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 Regional Tasmania Residential Demand and Supply Study:
Demand and Supply Report

FINAL

Project undertaken for the Tasmanian Government's State Planning Office
20 February 2024

Southern Regional Tasmania Residential Demand and Supply Study: Demand and Supply Report

This project has been conducted by REMPLAN

20 February 2024

REMPLAN, the State Planning Office, Brighton Council, Central Highlands Council, Clarence City Council, Derwent Valley Council, Glamorgan Spring Bay Council, Huon Valley Council, Kingborough Council, Sorell Council, Southern Midlands Council and Tasman Council hold all rights in relation to this document. Reproduction or distribution of this document in part, or as a whole, requires the express permission of either of these parties.

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.

Version	Issued
Draft V1	30/11/2023
Draft V2	31/01/2024
Final	15/02/2024
Final	20/20/2024

Contact us:
REMPLAN
PO BOX 5006
SANDHURST EAST
VIC 3550
TEL: 03 5444 4788
Email: info@remplan.com.au

Contents

ABBREVIATIONS AND GLOSSARY III

EXECUTIVE SUMMARY VI

1 INTRODUCTION 1

1.1 PROJECT STUDY AREA 1
1.2 PROJECT PURPOSE 1
1.3 PROJECT BACKGROUND 2
1.4 REGIONS OF ANALYSIS 4

2 SUPPLY CONTEXT 5

2.1 CONSTRUCTION COSTS 5
2.2 ACCESS TO FINANCE 7
2.3 SOCIAL HOUSING INVESTMENT 8
2.4 CONSTRUCTION SECTOR CAPACITY 9

3 SUPPLY ASSESSMENT OUTCOMES 12

3.1 TRENDS IN HOUSING SUPPLY 12
3.2 LAND SUPPLY PROCESS SUMMARY 14
3.3 SUPPLY ESTIMATES 15

4 POPULATION AND HOUSING FORECASTS 20

4.1 POPULATION 20
4.2 KEY COMPONENTS OF CHANGE 21
4.3 DWELLING DEMAND AND LAND SUPPLY 24
4.4 LOCAL GOVERNMENT AREA SUMMARIES 28

5 CONCLUSION 38

APPENDIX A – ANNUAL DWELLING CONSTRUCTION TRENDS 40

APPENDIX B – ANNUAL DWELLING CONSTRUCTION TRENDS BY TYPE 67

APPENDIX C – SUPPLY ASSESSMENT PROCESS SUMMARY 119

APPENDIX D – PRACTICAL SUPPLY ESTIMATES BY ASSESSMENT AREA 122

APPENDIX E – POPULATION AND HOUSING FORECASTS AND LAND SUPPLY 169

APPENDIX F – POPULATION AND HOUSING FORECAST METHODOLOGY 223

APPENDIX G – PROJECT STUDY AREA 225

Abbreviations and Glossary

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
NRE	Department of Natural Resources and Environment
OHC RDSS	Outer Hobart Councils Residential Demand and Supply Study
PPR	Primary Place of Residence
POUR	Place of Usual Residence
SPO	State Planning Office
SRA RDSS	Southern Regional Areas Residential Demand and Supply Study
SRT	Southern Regional Tasmania
SRT RDSS	Southern Regional Tasmania Residential Demand and Supply Study
STRLUS	Southern Tasmania Regional Land Use Strategy
SA1	Statistical Area 1
UGB	Urban Growth Boundary

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, 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.
Conjoined Units	Unit/Townhouse with common walls/party walls with ground level footprint.
Construction Certificate	After a development application is approved, a Construction Certificate is issued prior to building commencement of construction. A Construction

	Certificate is an approval that ensures compliance with the Building Code of Australia (BCA), the consent and any conditions.
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.
High Density (dwelling type)	A high density dwelling is considered to be one of the following: • Flat, unit or apartment in a 4+ storey block; or • Flat, unit or apartment in a 3 storey block.
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.
Medium Density (dwelling type)	A medium density dwelling is considered to be one of the following: • Semi-detached, row or terrace house, townhouse etc with 1 storey; • Flat, unit or apartment in a 1, 2 storey block; • Semi-detached, row or terrace house, townhouse etc with 2+ storeys; or • Flat, unit or apartment attached to a house.
Net dwelling demand	An annual figure based on population growth and household formation.
Outer Hobart Councils (OHC)	Includes the seven LGAs of Brighton, Clarence, Derwent Valley, Huon Valley, Kingborough, Sorell and Southern Midlands.
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.
Practical supply	This is a refined version of the Theoretical supply that incorporates feedback from councils on recent approvals and site-specific constraints that impact on potential yield, as well as parcels with higher value land use classifications (meaning they were unlikely to be developed). It provides an estimate of the number of dwellings that could be accommodated on residential land.
Practical (vacant) supply	This is a refined version of the Practical 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 (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.
Separate House	This is a house which is separated from other dwellings by a space of at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (the flat is categorised under Flat or apartment).
Statistical Area 1 (SA1)	SA1s generally have a population of 200 to 800 people, and an average population of about 400 people.
Southern Regional Tasmania (SRT)	Includes the 10 LGAs of Brighton, Clarence (excluding metropolitan areas), Central Highlands, Derwent Valley, Glamorgan Spring Bay, Huon Valley, Kingborough (excluding metropolitan areas), Sorell, Southern Midlands and Tasman. The SRT area excludes metropolitan Hobart, including the full LGAs of Hobart and Glenorchy, and the metropolitan parts of Clarence and Kingborough).
Southern Tasmania	Includes the 12 LGAs of Brighton, Clarence, Central Highlands, Derwent Valley, Glamorgan Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. The Southern Tasmania region aligns with the study area of the STRLUS.
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.
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.
Theoretical supply	Estimates of supply that are a direct output of the model applying a set of agreed criteria. This includes filtering by land classification, zoning, specific overlays, site area, site coverage, etc, and applying the locally specific Average dwelling yield.
Unconstrained forecast	Assumes that supply will generally be available to meet demand. Forecast models are not constrained by any actual supply limitations and therefore provide a good indication of the full demand.
Underutilised	Allocated to larger parcels with a dwelling, a low building site coverage ratio, and with subdivision potential. For most LGAs the minimum lot size is 5,000sqm. For Brighton LGA the minimum lot size is 1,500sqm. These sites have a low likelihood of being developed and creating additional supply, however with the right market conditions and landowner motivation, they can contribute to supply.
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.

Executive Summary

This is the final report for the Southern Regional Tasmanian (SRT) Residential Demand and Supply Study (RDSS) project. The SRT RDSS incorporates both the Outer Hobart Councils (OHC) RDSS, and the Southern Regional Areas (SRA) RDSS, but has been combined to better align with the Southern Tasmania Regional Land Use Strategy (STRLUS) outer boundary. However, this project specifically excludes the metropolitan parts of Hobart that are covered by the Greater Hobart Plan. The Local Government Areas (LGAs) included in this project are Brighton, Central Highlands, Clarence (in part), Derwent Valley, Glamorgan Spring Bay, Huon Valley, Kingborough (in part), Sorell, Southern Midlands and Tasman. The project has been commissioned by Tasmania's State Planning Office (SPO).

The project includes a housing market assessment, 'unconstrained' population and housing forecasts, and a residential land supply audit. Combined, they provide a comprehensive assessment of residential demand and supply for the SRT region, its 10 LGAs, and for the individual 42 'planning assessment areas' (32 settlements and 10 Balance areas) that have been identified.

The outputs of this project are intended to inform a review and update of STRLUS, which is a key policy document to guide strategic land use and settlement planning across the region. It is used in deliberations on proposed planning scheme amendments, including rezoning land to allow for future residential use.

STRLUS includes a well-defined Settlement Network and Growth Management Strategies. While this has helped to define the project-specific geographies used in this report, every effort has been made to ensure that the analysis in this report is independent of the growth strategies or growth scenarios included in STRLUS. It is not the intention of this report to challenge elements of STRLUS, but rather, to provide independent data and analysis to help in its review.

The objective of this report is therefore to provide a baseline context for the demand and supply of residential land across the SRT region, particularly where it relates to:

- Supply issues;
- Trends in housing supply;
- Estimates of current and future land supply;
- Unconstrained forecasts for population and dwellings until 2046; and
- Estimated timelines for current supply to be exhausted.

Note: This report uses 'unconstrained' forecasts to determine future demand. Unconstrained forecasts assume that supply will be generally available to meet demand, which is not always going to be the case. However, unconstrained forecasts provide a true indication of demand, and are therefore preferable when compared to 'supply informed' forecasts (for the purposes of this report). Supply informed forecasts recognise the constraints that limited supply might have (on dampening demand in specific areas) and can provide a more accurate forecast for local government to use.

Overview

This project has identified that there is clear variation in terms of population demographics, forecast demand (both population and dwelling growth) and levels of available land supply across the region, its LGAs and planning assessment areas.

While forecast population across the SRT region is expected to grow (at a 20-year annualised growth rate of 0.78%), it varies from year to year, from LGA to LGA and settlement to settlement. Brighton LGA is expected to grow the fastest, while Central Highlands is expected to see slow and steady growth. At a planning assessment area level, some of the strongest demand is expected in those settlements that

have successfully delivered comparatively affordable new family homes into the market, such as in Sorell, Huonville and Campania. Demand is also forecast to be strong in some of the 'Balance areas' (non-urban parts of LGAs), which has been driven by the availability and popularity of Rural Living and Low Density Residential zoned subdivisions in recent decades, particularly in areas adjacent to larger settlements. Across an LGA the growth is also forecast to vary from town to town. In Glamorgan Spring Bay, Bicheno is forecast to grow faster than Swansea and Orford, while Triabunna is forecast to remain similar to its current size. While future demand is driven in part by the demographics of those living in an area, recent development trends and other factors such as proximity to Hobart and the level of natural amenity, also play a part. In short, housing demand and housing needs vary across the region, they are fluid, and they are dynamic.

Demand and supply context

While having an adequate supply of residentially zoned land is important to meeting demand and enabling dwelling construction in the future, it is not the only factor driving the delivery of dwellings. The construction sector plays a significant role, and it does not have unlimited capacity to meet higher demands easily.

Dwelling completions in the SRT region (excluding metropolitan Clarence and Kingborough) have been relatively stable over a prolonged 30-year period, delivering on average 772 new dwellings annually. While in 2010, the sector was able to deliver 1,224 new dwellings, for most of this century the number of annual completions hasn't deviated far from the long-term average. This is despite there being an adequate land supply during this period, and demand has been steady due to sustained population growth. When we include data for the metropolitan parts of Clarence and Kingborough, the data suggests that the construction sector has ramped up in recent years and has been able to increase the number of dwelling completions by around 10%. Interestingly, much of this increase can be attributed to the metropolitan parts of Clarence, where large scale developments have been common.

Linked to this is the impact of property economics and its influence on where resources are directed. Single detached dwellings in greenfield estates tend to be favoured by project home builders and first home buyers. In these areas approvals are simple, services are available, banks are familiar with financing the product, estates are generally not too far from multiple builders and tradespeople (providing competition and choice), and builders can manage multiple builds on the one estate at the same time. In more remote settings, this is not necessarily the case. The take-home message is, even when the construction sector can increase its capacity, it may not necessarily be spread evenly across the region.

Land use planning and zoning is critical to converting vacant land to residential use. As a result, this project focusses on land that is *currently* zoned to allow residential use, including land zoned General Residential, Village, Low Density, Rural Living and Environmental Living. This project does not include land that has been identified for future residential use but is not yet zoned to allow it (at the densities envisaged). Therefore, land zoned Future Urban or Particular Purpose – Urban Growth has not been included as current land supply. Furthermore, this project prioritises vacant land over land that has 'improvements' or buildings on it, even when it has subdivision potential. Vacant residentially zoned land has the highest level of certainty of being developed in the near future, and often it is either on the market, or soon will be as subdivisions are completed and titles sealed. Throughout this report, this category of land supply is referred to as "Practical (vacant)". Other categories of land include "Theoretical" and "Practical". Theoretical includes all the land that is zoned appropriately and is expected to one day be developed for residential use, whereas Practical includes all vacant residentially zoned land *and* land that has subdivision potential but currently has buildings on it. As the subdivision potential can only be realised if a landowner actively pursues a subdivision, the likelihood that it creates supply is less certain.

Demand and supply estimates

Based on the calculated forecast demand, it is estimated that current 'Practical (vacant)' supply of zoned residential land will be exhausted across the SRT region in around 19 years. 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.

Tables 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 the three categories of land supply are shown, as mentioned above, the focus is on the Practical (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 yellow, 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.

The data suggests that land supply shortages in most areas are not as acute as what many expected. However, it should be acknowledged that even though land supply has been identified, for various reasons, including diverse landowner motivations, some of this land may never come to the market. Furthermore, it should also be remembered that the planning and development sector has recently lived through a historically high period of demand. Anecdotally, many (but not all) have commented that planning and building applications have slowed significantly. As demand is integral to how long supply will last, if demand ends up being higher or lower than what is forecast then the years supply can be easily recalculated using the numbers provided in this report.

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

LGA	Demand				Supply exhausted (in years)#		
	Population 2021	Forecast Pop 2046	AAGR*	AADD^	Theoretical	Practical	Practical (vacant)
Southern Regional Tas	116,732	141,931	0.78	636	23	23	19
Brighton	19,263	25,378	1.11	131	13	14	11
Central Highlands	2,580	2,681	0.15	8	23	23	23
Clarence (excl metro)	17,622	21,829	0.86	76	6	7	6
Derwent Valley	11,114	12,542	0.48	37	23	23	23
Glamorgan Spring Bay	5,118	6,079	0.69	69	23	23	23
Huon Valley	18,809	23,029	0.81	103	23	23	19
Kingborough (excl metro)	15,770	18,648	0.67	71	13	12	12
Sorell	16,975	20,959	0.85	99	23	23	17
Southern Midlands	6,838	7,838	0.55	27	23	23	22
Tasman	2,643	2,948	0.44	15	23	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 August 2023 data.
**Average Annual Growth Rate (AAGR) over the 2022-46 period.*
^Average Annual Dwelling Demand (AADD) over the 2022-46 period.

Table ES-2 Forecast Planning Area population and land supply, SRT region

Planning Area	Demand				Supply exhausted (in years)#		
	Population 2021	Forecast Pop 2046	AAGR*	AADD^	Theoretical	Practical	Practical (vacant)
Bridgewater	4,386	4,823	0.38	15	5	8	7
Brighton	3,700	5,266	1.42	36	18	16	7
Gagebrook	2,829	3,058	0.31	10	11	21	21
Old Beach	3,156	3,662	0.60	10	23	23	23
Brighton Balance	5,192	8,569	2.02	59	2	2	2
Bothwell	388	409	0.21	1	23	23	23
Central Highlands Balance	2,192	2,272	0.14	8	23	23	23
Cambridge	427	735	2.20	5	8	2	1
Lauderdale	2,512	2,698	0.29	4	8	14	8
Richmond	935	1,135	0.78	4	23	23	20
South Arm-Opossum Bay	1,358	1,549	0.53	7	12	12	12
Clarence Balance	12,390	15,712	0.95	57	4	5	4
New Norfolk	6,243	6,845	0.37	14	23	23	23
Derwent Valley Balance	4,871	5,697	0.63	22	21	20	17
Bicheno	913	1,234	1.21	15	23	23	10
Orford	639	768	0.74	9	23	23	23
Swansea	812	998	0.83	11	23	23	23
Triabunna	738	720	-0.10	2	23	23	23
GSB Balance	2,016	2,359	0.63	32	22	23	19
Cygnet	1,083	1,284	0.68	5	23	23	23
Dover	533	609	0.53	2	23	23	23
Franklin	268	319	0.70	2	23	23	23
Geeveston-Port Huon	1,356	1,600	0.66	7	23	23	23
Huonville	2,031	3,006	1.58	21	23	23	23
Ranelagh	917	1,038	0.50	4	23	23	4
Huon Valley Balance	12,621	15,173	0.74	61	17	15	15
Kettering	285	389	1.25	2	12	12	12
Margate	2,430	3,072	0.94	14	5	2	2
Snug	1,731	2,016	0.61	6	4	4	4
Kingborough Balance	11,324	13,171	0.61	49	17	16	16
Midway Point	3,429	4,010	0.63	13	23	23	21
Sorell	2,724	4,062	1.61	29	23	23	22
Southern Beaches	6,023	6,983	0.59	30	23	23	22
Sorell Balance	4,799	5,904	0.83	28	9	9	9
Bagdad	533	617	0.59	2	23	23	23
Campania	573	834	1.51	7	23	23	21
Kempton	383	400	0.17	1	23	23	23
Oatlands	576	668	0.59	1	23	23	23
Southern Midlands Balance	4,773	5,319	0.43	16	7	7	6
Eaglehawk Neck	397	453	0.53	3	23	23	23
Nubeena-White Beach	676	763	0.49	4	23	23	23
Tasman Balance	1,570	1,732	0.39	8	23	23	23

Source: REMPLAN Forecast, SRT GMEF compiled by REMPLAN based on data from Department of Natural Resources and Environment.

#Note that 22 years is the extent of the forecast period (starting in 2024 and running until 2046) and based on August 2023 data.

**Average Annual Growth Rate (AAGR) over the 2022-46 period.*

^Average Annual Dwelling Demand (AADD) over the 2022-46 period.

An important consideration when looking at ES-2 and the Balance areas relates to the comparatively high levels of demand. As the demand calculations are based, in part, on the specific location where recent development has occurred, the high levels of development that has taken place on Low Density and Rural Living zoned land (in Balance areas) has influenced the forecast demand in these locations. As much of this has taken place just outside of the boundary of some of the larger settlement planning areas, the demand gets allocated to the Balance area, however, in practice some of it will likely transfer to the adjacent settlement planning areas if new supply is readily available. While it may be a different housing offer, in many cases it will come down to price and availability, which has been part of the driver of the recent popularity of some of the low density and rural living estates.

Conclusion

While demand and supply of residential land varies significantly across the SRT region, this analysis indicates that at a regional scale there is sufficient land to meet the forecast medium-term demand (should it be able to be brought to the market). However, when looking at the data at LGA or planning assessment area level, there are some areas where the forecast demand is expected to exceed supply in the short-term. These include:

- Cambridge: with less than 1 year's supply;
- Brighton Balance and Margate: each with around 2 years supply;
- Ranelagh, Snug and Clarence Balance: each with around 4 years supply; and
- Bridgewater, Brighton and Southern Midlands Balance: each with around 6 or 7 years supply.

While many other areas appear to have adequate supply, in many cases it is reliant on coordination and collaboration between multiple landowners and agencies to deliver efficient and serviced land supply into the market. Huonville and Swansea are two examples where coordination is needed, perhaps through structure or development planning to ensure development is well-designed and efficient. This can be a challenge in the absence of a developer contribution mechanism, and it can be planning officer resource intensive, but it may be necessary to get the best outcomes.

Some other planning assessment areas are likely to have adequate supply, but only if underutilised land can be brought to the market. Brighton, Bicheno, Campania and Ranelagh all include land that has potential to be re-subdivided and additional vacant lots created. However, this requires the property economics to be favourable, and landowners to be willing to invest in subdivision or divest their property to someone who is. The unpredictability of this small-scale market-driven property development sector adds to the level of uncertainty, which means this land supply category cannot be relied on consistently. It should not be underestimated how valuable a contribution it could make to some of these settlements, and considering ways to facilitate it will no doubt be part of future planning discussions.

There are also some areas where new supply does not appear to be possible or desirable. While this project does not comment on this issue in detail, it should be remembered that just because there is demand forecast, it does not mean that supply must be created to meet it. There will be a range of reasons why it will not be appropriate or necessary to create new supply to meet demand in some locations. Should demand not be able to be satisfied in a particular location, some of the forecast demand will likely transfer to nearby areas, or further afield where a similar housing product is offered. Some demand may also dissipate as preferences change and new housing options are created. This is particularly the case where recent low density and rural living development has taken place, but supply is now running low. High demand and low supply can be the driver of change and innovation, which may have been the case in Brighton, where higher levels of medium density and villa unit construction has proven to be popular, or in Midway Point, where new lot sizes are the smallest in the SRT region but are selling fast. Similar outcomes could occur in settlements such as New Norfolk and Huonville, where there is likely to be demand for smaller, low maintenance dwellings close to town centres, but limited

options at present. Bringing new product to the market at an affordable price is likely to be the challenge.

While this project has identified some of the future challenges associated with residential demand and land supply across the SRT region, once again it must be remembered that it is data presented only to assist in future policy making. It should be read with a critical eye and an understanding of the assumptions that are embedded in the calculations. And a final reminder that just because there is demand, it doesn't mean that it must be satisfied in that exact location!

A table summarising the LGA land supply is provided on the following page.

Table ES-3 LGA Land Supply Summary

LGA	Land Supply Summary
Brighton	- Approximately 11 years supply is available across the LGA, with supply expected to be exhausted earlier in Bridgewater (7yrs), Brighton (7yrs) and Brighton Balance (2yr). - Forecast demand in Brighton Balance is high, based predominately on recent Rural Living and Low Density development on the fringe of Bridgewater and Brighton. This supply will soon be exhausted; however some demand may be met in Future Urban zoned land in Bridgewater and Old Beach (which does not currently count towards land supply). - Large scale development sites are in limited ownership, which can make for efficient subdivision design and delivery, but it can also create potential land banking issues.
Central Highlands	- There is sufficient supply across the municipality to meet localised demand for the future. - Structure Plans are proposed for several settlements, which will help coordinate residential development, subdivision design, and ensure the efficient delivery of infrastructure.
Clarence (excl metro)	- Approximately 6 years supply is available across the non-metro parts of the LGA, with supply expected to be exhausted earlier in Cambridge (<1yr), Clarence Balance (4yrs) and Lauderdale (8yrs). - As with Brighton LGA, Clarence has seen recent strong levels of Rural Living and Low Density development which has influenced forecast demand in the Balance area. Some of this forecast demand is likely to be satisfied in Clarence's metropolitan areas.
Derwent Valley	- There is sufficient supply across the municipality to meet localised demand for the future. - New Norfolk in particular has a number of large-scale subdivisions that are currently being delivered that are expected to meet much of the short to medium term demand. With an older population, opportunities for infill closer to the town centre could be explored.
Glamorgan Spring Bay	- Approximately 23 years supply is available across the LGA, with supply expected to be exhausted earlier in Bicheno (10yrs) and GSB Balance (19yrs). - Orford and Swansea appear to have sufficient supply, however due to fragmented land ownership there may be challenges in getting this supply to the market. Structure Plans / Development Plans may assist in coordinating subdivision design and delivery.
Huon Valley	- Approximately 19 years supply is available across the LGA, with supply expected to be exhausted earlier in Ranelagh (4yrs) and Huon Valley Balance (15yrs). - While Huonville and Cygnet both appear to have sufficient supply, coordination between landowners will be needed to ensure efficient subdivision design and infrastructure delivery.
Kingborough (excl metro)	- Approximately 12 years supply is available across the LGA, with supply expected to be exhausted earlier in Margate (2yr), Snug (4yrs) and Kettering (12yrs). - Margate and Snug have been developed to relatively standard residential densities, despite being zoned Low Density Residential. As supply in this zone is based on the minimum lot size permissible (1,000sqm), the average yield is less than what has already been developed. Should these settlements be rezoned to General Residential, the land supply is likely to be slightly higher, but still not enough to satisfy demand. - Much of the Balance area supply is made up of parcels in the Environmental Living Zone, which caters to a specific segment of the market.
Sorell	- Approximately 17 years supply is available across the LGA, with supply expected to be exhausted earlier in Sorell Balance (9yrs) and Midway Point (21yrs). - Demand in Sorell and Midway Point is being satisfied by several large subdivisions and estates that are being developed at metropolitan-like densities. Staged subdivisions allow for efficient construction and supply, particularly when there are competing estates.
Southern Midlands	- Approximately 22 years supply is available across the LGA, with supply expected to be exhausted earlier in Campania (21yrs). - Campania has several large, underutilised sites with the potential to create future supply. Should they be brought to market, there would be significant supply in Campania. - While no shortage has been identified for Oatlands or Kempton, it is noted that supply is based on quite large lots (for residential purposes), which means supply is likely to be understated in these areas.
Tasman	- There is sufficient supply across the municipality to meet localised demand for the future. - Structure Plans are proposed for several settlements, which will help coordinate future residential development and ensure the efficient delivery of infrastructure, noting that the settlements do not have access to sewer.

1 Introduction

This Demand and Supply Report is the final report for the SRT RDSS project. The project includes a housing market assessment, unconstrained population and housing forecasts (to determine demand), and a whole of region residential land supply audit. This report seeks to bring these elements together and present a cohesive and simple narrative around the demand and supply of residential land across Southern Regional Tasmania.

