Disclaimer

The comprehensive review of each of Tasmania's regional land use strategies (RLUSs) – the Southern Tasmania Regional Land Use Strategy, the Northern Tasmania Regional Land Use Strategy and the Cradle Coast Regional Land Use Strategy – has commenced in each of the respective regions.

The Tasmanian Government committed significant funds to each of the three regions for REMPLAN to undertake the residential demand and supply studies. The work was critical to the comprehensive review of the RLUSs and the preparation of their respective settlement strategies by providing a baseline context for housing across each region.

The RDSSs have been prepared on the basis of assumptions and policy directions provided for under the existing RLUSs. The RDSS provide baseline data only. The strategy and policy outcomes in each of the RLUSs will need to be determined based on sound and objective strategic planning processes that incorporate a range of matters beyond just residential demand and supply analysis. The residential demand and supply studies alone are not intended to inform the settlement strategies, growth policies or other outcomes that will arise as a result of the comprehensive reviews of each RLUS.

The RDSSs are comprehensive regional assessments of residential supply and demand and will help to inform both regional and local settlement planning. Given the regional scope of the residential demand and supply studies, more localised work may be required to better understand specific growth areas and to inform planning at a local level.

State Planning Office



Southern Tasmania Residential Demand and Supply Study:
LGA Summary Report

FINAL

Project undertaken for the Tasmanian Government's State Planning Office
15 May 2024

Southern Tasmania Residential Demand and Supply Study:

LGA Summary Report

This project has been conducted by REMPLAN

15 May 2024

Disclaimer

This document is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data, nor the conclusions drawn from this information. A decision to pursue any suggestions mentioned in the report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any action and accept no responsibility for the consequences of pursuing any of the findings or actions discussed in the document.

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1 Summary

This report provides summary figures of population and dwelling demand for all local government areas (LGAs) of Tasmania's Southern Region. It draws from analysis undertaken for the *Southern Regional Tasmania Residential Demand and Supply Study* (SRT RDSS) and the *Southern Regional Tasmania Residential Demand and Supply Study Addendum* report (Addendum).

The SRT RDSS included analysis for all local government areas in Southern Tasmania excluding areas that were within the Greater Hobart Plan area. Areas not covered by the SRT RDSS included all of the City of Hobart, all of the City of Glenorchy, parts of Kingborough Council, and parts of the City of Clarence.

Following completion of the SRT RDSS, the Addendum report was commissioned to complete the analysis for the remainder of the Southern Region. The Addendum included analysis for all of the City of Glenorchy, all of the City of Hobart, parts of Kingborough Council, and parts of the City of Clarence.

The analysis prepared for the addendum report applies the same modelling approach and methodology as the original analysis but uses updated data that was not available at the time of modelling the original project. This report integrates the updated forecasts for Kingborough and Clarence, resulting in minor variations from the initial figures. At the time of preparing the analysis for the addendum, the Regional Land Use Strategy project had commenced with the preparation of a 'State of Play' report. The State of Play report utilised the original forecasts for Clarence and Kingborough, hence the numerical differences. Despite these differences, the underlying trends and outcomes remain consistent across both analyses. These variations are due to the timing of data updates and do not affect the overall conclusions.

A map indicating the regions of analysis for each project is provided in Figure 2.

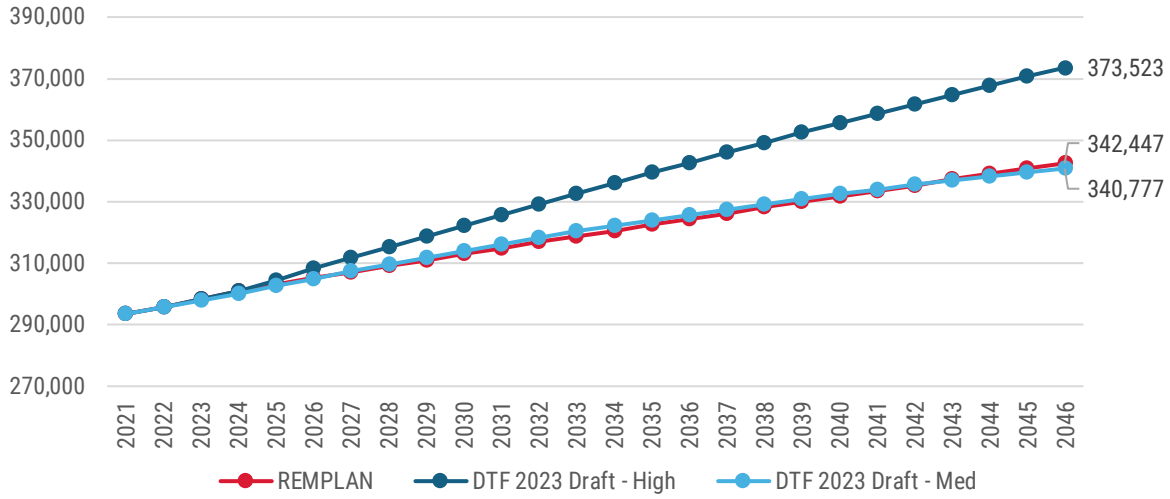
This report does not include any commentary or analysis of figures and is provided to combine key demand outputs from the SRT RDSS and the Addendum into a single document. For full context, detailed analysis and conclusions this report should be read in conjunction with the *Market Demand Report* and the *Supply and Demand Report* reports completed as part of the SRT RDSS, and the Addendum.

For the entire Southern Region, REMPLAN demand analysis result in a headline population estimate of 342,447 people by 2046. This figure is very similar to the Department of Treasury and Finance (DTF) figure under their medium series (Figure 1). It is important to note that REMPLAN estimates are independent and have not been prepared to align with any DTF projection.

The difference between REMPLAN estimates and the DTF projections begin to vary more at an LGA level where REMPLAN estimates generally sit between the high and medium scenario, but in some instances sits slightly below the medium scenario. Charts for each LGA have been provided in the Appendix.

A summary of the demand and supply outcomes for each LGA is provided in Table 1.

Figure 1 Population forecast/projection comparison, Southern Tasmania



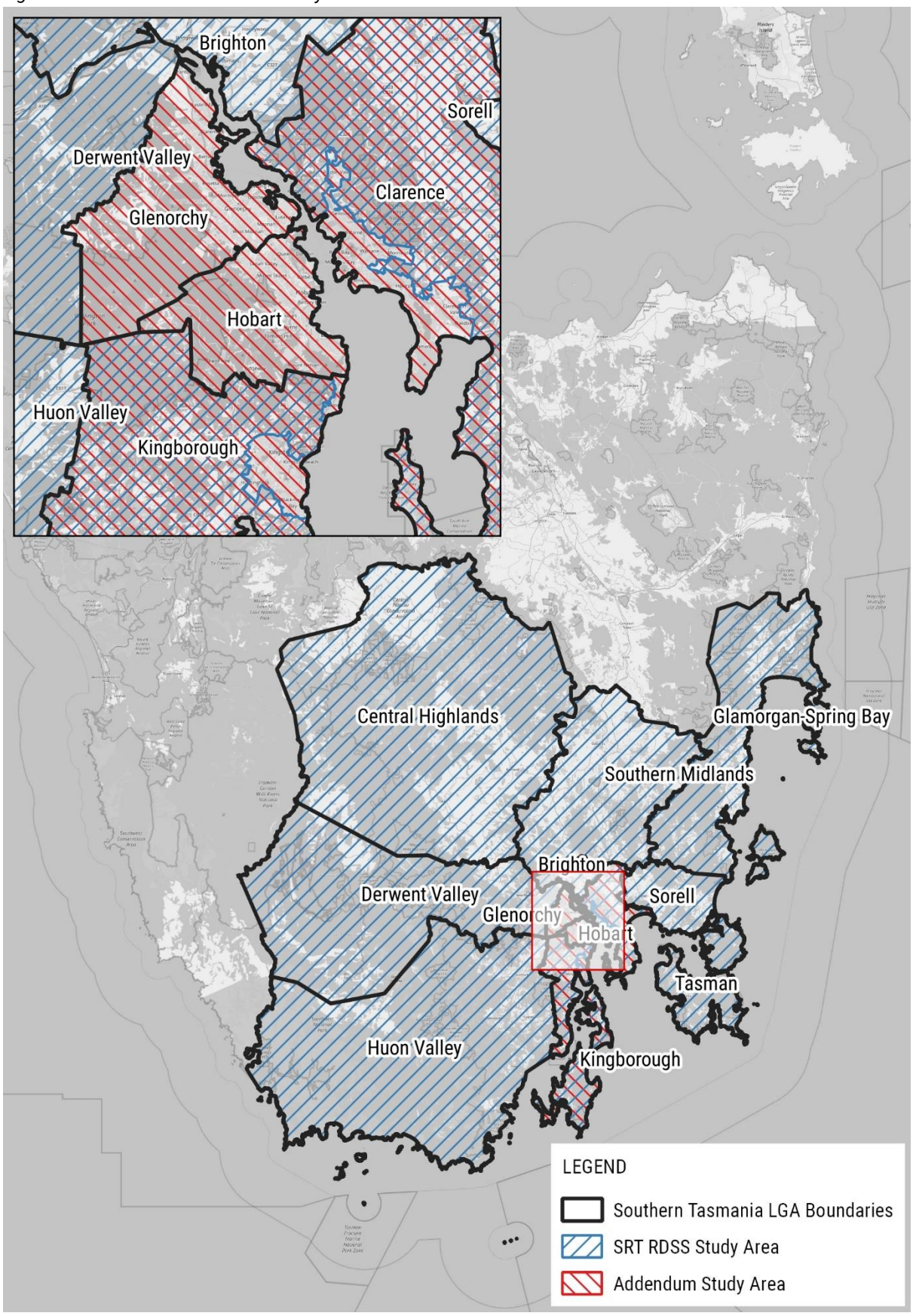
Two land supply scenarios are presented in this summary report, one applying all calculated supply (Practical) and a second where underutilised parcels are excluded (Practical vacant). Detailed descriptions of supply categories are listed in Appendix F.

Table 1 Demand and Supply Summary, Southern Tasmania

LGA	Demand				Supply exhausted (in years)#	
	Forecast Pop 2023	Forecast Pop 2046	AAGR*	AADD^	Practical	Practical (vacant)
Southern Tasmania	298,514	342,447	0.60%	1,208	-	-
Brighton	20,025	25,378	1.04%	129	14	11
Central Highlands	2,582	2,681	0.16%	8	23+	23+
Clarence	63,762	74,733	0.69%	262	20	16
Derwent Valley	11,320	12,542	0.45%	36	23+	23+
Glamorgan-Spring Bay	5,242	6,079	0.65%	68	23+	23+
Glenorchy	51,187	57,092	0.48%	146	23+	15
Hobart	56,250	60,634	0.33%	154	20	5
Huon Valley	19,513	23,029	0.72%	100	23+	19
Kingborough	41,257	48,534	0.71%	170	15	11
Sorell	17,725	20,959	0.73%	95	23+	17
Southern Midlands	6,949	7,838	0.52%	27	23+	22
Tasman	2,702	2,948	0.38%	14	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.

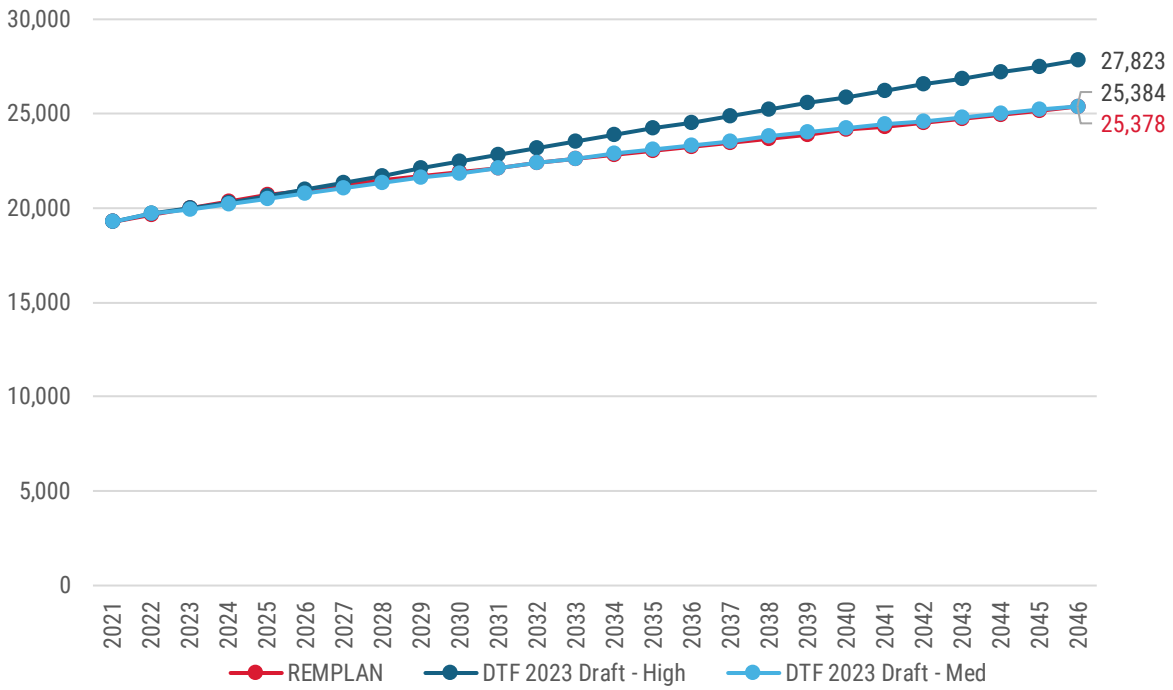
Figure 2 SRT RDSS and Addendum Study Areas



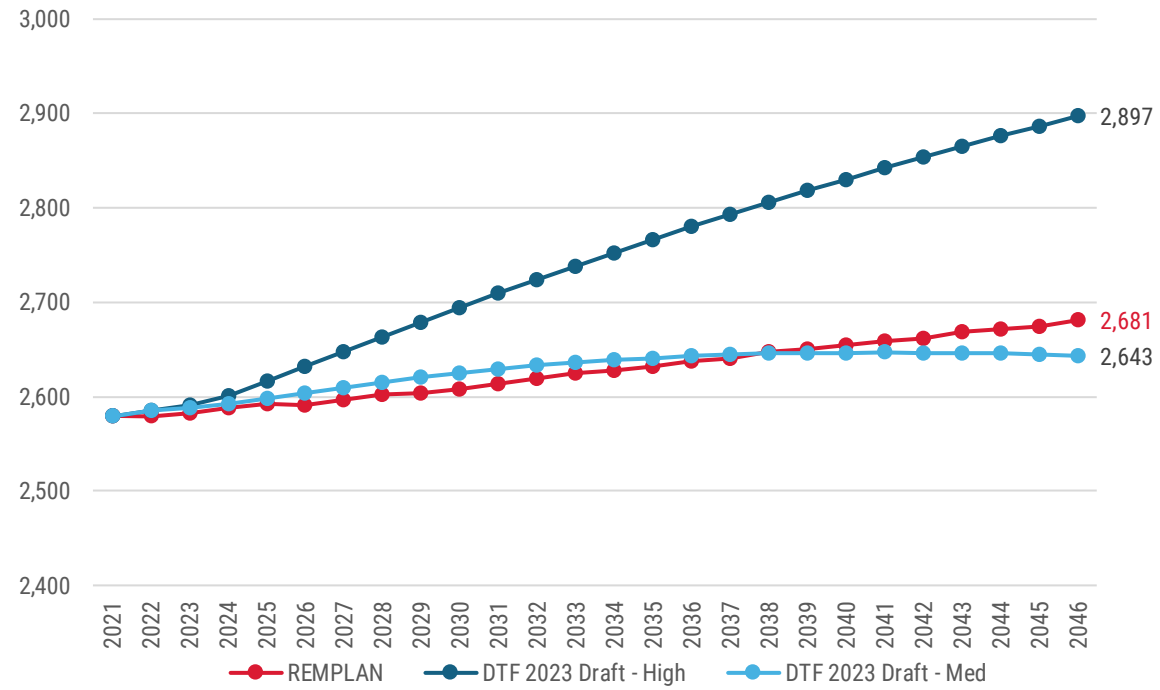
Appendix A – LGA forecast comparisons

The charts below provide a comparison between the REMPLAN forecasts for each LGA compared to the Department of Treasury and Finance (DTF) 2023 Draft projections. The DTF medium and high series have been included for reference.

