	470	479	483	485	490	492	496	497	500	502	501	504	506	507	512	513	516	515	517	516	518	519
One parent family	166	166	163	163	163	162	161	161	161	160	159	160	161	160	160	160	158	158	159	161	159	160	159	160
Other family	22	22	21	20	21	21	20	21	21	21	21	20	20	20	21	20	20	21	20	21	21	20	20	20
Lone person household	209	211	219	229	233	240	243	248	251	254	258	264	265	270	271	277	279	285	285	288	291	295	297	298
Group household	217	216	215	213	214	212	212	212	211	211	211	211	211	211	211	211	210	210	210	209	209	209	208	208
Multiple family	26	25	25	25	25	25	25	25	24	25	25	25	25	24	25	24	25	25	24	24	25	25	25	25
Total	1,409	1,409	1,414	1,428	1,438	1,442	1,446	1,450	1,453	1,457	1,459	1,466	1,471	1,475	1,479	1,483	1,485	1,490	1,495	1,499	1,501	1,501	1,504	1,506

Stanley

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	518	521	524	525	529	531	534	536	538	539	542	542	543	544	545	545	545	545	546	547	546	546	548	547
Annual growth rate	0.8%	0.6%	0.6%	0.2%	0.8%	0.4%	0.6%	0.4%	0.4%	0.2%	0.6%	0.0%	0.2%	0.2%	0.2%	0.0%	0.0%	0.0%	0.2%	0.2%	-0.2%	0.0%	0.4%	-0.2%
Net migration	2	1	1	-1	3	1	2	1	1	0	2	-1	0	0	0	0	0	0	1	0	-2	-1	0	-3
Natural change	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	1	1	1	2	2
Persons / dwelling	2.03	2.02	2.02	2.01	2.01	2.00	2.00	1.99	1.99	1.98	1.98	1.97	1.96	1.96	1.95	1.95	1.94	1.93	1.93	1.92	1.92	1.91	1.91	1.90
Net Dwelling demand	3	3	3	3	3	3	2	2	2	1	2	1	2	1	1	1	1	1	1	1	1	1	1	1
Total Occupied	255	257	259	261	263	265	267	269	271	272	274	275	277	278	279	280	281	282	283	284	285	286	287	288
Total Unoccupied	67	68	69	70	71	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72	72
Theoretical supply	309	306	303	300	297	294	292	290	288	287	285	284	282	281	280	279	278	277	276	275	274	273	272	271

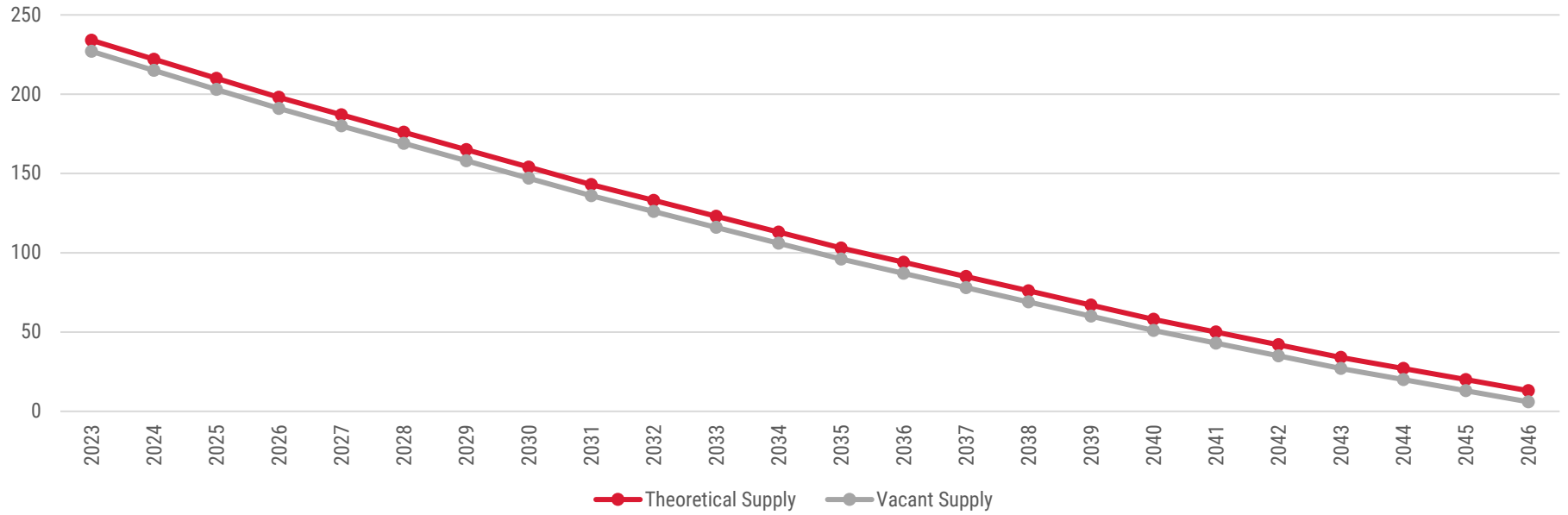


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	87	94	92	94	94	94	93	88	82	83	86	90	94	94	95	91	86	84	78	85	83	77	80	82
Young workers (20-34 years)	83	77	74	69	66	64	70	77	78	67	76	78	75	74	72	77	83	82	84	81	80	80	82	80
Workers (35-39 years)	85	88	91	87	91	96	96	96	107	104	92	89	96	99	102	100	101	99	99	96	96	110	108	106
Mature workers (50-64 years)	117	110	114	121	116	116	115	117	121	130	134	132	123	115	111	113	113	112	110	116	113	107	110	113
Retirement (65-69 years)	123	127	123	124	129	130	129	130	124	127	125	122	124	128	133	131	127	132	139	135	135	136	135	131
Elderly (80+ years)	23	25	30	30	33	31	31	28	26	28	29	31	31	34	32	33	35	36	36	34	39	36	33	35
Total	518	521	524	525	529	531	534	536	538	539	542	542	543	544	545	545	545	545	546	547	546	546	548	547

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	64	64	65	63	64	63	65	66	69	70	66	66	68	67	69	67	69	69	67	67	68	71	72	73
Couple family with no children	111	111	110	113	114	116	115	114	114	112	115	118	116	117	115	119	118	117	119	120	121	119	118	118
One parent family	24	23	23	24	23	23	23	24	24	25	25	23	25	25	25	24	24	25	25	26	24	26	25	25
Other family	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	3	3	3	3
Lone person household	22	23	21	23	23	25	25	26	26	25	28	31	30	30	32	31	32	32	31	31	33	32	33	33
Group household	21	21	22	22	22	22	22	23	22	22	21	23	22	22	23	23	22	22	23	22	23	22	23	23
Multiple family	12	13	13	12	12	13	14	13	13	13	13	13	13	14	13	13	13	13	13	13	13	13	13	14
Total	257	258	257	260	261	265	267	269	271	270	271	277	277	278	280	280	281	281	281	283	285	286	287	289

Circular Head Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	4,769	4,784	4,799	4,811	4,827	4,840	4,853	4,865	4,877	4,887	4,898	4,907	4,915	4,923	4,928	4,933	4,939	4,946	4,949	4,953	4,954	4,958	4,960	4,961
Annual growth rate	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%
Net migration	-29	-26	-25	-26	-22	-24	-23	-24	-23	-23	-21	-23	-24	-24	-26	-25	-24	-21	-25	-23	-25	-21	-24	-25
Natural change	43	41	40	38	38	37	36	36	35	33	32	32	32	32	31	30	30	28	28	27	26	25	26	26
Persons / dwelling	2.48	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43	2.42	2.42	2.41	2.41	2.40	2.40	2.39	2.39	2.38	2.38	2.37	2.36
Net Dwelling demand	12	12	12	12	11	11	11	11	11	10	10	10	10	9	9	9	9	9	8	8	8	7	7	7
Total Occupied	1,924	1,933	1,942	1,951	1,960	1,969	1,978	1,987	1,996	2,004	2,012	2,020	2,028	2,035	2,042	2,049	2,056	2,063	2,069	2,075	2,081	2,087	2,093	2,099
Total Unoccupied	514	517	520	523	525	527	529	531	533	535	537	539	541	543	545	547	549	551	553	555	557	558	559	560
Theoretical supply	234	222	210	198	187	176	165	154	143	133	123	113	103	94	85	76	67	58	50	42	34	27	20	13

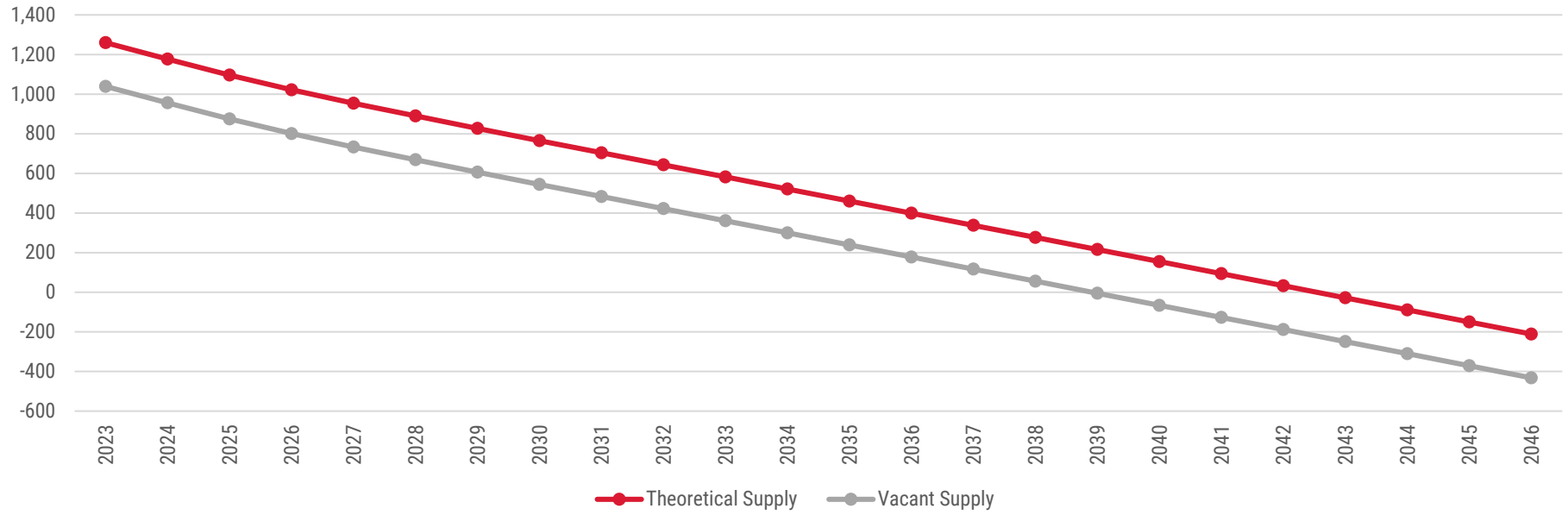


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	1,265	1,244	1,212	1,182	1,153	1,132	1,119	1,106	1,100	1,093	1,083	1,081	1,077	1,067	1,064	1,060	1,055	1,058	1,066	1,065	1,051	1,042	1,030	1,032
Young workers (20-34 years)	814	810	806	803	801	786	764	747	736	725	716	705	699	692	680	674	674	673	671	670	678	698	717	705
Workers (35-39 years)	806	788	786	786	789	791	806	815	811	807	800	793	789	788	784	791	784	782	775	776	769	753	735	737
Mature workers (50-64 years)	1,093	1,123	1,140	1,152	1,164	1,180	1,183	1,192	1,197	1,197	1,201	1,197	1,182	1,161	1,151	1,135	1,128	1,122	1,124	1,119	1,124	1,123	1,126	1,121
Retirement (65-69 years)	695	725	751	780	801	823	843	860	880	905	936	963	990	1,024	1,047	1,069	1,081	1,084	1,079	1,083	1,078	1,081	1,086	1,091
Elderly (80+ years)	96	94	104	108	119	128	138	145	153	160	162	168	178	191	202	204	217	227	234	240	254	261	266	275
Total	4,769	4,784	4,799	4,811	4,827	4,840	4,853	4,865	4,877	4,887	4,898	4,907	4,915	4,923	4,928	4,933	4,939	4,946	4,949	4,953	4,954	4,958	4,960	4,961

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	521	518	510	507	500	493	489	486	484	479	477	472	473	470	467	468	461	461	458	459	457	457	455	455
Couple family with no children	613	624	633	639	649	656	662	668	673	680	683	690	694	697	700	703	707	708	712	711	714	715	716	716
One parent family	159	156	154	153	150	150	150	151	152	153	152	153	153	154	155	154	154	154	154	154	154	154	155	156
Other family	14	12	12	13	13	13	13	12	12	12	12	12	12	11	11	11	12	11	11	12	11	11	11	11
Lone person household	309	315	321	328	334	343	349	357	361	369	376	382	387	395	402	405	413	418	424	427	433	436	440	443
Group household	302	302	301	300	299	298	297	296	297	296	295	295	295	295	295	294	294	294	294	295	294	295	296	295
Multiple family	20	20	20	19	20	19	19	20	20	19	20	20	20	20	20	20	20	20	19	19	20	19	20	19
Total	1,938	1,947	1,951	1,959	1,965	1,972	1,979	1,990	1,999	2,008	2,015	2,024	2,034	2,042	2,050	2,055	2,061	2,066	2,072	2,077	2,083	2,087	2,093	2,095

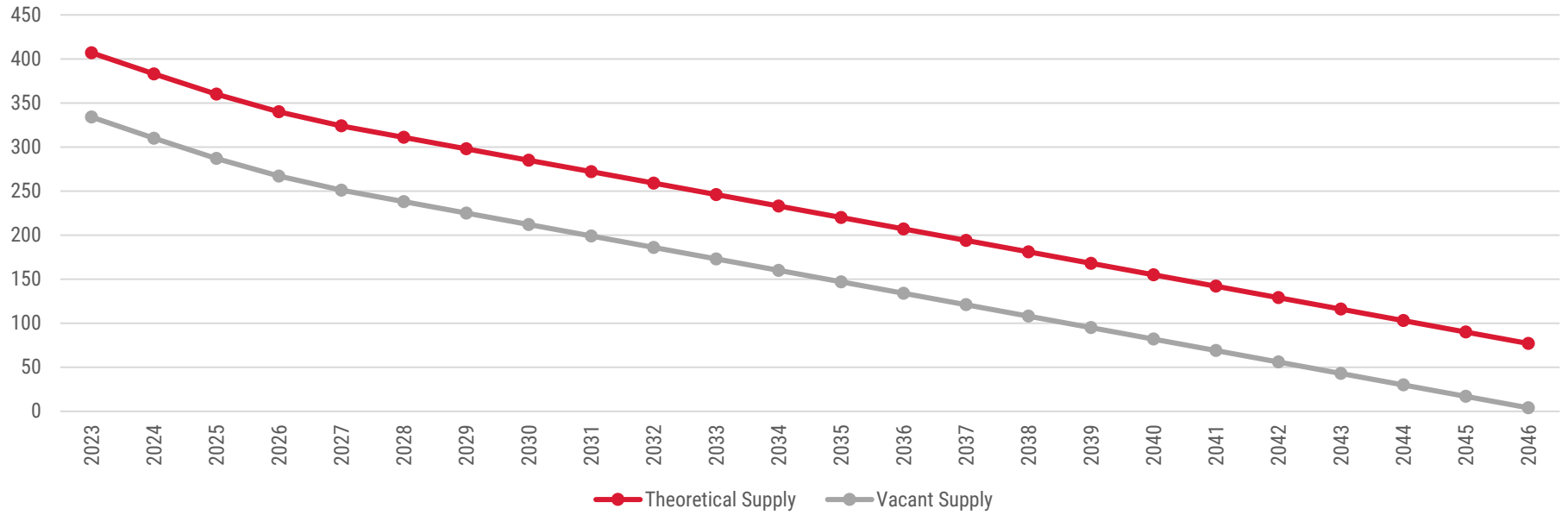
Devonport LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	27,132	27,295	27,457	27,604	27,742	27,846	27,950	28,057	28,162	28,263	28,372	28,476	28,575	28,672	28,769	28,853	28,937	29,017	29,096	29,173	29,247	29,322	29,394	29,460
Annual growth rate	0.6%	0.6%	0.6%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%
Net migration	135	139	133	119	115	81	83	88	88	90	98	99	100	100	104	94	95	93	91	93	91	93	86	80
Natural change	27	24	29	28	23	23	21	19	17	11	11	5	-1	-3	-7	-10	-11	-13	-12	-16	-17	-18	-14	-14
Persons / dwelling	2.24	2.24	2.23	2.23	2.23	2.23	2.22	2.22	2.21	2.21	2.20	2.20	2.19	2.19	2.18	2.18	2.18	2.17	2.17	2.16	2.16	2.15	2.15	2.14
Net Dwelling demand	85	83	81	74	68	64	63	62	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61
Total Occupied	11,919	12,048	12,130	12,206	12,277	12,346	12,415	12,484	12,554	12,624	12,694	12,763	12,831	12,898	12,964	13,029	13,093	13,156	13,219	13,281	13,343	13,404	13,465	13,522
Total Unoccupied	907	921	920	918	915	910	904	897	888	879	870	862	855	849	844	840	837	835	833	832	831	831	831	835
Theoretical supply	1,260	1,177	1,096	1,022	954	890	827	765	704	643	582	521	460	399	338	277	216	155	94	33	-28	-89	-150	-211



Devonport *(assessment area)*

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	17,814	17,880	17,948	18,006	18,064	18,086	18,112	18,144	18,177	18,208	18,241	18,274	18,300	18,324	18,349	18,366	18,384	18,396	18,406	18,417	18,427	18,437	18,444	18,446
Annual growth rate	0.4%	0.4%	0.4%	0.3%	0.3%	0.1%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%
Net migration	71	74	75	66	69	33	38	47	51	53	57	61	57	55	59	53	55	50	48	50	50	51	47	41
Natural change	-5	-8	-7	-8	-11	-11	-12	-15	-18	-22	-24	-28	-31	-31	-34	-36	-37	-38	-38	-39	-40	-41	-40	-39
Persons / dwelling	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.20	2.20	2.20	2.19	2.19	2.19	2.18	2.18	2.18	2.17	2.17	2.16	2.16	2.16	2.15	2.15	2.15
Net Dwelling demand	25	24	23	20	16	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
Total Occupied	7,913	7,942	7,970	7,996	8,019	8,041	8,064	8,088	8,113	8,138	8,163	8,187	8,210	8,232	8,253	8,273	8,292	8,310	8,328	8,345	8,362	8,378	8,394	8,406
Total Unoccupied	611	606	601	595	588	579	569	558	546	534	522	511	501	492	484	477	471	466	461	457	453	450	447	448
Theoretical supply	407	383	360	340	324	311	298	285	272	259	246	233	220	207	194	181	168	155	142	129	116	103	90	77