1.1 Project study area

The study area for the SRT RDSS includes the 10 LGAs of Brighton, Central Highlands, Clarence (in part), Derwent Valley, Glamorgan Spring Bay, Huon Valley, Kingborough (in part), Sorell, Southern Midlands and Tasman. Specifically, the study area excludes the LGAs of Hobart and Glenorchy in full, and the metropolitan parts of Clarence and Kingborough. These areas have been excluded as they form part of the Greater Hobart Plan. However, at times this report does refer to metropolitan data to assist in comparisons, as a result of data availability, or for ease of use for relevant LGAs.

A map showing the project study area can be found in Appendix G.

The SRT RDSS is a combination of two previously separate, but similar projects, the Outer Hobart Councils RDSS and the Southern Regional Areas RDSS. The Outer Hobart project was focussed on larger settlements within a 45-minute commute to central Hobart that were generally fully serviced, while the Southern Regional Areas project looked at settlements beyond the 45-minute commute and would consider district towns, lifestyle and low-density settlements. The two projects have been brought together to better align with the STRLUS study area, however as mentioned above, unlike STRLUS, this project specifically excludes metropolitan Hobart.

To provide some context as to the comparative size of the population of the different 'southern' geographies that are referred to in this report, in 2021:

- Southern Tasmania (including metropolitan Hobart) had a population of around 289,000;
- Southern Regional Tasmania (including metropolitan parts of Clarence and Kingborough) had a population of around 183,000; and
- Southern Regional Tasmania (excluding metropolitan parts of Clarence and Kingborough) had a population of around 114,000.

It is the last SRT geography listed above (excluding any metropolitan areas) that is the primary geography used for this project. It is generally referred to as the 'SRT region'. When a different geography is used, it has been labelled to alert the reader whether it includes metropolitan Clarence and Kingborough, or in some cases, all Southern Tasmania.

1.2 Project purpose

As outlined in the project brief, the purpose of this project is to:

- Understand demand and supply of land and housing across the study area to inform policy and strategy, including a review of the Urban Growth Boundary (UGB) and the outer Hobart settlement growth strategies in the STRLUS and to support planning scheme amendments;
- Promote consistent decision making and to assist coordination between planning authorities within the region;

- Allow patterns and trends of land and housing demand and supply to be spatially understood across the region, identifying any market segmentation and whether there are interrelationships across the broader study area;
- Provide a detailed and contemporary evidence base to assist local planning authorities to develop long-term strategies for supply of zoned land in support of regional and local strategies for diverse housing choice; and
- Provide recommendations for potential levers that could be used to unlock existing residential land that is not being developed.

Importantly, the project is not intended to deliver a settlement strategy for the study area. To deliver on the project's purpose, the project has investigated:

- Supply factors across Tasmanian and the region;
- Trends in housing supply across the region;
- Estimates of current and future land supply;
- Unconstrained forecasts for population and dwellings until 2046; and
- Estimated timelines for supply to be exhausted.

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

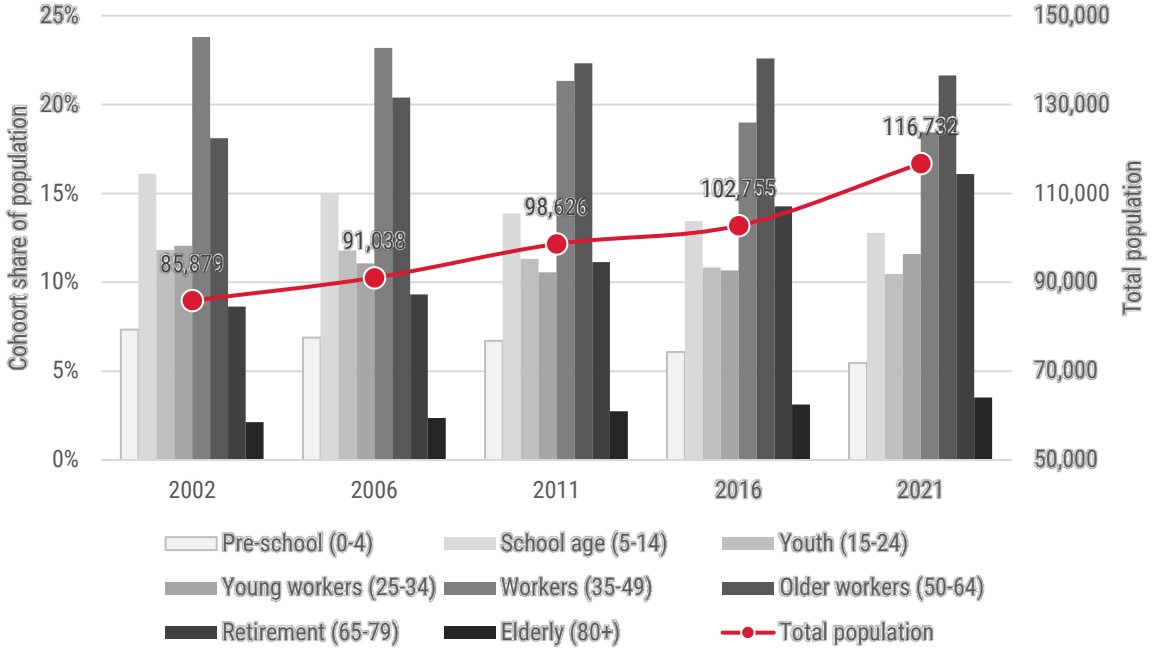
1.3 Project background

The need for this project stems from a period of strong and steady population growth that has taken place across the region since the turn of the century (as shown in Figure 1). Official rebased population data from the Australian Bureau of Statistics (ABS) has confirmed the prolonged period of growth and highlights the noticeable increase that occurred between 2016 and 2021.

Along with an increased population, there has also been an increase in the number of dwellings. However, the level of dwelling growth may not have kept up with population growth in recent years. Figure 2 shows that for around half of the years between 2002 and 2022, more housing was being added compared to what would've been expected to meet population growth, but then in 2017 as the population increased significantly, the housing supply remained relatively steady. This has resulted in some of the population moving into previously unoccupied dwellings, or moving into what was previously a holiday home. It is interesting to note that the region does include three LGAs where the amount of unoccupied dwellings accounts for around half (or above) of all dwellings. This is a reflection of the role that these LGAs play in meeting the needs of the holiday and short stay accommodation market, and it also highlights a particular challenge when considering demand and supply for residential land.

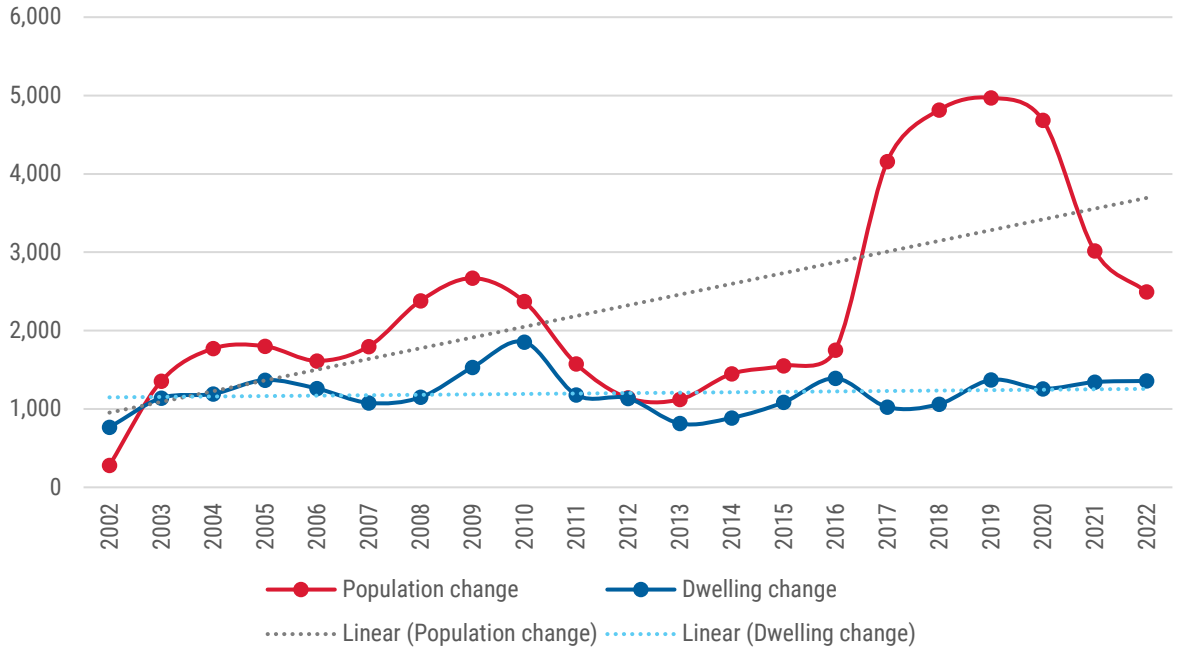
The increase demand in recent years has also seen an increase in subdivision activity and lot creation. Subdivision approvals that hadn't been acted on for many years suddenly became viable and have been progressed. This has seen developers actively looking for new sites to develop, which has led to discussions around the adequacy of long-term supply. At the same time there has been significant increases in property prices and decreases is relative affordability. Combined, these factors have contributed to the housing and land shortages that have been reported across the region and have resulted in the need for an independent and factual assessment of residential demand and supply.

Figure 1 Change in population and 'life stage' age cohorts, SRT region (excluding metropolitan Clarence and Kingborough)



Source: ABS Regional Population

Figure 2 Population and dwelling change, SRT region (including metro Clarence and Kingborough)



Source: ABS Regional Population; REMPLAN GMEF

1.4 Regions of analysis

Analysis throughout this report is presented at three geographic scales. At its broadest is the SRT region itself. The next level down is individual LGAs, while the smallest geography is for 'planning assessment areas'. Planning assessment areas are project-specific geographies developed following engagement with respective councils during Stage 1 of the project. In total there are 42 planning assessment areas – 32 of them relate to particular settlements, and 10 relate to 'Balance areas'. Balance areas are simply the full LGA minus any settlement specific planning assessment areas.

Initially, planning assessment areas were intended to be the larger settlements with most data presented at a regional or LGA level. However, as the project was extended to include regional areas, more planning areas were created. Many of these are smaller in population than what is ideal from a forecasting perspective, as it becomes very difficult to accurately forecast future population for settlements that are under 400-500 people. However, not all settlements have been created as planning assessment areas, and their data is included in the respective LGAs Balance area. Regardless of if a settlement has been designated as a planning assessment area or not, demographic data is available for all areas and all settlements across the SRT region. Importantly, all settlements that have land zoned for residential use has been included in the land supply calculations.

Full data tables, charts and maps for planning assessment areas are provided in the Appendices.

2 Supply context

The supply of land for residential development is critical to the delivery of housing, but it is not the only factor. Others include construction costs, government regulations and policy, access to finance, and broader economic conditions impacting things such as labour force participation.

In terms of land supply, greenfield development is the most common form of land delivery in many parts of Australia. This is largely due to the relative ease of product delivery compared to medium density development or infill housing. Additionally, property developers have market experience in this form of development and the building sector's capabilities are largely built around delivering suburban detached dwellings as the preferred form of housing across most Australian urban areas. The attraction of greenfield development is also related to the ability to effectively masterplan and stage development. This provides a relatively cost-effective and lower risk mode of delivery for the development sector. Master planned development can often enable a 'scale' of development to integrate infrastructure planning avoiding the difficulties and cost related to legacy issues which can be present in older established areas. Greenfield development often also avoids much of the community opposition that can come with higher density and/or infill development.

In smaller cities and towns, large scale greenfield development is less common and subdivision activity is generally focused on larger infill sites and the incremental expansion of urban areas. Much of it is similar to greenfield development, but it is just at a smaller scale and may abruptly end at property boundaries, waiting for the landowner next door to undertake a subdivision. Other forms of development in smaller cities and towns include strata titling, small lot subdivisions, demolition, and replacement of older housing stock, and occasionally, medium density unit developments.

From a planning perspective, providing new housing in established areas provides residents with ready access to existing services and amenities and makes good use of infrastructure. As infill development is often at an increased level of density, properties are typically lower maintenance than a traditional suburban house. Ease of maintenance is increasingly attractive not only for an ageing population, but also for households that prioritise an urban lifestyle over property maintenance. Medium density residential development also provides an attractive option for investors in the rental market and in turn, in the right form, can assist to address housing affordability. If not done well however, it can raise opposition from nearby residents, which can cause delays and additional costs., which can cancel out some of the benefits of this form of development. Having clear planning controls that clearly indicate the type of development that is preferred in an area can help manage these challenges and manage how a place can change over time to meet the needs of its current and future residents.

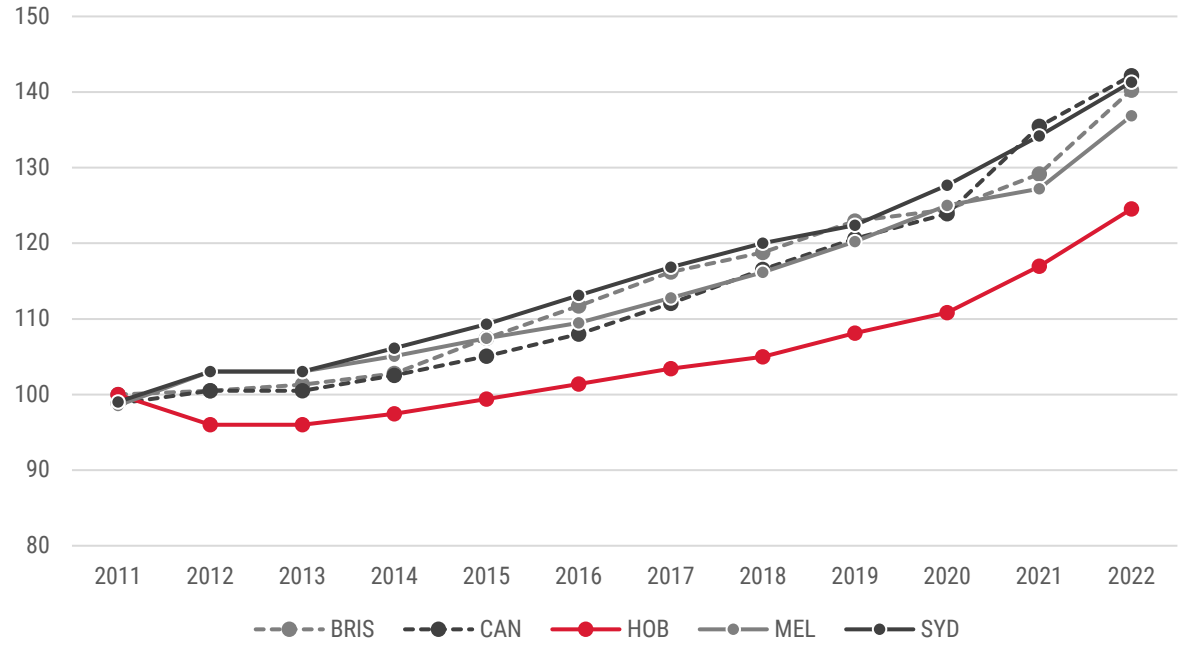
2.1 Construction costs

The increase in construction costs over recent years has been well publicised. Impacts of the bushfires on timber production (notably in VIC/NSW) and COVID-related supply chain disruptions created supply shortages and increased the cost of many materials. Materials shortages were accompanied by an increase in household savings during COVID which resulted in a substantial increase in money spent on home renovations. These factors coincided with a spike in demand stimulated by the Federal Government's HomeBuilder scheme. The combination of these factors contributed to rapidly escalating construction costs across much of Australia, including Tasmania.

Figure 3 shows that construction costs in Hobart had been relatively stable compared to other capital cities. However, like other State capitals, recent years has seen a notable increase. For Hobart, this is more pronounced given the longer-term period where prices increased by less than 2.0% annually,

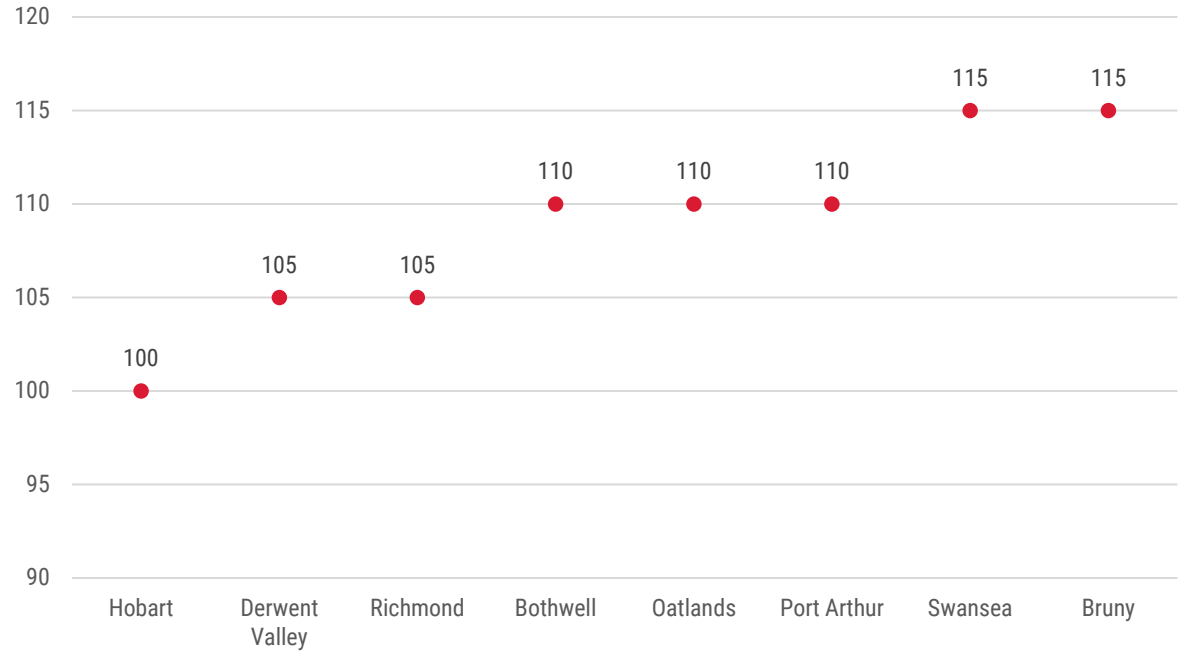
before jumping in 2018 then again in 2021 and 2022. The impact of construction cost price rises have been compounded by recent interest rates rise and a tightening of household borrowing capacity.

Figure 3 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 2011-12 Financial Year.

Figure 4 Regional construction cost indices (comparison to Hobart)



Source: Rawlinsons Construction Cost Guide, 2023

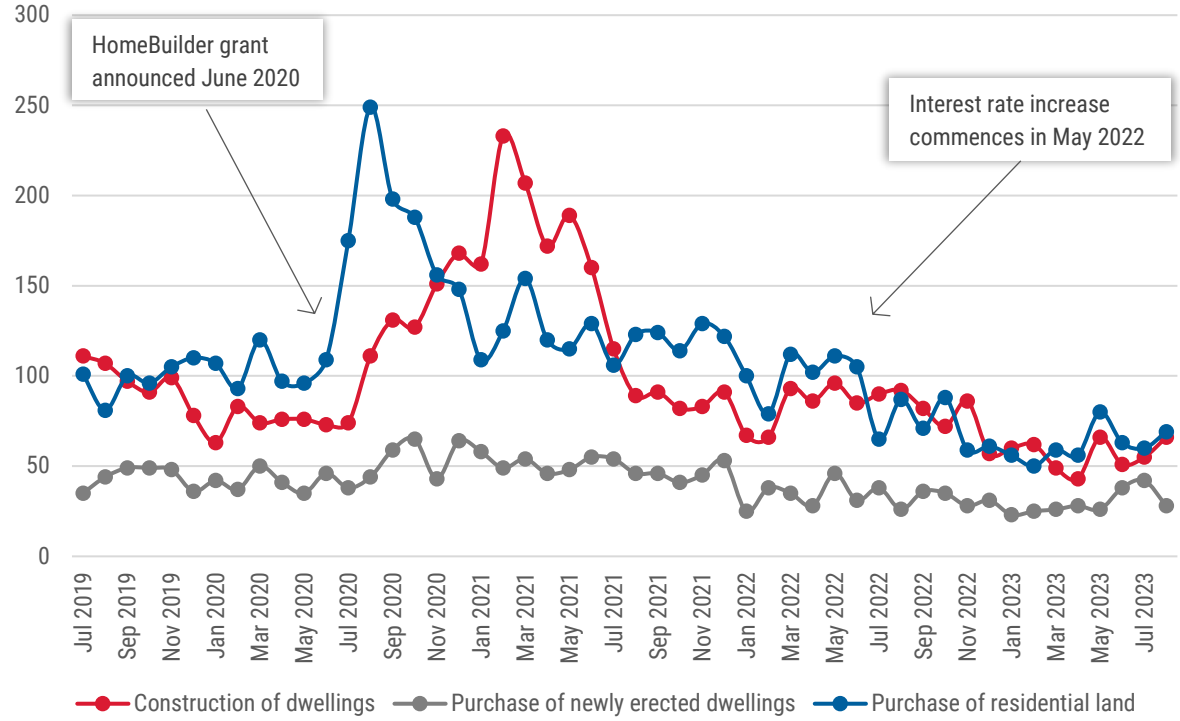
At a regional level, construction costs also vary with more remote locations typically having higher average costs (Figure 4). This is evident across Southern Tasmania, with Swansea and Bruny being around 15% higher than Hobart. This price differential could add $75,000 to the cost of a $500,000 build and can be another limiting factor in adding dwelling supply to parts of the region.

2.2 Access to finance

Access to finance plays an important role in housing supply, for developers in developing land, investors for acquiring rental properties, and for households to purchase homes. A historically low cash rate and accompanying low interest rates that had been declining since late 2010 had increased borrowing capacity for many. In Tasmania, the number of loans issued generally increased over this period (see Figure 5).

Since the end of the HomeBuilder scheme in March 2021, levels of lending returned to longer-term levels. Then in mid-2022, the Reserve Bank of Australia began to increase the cash rate for the first time in over a decade. The impact of the cash rate increases on the number of loans issued is illustrated in Figure 5. In Tasmania, the number of loans issued for the construction of new dwellings is now at its lowest point since the start of the COVID pandemic, and at one of its lowest in the past twenty years.

Figure 5 Number of new loans by loan purpose, Tasmania (owner occupier and investor)



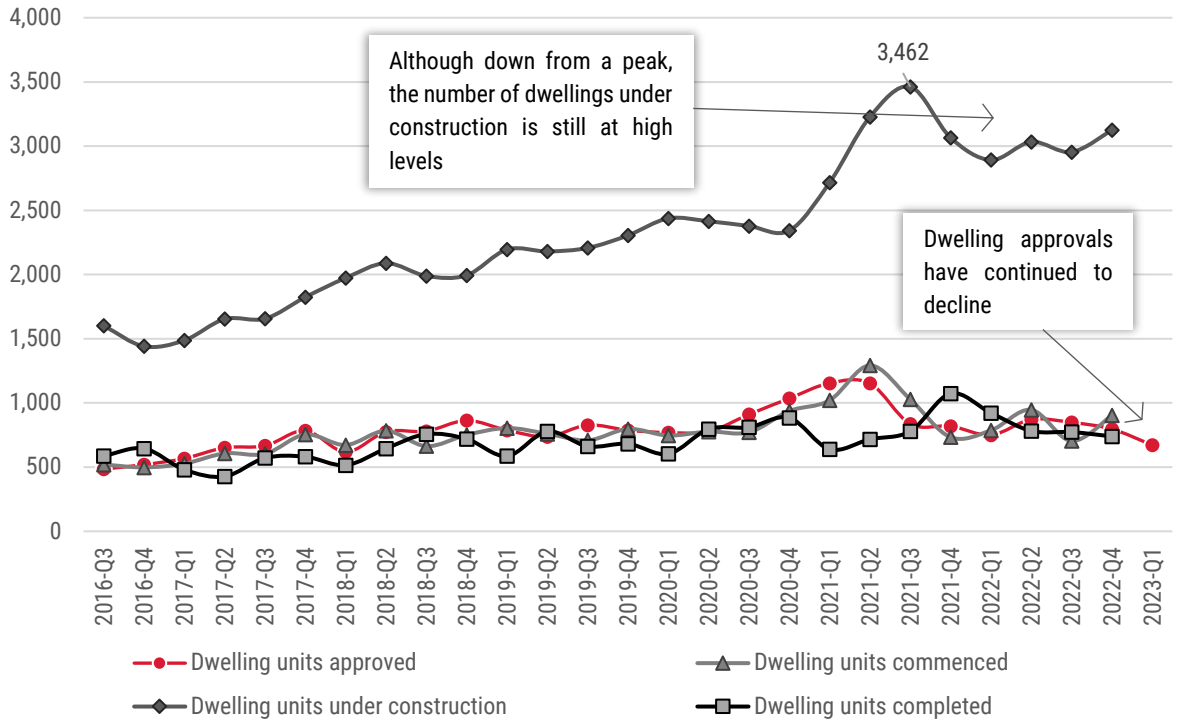
Source: ABS, Lending Indicators (original series)

The relationship between access to finance and the purchase of land and the construction of new dwellings is interesting. As can be seen in Figure 5, a significant spike in lending for land and construction of new dwellings occurred in the middle of 2020. This was a period early in the COVID pandemic when the cash rate was near zero, and the federal government announced the HomeBuilder scheme. The combination of cheap money and government stimulus resulted in a sharp spike in activity which is still working its way through the system (Figure 6). However, the construction sector does not

have unlimited capacity and this period of high dwelling (building) approvals and commencements was typically accompanied by a decline in dwelling completions.