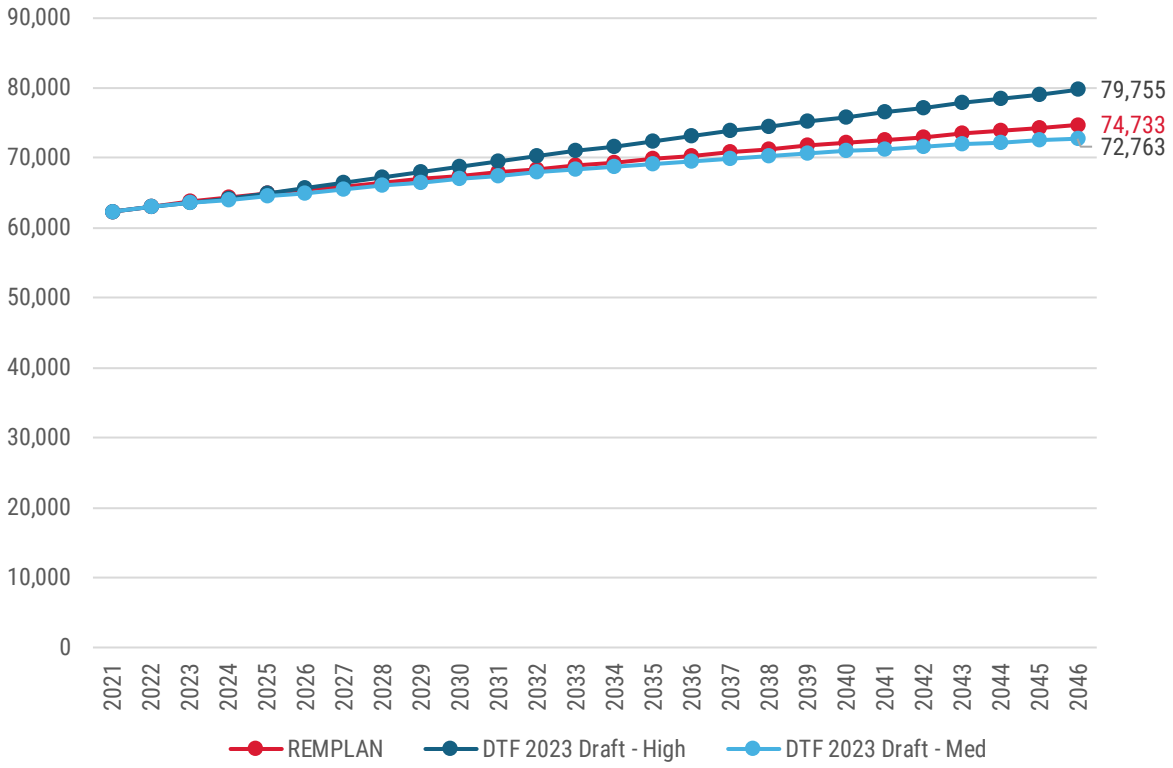
Brighton



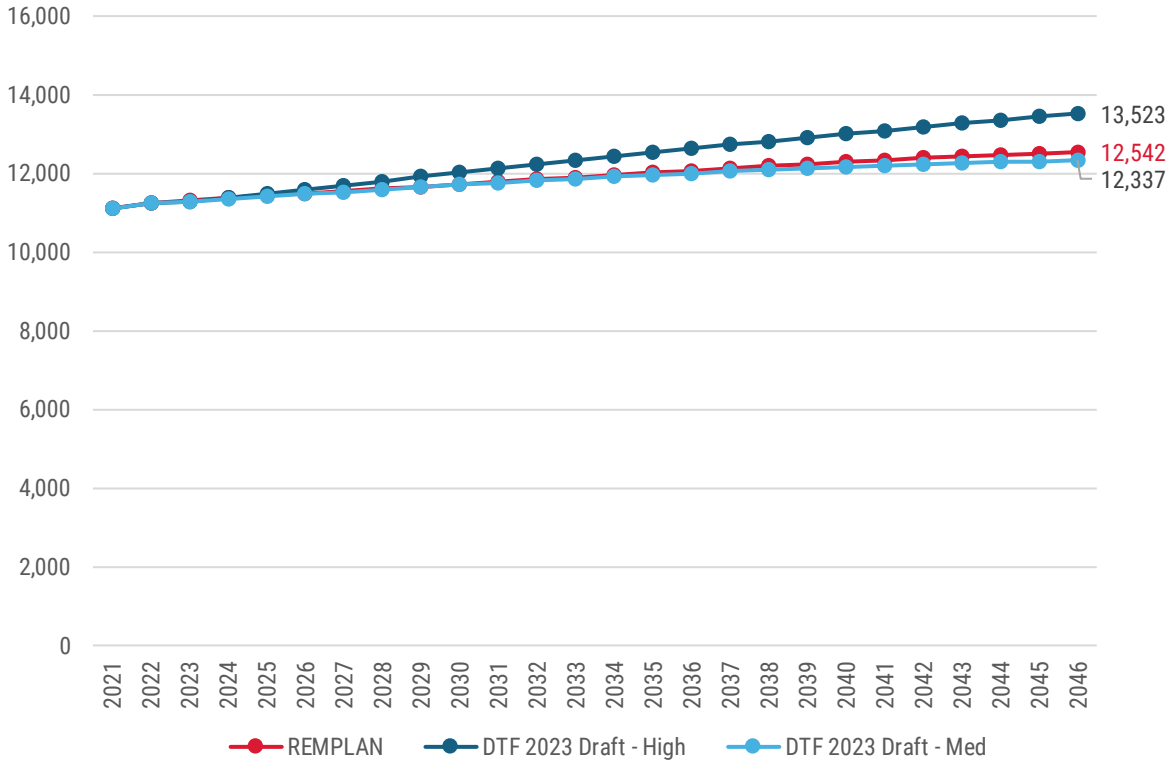
Central Highlands



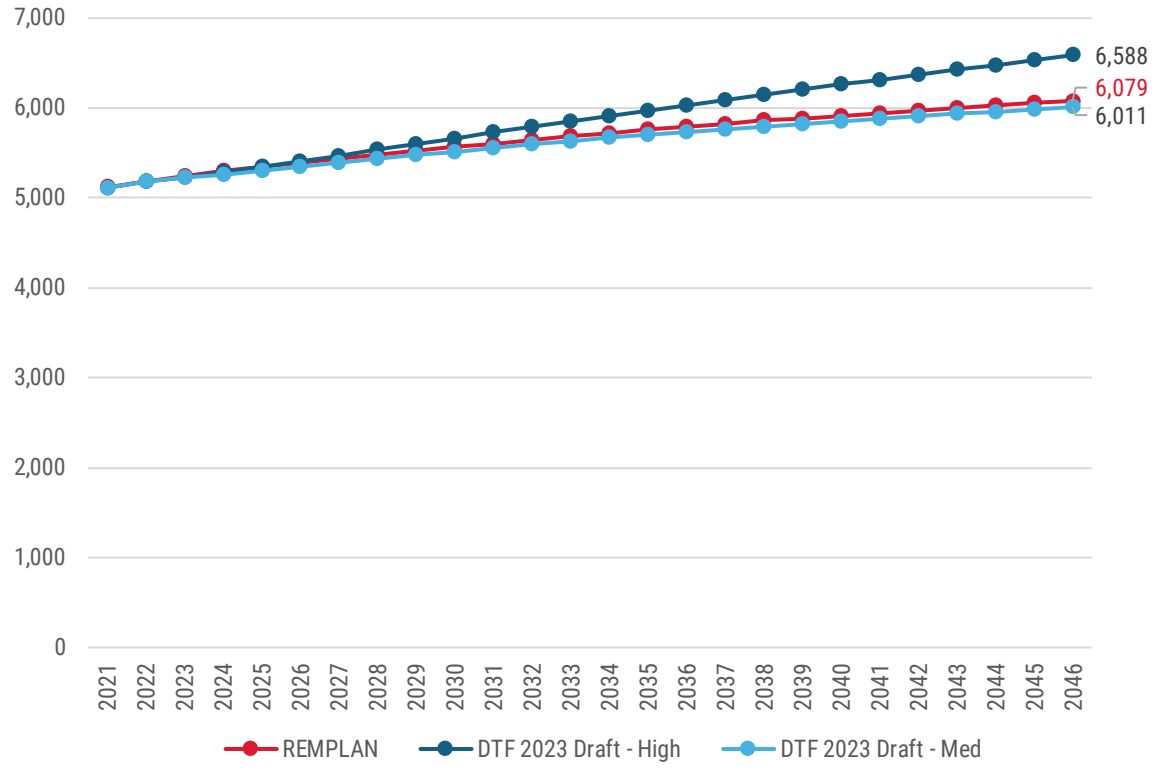
Clarence



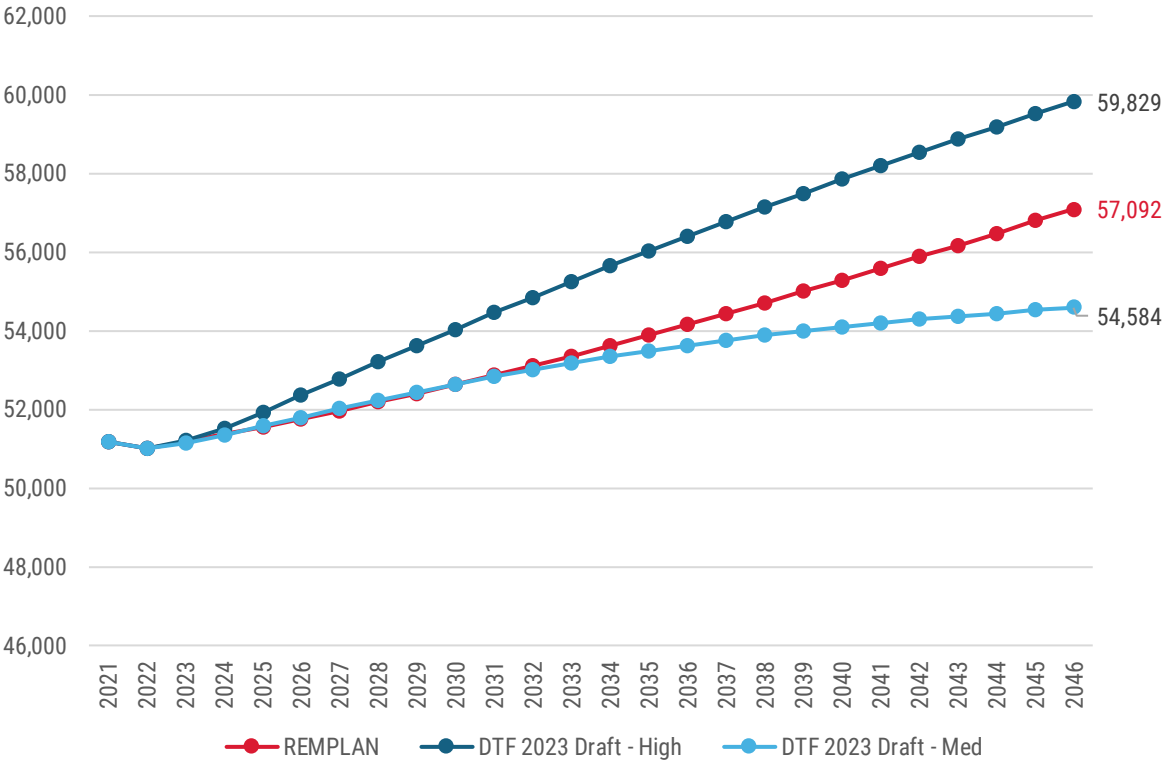
Derwent Valley



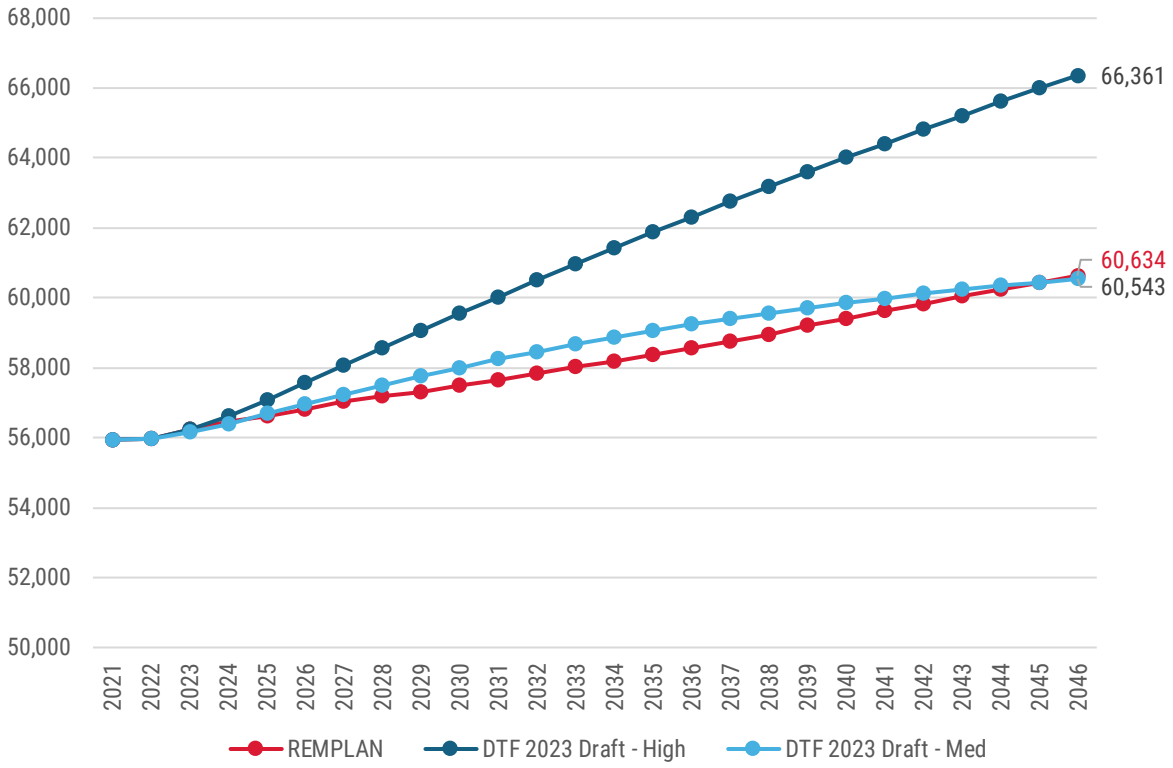
Glamorgan-Spring Bay



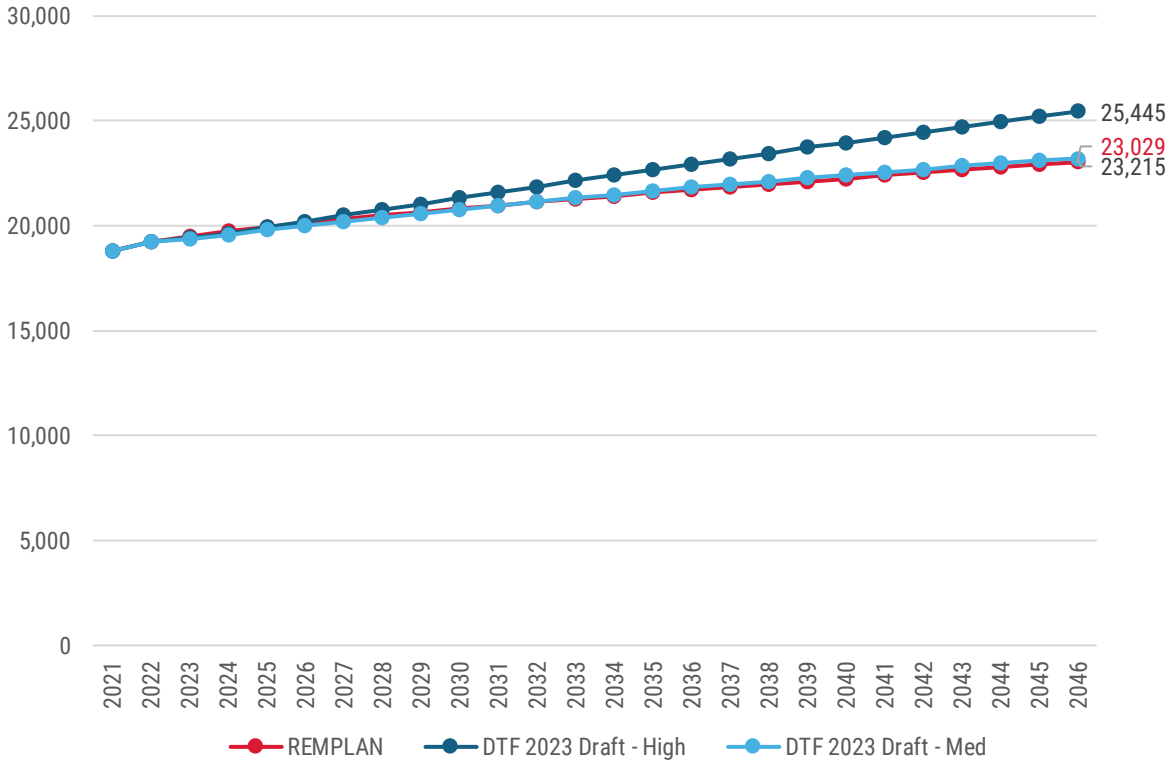
Glenorchy



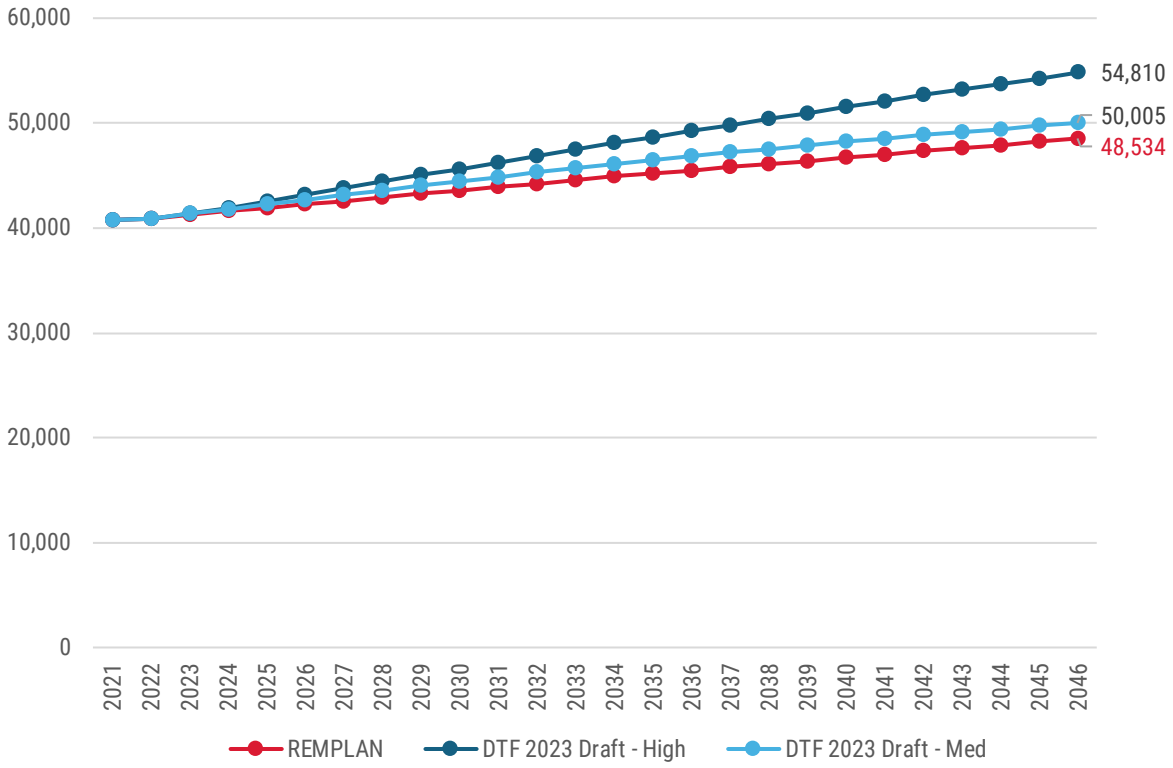
Hobart



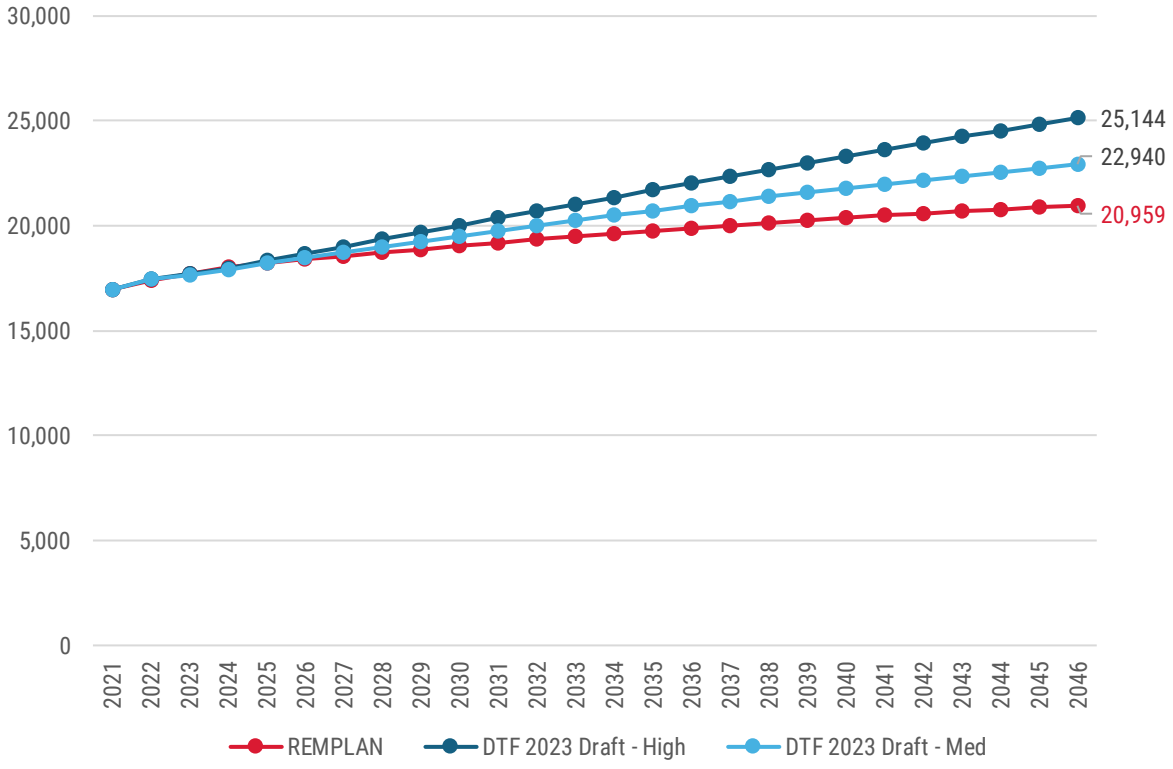
Huon Valley



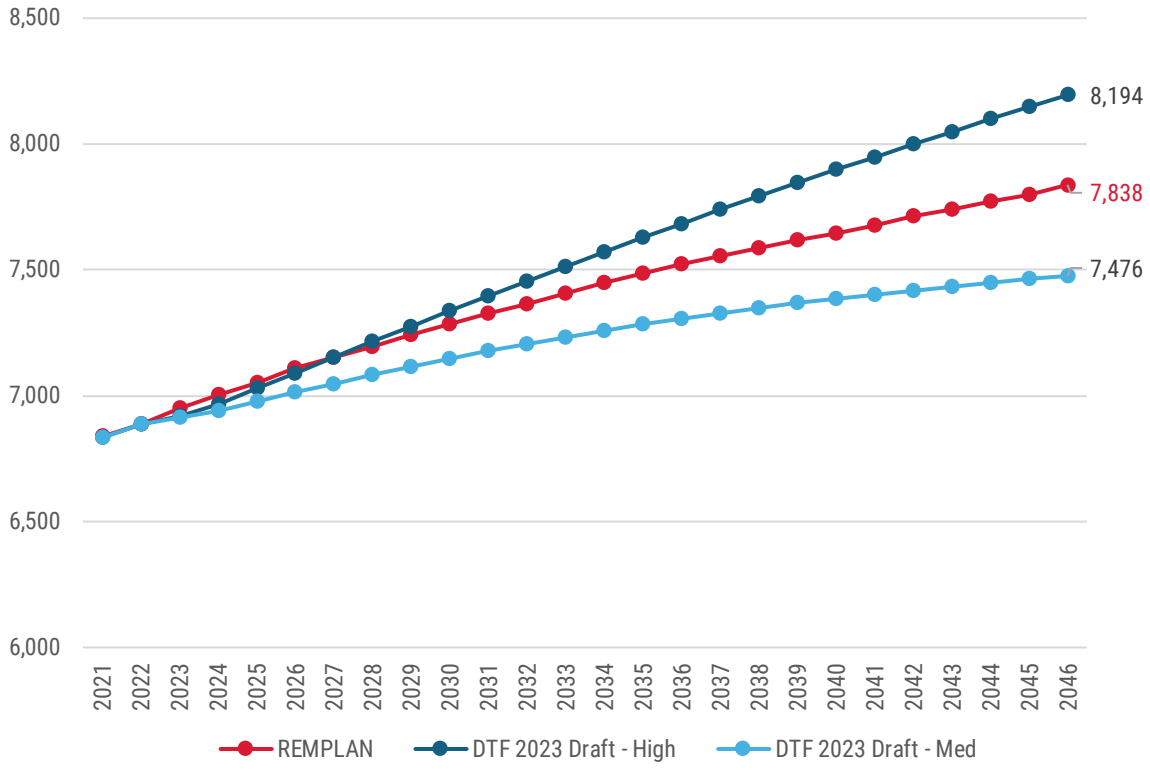
Kingborough



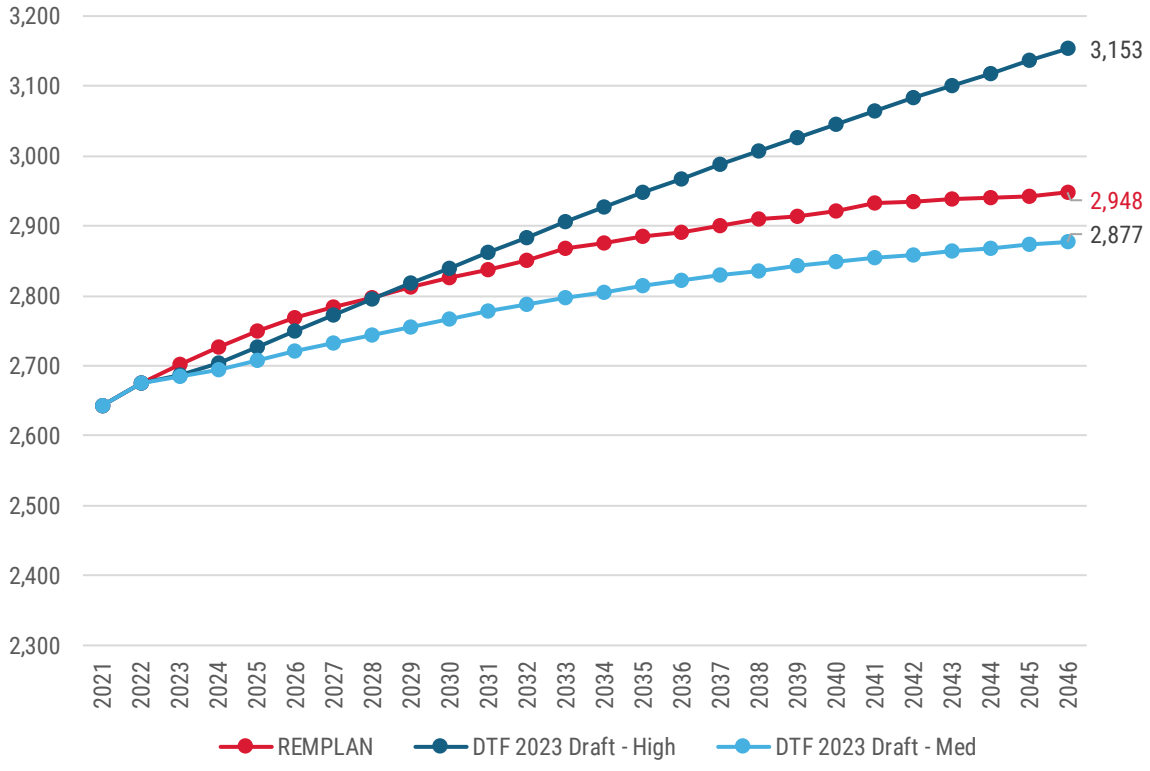
Sorell



Southern Midlands



Tasman



Appendix B – Annual dwelling construction trends

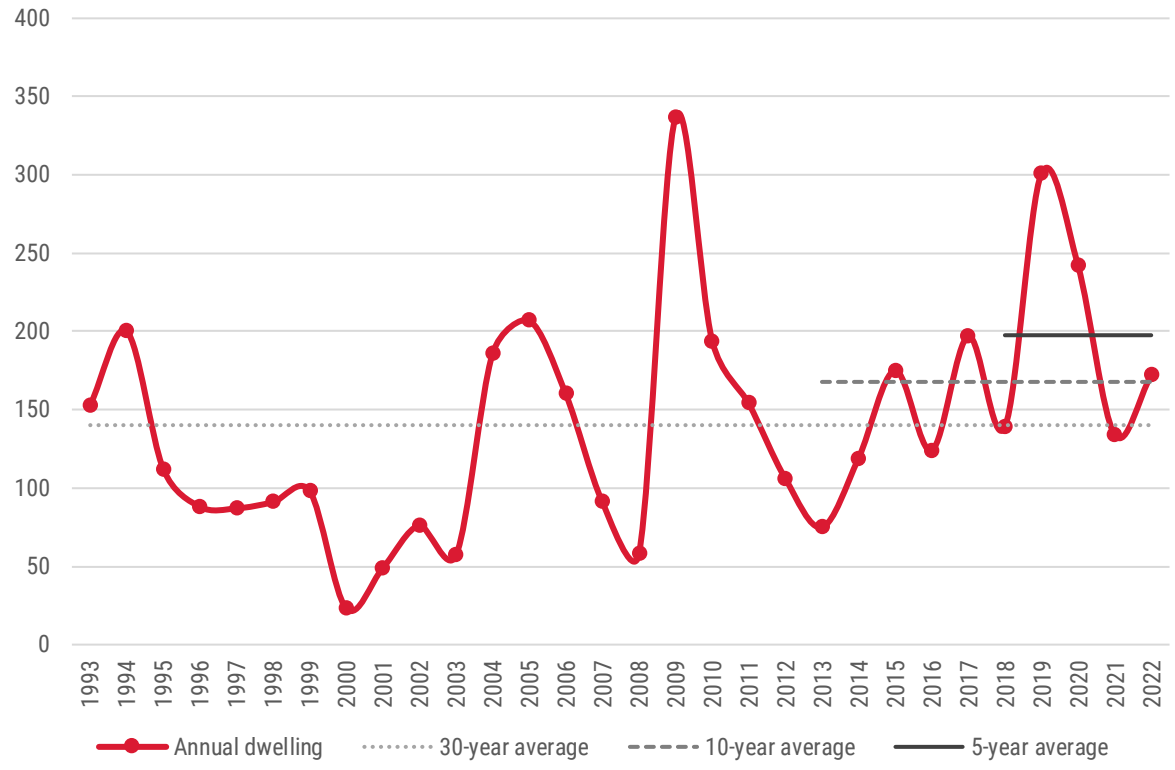
The charts below are derived from a database provided by the Department of Natural Resources and Environment. Counts of dwellings aim to incorporate all land uses where a dwelling is indicated as being developed on the land.