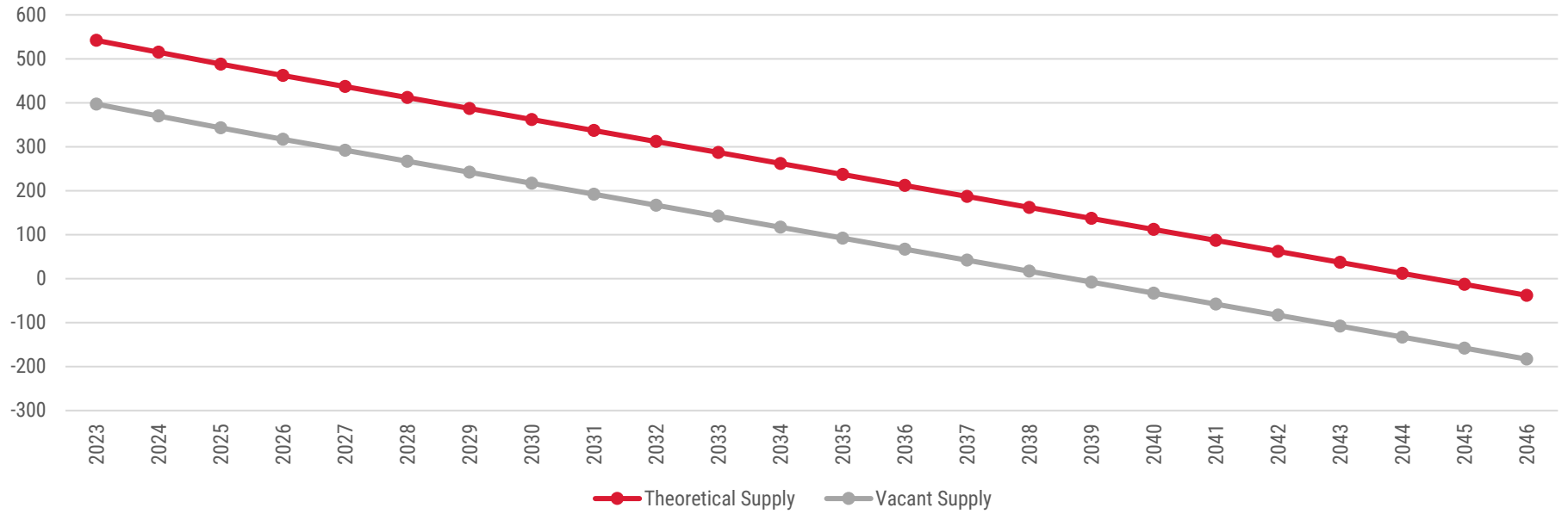


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	3,968	3,985	3,991	3,951	3,944	3,928	3,905	3,885	3,871	3,862	3,856	3,851	3,844	3,834	3,827	3,811	3,801	3,798	3,771	3,760	3,744	3,739	3,733	3,722
Young workers (20-34 years)	3,422	3,402	3,358	3,345	3,308	3,295	3,257	3,230	3,208	3,185	3,166	3,150	3,147	3,139	3,126	3,127	3,122	3,113	3,109	3,098	3,089	3,087	3,078	3,066
Workers (35-39 years)	3,006	3,015	3,026	3,069	3,092	3,105	3,130	3,151	3,180	3,199	3,212	3,216	3,214	3,199	3,193	3,184	3,167	3,154	3,144	3,126	3,115	3,108	3,095	3,086
Mature workers (50-64 years)	3,287	3,298	3,313	3,323	3,324	3,306	3,293	3,277	3,261	3,252	3,246	3,261	3,275	3,298	3,311	3,319	3,331	3,346	3,361	3,373	3,386	3,392	3,413	3,420
Retirement (65-69 years)	2,952	3,002	3,067	3,110	3,158	3,185	3,207	3,221	3,225	3,235	3,247	3,259	3,276	3,291	3,314	3,331	3,353	3,365	3,377	3,393	3,399	3,400	3,393	3,391
Elderly (80+ years)	1,179	1,178	1,193	1,208	1,238	1,267	1,320	1,380	1,432	1,475	1,514	1,537	1,544	1,563	1,578	1,594	1,610	1,620	1,644	1,667	1,694	1,711	1,732	1,761
Total	17,814	17,880	17,948	18,006	18,064	18,086	18,112	18,144	18,177	18,208	18,241	18,274	18,300	18,324	18,349	18,366	18,384	18,396	18,406	18,417	18,427	18,437	18,444	18,446

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	1,652	1,658	1,656	1,657	1,661	1,660	1,659	1,658	1,655	1,657	1,656	1,654	1,656	1,655	1,650	1,651	1,651	1,648	1,648	1,647	1,646	1,642	1,642	1,639
Couple family with no children	2,171	2,179	2,190	2,201	2,202	2,213	2,221	2,226	2,234	2,242	2,250	2,256	2,262	2,272	2,279	2,286	2,293	2,300	2,308	2,313	2,321	2,328	2,336	2,340
One parent family	1,112	1,116	1,117	1,118	1,123	1,125	1,126	1,125	1,127	1,129	1,131	1,133	1,135	1,135	1,135	1,137	1,137	1,138	1,138	1,139	1,138	1,138	1,138	1,137
Other family	80	81	80	81	81	81	81	81	81	81	82	82	81	81	81	82	81	82	82	81	81	81	82	82
Lone person household	1,371	1,384	1,401	1,416	1,426	1,444	1,456	1,474	1,493	1,508	1,523	1,538	1,551	1,562	1,579	1,590	1,600	1,613	1,622	1,633	1,646	1,658	1,669	1,678
Group household	1,380	1,378	1,377	1,377	1,374	1,372	1,371	1,369	1,369	1,368	1,366	1,366	1,366	1,366	1,365	1,365	1,365	1,364	1,365	1,364	1,364	1,363	1,364	1,363
Multiple family	147	147	147	146	148	147	147	147	148	148	148	148	149	148	148	148	148	149	148	149	148	148	148	149
Total	7,913	7,943	7,968	7,996	8,015	8,042	8,061	8,080	8,107	8,133	8,156	8,177	8,200	8,219	8,237	8,259	8,275	8,294	8,311	8,326	8,344	8,358	8,379	8,388

East Devonport

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	5,174	5,212	5,248	5,285	5,320	5,356	5,391	5,424	5,458	5,492	5,527	5,560	5,595	5,628	5,661	5,692	5,721	5,753	5,784	5,816	5,845	5,875	5,903	5,933
Annual growth rate	0.6%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%	0.6%	0.5%	0.6%	0.5%	0.5%	0.5%	0.5%
Net migration	23	29	26	26	26	27	26	24	24	26	28	27	30	29	29	29	27	30	29	32	29	30	26	29
Natural change	9	9	10	11	9	9	9	9	10	8	7	6	5	4	4	2	2	2	2	0	0	0	2	1
Persons / dwelling	2.16	2.15	2.14	2.14	2.13	2.12	2.12	2.11	2.11	2.10	2.09	2.09	2.08	2.07	2.07	2.06	2.05	2.05	2.04	2.04	2.03	2.02	2.02	2.01
Net Dwelling demand	27	27	27	26	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Total Occupied	2,377	2,401	2,426	2,450	2,473	2,496	2,519	2,542	2,565	2,588	2,611	2,634	2,657	2,680	2,703	2,726	2,749	2,772	2,795	2,818	2,841	2,864	2,887	2,910
Total Unoccupied	201	204	206	208	210	212	214	216	218	220	222	224	226	228	230	232	234	236	238	240	242	244	246	248
Theoretical supply	542	515	488	462	437	412	387	362	337	312	287	262	237	212	187	162	137	112	87	62	37	12	-13	-38

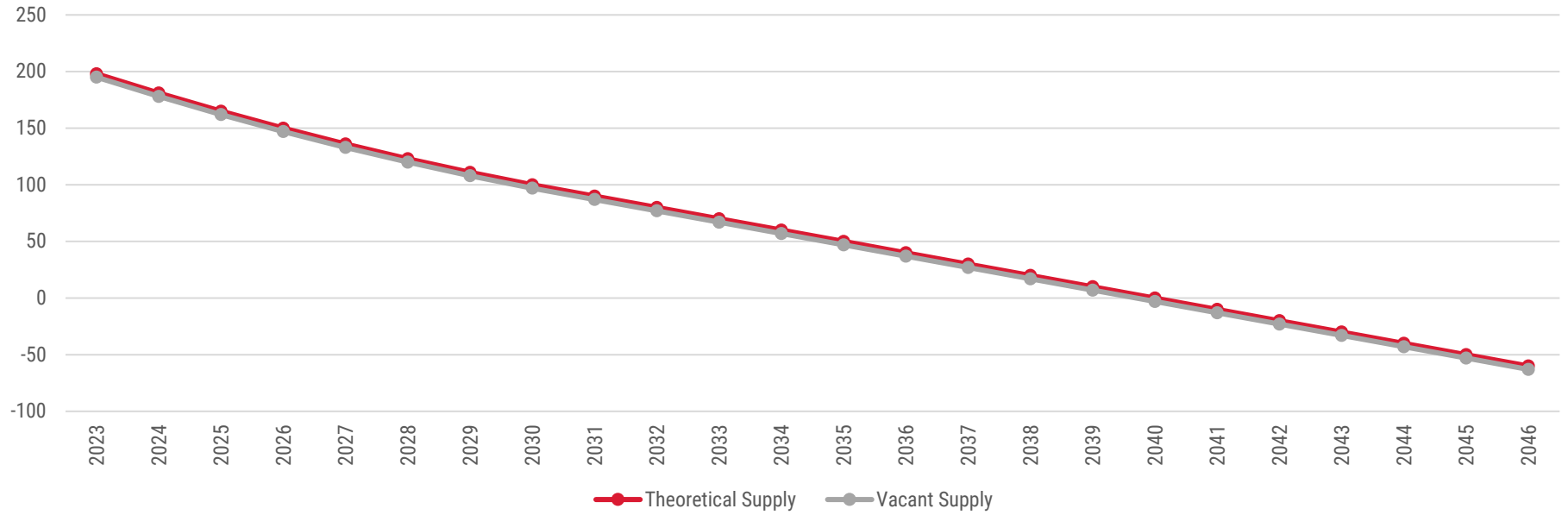


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	1,110	1,109	1,094	1,095	1,096	1,098	1,094	1,101	1,098	1,106	1,110	1,113	1,117	1,125	1,130	1,136	1,145	1,147	1,151	1,159	1,163	1,174	1,178	1,185
Young workers (20-34 years)	996	978	984	968	960	952	947	940	941	938	936	933	941	943	943	946	944	949	953	958	959	961	965	973
Workers (35-39 years)	799	807	823	826	829	839	847	860	865	867	874	880	882	877	876	878	875	874	877	876	880	878	878	882
Mature workers (50-64 years)	987	998	997	1,009	1,013	1,018	1,020	1,019	1,019	1,021	1,024	1,028	1,029	1,036	1,040	1,045	1,056	1,065	1,068	1,073	1,079	1,091	1,091	1,102
Retirement (65-69 years)	998	1,033	1,051	1,072	1,091	1,103	1,121	1,132	1,138	1,146	1,149	1,161	1,167	1,181	1,192	1,203	1,213	1,223	1,225	1,229	1,230	1,240	1,248	1,244
Elderly (80+ years)	284	287	299	315	331	346	362	372	397	414	434	445	459	466	480	484	488	495	510	521	534	531	543	547
Total	5,174	5,212	5,248	5,285	5,320	5,356	5,391	5,424	5,458	5,492	5,527	5,560	5,595	5,628	5,661	5,692	5,721	5,753	5,784	5,816	5,845	5,875	5,903	5,933

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	414	416	419	422	423	423	426	428	430	433	433	434	435	438	440	442	445	448	450	450	456	458	461	461
Couple family with no children	661	668	675	682	691	699	706	712	719	725	731	738	743	750	757	764	771	777	784	789	796	802	808	816
One parent family	408	411	413	415	418	419	421	425	428	432	435	437	440	443	446	447	452	454	458	461	464	468	471	471
Other family	24	24	24	25	24	24	26	25	25	25	25	25	25	26	26	26	26	27	27	27	27	27	28	27
Lone person household	418	428	440	451	461	474	483	495	504	513	524	536	546	554	566	577	584	593	602	612	620	630	637	649
Group household	407	408	409	408	409	409	410	410	412	414	414	415	415	416	418	419	420	420	422	424	425	425	427	427
Multiple family	45	45	46	46	46	45	46	46	46	45	45	46	47	47	47	46	47	47	46	47	46	47	48	48
Total	2,377	2,400	2,426	2,449	2,472	2,493	2,518	2,541	2,564	2,587	2,607	2,631	2,651	2,674	2,700	2,721	2,745	2,766	2,789	2,810	2,834	2,857	2,880	2,899

Spreyton

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	1,582	1,613	1,643	1,670	1,694	1,716	1,736	1,754	1,771	1,786	1,804	1,820	1,837	1,854	1,871	1,886	1,903	1,919	1,935	1,950	1,965	1,980	1,996	2,010
Annual growth rate	2.3%	2.0%	1.9%	1.6%	1.4%	1.3%	1.2%	1.0%	1.0%	0.8%	1.0%	0.9%	0.9%	0.9%	0.9%	0.8%	0.9%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.7%
Net migration	22	18	16	14	10	8	6	4	3	1	3	1	3	3	3	1	2	2	1	0	1	1	2	-1
Natural change	13	13	14	13	14	14	14	14	14	14	15	15	14	14	14	14	15	14	15	15	14	14	14	15
Persons / dwelling	2.29	2.28	2.27	2.27	2.26	2.25	2.25	2.24	2.23	2.23	2.22	2.21	2.21	2.20	2.19	2.19	2.18	2.17	2.17	2.16	2.15	2.15	2.14	2.13
Net Dwelling demand	18	17	16	15	14	13	12	11	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Total Occupied	692	708	723	737	750	762	773	783	793	803	813	823	833	843	853	863	873	883	893	903	913	923	933	943
Total Unoccupied	36	37	38	39	40	41	42	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
Theoretical supply	198	181	165	150	136	123	111	100	90	80	70	60	50	40	30	20	10	0	-10	-20	-30	-40	-50	-60

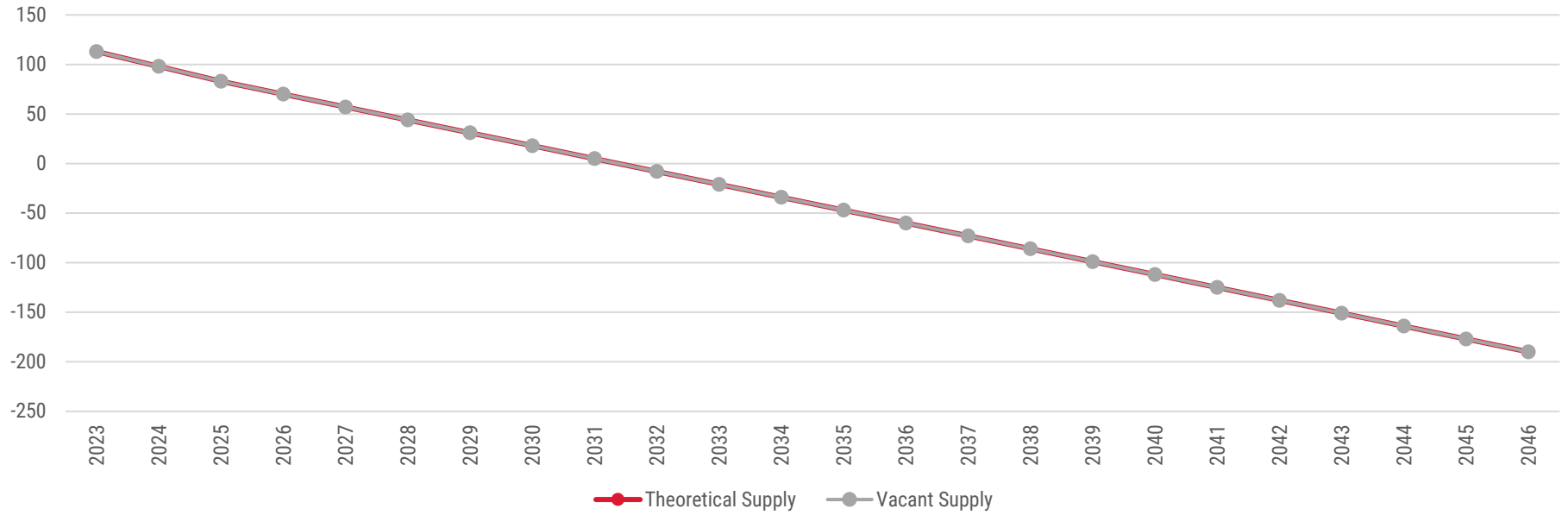


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	357	371	390	398	407	405	414	420	421	430	433	438	445	452	456	460	466	468	477	473	478	475	475	486
Young workers (20-34 years)	384	381	383	380	390	396	393	394	393	400	404	403	408	413	417	420	419	427	428	427	430	438	443	442
Workers (35-39 years)	240	243	254	266	271	275	285	292	303	309	311	321	323	326	334	332	340	341	336	349	352	360	362	362
Mature workers (50-64 years)	267	273	270	271	274	279	284	285	282	281	279	279	278	279	279	283	286	297	306	310	311	310	310	315
Retirement (65-69 years)	276	284	283	291	295	299	296	295	298	298	300	296	298	295	299	301	300	298	296	298	302	303	308	308
Elderly (80+ years)	58	61	63	64	57	62	64	68	74	68	77	83	85	89	86	90	92	88	92	93	92	94	98	97
Total	1,582	1,613	1,643	1,670	1,694	1,716	1,736	1,754	1,771	1,786	1,804	1,820	1,837	1,854	1,871	1,886	1,903	1,919	1,935	1,950	1,965	1,980	1,996	2,010

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	185	188	191	194	198	202	205	207	211	217	219	219	223	225	229	233	235	239	241	245	248	250	253	257
Couple family with no children	244	252	259	262	270	273	276	280	281	284	287	292	293	296	298	301	305	308	310	314	318	320	324	327
One parent family	87	87	89	90	89	91	94	94	96	98	98	98	100	102	102	103	103	105	106	107	107	109	110	110
Other family	10	10	10	11	11	10	11	11	11	10	11	11	11	12	11	13	12	12	13	12	12	13	12	13
Lone person household	76	80	85	89	92	93	94	99	101	103	106	109	113	114	117	118	123	123	126	128	130	132	134	138
Group household	68	69	68	68	69	71	71	70	71	70	70	72	71	71	72	72	72	74	74	74	75	74	75	75
Multiple family	22	22	22	23	22	23	22	23	24	24	24	25	24	24	25	25	24	24	25	26	25	26	26	26
Total	692	708	724	737	751	763	773	784	795	806	815	826	835	844	854	865	874	885	895	906	915	924	934	946

Devonport Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	2,562	2,590	2,618	2,643	2,664	2,688	2,711	2,735	2,756	2,777	2,800	2,822	2,843	2,866	2,888	2,909	2,929	2,949	2,971	2,990	3,010	3,030	3,051	3,071
Annual growth rate	1.1%	1.1%	1.1%	1.0%	0.8%	0.9%	0.9%	0.9%	0.8%	0.8%	0.8%	0.8%	0.7%	0.8%	0.8%	0.7%	0.7%	0.7%	0.7%	0.6%	0.7%	0.7%	0.7%	0.7%
Net migration	19	18	16	13	10	13	13	13	10	10	10	10	10	13	13	11	11	11	13	11	11	11	11	11
Natural change	10	10	12	12	11	11	10	11	11	11	13	12	11	10	9	10	9	9	9	8	9	9	10	9
Persons / dwelling	2.60	2.60	2.59	2.58	2.57	2.57	2.56	2.55	2.54	2.54	2.53	2.52	2.51	2.51	2.50	2.49	2.48	2.47	2.47	2.46	2.45	2.44	2.44	2.43
Net Dwelling demand	15	15	15	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
Total Occupied	983	997	1,011	1,023	1,035	1,047	1,059	1,071	1,083	1,095	1,107	1,119	1,131	1,143	1,155	1,167	1,179	1,191	1,203	1,215	1,227	1,239	1,251	1,263
Total Unoccupied	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96
Theoretical supply	113	98	83	70	57	44	31	18	5	-8	-21	-34	-47	-60	-73	-86	-99	-112	-125	-138	-151	-164	-177	-190

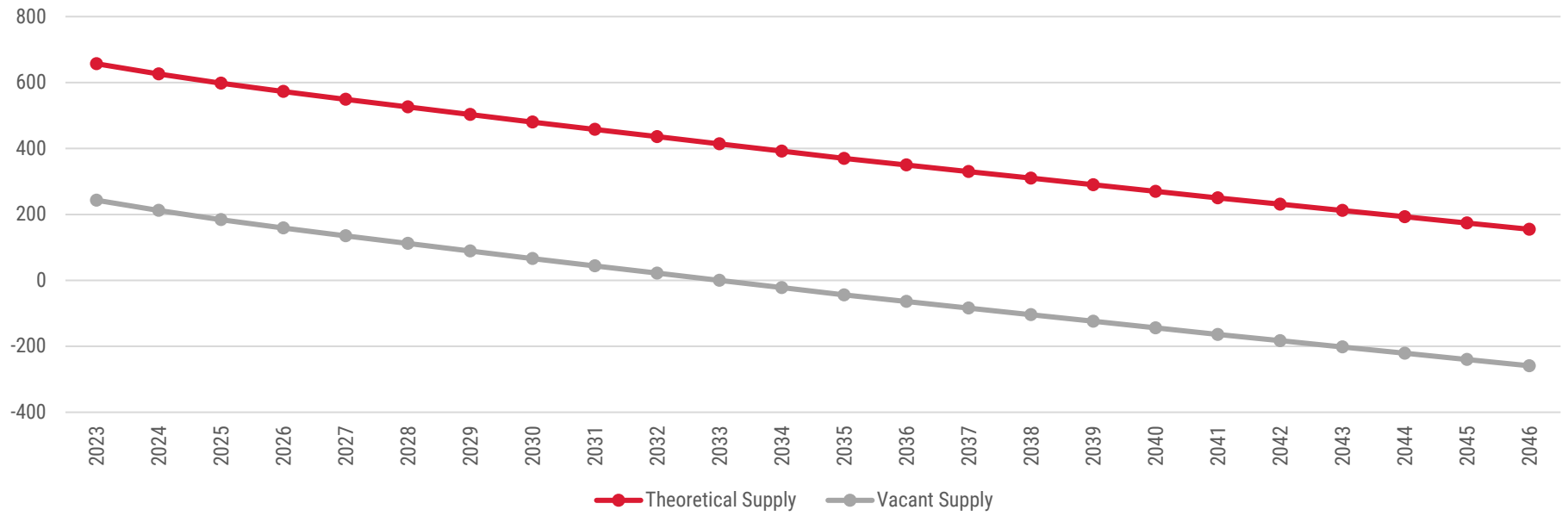


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	623	623	616	611	608	604	603	596	604	607	613	618	616	616	629	634	639	640	639	647	649	653	651	648
Young workers (20-34 years)	316	318	330	335	340	348	350	354	359	363	363	359	368	371	371	374	377	378	375	378	381	393	398	403
Workers (35-39 years)	512	517	522	529	533	536	539	542	537	526	522	525	520	518	519	521	523	525	530	524	527	527	529	535
Mature workers (50-64 years)	639	644	640	635	630	629	639	639	646	652	654	659	661	665	669	676	677	685	693	701	705	709	706	713
Retirement (65-69 years)	391	405	427	439	460	472	487	505	514	528	536	546	550	549	550	551	555	557	562	572	580	584	588	590
Elderly (80+ years)	81	83	83	94	93	99	93	99	96	101	112	115	128	147	150	153	158	164	172	168	168	164	179	182
Total	2,562	2,590	2,618	2,643	2,664	2,688	2,711	2,735	2,756	2,777	2,800	2,822	2,843	2,866	2,888	2,909	2,929	2,949	2,971	2,990	3,010	3,030	3,051	3,071