Despite the high number of dwellings under construction, the number of building approvals has been declining over the past nine months and is at its lowest point in six years.

Figure 6 Dwellings approved, commenced, completed and under construction, Tasmania



Source: ABS Building Approvals, ABS Building Activity

The construction sector is prone to boom-and-bust cycles, often as an outcome of government incentive programs. The first homeowner grant programs delivered from 2012 to 2017 supported strong growth in the construction sector. However, by 2019 prior to the pandemic the Reserve Bank of Australia was warning of declining activity in the sector. This was negated by the HomeBuilder scheme, however with the current levels of building approvals and loan approvals going into decline, suggests that there will be a lower level of supply coming into the market in the medium term once current dwelling approvals roll through to completion.

2.3 Social housing investment

One area where government policy is key in the supply of housing is in affordable and social housing. The need to expand capacity in this sector of the housing market has come into sharp focus in recent years following periods of rapid rental price increases and extremely low vacancy rates. Rates of homelessness have been increasing across the country.

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 the Tasmanian Housing Strategy 2023-2043, which sets an aspirational vision to end homelessness in Tasmania by providing safe, appropriate, and affordable housing for all Tasmanians.

The Strategy builds on existing initiatives and provides a roadmap to deliver a net increase of 10,000 social and affordable homes by 2032. While some will be delivered through direct investment in housing, others will be delivered through partnerships with other agencies and the private sector that seek to bring more housing to the market by leveraging government owned land and improvements to planning and approvals processes.

It is worth noting that across the SRT region, there is limited land that is owned by Homes Tasmania that contributes to the Practical (vacant) land supply. Two exceptions are Brighton and Gagebrook, where it is estimated that around 18% (or land to accommodate 109 new dwellings) of the potential supply in Brighton is owned by Homes Tasmania, and in Gagebrook it is around 27% (or land for 45 dwellings) of existing supply. These numbers are based on the calculated average yields of one dwelling per 559sqm in Brighton and one dwelling per 645sqm in Gagebrook. In practice, it is likely that Homes Tasmania would be seeking to achieve dwelling yields that are higher than these averages.

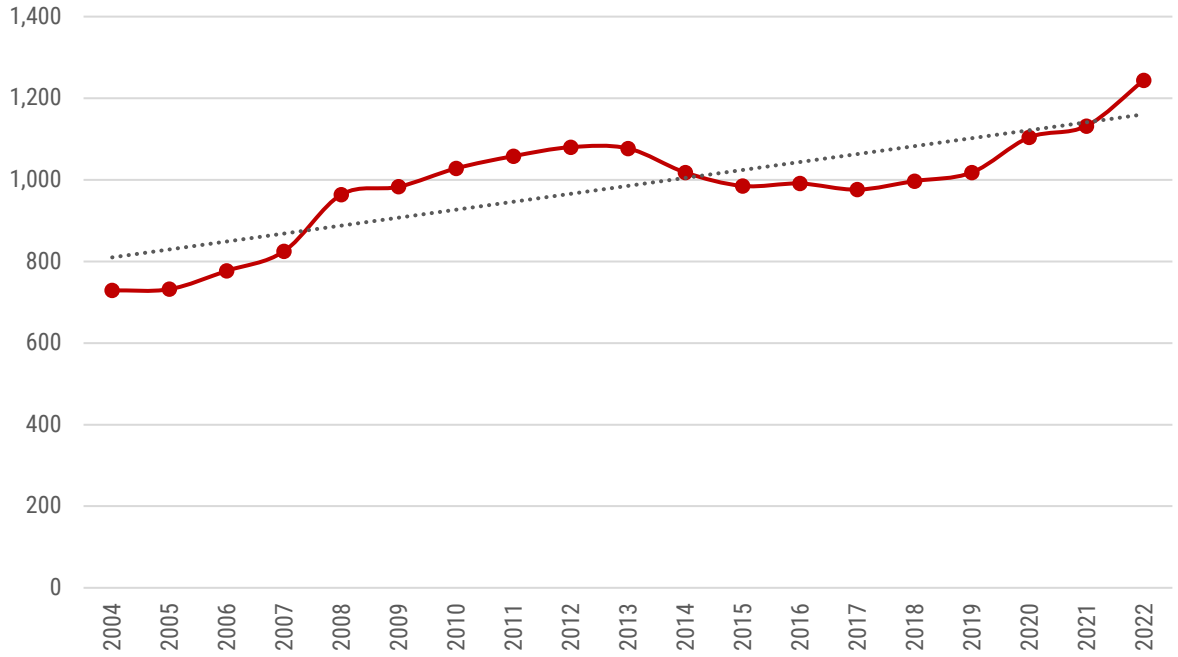
2.4 Construction sector capacity

Access to skilled labour is essential for the provision of housing. Adequate numbers of workers, as well as businesses licenced to perform work, increase the pace of housing construction. By contrast, areas where access to skills is limited may be constrained not only in the number of dwellings that can be delivered but also experience higher costs.

Across Tasmania, the number of businesses in the house construction sector has seen steady growth since 2004, and in 2022 there were around 70% more businesses operating in the sector in total (Figure 7). The growth in the number of businesses is indicative of the market responding to the demand generated through a growing population, with a recent uptick in the number of businesses responding to the elevated rates of population growth between 2016 and 2021.

In other parts of Australia, several large home builders have collapsed in recent years, primarily due to fixed price contracts and rising materials costs impacting on their financial sustainability. This does not appear to have occurred in Tasmania or is yet to flow through into official statistics. It may be that the smaller size of construction businesses in Tasmania (in general) may be a factor in being able to remain viable.

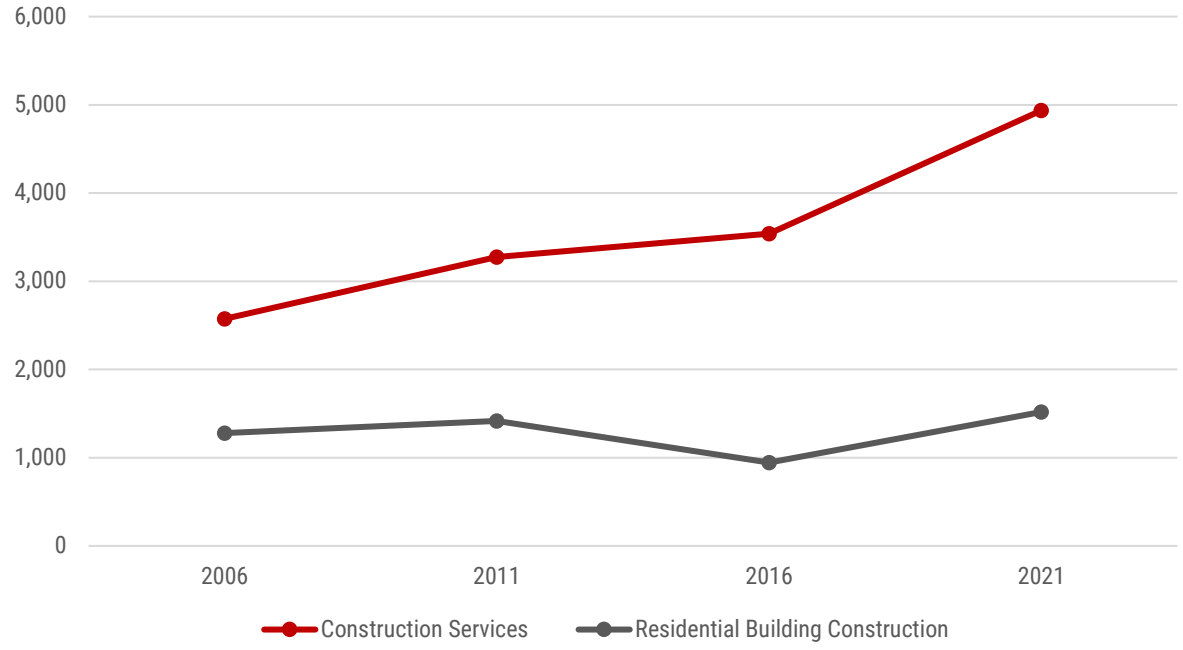
Figure 7 Count of businesses in the house construction industry, Tasmania



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

As the number of businesses has grown, so too has the number of people working in the construction sector (in the SRT region, including metropolitan Clarence and Kingborough). This is partly evident in the number of workers in key residential construction sectors (Figure 8), where the number of people working in construction services has doubled since 2006. Construction services includes trades such as electricians, carpenters, and plumbers. However, when looking at the number of people working in more narrowly focused residential building construction sector (the sector that is engaged to construct or renovate houses), it has only grown marginally. Regardless, the number of workers overall has been growing which suggests that access to labour and skills has not been a major constraint on supply of housing at a state level.

Figure 8 Number of people working in selected construction industries, SRT region (incl metro)



Source: REMPLAN Community

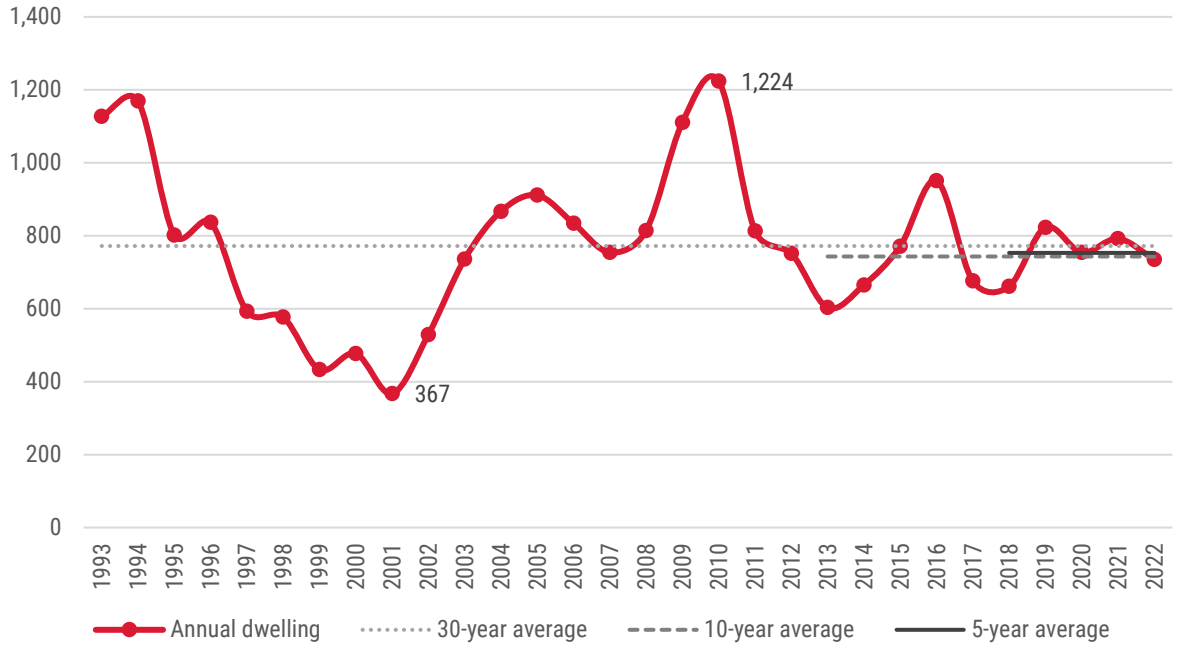
3 Supply assessment outcomes

The supply outcomes section provides analysis of historic housing supply and estimated land supply across the region. Data is derived from a database which utilises Valuation Information System for Tasmania (VISTAS) data, 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, providing additional insights into the characteristics of housing supply in the region.

3.1 Trends in housing supply

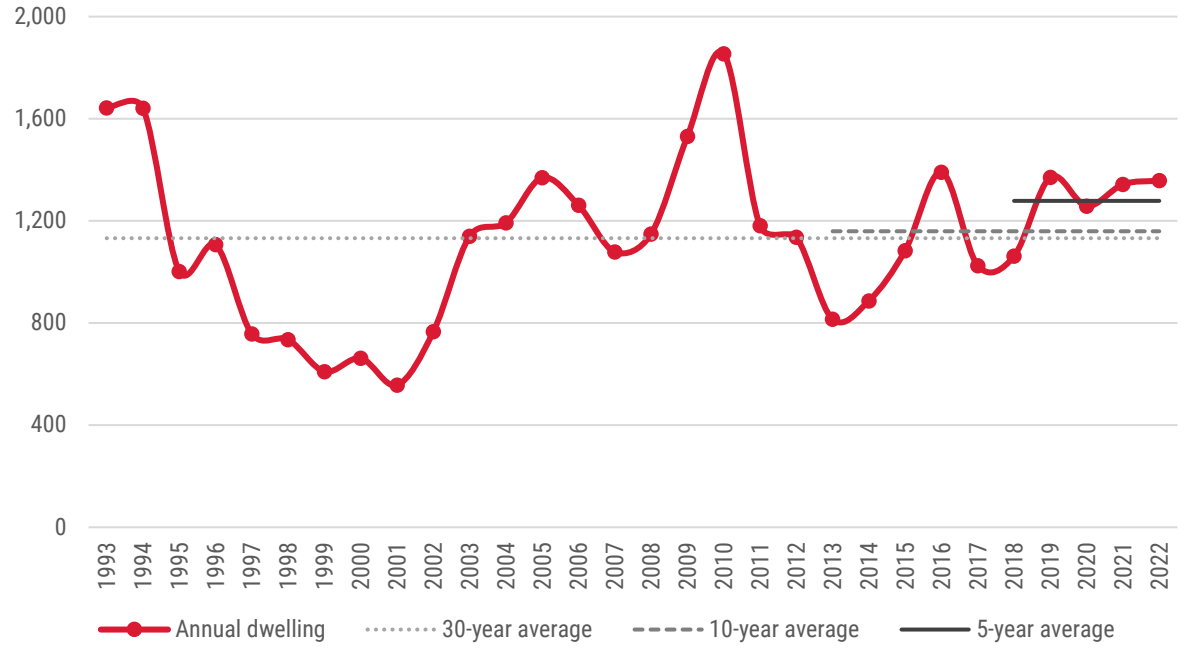
Across the SRT region (excluding metropolitan Clarence and Kingborough), the long-term average indicates that around 772 new dwellings are constructed each year. While this number peaked in 2010 when 1,224 new dwellings were added (Figure 9), it is interesting to note that yearly totals generally do not vary far from the long-term average. This suggests that in regional areas, the construction sector has a limit on the number of dwellings it can deliver each year. This is confirmed when we include data for the metropolitan parts of Clarence and Kingborough. Figure 10 indicates that the short-term average number of dwelling completions has increased by around 10% above the long-term average. This suggests that the growth in the construction sector has been focused in metropolitan areas, where larger scale residential estates and greater demand have advantages and create efficiencies when compared to regional locations.

Figure 9 Number of dwellings in residential zones by year of construction, SRT region (excl metro)



Source: Southern Regional Tasmania GMEF (based on data from Department of Natural Resources and Environment)

Figure 10 Number of dwellings in residential zones by year of construction, SRT region (incl metro)



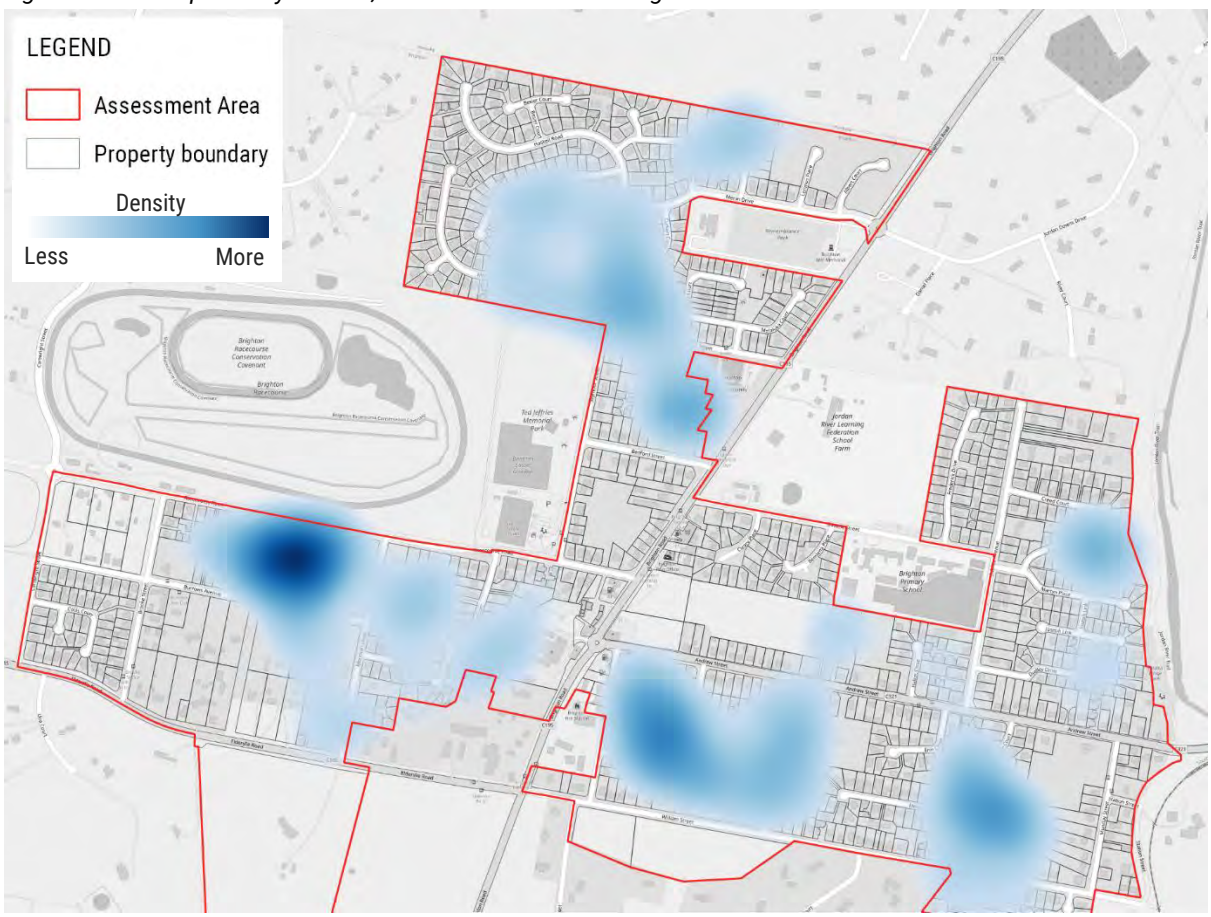
Source: Southern Regional Tasmania GMEF (based on data from Department of Natural Resources and Environment)

Looking at the data for LGAs (in Appendix A), we can see that even across the regional areas, some of the construction activity has been focused in those LGAs that are closest to Hobart. Brighton, Derwent Valley and Sorell have all seen some of the largest increases between the long-term average and short-term average. Brighton has increased from around 140 new dwellings per year to 200, Derwent Valley has increased from 44 to 55, while Sorell has increased from 136 to 159 new dwellings per year. When it comes to a decrease between long and short-term averages, Kingborough's non-metropolitan area is the most significant having decreased from 104 down to 61 new dwellings per year.

At the planning assessment area level, there are a number of settlements that are within the 45-minute commute to central Hobart that have seen increases in the average number of new dwellings completed each year including New Norfolk (increasing from a long-term average of 26 to a short-term average of 46), Campania (increasing from 4 to 10), Midway Point (increasing from 21 to 34) and Sorell (increasing from 26 to 46). All LGA and planning assessment area charts are provided in Appendix A.

The form of housing in some assessment areas is also changing. While flats, units and villa units are still relatively uncommon in regional areas, there has been an increase in this form of housing (particularly villa units) in parts of Brighton (see Figure 11). This form of housing is still often detached but is usually smaller with lower maintenance gardens when compared to standard residential development. Depending on the size of the complex, villa units many also include some shared facilities.

Figure 11 Heatmap Density of Flats, Units and Villa Units in Brighton



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

The settlement of Sorell is also seeing an increase in the number of villa units, however when you look at the data for the Sorell LGA overall, the increase in villa units is being masked by the construction of single detached dwellings in almost every other part of the LGA. However, this is only one part of the picture, as lot sizes in new subdivisions in Midway Point and Sorell are relatively compact (540sqm and 595sqm respectively) and are some of the smallest across the region. In some respect this is a relatively efficient form of suburban development that is clearly meeting a market need.

In areas where the form of housing is changing, the tenure type for land is similarly transitioning with a greater number of land titles issued as horizontal strata as opposed to freehold. This trend is not evident in regional townships which are maintaining high proportions of traditional freehold title tenure. While the changes in tenure type have no material impact on supply, it is indicative of how the market is delivering infill development which is likely to continue to increase in established areas in the future.

Dwelling construction by type for all LGAs and planning assessment areas are provided in Appendix B.

3.2 Land supply process summary

A key component of the OHC RDSS was the development of a Growth Monitoring and Evaluation Framework (GMEF). The intent of the GMEF was to provide data on residential land use and development which could be updated on a semi-regular basis, providing insight into the trends of supply over time. The concept of undertaking regular updates on matters such as residential land supply is astute given the assumptions that inform land supply can (and should) change over time, particularly in areas experiencing more rapid development. While not specifically required as part of the SRA RDSS,

the development of the framework has been applied to both project areas and delivered as part of the SRT RDSS.

The land supply assessment process was informed by a comparative analysis undertaken early in the project that examined four 'growth monitor' programs from other Australian state jurisdictions, and one program from overseas. The comparative analysis was discussed at a workshop of the Northern Tasmanian Regional Planners Group where agreement on an approach forward was decided. This was further developed and the detailed process for the supply assessment was presented and workshopped again at another meeting of the Regional Planners Group.

Note: In addition to this project, RDSS projects are being completed by REMPLAN for the Northern Tasmania region, LaTrobe Council and the Cradle Coast region. As the Northern Tasmania project was the first to commence, the GMEF was developed primarily as part of that project and expanded to the other regions, with slight variations to account for regional differences.

The approach to estimating supply recognises that a regional assessment must make reasonable assumptions that will have broad application, while providing sufficient detail to capture local nuances. While the supply approach is ultimately calculated at a parcel or property level, it is not intended that the GMEF replace detailed site analysis that would be prepared through more localised structure plans, nor represent the level of analysis that is required to be undertaken through a proposed rezoning or planning approval 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, the majority of the analysis is undertaken through a series of pre-defined processes in a geographic information system (GIS) to estimate current land supply. That process also allows for individual or site-specific inputs provided by respective Councils to be considered. This includes factors such as any known land constraints that are not identified in the initial process, site specific approvals or yields that may differ from the initial calculations, or significantly advanced rezonings that will alter supply. The process of combining predefined calculations with localised input is consistent with other growth monitors that were reviewed earlier in the project.

It is also important to recognise the assistance and work of the Department of Natural Resources and Environment who provided the crucial input in the form of the spatial database that underpins the supply analysis. This database is fundamental as it provides data from across the region in a consistent format suitable for comparative analysis and ongoing review. One of the trade-offs of using this database is the time lag for some data to be updated. It is estimated that this could be up to four months, however the time lag is relatively consistent. If the model is regularly updated, this delay is built-in and should not pose a problem with analysing the data.

As the supply assessment presented in this report is generated from the proposed ongoing growth monitor model, it is expected that the initial concept will be reviewed and improved over time as the outputs are analysed and applied by councils and other stakeholders. A summary of the land supply assessment process is provided in Appendix C. More detailed technical process specifications will be provided as part of the GMEF documentation.

3.3 Supply estimates

Several sets of supply figures have been prepared. The first set is a 'theoretical' estimate of supply and are a direct output of the model applying a set of agreed criteria. A second set of supply figures was then prepared which is a 'practical' supply estimate. The practical supply estimates include 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. Practical supply estimates also excluded some parcels of land that had higher value agricultural classifications. A third set of supply figures is 'practical (vacant)', which removes the sites that have a house on them but have some subdivision potential. These sites are referred to as underutilised, but it should be noted that this is purely from a hypothetical perspective. Practical (vacant) is the most useful set of estimates as vacant land has a higher certainty of being developed. Underutilised sites require dedicated landowner action to pursue subdivision and bring additional supply to the market. Detailed supply tables and maps for individual assessment areas are provided in Appendix D.