A dwelling includes units, flats, apartments, etc but not visitor accommodation. Most 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.

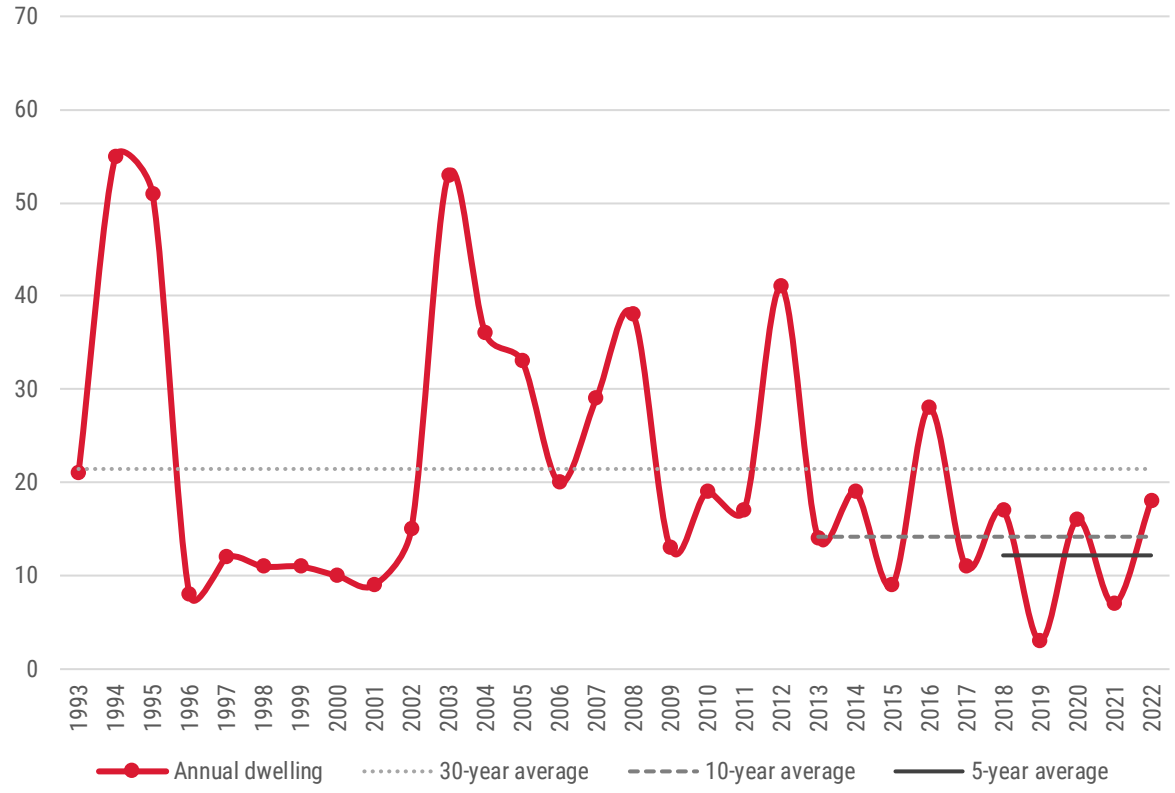
Dwelling count for each municipality were validated against 2021 Census dwelling counts (count of dwellings up to 2021 in the database).

Charts for the four LGAs included in the Greater Hobart RDSS project include 2023 figures as the database was provided in January 2024. Charts for all other LGAs are derived from a database provided in June 2023.

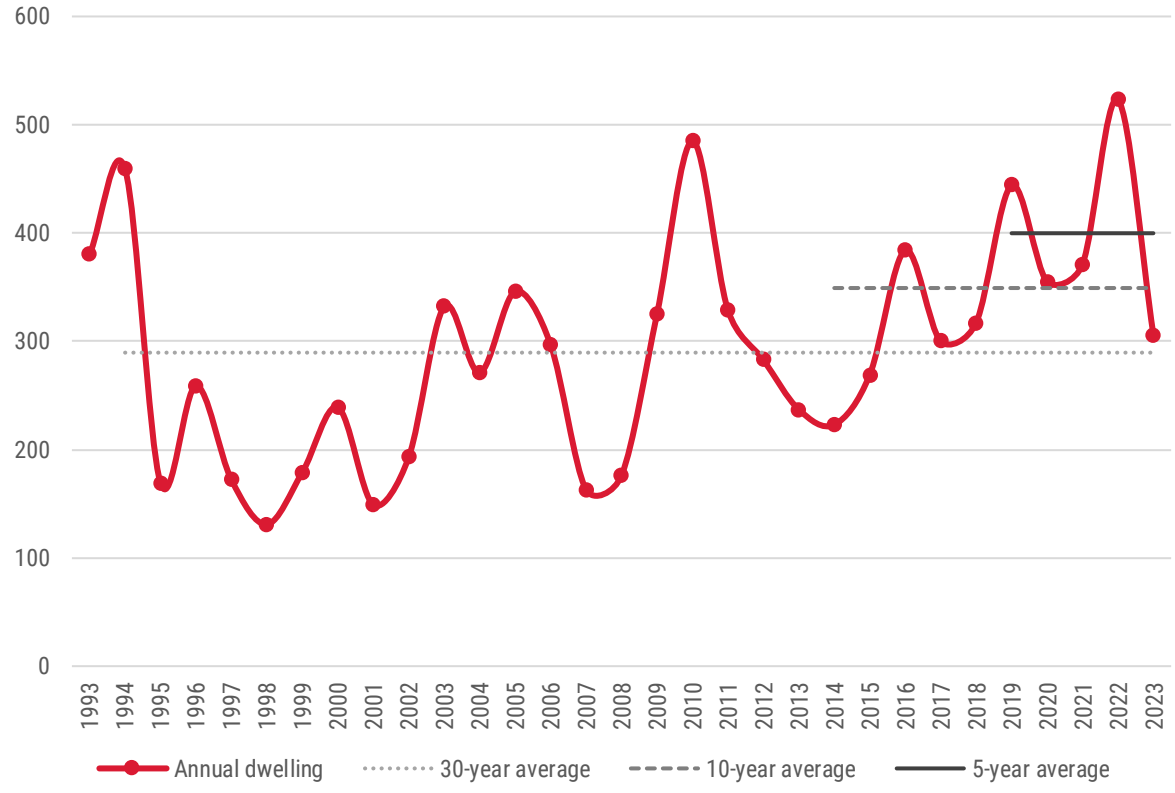
Brighton


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2022
Annual dwelling
30-year average
10-year average
5-year average