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	275	277	281	282	283	283	286	285	288	288	288	290	292	290	292	295	301	300	302	305	307	309	313	312
Couple family with no children	324	330	337	341	346	352	359	365	370	378	385	389	394	399	404	409	412	418	423	428	434	440	443	449
One parent family	70	71	72	73	74	75	74	75	76	76	76	76	78	78	79	80	82	82	82	84	84	84	85	87
Other family	4	3	3	3	4	3	3	3	3	3	3	4	4	5	5	4	5	4	4	5	4	4	5	5
Lone person household	145	148	152	156	160	165	168	173	176	180	186	190	192	199	202	207	209	214	219	221	225	228	230	236
Group household	146	147	147	148	148	149	149	149	149	149	149	149	150	151	151	151	150	152	151	152	152	153	153	153
Multiple family	19	21	21	20	21	20	20	21	22	22	21	22	22	21	22	22	21	22	22	21	22	22	23	22
Total	983	997	1,013	1,023	1,036	1,047	1,059	1,071	1,084	1,096	1,108	1,120	1,132	1,143	1,155	1,168	1,180	1,192	1,203	1,216	1,228	1,240	1,252	1,264

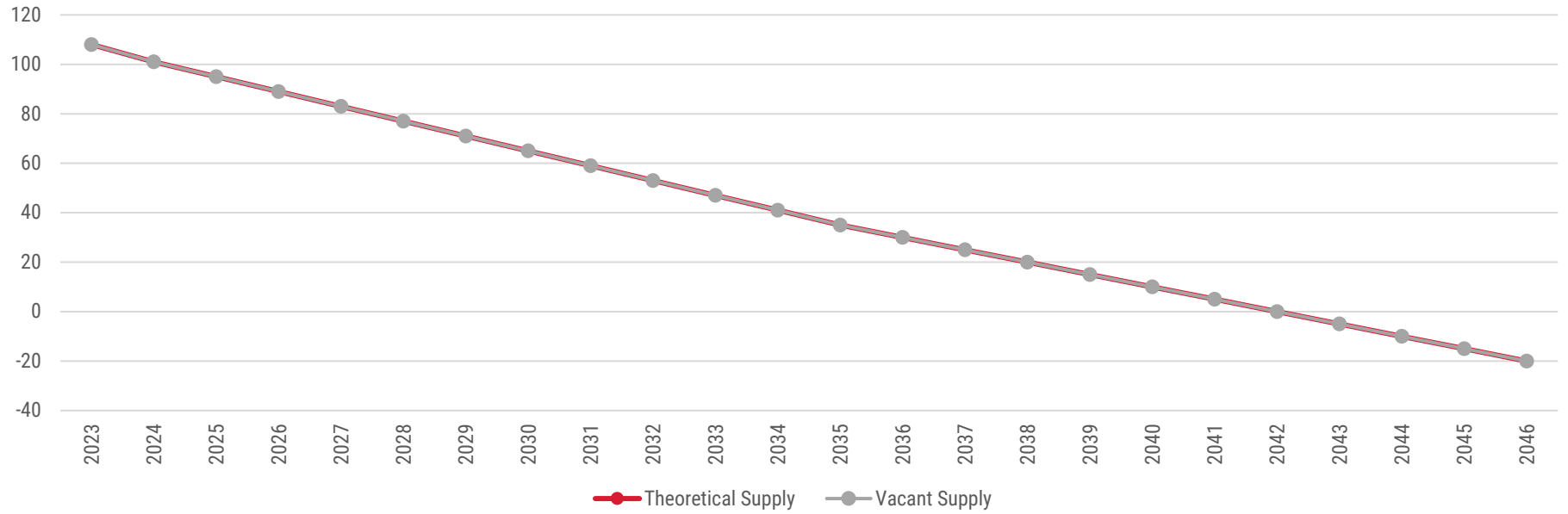
Kentish LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	6,855	6,903	6,938	6,977	7,008	7,041	7,076	7,107	7,138	7,171	7,204	7,239	7,272	7,298	7,327	7,356	7,385	7,417	7,442	7,473	7,496	7,523	7,551	7,575
Annual growth rate	0.7%	0.7%	0.5%	0.6%	0.4%	0.5%	0.5%	0.4%	0.4%	0.5%	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.3%	0.4%	0.3%	0.4%	0.4%	0.3%
Net migration	44	45	34	39	32	34	37	35	36	39	39	39	41	33	38	36	39	42	36	40	35	37	40	36
Natural change	4	3	1	0	-1	-1	-2	-4	-5	-6	-6	-4	-8	-7	-9	-7	-10	-10	-11	-9	-12	-10	-12	-12
Persons / dwelling	2.31	2.30	2.29	2.29	2.28	2.28	2.27	2.26	2.26	2.25	2.25	2.24	2.24	2.23	2.23	2.23	2.22	2.22	2.21	2.21	2.21	2.20	2.20	2.19
Net Dwelling demand	35	31	28	25	24	23	23	23	22	22	22	22	22	20	20	20	20	20	20	19	19	19	19	19
Total Occupied	2,887	2,960	2,985	3,009	3,032	3,054	3,076	3,098	3,119	3,140	3,161	3,182	3,203	3,222	3,241	3,260	3,279	3,298	3,317	3,335	3,353	3,371	3,389	3,407
Total Unoccupied	275	298	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322
Theoretical supply	657	626	598	573	549	526	503	480	458	436	414	392	370	350	330	310	290	270	250	231	212	193	174	155



Acacia Hills

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	1,317	1,332	1,345	1,357	1,369	1,382	1,394	1,405	1,416	1,429	1,440	1,450	1,463	1,473	1,483	1,492	1,502	1,513	1,521	1,533	1,541	1,552	1,562	1,571
Annual growth rate	1.5%	1.1%	1.0%	0.9%	0.9%	0.9%	0.9%	0.8%	0.8%	0.9%	0.8%	0.7%	0.9%	0.7%	0.7%	0.6%	0.7%	0.7%	0.5%	0.8%	0.5%	0.7%	0.6%	0.6%
Net migration	11	7	5	4	4	5	5	4	4	6	4	3	7	4	5	2	3	5	2	5	2	5	3	2
Natural change	8	8	8	8	8	8	7	7	7	7	7	7	6	6	5	7	7	6	6	7	6	6	7	7
Persons / dwelling	2.79	2.79	2.78	2.77	2.76	2.75	2.74	2.73	2.72	2.71	2.71	2.70	2.69	2.68	2.68	2.67	2.66	2.66	2.65	2.65	2.64	2.63	2.63	2.62
Net Dwelling demand	7	7	6	6	6	6	6	6	6	6	6	6	6	5	5	5	5	5	5	5	5	5	5	5
Total Occupied	471	478	484	490	496	502	508	514	520	526	532	538	544	549	554	559	564	569	574	579	584	589	594	599
Total Unoccupied	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Theoretical supply	108	101	95	89	83	77	71	65	59	53	47	41	35	30	25	20	15	10	5	0	-5	-10	-15	-20

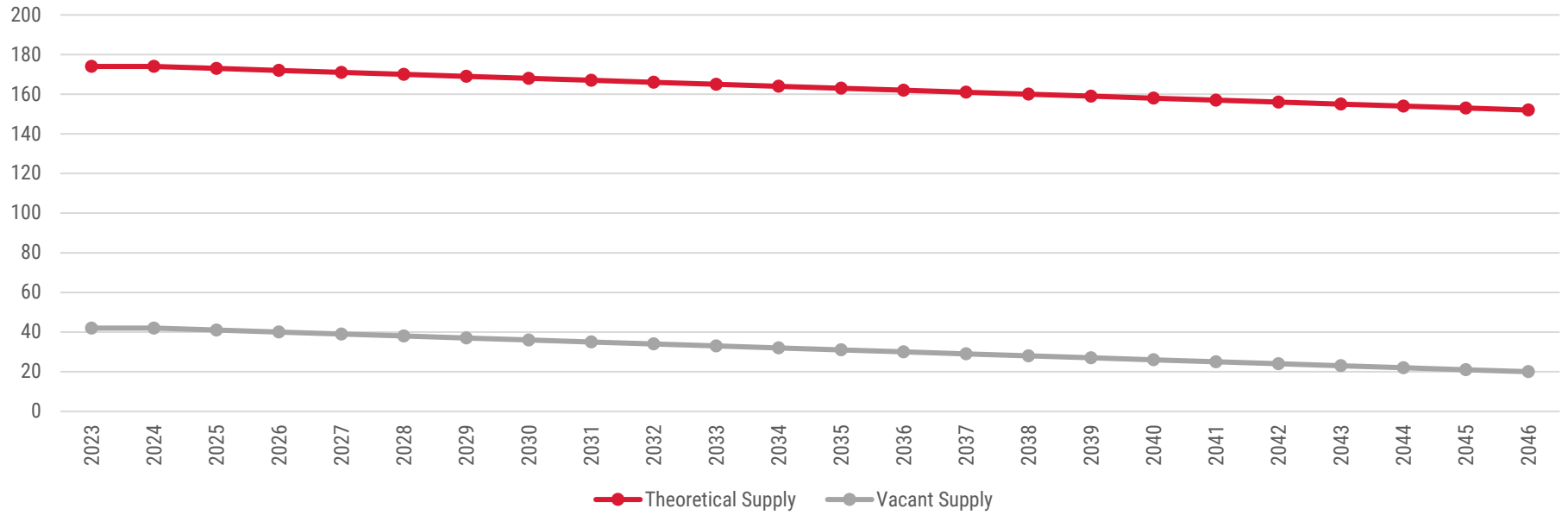


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	312	312	312	309	304	299	296	295	294	302	310	306	304	303	311	320	319	314	318	317	318	322	319	326
Young workers (20-34 years)	206	212	216	218	226	233	238	245	244	245	250	244	247	250	254	253	253	255	253	254	256	257	266	269
Workers (35-39 years)	280	278	273	278	285	288	291	293	300	302	295	305	305	306	309	311	320	328	330	331	337	340	345	344
Mature workers (50-64 years)	336	347	363	368	374	373	373	368	365	358	354	350	352	355	353	353	350	351	351	360	362	367	363	368
Retirement (65-69 years)	168	168	163	163	159	162	165	172	180	184	189	199	208	213	218	214	216	221	225	227	225	224	227	227
Elderly (80+ years)	15	15	18	21	21	27	31	32	33	38	42	46	47	46	38	41	44	44	44	44	43	42	42	37
Total	1,317	1,332	1,345	1,357	1,369	1,382	1,394	1,405	1,416	1,429	1,440	1,450	1,463	1,473	1,483	1,492	1,502	1,513	1,521	1,533	1,541	1,552	1,562	1,571

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	159	161	163	162	163	165	164	167	169	171	172	172	174	175	178	180	180	183	186	186	188	189	191	193
Couple family with no children	155	157	160	164	167	168	171	173	175	176	179	181	183	185	186	188	190	191	191	193	195	196	198	200
One parent family	28	29	28	30	28	30	30	29	30	31	31	31	32	33	34	34	34	34	35	35	35	36	36	36
Other family	1	2	2	1	2	1	2	1	1	1	2	2	1	1	2	2	2	3	3	2	3	3	3	3
Lone person household	55	57	58	62	63	64	66	69	70	72	74	76	78	79	79	80	82	82	84	84	86	87	88	89
Group household	54	54	55	55	55	56	56	56	56	55	56	56	57	57	56	56	57	58	57	58	58	57	58	58
Multiple family	16	17	16	16	17	16	17	17	17	17	17	18	17	17	17	17	17	17	17	18	17	18	18	18
Total	468	477	482	490	495	500	506	512	518	523	531	536	542	547	552	557	562	568	573	576	582	586	592	597

Railton

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	877	878	878	880	879	880	882	881	883	883	883	886	887	888	890	890	892	894	895	898	900	901	905	907
Annual growth rate	-0.8%	0.1%	0.0%	0.2%	-0.1%	0.1%	0.2%	-0.1%	0.2%	0.0%	0.0%	0.3%	0.1%	0.1%	0.2%	0.0%	0.2%	0.2%	0.1%	0.3%	0.2%	0.1%	0.4%	0.2%
Net migration	-8	0	-1	1	-2	0	0	-2	1	0	0	3	1	2	2	0	3	2	1	3	3	2	5	3
Natural change	1	1	1	1	1	1	2	1	1	0	0	0	0	-1	0	0	-1	0	0	0	-1	-1	-1	-1
Persons / dwelling	2.37	2.36	2.36	2.36	2.35	2.35	2.34	2.34	2.34	2.33	2.33	2.32	2.32	2.32	2.32	2.31	2.31	2.31	2.31	2.31	2.31	2.31	2.31	2.31
Net Dwelling demand	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total Occupied	371	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393
Total Unoccupied	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Theoretical supply	174	174	173	172	171	170	169	168	167	166	165	164	163	162	161	160	159	158	157	156	155	154	153	152

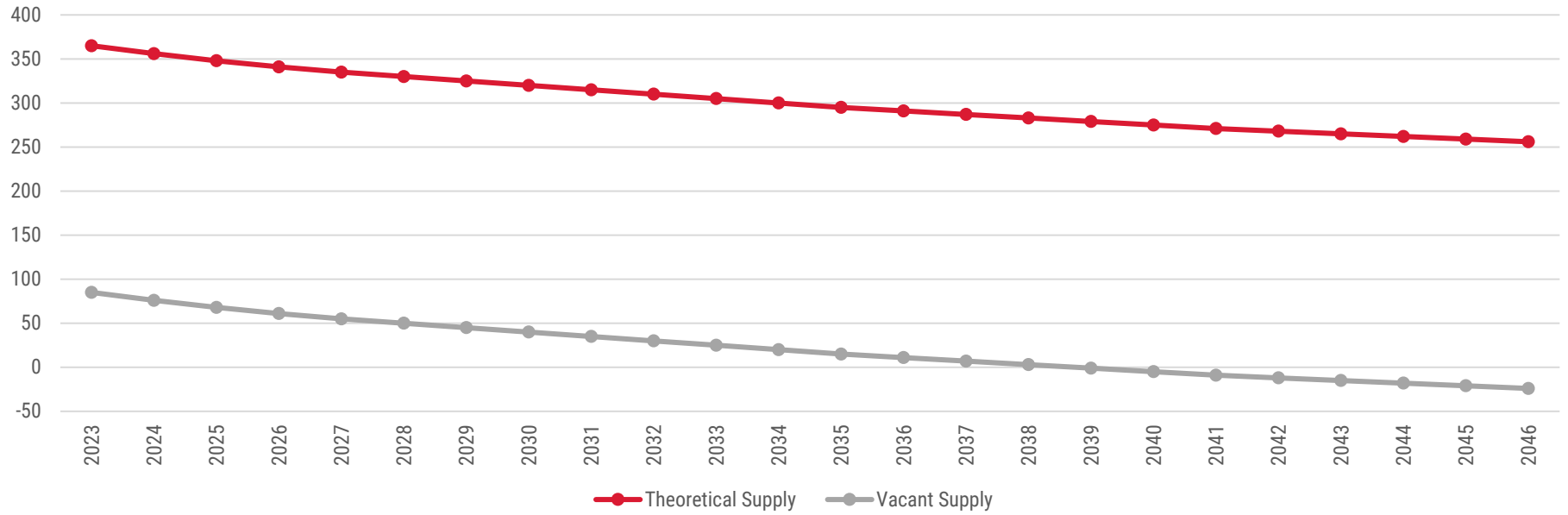


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	177	179	178	174	172	170	173	176	171	170	169	171	164	161	157	159	157	158	156	152	149	152	156	161
Young workers (20-34 years)	141	136	135	132	131	132	130	121	118	115	114	115	111	112	123	126	128	124	129	132	133	132	135	134
Workers (35-39 years)	136	141	142	144	142	137	136	137	144	142	142	141	143	148	140	137	139	139	136	140	140	142	142	141
Mature workers (50-64 years)	251	245	237	234	229	226	217	212	207	211	214	213	216	216	216	216	215	216	214	209	209	207	204	206
Retirement (65-69 years)	135	139	143	149	156	166	175	185	193	197	196	195	197	199	198	196	195	198	195	193	195	195	193	189
Elderly (80+ years)	37	38	43	47	49	49	51	50	50	48	48	51	56	52	56	56	58	59	65	72	74	73	75	76
Total	877	878	878	880	879	880	882	881	883	883	883	886	887	888	890	890	892	894	895	898	900	901	905	907

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	75	75	74	74	76	73	75	73	72	71	73	70	72	69	72	72	71	71	72	72	71	71	73	74
Couple family with no children	118	115	117	117	117	120	119	120	121	122	122	121	122	124	123	123	124	124	126	124	125	124	124	124
One parent family	52	53	52	52	52	52	53	53	52	52	53	53	53	52	52	54	53	54	53	53	53	53	54	54
Other family	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lone person household	59	59	60	60	61	62	62	63	63	65	65	65	66	68	67	67	68	68	69	70	71	70	70	70
Group household	62	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	60	60	61	61	60	61	61	61
Multiple family	7	7	7	7	7	7	6	7	7	7	6	8	7	8	8	7	8	8	7	8	8	8	8	8
Total	373	371	371	371	374	375	376	377	376	378	380	378	381	382	383	384	384	385	388	388	388	387	390	391

Sheffield

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	1,252	1,267	1,275	1,288	1,296	1,304	1,312	1,319	1,326	1,335	1,344	1,354	1,361	1,365	1,370	1,376	1,381	1,387	1,391	1,395	1,397	1,400	1,402	1,405
Annual growth rate	1.3%	1.2%	0.6%	1.0%	0.6%	0.6%	0.6%	0.5%	0.5%	0.7%	0.7%	0.7%	0.5%	0.3%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%	0.1%	0.2%	0.1%	0.2%
Net migration	28	27	19	24	19	19	19	18	18	20	20	20	17	14	16	17	18	19	17	18	17	17	17	18
Natural change	-12	-12	-11	-11	-11	-11	-11	-11	-11	-11	-11	-10	-10	-10	-11	-11	-13	-13	-13	-14	-15	-14	-15	-15
Persons / dwelling	2.01	2.00	2.00	1.99	1.99	1.98	1.98	1.97	1.97	1.96	1.96	1.95	1.95	1.95	1.94	1.94	1.93	1.93	1.93	1.92	1.92	1.91	1.91	1.90
Net Dwelling demand	11	9	8	7	6	5	5	5	5	5	5	5	5	4	4	4	4	4	4	3	3	3	3	3
Total Occupied	599	607	614	621	627	632	637	642	647	652	657	662	667	671	675	679	683	687	691	694	697	700	703	706
Total Unoccupied	44	45	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46
Theoretical supply	365	356	348	341	335	330	325	320	315	310	305	300	295	291	287	283	279	275	271	268	265	262	259	256