While yields are calculated on a parcel or property level, supply estimates should be considered and presented at a larger geographical level such as a planning assessment area or LGA. This is important to remember as the supply figures are estimates only. Individual landowners, developers and planning authorities will determine the ultimate yields for individual parcels. Actual residential yield will likely vary slightly from REMPLAN estimates once site-specific considerations, detailed assessments required through the planning permit process, and development viability are applied. However, review of historic data suggests that REMPLAN supply estimates applied over a larger geographic area across more properties, tend to even out the variances seen in individual parcels and yields sit close to the averages applied in the modelling.

The supply results are presented across several developable land categories, reflecting 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 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.

[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.

- **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. For most LGAs, the minimum parcel size included in this category is 5,000sqm. For Brighton, this has been reduced to 1,500sqm in recognition that there are many parcels between 1,500sqm and 5,000sqm that are expected to be redeveloped over time (based on recent experience).

Estimating future supply requires assumptions to be made. For the population and dwelling forecasts, there must be some aspect of timing allocated to land supply being realised in response to changing demand. However, it should be recognised that this is a theoretical exercise as there is no accurate way to estimate timing unless there has been direct engagement with a developer or landowner who is actively developing land.

It is also necessary to acknowledge that the supply of *land*, and *dwellings*, is primarily delivered by the private sector. While some dwelling development is speculative, much is still being developed by households. The development of land, however, is almost purely speculative and will only be delivered if market conditions support delivery of land that is financially profitable. The practical outcome of this market-driven system is that delivery of new land supply is completely 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, will limit supply to ensure profitability, or for those with multiple land holdings will direct limited resources to the highest profit areas.

One outcome of this market-driven system is the matter of land banking. Definitions of land banking varies from purchasing and holding land to sell at a higher price in the future, through to staging releases of land to maximise profitability (or ensure viability). Land banking can be an intentional strategy of professional developers but can also be an outcome of individuals that are using large land holdings for other purposes and only intend to sell at some future date.

The issue of land banking was discussed during meetings with local government planners. Feedback received indicated that it was an issue for only a small number of councils, mainly where individual entities held substantial land holdings. Where this occurs, it can have practical implications for the timely and orderly development of land, primarily when the extent of land is a considerable proportion of potential supply. While parcels that individual councils considered to be land banked were identified through the supply analysis, no special categorisation or calculation was made through the assessment, and they were included in the supply figures in the same way as all other land.

For this analysis, supply has been categorised as discussed above, from existing retail allotments through to underutilised properties. The intention is to indicate varying levels of certainty; however the reality is that individual parcels that fall in these categories may be developed in any sequence. For example, a currently underutilised parcel may ultimately be developed into retail lots before a property with existing planning approval.

Table 4 provides the land supply figures by the categories outlined above while Source: REMPLAN GMEF

Table 5 indicates the share that each category contributes to total supply in each municipality. The supply figures provided are an estimated yield, not a count of parent parcels. As the land supply figures are intended to be dynamic and provide a snapshot in time, the GMEF model only includes land that is currently zoned General Residential, Village, Low Density Residential, Rural Living and Environmental Living. It does not include land that is zoned Future Urban or Particular Purpose (Urban Growth Zone).

Table 4 Estimated practical land supply (number of potential lots) by local government area, August 2023

Region	Total	Retail	Approved plan	Vacant serviced	Vacant unserviced	Under-utilised
Brighton	**1,954**	276	848	253	140	437
Central Highlands	**1,272**	349	180	79	499	165
Clarence	**592**	321	98	21	48	104
Derwent Valley	**1,489**	311	0	457	227	494
Glamorgan Spring Bay	**2,331**	841	275	365	125	725
Huon Valley	**2,371**	914	216	565	271	405
Kingborough	**975**	670	0	34	268	3
Sorell	**2,122**	1,024	103	430	224	341
Southern Midlands	**981**	184	147	166	30	454
Tasman	**1,496**	664	31	34	570	197
SRT region[2]	**15,583**	**5,554**	**1,898**	**2,404**	**2,402**	**3,325**
			Higher certainty <——————————————————> Lower certainty			

Source: REMPLAN GMEF

Table 5 Estimated land supply shares of respective local government areas, August 2023

Region	Total	Retail	Approved plan	Vacant serviced	Vacant unserviced	Under-utilised
Brighton	100%	14%	43%	13%	7%	22%
Central Highlands	100%	27%	14%	6%	39%	13%
Clarence	100%	54%	17%	4%	8%	18%
Derwent Valley	100%	21%	0%	31%	15%	33%
Glamorgan Spring Bay	100%	36%	12%	16%	5%	31%
Huon Valley	100%	39%	9%	24%	11%	17%
Kingborough	100%	69%	0%	3%	27%	0%
Sorell	100%	49%	5%	19%	11%	16%
Southern Midlands	100%	19%	15%	17%	3%	46%
Tasman	100%	44%	2%	2%	38%	13%
SRT region[2]	**100%**	**36%**	**12%**	**15%**	**15%**	**21%**
			Higher certainty <——————————————————> Lower certainty			

Source: REMPLAN GMEF

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. For example, Kingborough has a high percentage of its lots in the Retail category, which suggests that its supply is ready to be purchased and developed. Brighton has a high proportion of estimated supply in the Approved Plan category. This is a result of recent subdivision activity that is expected to bring new

[2] Excluding Metro.

vacant lots on to the market soon. By contrast, Southern Midlands, has almost half of its supply in the Underutilised category. This means that much of their future supply is anticipated to come from the re-subdivision or redevelopment of larger parcels that already have a dwelling. In many cases, this will likely be relatively simple two or three lot subdivisions to create new vacant lots in areas where existing infrastructure is in place.

Interestingly, Kingborough has 0% of its supply in the Underutilised category. This is a result of the land use zoning in many of its settlements outside of the metropolitan areas. Margate and Snug are zoned Low Density Residential; however they have been developed to densities that are more consistent with the General Residential Zone. As a result, there are very few parcels that meet the GMEF models parameters around underutilised low density zoned land. Should these settlements be rezoned to General Residential in the future, as is being considered, then the GMEF models parameters may identify some sites with subdivision potential. Monitoring these figures over time to see whether land supply is realised from these parcels will be important.

It is also worth noting that the Approved Plan category consists of specific yields provided by council. Where the figure is 0%, it simply means that the yields calculated by the GMEF model were accurate enough to not warrant an override by the council officer reviewing the land supply maps. For example, a larger lot may have had a subdivision approved for 12 lots and the model also estimated the yield at 12. Therefore, it is useful to consider combining the Retail and Approved Plan percentages to get a sense of the higher certainty land supply.

While the proportions of each category do not relate to the quantum of supply, they do provide a useful insight into the land supply profile of each LGA and will be useful to track changes over time to see if actions to release land onto the market are working.

4 Population and housing forecasts

Stage 3 of this project included the preparation of 'unconstrained' population and dwelling forecasts for the SRT region, LGAs and planning assessment areas. These were prepared and presented at a regional planners' workshop in June 2023. They were then discussed with each LGA and have been incorporated into the earlier Market Demand Report. It must be stressed that unconstrained forecasts assume that supply will generally be provided to meet demand (which in practice is often the case, but not always). This ensures that they forecast the full demand that can be expected based on a range of parameters. While unconstrained forecasts can vary slightly to 'supply informed' forecasts, it is largely limited to smaller areas where supply constraints have been identified, or in areas that will actively be promoted for future large scale residential growth. The forecasts that LGAs have access to are the same as those used in this report (unconstrained population and dwelling forecasts).

The following section of the report provides an overview of the forecast methodology, further information on the methodology can be found in Appendix F.

REMPLAN's forecasts utilise various models which are subject to different influences, and all combine to generate population and dwelling forecasts 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 the 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 informing potential limits of the local construction sector to deliver housing.

Key outcomes of the population and housing forecasts are presented below. Detailed charts and data tables for all municipalities and planning assessment areas are provided in Appendix E.

4.1 Population

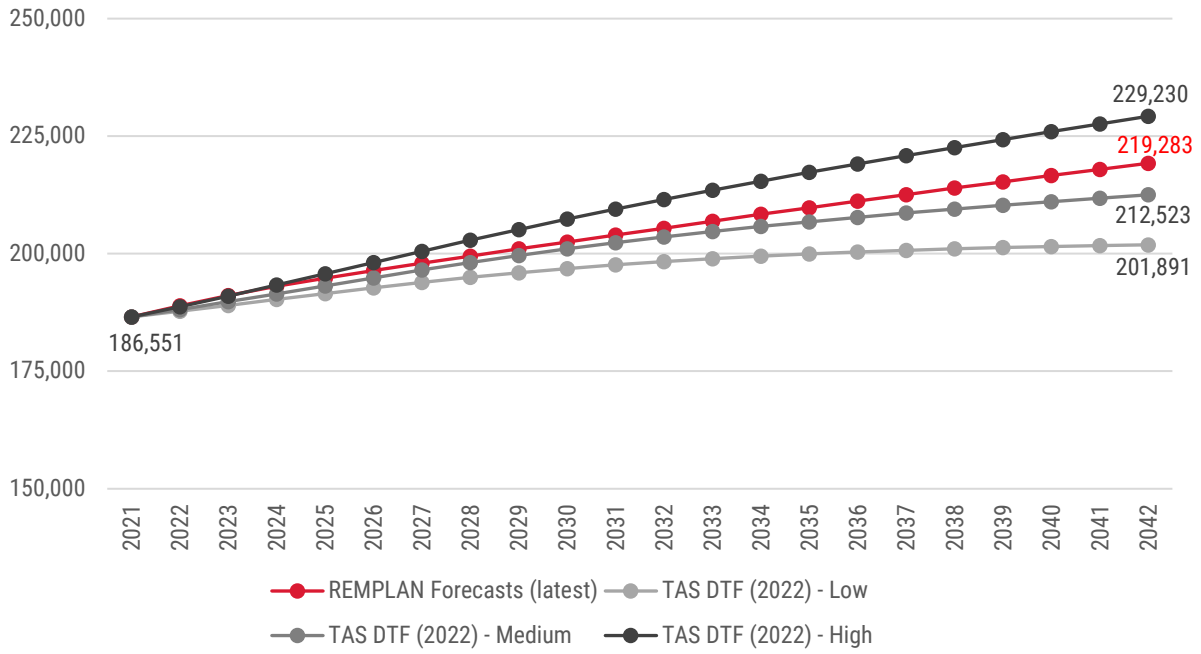
To enable comparison to Department of Treasury and Finance (DTF) population estimates, the following section includes the metropolitan parts of Clarence and Kingborough. The total population for the SRT region (including metropolitan Clarence and Kingborough) in 2021 was estimated to be 186,551.

REMPLAN's unconstrained forecasts estimate the regions 2021 population to increase by 32,732 people and reach a total of 219,283 people by 2042[3]. The annual average growth rate over this period is forecast to be 0.74%.

When compared to DTF projections, which were updated in 2022, REMPLAN's forecast sits between the medium and high growth scenarios (see Figure 12). For reference, DTFs low growth projection has the population increasing by 15,340 people; the medium growth projection increasing by 25,972 people; and the high growth projection increasing by 42,679 people between 2021 and 2042.

[3] 2042 is the extent of DTF population estimates, whereas REMPLAN forecasts extend to 2046. To allow direct comparison, the year 2042 has been used.

Figure 12 Population forecast and projections 2021-2042, SRT region (incl metro Clarence and Kingborough)



Source: REMPLAN Population and Housing Forecasts, and Tasmanian Department of Treasury & Finance.

4.2 Key components of change

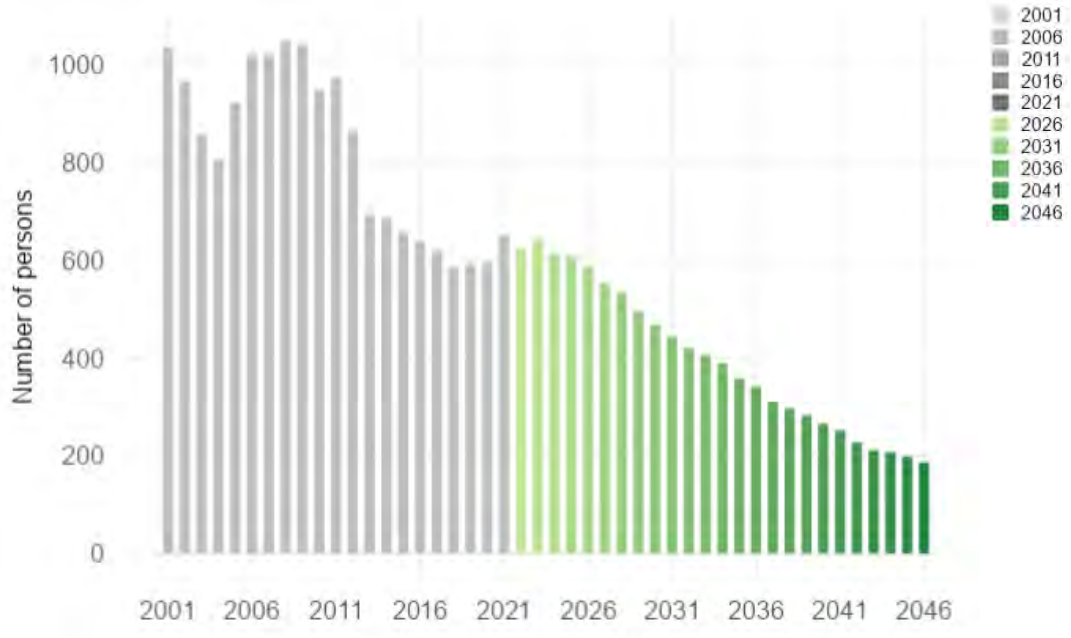
While the headline population number is important, it is also necessary to understand where the growth is coming from and how the population structure is expected to change.

Natural change (births minus deaths) is expected to contribute less to population growth over time as the gap between the number of births and deaths decreases. While natural change will still contribute positively to population growth for the forecast period, it is expected to decrease from around 600 per year in 2021 to around 200 per year in 2046 (see Figure 13). This also varies across LGAs, with some LGAs already having transitioned from natural change being a positive contributor to a negative contributor to overall population growth.

With natural change becoming less significant, this leaves net migration (both internal and overseas) as the major contributor to future population growth. It is forecast that net migration will add just over 1,000 new residents to the SRT region each year (see Figure 14). While this is a significant drop from the number of new residents arriving between 2017 and 2021, which was around 4,000 per annum, it sits above the long-term average. The age profile of new residents to the region is forecast to be biased towards younger families (small children and parents in their late 20s to early 30s) and those in their early 50s. As for those forecast to leave the region, it is expected that many young adults will continue to gravitate towards metropolitan areas (or interstate) for education and employment opportunities, and those in the early retirement phase of their lives may move to 'lifestyle' areas, to warmer climates, or closer to metropolitan services and health facilities.

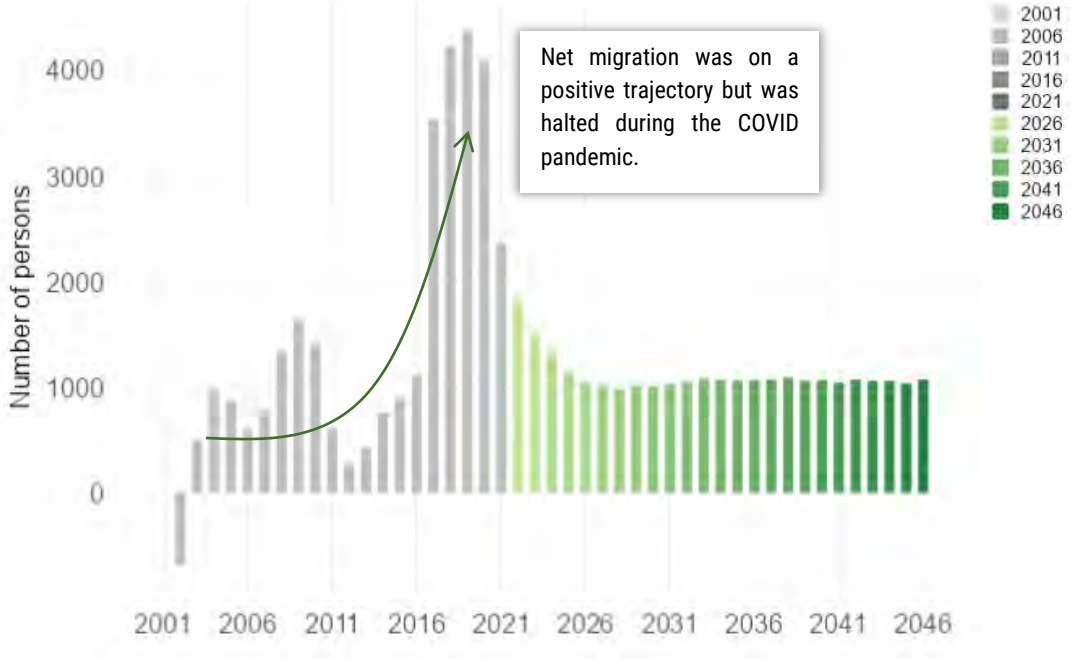
While some expect net migration to rebound to pre-pandemic levels, forecasts prepared for this project indicate that they are unlikely to return to those levels (at least not for prolonged periods). Migration decisions are influenced by challenges around housing availability, affordability and service provision.

Figure 13 Natural Change (Births less Deaths) 2001-2046, SRT region (incl metro Clarence and Kingborough)



Source: REMPLAN Forecasts

Figure 14 Net migration 2001-2046, SRT (including metropolitan Clarence and Kingborough)

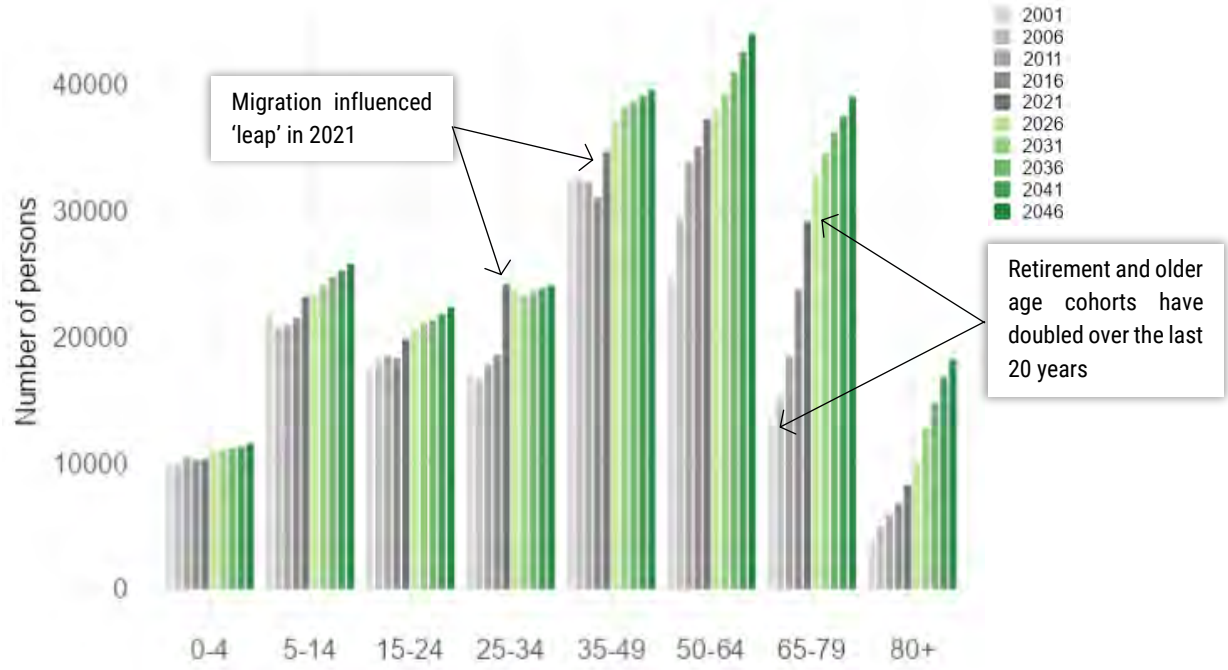


Source: REMPLAN Forecasts

As the population of the SRT region grows, it is forecast that there will be increases in all service age cohorts except for the 25-34yrs cohort. However, as can be seen in Figure 15, in 2021 this age cohort witnessed a significant increase from 2016 levels, so in essence, it too continues an upward trend. This big jump forward is related to the high levels of migration at this time, combined with the greater 'working from home' flexibility and affordability that the region offered. With a return to pre-pandemic border controls, it is expected that young adults (as part of younger families) moving to the region will be offset by young adults leaving the region to pursue educational and employment opportunities.

The two age cohorts forecast to experience the largest increases are also the two oldest age cohorts (65-79yrs and 80+). While this is in part a result of the Baby Boomer generation moving into old age, it will also include Generation X as they move into retirement. As a result, the SRT region's population will continue to get slightly 'older', which is similar to much of Australia. It will be interesting to see if this starts to influence housing preferences in the future.

Figure 15 Population by age, 2001-2046, SRT region (including metropolitan Clarence and Kingborough)



Source: REMPLAN Forecasts

4.3 Dwelling demand and land supply

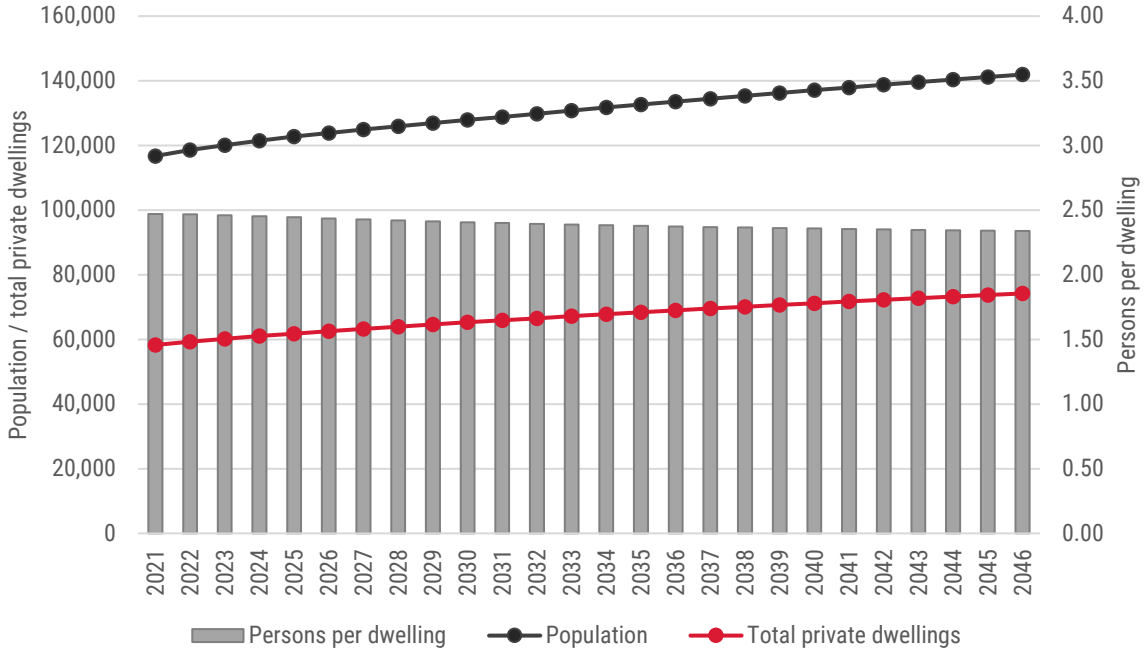
Demand for private dwellings in the SRT region (excluding metropolitan Clarence and Kingborough) is forecast to see dwelling numbers increase from 58,284 in 2021 to 74,202 in 2046 (an increase of 15,918 private dwellings). While this equates to around 640 new dwellings a year, the demand is expected to be higher towards the start of the forecast period (around 8-900) and gradually decrease to around 500 per year in the latter years of the forecast.

Demand for dwellings is driven by a growing population, a contracting household size, as well as non-permanent accommodation. Over the forecast period average persons per household declines from 2.47 in 2021 down to 2.34 in 2046 (Figure 16). As discussed in the Market Demand report, this declining household size while seemingly minor, results in the need for hundreds of additional dwellings to house the same number of people over the forecast period.

In addition, growth in holiday and short-term accommodation (in private dwellings) is also a factor to consider. Dwellings used for holiday and short-term accommodation are captured in the rates of unoccupied dwellings. While all regions have a degree of unoccupied dwellings, as demonstrated in the Market Demand report, the rates are generally much higher in holiday and lifestyle destinations where up to half of their housing is classified as unoccupied. Dwelling demand figures here include both occupied and unoccupied private dwellings.