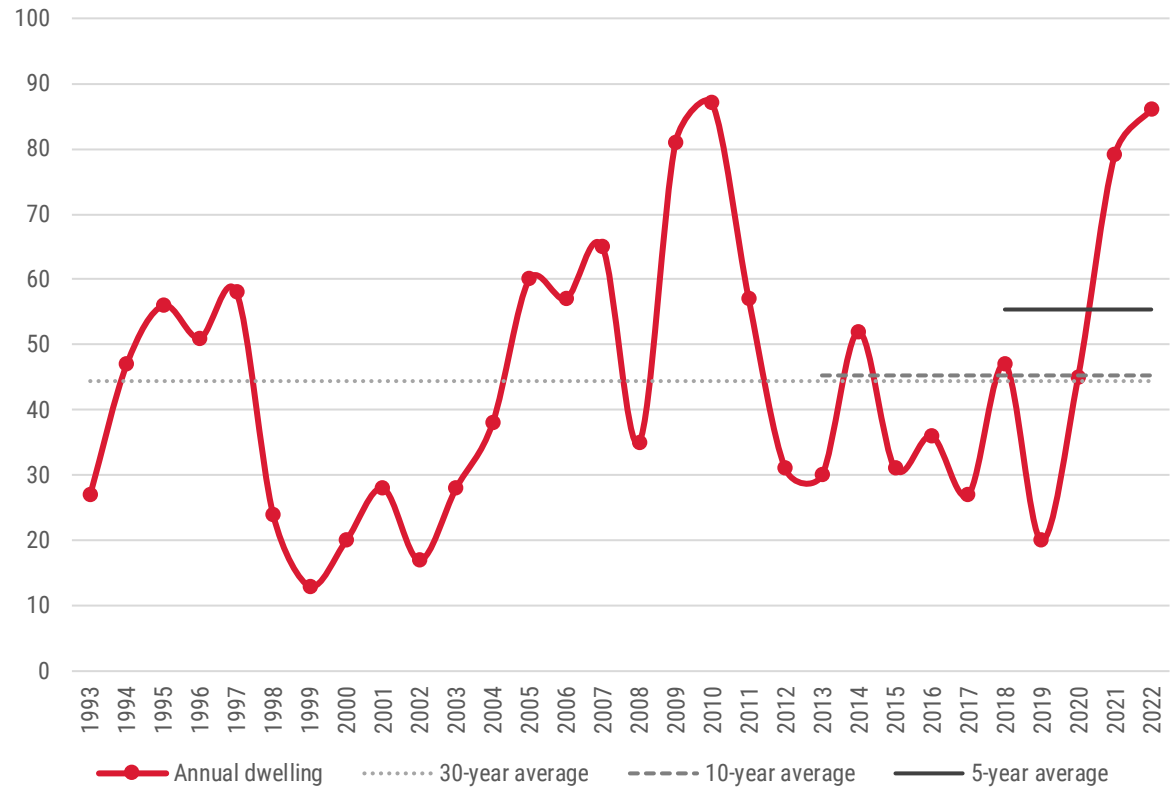
Central Highlands



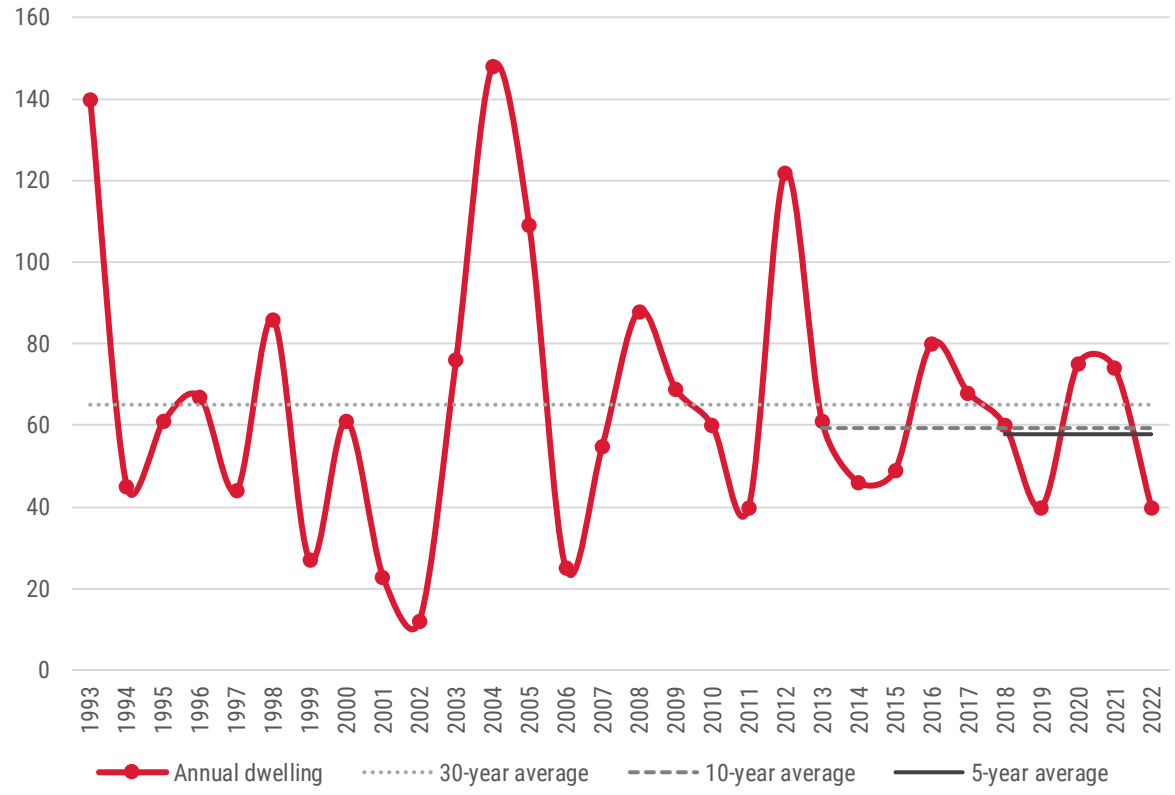
Clarence



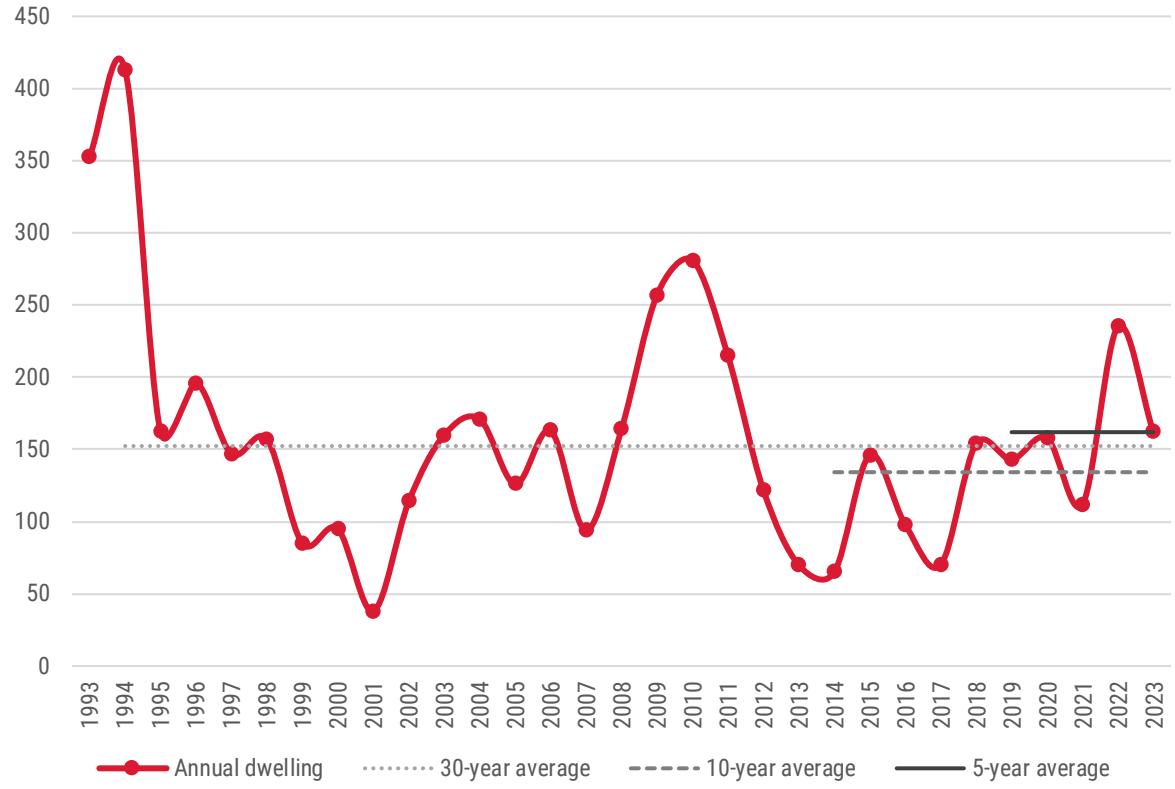
Derwent Valley



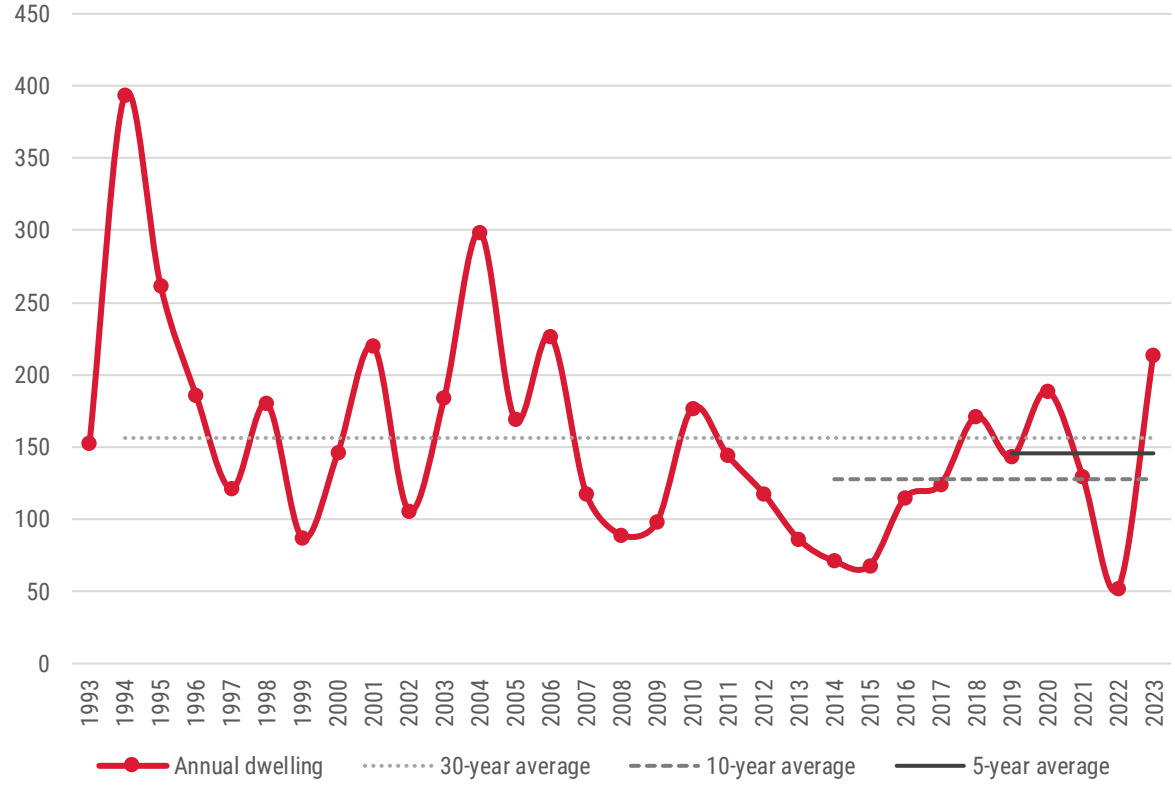
Glamorgan-Spring Bay



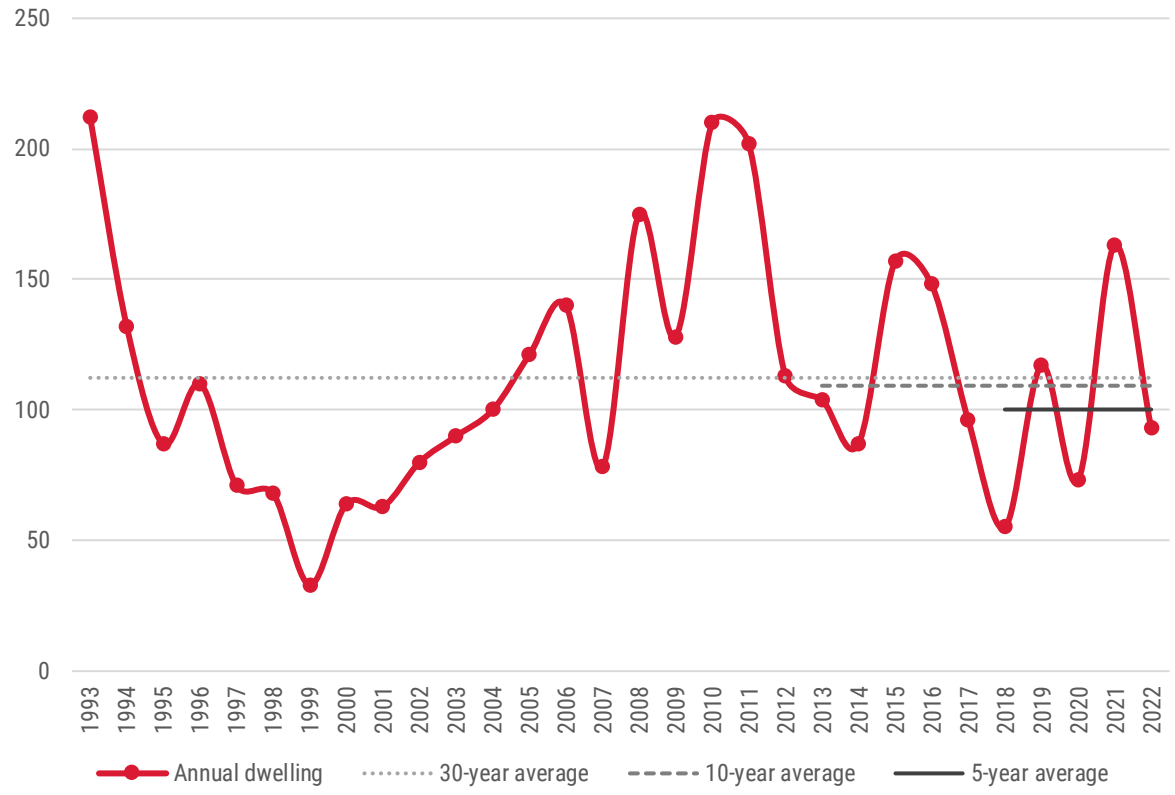
Glenorchy



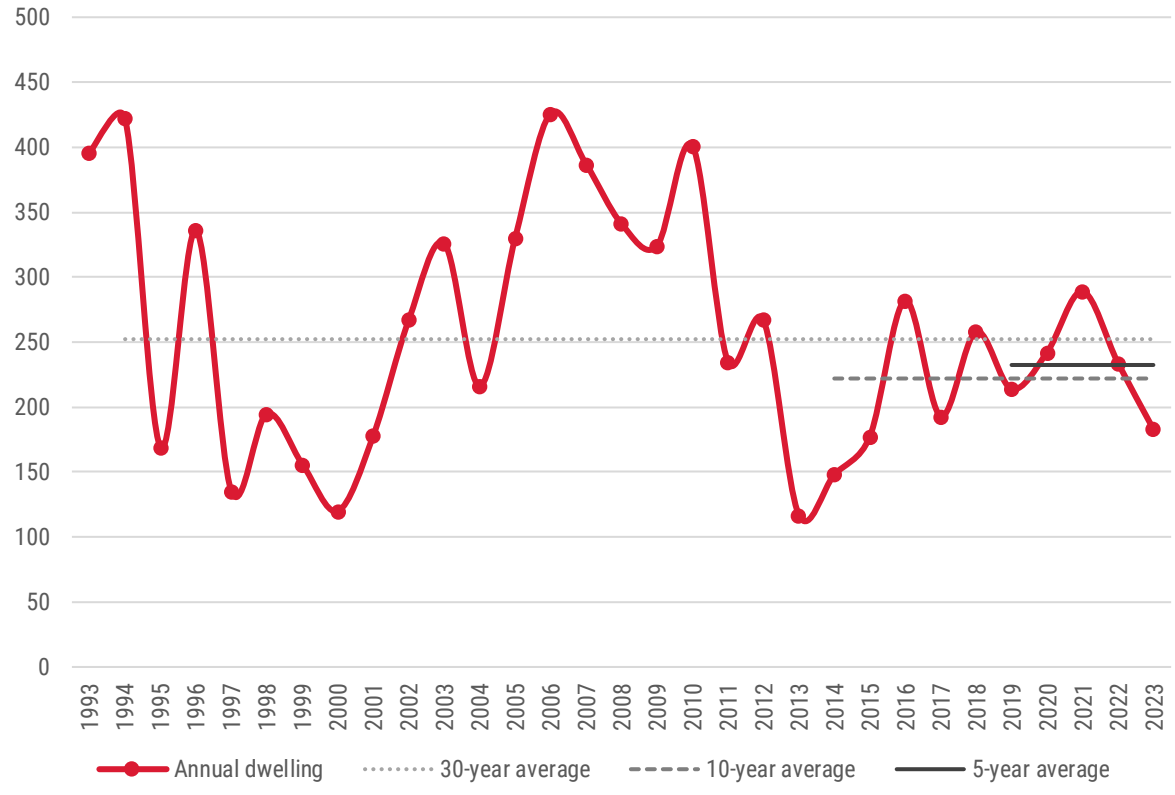
Hobart



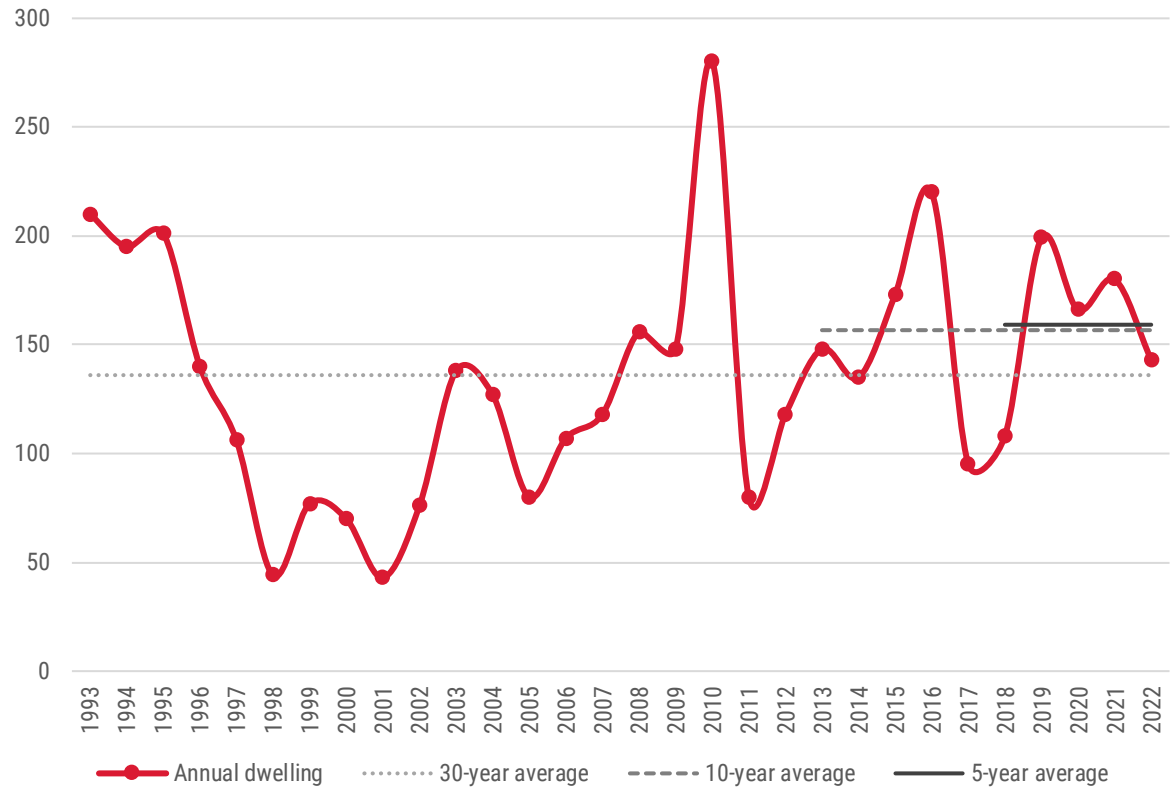
Huon Valley



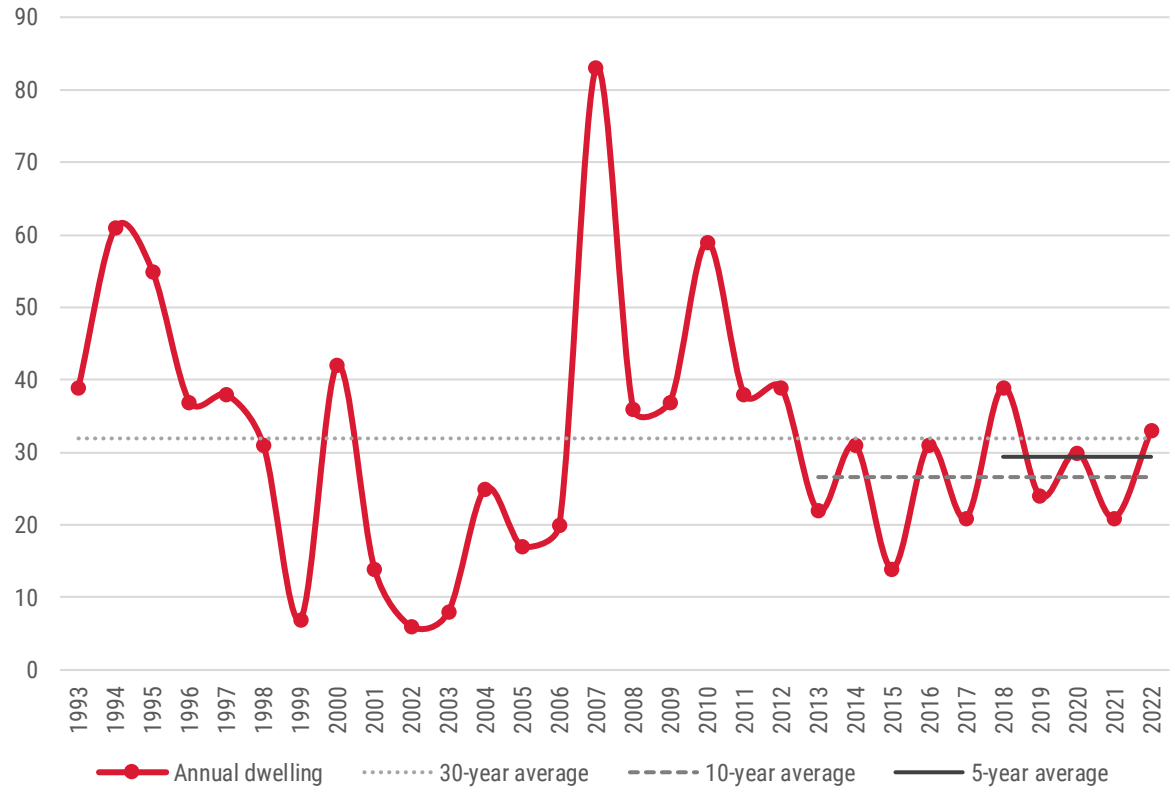
Kingborough



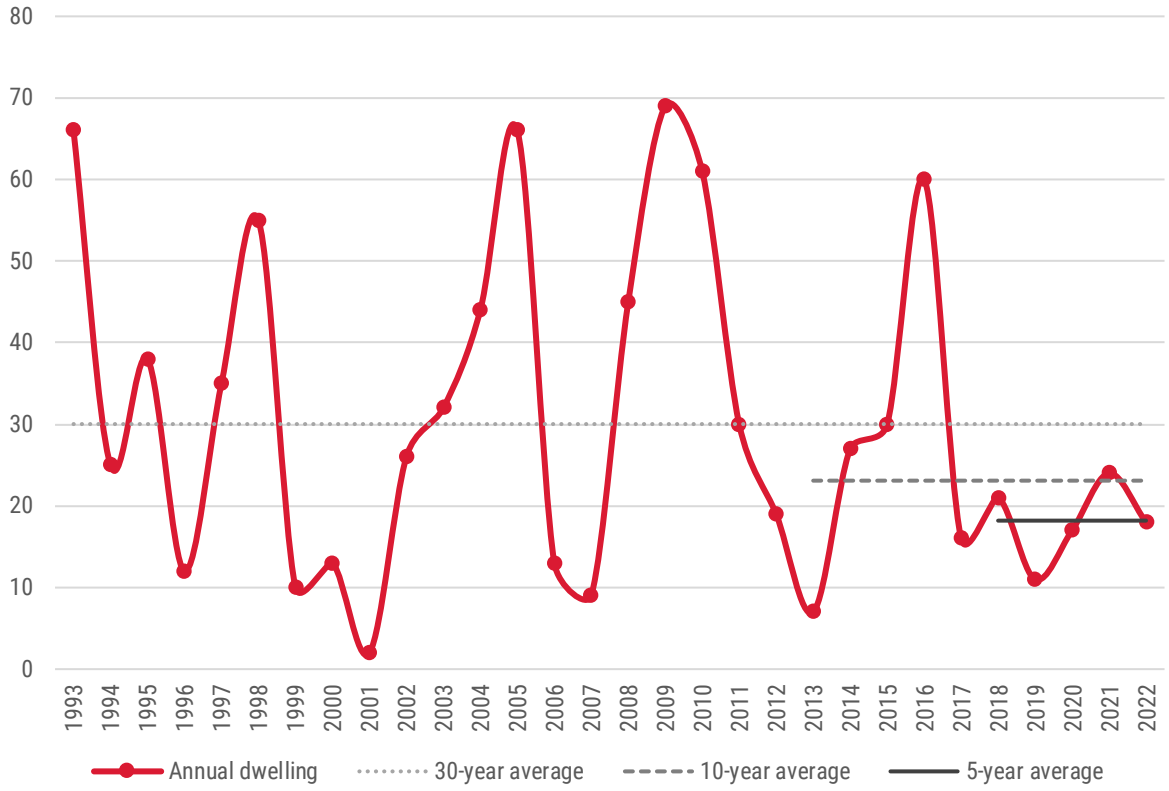
Sorell



Southern Midlands



Tasman


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Annual dwelling
30-year average
10-year average
5-year average

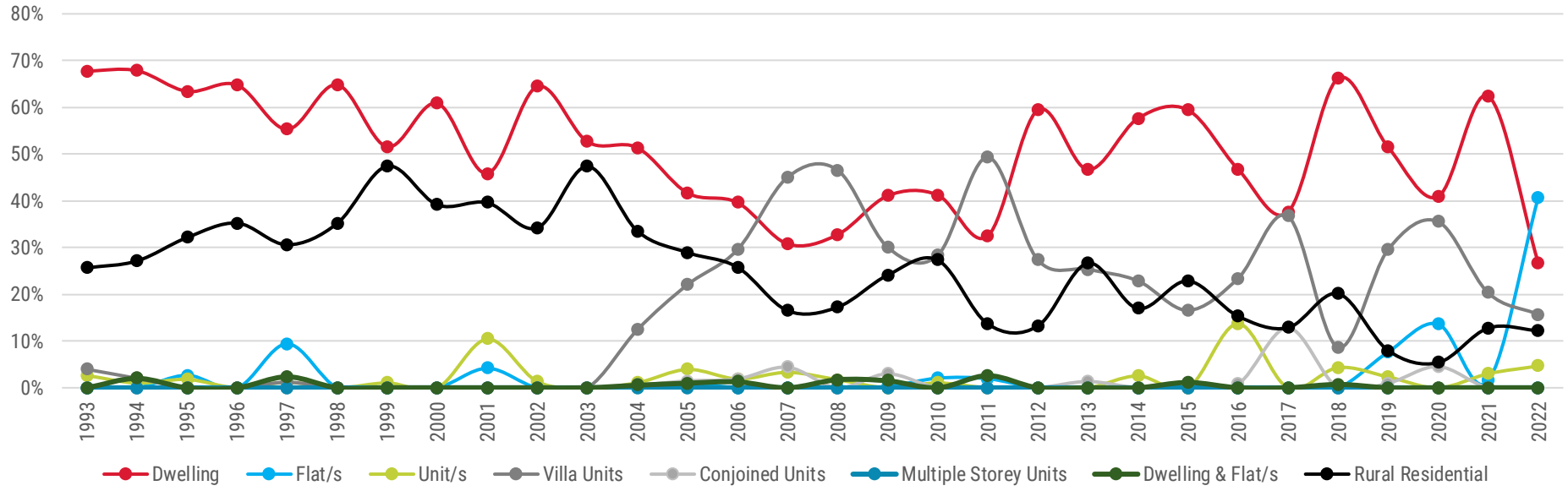
Appendix C – Annual dwelling construction trends by type

Classifications in the following tables are from The LIST and are based on the Australian Valuation Property Classification codes (not planning schemes). A full list of codes is available from The LIST by clicking on the Help link on the Property Sales Search screen.