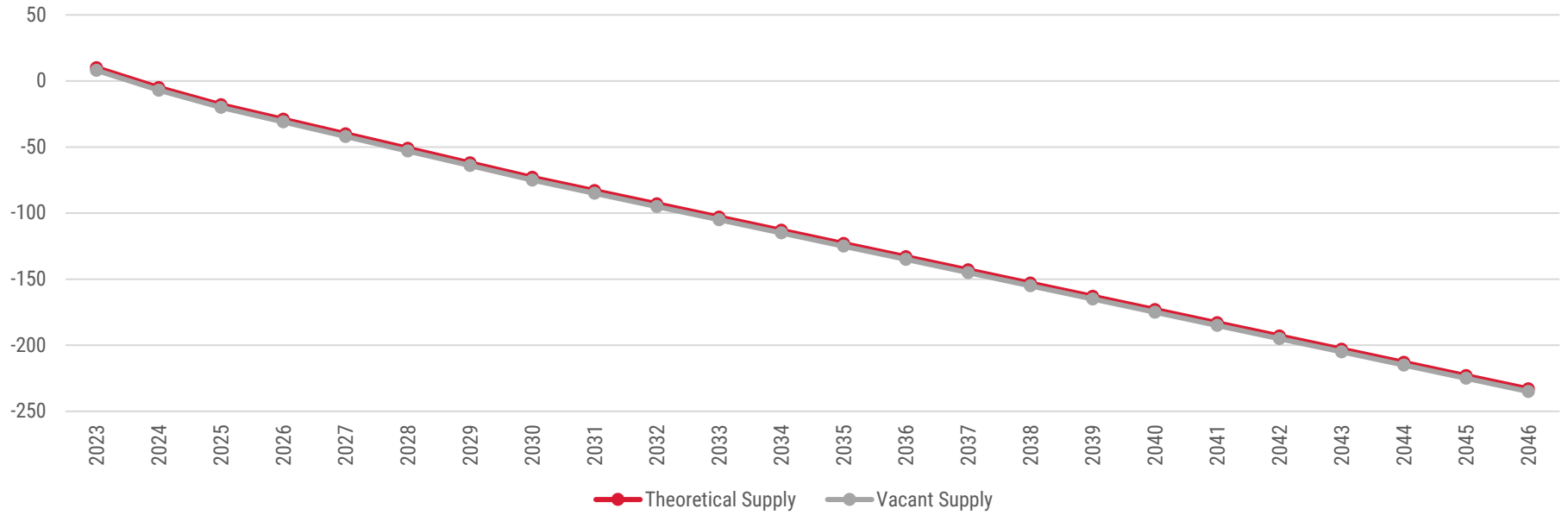


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	228	225	227	230	225	228	224	221	210	209	207	210	208	203	210	208	207	213	212	219	216	220	223	222
Young workers (20-34 years)	158	159	153	149	147	142	144	148	151	156	160	154	152	153	150	147	145	140	139	138	141	131	127	127
Workers (35-39 years)	151	149	144	150	147	145	142	141	143	143	144	149	149	152	153	155	157	157	159	159	166	168	174	170
Mature workers (50-64 years)	242	251	254	257	266	270	279	285	287	289	290	293	297	295	295	292	294	297	297	289	288	285	276	281
Retirement (65-69 years)	353	361	367	374	376	377	376	367	367	364	367	367	371	370	367	374	373	379	380	386	387	396	402	400
Elderly (80+ years)	120	122	130	128	135	142	147	157	168	174	176	181	184	192	195	200	205	201	204	204	199	200	200	205
Total	1,252	1,267	1,275	1,288	1,296	1,304	1,312	1,319	1,326	1,335	1,344	1,354	1,361	1,365	1,370	1,376	1,381	1,387	1,391	1,395	1,397	1,400	1,402	1,405

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	103	104	108	105	110	109	110	111	110	112	111	109	110	110	112	111	110	111	113	114	115	113	114	117
Couple family with no children	248	250	253	257	260	263	265	267	269	271	272	275	279	281	280	282	283	284	286	286	287	291	290	289
One parent family	77	77	79	79	79	80	80	81	81	80	81	80	81	82	82	82	82	82	83	83	83	82	83	85
Other family	3	3	4	3	3	3	3	3	4	3	3	3	3	3	4	3	4	3	4	4	5	4	4	4
Lone person household	83	86	88	90	91	93	96	97	100	100	104	108	108	109	111	113	114	115	118	118	120	121	121	121
Group household	73	73	72	72	73	72	72	73	72	73	74	74	73	74	74	75	74	75	74	74	74	75	75	75
Multiple family	8	9	8	9	8	8	8	8	9	9	9	9	10	10	9	10	10	10	9	9	9	9	9	9
Total	595	602	612	615	624	628	634	640	645	648	654	658	664	669	672	676	677	680	687	688	693	695	696	700

Kentish Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	3,409	3,426	3,440	3,452	3,464	3,475	3,488	3,502	3,513	3,524	3,537	3,549	3,561	3,572	3,584	3,598	3,610	3,623	3,635	3,647	3,658	3,670	3,682	3,692
Annual growth rate	0.6%	0.5%	0.4%	0.3%	0.3%	0.3%	0.4%	0.4%	0.3%	0.3%	0.4%	0.3%	0.3%	0.3%	0.3%	0.4%	0.3%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Net migration	13	11	11	10	11	10	13	15	13	13	15	13	16	13	15	17	15	16	16	14	13	13	15	13
Natural change	7	6	3	2	1	1	0	-1	-2	-2	-2	-1	-4	-2	-3	-3	-3	-3	-4	-2	-2	-1	-3	-3
Persons / dwelling	2.26	2.25	2.24	2.24	2.23	2.22	2.22	2.21	2.21	2.20	2.20	2.19	2.19	2.18	2.18	2.17	2.17	2.16	2.16	2.16	2.15	2.15	2.14	2.14
Net Dwelling demand	17	15	13	11	11	11	11	11	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Total Occupied	1,491	1,504	1,515	1,525	1,535	1,545	1,555	1,565	1,574	1,583	1,592	1,601	1,610	1,619	1,628	1,637	1,646	1,655	1,664	1,673	1,682	1,691	1,700	1,709
Total Unoccupied	206	208	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231
Theoretical supply	10	-5	-18	-29	-40	-51	-62	-73	-83	-93	-103	-113	-123	-133	-143	-153	-163	-173	-183	-193	-203	-213	-223	-233

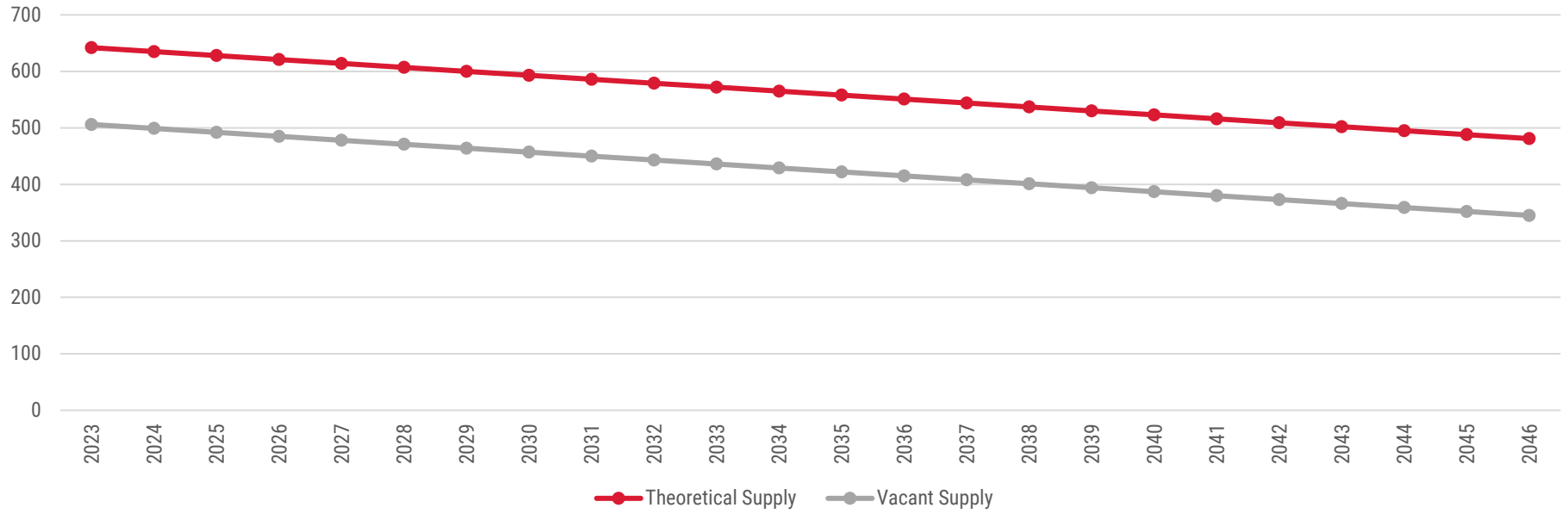


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	649	619	610	598	590	579	573	563	557	554	557	559	556	562	565	558	552	555	554	554	554	550	552	555
Young workers (20-34 years)	471	479	471	474	469	465	472	475	481	481	483	478	477	474	474	474	475	479	482	488	490	490	485	489
Workers (35-39 years)	540	535	539	535	531	524	518	510	504	496	492	486	478	473	474	473	467	461	462	457	459	463	468	473
Mature workers (50-64 years)	1,076	1,101	1,115	1,126	1,132	1,141	1,138	1,134	1,137	1,142	1,141	1,144	1,152	1,146	1,146	1,151	1,157	1,164	1,163	1,161	1,159	1,157	1,151	1,149
Retirement (65-69 years)	573	573	583	593	611	625	640	661	680	696	713	731	754	775	789	808	819	823	831	834	840	839	848	846
Elderly (80+ years)	100	119	122	126	131	141	147	159	154	155	151	151	144	142	136	134	140	141	143	153	156	171	178	180
Total	3,409	3,426	3,440	3,452	3,464	3,475	3,488	3,502	3,513	3,524	3,537	3,549	3,561	3,572	3,584	3,598	3,610	3,623	3,635	3,647	3,658	3,670	3,682	3,692

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	373	369	363	361	358	354	352	351	351	350	349	352	350	352	350	355	354	352	352	351	354	354	354	356
Couple family with no children	571	580	589	597	603	612	618	625	630	635	640	643	649	655	660	662	669	675	680	684	688	691	695	698
One parent family	89	90	90	89	90	89	90	89	89	90	89	90	90	91	91	91	90	92	92	92	92	95	93	94
Other family	11	11	11	11	10	11	11	11	9	10	11	11	11	10	11	11	11	11	11	11	11	11	11	11
Lone person household	200	208	213	218	222	227	231	236	241	244	248	249	253	256	258	258	264	265	269	274	276	279	283	286
Group household	198	198	199	199	201	202	201	202	203	202	203	204	205	204	205	205	205	205	205	206	205	205	207	207
Multiple family	48	48	48	48	48	48	48	47	48	48	48	47	47	48	48	48	48	47	48	48	48	49	48	48
Total	1,490	1,504	1,513	1,523	1,532	1,543	1,551	1,561	1,571	1,579	1,588	1,596	1,605	1,616	1,623	1,630	1,641	1,647	1,657	1,666	1,674	1,684	1,691	1,700

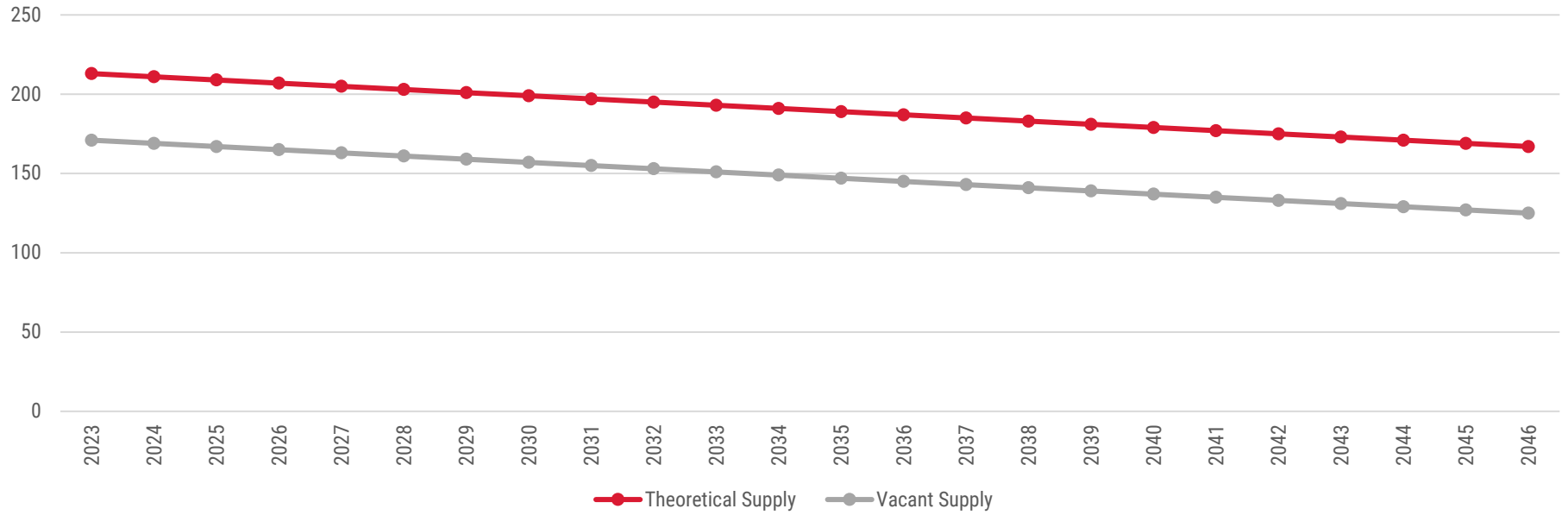
King Island LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	1,686	1,687	1,692	1,698	1,708	1,714	1,718	1,728	1,735	1,744	1,750	1,762	1,771	1,781	1,780	1,787	1,797	1,806	1,812	1,816	1,827	1,832	1,838	1,839
Annual growth rate	0.5%	0.1%	0.3%	0.4%	0.6%	0.4%	0.2%	0.6%	0.4%	0.5%	0.3%	0.7%	0.5%	0.6%	-0.1%	0.4%	0.6%	0.5%	0.3%	0.2%	0.6%	0.3%	0.3%	0.1%
Net migration	6	-1	5	6	10	6	8	13	10	13	11	18	15	15	4	11	14	14	11	10	15	11	12	8
Natural change	3	2	0	0	0	0	-4	-3	-3	-4	-5	-6	-6	-5	-5	-4	-4	-5	-5	-6	-4	-6	-6	-7
Persons / dwelling	2.07	2.05	2.04	2.04	2.03	2.02	2.01	2.01	2.00	2.00	1.99	1.99	1.99	1.99	1.97	1.97	1.96	1.96	1.95	1.94	1.94	1.93	1.93	1.92
Net Dwelling demand	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Total Occupied	792	810	816	822	828	834	840	846	852	858	864	870	876	882	888	894	900	906	912	918	924	930	936	942
Total Unoccupied	182	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207
Theoretical supply	642	635	628	621	614	607	600	593	586	579	572	565	558	551	544	537	530	523	516	509	502	495	488	481



Currie

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	727	725	726	728	732	734	734	737	737	742	744	748	750	755	756	758	761	763	768	770	773	774	775	773
Annual growth rate	0.3%	-0.3%	0.1%	0.3%	0.5%	0.3%	0.0%	0.4%	0.0%	0.7%	0.3%	0.5%	0.3%	0.7%	0.1%	0.3%	0.4%	0.3%	0.7%	0.3%	0.4%	0.1%	0.1%	-0.3%
Net migration	4	1	4	5	7	5	5	8	5	10	9	11	9	12	9	9	11	10	12	10	10	9	9	6
Natural change	-2	-3	-3	-3	-3	-3	-5	-5	-5	-5	-7	-7	-7	-7	-8	-7	-8	-8	-7	-8	-7	-8	-8	-8
Persons / dwelling	1.93	1.92	1.91	1.90	1.90	1.89	1.88	1.87	1.87	1.86	1.86	1.86	1.86	1.86	1.85	1.85	1.85	1.84	1.84	1.84	1.83	1.82	1.81	1.81
Net Dwelling demand	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total Occupied	364	366	368	370	372	374	376	378	380	382	384	386	388	390	392	394	396	398	400	402	404	406	408	410
Total Unoccupied	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
Theoretical supply	213	211	209	207	205	203	201	199	197	195	193	191	189	187	185	183	181	179	177	175	173	171	169	167

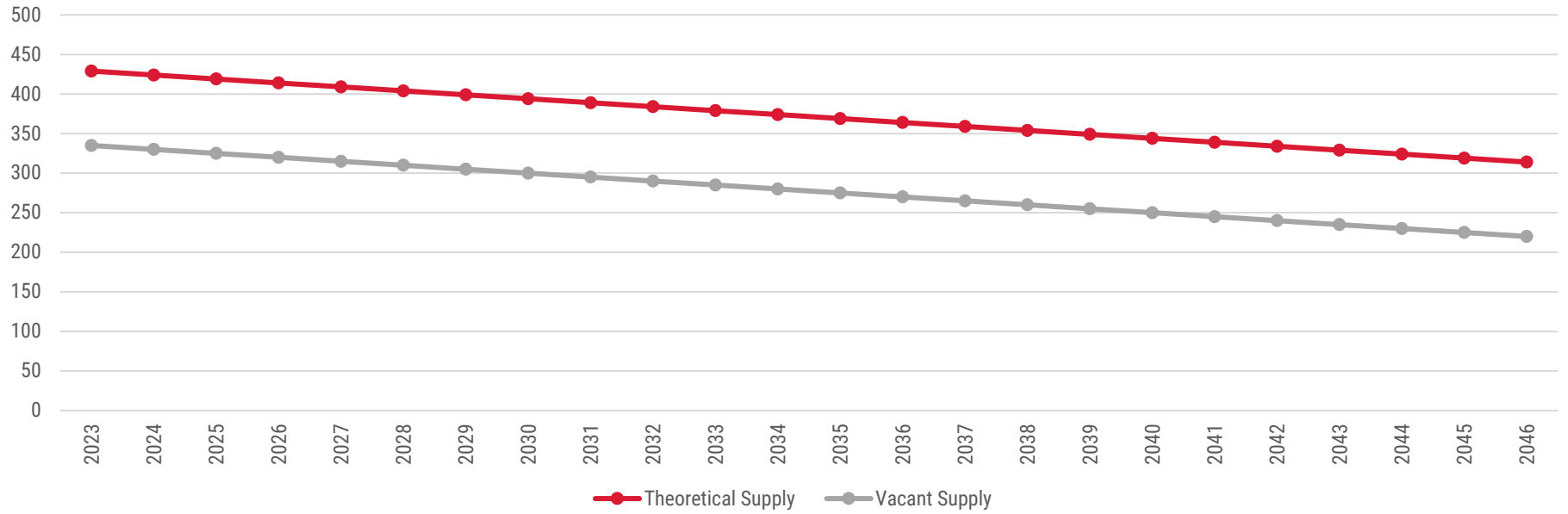


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	116	111	113	113	110	112	110	111	104	104	101	105	105	109	104	100	102	87	92	91	90	92	96	97
Young workers (20-34 years)	130	125	114	107	102	98	95	94	96	89	90	91	87	81	88	81	83	100	94	97	97	99	99	91
Workers (35-39 years)	113	117	128	134	141	141	143	140	137	146	146	140	135	138	139	141	142	139	136	131	137	133	141	144
Mature workers (50-64 years)	155	151	152	157	160	160	159	153	147	140	137	135	139	143	149	163	163	168	174	181	183	177	167	163
Retirement (65-69 years)	159	167	162	155	154	154	160	167	175	178	180	180	184	180	170	168	171	173	177	173	169	167	166	167
Elderly (80+ years)	54	54	57	62	65	69	67	72	78	85	90	97	100	104	106	105	100	96	95	97	97	106	106	111
Total	727	725	726	728	732	734	734	737	737	742	744	748	750	755	756	758	761	763	768	770	773	774	775	773

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	76	75	75	77	74	76	74	74	73	72	74	73	72	74	77	74	75	76	74	74	75	74	76	77
Couple family with no children	129	130	129	128	130	129	132	132	135	135	135	137	139	139	137	138	138	138	139	139	139	142	140	142
One parent family	24	25	23	23	24	24	23	22	22	21	21	22	23	23	24	24	23	24	24	24	23	22	23	23
Other family	1	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Lone person household	68	73	76	76	80	81	83	84	85	86	87	88	88	87	90	92	94	95	96	98	100	101	103	103
Group household	66	65	64	65	64	64	64	64	64	64	64	64	64	64	64	65	64	64	64	64	65	65	64	65
Multiple family	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	1
Total	366	370	369	371	374	376	378	378	382	381	384	386	388	389	393	395	396	399	399	401	404	406	408	411

King Island Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	959	962	966	970	976	980	984	991	998	1,002	1,006	1,014	1,021	1,026	1,024	1,029	1,036	1,043	1,044	1,046	1,054	1,058	1,063	1,066
Annual growth rate	0.7%	0.3%	0.4%	0.4%	0.6%	0.4%	0.4%	0.7%	0.7%	0.4%	0.4%	0.8%	0.7%	0.5%	-0.2%	0.5%	0.7%	0.7%	0.1%	0.2%	0.8%	0.4%	0.5%	0.3%
Net migration	2	-2	1	1	3	1	3	5	5	3	2	7	6	3	-5	2	3	4	-1	0	5	2	3	2
Natural change	5	5	3	3	3	3	1	2	2	1	2	1	1	2	3	3	4	3	2	2	3	2	2	1
Persons / dwelling	2.18	2.17	2.15	2.15	2.14	2.13	2.12	2.12	2.11	2.10	2.10	2.09	2.09	2.08	2.07	2.06	2.06	2.05	2.04	2.03	2.03	2.02	2.01	2.00
Net Dwelling demand	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Total Occupied	440	444	448	452	456	460	464	468	472	476	480	484	488	492	496	500	504	508	512	516	520	524	528	532
Total Unoccupied	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122
Theoretical supply	429	424	419	414	409	404	399	394	389	384	379	374	369	364	359	354	349	344	339	334	329	324	319	314