For reference, the population of the SRT region (excluding metropolitan Clarence and Kingborough) is forecast to increase from 116,372 in 2021 to 141,931 in 2046 (an increase of 25,559 people).

Figure 16 Population, dwellings, and persons per dwelling forecasts, SRT region (excl metro)



Source: REMPLAN Forecasts

At a regional scale, it has been calculated that there is a theoretical residential land supply of existing residentially zoned land that could accommodate around 15,500 dwellings. When the supply is filtered to remove land that is less certain to be developed, that being, land that already has a building on it but

with subdivision potential, then the supply reduces to just over 12,200. This is referred to as "Practical (vacant)" supply. If all Practical (vacant) supply was developed at the regionally specific yields that have been calculated, it is estimated that the supply of Practical (vacant) land would be exhausted in 19 years, or around the year 2042.

Table 6 Forecast demand and supply, SRT region (excluding metropolitan Clarence and Kingborough)

SRT region (excl metro)	2021	2036	2046	Change 2021-2046
Forecast demand - population	116,732	133,569	141,931	+23,365
Forecast demand - private dwellings	58,284	68,964	74,202	+15,918
Forecast household size	2.47	2.38	2.34	-0.13
Theoretical supply	15,466*	5,826	506	-14,960
Practical (vacant) supply	12,258*	2,537	-2,702	-14,960

* *data is for the year 2022*

As you can see in Table 6, the data is not constrained by supply and identifies (in red text) that by 2046 demand outstrips supply and results in a shortfall of 2,702 dwellings. In practice, population growth would stop if there were no dwellings for people to move into, but this exercise demonstrates the value of using unconstrained forecasts to estimate demand. It should be noted that also in practice, what usually happens when demand is strong is some landowners are motivated to act on the subdivision potential of their underutilised lots, and in areas where future greenfield development precincts are identified, they would also be progressed, and new supply is created to meet demand. Another likely scenario is that demand is dampened by limited supply and transfers outside of the region. However, as this project is attempting to understand the extent of any surplus or shortfall, highlighting areas where forecast demand is higher than supply, and to what extent, is critical.

While at a regional scale there is sufficient short to medium term land supply to meet demand, the geographic scale of the region (and even some of its LGAs) suggests that unmet demand in one part of the region is unlikely to transfer to other parts of the region. For this reason, Table 7 and Table 8 look at the data at an LGA and planning assessment area level. While three categories of land supply are shown, the focus is on the Practical (vacant) category as it is the most likely to be converted to residential use. As with the table above, negative numbers have been coloured red to help easily identify areas where there is forecast to be a land supply shortfall in 2046. The Supply exhausted column for the Practical (vacant) has also been colour coded using traffic light colours (0-7 years supply is shaded light red, 8-15 years supply is shaded yellow, and 16+ years supply is shaded green). This reflects that most planning authorities generally seek to maintain around 15-years supply of available land.

Table 7 Forecast LGA population and land supply, SRT region (excl metro)

LGA	Demand		Supply Practical (vacant)		Supply exhausted (in years)# ‹ Less certain ---------- More certain ›		
	Population 2021	Forecast Pop 2046	2023	2046	Theoretical	Practical	Practical (vacant)
Brighton	19,263	25,378	1,517	-1,365	13	14	11
Central Highlands	2,580	2,681	1,107	912	23	23	23
Clarence (excl metro)	17,622	21,829	509	-1,203	6	7	6
Derwent Valley	11,114	12,542	995	181	23	23	23
Glamorgan Spring Bay	5,118	6,079	1,595	52	23	23	23
Huon Valley	18,809	23,029	1,966	-263	23	23	19
Kingborough (excl metro)	15,770	18,648	972	-680	13	12	12
Sorell	16,975	20,959	1,759	-322	23	23	17
Southern Midlands	6,838	7,838	587	-14	23	23	22
Tasman	2,643	2,948	1,299	995	23	23	23

Source: REMPLAN Forecast and REMPLAN GMEF

#Note that 23 years is the extent of the forecast period (starting in 2024 and running until 2046) and based on August 2023 data.

At an LGA level, both Brighton and Clarence are likely to experience land supply shortages over the next decade. Huon Valley, Kingborough, Sorell and Southern Midlands have slightly more time before land supply is expected to be exhausted, while Central Highlands, Derwent Valley, Glamorgan Spring Bay and Tasman have sufficient land supply to meet future planning needs.

This suggests that land supply shortages may no longer be as acute as what many believed them to be, however it should be remembered that that the planning and development sector have lived through a historically high period of demand, and that this demand has only recently dropped to more manageable levels. Clearly, demand is integral to how long the supply will last, and this would change if demand increased above what is forecast. This is part of the rationale for considering a GMEF that can be easily updated on a regular basis.

At a planning assessment area level, we can see that most LGAs demand and supply is unevenly spread across its settlements and Balance area. In fact, most LGA 'Balance areas' are showing some of the strongest demand (and some with very little supply). As mentioned earlier, the demand in some of these balance areas is likely to have been driven by the large amount of Low Density and Rural Living development that has taken place just outside of settlements over the past decade or so. While this form of housing has been popular, it does not necessarily mean that more of it should be facilitated. Even though it is a different housing offer, the Greenfield Development Precincts identified in STRLUS and planned Future Urban areas are likely to soak up some of the demand identified in balance areas.

When looking at when the supply is forecast to be exhausted in Table 7 and Table 8, it can at first appear confusing to have an estimate that is lower for an LGA than it is for some of its planning areas. This occurs because the model allows supply estimates to go into negatives when demand outstrips supply (to ensure a full understanding of demand and supply is provided). While the LGA demand is the same as the combined planning areas demand, the LGA 'supply exhausted' occurs when the combined demand outnumbers the combined supply. At any point in time it is likely that there will be planning areas where there is still supply, and other planning areas where there is still demand but no supply available.

Table 8 Forecast Planning Area population and land supply, SRT region (excl metro)

Planning Area	Demand		Supply Practical (vacant)		Supply exhausted (in years)# ‹ Less certain ---------- More certain ›		
	Population 2021	Forecast Pop 2046	2023	2046	Theoretical	Practical	Practical (vacant)
Bridgewater	4,386	4,823	134	-181	5	8	7
Brighton	3,700	5,266	339	-434	18	16	7
Gagebrook	2,829	3,058	203	-6	11	21	21
Old Beach	3,156	3,662	719	490	23	23	23
Brighton Balance	5,192	8,569	162	-1,232	2	2	2
Bothwell	388	409	36	25	23	23	23
Central Highlands Balance	2,192	2,272	1,071	887	23	23	23
Cambridge	427	735	9	-113	8	2	1
Lauderdale	2,512	2,698	33	-59	8	14	8
Richmond	935	1,135	80	-8	23	23	20
South Arm-Opossum Bay	1,358	1,549	95	-52	12	12	12
Clarence Balance	12,390	15,712	292	-971	4	5	4
New Norfolk	6,243	6,845	594	291	23	23	23
Derwent Valley Balance	4,871	5,697	401	-110	21	20	17
Bicheno	913	1,234	147	-180	23	23	10
Orford	639	768	242	46	23	23	23
Swansea	812	998	387	134	23	23	23
Triabunna	738	720	221	178	23	23	23
GSB Balance	2,016	2,359	598	-126	22	23	19
Cygnet	1,083	1,284	157	45	23	23	23
Dover	533	609	101	52	23	23	23
Franklin	268	319	46	5	23	23	23
Geeveston-Port Huon	1,356	1,600	178	20	23	23	23
Huonville	2,031	3,006	516	41	23	23	23
Ranelagh	917	1,038	30	-25	23	23	4
Huon Valley Balance	12,621	15,173	938	-401	17	15	15
Kettering	285	389	24	-21	12	12	12
Margate	2,430	3,072	35	-298	5	2	2
Snug	1,731	2,016	28	-118	4	4	4
Kingborough Balance	11,324	13,171	885	-243	17	15	15
Midway Point	3,429	4,010	250	-7	23	23	21
Sorell	2,724	4,062	636	0	23	23	22
Southern Beaches	6,023	6,983	589	-12	23	23	22
Sorell Balance	4,799	5,904	284	-303	9	9	9
Bagdad	533	617	189	143	23	23	23
Campania	573	834	137	-14	23	23	21
Kempton	383	400	74	59	23	23	23
Oatlands	576	668	67	39	23	23	23
Southern Midlands Balance	4,773	5,319	120	-241	7	7	6
Eaglehawk Neck	397	453	170	106	23	23	23
Nubeena-White Beach	676	763	628	553	23	23	23
Tasman Balance	1,570	1,732	501	336	23	23	23

Source: REMPLAN Forecast and REMPLAN GMEF

#Note that 23 years is the extent of the forecast period (starting in 2024 and running until 2046) and based on August 2023 data.

4.4 Local Government Area summaries

A summary of the key issues, forecast demand and land supply is provided for each LGA below.

The graphs presented in this section indicate the forecast take up of the current Theoretical and Practical (vacant) land supply. A vertical red dashed line indicates when the model estimates the Practical (vacant) land supply will be exhausted.

Brighton

Demand is forecast to increase Brighton LGA's population from 19,263 in 2021 to an estimated 25,378 by 2046 (an increase of 6,115 people). Approximately 70% of growth is expected to come from natural change (births minus deaths), with the remaining 30% coming from net migration (people moving into and out of the LGA).

To accommodate this level of population growth, an additional 3,284 dwellings will be needed.

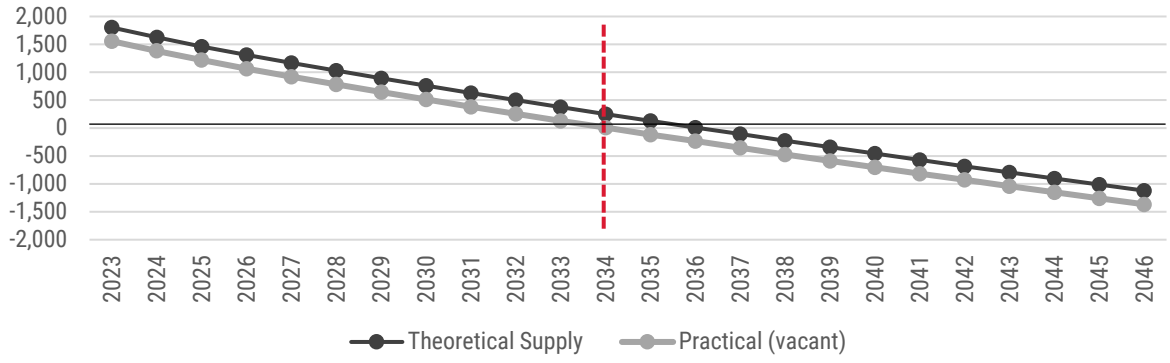
It is estimated that the current 'Practical (vacant)' land supply could accommodate 1,517 dwellings. Recent development activity in Brighton LGA's General Residential Zone indicates an average yield of one dwelling per 559sqm of land.

Brighton LGA will exhaust its current Practical (vacant) land supply in around 11 years.

At a planning assessment area level, Bridgewater is estimated to have 7 years Practical (vacant) land supply, Brighton 7 years, and the Brighton Balance area only around 2 years of supply. Old Beach has considerable supply and it is likely that some demand will transfer to this area.

In Brighton, it is expected that the medium density / villa unit development trend will continue, which makes efficient use of existing residential land, particularly the remnant large lots. This housing typology has been driven by the demographic of the area, which tends to be slightly younger and more inclined to rent than other parts of the SRT region.

Figure 17 Brighton LGA land supply estimate



Source: REMPLAN GMEF

Central Highlands

Demand is forecast to increase Central Highlands population from 2,580 in 2021 to an estimated 2,681 by 2046 (an increase of 101 people). Approximately 90% of growth is expected to come from natural change, with the remaining 10% coming from net migration.

To accommodate this level of population growth, an additional 212 dwellings will be needed. Forecasting a higher number of dwellings than population is unusual, but reflects the unique characteristics of the LGA, where there are a large number of unoccupied private dwellings, particularly in the settlements surrounding the lakes, associated with holiday homes and short-stay rentals.

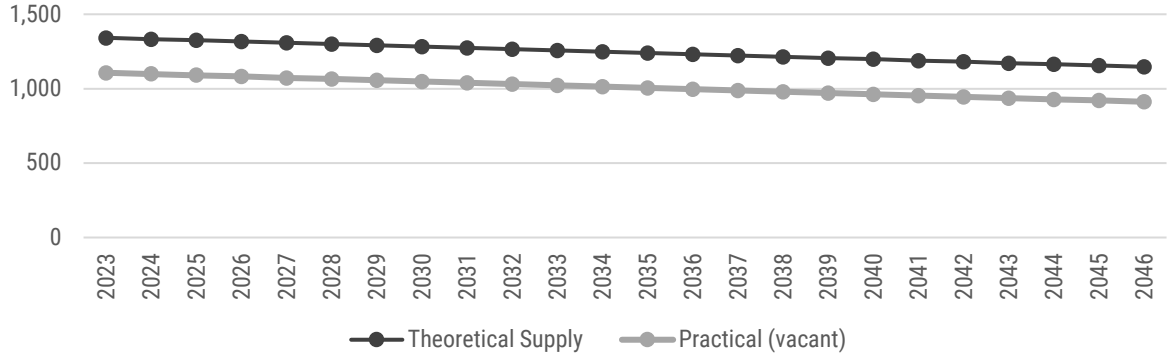
It is estimated that the current 'Practical (vacant)' land supply could accommodate 1,107 dwellings.

However, 97% of land supply is in the Central Highlands Balance area, which is spread over a significant area. As a result, there is housing capacity across the LGA.

Recent development activity in Bothwell's Village Zone indicates an average yield of one dwelling per 5,408sqm of land. This is a result of limited construction activity in the Village Zone and new homes having likely been built on existing large lots with subdivision potential that wasn't acted upon at the time of development. It is expected that future development will be on smaller lots, and this will be reflected in the future when recent development activity is fed into yield calculations. The land supply figure is therefore conservative. Structure planning for places such as Bothwell will assist in coordinating new subdivisions and development that make the most of existing infrastructure.

Central Highlands is not expected to exhaust its current Practical (vacant) land supply during the current planning horizon of 2046.

Figure 18 Central Highlands land supply estimate



Source: REMPLAN GMEF

Clarence

Demand is forecast to increase Clarence's non-metropolitan population from 17,622 in 2021 to an estimated 21,829 by 2046 (an increase of 4,207 people). Approximately 70% of growth is expected to come from net migration, with the remaining 30% coming from natural change.

To accommodate this level of population growth, an additional 1,910 dwellings will be needed.

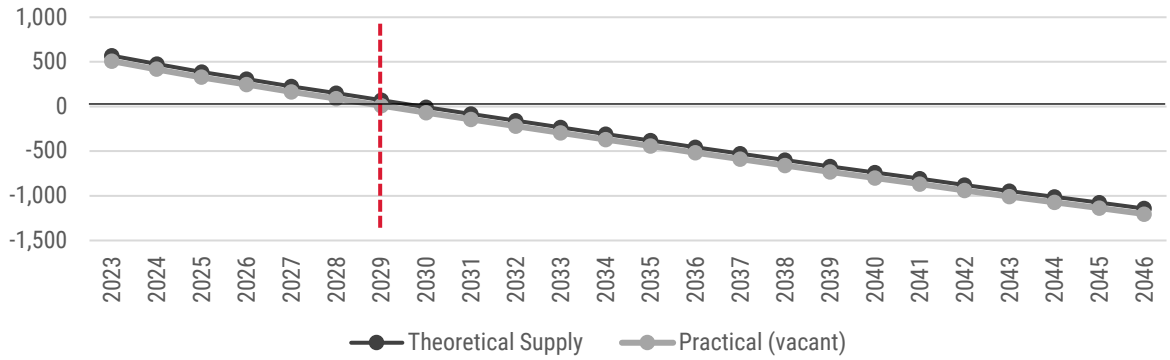
It is estimated that the current 'Practical (vacant)' land supply could accommodate 488 dwellings.

Recent development activity in Richmond and Lauderdale's General Residential Zone indicates an average yield of one dwelling per 709sqm of land. Yields have been calculated in South Arm and Opossum Bay's Low Density Residential Zone at 1,500sqm.

Clarence's non-metropolitan areas will exhaust its current Practical (vacant) land supply in around 6 years.

Cambridge and Lauderdale have very little supply, while South Arm – Opossum Bay has around 12 years supply and Richmond around 20 years supply. Similar to Brighton LGA, the Clarence Balance area has seen significant low density and rural living development over the past decade which is fuelling demand in the non-urban parts of the municipality. Also similar to Brighton LGA, there is expected to be significant greenfield development occur, in this case on the southeastern fringes of the metropolitan area, which is expected to absorb some of the forecast demand.

Figure 19 Clarence (excluding metropolitan areas) land supply estimate



Source: REMPLAN GMEF

Derwent Valley

Demand is forecast to increase Derwent Valley's population from 11,114 in 2021 to an estimated 12,542 by 2046 (an increase of 1,428 people). All growth is expected to come from migration (people moving from outside the LGA), with natural change (births minus deaths) expected to move into negative territory later this decade as the population continues to age.

To accommodate this level of population growth, an additional 917 dwellings will be needed.

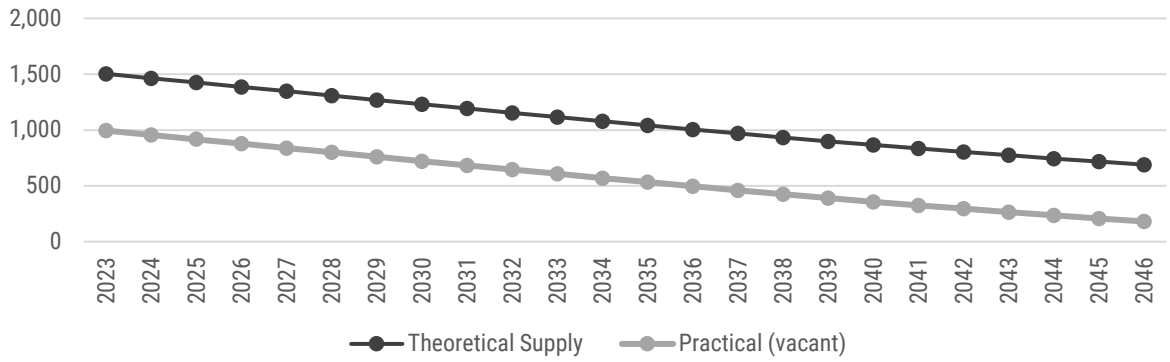
It is estimated that the current 'Practical (vacant)' land supply could accommodate 995 dwellings.

Recent development activity in New Norfolk's General Residential Zone indicates an average yield of one dwelling per 815sqm of land.

Derwent Valley is not expected to exhaust its current Practical (vacant) land supply during the current planning horizon of 2046.

New Norfolk has several development opportunities that could create additional land supply in the future, including several large parcels that have been identified for future urban use, however it is perhaps the potential of redevelopment sites close to the town centre that is better aligned with the needs of the community in the future. With an older age profile than many LGAs, there may be a higher demand for smaller, lower maintenance dwellings in locations with easy access to services.

Figure 20 Derwent Valley land supply estimate



Source: REMPLAN GMEF

Glamorgan Spring Bay

Demand is forecast to increase Glamorgan Spring Bay's population from 5,118 in 2021 to an estimated 6,079 by 2046 (an increase of 961 people). All growth is expected to come from migration (people moving from outside the LGA), with natural change (births minus deaths) already contributing negatively to growth.

To accommodate this level of population growth, an additional 1,721 dwellings will be needed. As with Central Highlands, forecasting a higher number of dwellings than population is unusual, but reflects the unique characteristics of this LGA, with around half of all private dwellings being 'unoccupied', particularly in coastal settlements in the northern part of the municipality. Increasing the number of unoccupied dwellings by this amount comes with its own set of challenges which the LGA has already identified. This includes how services can be delivered across the year with such large fluctuations in population, and how key workers and tourism and hospitality staff can be housed affordably.

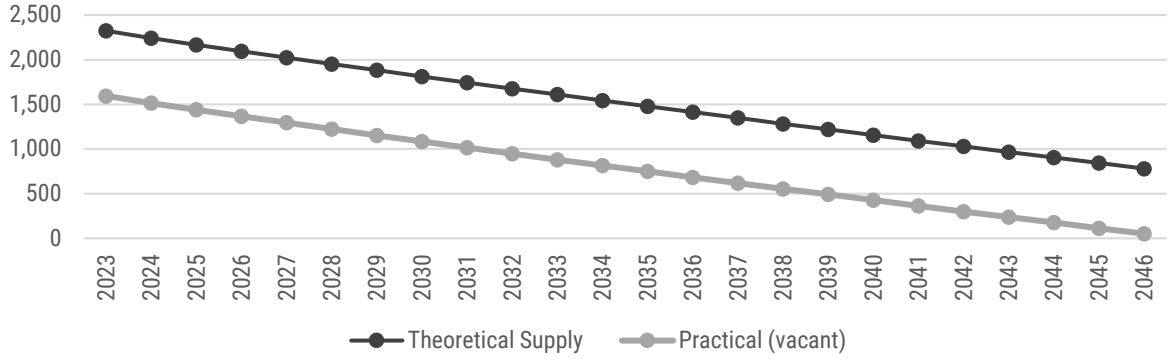
It is estimated that the current 'Practical (vacant)' land supply could accommodate 1,606 dwellings.

Recent development activity in Glamorgan Spring Bay's General Residential Zone land indicates an average yield of one dwelling per 737sqm of land.

Glamorgan Spring Bay will exhaust its current Practical (vacant) land supply in around 23 years.

While municipality wide supply may be adequate, Bicheno and the GSB Balance area (which includes Coles Bay) are expected to see land supply shortages sooner (Bicheno – 10 years / GSB Balance – 19 years). There may also be challenges in getting land to the market in places such as Swansea, where vacant subdividable land is fragmented, and it will need a high level of coordination to achieve good development outcomes.

Figure 21 Glamorgan Spring Bay land supply estimate



Source: REMPLAN GMEF

Huon Valley

Demand is forecast to increase Huon Valley's population from 18,809 in 2021 to an estimated 23,029 by 2046 (an increase of 4,220 people). Approximately 70% of growth is expected to come from net migration, with the remaining 30% coming from natural change.

To accommodate this level of population growth, an additional 2,571 dwellings will be needed.

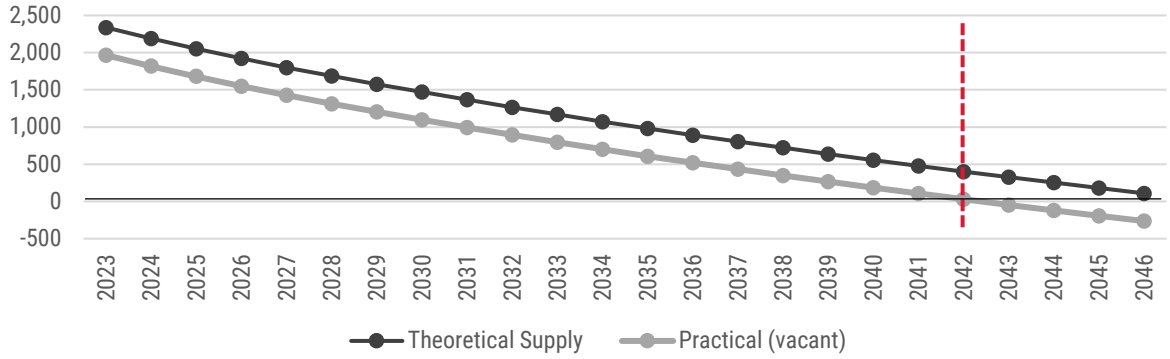
It is estimated that the current 'Practical (vacant)' land supply could accommodate 1,966 dwellings.

Recent development activity in the General Residential Zone indicates an average yield of one dwelling per 723sqm of land in Ranelagh, 743sqm in Huonville, 922sqm in Dover and 1,217sqm in Cygnet.

Huon Valley will exhaust its current Practical (vacant) land supply in around 19 years.

While municipality wide supply looks to be adequate, Ranelagh has a very limited supply (4 years) of vacant land. Getting additional supply into Ranelagh will need to focus of working with landowners to subdivide larger lots that already have buildings on them. In larger settlements such as Huonville and Cygnet, there is supply in well-located areas, but like Swansea, they will need considerable landowner collaboration to get land onto the market. It is perhaps even more important in these two settlements, as much of the land is centrally located and has numerous constraints. Structure planning and /or coordination will be required to achieve good development outcomes.

Figure 22 Huon Valley land supply estimate



Source: REMPLAN GMEF

Kingborough

Demand is forecast to increase Kingborough's non-metropolitan population from 15,770 in 2021 to an estimated 18,648 by 2046 (an increase of 2,878 people). Approximately 83% of growth is expected to come from net migration, with the remaining 17% coming from natural change.