LOCAL GOVERNMENT AREAS

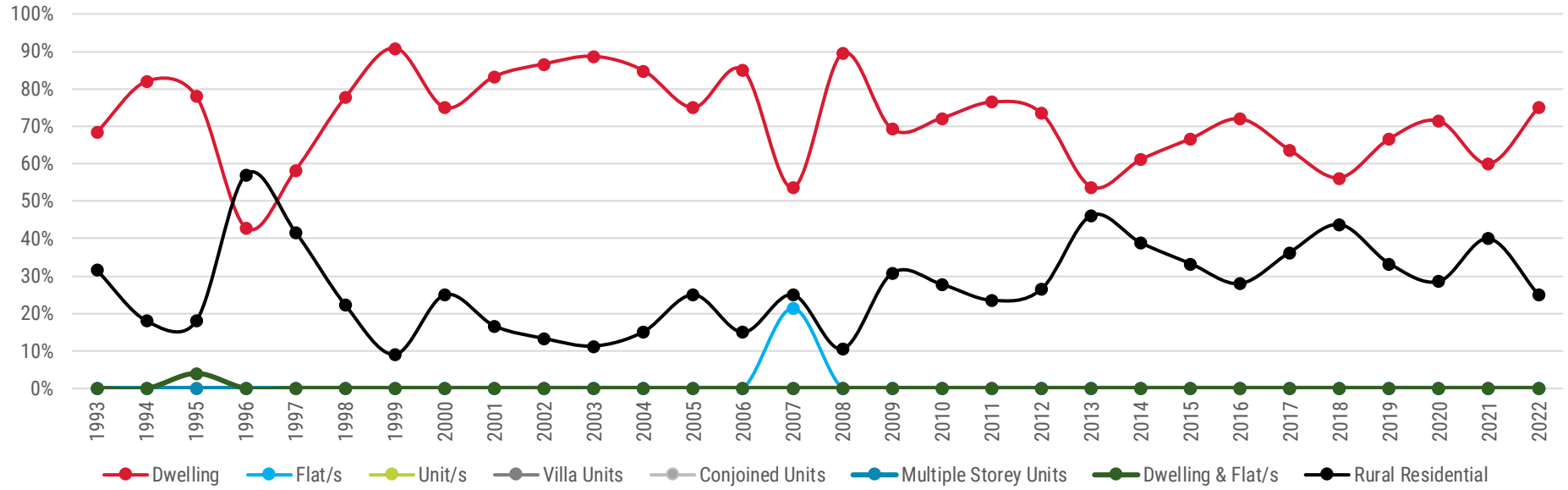
Brighton

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	30	95	85	63	28	19	138	80	50	63	35	68	104	58	41	92	155	99	83	46
Flat/s	0	1	2	0	0	0	1	4	3	0	0	0	0	0	0	0	23	33	2	70
Unit/s	0	2	8	3	3	1	0	2	0	0	0	3	0	17	0	6	7	0	4	8
Villa Units	0	23	45	47	41	27	101	55	76	29	19	27	29	29	40	12	89	86	27	27
Conjoined Units	0	1	3	3	4	0	10	0	0	0	1	0	0	1	14	0	3	11	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	1	2	2	0	1	5	0	4	0	0	0	2	0	0	1	0	0	0	0
Rural Residential	27	62	59	41	15	10	81	53	21	14	20	20	40	19	14	28	24	13	17	21



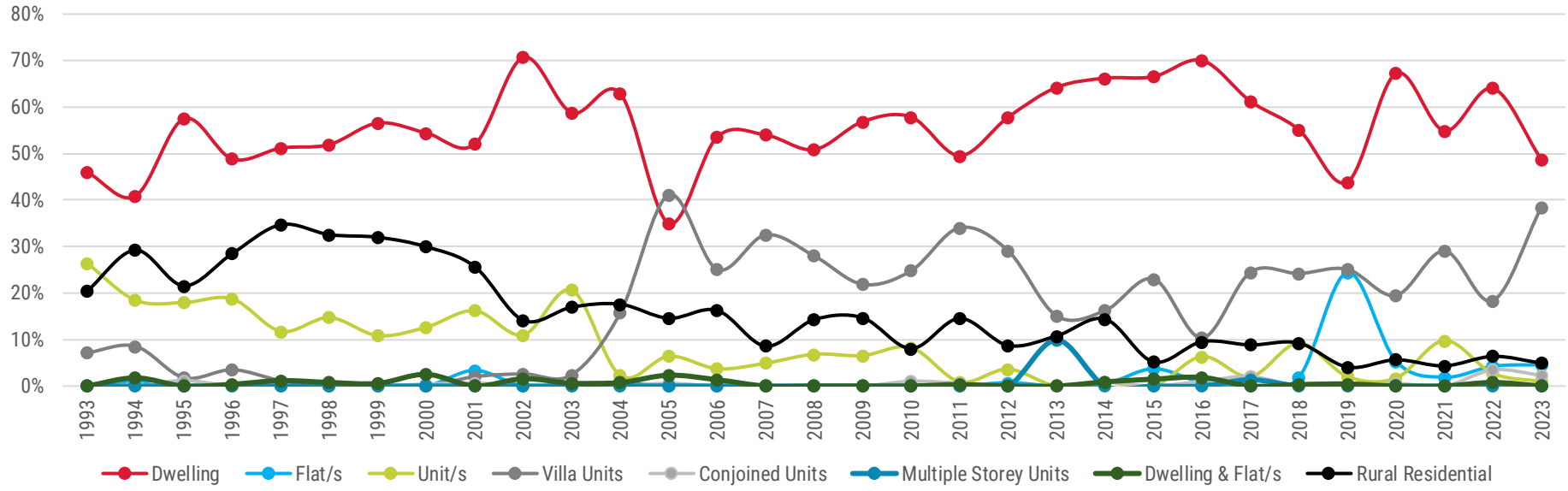
Central Highlands

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	47	28	24	17	15	34	9	13	13	25	7	11	6	18	7	9	2	10	3	12
Flat/s	0	0	0	0	6	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	6	5	8	3	7	4	4	5	4	9	6	7	3	7	4	7	1	4	2	4



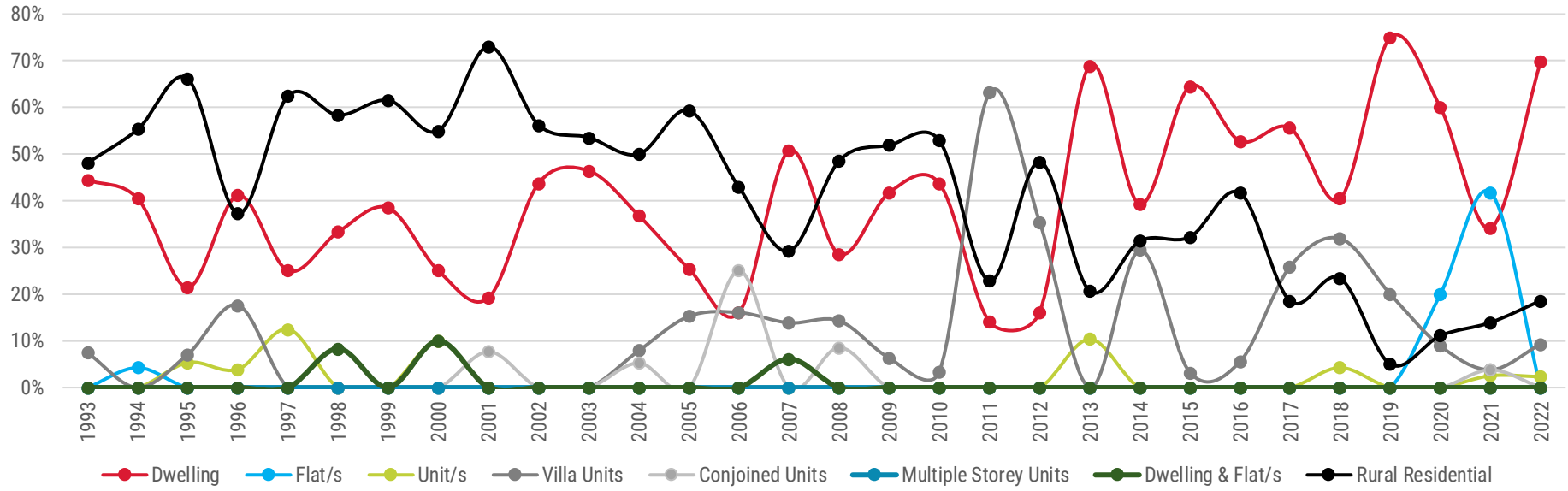
Clarence

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dwelling	194	168	120	158	88	89	182	280	160	159	149	147	179	264	180	173	194	238	202	331	148
Flat/s	2	2	0	0	0	0	0	0	0	2	0	1	10	3	0	6	108	19	7	22	14
Unit/s	68	6	22	11	8	12	21	40	3	10	0	2	0	24	6	29	9	6	36	14	3
Villa Units	8	42	141	74	53	49	70	120	110	80	35	36	62	39	72	76	111	69	107	95	117
Conjoined Units	0	0	2	0	0	0	0	5	2	0	0	2	0	4	6	0	0	2	0	18	7
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	23	0	0	0	4	0	0	0	0	0	0
Dwelling & Flat/s	2	2	8	4	0	0	0	0	1	0	0	2	4	7	0	1	2	0	0	4	0
Rural Residential	56	47	50	48	14	25	47	39	47	24	25	32	14	36	26	29	18	20	16	33	15



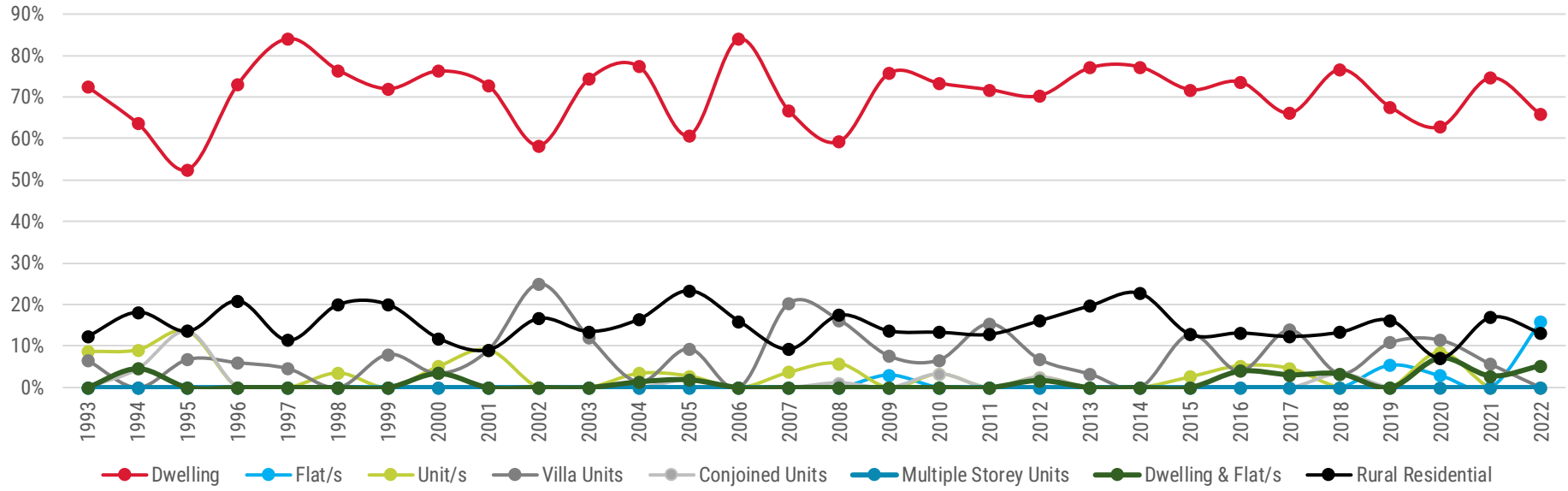
Derwent Valley

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	13	14	15	9	33	10	33	38	8	5	20	20	20	19	15	19	15	27	27	60
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	33	0
Unit/s	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	2	2
Villa Units	0	3	9	9	9	5	5	3	36	11	0	15	1	2	7	15	4	4	3	8
Conjoined Units	0	2	0	14	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	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	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	15	19	35	24	19	17	41	46	13	15	6	16	10	15	5	11	1	5	11	16



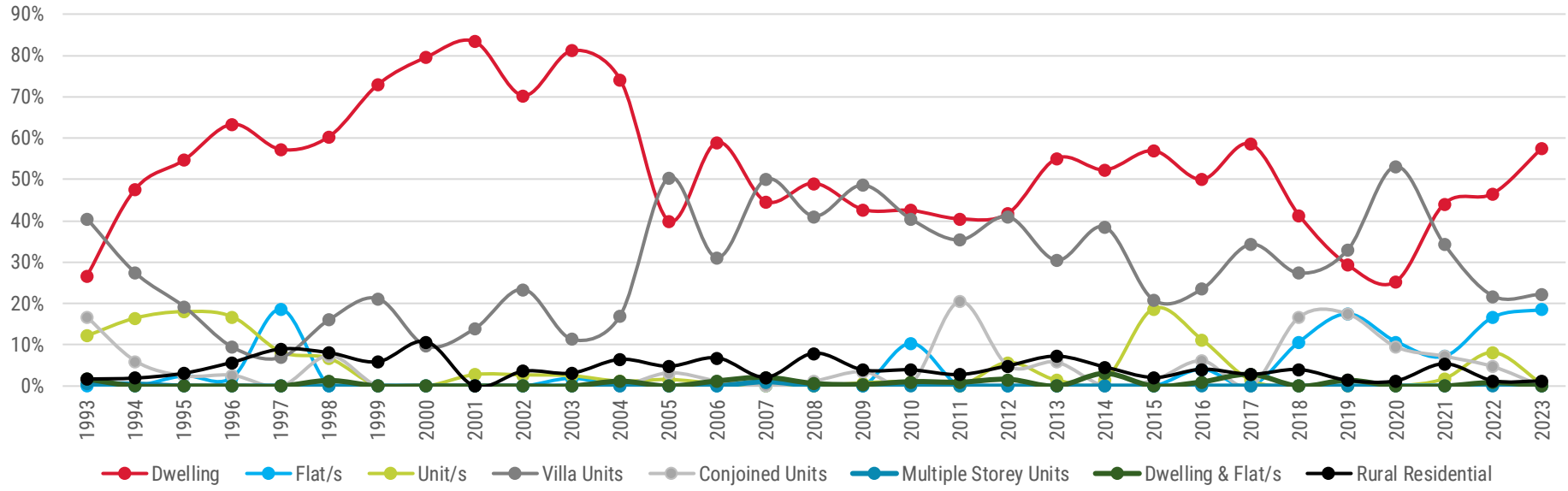
Glamorgan-Spring Bay

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	55	113	65	21	36	51	50	44	28	83	47	34	28	56	43	46	25	44	53	25
Flat/s	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	2	0	6
Unit/s	0	5	3	0	2	5	0	2	0	3	0	0	1	4	3	0	0	6	0	0
Villa Units	9	2	10	0	11	14	5	4	6	8	2	0	5	3	9	2	4	8	4	0
Conjoined Units	0	0	2	0	0	1	0	2	0	3	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	2	2	0	0	0	0	0	0	2	0	0	0	3	2	2	0	5	2	2
Rural Residential	10	24	25	4	5	15	9	8	5	19	12	10	5	10	8	8	6	5	12	5



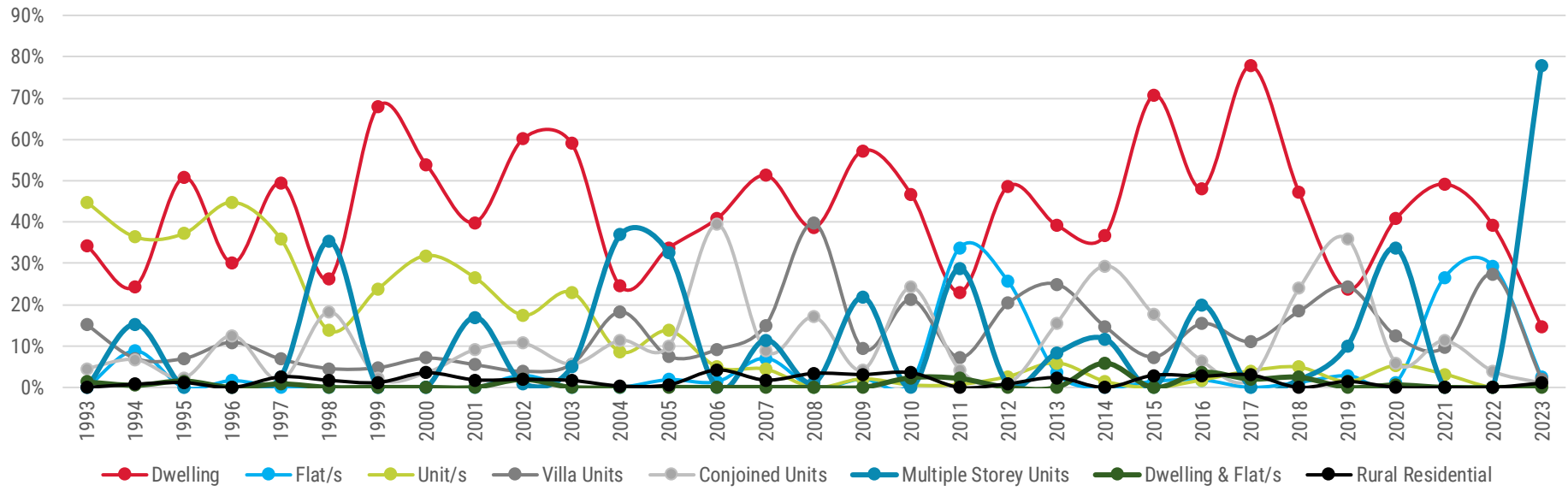
Glenorchy

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dwelling	129	126	50	95	42	80	109	119	87	51	38	34	82	49	41	62	42	40	49	109	93
Flat/s	3	0	0	0	0	0	0	29	0	0	0	0	0	4	0	16	25	17	8	39	30
Unit/s	4	2	2	1	0	0	2	3	0	7	1	1	27	11	1	0	0	0	2	19	1
Villa Units	18	29	63	50	47	67	124	113	76	50	21	25	30	23	24	41	47	84	38	51	36
Conjoined Units	0	0	4	2	0	2	9	2	44	6	4	0	2	6	0	25	25	15	8	11	0
Multiple Storey Units	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling & Flat/s	0	2	0	2	2	1	1	3	2	2	0	2	0	1	2	0	2	0	0	2	0
Rural Residential	5	11	6	11	2	13	10	11	6	6	5	3	3	4	2	6	2	2	6	3	2



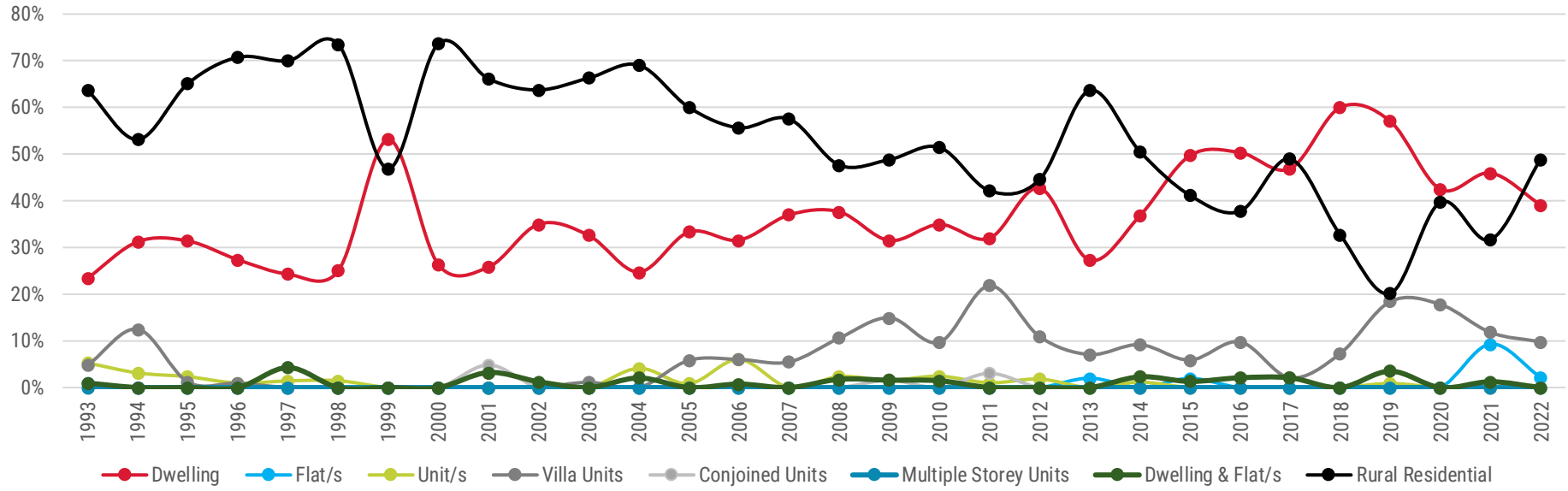
Hobart

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dwelling	105	71	54	58	58	34	55	79	32	55	33	25	48	53	77	77	33	69	61	20	28
Flat/s	0	0	3	2	8	0	2	2	47	29	3	0	1	2	0	2	4	2	33	15	5
Unit/s	41	25	22	7	5	0	2	1	1	3	5	1	0	2	4	8	2	9	4	0	1
Villa Units	10	53	12	13	17	35	9	36	10	23	21	10	5	17	11	30	34	21	12	14	4
Conjoined Units	10	33	16	56	10	15	4	41	6	1	13	20	12	7	2	39	50	10	14	2	2
Multiple Storey Units	9	107	52	0	13	1	21	0	40	1	7	8	0	22	0	3	14	57	0	0	148
Dwelling & Flat/s	0	0	0	0	0	0	0	4	3	0	0	4	0	4	2	4	0	1	0	0	0
Rural Residential	3	1	1	6	2	3	3	6	0	1	2	0	2	3	3	0	2	0	0	0	2



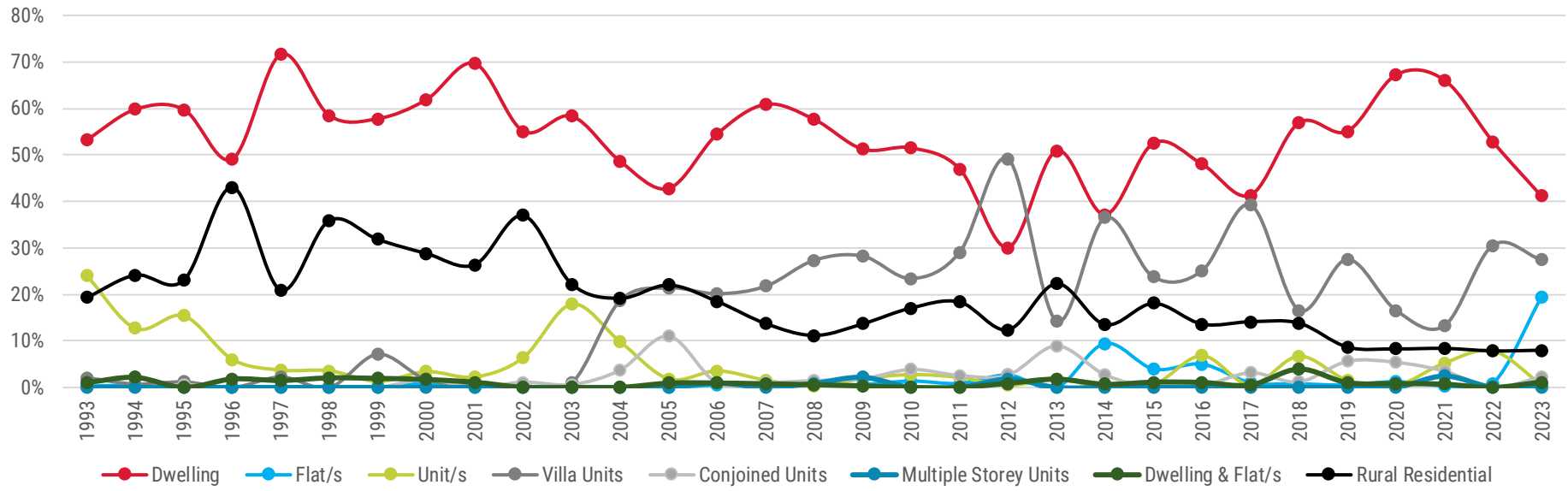
Huon Valley

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	29	24	40	42	27	64	40	72	63	47	27	32	76	72	45	33	65	31	74	36
Flat/s	0	0	0	0	0	0	0	0	0	0	2	0	3	0	0	0	0	0	15	2
Unit/s	0	4	1	8	0	4	2	5	2	2	0	1	0	0	0	0	1	0	0	0
Villa Units	1	0	7	8	4	18	19	20	43	12	7	8	9	14	2	4	21	13	19	9
Conjoined Units	0	0	0	0	0	0	2	0	6	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	2	0	1	0	3	2	3	0	0	0	2	2	3	2	0	4	0	2	0
Rural Residential	59	67	72	74	42	81	62	106	83	49	63	44	63	54	47	18	23	29	51	45