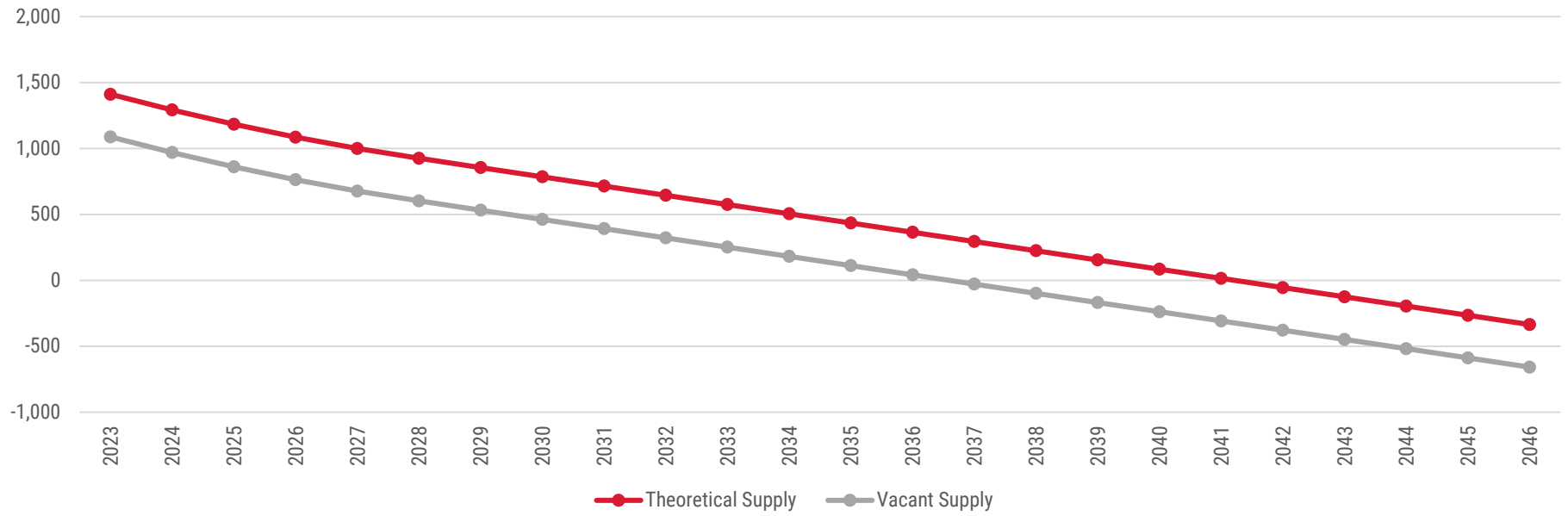


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	227	225	219	214	213	209	210	207	201	187	185	190	185	179	186	179	186	193	190	191	193	192	196	191
Young workers (20-34 years)	133	129	123	116	118	121	116	117	124	136	141	144	154	168	170	174	165	169	169	164	164	164	153	153
Workers (35-39 years)	191	193	207	224	224	225	226	224	223	220	211	203	190	177	174	172	171	176	166	174	178	177	174	177
Mature workers (50-64 years)	217	213	206	201	198	194	196	208	214	221	230	235	245	251	231	239	250	246	258	256	256	253	259	255
Retirement (65-69 years)	147	156	166	171	177	182	187	184	179	182	180	176	174	176	185	182	181	173	169	166	168	170	177	187
Elderly (80+ years)	44	46	45	44	46	49	49	51	57	56	59	66	73	75	78	83	83	86	92	95	95	102	104	103
Total	959	962	966	970	976	980	984	991	998	1,002	1,006	1,014	1,021	1,026	1,024	1,029	1,036	1,043	1,044	1,046	1,054	1,058	1,063	1,066

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	92	92	92	93	92	92	91	93	89	91	90	89	89	88	90	88	89	90	90	92	92	92	93	92
Couple family with no children	138	140	141	141	141	143	144	145	149	149	151	154	155	159	163	163	161	163	165	167	167	169	171	173
One parent family	38	37	37	38	38	38	37	37	36	37	36	36	36	36	36	36	36	37	37	37	37	38	38	39
Other family	2	3	3	2	4	4	4	3	4	4	5	5	4	4	4	4	4	4	4	4	4	5	4	6
Lone person household	82	88	89	91	94	96	99	100	103	106	107	107	111	114	116	116	120	121	125	126	129	129	132	132
Group household	82	83	82	83	83	83	83	84	85	85	86	85	86	87	86	87	87	85	86	85	84	86	85	85
Multiple family	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Total	439	448	449	453	457	461	463	467	471	477	480	481	486	493	500	499	502	505	512	516	518	524	528	532

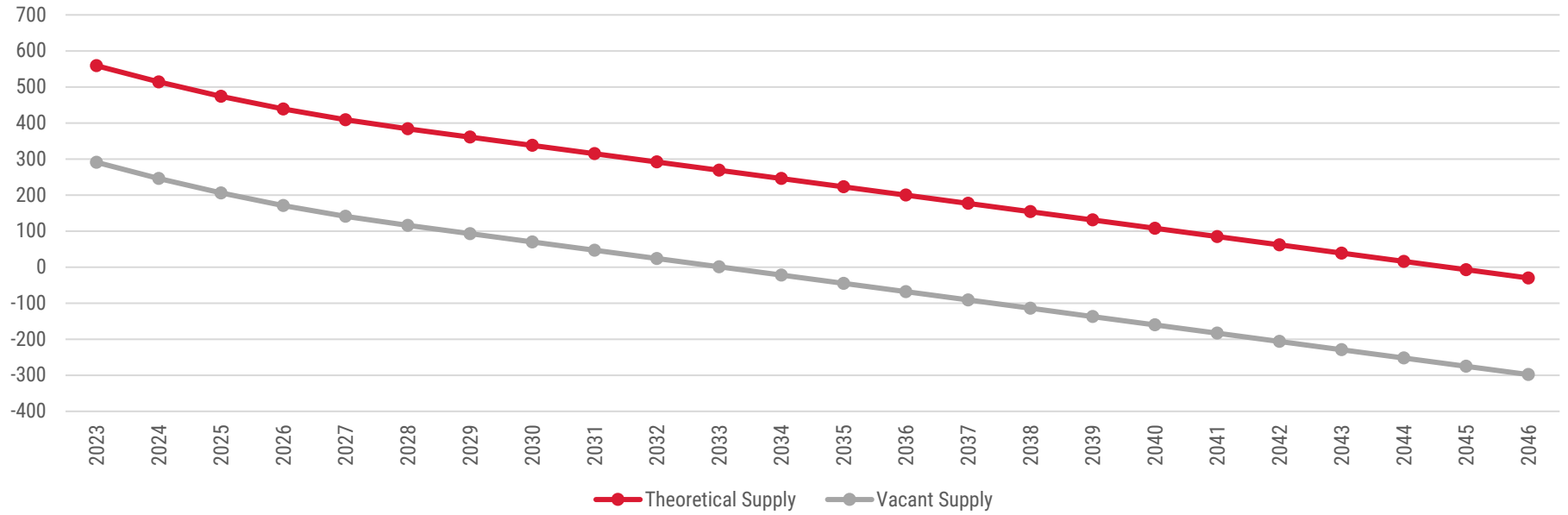
Latrobe LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	13,205	13,463	13,697	13,916	14,099	14,266	14,422	14,585	14,746	14,902	15,069	15,231	15,395	15,559	15,722	15,880	16,040	16,203	16,365	16,519	16,679	16,841	17,006	17,169
Annual growth rate	2.2%	2.0%	1.7%	1.6%	1.3%	1.2%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.0%	1.0%	1.0%	1.0%	1.0%	0.9%	1.0%	1.0%	1.0%	1.0%
Net migration	287	266	243	231	198	179	171	182	182	183	198	196	197	199	201	199	201	204	203	194	201	203	211	209
Natural change	-8	-8	-9	-12	-15	-12	-15	-19	-21	-27	-31	-34	-33	-35	-38	-41	-41	-41	-41	-40	-41	-41	-46	-46
Persons / dwelling	2.28	2.28	2.28	2.27	2.27	2.27	2.26	2.26	2.26	2.26	2.25	2.25	2.25	2.25	2.24	2.24	2.24	2.24	2.23	2.23	2.23	2.23	2.22	2.22
Net Dwelling demand	136	119	108	98	86	74	71	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Total Occupied	5,588	5,828	5,935	6,033	6,120	6,196	6,270	6,344	6,418	6,493	6,568	6,644	6,720	6,796	6,872	6,948	7,025	7,103	7,181	7,259	7,337	7,415	7,494	7,574
Total Unoccupied	727	744	745	745	744	742	739	735	731	726	721	715	709	703	697	691	684	676	668	660	652	644	635	625
Theoretical supply	1,411	1,292	1,184	1,086	1,000	926	855	785	715	645	575	505	435	365	295	225	155	85	15	-55	-125	-195	-265	-335



Latrobe Settlement

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	4,719	4,810	4,887	4,957	5,014	5,060	5,101	5,143	5,184	5,223	5,266	5,307	5,347	5,390	5,434	5,472	5,512	5,552	5,591	5,629	5,670	5,709	5,748	5,788
Annual growth rate	2.3%	1.9%	1.6%	1.4%	1.1%	0.9%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Net migration	109	95	81	75	64	52	48	52	52	52	57	56	55	59	61	56	56	57	56	55	58	57	58	61
Natural change	-4	-4	-4	-5	-7	-6	-7	-10	-11	-13	-14	-15	-15	-16	-17	-18	-16	-17	-17	-17	-17	-18	-19	-21
Persons / dwelling	2.23	2.23	2.23	2.22	2.22	2.22	2.21	2.21	2.21	2.20	2.20	2.20	2.19	2.19	2.19	2.18	2.18	2.18	2.17	2.17	2.17	2.16	2.16	2.16
Net Dwelling demand	56	45	40	35	30	25	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23
Total Occupied	2,079	2,121	2,158	2,191	2,219	2,242	2,263	2,284	2,305	2,326	2,347	2,368	2,389	2,410	2,431	2,452	2,473	2,494	2,515	2,536	2,557	2,578	2,599	2,620
Total Unoccupied	148	151	154	156	158	160	162	164	166	168	170	172	174	176	178	180	182	184	186	188	190	192	194	196
Theoretical supply	559	514	474	439	409	384	361	338	315	292	269	246	223	200	177	154	131	108	85	62	39	16	-7	-30

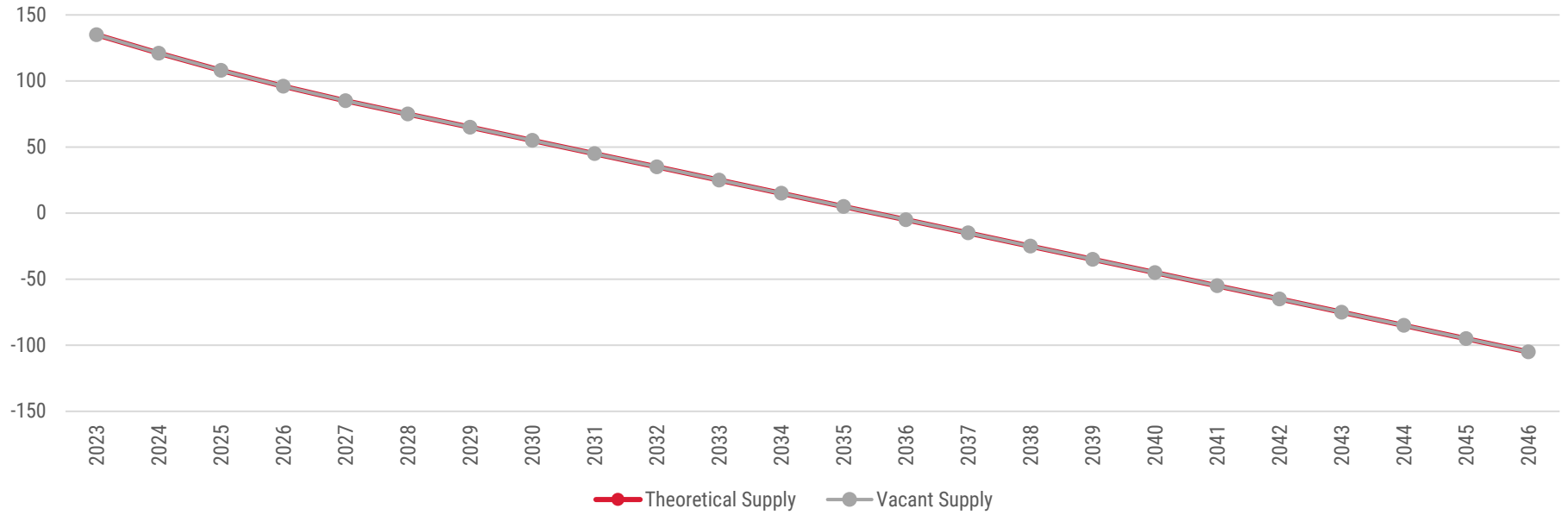


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	1,055	1,081	1,109	1,129	1,145	1,152	1,163	1,171	1,174	1,181	1,183	1,196	1,196	1,197	1,200	1,205	1,205	1,215	1,224	1,235	1,236	1,251	1,261	1,268
Young workers (20-34 years)	929	936	936	930	928	930	930	925	928	925	928	927	936	944	948	965	983	987	985	988	994	996	998	1,007
Workers (35-39 years)	760	770	790	813	825	831	834	837	841	852	869	874	884	893	904	905	912	915	916	917	922	919	928	932
Mature workers (50-64 years)	804	805	799	799	802	805	804	812	818	821	819	826	831	831	830	839	843	851	861	873	879	883	890	896
Retirement (65-69 years)	836	873	898	926	946	961	965	968	965	964	967	972	968	970	984	984	985	977	994	1,003	1,016	1,027	1,028	1,040
Elderly (80+ years)	335	345	355	360	368	381	405	430	458	480	500	512	532	555	568	574	584	607	611	613	623	633	643	645
Total	4,719	4,810	4,887	4,957	5,014	5,060	5,101	5,143	5,184	5,223	5,266	5,307	5,347	5,390	5,434	5,472	5,512	5,552	5,591	5,629	5,670	5,709	5,748	5,788

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	496	509	512	512	521	524	522	526	528	532	536	538	540	542	546	548	554	560	564	567	569	573	576	580
Couple family with no children	682	700	707	715	723	730	739	743	751	757	760	767	775	780	784	793	797	802	808	816	822	829	835	840
One parent family	259	265	266	268	272	276	277	279	282	283	285	288	290	291	295	297	300	302	305	307	311	313	315	318
Other family	28	29	28	29	28	29	30	30	30	31	31	30	31	32	32	32	31	32	33	32	32	33	32	33
Lone person household	309	327	336	348	357	368	375	383	392	399	407	418	426	435	444	453	459	464	470	479	487	495	504	511
Group household	277	278	278	278	279	278	278	278	278	278	279	279	280	282	281	281	282	283	284	284	284	284	285	285
Multiple family	44	44	46	46	45	45	46	46	45	46	47	47	47	46	46	47	48	47	47	48	48	48	49	49
Total	2,095	2,152	2,173	2,196	2,225	2,250	2,267	2,285	2,306	2,326	2,345	2,367	2,389	2,408	2,428	2,451	2,471	2,490	2,511	2,533	2,553	2,575	2,596	2,616

Port Sorell Hinterland

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	1,462	1,491	1,519	1,544	1,564	1,585	1,603	1,624	1,643	1,660	1,680	1,699	1,718	1,737	1,754	1,774	1,792	1,810	1,829	1,847	1,865	1,883	1,900	1,917
Annual growth rate	2.0%	2.0%	1.9%	1.6%	1.3%	1.3%	1.1%	1.3%	1.2%	1.0%	1.2%	1.1%	1.1%	1.1%	1.0%	1.1%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	0.9%	0.9%
Net migration	24	25	24	21	16	17	15	17	15	13	16	15	15	14	12	16	14	14	15	13	15	14	14	14
Natural change	4	4	4	4	4	4	3	4	4	4	4	4	4	5	5	4	4	4	4	5	3	4	3	3
Persons / dwelling	2.52	2.52	2.51	2.51	2.50	2.50	2.49	2.49	2.48	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43	2.42	2.42	2.41	2.41
Net Dwelling demand	15	14	13	12	11	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Total Occupied	579	592	604	615	625	634	643	652	661	670	679	688	697	706	715	724	733	742	751	760	769	778	787	796
Total Unoccupied	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68
Theoretical supply	135	121	108	96	85	75	65	55	45	35	25	15	5	-5	-15	-25	-35	-45	-55	-65	-75	-85	-95	-105

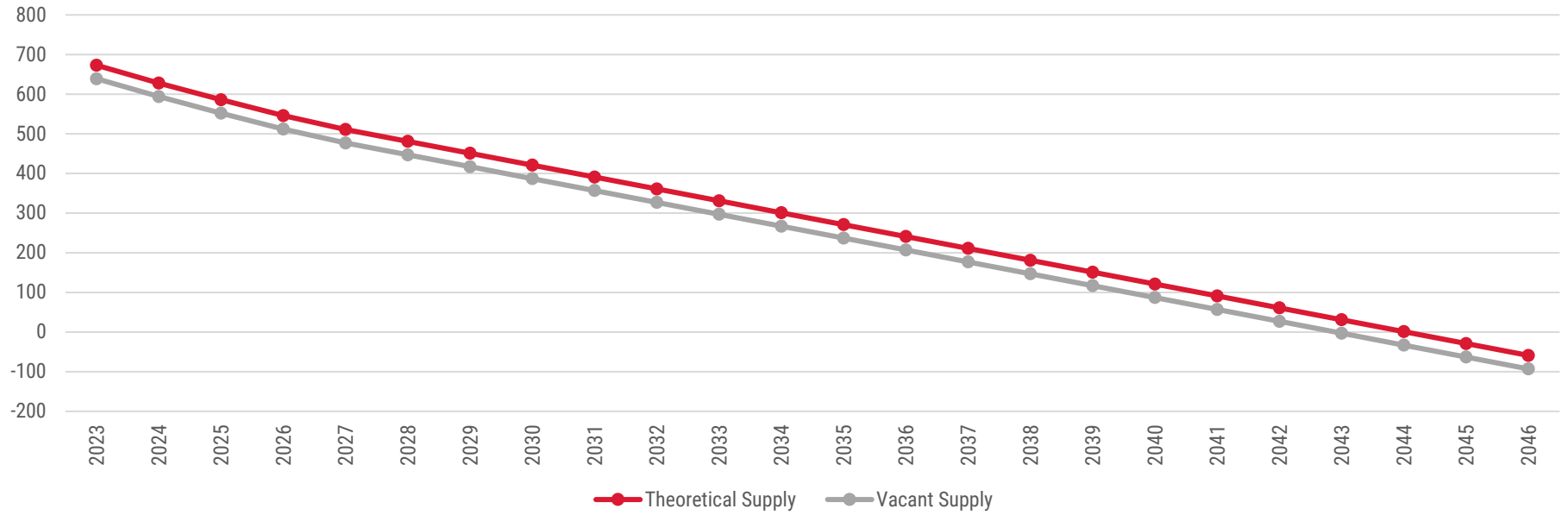


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	v	4,272	4,315	4,346	4,372	4,387	4,398	4,403	4,418	4,426	4,435	4,453	4,458	4,460	4,440	4,463	4,469	4,479	4,491	4,501	4,507	4,517	4,538	4,548
Young workers (20-34 years)	3,315	3,267	3,203	3,153	3,168	3,184	3,204	3,225	3,205	3,197	3,192	3,195	3,239	3,276	3,157	3,167	3,217	3,257	3,253	3,254	3,248	3,255	3,263	3,267
Workers (35-39 years)	3,018	3,058	3,099	3,129	3,154	3,187	3,212	3,238	3,258	3,274	3,275	3,266	3,266	3,267	3,253	3,259	3,256	3,254	3,264	3,273	3,283	3,291	3,291	3,295
Mature workers (50-64 years)	3,229	3,246	3,273	3,306	3,317	3,335	3,353	3,377	3,412	3,441	3,477	3,517	3,529	3,556	3,661	3,681	3,676	3,687	3,713	3,732	3,754	3,765	3,780	3,793
Retirement (65-69 years)	2,340	2,371	2,404	2,438	2,459	2,470	2,481	2,483	2,497	2,507	2,526	2,554	2,571	2,589	2,689	2,708	2,720	2,728	2,748	2,771	2,788	2,808	2,810	2,835
Elderly (80+ years)	858	866	884	905	912	927	949	970	996	1,024	1,051	1,067	1,076	1,076	1,098	1,101	1,116	1,127	1,136	1,148	1,166	1,176	1,195	1,204
Total	16,993	17,080	17,178	17,277	17,382	17,490	17,597	17,696	17,786	17,869	17,956	18,052	18,139	18,224	18,298	18,379	18,454	18,532	18,605	18,679	18,746	18,812	18,877	18,942