To accommodate this level of population growth, an additional 1,779 dwellings will be needed.

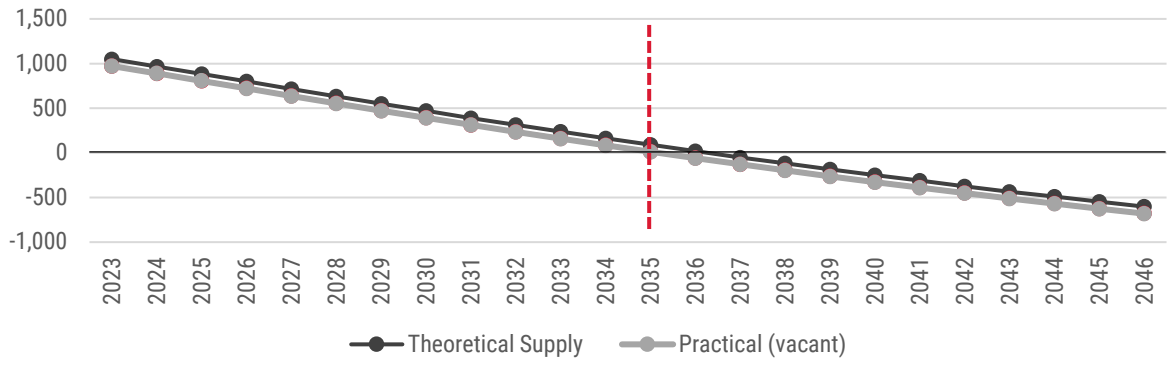
It is estimated that the current 'Practical (vacant)' land supply could accommodate 972 dwellings.

Recent development activity in the Village Zone in Snug and Kettering indicates an average yield of one dwelling per 878sqm of land. In Margate's Low Density Residential Zones, yields have been calculated on the minimum lot size allowable under the planning controls, which is 1,000sqm and 2,500sqm.

Kingborough will exhaust its current Practical (vacant) land supply in around 12 years.

Land supply shortages are more pronounced in Margate and Snug, where they have been developed at relatively standard residential densities, despite being zoned Low Density and only recently being connected to a much larger sewerage treatment plant. As mentioned earlier, the supply for these two settlements has been calculated on the minimum lot size allowable under the current planning controls, however even if it was calculated at the actual average yield it is unlikely to add too much to the supply, given the small number of vacant sites available. It is understood that changes to planning controls for both settlements are being considered to allow for greater densities. It is understood that additional growth areas are also being considered, which would need to be of sufficient size to cater for forecast demand.

Figure 23 Kingborough (excluding metro) land supply estimate



Source: REMPLAN GMEF

Sorell

Demand is forecast to increase Sorell LGA's population from 16,975 in 2021 to an estimated 20,959 by 2046 (an increase of 3,984 people). Approximately 74% of growth is expected to come from net migration, with the remaining 26% coming from natural change.

To accommodate this level of population growth, an additional 2,485 dwellings will be needed.

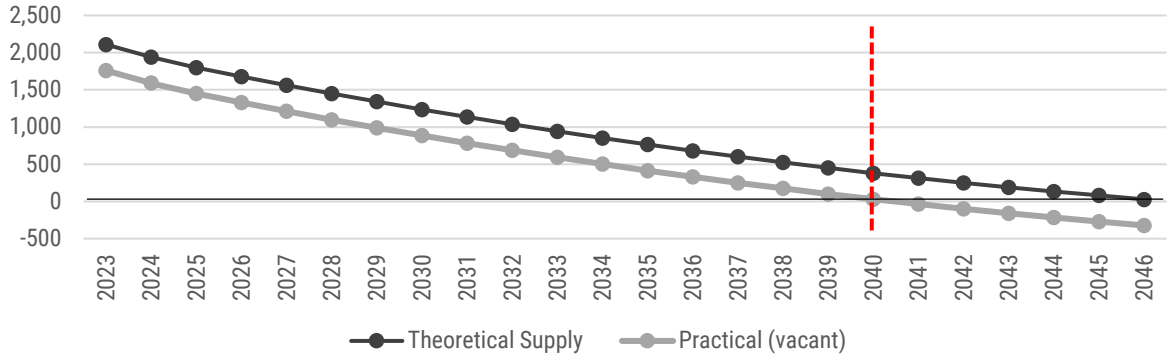
It is estimated that the current 'Practical (vacant)' land supply could accommodate 1,781 dwellings.

Recent development activity in the General Residential Zone indicates an average yield of one dwelling per 540sqm of land in Midway Point and 595sqm in Sorell, which are some of the smallest average lot sizes in the region and more akin to what is being delivered in metropolitan areas. In the Southern Beaches settlements, development in the Village Zone is achieving a yield of one dwelling per 998sqm of land, while in the Low Density Residential Zone it was calculated as being under the planning controls minimum of 1,500sqm, therefore the minimum lot size has been used in calculations.

Sorell LGA will exhaust its current Practical (vacant) land supply in around 17 years.

Sorell itself has been developing quickly, which is in part due to its focus on delivering housing suited to the first homeowner or young family market. While there are still several large-scale subdivisions underway, planning needs to take place to bring the next development fronts online.

Figure 24 Sorell LGA land supply estimate



Source: REMPLAN GMEF

Southern Midlands

Demand is forecast to increase Southern Midland's population from 6,838 in 2021 to an estimated 7,838 by 2046 (an increase of 1,000 people). Approximately 60% of growth is expected to come from net migration, with the remaining 40% coming from natural change.

To accommodate this level of population growth, an additional 671 dwellings will be needed.

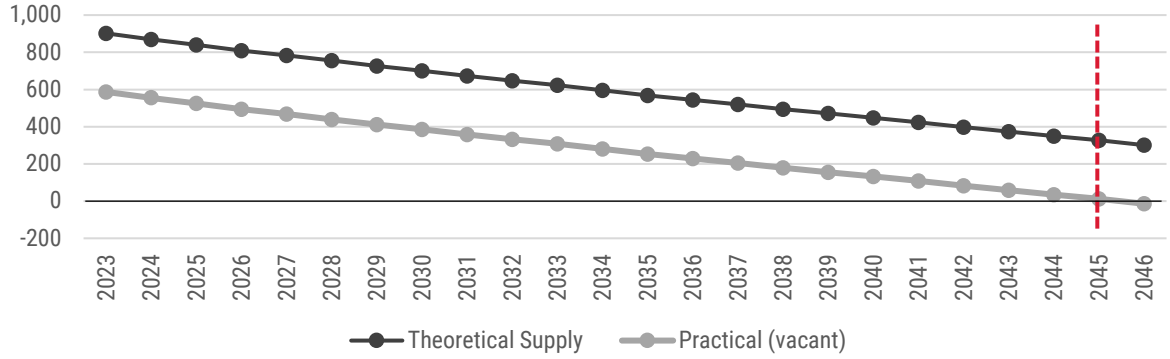
It is estimated that the current 'Practical (vacant)' land supply could accommodate 527 dwellings.

In Oatlands, recent development on land zoned General Residential has produced an average yield of one dwelling per 2,017sqm of land. This is likely due to new homes being built on existing large lots with subdivision potential that wasn't actioned at the time of development. Given there are several large well-located vacant sites in Oatlands, it is expected that some will be subdivided and developed at more standard residential densities. If this occurs, the model will reflect this when it is re-run, and land supply recalculated based on a smaller lot size. The land supply for Oatlands is therefore conservative. Looking at other parts of the municipality we can see that recent development in Bagdad and Campania (on land zoned Village) has produced yields of one dwelling per 864sqm.

Southern Midlands will exhaust its current Practical (vacant) land supply in around 22 years.

Campania is expected to run out of Practical (vacant) land supply in around 21 years. There are several large parcels in Campania with existing buildings on them, but should it be possible to subdivide these, there is potential to add significantly to the available land supply. As with some other area, this will need a focus on landowner engagement and coordination. The Southern Midlands Balance area is expected to exhaust its land supply in only 6 years. Some of the demand may transfer to townships as they grow in size.

Figure 25 Southern Midlands land supply estimate



Source: REMPLAN GMEF

Tasman

Demand is forecast to increase Tasman's population from 2,643 in 2021 to an estimated 2,948 by 2046 (an increase of 305 people). All growth is expected to come from migration (people moving from outside the LGA), with natural change (births minus deaths) already contributing negatively to growth.

To accommodate this level of population growth, an additional 368 dwellings will be needed. As with Central Highlands and Glamorgan Spring Bay, forecasting a higher number of dwellings than population is unusual, but reflects the unique characteristics of the location, with around half of all private dwellings being 'unoccupied', particularly in coastal settlements.

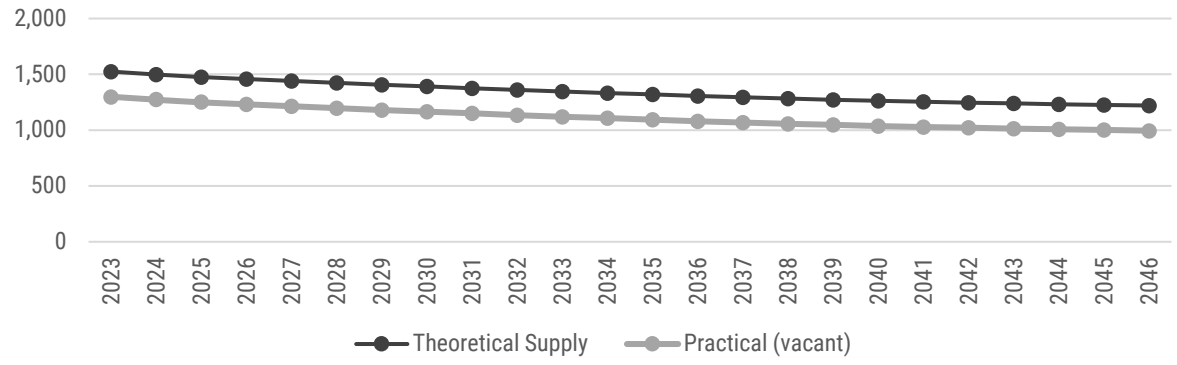
It is estimated that the current 'Practical (vacant)' land supply could accommodate 1,299 dwellings.

Recent development activity in Nubeena – White Beach's Village zoned land indicates an average yield of one dwelling per 1,225sqm of land.

Tasman is not expected to exhaust its current Practical (vacant) land supply during the current planning horizon of 2046.

While land supply does not appear to be a constraint, there are additional issues to consider when developing in Tasman. Not only is it un-serviced (from a water and sewerage perspective), but there are important environmental and biodiversity issues that need to be carefully considered when assessing subdivision and development applications. This can make estimating yields more challenging, however the LGAs relative remoteness means that population growth is relatively low and steady and can be managed more easily compared to some other areas. Like Glamorgan Spring Bay, managing seasonal tourism and visitor numbers has been identified as a challenge, but one that the LGA is proactively working on.

Figure 26 Tasman land supply estimate



Source: REMPLAN GMEF

5 Conclusion

Levels of demand and supply of residential land varies across the Southern Regional Tasmania region, with analysis suggesting that around 35% of LGAs and planning assessment areas have 15 years or less land supply needed to accommodate forecast population and dwelling demand. The bulk of these areas are in the LGAs that are closest to metropolitan Hobart, and often with the largest populations. LGAs experiencing the most acute land supply issues are Brighton, Clarence, Kingborough and Sorell. Huon Valley is also expecting significant growth but is in a slightly better situation when it comes to its land supply. Both Derwent Valley and Southern Midlands are forecast to grow at a moderate level, but both appear to have adequate land supply for the medium period. The three more remote LGAs of Central Highlands, Glamorgan Spring Bay and Tasman are different from the rest of the SRT region. All three are forecast to increase their number of dwellings faster than their population, which is reflective of their roles in attracting and servicing the holiday and short stay visitor market.

Residential land supply has been grouped into several different categories, each with its own level of certainty of being delivered and creating actual supply. The most certain land (of being used for residential use) is that which is zoned to allow residential use, is serviced and is vacant. This could be a newly created lot in a new greenfield residential estate, or it could be a larger parcel in an established area that is ready to be subdivided or built on. Less certain is land that is large enough to be subdivided but already has improvements (buildings) on it. In these circumstances it relies on landowners to be willing to subdivide and create new supply. As you move further from Hobart, you can find more of these lots where a landowner has purchased an established home on a large lot or has built a new home on a large lot and is not currently interested in realising the subdivision potential of the property. As property economics change and subdivision becomes more viable, and as demand increases, some landowners may become motivated to either sell or subdivide. As individual landowner motivations are impossible to predict, this land has not been considered in the headline numbers used to calculate how many years land supply is left. However, many LGA planners will be aware of the potential of this land and may look to focus their efforts on assisting to get this land get to the market. This is particularly the case in places such as Ranelagh and Campania.

Demand across the region also fluctuates as underlying populations, and household structures, change over time. 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. Longer-term trends such as the ageing of the population will need to be considered by all communities both large and small.

Areas without long-term strategic plans can easily be caught out with an inadequate supply of residential land and a lack of housing diversity, however it is pleasing to see that most LGAs are investing in this work. New Norfolk is an example of where sound strategic planning is facilitating development and consistent delivery of land and housing over a long period of time.

Having long-term plans in place is essential, however they cannot compel development to occur. Ongoing engagement with major landowners, developers and infrastructure providers is also an important consideration. Similarly, 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.

Strategies to address uncertainty will be different across the region. Provision of a specific number of year's 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. However, this can itself be a relatively blunt instrument as it does not account for vagaries of the market. In some higher growth areas, there may be need to work with developers across multiple development fronts and infill locations to ensure that supply is not dependent on one or two entities or locations to provide most of the new supply for a region.

In addition to land supply there are a range of other factors influencing the 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 lower number of loans. This may see a reduction in supply in the short to medium-term. However, as population growth is forecast to continue, there will be continued pressure on the market to continue delivery of housing. While many of these factors are out of control of local governments, regular monitoring of the changes occurring within communities will enable the timeliest responses to be developed to support 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.

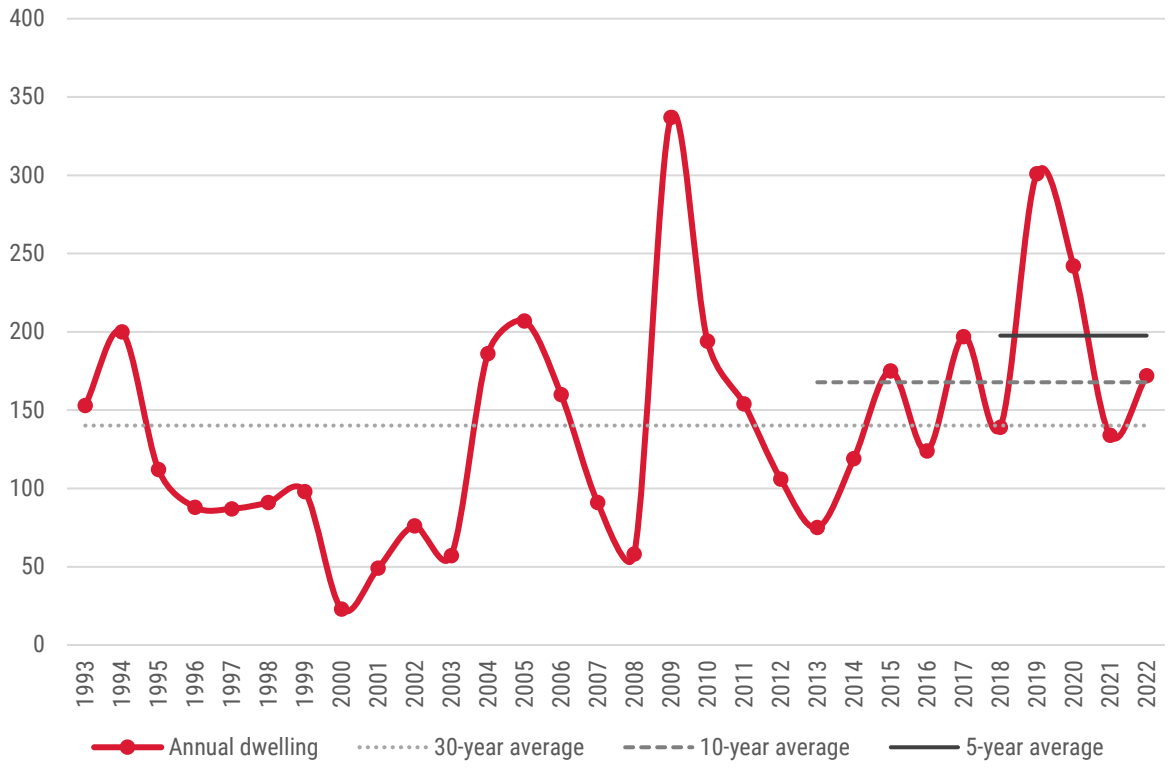
A dwelling includes units, flats, apartments, etc but not visitor accommodation. The majority of residential uses fall under the 'R' land use classification, being a dwelling, unit, flat, etc. In these cases a direct dwelling count is provided in the description of the improvement.

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.

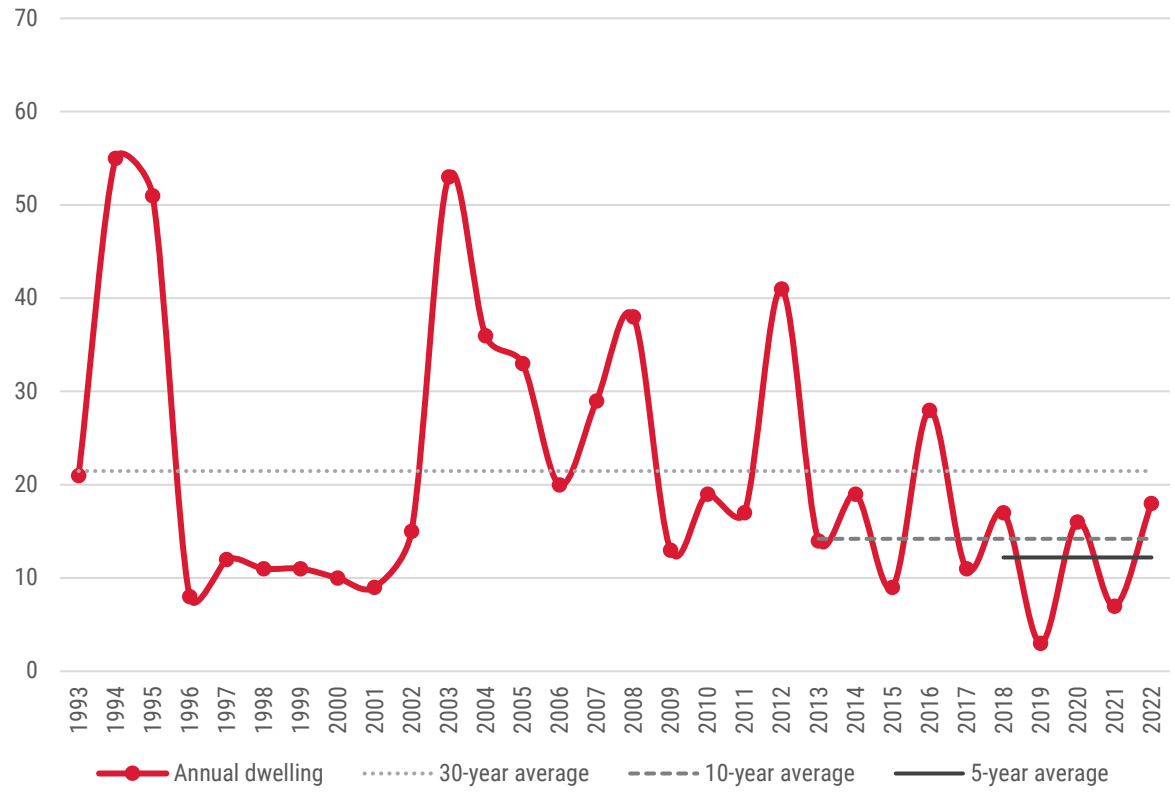
Dwelling count for each municipality were validated against 2021 Census dwelling counts (count of dwellings up to 2021 in the database).

LOCAL GOVERNMENT AREAS

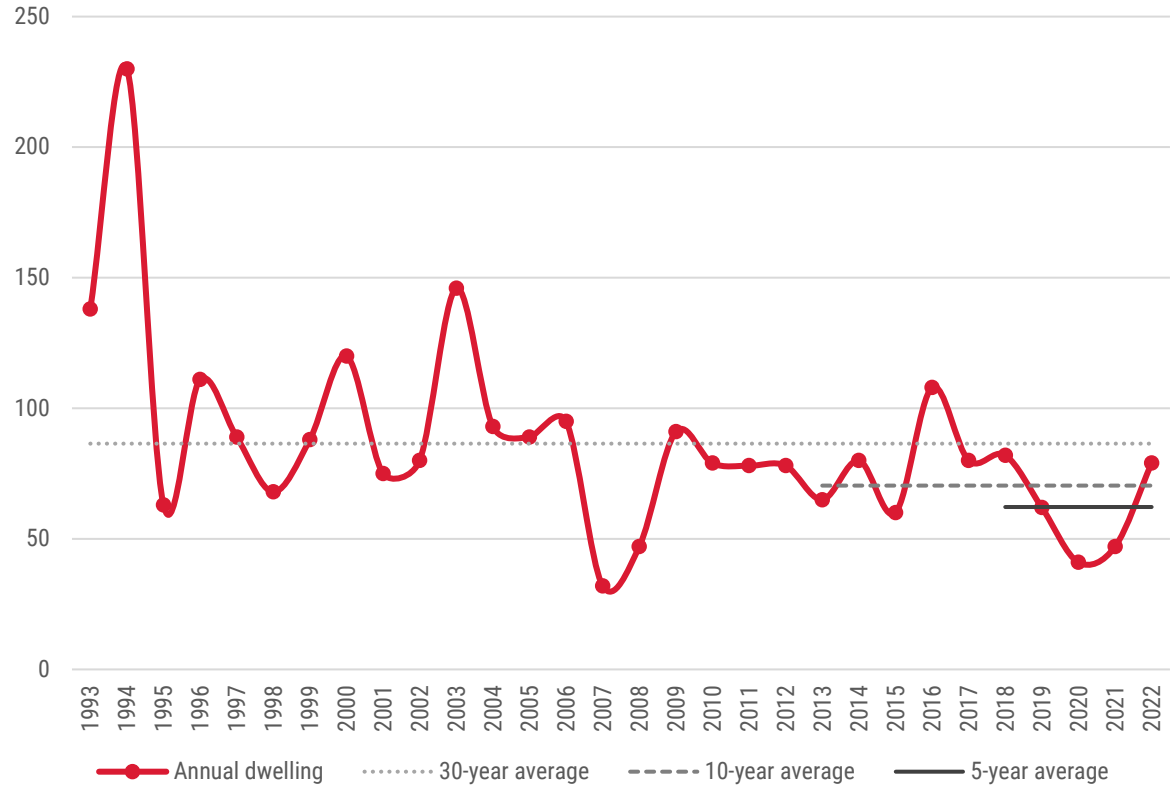
Brighton: annual constructed dwelling count



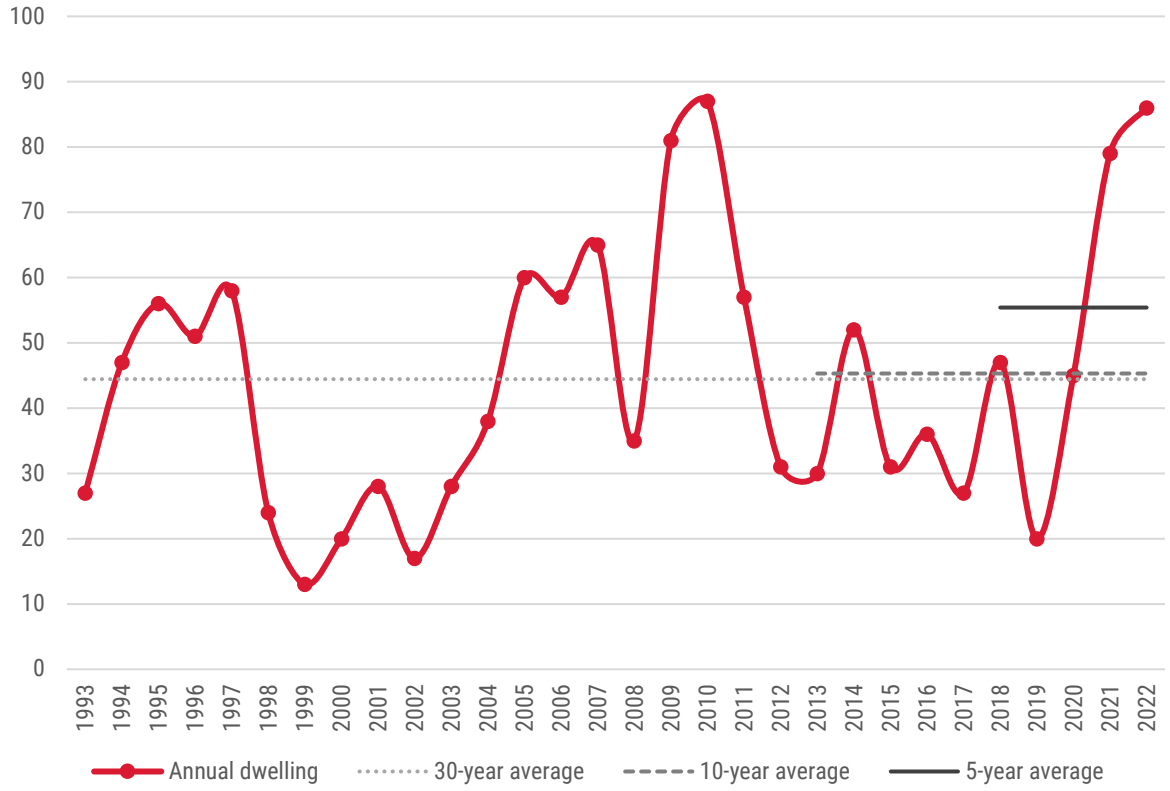
Central Highlands: annual constructed dwelling count