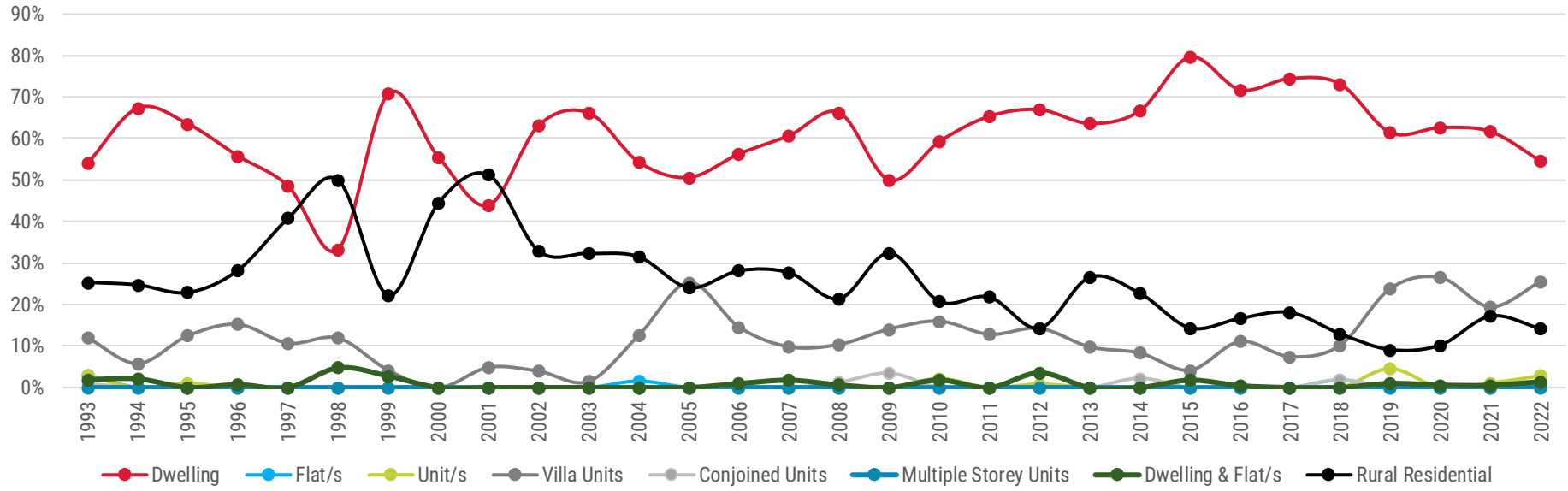
Kingborough

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dwelling	189	104	140	230	235	196	165	187	110	68	57	55	93	134	79	144	108	162	189	121	72
Flat/s	0	0	0	2	1	2	2	5	2	6	0	14	7	14	2	2	1	3	1	2	34
Unit/s	58	21	6	15	6	1	6	10	5	1	2	0	1	19	1	17	3	1	15	18	1
Villa Units	3	40	70	85	84	93	91	85	68	111	16	54	42	70	75	42	54	40	38	70	48
Conjoined Units	2	8	36	4	4	5	6	14	6	6	10	4	0	1	6	3	11	13	10	0	4
Multiple Storey Units	0	0	0	4	0	3	7	0	0	4	0	0	0	0	0	0	0	0	7	0	0
Dwelling & Flat/s	0	0	3	4	3	2	1	0	0	2	2	1	2	3	1	10	2	2	2	0	2
Rural Residential	72	41	72	78	53	38	44	62	43	28	25	20	32	38	27	35	17	20	24	18	14



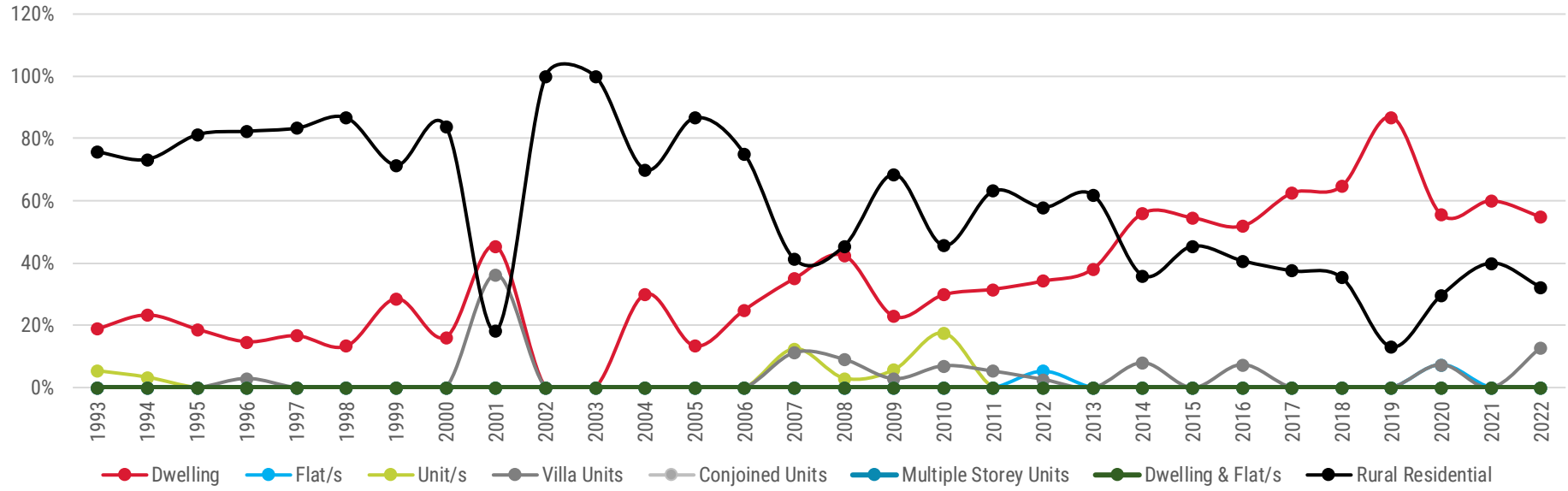
Sorell

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	88	69	40	58	68	102	71	163	51	75	91	88	133	155	70	79	121	104	111	77
Flat/s	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Unit/s	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	0	9	0	2	4
Villa Units	2	16	20	15	11	16	20	44	10	16	14	11	7	24	7	11	47	44	35	36
Conjoined Units	0	0	0	0	0	2	5	0	0	0	0	3	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	1	2	1	0	5	0	4	0	0	3	1	0	0	2	1	1	2
Rural Residential	43	40	19	29	31	33	46	57	17	16	38	30	24	36	17	14	18	17	31	20



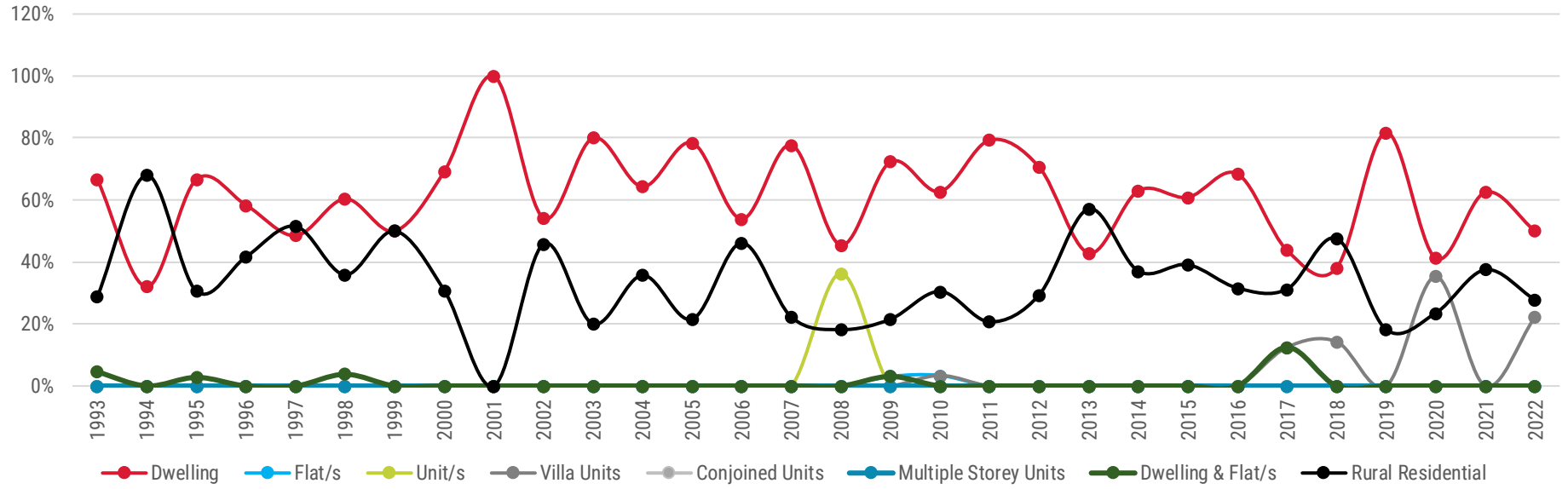
Southern Midlands

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	6	2	5	28	14	8	17	12	13	8	14	6	14	10	22	20	15	12	17
Flat/s	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0
Unit/s	0	0	0	0	10	1	2	10	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	9	3	1	4	2	1	0	2	0	2	0	0	0	2	0	4
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	14	13	15	33	15	24	26	24	22	13	9	5	11	6	12	3	8	8	10



Tasman

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	24	27	51	7	7	20	47	37	23	12	3	17	14	39	7	8	9	7	15	9
Flat/s	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0
Unit/s	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	3	0	6	0	4
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	2	0	0	0	0	0	0	0	2	0	0	0	0	0
Rural Residential	6	15	14	6	2	8	14	18	6	5	4	10	9	18	5	10	2	4	9	5



Appendix D – Population and housing forecasts and land supply

The tables and charts below provide some of the key outputs 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. Dwelling demand includes demand generated from occupied dwellings and from unoccupied dwellings.

Three tables are provided for each region. The first table outlines headline population figures as well as the key components of change (natural change and net migration). Persons per dwelling and annual dwelling demand is also provided. Note that the number of persons per dwelling is derived from the population in occupied private dwellings (numerator) divided by the total number of occupied private dwellings (denominator). It excludes people in non-private dwellings such as aged care homes and boarding homes in the numerator and excludes unoccupied private dwellings and non-private dwellings in the denominator.

The second table outlines population by age cohort. This provides a more detailed breakdown of the headline population figure and is indicative of how the structure of a region's population is forecast to change over time.

The third table outlines forecast household formations. Households are normally defined as one of more persons that are usually resident in the same private dwelling. Household composition forecasts are based on the unique formations of households in a specific area and the propensity for people with specific demographic characteristics to form into certain types of households. Additional information on the household propensity model is provided in Appendix D.

Southern Tasmania

	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	298,514	300,907	303,058	305,121	307,150	309,097	311,014	312,934	314,838	316,759	318,678	320,584	322,442	324,338	326,204	328,066	329,930	331,762	333,575	335,363	337,155	338,928	340,676	342,447
Annual growth rate	0.90%	0.80%	0.71%	0.68%	0.66%	0.63%	0.62%	0.62%	0.61%	0.61%	0.61%	0.60%	0.58%	0.59%	0.58%	0.57%	0.57%	0.56%	0.55%	0.54%	0.53%	0.53%	0.52%	0.52%
Net migration	1,760	1,524	1,265	1,206	1,223	1,169	1,184	1,228	1,239	1,293	1,314	1,325	1,302	1,352	1,352	1,370	1,398	1,392	1,392	1,385	1,407	1,394	1,388	1,426
Natural change	903	869	886	857	806	778	733	692	665	628	605	581	556	544	514	492	466	440	421	403	385	379	360	343
Persons per dwelling	2.48	2.47	2.46	2.45	2.45	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	2.38	2.37	2.37	2.37	2.37	2.36
Net dwelling demand	1,553	1,499	1,431	1,367	1,334	1,310	1,286	1,270	1,248	1,228	1,216	1,206	1,179	1,159	1,144	1,132	1,111	1,095	1,074	1,064	1,046	1,023	1,014	1,005

	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)	66,270	66,817	67,233	67,575	67,747	67,858	67,961	68,081	68,268	68,449	68,746	69,045	69,296	69,522	69,791	70,069	70,359	70,591	70,815	71,047	71,255	71,514	71,756	72,008
Young workers (20-34 years)	60,889	60,183	59,304	58,307	57,881	57,652	57,533	57,556	57,541	57,649	57,586	57,691	57,832	57,993	57,856	57,693	57,850	58,053	58,252	58,405	58,403	58,376	58,422	58,743
Workers (35-39 years)	56,258	56,996	57,722	58,584	59,165	59,601	59,969	60,244	60,396	60,488	60,619	60,688	60,744	60,820	61,081	61,340	61,402	61,481	61,544	61,638	61,952	62,242	62,445	62,497
Mature workers (50-64 years)	55,984	56,280	56,525	56,876	57,191	57,633	58,143	58,673	59,280	59,847	60,230	60,555	60,797	61,057	61,340	61,740	62,081	62,380	62,850	63,238	63,578	63,953	64,325	64,625
Retirement (65-69 years)	44,926	45,936	46,965	47,855	48,569	49,074	49,441	49,754	50,059	50,397	50,962	51,497	52,149	52,799	53,422	53,881	54,330	54,731	55,037	55,450	55,933	56,462	56,967	57,497
Elderly (80+ years)	14,187	14,695	15,309	15,924	16,597	17,279	17,967	18,626	19,294	19,929	20,535	21,108	21,624	22,147	22,714	23,343	23,908	24,526	25,077	25,585	26,034	26,381	26,761	27,077

	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	30,666	30,938	31,116	31,338	31,564	31,741	31,894	32,060	32,225	32,375	32,509	32,656	32,815	32,927	33,073	33,232	33,401	33,514	33,635	33,762	33,875	34,038	34,168	34,308
Couple family with no children	35,008	35,392	35,722	36,038	36,346	36,664	36,986	37,325	37,659	37,992	38,353	38,690	39,025	39,352	39,659	39,979	40,280	40,603	40,919	41,227	41,540	41,831	42,116	42,388
Group household	5,060	5,023	4,961	4,894	4,880	4,877	4,881	4,910	4,925	4,944	4,976	4,996	5,016	5,048	5,069	5,069	5,072	5,113	5,150	5,171	5,210	5,211	5,227	5,240
Lone person household	31,373	31,916	32,450	32,969	33,473	33,952	34,427	34,875	35,329	35,793	36,230	36,681	37,111	37,544	37,952	38,366	38,789	39,180	39,566	39,938	40,315	40,671	41,037	41,383
Multiple family	3,516	3,521	3,544	3,560	3,574	3,592	3,602	3,622	3,627	3,640	3,651	3,662	3,679	3,688	3,699	3,704	3,714	3,731	3,738	3,751	3,766	3,778	3,786	3,797
One parent family	14,130	14,290	14,416	14,560	14,691	14,805	14,918	15,039	15,156	15,271	15,357	15,471	15,562	15,652	15,757	15,848	15,950	16,033	16,117	16,208	16,284	16,377	16,462	16,553
Other family	1,031	1,033	1,036	1,045	1,040	1,051	1,057	1,063	1,072	1,076	1,082	1,092	1,094	1,104	1,110	1,118	1,119	1,127	1,135	1,142	1,150	1,150	1,158	1,164

Brighton

	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	20,025	20,364	20,668	20,942	21,195	21,451	21,690	21,917	22,139	22,366	22,599	22,826	23,044	23,271	23,480	23,694	23,912	24,130	24,335	24,545	24,753	24,961	25,165	25,378
Annual growth rate	1.82%	1.66%	1.47%	1.31%	1.19%	1.19%	1.10%	1.04%	1.00%	1.01%	1.03%	0.99%	0.95%	0.98%	0.89%	0.90%	0.91%	0.90%	0.84%	0.86%	0.84%	0.83%	0.81%	0.84%
Net migration	165	142	105	77	62	68	53	46	45	52	60	57	52	62	48	52	58	61	51	58	56	54	52	63
Natural change	200	197	199	197	191	188	186	181	177	175	173	170	166	165	161	162	160	157	154	152	152	154	152	150
Persons per dwelling	2.59	2.58	2.56	2.55	2.54	2.53	2.52	2.51	2.50	2.49	2.48	2.47	2.46	2.46	2.45	2.44	2.44	2.43	2.43	2.42	2.42	2.41	2.41	2.40
Net dwelling demand	182	175	164	153	144	138	135	133	130	128	125	124	122	120	119	119	116	114	113	113	111	109	108	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)	5,893	6,006	6,091	6,148	6,208	6,264	6,297	6,344	6,360	6,405	6,440	6,472	6,505	6,541	6,580	6,609	6,659	6,706	6,743	6,779	6,800	6,840	6,890	6,938
Young workers (20-34 years)	4,183	4,175	4,170	4,195	4,207	4,223	4,239	4,269	4,296	4,326	4,361	4,394	4,412	4,443	4,463	4,496	4,503	4,516	4,538	4,553	4,575	4,590	4,588	4,623
Workers (35-39 years)	3,708	3,784	3,840	3,891	3,933	3,981	4,032	4,061	4,092	4,112	4,150	4,166	4,186	4,212	4,229	4,234	4,253	4,265	4,276	4,304	4,352	4,394	4,420	4,429
Mature workers (50-64 years)	3,365	3,399	3,445	3,493	3,534	3,581	3,612	3,638	3,680	3,720	3,759	3,805	3,842	3,876	3,913	3,960	4,002	4,061	4,105	4,148	4,197	4,219	4,270	4,317
Retirement (65-69 years)	2,373	2,459	2,531	2,577	2,618	2,660	2,721	2,776	2,830	2,873	2,913	2,960	3,020	3,073	3,122	3,175	3,229	3,271	3,325	3,391	3,436	3,500	3,556	3,601
Elderly (80+ years)	503	541	591	638	695	742	789	829	881	930	976	1,029	1,079	1,126	1,173	1,220	1,266	1,311	1,348	1,370	1,393	1,418	1,441	1,470

	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	2,188	2,227	2,263	2,280	2,315	2,332	2,354	2,379	2,402	2,427	2,445	2,472	2,495	2,516	2,540	2,563	2,582	2,605	2,625	2,647	2,665	2,687	2,711	2,730
Couple family with no children	1,832	1,881	1,916	1,961	2,002	2,036	2,077	2,116	2,156	2,194	2,233	2,268	2,306	2,341	2,379	2,415	2,453	2,483	2,520	2,556	2,587	2,620	2,649	2,684
Group household	187	191	192	197	200	203	208	209	216	219	223	226	227	231	233	236	240	243	246	248	252	254	254	258
Lone person household	1,658	1,713	1,759	1,803	1,847	1,890	1,934	1,972	2,005	2,045	2,083	2,118	2,155	2,190	2,229	2,265	2,301	2,337	2,378	2,414	2,447	2,478	2,508	2,543
Multiple family	277	275	277	280	282	286	286	291	293	292	294	295	297	298	301	301	303	306	307	309	312	313	314	314
One parent family	1,522	1,547	1,568	1,581	1,595	1,605	1,618	1,630	1,650	1,666	1,678	1,696	1,709	1,723	1,739	1,751	1,760	1,773	1,784	1,794	1,807	1,819	1,834	1,844
Other family	82	84	85	87	88	89	90	92	93	90	90	93	94	94	95	96	96	97	99	100	100	100	103	103

Central Highlands

	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	2,582	2,588	2,592	2,591	2,597	2,602	2,604	2,608	2,614	2,619	2,625	2,628	2,632	2,637	2,640	2,648	2,650	2,654	2,659	2,662	2,669	2,671	2,674	2,681
Annual growth rate	0.12%	0.23%	0.15%	-0.04%	0.23%	0.19%	0.08%	0.15%	0.23%	0.19%	0.23%	0.11%	0.15%	0.19%	0.11%	0.30%	0.08%	0.15%	0.19%	0.11%	0.26%	0.07%	0.11%	0.26%
Net migration	-1	4	3	-1	6	5	3	4	7	5	7	4	7	5	3	9	4	5	5	4	8	2	3	7
Natural change	4	2	1	0	0	0	-1	0	-1	0	-1	-1	-3	0	0	-1	-2	-1	0	-1	-1	0	0	-2
Persons per dwelling	2.10	2.10	2.10	2.09	2.09	2.08	2.07	2.07	2.06	2.06	2.06	2.05	2.05	2.05	2.04	2.04	2.04	2.03	2.03	2.02	2.02	2.02	2.01	2.01
Net dwelling demand	8	9	8	8	9	8	9	8	9	8	9	9	8	9	8	9	8	8	9	8	9	8	8	9