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	151	153	155	151	152	154	153	155	157	159	161	162	165	164	167	167	168	168	172	174	175	179	181	183
Couple family with no children	204	211	214	224	229	235	239	242	243	246	247	250	253	259	262	265	270	275	277	280	282	284	288	291
One parent family	25	25	27	25	26	26	26	27	29	29	29	30	31	31	33	33	33	35	34	35	35	36	36	37
Other family	6	6	5	6	6	6	6	6	6	5	6	6	5	5	6	5	5	6	6	5	6	6	5	6
Lone person household	94	97	98	104	109	112	118	119	122	126	127	131	133	137	139	143	148	150	153	157	160	161	165	168
Group household	88	89	90	90	90	90	90	90	90	91	91	90	92	93	93	93	93	93	94	94	94	95	95	95
Multiple family	13	13	14	14	14	13	13	14	14	14	14	14	15	15	14	15	15	15	15	15	15	15	15	15
Total	581	594	603	614	626	636	645	653	661	670	675	683	694	704	714	721	732	742	751	760	767	776	785	795

Port Sorell Settlement

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	4,135	4,239	4,340	4,440	4,528	4,609	4,692	4,777	4,862	4,946	5,034	5,123	5,210	5,297	5,386	5,471	5,557	5,646	5,736	5,820	5,908	5,998	6,091	6,181
Annual growth rate	2.6%	2.5%	2.4%	2.3%	2.0%	1.8%	1.8%	1.8%	1.8%	1.7%	1.8%	1.8%	1.7%	1.7%	1.7%	1.6%	1.6%	1.6%	1.6%	1.5%	1.5%	1.5%	1.6%	1.5%
Net migration	121	121	119	120	109	102	105	108	110	110	117	120	118	119	123	119	122	124	126	120	124	125	130	126
Natural change	-16	-17	-18	-20	-21	-21	-22	-23	-25	-26	-29	-31	-31	-32	-34	-34	-36	-35	-36	-36	-36	-35	-37	-36
Persons / dwelling	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09
Net Dwelling demand	48	45	42	40	35	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Total Occupied	1,934	1,981	2,027	2,071	2,111	2,147	2,184	2,221	2,258	2,296	2,334	2,373	2,412	2,451	2,490	2,529	2,569	2,610	2,651	2,692	2,733	2,774	2,816	2,859
Total Unoccupied	443	441	437	433	428	422	415	408	401	393	385	376	367	358	349	340	330	319	308	297	286	275	263	250
Theoretical supply	673	628	586	546	511	481	451	421	391	361	331	301	271	241	211	181	151	121	91	61	31	1	-29	-59

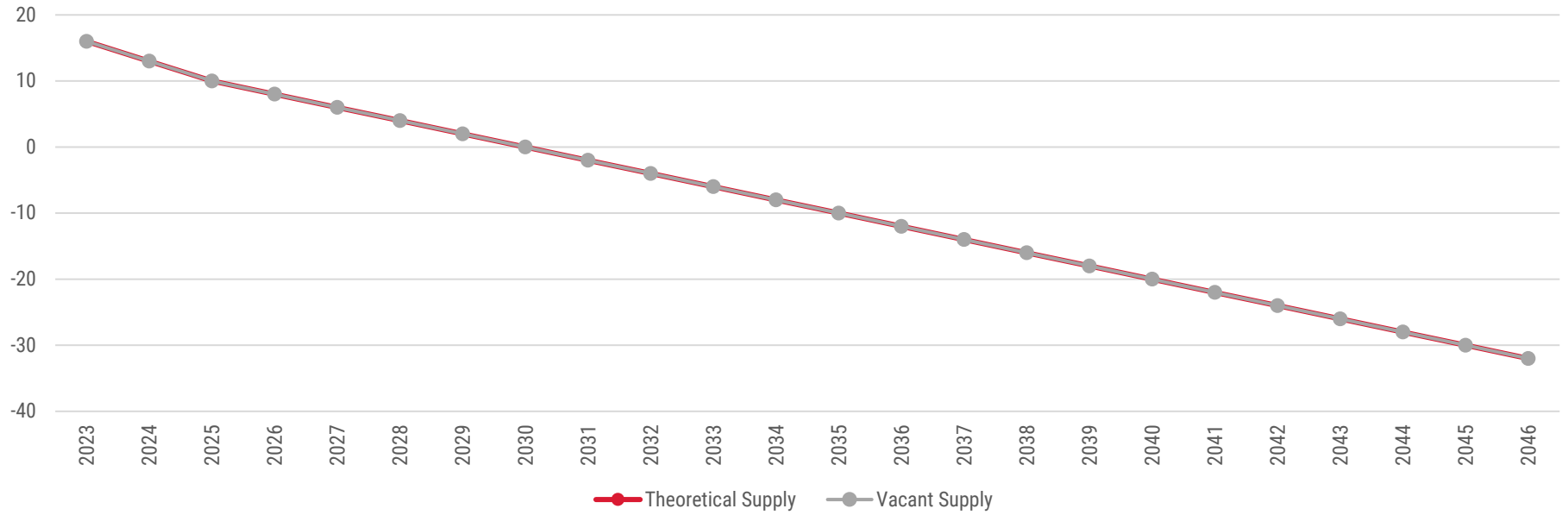


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	723	723	734	735	739	744	749	760	767	776	790	805	816	825	836	848	860	877	887	900	915	937	950	967
Young workers (20-34 years)	470	480	484	500	512	526	534	543	554	557	571	589	605	610	621	626	639	648	662	671	676	680	697	701
Workers (35-39 years)	539	562	582	593	612	620	635	644	654	664	670	678	686	707	721	731	742	749	768	772	792	806	827	836
Mature workers (50-64 years)	875	878	872	877	877	885	897	910	922	935	947	963	985	996	1,015	1,034	1,057	1,074	1,090	1,114	1,128	1,135	1,144	1,164
Retirement (65-69 years)	1,141	1,173	1,209	1,239	1,252	1,263	1,266	1,263	1,266	1,270	1,283	1,290	1,298	1,307	1,326	1,339	1,356	1,375	1,392	1,414	1,436	1,457	1,482	1,506
Elderly (80+ years)	387	423	459	496	536	571	611	657	699	744	773	798	820	852	867	893	903	923	937	949	961	983	991	1,007
Total	4,135	4,239	4,340	4,440	4,528	4,609	4,692	4,777	4,862	4,946	5,034	5,123	5,210	5,297	5,386	5,471	5,557	5,646	5,736	5,820	5,908	5,998	6,091	6,181

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	367	372	378	382	390	397	401	407	411	419	422	427	436	445	449	458	466	475	483	492	499	506	512	522
Couple family with no children	846	865	882	899	916	928	940	950	963	972	985	1,000	1,014	1,023	1,037	1,051	1,065	1,077	1,093	1,111	1,128	1,145	1,159	1,177
One parent family	183	187	190	193	196	200	201	202	204	207	209	212	215	219	221	223	226	229	232	236	237	241	242	246
Other family	14	14	14	15	15	15	15	15	15	16	16	16	16	16	16	16	16	17	17	16	17	16	17	17
Lone person household	245	264	280	300	319	332	347	362	378	392	409	426	439	453	468	483	495	509	521	532	545	560	576	587
Group household	221	223	223	224	225	227	227	229	230	231	231	232	234	235	236	237	239	239	241	243	243	244	246	247
Multiple family	47	48	47	48	49	49	49	50	50	51	51	51	51	51	52	52	52	53	53	54	54	54	55	56
Total	1,923	1,973	2,014	2,061	2,110	2,148	2,180	2,215	2,251	2,288	2,323	2,364	2,405	2,442	2,479	2,520	2,559	2,599	2,640	2,684	2,723	2,766	2,807	2,852

Tarleton Rural Residential

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	424	431	439	442	445	449	453	457	461	466	470	472	477	482	485	488	493	497	501	504	507	510	514	519
Annual growth rate	1.2%	1.7%	1.9%	0.7%	0.7%	0.9%	0.9%	0.9%	0.9%	1.1%	0.9%	0.4%	1.1%	1.0%	0.6%	0.6%	1.0%	0.8%	0.8%	0.6%	0.6%	0.6%	0.8%	1.0%
Net migration	4	6	7	2	2	2	3	4	3	6	5	3	4	5	3	4	6	5	4	3	2	3	4	4
Natural change	1	1	1	1	1	2	1	0	1	-1	-1	-1	1	0	0	-1	-1	-1	0	0	1	0	0	1
Persons / dwelling	2.62	2.61	2.60	2.60	2.59	2.58	2.58	2.57	2.57	2.56	2.55	2.55	2.54	2.53	2.53	2.52	2.51	2.51	2.50	2.49	2.49	2.48	2.48	2.47
Net Dwelling demand	2	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total Occupied	162	165	168	170	172	174	176	178	180	182	184	186	188	190	192	194	196	198	200	202	204	206	208	210
Total Unoccupied	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Theoretical supply	16	13	10	8	6	4	2	0	-2	-4	-6	-8	-10	-12	-14	-16	-18	-20	-22	-24	-26	-28	-30	-32

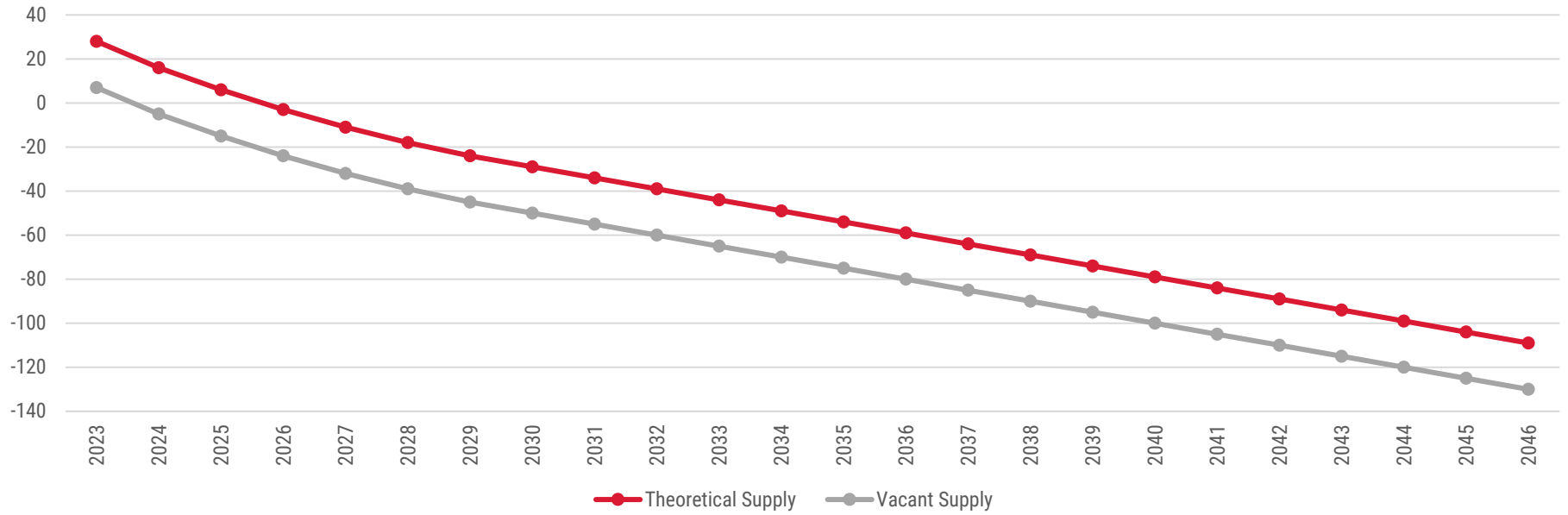


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	84	87	86	84	84	85	86	81	77	80	87	85	87	92	89	84	89	94	98	100	101	99	97	93
Young workers (20-34 years)	68	73	76	73	75	71	64	75	79	74	70	65	70	63	76	84	72	69	79	82	84	82	78	80
Workers (35-39 years)	72	72	77	81	85	90	95	97	93	98	98	106	101	100	90	90	96	97	92	91	86	91	96	94
Mature workers (50-64 years)	112	111	106	107	100	101	104	102	105	107	109	107	112	112	111	113	113	114	115	112	114	117	119	122
Retirement (65-69 years)	82	79	84	83	86	84	83	79	79	79	77	80	77	82	83	83	84	84	82	89	94	91	97	100
Elderly (80+ years)	6	9	10	14	15	18	21	23	28	28	29	29	30	33	36	34	39	39	35	30	28	30	27	30
Total	424	431	439	442	445	449	453	457	461	466	470	472	477	482	485	488	493	497	501	504	507	510	514	519

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	48	47	47	50	51	50	49	50	51	52	55	54	56	55	54	53	54	57	57	58	57	57	60	58
Couple family with no children	53	55	56	55	55	56	58	57	58	57	56	59	59	61	65	66	65	64	65	66	67	68	67	70
One parent family	15	14	14	16	15	16	16	16	16	17	16	17	18	17	17	17	17	17	19	18	18	17	18	18
Other family	2	3	3	3	3	3	3	3	3	2	3	3	3	3	2	3	2	3	2	3	3	3	2	3
Lone person household	20	20	21	20	21	22	23	24	24	24	25	27	27	28	30	30	30	30	31	32	31	32	32	32
Group household	19	19	18	18	19	18	19	19	19	19	19	19	18	19	18	19	19	18	19	19	20	20	19	20
Multiple family	8	8	8	8	7	8	7	7	8	8	8	8	8	7	8	7	7	7	8	8	8	8	8	7
Total	165	166	167	170	171	173	175	176	179	179	182	187	189	190	194	195	194	196	201	204	204	205	206	208

Latrobe Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	2,465	2,492	2,512	2,533	2,548	2,563	2,573	2,584	2,596	2,607	2,619	2,630	2,643	2,653	2,663	2,675	2,686	2,698	2,708	2,719	2,729	2,741	2,753	2,764
Annual growth rate	1.5%	1.1%	0.8%	0.8%	0.6%	0.6%	0.4%	0.4%	0.5%	0.4%	0.5%	0.4%	0.5%	0.4%	0.4%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Net migration	29	19	12	13	7	6	0	1	2	2	3	2	5	2	2	4	3	4	2	3	2	4	5	4
Natural change	7	8	8	8	8	9	10	10	10	9	9	9	8	8	8	8	8	8	8	8	8	8	7	7
Persons / dwelling	2.57	2.57	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.55	2.55	2.55	2.55	2.55	2.55	2.54	2.54	2.54	2.54	2.54	2.54	2.54	2.53	2.53
Net Dwelling demand	15	12	10	9	8	7	6	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Total Occupied	958	969	978	986	993	999	1,004	1,009	1,014	1,019	1,024	1,029	1,034	1,039	1,044	1,049	1,054	1,059	1,064	1,069	1,074	1,079	1,084	1,089
Total Unoccupied	94	95	96	97	98	99	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Theoretical supply	28	16	6	-3	-11	-18	-24	-29	-34	-39	-44	-49	-54	-59	-64	-69	-74	-79	-84	-89	-94	-99	-104	-109

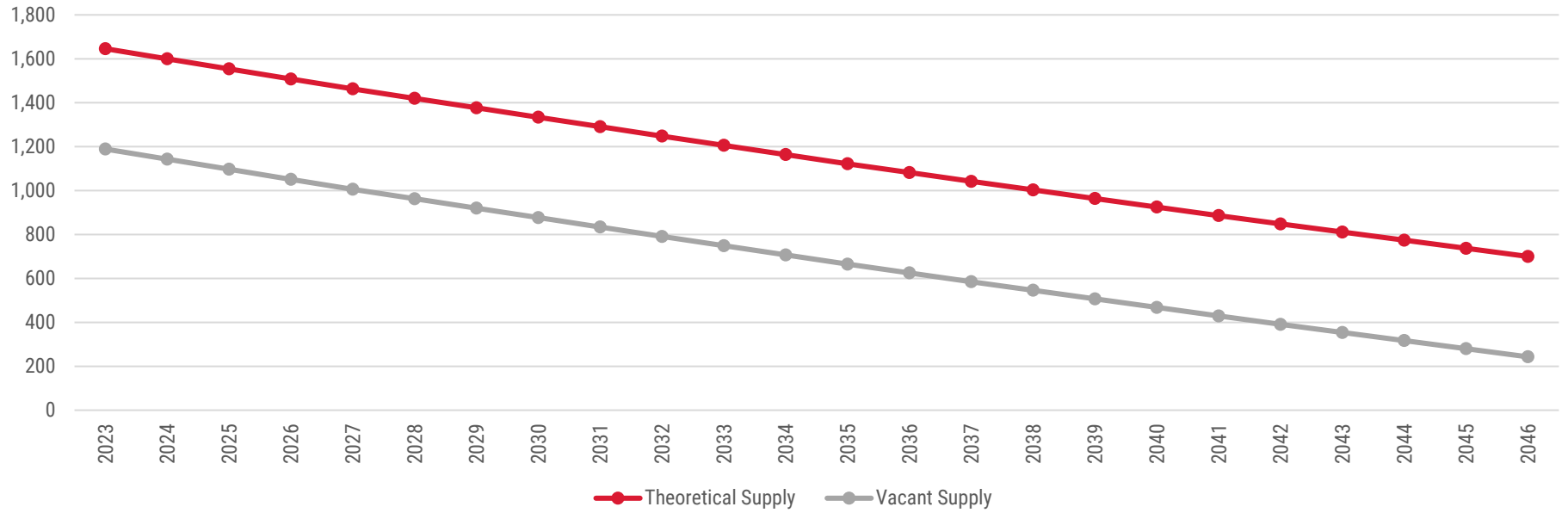


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	v	4,272	4,315	4,346	4,372	4,387	4,398	4,403	4,418	4,426	4,435	4,453	4,458	4,460	4,440	4,463	4,469	4,479	4,491	4,501	4,507	4,517	4,538	4,548
Young workers (20-34 years)	3,315	3,267	3,203	3,153	3,168	3,184	3,204	3,225	3,205	3,197	3,192	3,195	3,239	3,276	3,157	3,167	3,217	3,257	3,253	3,254	3,248	3,255	3,263	3,267
Workers (35-39 years)	3,018	3,058	3,099	3,129	3,154	3,187	3,212	3,238	3,258	3,274	3,275	3,266	3,266	3,267	3,253	3,259	3,256	3,254	3,264	3,273	3,283	3,291	3,291	3,295
Mature workers (50-64 years)	3,229	3,246	3,273	3,306	3,317	3,335	3,353	3,377	3,412	3,441	3,477	3,517	3,529	3,556	3,661	3,681	3,676	3,687	3,713	3,732	3,754	3,765	3,780	3,793
Retirement (65-69 years)	2,340	2,371	2,404	2,438	2,459	2,470	2,481	2,483	2,497	2,507	2,526	2,554	2,571	2,589	2,689	2,708	2,720	2,728	2,748	2,771	2,788	2,808	2,810	2,835
Elderly (80+ years)	858	866	884	905	912	927	949	970	996	1,024	1,051	1,067	1,076	1,076	1,098	1,101	1,116	1,127	1,136	1,148	1,166	1,176	1,195	1,204
Total	16,993	17,080	17,178	17,277	17,382	17,490	17,597	17,696	17,786	17,869	17,956	18,052	18,139	18,224	18,298	18,379	18,454	18,532	18,605	18,679	18,746	18,812	18,877	18,942

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	230	232	235	233	238	242	238	240	242	242	244	247	246	252	254	257	254	256	256	256	259	260	256	259
Couple family with no children	305	312	313	317	320	319	321	323	322	323	324	326	327	329	329	329	333	335	335	337	338	340	345	345
One parent family	63	64	64	66	67	68	68	68	68	68	69	70	70	72	74	74	74	74	75	76	77	76	75	77
Other family	8	8	7	9	9	9	9	9	9	9	8	8	9	8	9	9	9	9	9	9	9	9	9	9
Lone person household	168	173	175	179	182	181	186	187	189	192	193	196	198	198	198	199	202	205	207	209	210	212	216	217
Group household	158	159	160	160	161	162	162	162	162	162	163	162	162	162	163	162	162	162	163	163	163	163	162	163
Multiple family	18	19	19	18	18	18	18	18	19	19	19	18	19	19	19	19	19	19	20	20	19	19	19	19
Total	950	967	973	982	995	999	1,002	1,007	1,011	1,015	1,020	1,027	1,031	1,040	1,046	1,049	1,053	1,060	1,065	1,070	1,075	1,079	1,082	1,089