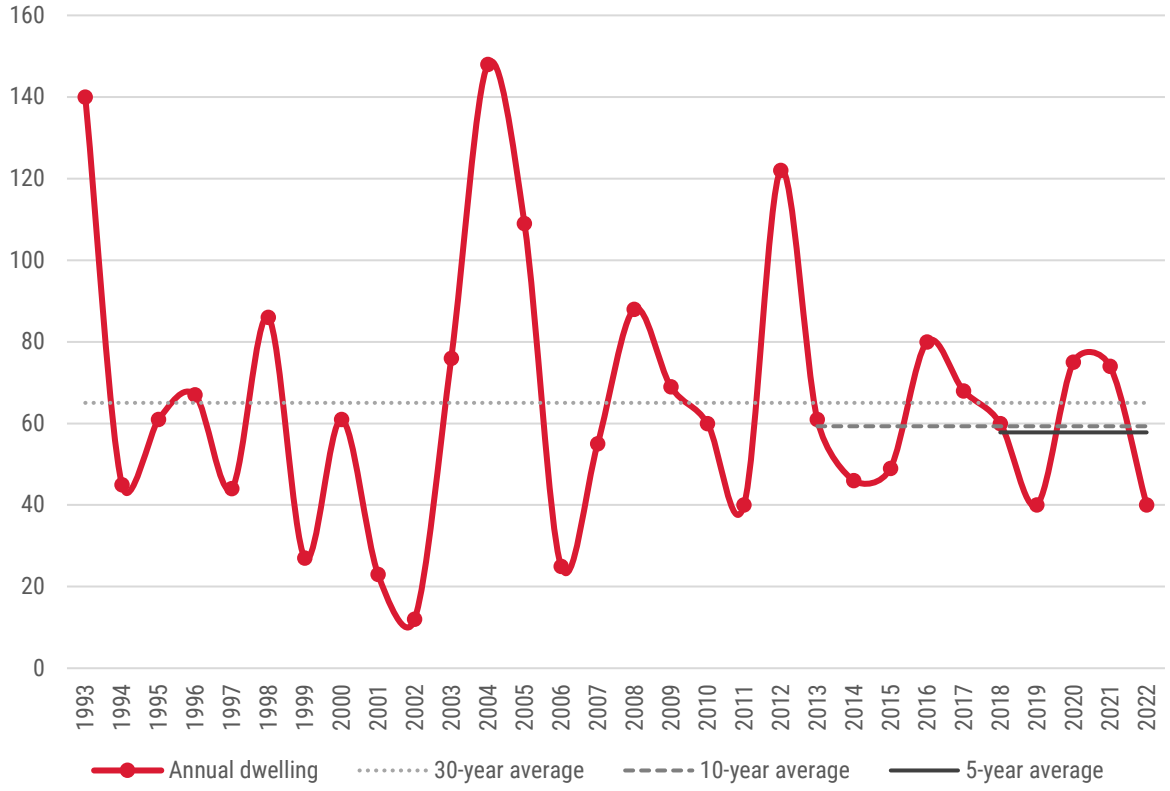
Clarence: annual constructed dwelling count



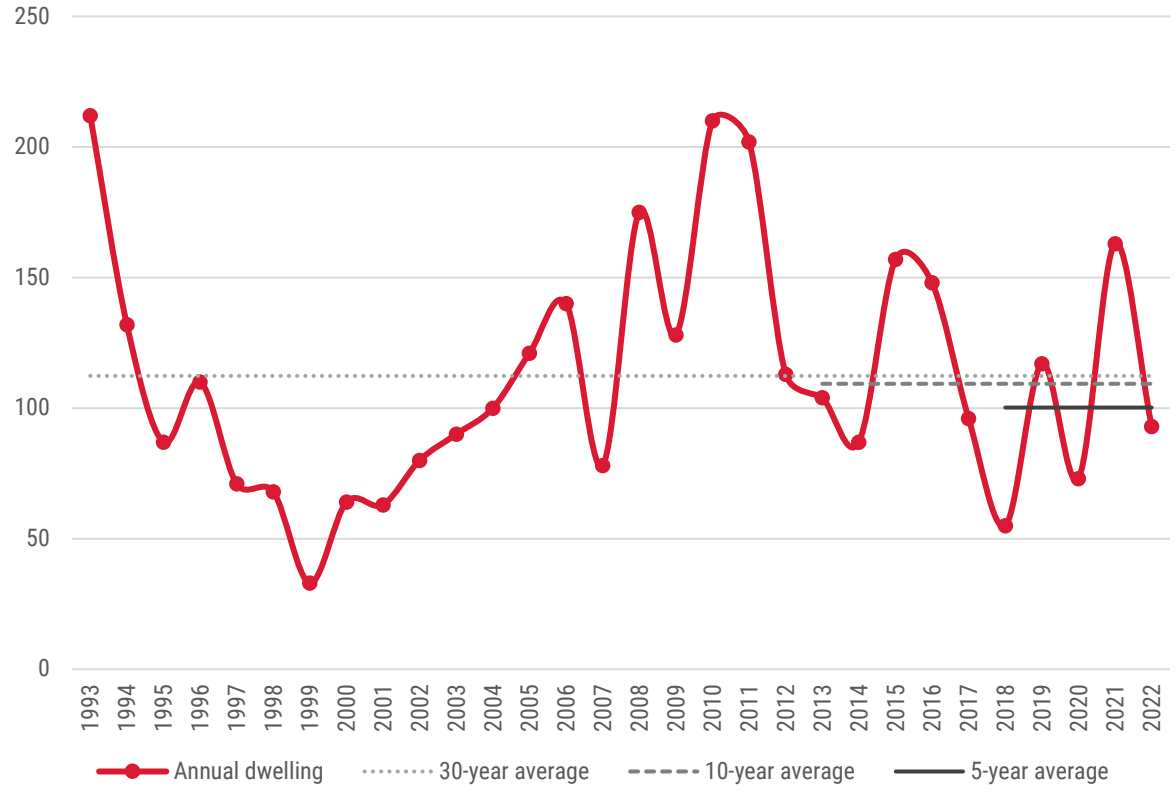
Derwent Valley: annual constructed dwelling count



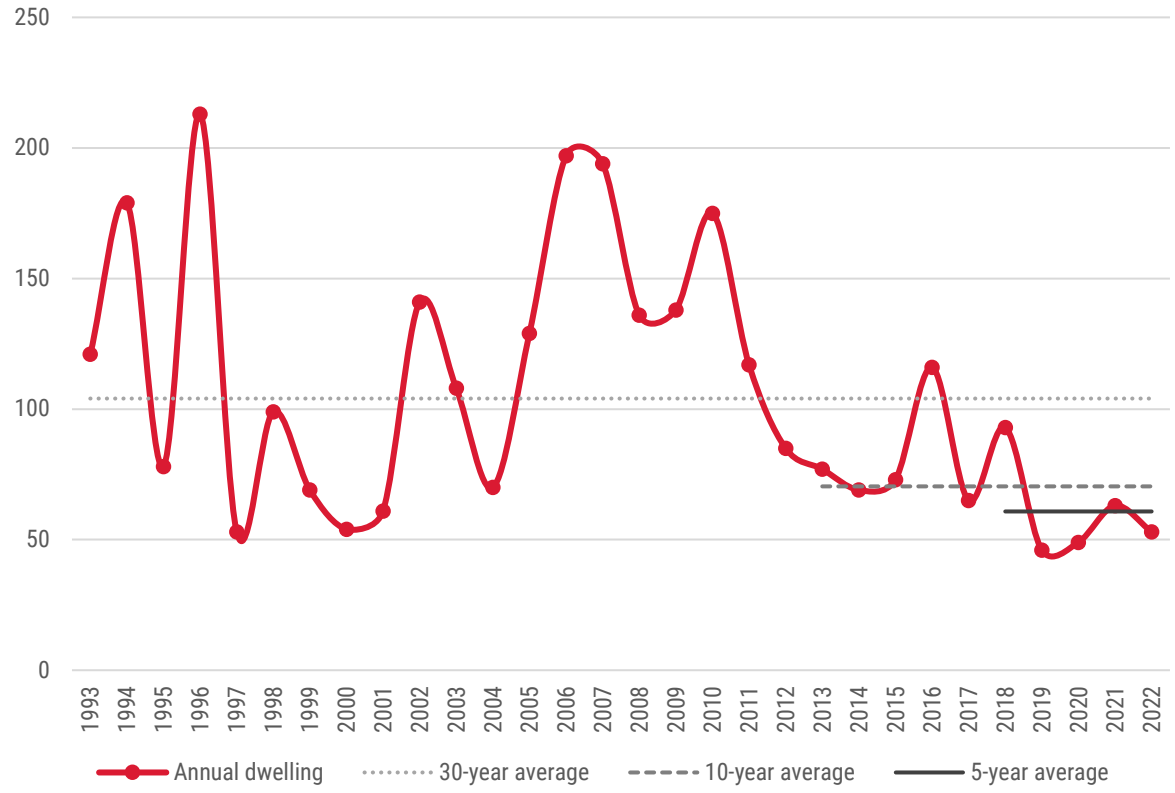
Glamorgan-Spring Bay: annual constructed dwelling count



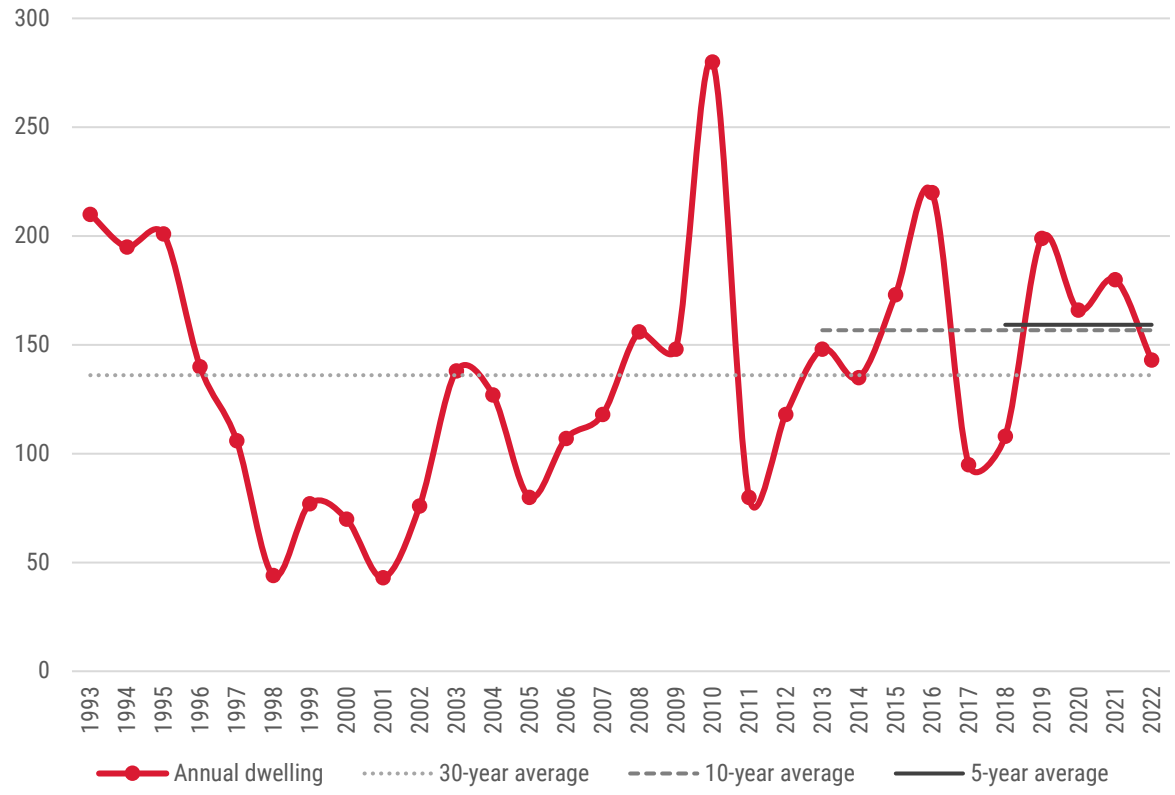
Huon Valley: annual constructed dwelling count



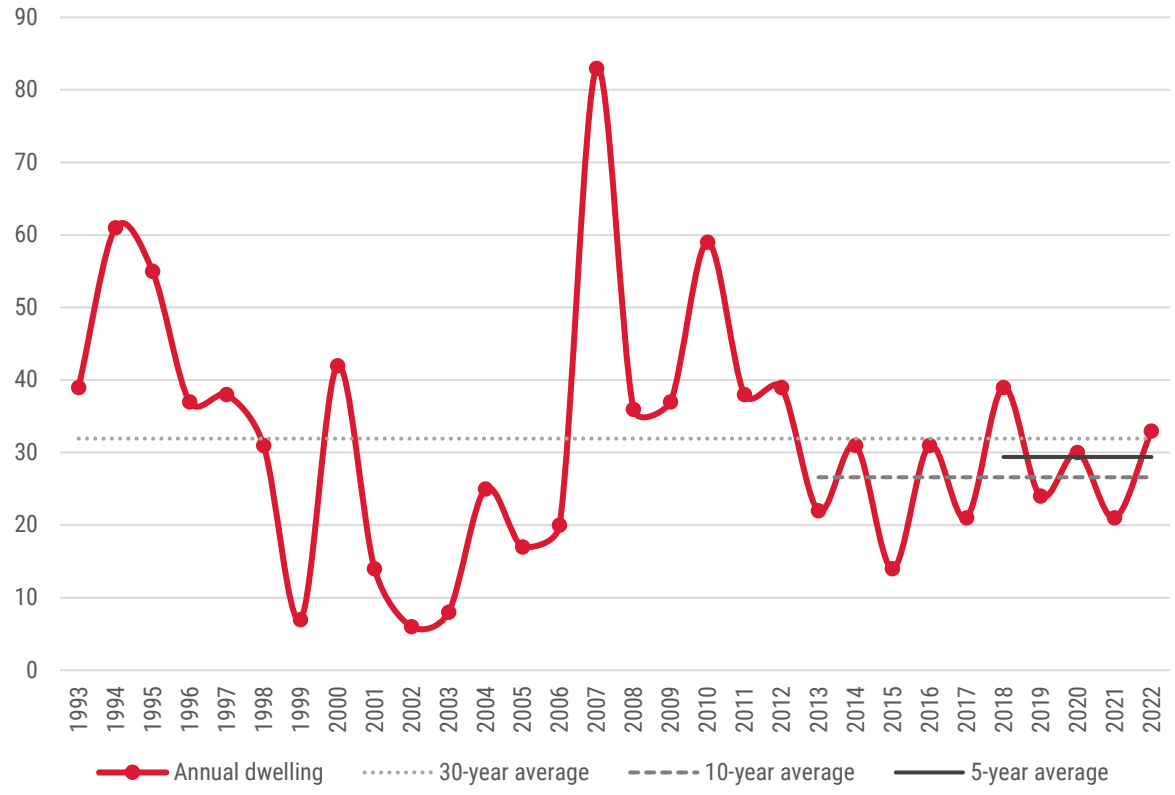
Kingborough: annual constructed dwelling count



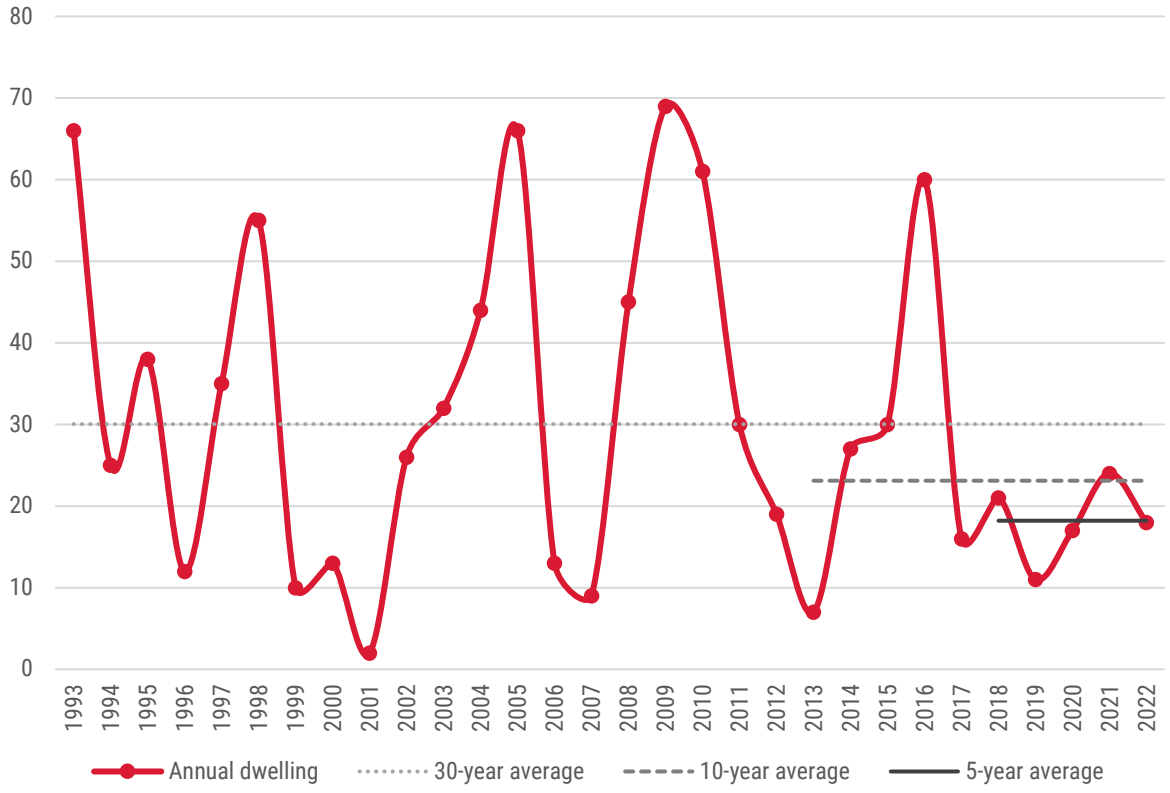
Sorell: annual constructed dwelling count



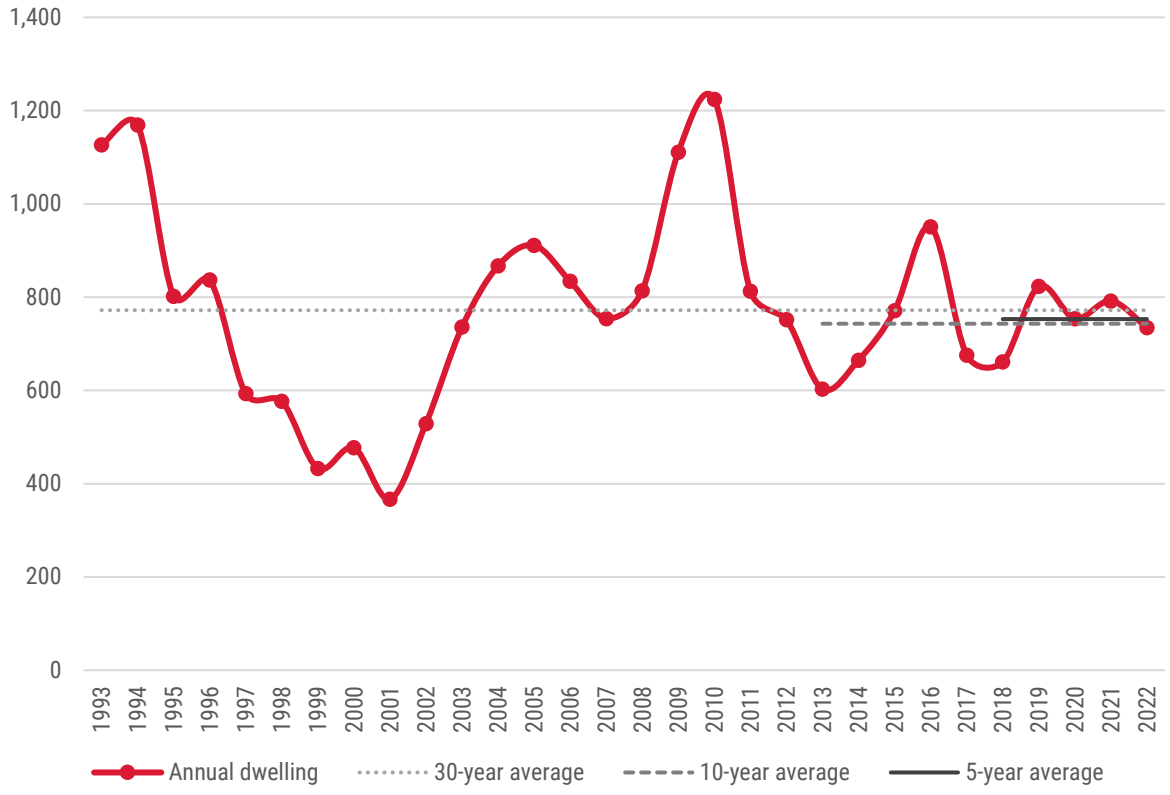
Southern Midlands: annual constructed dwelling count