	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)	489	480	483	490	490	484	493	495	491	488	494	492	501	490	490	494	483	483	471	461	468	470	458	467
Young workers (20-34 years)	351	344	334	319	317	308	307	311	315	316	319	313	314	321	318	314	324	331	333	335	334	328	322	319
Workers (35-39 years)	428	439	443	447	448	450	447	442	437	447	437	448	440	448	451	445	448	441	423	427	432	433	425	418
Mature workers (50-64 years)	647	644	632	634	639	635	623	611	617	606	610	615	615	626	624	635	652	655	671	680	676	674	680	678
Retirement (65-69 years)	570	582	595	586	581	592	589	587	590	589	586	581	593	580	575	570	553	548	561	563	562	569	576	579
Elderly (80+ years)	97	99	105	115	122	133	145	162	164	173	179	179	169	172	182	190	190	196	200	196	197	197	213	220

	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	249	242	240	238	238	240	236	235	234	240	238	239	239	238	243	240	238	242	239	240	241	244	240	237
Couple family with no children	373	375	374	371	370	371	372	373	374	373	374	376	378	381	379	381	385	384	385	387	389	391	392	394
Group household	36	35	34	34	35	35	34	35	35	36	34	36	34	36	34	36	36	36	36	36	37	37	36	35
Lone person household	476	478	480	479	480	484	491	497	502	499	503	505	505	511	513	513	519	521	522	523	525	527	534	539
Multiple family	20	21	21	20	21	19	21	20	20	21	21	21	21	19	21	21	20	21	21	21	21	20	20	21
One parent family	94	94	93	94	93	93	94	94	92	92	94	93	95	94	94	95	95	96	97	96	96	97	96	95
Other family	11	10	10	11	10	11	9	9	10	10	9	10	9	10	9	10	10	9	10	10	8	9	10	11

Clarence

	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	63,762	64,369	64,925	65,459	65,976	66,475	66,961	67,446	67,931	68,417	68,905	69,386	69,862	70,340	70,805	71,267	71,724	72,162	72,593	73,032	73,467	73,899	74,324	74,733
Annual growth rate	1.06%	0.94%	0.86%	0.82%	0.78%	0.75%	0.73%	0.72%	0.71%	0.71%	0.71%	0.69%	0.68%	0.68%	0.66%	0.65%	0.64%	0.61%	0.59%	0.60%	0.59%	0.58%	0.57%	0.55%
Net migration	490	421	359	335	322	304	303	310	315	327	336	341	346	353	342	344	345	332	330	343	343	339	334	320
Natural change	186	186	197	199	195	195	183	175	170	159	152	140	130	125	123	118	112	106	101	96	92	93	91	89
Persons per dwelling	2.49	2.48	2.48	2.47	2.47	2.46	2.45	2.45	2.44	2.44	2.43	2.43	2.42	2.42	2.41	2.41	2.41	2.40	2.40	2.40	2.39	2.39	2.39	2.38
Net dwelling demand	324	313	306	295	291	285	280	276	274	270	268	262	260	256	251	247	244	238	236	232	227	223	220	214

	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)	14,356	14,502	14,609	14,682	14,743	14,787	14,808	14,832	14,849	14,879	14,939	14,995	15,030	15,045	15,100	15,140	15,184	15,219	15,261	15,307	15,345	15,397	15,447	15,484
Young workers (20-34 years)	12,038	11,857	11,695	11,571	11,500	11,461	11,458	11,494	11,540	11,568	11,537	11,524	11,604	11,682	11,688	11,709	11,734	11,776	11,799	11,820	11,863	11,882	11,923	11,956
Workers (35-39 years)	12,322	12,641	12,909	13,152	13,348	13,491	13,596	13,665	13,731	13,775	13,795	13,803	13,806	13,811	13,802	13,798	13,797	13,790	13,807	13,820	13,844	13,884	13,907	13,934
Mature workers (50-64 years)	11,692	11,756	11,798	11,832	11,878	12,001	12,164	12,346	12,531	12,715	12,923	13,111	13,256	13,414	13,579	13,764	13,932	14,095	14,245	14,401	14,524	14,641	14,729	14,809
Retirement (65-69 years)	9,778	9,961	10,150	10,331	10,478	10,566	10,637	10,692	10,739	10,823	10,939	11,062	11,183	11,294	11,427	11,518	11,599	11,663	11,726	11,810	11,936	12,072	12,234	12,418
Elderly (80+ years)	3,576	3,652	3,764	3,891	4,029	4,169	4,298	4,417	4,541	4,657	4,772	4,891	4,983	5,094	5,209	5,338	5,478	5,619	5,755	5,874	5,955	6,023	6,084	6,132

	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	6,848	6,940	7,016	7,074	7,134	7,183	7,225	7,275	7,319	7,359	7,397	7,432	7,468	7,501	7,539	7,560	7,594	7,623	7,649	7,680	7,705	7,735	7,761	7,785
Couple family with no children	7,294	7,355	7,427	7,496	7,562	7,635	7,711	7,785	7,856	7,931	8,006	8,080	8,155	8,231	8,305	8,387	8,462	8,541	8,615	8,687	8,762	8,834	8,907	8,976
Group household	643	645	637	634	639	640	642	648	657	662	669	670	675	683	691	695	699	702	707	711	716	720	724	729
Lone person household	6,372	6,458	6,563	6,673	6,774	6,878	6,985	7,076	7,176	7,273	7,369	7,473	7,572	7,665	7,752	7,850	7,942	8,029	8,121	8,208	8,295	8,374	8,460	8,541
Multiple family	725	727	733	736	740	744	747	752	752	757	761	763	766	769	771	774	776	777	781	784	784	789	791	793
One parent family	3,020	3,067	3,102	3,139	3,175	3,208	3,240	3,271	3,302	3,330	3,359	3,387	3,412	3,436	3,461	3,482	3,503	3,525	3,543	3,562	3,581	3,601	3,613	3,632
Other family	190	194	195	198	200	204	205	207	209	212	214	216	217	220	222	225	226	229	232	234	236	235	238	239

Derwent Valley

	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	11,320	11,384	11,444	11,500	11,555	11,609	11,669	11,724	11,784	11,842	11,902	11,961	12,016	12,068	12,124	12,181	12,239	12,293	12,341	12,386	12,427	12,468	12,505	12,542
Annual growth rate	0.61%	0.56%	0.52%	0.49%	0.48%	0.47%	0.51%	0.47%	0.51%	0.49%	0.50%	0.49%	0.46%	0.43%	0.46%	0.47%	0.47%	0.44%	0.39%	0.36%	0.33%	0.33%	0.30%	0.30%
Net migration	56	53	52	50	53	55	64	61	66	67	67	68	66	63	69	71	75	74	70	68	65	65	60	62
Natural change	13	11	8	6	2	-1	-4	-6	-6	-9	-7	-9	-11	-11	-13	-14	-17	-20	-22	-23	-24	-24	-23	-25
Persons per dwelling	2.44	2.44	2.43	2.42	2.41	2.41	2.40	2.39	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.35	2.35	2.34	2.34	2.34	2.33	2.33	2.32	2.32
Net dwelling demand	39	39	39	39	39	39	39	39	38	38	38	38	37	37	36	35	34	33	32	31	30	29	28	27

	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)	2,739	2,739	2,737	2,733	2,737	2,737	2,741	2,748	2,757	2,770	2,781	2,782	2,790	2,797	2,805	2,814	2,824	2,824	2,826	2,843	2,847	2,851	2,866	2,879
Young workers (20-34 years)	1,929	1,934	1,943	1,947	1,954	1,971	1,984	1,995	1,987	1,990	1,984	1,986	1,986	1,989	1,990	1,983	1,978	1,977	1,991	1,996	1,998	2,008	2,010	2,012
Workers (35-39 years)	2,123	2,123	2,118	2,111	2,096	2,083	2,073	2,063	2,066	2,066	2,074	2,076	2,080	2,074	2,089	2,104	2,114	2,122	2,131	2,136	2,156	2,165	2,159	2,152
Mature workers (50-64 years)	2,379	2,371	2,361	2,361	2,366	2,362	2,379	2,383	2,409	2,414	2,421	2,433	2,449	2,449	2,448	2,449	2,452	2,462	2,468	2,473	2,469	2,482	2,501	2,502
Retirement (65-69 years)	1,667	1,709	1,750	1,781	1,805	1,821	1,825	1,831	1,828	1,842	1,851	1,853	1,857	1,894	1,902	1,913	1,916	1,926	1,916	1,921	1,922	1,920	1,917	1,940
Elderly (80+ years)	483	508	535	567	597	635	667	704	737	760	791	831	854	865	890	918	955	982	1,009	1,017	1,035	1,042	1,052	1,057

	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	1,161	1,157	1,150	1,151	1,151	1,151	1,152	1,157	1,160	1,167	1,169	1,175	1,182	1,186	1,185	1,195	1,200	1,200	1,208	1,212	1,218	1,223	1,232	1,232
Couple family with no children	1,351	1,364	1,366	1,379	1,392	1,402	1,411	1,426	1,436	1,444	1,456	1,465	1,474	1,487	1,493	1,502	1,512	1,523	1,531	1,540	1,548	1,558	1,562	1,572
Group household	81	80	80	80	80	80	80	81	81	82	82	83	83	84	84	84	84	84	84	85	86	88	87	90
Lone person household	1,176	1,193	1,201	1,217	1,237	1,253	1,269	1,282	1,299	1,312	1,329	1,344	1,357	1,373	1,390	1,398	1,412	1,429	1,439	1,451	1,460	1,469	1,476	1,486
Multiple family	190	192	191	193	193	193	194	193	195	194	196	196	196	196	198	198	196	196	198	199	200	199	201	200
One parent family	637	640	640	647	649	652	656	661	662	669	672	675	682	684	688	692	695	697	703	707	710	712	717	718
Other family	42	42	42	43	42	44	43	42	42	42	42	43	43	43	43	44	44	45	44	45	45	45	45	45

Glamorgan-Spring Bay

	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	5,242	5,297	5,344	5,389	5,439	5,480	5,523	5,564	5,605	5,645	5,683	5,719	5,756	5,790	5,827	5,863	5,888	5,915	5,946	5,974	6,003	6,029	6,053	6,079
Annual growth rate	1.14%	1.04%	0.88%	0.84%	0.92%	0.75%	0.78%	0.74%	0.73%	0.71%	0.67%	0.63%	0.64%	0.59%	0.63%	0.61%	0.42%	0.46%	0.52%	0.47%	0.48%	0.43%	0.40%	0.43%
Net migration	81	81	78	76	84	77	83	85	88	84	84	81	83	83	88	91	77	80	84	81	85	80	79	80
Natural change	-21	-26	-31	-31	-34	-36	-40	-44	-47	-44	-46	-45	-46	-49	-51	-55	-52	-53	-53	-53	-56	-54	-55	-54
Persons per dwelling	1.99	1.98	1.97	1.96	1.95	1.94	1.93	1.93	1.92	1.91	1.90	1.89	1.88	1.87	1.86	1.85	1.84	1.83	1.82	1.81	1.80	1.80	1.79	1.78
Net dwelling demand	86	81	76	72	71	71	70	70	68	68	67	67	65	65	65	65	63	63	64	64	62	62	62	62

	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)	682	693	700	698	672	675	669	665	676	673	668	673	671	675	669	667	657	648	637	644	646	635	628	621
Young workers (20-34 years)	621	608	584	565	549	520	498	496	480	490	480	476	476	509	505	502	510	521	538	527	532	546	557	557
Workers (35-39 years)	721	716	708	715	730	732	739	729	742	724	719	699	693	657	662	665	666	672	650	630	623	608	601	601
Mature workers (50-64 years)	1,337	1,326	1,333	1,326	1,321	1,323	1,334	1,336	1,319	1,325	1,313	1,340	1,350	1,342	1,354	1,366	1,365	1,358	1,378	1,399	1,412	1,428	1,427	1,452
Retirement (65-69 years)	1,496	1,531	1,578	1,612	1,665	1,710	1,733	1,771	1,813	1,841	1,894	1,892	1,903	1,922	1,933	1,927	1,927	1,938	1,954	1,955	1,963	1,980	1,994	1,987
Elderly (80+ years)	385	423	441	473	502	520	550	567	575	592	609	639	663	685	704	736	763	778	789	819	827	832	846	861

	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	391	389	391	391	382	387	383	379	381	383	383	383	379	379	380	378	379	381	384	385	380	386	383	387
Couple family with no children	1,123	1,144	1,159	1,172	1,187	1,199	1,217	1,238	1,256	1,269	1,290	1,305	1,318	1,335	1,346	1,357	1,373	1,387	1,397	1,411	1,425	1,442	1,458	1,473
Group household	59	58	57	55	58	57	56	56	59	57	59	59	62	64	64	67	65	68	68	66	69	68	71	68
Lone person household	820	846	857	876	894	910	927	947	958	978	991	1,010	1,027	1,041	1,051	1,064	1,088	1,102	1,115	1,125	1,145	1,157	1,173	1,187
Multiple family	41	41	40	42	41	42	42	42	41	43	42	42	43	43	42	44	44	43	43	43	44	45	43	45
One parent family	179	176	180	182	181	182	181	183	184	190	190	193	195	193	197	197	200	201	201	204	203	205	204	208
Other family	13	14	15	14	13	14	16	15	15	14	14	15	14	15	16	17	18	17	17	17	17	17	17	19

Glenorchy

	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	51,187	51,374	51,560	51,755	51,962	52,178	52,404	52,638	52,875	53,112	53,357	53,609	53,872	54,153	54,431	54,715	54,999	55,287	55,580	55,875	56,176	56,482	56,788	57,092
Annual growth rate	0.35%	0.36%	0.36%	0.38%	0.40%	0.41%	0.43%	0.44%	0.45%	0.45%	0.46%	0.47%	0.49%	0.52%	0.51%	0.52%	0.52%	0.52%	0.53%	0.53%	0.54%	0.54%	0.54%	0.53%
Net migration	-74	-63	-61	-43	-19	-1	7	13	13	17	24	18	20	33	29	34	33	43	49	53	64	72	75	74
Natural change	252	250	247	238	226	217	219	221	224	220	221	234	243	248	249	250	251	245	244	242	237	234	231	230
Persons per dwelling	2.42	2.41	2.41	2.40	2.39	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.35	2.35	2.35	2.35	2.34	2.34	2.34	2.34	2.34	2.33	2.33	2.33
Net dwelling demand	147	147	147	147	147	146	146	146	146	146	146	146	146	146	146	145	145	145	145	145	145	145	145	145

	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)	11,351	11,529	11,635	11,670	11,658	11,636	11,589	11,541	11,499	11,452	11,457	11,496	11,544	11,600	11,629	11,664	11,693	11,727	11,769	11,801	11,818	11,851	11,886	11,920
Young workers (20-34 years)	12,191	11,668	11,287	11,017	10,858	10,824	10,830	10,863	10,905	10,969	11,031	11,077	11,057	11,048	11,056	11,058	11,067	11,082	11,089	11,094	11,128	11,166	11,216	11,269
Workers (35-39 years)	9,691	9,801	9,856	9,865	9,840	9,821	9,785	9,748	9,696	9,651	9,680	9,715	9,750	9,798	9,852	9,907	9,959	10,013	10,066	10,142	10,212	10,283	10,341	10,401
Mature workers (50-64 years)	8,909	9,090	9,246	9,392	9,528	9,661	9,804	9,940	10,070	10,191	10,101	9,982	9,883	9,763	9,660	9,586	9,526	9,478	9,460	9,434	9,424	9,413	9,435	9,450
Retirement (65-69 years)	6,534	6,742	6,931	7,126	7,303	7,388	7,464	7,524	7,587	7,648	7,807	7,983	8,184	8,388	8,570	8,707	8,833	8,934	9,024	9,112	9,191	9,263	9,310	9,358
Elderly (80+ years)	2,511	2,544	2,605	2,685	2,775	2,848	2,932	3,022	3,118	3,201	3,281	3,356	3,454	3,556	3,664	3,793	3,921	4,053	4,172	4,292	4,403	4,506	4,600	4,694

	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	4,878	4,895	4,890	4,883	4,870	4,872	4,869	4,867	4,866	4,866	4,869	4,878	4,891	4,897	4,910	4,920	4,932	4,946	4,965	4,981	4,999	5,014	5,033	5,053
Couple family with no children	4,966	4,985	5,011	5,045	5,083	5,119	5,162	5,205	5,250	5,293	5,347	5,393	5,433	5,476	5,512	5,551	5,584	5,619	5,651	5,681	5,712	5,743	5,772	5,798
Group household	745	716	689	675	672	668	670	674	678	685	691	697	697	698	696	696	699	701	703	706	711	715	721	727
Lone person household	6,306	6,410	6,529	6,636	6,736	6,821	6,901	6,979	7,055	7,131	7,199	7,269	7,339	7,418	7,494	7,568	7,639	7,709	7,773	7,842	7,906	7,974	8,038	8,098
Multiple family	759	757	762	759	760	764	765	767	767	770	772	772	775	775	777	778	779	782	784	784	787	789	792	793
One parent family	3,000	3,027	3,048	3,065	3,080	3,094	3,107	3,117	3,128	3,137	3,140	3,148	3,158	3,167	3,179	3,191	3,206	3,218	3,235	3,252	3,267	3,283	3,299	3,319
Other family	243	245	244	248	248	249	251	254	257	257	259	258	260	260	261	262	264	265	266	268	269	270	270	274

Hobart

	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	56,250	56,466	56,632	56,825	57,024	57,176	57,318	57,491	57,661	57,854	58,017	58,194	58,367	58,556	58,766	58,961	59,196	59,409	59,633	59,818	60,031	60,231	60,433	60,634
Annual growth rate	0.48%	0.38%	0.29%	0.34%	0.35%	0.27%	0.25%	0.30%	0.29%	0.33%	0.28%	0.30%	0.30%	0.32%	0.36%	0.33%	0.40%	0.36%	0.38%	0.31%	0.35%	0.33%	0.33%	0.33%
Net migration	248	203	150	186	205	168	165	205	211	240	214	234	235	254	279	271	318	299	311	269	296	286	294	295
Natural change	21	13	16	7	-6	-16	-23	-32	-41	-47	-51	-57	-62	-65	-69	-76	-83	-86	-87	-84	-83	-86	-92	-94
Persons per dwelling	2.38	2.38	2.37	2.36	2.35	2.34	2.33	2.33	2.32	2.31	2.31	2.30	2.29	2.29	2.28	2.28	2.27	2.27	2.27	2.26	2.26	2.26	2.25	2.25
Net dwelling demand	178	178	178	172	170	168	167	167	160	158	158	157	155	148	148	148	145	143	138	138	136	133	133	128

	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)	10,627	10,681	10,737	10,885	10,958	10,976	10,967	10,956	11,076	11,166	11,239	11,302	11,341	11,383	11,435	11,494	11,542	11,562	11,589	11,598	11,619	11,649	11,669	11,671
Young workers (20-34 years)	15,144	15,129	14,845	14,277	14,051	13,890	13,785	13,721	13,598	13,532	13,474	13,451	13,448	13,449	13,245	13,057	13,159	13,266	13,365	13,451	13,306	13,163	13,049	13,204
Workers (35-39 years)	10,581	10,591	10,761	11,152	11,376	11,555	11,690	11,809	11,839	11,860	11,870	11,869	11,879	11,881	12,040	12,158	12,115	12,087	12,064	12,033	12,172	12,284	12,378	12,304
Mature workers (50-64 years)	9,574	9,550	9,549	9,642	9,682	9,721	9,764	9,819	9,878	9,931	9,953	9,960	9,952	9,942	9,981	10,038	10,065	10,080	10,120	10,153	10,224	10,302	10,377	10,414
Retirement (65-69 years)	7,640	7,757	7,883	7,988	8,058	8,098	8,120	8,126	8,143	8,173	8,224	8,296	8,387	8,496	8,603	8,690	8,751	8,811	8,848	8,899	8,973	9,047	9,121	9,172
Elderly (80+ years)	2,684	2,758	2,857	2,881	2,899	2,936	2,992	3,060	3,127	3,192	3,257	3,316	3,360	3,405	3,462	3,524	3,564	3,603	3,647	3,684	3,737	3,786	3,839	3,869

	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	5,268	5,316	5,339	5,431	5,521	5,574	5,625	5,667	5,702	5,727	5,750	5,771	5,792	5,808	5,824	5,875	5,916	5,920	5,929	5,941	5,953	5,993	6,031	6,058
Couple family with no children	6,760	6,809	6,872	6,894	6,908	6,938	6,964	6,996	7,034	7,078	7,120	7,165	7,206	7,249	7,290	7,318	7,345	7,393	7,434	7,477	7,520	7,548	7,576	7,602
Group household	1,657	1,642	1,619	1,566	1,538	1,530	1,526	1,531	1,521	1,518	1,524	1,524	1,533	1,539	1,548	1,528	1,514	1,538	1,553	1,565	1,576	1,558	1,548	1,543
Lone person household	6,590	6,663	6,750	6,820	6,878	6,936	6,992	7,048	7,113	7,176	7,238	7,300	7,359	7,417	7,475	7,534	7,593	7,643	7,693	7,741	7,788	7,845	7,894	7,951
Multiple family	465	465	467	470	470	473	476	476	479	479	480	482	483	485	484	486	488	488	488	490	491	492	494	495
One parent family	1,760	1,772	1,782	1,809	1,833	1,848	1,868	1,885	1,897	1,911	1,921	1,932	1,941	1,950	1,959	1,974	1,992	1,995	2,002	2,010	2,016	2,031	2,046	2,057
Other family	198	193	193	188	185	187	187	187	189	190	190	192	193	193	195	194	193	194	197	197	200	198	197	196