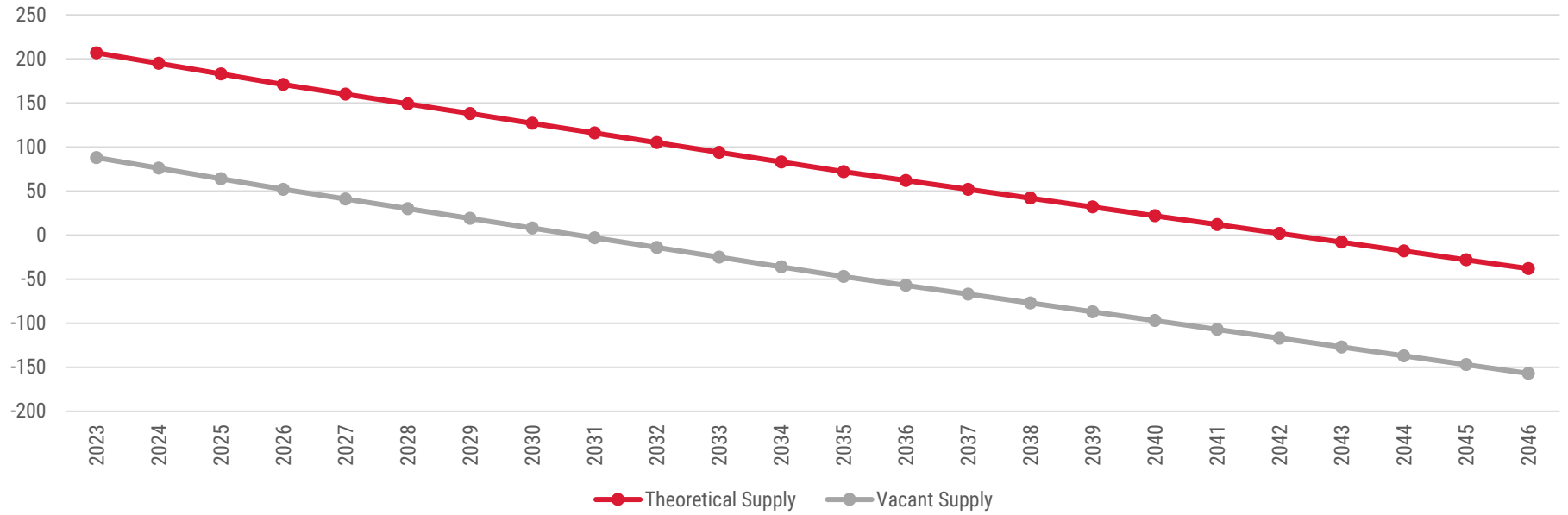
Waratah-Wynyard LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	14,744	14,789	14,832	14,872	14,911	14,945	14,983	15,015	15,048	15,080	15,113	15,143	15,171	15,197	15,221	15,244	15,264	15,281	15,299	15,314	15,330	15,342	15,353	15,363
Annual growth rate	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Net migration	75	75	73	69	70	68	74	68	70	73	73	75	77	75	73	75	73	71	74	72	75	74	74	76
Natural change	-26	-30	-30	-29	-31	-34	-36	-36	-37	-41	-40	-45	-49	-49	-49	-52	-53	-54	-56	-57	-59	-62	-63	-66
Persons / dwelling	2.22	2.21	2.21	2.20	2.19	2.18	2.18	2.17	2.16	2.15	2.15	2.14	2.13	2.13	2.12	2.11	2.10	2.10	2.09	2.08	2.07	2.06	2.06	2.05
Net Dwelling demand	50	46	46	46	45	43	43	43	43	43	42	42	42	40	40	39	39	39	39	38	37	37	37	37
Total Occupied	6,536	6,618	6,658	6,698	6,737	6,775	6,813	6,851	6,889	6,927	6,964	7,001	7,038	7,073	7,108	7,142	7,176	7,210	7,244	7,277	7,309	7,341	7,373	7,405
Total Unoccupied	752	780	786	792	798	803	808	813	818	823	828	833	838	843	848	853	858	863	868	873	878	883	888	893
Theoretical supply	1,646	1,600	1,554	1,508	1,463	1,420	1,377	1,334	1,291	1,248	1,206	1,164	1,122	1,082	1,042	1,003	964	925	886	848	811	774	737	700



Somerset

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	3,482	3,493	3,503	3,512	3,519	3,523	3,532	3,536	3,541	3,548	3,555	3,561	3,566	3,571	3,573	3,577	3,580	3,582	3,584	3,584	3,591	3,592	3,591	3,592
Annual growth rate	0.3%	0.3%	0.3%	0.3%	0.2%	0.1%	0.3%	0.1%	0.1%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.2%	0.0%	0.0%	0.0%
Net migration	21	19	17	15	13	9	15	9	9	12	10	10	10	10	8	10	8	6	7	5	13	9	7	9
Natural change	-9	-8	-7	-6	-6	-5	-6	-5	-4	-5	-3	-4	-5	-5	-6	-6	-5	-4	-5	-5	-6	-8	-8	-8
Persons / dwelling	2.12	2.11	2.10	2.09	2.08	2.08	2.07	2.06	2.05	2.04	2.03	2.02	2.01	2.00	1.99	1.99	1.98	1.97	1.96	1.95	1.94	1.93	1.92	1.91
Net Dwelling demand	14	12	12	12	11	11	11	11	11	11	11	11	11	10	10	10	10	10	10	10	10	10	10	10
Total Occupied	1,613	1,624	1,635	1,646	1,656	1,666	1,676	1,686	1,696	1,706	1,716	1,726	1,736	1,745	1,754	1,763	1,772	1,781	1,790	1,799	1,808	1,817	1,826	1,835
Total Unoccupied	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137
Theoretical supply	207	195	183	171	160	149	138	127	116	105	94	83	72	62	52	42	32	22	12	2	-8	-18	-28	-38

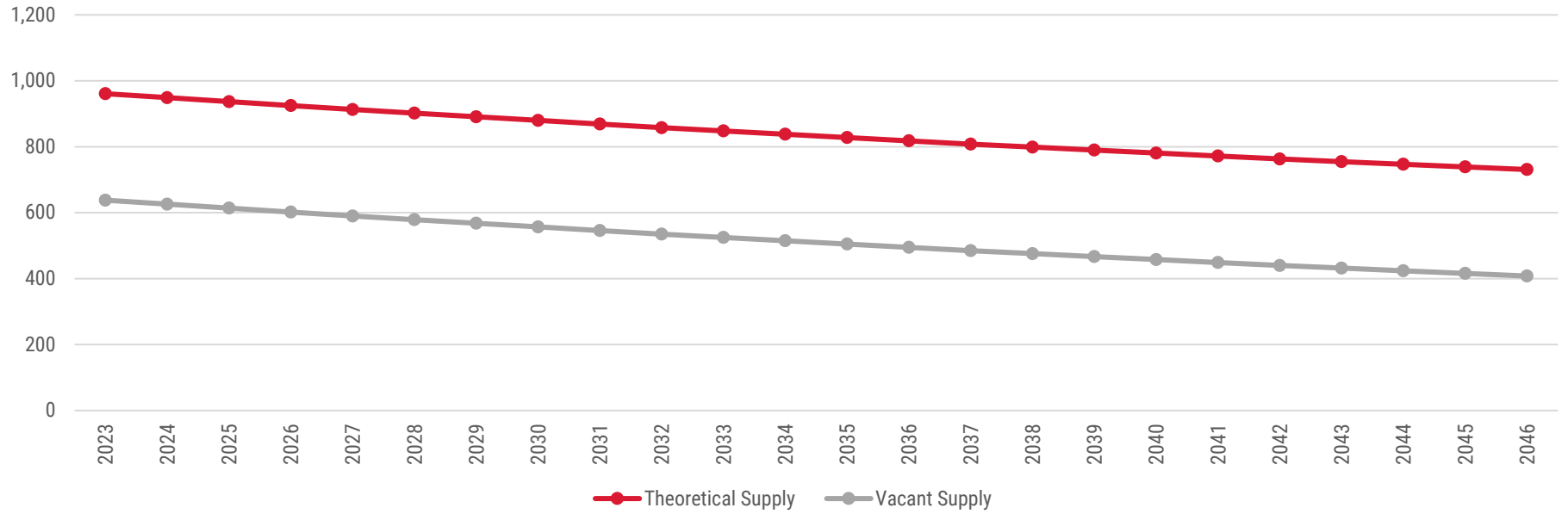


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	712	721	721	735	738	734	733	729	729	736	737	736	735	731	728	723	726	724	725	718	719	720	720	718
Young workers (20-34 years)	562	563	563	559	562	566	572	570	562	552	547	545	547	544	551	558	554	554	554	559	557	562	560	553
Workers (35-39 years)	546	536	530	522	522	520	520	521	522	521	518	516	514	511	513	512	515	514	515	516	513	509	507	511
Mature workers (50-64 years)	759	752	765	766	766	753	752	751	749	748	740	735	725	729	721	713	708	703	705	702	700	698	706	710
Retirement (65-69 years)	673	685	689	690	694	702	712	723	732	743	749	758	766	769	770	778	785	791	785	783	779	777	777	778
Elderly (80+ years)	230	236	235	240	237	248	243	242	247	248	264	271	279	287	290	293	292	296	300	306	323	326	321	322
Total	3,482	3,493	3,503	3,512	3,519	3,523	3,532	3,536	3,541	3,548	3,555	3,561	3,566	3,571	3,573	3,577	3,580	3,582	3,584	3,584	3,591	3,592	3,591	3,592

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	315	313	313	315	315	318	314	317	320	318	319	317	318	318	318	319	320	322	323	326	325	327	328	330
Couple family with no children	532	538	544	551	556	560	563	569	574	578	582	587	591	593	598	600	604	607	610	614	612	614	622	626
One parent family	217	215	215	216	216	218	217	218	221	221	221	221	222	223	223	224	225	227	228	229	230	232	232	232
Other family	10	10	11	11	11	11	11	11	11	11	11	11	11	11	12	11	11	10	12	12	10	10	10	10
Lone person household	264	274	279	281	287	289	297	300	300	306	313	319	323	330	332	337	341	345	346	349	357	362	364	366
Group household	263	263	263	263	263	264	264	265	264	265	264	264	265	264	265	266	266	266	266	266	266	266	265	266
Multiple family	17	17	17	17	17	17	18	17	17	17	17	18	17	17	18	17	17	17	18	17	18	18	18	17
Total	1,618	1,630	1,642	1,654	1,665	1,677	1,684	1,697	1,707	1,716	1,727	1,737	1,747	1,756	1,766	1,774	1,784	1,794	1,803	1,813	1,818	1,829	1,839	1,847

Wynyard

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	5,380	5,391	5,402	5,412	5,422	5,431	5,440	5,447	5,455	5,462	5,468	5,474	5,478	5,483	5,489	5,493	5,494	5,496	5,498	5,499	5,499	5,497	5,498	5,497
Annual growth rate	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Net migration	41	43	43	41	41	41	41	41	43	45	45	47	47	49	49	49	47	49	49	49	49	47	49	49
Natural change	-29	-32	-32	-31	-31	-32	-32	-34	-35	-38	-39	-41	-43	-44	-43	-45	-46	-47	-47	-48	-49	-49	-48	-50
Persons / dwelling	2.08	2.07	2.07	2.06	2.06	2.05	2.05	2.04	2.03	2.03	2.02	2.02	2.01	2.01	2.00	2.00	1.99	1.99	1.98	1.97	1.97	1.96	1.96	1.95
Net Dwelling demand	13	12	12	12	12	11	11	11	11	11	10	10	10	10	10	9	9	9	9	9	8	8	8	8
Total Occupied	2,556	2,567	2,578	2,589	2,600	2,610	2,620	2,630	2,640	2,650	2,659	2,668	2,677	2,686	2,695	2,703	2,711	2,719	2,727	2,735	2,742	2,749	2,756	2,763
Total Unoccupied	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216
Theoretical supply	961	949	937	925	913	902	891	880	869	858	848	838	828	818	808	799	790	781	772	763	755	747	739	731

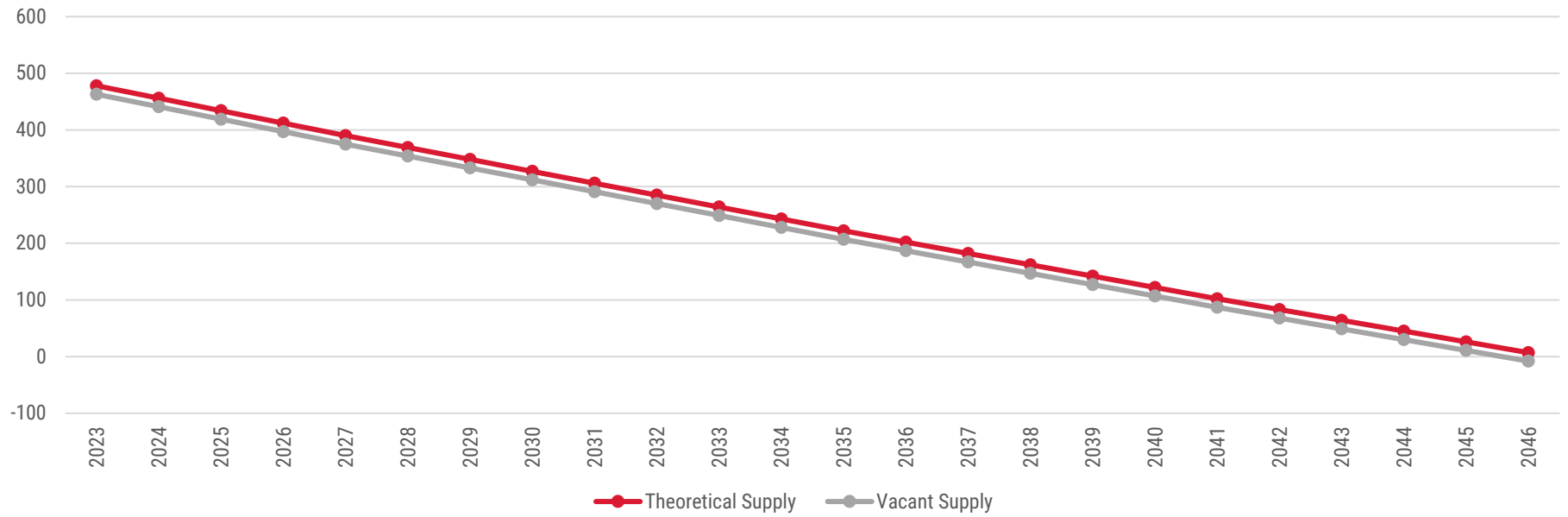


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	1,117	1,151	1,180	1,170	1,158	1,138	1,122	1,102	1,124	1,112	1,097	1,084	1,075	1,069	1,058	1,052	1,038	1,035	1,034	1,037	1,032	1,026	1,021	1,023
Young workers (20-34 years)	786	766	757	763	767	774	779	789	785	781	775	774	777	773	775	771	769	764	758	756	753	757	757	755
Workers (35-39 years)	767	757	745	740	728	729	728	721	711	714	714	719	720	725	720	719	724	720	718	719	714	714	717	723
Mature workers (50-64 years)	994	976	958	947	939	925	918	909	897	896	907	908	901	897	899	903	907	909	910	909	914	912	908	902
Retirement (65-69 years)	1,281	1,295	1,310	1,327	1,350	1,363	1,372	1,380	1,361	1,355	1,350	1,338	1,337	1,338	1,335	1,337	1,346	1,341	1,347	1,343	1,345	1,345	1,345	1,341
Elderly (80+ years)	435	446	452	465	480	502	521	546	577	604	625	651	668	681	702	711	710	727	731	735	741	743	750	753
Total	5,380	5,391	5,402	5,412	5,422	5,431	5,440	5,447	5,455	5,462	5,468	5,474	5,478	5,483	5,489	5,493	5,494	5,496	5,498	5,499	5,499	5,497	5,498	5,497

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	447	440	438	434	432	429	429	425	425	423	425	421	424	424	423	422	425	425	423	424	425	425	425	429
Couple family with no children	840	848	853	858	863	866	870	874	878	880	880	883	883	886	888	890	892	895	898	901	901	906	907	907
One parent family	307	306	306	306	305	305	304	303	303	304	304	304	307	306	307	307	309	308	309	310	311	310	311	313
Other family	27	26	26	26	27	26	27	28	28	28	28	28	28	28	28	27	26	27	27	27	27	27	27	27
Lone person household	459	469	478	490	498	507	514	522	529	537	543	552	555	561	568	576	580	583	590	593	599	601	606	608
Group household	447	448	447	445	446	447	446	448	447	447	448	447	448	448	448	447	447	447	447	447	446	447	446	446
Multiple family	30	30	30	31	30	31	31	31	30	30	30	31	30	30	30	31	30	31	30	30	30	31	31	30
Total	2,557	2,567	2,578	2,590	2,601	2,611	2,621	2,631	2,640	2,649	2,658	2,666	2,675	2,683	2,692	2,700	2,709	2,716	2,724	2,732	2,739	2,747	2,753	2,760

Waratah-Wynyard Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	5,882	5,905	5,927	5,948	5,970	5,991	6,011	6,032	6,052	6,070	6,090	6,108	6,127	6,143	6,159	6,174	6,190	6,203	6,217	6,231	6,240	6,253	6,264	6,274
Annual growth rate	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.3%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%
Net migration	13	13	13	13	16	18	18	18	18	16	18	18	20	16	16	16	18	16	18	18	13	18	18	18
Natural change	12	10	9	8	6	3	2	3	2	2	2	0	-1	0	0	-1	-2	-3	-4	-4	-4	-5	-7	-8
Persons / dwelling	2.44	2.43	2.42	2.42	2.41	2.40	2.39	2.38	2.37	2.36	2.35	2.34	2.33	2.33	2.32	2.31	2.30	2.29	2.28	2.27	2.26	2.25	2.24	2.24
Net Dwelling demand	23	22	22	22	22	21	21	21	21	21	21	21	21	20	20	20	20	20	20	19	19	19	19	19
Total Occupied	2,409	2,427	2,445	2,463	2,481	2,499	2,517	2,535	2,553	2,571	2,589	2,607	2,625	2,642	2,659	2,676	2,693	2,710	2,727	2,743	2,759	2,775	2,791	2,807
Total Unoccupied	467	471	475	479	483	486	489	492	495	498	501	504	507	510	513	516	519	522	525	528	531	534	537	540
Theoretical supply	478	456	434	412	390	369	348	327	306	285	264	243	222	202	182	162	142	122	102	83	64	45	26	7

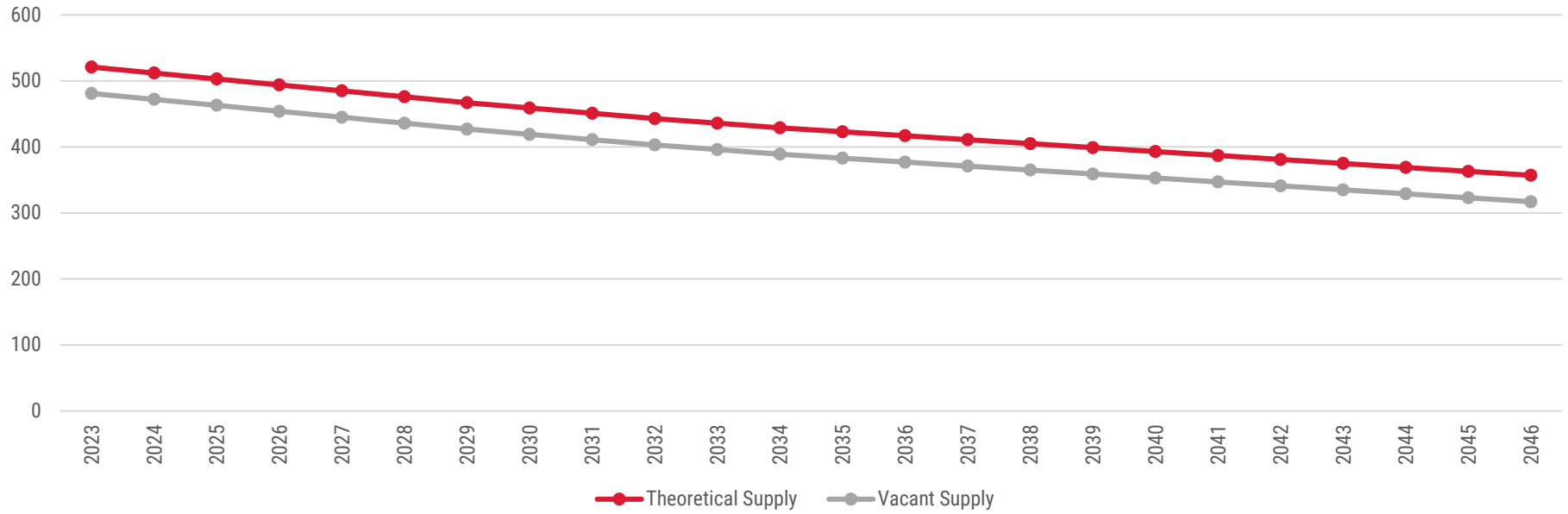


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	1,365	1,339	1,309	1,284	1,250	1,223	1,204	1,181	1,158	1,146	1,125	1,121	1,113	1,112	1,116	1,113	1,110	1,109	1,109	1,104	1,110	1,117	1,115	1,113
Young workers (20-34 years)	714	701	692	685	686	680	673	677	684	680	681	681	681	683	677	679	676	669	672	670	667	666	674	680
Workers (35-39 years)	1,049	1,033	1,029	1,017	1,013	1,009	1,000	984	969	963	945	930	925	912	907	900	903	902	900	893	886	881	874	870
Mature workers (50-64 years)	1,595	1,609	1,612	1,612	1,597	1,583	1,582	1,575	1,568	1,562	1,558	1,548	1,538	1,530	1,521	1,516	1,506	1,501	1,504	1,514	1,513	1,515	1,511	1,506
Retirement (65-69 years)	980	1,040	1,096	1,158	1,220	1,277	1,325	1,372	1,421	1,462	1,506	1,544	1,574	1,600	1,620	1,631	1,638	1,639	1,645	1,646	1,643	1,637	1,636	1,635
Elderly (80+ years)	179	183	189	192	204	219	227	243	252	257	275	284	296	306	318	335	357	383	387	404	421	437	454	470
Total	5,882	5,905	5,927	5,948	5,970	5,991	6,011	6,032	6,052	6,070	6,090	6,108	6,127	6,143	6,159	6,174	6,190	6,203	6,217	6,231	6,240	6,253	6,264	6,274

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	614	605	598	592	583	577	571	566	561	557	557	554	554	553	552	553	554	556	557	557	557	559	559	558
Couple family with no children	825	844	860	876	893	905	919	931	945	959	967	979	986	996	1,004	1,012	1,020	1,025	1,030	1,039	1,048	1,052	1,057	1,065
One parent family	194	190	189	187	185	184	182	182	181	179	179	179	180	180	180	181	180	182	183	183	183	185	186	186
Other family	10	11	11	12	11	12	11	11	11	11	12	11	11	11	12	12	11	12	11	11	11	11	12	11
Lone person household	350	361	370	380	391	402	414	424	434	445	453	464	472	481	490	497	505	514	523	529	538	545	552	562
Group household	348	349	349	349	350	351	351	352	352	352	352	353	352	353	353	353	354	353	354	355	355	354	356	355
Multiple family	67	66	67	66	66	65	66	66	66	66	66	64	66	66	66	66	66	66	66	66	66	66	66	67
Total	2,408	2,426	2,444	2,462	2,479	2,496	2,514	2,532	2,550	2,569	2,586	2,604	2,621	2,640	2,657	2,674	2,690	2,708	2,724	2,740	2,758	2,772	2,788	2,804

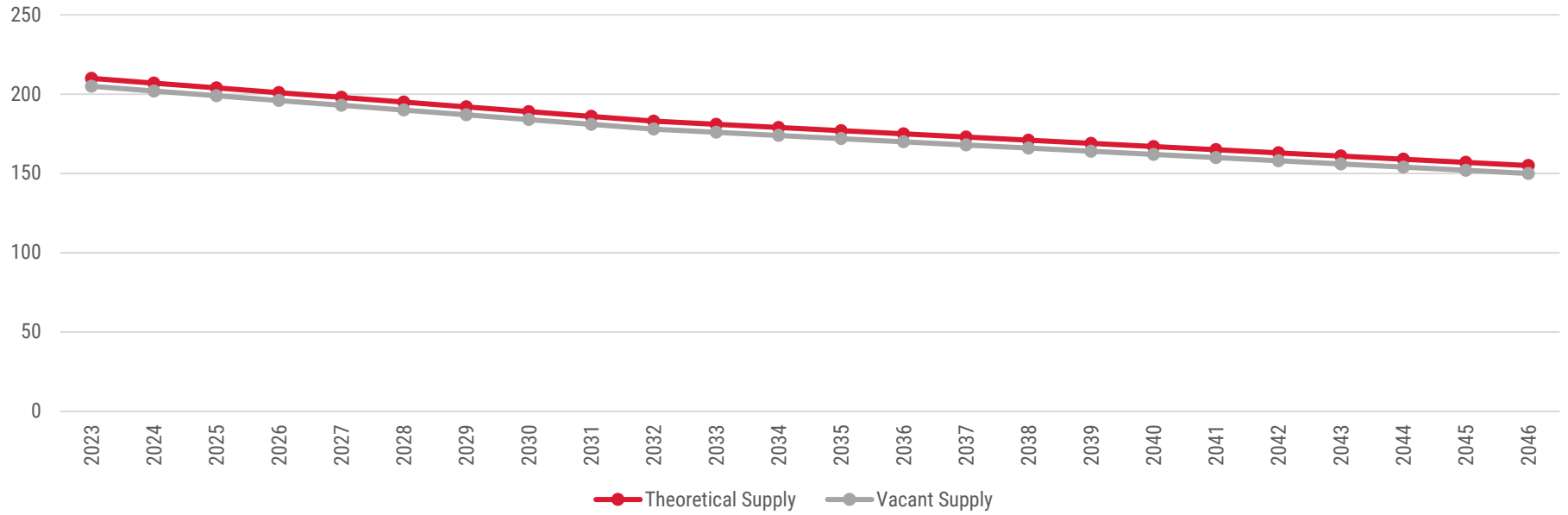
West Coast LGA

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	4,369	4,366	4,365	4,368	4,366	4,366	4,365	4,367	4,370	4,373	4,376	4,379	4,378	4,380	4,383	4,388	4,387	4,392	4,397	4,394	4,393	4,393	4,396	4,399
Annual growth rate	0.3%	-0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%	-0.1%	0.0%	0.0%	0.1%	0.1%
Net migration	16	2	4	9	4	5	7	10	13	13	12	12	8	12	14	16	11	17	18	11	13	16	16	17
Natural change	-5	-5	-5	-6	-6	-5	-8	-8	-10	-10	-9	-9	-9	-10	-11	-11	-12	-12	-13	-14	-14	-16	-13	-14
Persons / dwelling	1.92	1.91	1.91	1.90	1.90	1.89	1.89	1.88	1.88	1.88	1.88	1.87	1.87	1.87	1.87	1.87	1.87	1.86	1.86	1.86	1.86	1.86	1.85	1.85
Net Dwelling demand	9	9	9	9	9	9	9	8	8	8	7	7	6	6	6	6	6	6	6	6	6	6	6	6
Total Occupied	2,275	2,277	2,283	2,289	2,295	2,301	2,307	2,312	2,317	2,322	2,326	2,330	2,333	2,336	2,339	2,342	2,345	2,348	2,351	2,354	2,357	2,360	2,363	2,366
Total Unoccupied	906	915	918	921	924	927	930	933	936	939	942	945	948	951	954	957	960	963	966	969	972	975	978	981
Theoretical supply	521	512	503	494	485	476	467	459	451	443	436	429	423	417	411	405	399	393	387	381	375	369	363	357



Queenstown

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	1,794	1,791	1,789	1,790	1,790	1,791	1,792	1,796	1,798	1,799	1,799	1,799	1,798	1,799	1,800	1,802	1,799	1,801	1,803	1,802	1,803	1,803	1,803	1,803
Annual growth rate	0.1%	-0.2%	-0.1%	0.1%	0.0%	0.1%	0.1%	0.2%	0.1%	0.1%	0.0%	0.0%	-0.1%	0.1%	0.1%	0.1%	-0.2%	0.1%	0.1%	-0.1%	0.1%	0.0%	0.0%	0.0%
Net migration	1	-4	-1	3	2	3	4	7	7	6	3	4	3	5	5	6	2	7	7	5	6	6	4	5
Natural change	1	1	-1	-2	-2	-2	-3	-3	-5	-5	-3	-4	-4	-4	-4	-4	-5	-5	-5	-6	-5	-6	-4	-5
Persons / dwelling	1.95	1.94	1.94	1.93	1.93	1.92	1.92	1.92	1.92	1.92	1.91	1.91	1.91	1.91	1.91	1.91	1.90	1.90	1.90	1.90	1.90	1.90	1.89	1.89
Net Dwelling demand	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total Occupied	914	916	918	920	922	924	926	928	930	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946
Total Unoccupied	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351
Theoretical supply	210	207	204	201	198	195	192	189	186	183	181	179	177	175	173	171	169	167	165	163	161	159	157	155

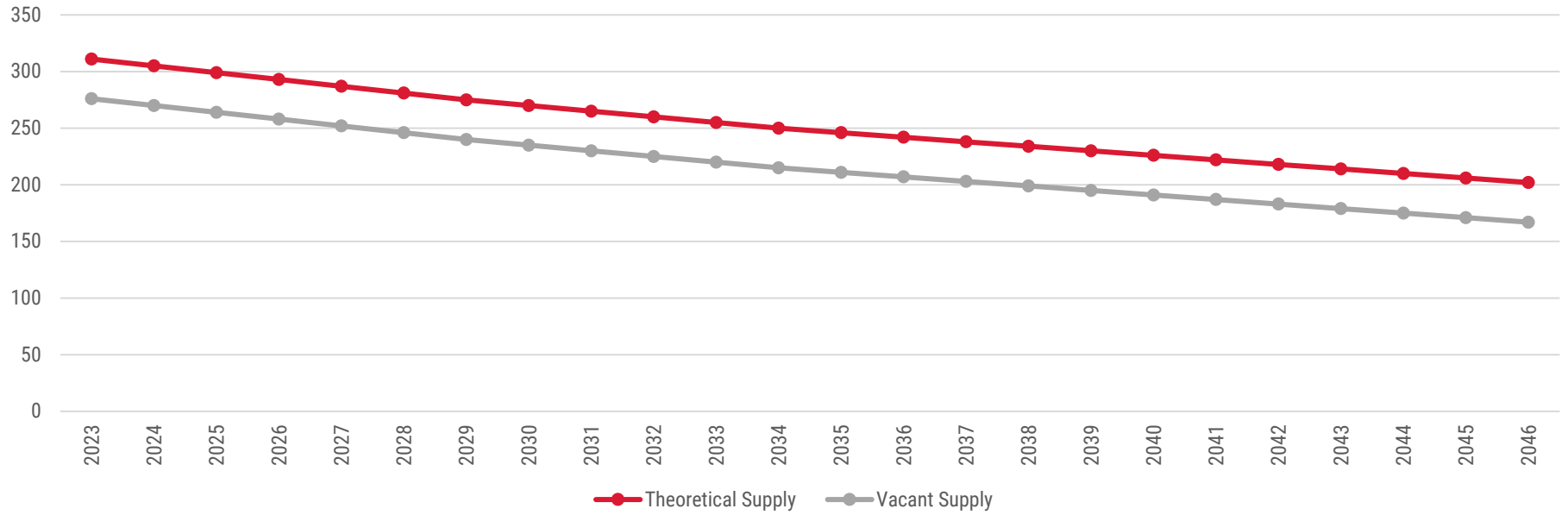


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	339	333	332	331	331	326	330	330	335	341	339	334	337	340	330	327	321	319	323	321	319	322	323	321
Young workers (20-34 years)	282	276	275	274	272	271	269	263	256	251	249	256	258	252	252	249	253	262	260	254	257	256	255	251
Workers (35-39 years)	307	299	291	289	288	287	288	284	280	277	275	267	270	270	275	278	279	278	282	277	282	279	272	280
Mature workers (50-64 years)	469	478	478	473	474	475	477	481	481	481	479	475	457	453	443	433	427	418	405	413	407	407	404	404
Retirement (65-69 years)	340	340	338	340	342	339	334	344	351	361	368	375	382	392	409	416	421	426	434	436	439	441	437	428
Elderly (80+ years)	57	65	75	83	83	93	94	94	95	88	89	92	94	92	91	99	98	98	99	101	99	98	112	119
Total	1,794	1,791	1,789	1,790	1,790	1,791	1,792	1,796	1,798	1,799	1,799	1,799	1,798	1,799	1,800	1,802	1,799	1,801	1,803	1,802	1,803	1,803	1,803	1,803

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	157	157	151	148	149	148	147	147	144	145	145	143	144	142	143	142	142	142	142	141	141	142	143	140
Couple family with no children	279	281	279	280	283	282	283	283	286	287	288	290	290	289	288	289	290	290	291	290	291	293	291	293
One parent family	107	106	105	105	106	104	104	104	103	103	103	103	102	102	102	101	101	103	102	102	103	101	102	101
Other family	8	7	7	7	7	6	7	7	7	7	7	6	7	7	6	7	7	7	7	7	6	7	7	7
Lone person household	186	191	190	194	196	198	199	198	203	206	209	209	209	208	208	209	212	210	212	215	216	217	217	221
Group household	182	181	181	180	182	182	181	182	182	181	182	182	182	182	183	182	182	181	180	181	181	181	182	181
Multiple family	5	4	5	5	4	5	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Total	924	927	918	919	927	925	925	925	929	934	939	938	939	935	935	935	939	938	939	941	943	946	947	948

West Coast Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Population	2,575	2,575	2,576	2,578	2,576	2,575	2,573	2,571	2,572	2,574	2,577	2,580	2,580	2,581	2,583	2,586	2,588	2,591	2,594	2,592	2,590	2,590	2,593	2,596
Annual growth rate	0.4%	0.0%	0.0%	0.1%	-0.1%	0.0%	-0.1%	-0.1%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	-0.1%	-0.1%	0.0%	0.1%	0.1%
Net migration	15	6	5	6	2	2	3	3	6	7	9	8	5	7	9	10	9	10	11	6	7	10	12	12
Natural change	-6	-6	-4	-4	-4	-3	-5	-5	-5	-5	-6	-5	-5	-6	-7	-7	-7	-7	-8	-8	-9	-10	-9	-9
Persons / dwelling	1.90	1.89	1.89	1.88	1.88	1.87	1.86	1.86	1.85	1.85	1.85	1.85	1.85	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.83	1.83	1.83	1.83
Net Dwelling demand	6	6	6	6	6	6	6	5	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4
Total Occupied	1,357	1,361	1,365	1,369	1,373	1,377	1,381	1,384	1,387	1,390	1,393	1,396	1,398	1,400	1,402	1,404	1,406	1,408	1,410	1,412	1,414	1,416	1,418	1,420
Total Unoccupied	584	586	588	590	592	594	596	598	600	602	604	606	608	610	612	614	616	618	620	622	624	626	628	630
Theoretical supply	311	305	299	293	287	281	275	270	265	260	255	250	246	242	238	234	230	226	222	218	214	210	206	202



	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
(Pre)School (0-19 years)	507	502	502	499	488	474	460	457	455	448	444	455	442	440	449	437	439	439	436	447	447	445	447	452
Young workers (20-34 years)	446	447	443	441	439	432	436	434	436	430	436	423	428	425	418	425	427	430	438	421	418	421	427	425
Workers (35-39 years)	417	415	410	413	414	416	409	397	385	393	388	393	384	387	379	381	378	378	377	376	374	374	373	380
Mature workers (50-64 years)	650	642	633	622	618	610	603	603	591	584	578	574	578	573	571	577	579	577	578	578	574	572	569	558
Retirement (65-69 years)	453	481	503	518	535	560	571	583	602	605	601	597	594	591	594	579	566	569	565	567	567	564	561	559
Elderly (80+ years)	102	88	85	85	82	83	94	97	103	114	130	138	154	165	172	187	199	198	200	203	210	214	216	222
Total	2,575	2,575	2,576	2,578	2,576	2,575	2,573	2,571	2,572	2,574	2,577	2,580	2,580	2,581	2,583	2,586	2,588	2,591	2,594	2,592	2,590	2,590	2,593	2,596

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Couple family with children	216	214	210	211	209	208	203	200	200	198	197	196	193	193	191	191	191	191	193	191	192	191	193	194
Couple family with no children	365	371	372	374	378	379	381	384	386	386	386	386	388	387	388	388	387	386	386	387	385	387	386	386
One parent family	118	116	115	114	115	115	113	113	112	112	110	113	112	112	111	112	113	112	113	114	114	116	115	115
Other family	9	8	8	8	9	8	8	8	7	8	8	8	8	8	8	8	7	8	8	7	8	8	8	8
Lone person household	315	321	321	324	330	331	338	339	343	346	350	352	358	362	364	368	370	371	369	373	376	378	378	378
Group household	319	320	320	321	320	319	319	319	318	318	318	318	317	317	317	316	316	317	317	317	317	316	316	316
Multiple family	23	24	24	23	23	23	23	23	22	22	23	23	23	23	23	22	23	22	23	23	23	23	23	23
Total	1,365	1,374	1,370	1,375	1,384	1,383	1,385	1,386	1,388	1,390	1,392	1,396	1,399	1,402	1,402	1,405	1,407	1,407	1,409	1,412	1,415	1,419	1,419	1,420

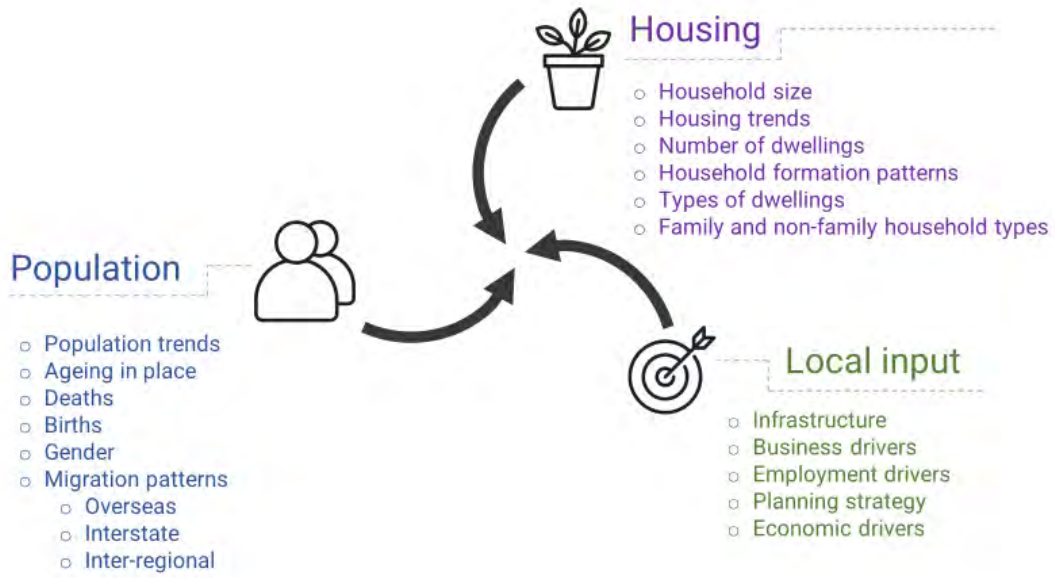
Appendix F - Population and housing forecast methodology

REMPLAN Forecast identifies the local drivers of demographic and housing change to model future scenarios over a 20-year period. Detailed forecasts enable evidence-based decision making for strategic planning, land supply, service provision and infrastructure. REMPLAN Forecast guides government, businesses, organisations and individuals regarding where and when to allocate resources and invest.

REMPLAN Forecast include projections for local government areas (LGA) and smaller assessment areas / localities from 2021 to 2046 for population (by single year of age; 5 year and life stage cohorts - by gender), as well as projections for household formation types and dwellings. REMPLAN population, household and dwelling forecasts show how the population is expected to change over the next 20+ years. The forecasts illustrate the potential impact of these changes on households and the associated demand for housing.

REMPLAN Forecasts take into consideration trends for births, deaths and migration. Forecasts are conditioned against factors such as: planning strategies; economic influences (such as proximity to growing such as proximity to growing employment nodes); development applications (high density seniors living or master planned community) and supply constraints.

By understanding the drivers of demographic and housing change, REMPLAN Forecast models independent population and housing forecasts which take into consideration:



REMPLAN employs a combination of modelling methodologies, which are subject to different influences and all combine to generate informed Population, household and dwelling forecast for the region. The modelling process includes:

1. Cohort component model

The workhorse of population forecasting is the cohort component model. There are other options for respectable methods for forecasting population, but the cohort component model gives the best balance on approachability, intuition, forecasting accuracy and detail.

Put simply, the age cohort model is yesterday's population ageing in place plus births less death plus net migration equals today's population.

When modelling each small area, REMPLAN undertakes forecasts of births by gender, deaths by age and gender, emigration by age and gender, immigration by age and gender, regional migration in and out by age and gender.

The modelling of the underlying drivers of population are undertaken in a dynamical modelling framework that produces detailed age and gender for each assessment area.

The cohort component model is combined with housing and household data (households/families and dwellings) to determine the potential growth that can be facilitated by residential development identified at the local level.

2. Household propensity model

The Household Propensity model considers the relationship between people and housing in terms of household composition and formations, e.g. lone person households, family households.

Population change is combined with understanding the household formations that are specific to that geography i.e., lone persons households, couples only, families etc and this is then overlaid with identified future land supply in the region (infill development, rural residential, urban residential) and the timing of this supply of when it can be bought to the market to accommodate any future population.

3. Housing unit model.

The housing unit model determines the number of occupied and non-occupied dwellings and private and non-private households.

Population change including net migration trends by age (informed by the cohort component model) is a key driver of housing demand. For example, younger cohorts (19-25) will have different demands to families; the ageing population may be downsizing or requiring some form of formal aged care accommodation.