Huon Valley

	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	19,513	19,749	19,958	20,152	20,335	20,496	20,666	20,820	20,972	21,122	21,277	21,424	21,565	21,708	21,848	21,991	22,124	22,258	22,393	22,529	22,652	22,777	22,898	23,029
Annual growth rate	1.51%	1.19%	1.05%	0.96%	0.90%	0.79%	0.82%	0.74%	0.72%	0.71%	0.73%	0.69%	0.65%	0.66%	0.64%	0.65%	0.60%	0.60%	0.60%	0.60%	0.54%	0.55%	0.53%	0.57%
Net migration	249	189	155	138	126	103	115	101	97	97	104	95	90	94	94	95	86	84	84	86	73	73	71	84
Natural change	45	47	54	56	57	58	55	53	55	53	51	52	51	49	46	48	47	50	51	50	50	52	50	47
Persons per dwelling	2.37	2.37	2.36	2.35	2.34	2.33	2.32	2.32	2.31	2.30	2.30	2.29	2.29	2.28	2.28	2.28	2.27	2.27	2.27	2.26	2.26	2.26	2.26	2.25
Net dwelling demand	164	149	138	129	122	114	111	105	103	100	98	96	92	88	86	85	83	82	79	77	75	73	72	72

	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)	4,346	4,355	4,388	4,397	4,411	4,419	4,423	4,439	4,455	4,470	4,503	4,537	4,566	4,587	4,616	4,667	4,706	4,753	4,781	4,804	4,835	4,855	4,878	4,919
Young workers (20-34 years)	2,953	3,031	3,075	3,125	3,161	3,188	3,207	3,224	3,236	3,254	3,240	3,262	3,284	3,275	3,281	3,286	3,298	3,299	3,312	3,328	3,330	3,344	3,359	3,362
Workers (35-39 years)	3,537	3,571	3,599	3,617	3,661	3,668	3,695	3,728	3,734	3,740	3,760	3,786	3,788	3,810	3,846	3,873	3,893	3,911	3,923	3,931	3,952	3,974	3,986	4,000
Mature workers (50-64 years)	4,375	4,369	4,340	4,338	4,320	4,326	4,335	4,350	4,366	4,405	4,441	4,458	4,483	4,521	4,546	4,557	4,592	4,609	4,652	4,677	4,683	4,709	4,740	4,769
Retirement (65-69 years)	3,517	3,616	3,731	3,809	3,870	3,921	3,971	4,001	4,050	4,086	4,138	4,156	4,189	4,214	4,223	4,245	4,258	4,270	4,271	4,289	4,312	4,330	4,344	4,366
Elderly (80+ years)	785	807	825	866	912	974	1,035	1,078	1,131	1,167	1,195	1,225	1,255	1,301	1,336	1,363	1,377	1,416	1,454	1,500	1,540	1,565	1,591	1,613

	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	2,044	2,066	2,081	2,096	2,114	2,126	2,141	2,159	2,179	2,189	2,201	2,218	2,232	2,243	2,260	2,281	2,299	2,313	2,323	2,336	2,345	2,355	2,364	2,371
Couple family with no children	2,724	2,777	2,806	2,843	2,876	2,910	2,937	2,969	2,998	3,030	3,060	3,085	3,118	3,140	3,159	3,186	3,207	3,230	3,259	3,281	3,309	3,330	3,347	3,372
Group household	192	196	200	206	209	214	216	219	223	225	227	231	230	232	237	239	241	244	248	247	249	254	258	260
Lone person household	2,028	2,068	2,100	2,131	2,164	2,196	2,226	2,255	2,283	2,316	2,350	2,378	2,411	2,435	2,460	2,483	2,507	2,528	2,551	2,573	2,599	2,620	2,640	2,656
Multiple family	282	283	287	288	291	292	292	295	294	295	296	298	299	301	299	298	302	305	306	306	308	309	309	311
One parent family	831	842	848	859	866	873	879	890	901	907	910	921	922	931	939	943	951	956	963	972	972	979	987	992
Other family	66	67	70	70	71	72	71	73	71	73	73	73	74	76	77	77	76	78	75	77	76	77	78	76

Kingborough

	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	41,257	41,580	41,903	42,229	42,557	42,900	43,235	43,574	43,897	44,223	44,551	44,883	45,195	45,509	45,811	46,108	46,403	46,705	46,999	47,303	47,614	47,920	48,224	48,534
Annual growth rate	0.79%	0.78%	0.77%	0.77%	0.77%	0.80%	0.77%	0.78%	0.74%	0.74%	0.74%	0.74%	0.69%	0.69%	0.66%	0.64%	0.64%	0.65%	0.63%	0.64%	0.65%	0.64%	0.63%	0.64%
Net migration	211	218	215	219	225	239	235	244	231	240	247	258	244	250	245	244	249	261	256	270	278	275	274	281
Natural change	113	105	108	107	103	104	100	95	92	86	81	74	68	64	57	53	46	41	38	34	33	31	30	29
Persons per dwelling	2.58	2.58	2.57	2.56	2.56	2.55	2.55	2.55	2.54	2.54	2.53	2.53	2.52	2.52	2.52	2.51	2.51	2.50	2.50	2.50	2.49	2.49	2.49	2.49
Net dwelling demand	166	181	181	182	181	183	178	178	177	174	173	174	168	169	168	166	165	165	159	160	159	155	155	154

	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)	9,756	9,738	9,713	9,710	9,690	9,693	9,743	9,792	9,806	9,843	9,894	9,949	9,994	10,033	10,058	10,108	10,178	10,227	10,280	10,330	10,381	10,433	10,484	10,535
Young workers (20-34 years)	6,862	6,791	6,741	6,673	6,657	6,630	6,585	6,548	6,541	6,542	6,527	6,530	6,543	6,569	6,600	6,584	6,577	6,587	6,601	6,617	6,634	6,657	6,697	6,716
Workers (35-39 years)	8,279	8,422	8,536	8,650	8,758	8,865	8,937	9,012	9,066	9,107	9,126	9,136	9,154	9,166	9,167	9,183	9,179	9,188	9,207	9,222	9,243	9,249	9,251	9,270
Mature workers (50-64 years)	7,706	7,755	7,815	7,890	7,955	8,058	8,174	8,308	8,444	8,563	8,683	8,795	8,885	8,984	9,069	9,178	9,276	9,361	9,443	9,517	9,608	9,696	9,767	9,829
Retirement (65-69 years)	6,610	6,704	6,796	6,881	6,933	6,954	6,954	6,946	6,930	6,932	6,969	7,019	7,079	7,129	7,220	7,264	7,327	7,393	7,461	7,544	7,626	7,731	7,860	7,979
Elderly (80+ years)	2,044	2,170	2,302	2,425	2,564	2,700	2,842	2,968	3,110	3,236	3,352	3,454	3,540	3,628	3,697	3,791	3,866	3,949	4,007	4,073	4,122	4,154	4,165	4,205

	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	4,768	4,816	4,851	4,888	4,927	4,963	4,991	5,018	5,047	5,076	5,103	5,129	5,156	5,184	5,208	5,232	5,258	5,278	5,295	5,318	5,341	5,364	5,376	5,399
Couple family with no children	4,801	4,839	4,883	4,925	4,966	5,008	5,053	5,099	5,146	5,190	5,238	5,283	5,331	5,373	5,426	5,477	5,525	5,579	5,634	5,688	5,737	5,788	5,845	5,898
Group household	368	362	353	348	346	346	344	345	346	348	352	354	356	360	362	367	367	371	376	377	382	386	390	393
Lone person household	3,725	3,786	3,856	3,920	3,980	4,044	4,110	4,174	4,237	4,297	4,352	4,415	4,472	4,530	4,583	4,639	4,695	4,747	4,801	4,854	4,907	4,954	5,007	5,055
Multiple family	425	426	430	433	436	437	439	441	441	443	445	446	448	450	453	453	455	457	458	459	461	463	464	465
One parent family	1,710	1,732	1,752	1,772	1,795	1,816	1,836	1,854	1,873	1,891	1,908	1,926	1,943	1,960	1,975	1,989	2,006	2,022	2,033	2,046	2,057	2,070	2,083	2,095
Other family	92	90	88	90	88	88	88	89	89	90	92	93	91	92	93	93	93	94	95	95	96	97	98	98

Sorell

	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	17,725	18,006	18,229	18,403	18,574	18,736	18,887	19,040	19,194	19,344	19,491	19,632	19,763	19,893	20,018	20,142	20,263	20,381	20,485	20,592	20,685	20,779	20,871	20,959
Annual growth rate	1.90%	1.56%	1.22%	0.95%	0.92%	0.86%	0.80%	0.80%	0.80%	0.78%	0.75%	0.72%	0.66%	0.65%	0.62%	0.62%	0.60%	0.58%	0.51%	0.52%	0.45%	0.45%	0.44%	0.42%
Net migration	259	205	146	100	102	95	91	98	106	107	107	106	96	97	97	100	100	98	90	98	85	89	89	89
Natural change	78	76	77	74	69	67	60	55	48	43	40	35	35	33	28	24	21	20	14	9	8	5	3	-1
Persons per dwelling	2.36	2.35	2.34	2.33	2.32	2.31	2.31	2.30	2.29	2.29	2.28	2.28	2.27	2.27	2.27	2.26	2.26	2.26	2.25	2.25	2.25	2.25	2.25	2.24
Net dwelling demand	191	169	141	121	116	113	107	105	102	97	94	92	87	83	81	76	74	71	66	63	61	55	54	53

	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)	4,066	4,137	4,194	4,216	4,243	4,271	4,292	4,331	4,341	4,347	4,363	4,375	4,385	4,409	4,435	4,453	4,473	4,491	4,498	4,526	4,545	4,562	4,576	4,595
Young workers (20-34 years)	3,204	3,225	3,210	3,193	3,196	3,192	3,185	3,174	3,181	3,190	3,177	3,211	3,229	3,219	3,218	3,208	3,222	3,228	3,220	3,221	3,235	3,248	3,243	3,254
Workers (35-39 years)	3,264	3,310	3,353	3,389	3,403	3,411	3,435	3,445	3,463	3,465	3,472	3,478	3,475	3,472	3,455	3,461	3,464	3,459	3,459	3,447	3,437	3,425	3,425	3,424
Mature workers (50-64 years)	3,593	3,579	3,572	3,543	3,540	3,548	3,550	3,557	3,575	3,594	3,619	3,651	3,682	3,733	3,767	3,797	3,809	3,821	3,865	3,902	3,917	3,945	3,966	3,987
Retirement (65-69 years)	2,886	3,007	3,106	3,209	3,282	3,332	3,380	3,425	3,454	3,500	3,540	3,553	3,564	3,583	3,605	3,632	3,659	3,677	3,689	3,709	3,720	3,741	3,764	3,788
Elderly (80+ years)	712	748	794	853	910	982	1,045	1,108	1,180	1,248	1,320	1,364	1,428	1,477	1,538	1,591	1,636	1,705	1,754	1,787	1,831	1,858	1,897	1,911

	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	1,875	1,901	1,913	1,927	1,937	1,943	1,947	1,950	1,962	1,967	1,970	1,975	1,994	1,992	2,000	2,000	2,009	2,016	2,015	2,015	2,020	2,025	2,025	2,031
Couple family with no children	2,334	2,391	2,425	2,457	2,494	2,524	2,556	2,585	2,611	2,641	2,672	2,701	2,723	2,744	2,768	2,791	2,811	2,834	2,853	2,872	2,893	2,909	2,931	2,943
Group household	1,005	1,010	1,011	1,014	1,015	1,017	1,017	1,021	1,021	1,024	1,024	1,027	1,028	1,029	1,029	1,030	1,035	1,034	1,037	1,036	1,039	1,040	1,043	1,043
Lone person household	1,087	1,141	1,179	1,222	1,267	1,303	1,343	1,381	1,419	1,462	1,500	1,538	1,567	1,602	1,629	1,666	1,695	1,725	1,756	1,777	1,804	1,823	1,843	1,865
Multiple family	223	225	227	228	230	231	230	234	234	234	235	236	237	238	239	238	239	240	241	241	243	242	240	242
One parent family	960	974	984	992	1,001	1,010	1,015	1,024	1,031	1,038	1,043	1,051	1,061	1,066	1,074	1,081	1,086	1,092	1,096	1,103	1,106	1,111	1,112	1,116
Other family	73	73	74	73	74	73	75	74	74	75	77	76	77	77	76	77	76	76	78	78	79	79	79	79

Southern Midlands

	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	6,949	7,004	7,053	7,107	7,152	7,197	7,244	7,286	7,328	7,364	7,404	7,447	7,486	7,522	7,554	7,587	7,618	7,646	7,679	7,713	7,740	7,771	7,799	7,838
Annual growth rate	0.88%	0.79%	0.69%	0.76%	0.63%	0.63%	0.65%	0.58%	0.57%	0.49%	0.54%	0.58%	0.52%	0.48%	0.42%	0.43%	0.41%	0.37%	0.43%	0.44%	0.35%	0.40%	0.36%	0.50%
Net migration	34	32	24	32	23	25	31	27	26	20	23	28	25	23	21	21	18	17	21	21	16	22	19	30
Natural change	27	23	25	22	22	20	16	15	16	16	17	15	14	13	11	12	13	11	12	13	11	9	9	9
Persons per dwelling	2.48	2.48	2.47	2.46	2.46	2.45	2.45	2.44	2.43	2.43	2.42	2.42	2.41	2.40	2.40	2.39	2.38	2.38	2.37	2.36	2.36	2.35	2.34	2.34
Net dwelling demand	36	32	30	30	27	28	28	27	26	26	25	28	26	25	24	26	23	24	24	25	24	24	23	26

	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)	1,590	1,586	1,583	1,584	1,581	1,564	1,586	1,584	1,606	1,607	1,619	1,627	1,638	1,639	1,651	1,638	1,645	1,644	1,648	1,639	1,639	1,657	1,655	1,660
Young workers (20-34 years)	1,162	1,158	1,157	1,157	1,164	1,177	1,193	1,202	1,200	1,212	1,201	1,202	1,198	1,205	1,203	1,206	1,201	1,196	1,207	1,211	1,219	1,200	1,224	1,240
Workers (35-39 years)	1,184	1,197	1,193	1,192	1,180	1,170	1,173	1,177	1,167	1,171	1,177	1,172	1,163	1,164	1,159	1,170	1,182	1,188	1,186	1,197	1,188	1,184	1,188	1,193
Mature workers (50-64 years)	1,648	1,662	1,656	1,645	1,648	1,636	1,623	1,605	1,605	1,588	1,601	1,609	1,617	1,625	1,625	1,638	1,631	1,636	1,662	1,671	1,672	1,677	1,667	1,659
Retirement (65-69 years)	1,107	1,117	1,151	1,187	1,199	1,234	1,244	1,270	1,304	1,314	1,328	1,350	1,372	1,391	1,404	1,410	1,429	1,439	1,422	1,428	1,436	1,458	1,455	1,470
Elderly (80+ years)	258	284	313	342	380	416	425	448	446	472	478	487	498	498	512	525	530	543	554	567	586	595	610	616

	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	786	779	772	775	771	768	771	772	771	775	782	785	791	791	792	794	797	797	807	814	814	819	819	830
Couple family with no children	895	910	918	922	932	943	947	956	963	967	976	980	988	1,000	1,006	1,015	1,024	1,031	1,041	1,045	1,054	1,061	1,070	1,072
Group household	50	50	51	49	51	52	51	54	53	54	55	55	57	55	56	57	58	58	58	61	59	58	61	60
Lone person household	671	687	697	707	724	740	748	758	770	785	794	803	812	819	832	840	851	860	862	870	875	882	894	896
Multiple family	98	98	98	99	98	99	99	99	99	100	98	100	102	103	102	102	101	103	101	102	102	105	105	105
One parent family	298	300	301	301	305	305	307	312	315	319	320	325	326	329	332	333	335	337	339	340	347	345	347	350
Other family	21	21	20	22	21	20	22	21	23	23	22	23	22	24	23	23	23	23	22	21	24	23	23	24

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	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	2,702	2,726	2,750	2,769	2,784	2,797	2,813	2,826	2,838	2,851	2,867	2,875	2,884	2,891	2,900	2,909	2,914	2,922	2,932	2,934	2,938	2,940	2,942	2,948
Annual growth rate	1.00%	0.88%	0.87%	0.69%	0.54%	0.46%	0.57%	0.46%	0.42%	0.46%	0.56%	0.28%	0.31%	0.24%	0.31%	0.31%	0.17%	0.27%	0.34%	0.07%	0.14%	0.07%	0.07%	0.20%
Net migration	42	39	39	37	34	31	34	34	34	37	41	35	38	35	37	38	35	38	41	34	38	37	38	41
Natural change	-15	-15	-15	-18	-19	-18	-18	-21	-22	-24	-25	-27	-29	-28	-28	-29	-30	-30	-31	-32	-34	-35	-36	-35
Persons per dwelling	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.92	1.92	1.92	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
Net dwelling demand	32	26	23	19	17	17	16	16	15	15	15	13	13	13	12	11	11	9	9	8	7	7	6	6

	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)	375	371	363	362	356	352	353	354	352	349	349	345	331	323	323	321	315	307	312	315	312	314	319	319
Young workers (20-34 years)	251	263	263	268	267	268	262	259	262	260	255	265	281	284	289	290	277	274	259	252	249	244	234	231
Workers (35-39 years)	420	401	406	403	392	374	367	365	363	370	359	340	330	327	329	342	332	345	352	349	341	359	364	371
Mature workers (50-64 years)	759	779	778	780	780	781	781	780	786	795	806	796	783	782	774	772	779	764	781	783	772	767	766	759
Retirement (65-69 years)	748	751	763	768	777	798	803	805	791	776	773	792	818	835	838	830	849	861	840	829	856	851	836	839
Elderly (80+ years)	149	161	177	188	212	224	247	263	284	301	325	337	341	340	347	354	362	371	388	406	408	405	423	429

	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	210	210	210	204	204	202	200	202	202	199	202	199	196	192	192	194	197	193	196	193	194	193	193	195
Couple family with no children	555	562	565	573	574	579	579	577	579	582	581	589	595	595	596	599	599	599	599	602	604	607	607	604
Group household	37	38	38	36	37	35	37	37	35	34	36	34	34	37	35	34	34	34	34	33	34	33	34	34
Lone person household	464	473	479	485	492	497	501	506	512	519	522	528	535	543	544	546	547	550	555	560	564	568	570	566
Multiple family	11	11	11	12	12	12	11	12	12	12	11	11	12	11	12	11	11	13	10	13	13	12	13	13
One parent family	119	119	118	119	118	119	117	118	121	121	122	124	118	119	120	120	121	121	121	122	122	124	124	127
Other family	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

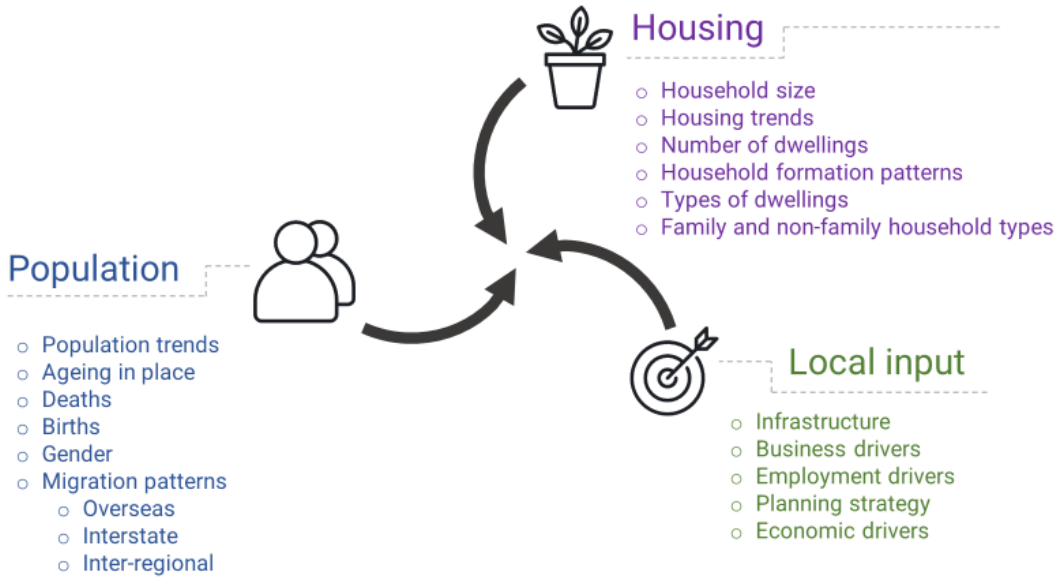
Appendix E – Population and housing forecast methodology

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.

Appendix F – SRT RDSS and GHP Area Addendum

The same methods, data sources and approaches have been applied in the SRT RDSS and the Addendum. However, given the time between preparation of analysis for the SRT RDSS and the Addendum more recent data was utilised in the latter. The main difference between the two projects is the use of data from the 2021 Estimated Residential Population being used in the SRT RDSS, and 2022 Estimated Residential Population being used in the Addendum. Despite these different timeframes, the outputs are considered comparable and do not change the fundamental narrative of demand presented for each LGA.

The SRT RDSS and the Addendum prepared analysis across all LGAs as well as smaller assessment areas, of LGA sub geographies. Data in this report is only presented at an LGA level with population forecasts also presented for the entire Southern Tasmania region. Data for Clarence, Glenorchy, Hobart and Kingborough is from the Addendum report. Data for all other LGAs has been taken from the SRT RDSS report.

The results of land supply analysis are presented across several developable land categories. 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 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[1]. 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. 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 subdivision potential. This class has the lowest certainty around supply being realised.

[1] 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.