Tasman: annual constructed dwelling count

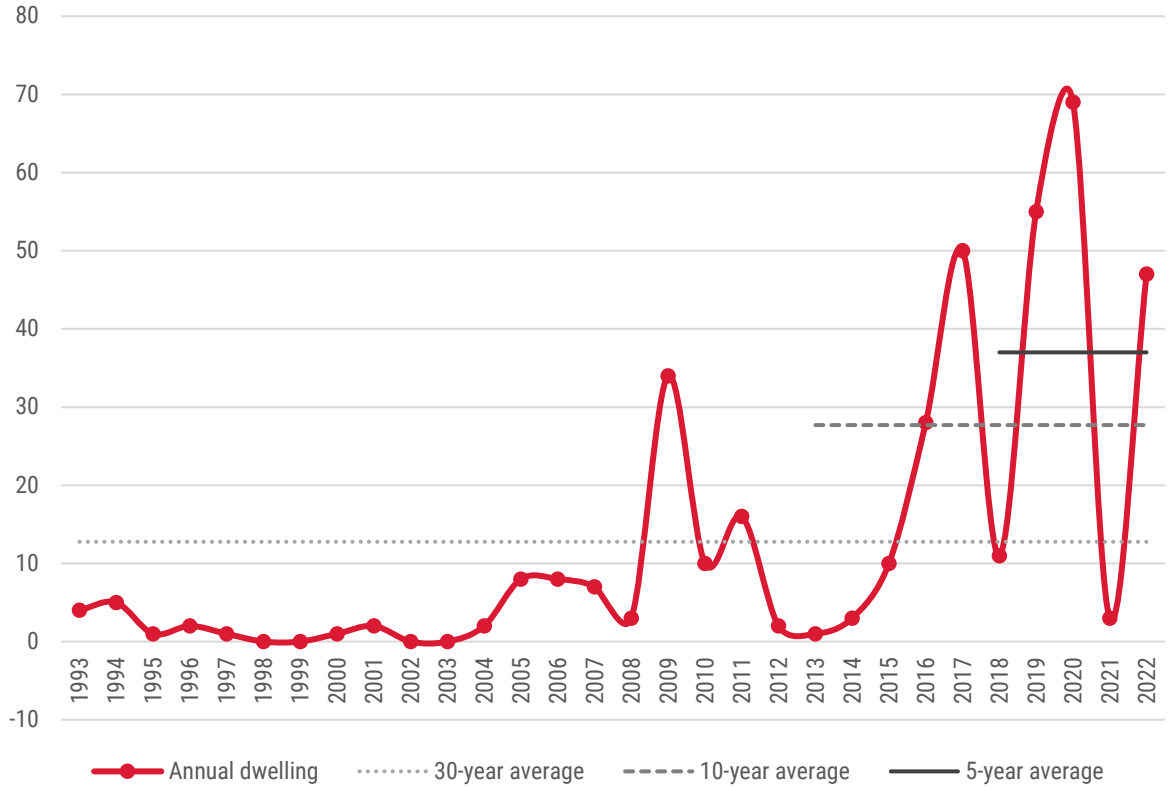


Southern Regional Tasmania: annual constructed dwelling count

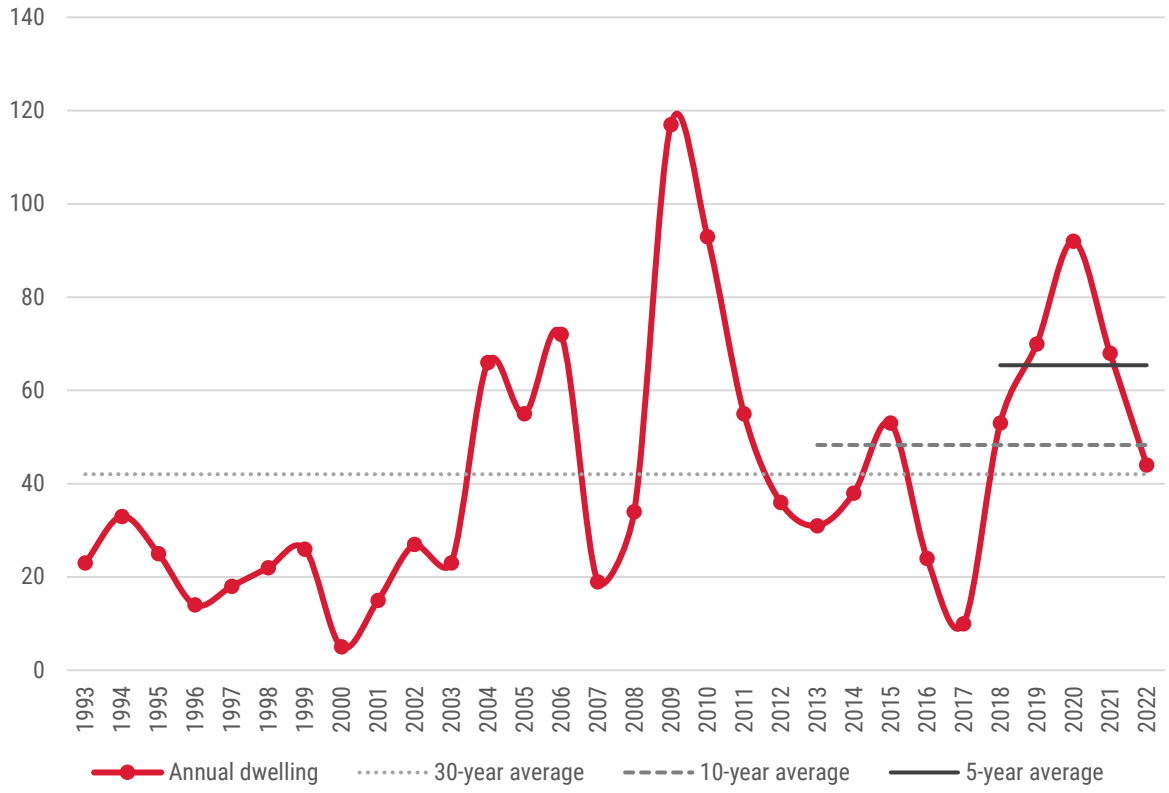


ASSESSMENT AREAS

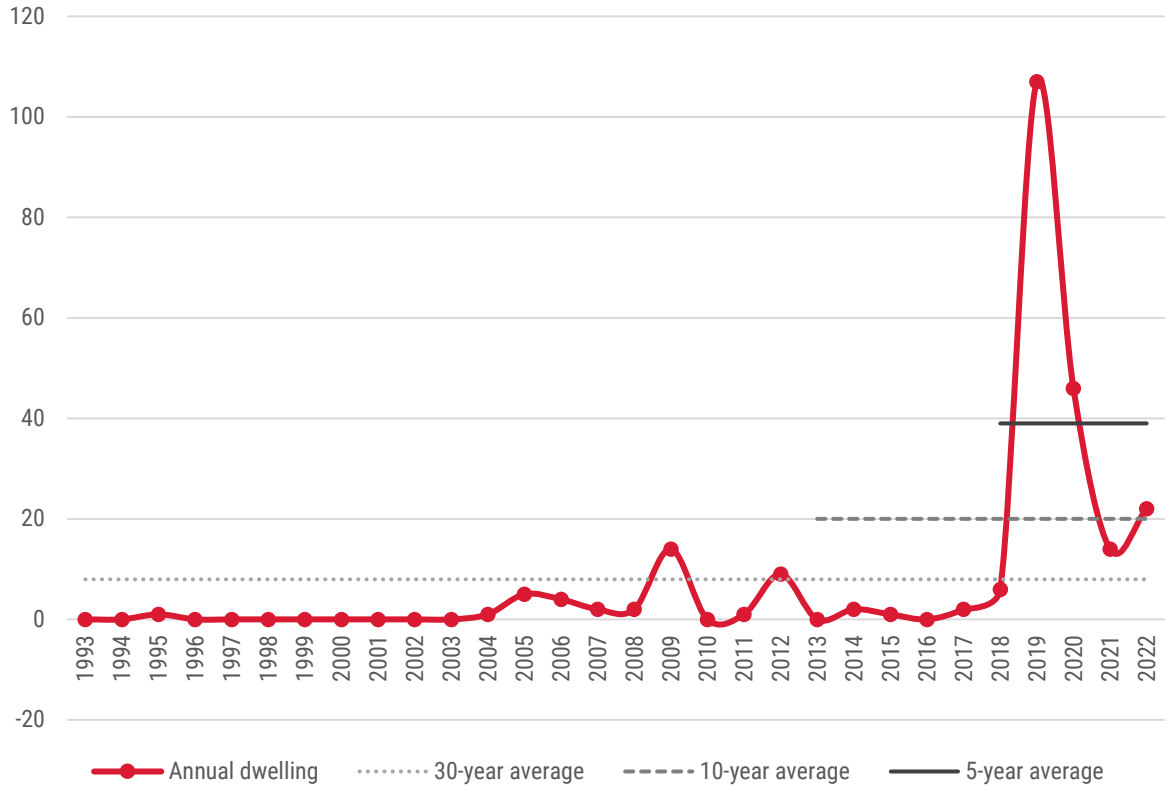
Bridgewater: annual constructed dwelling count



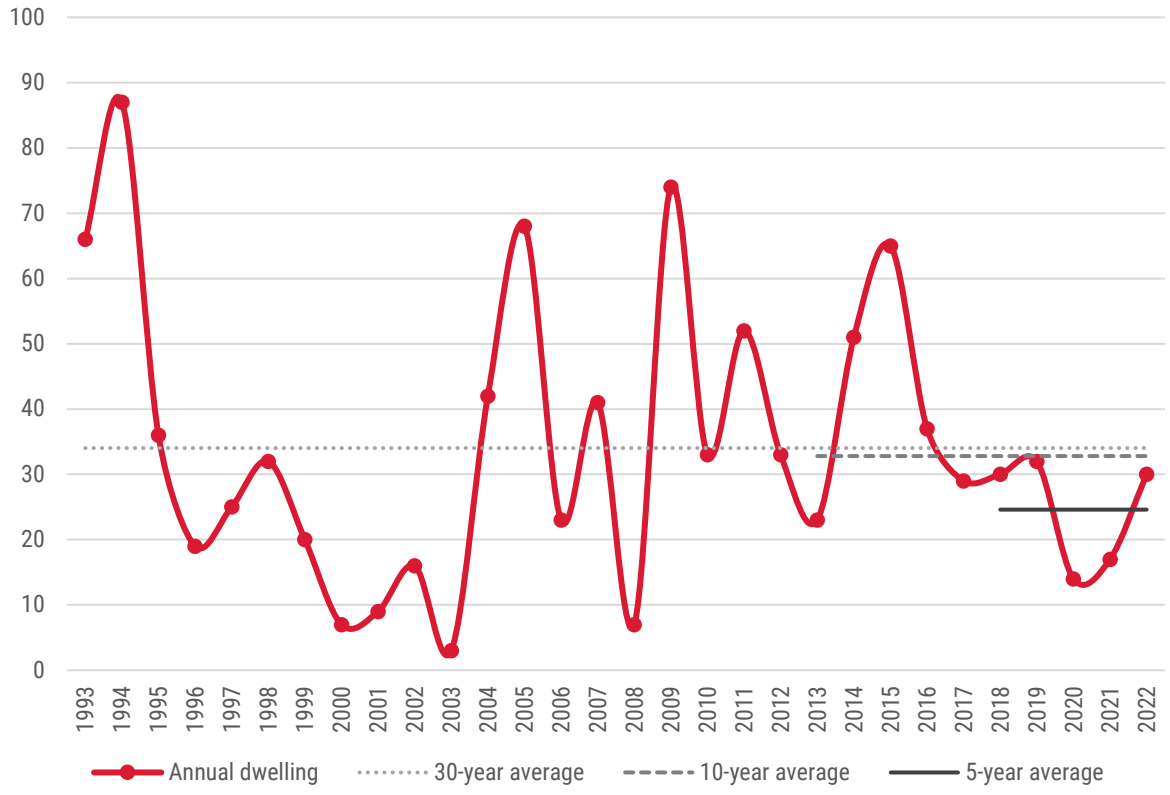
Brighton: annual constructed dwelling count



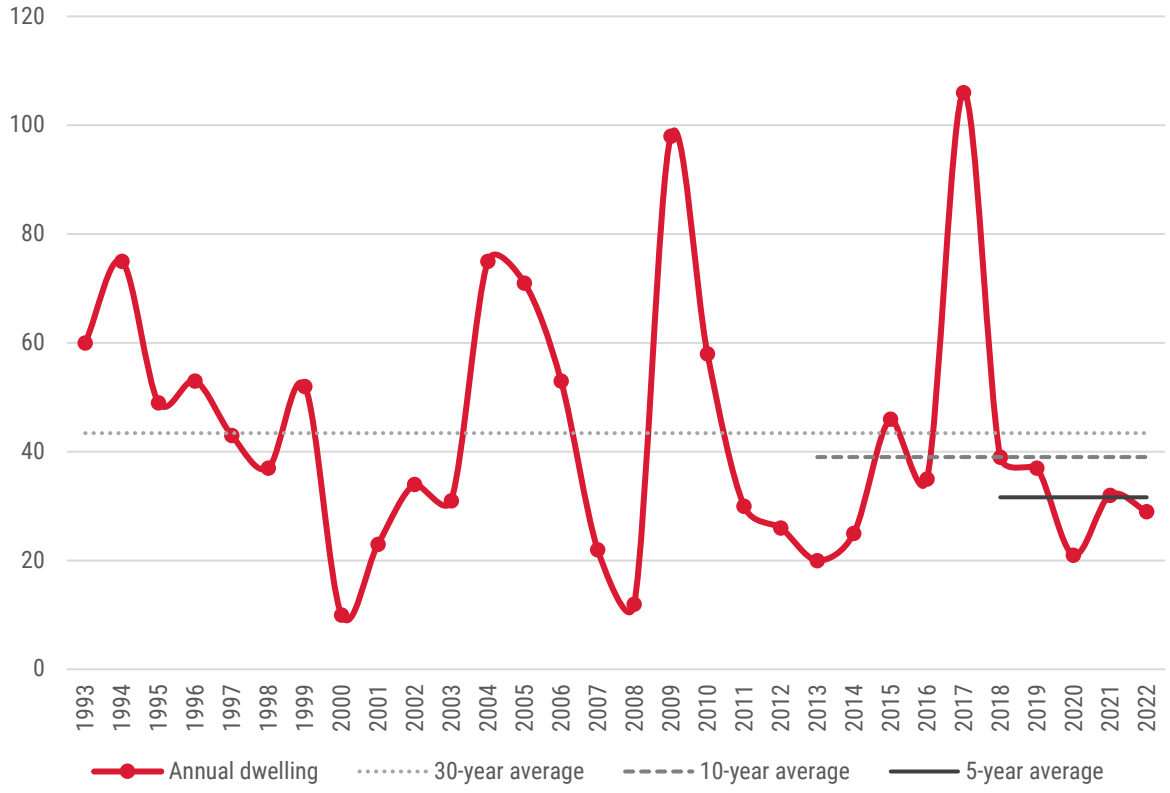
Gagebrook: annual constructed dwelling count



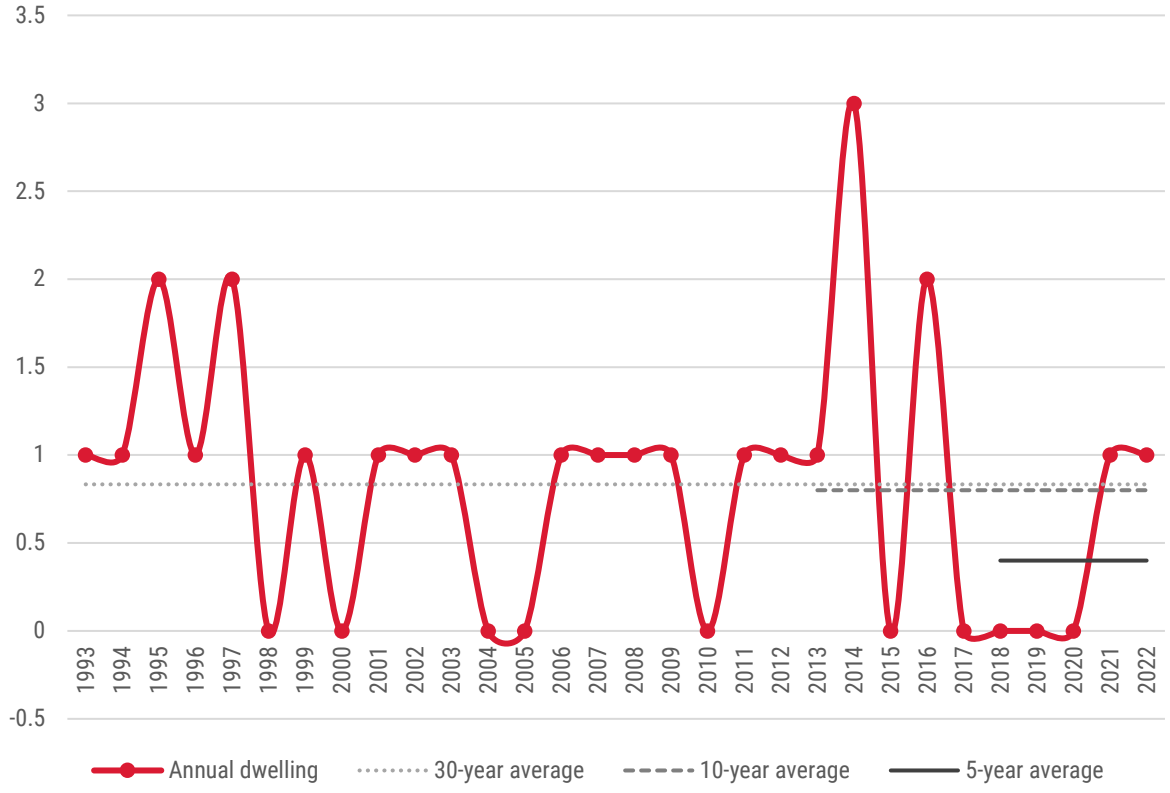
Old Beach: annual constructed dwelling count



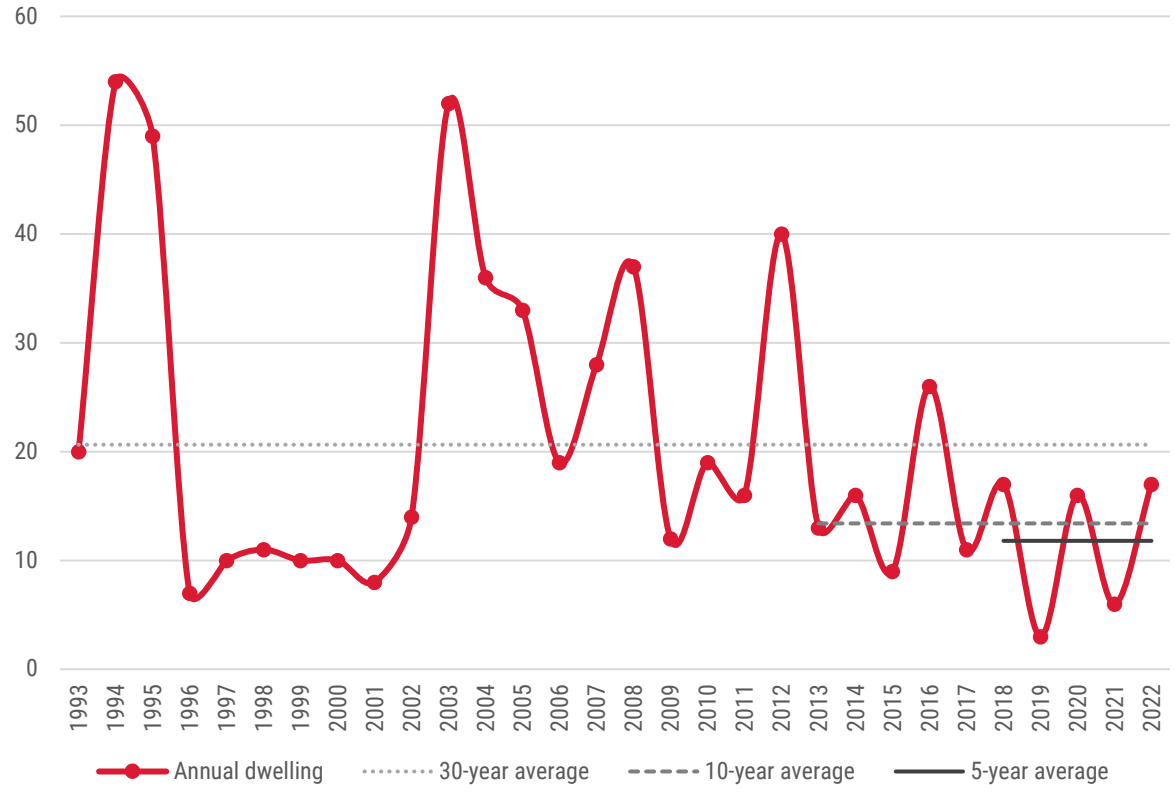
Brighton Balance: annual constructed dwelling count



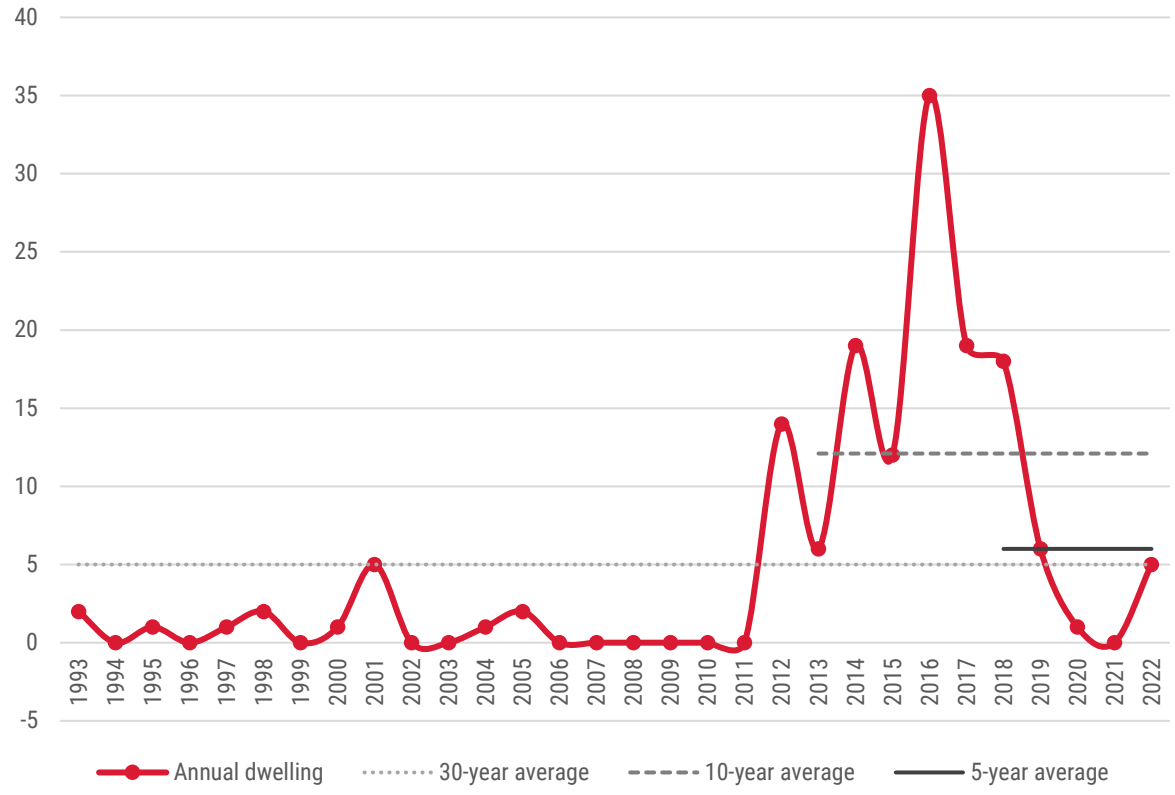
Bothwell: annual constructed dwelling count



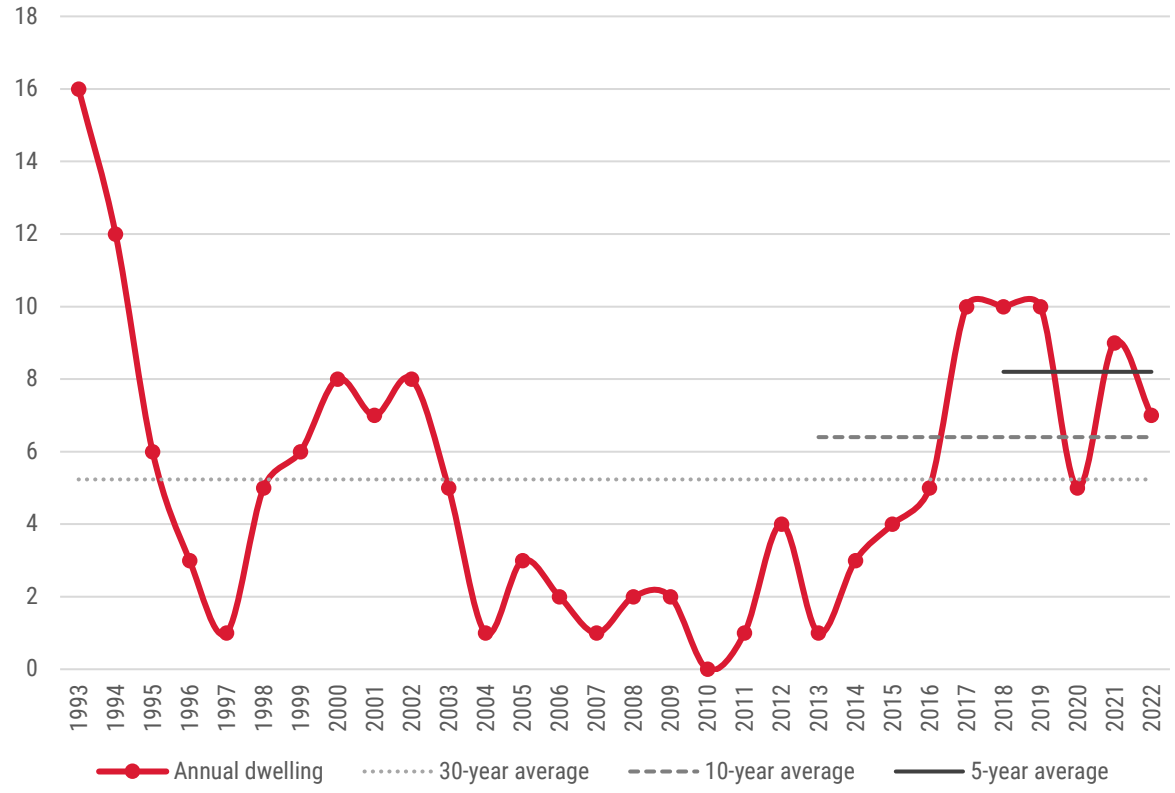
Central Highlands Balance: annual constructed dwelling count



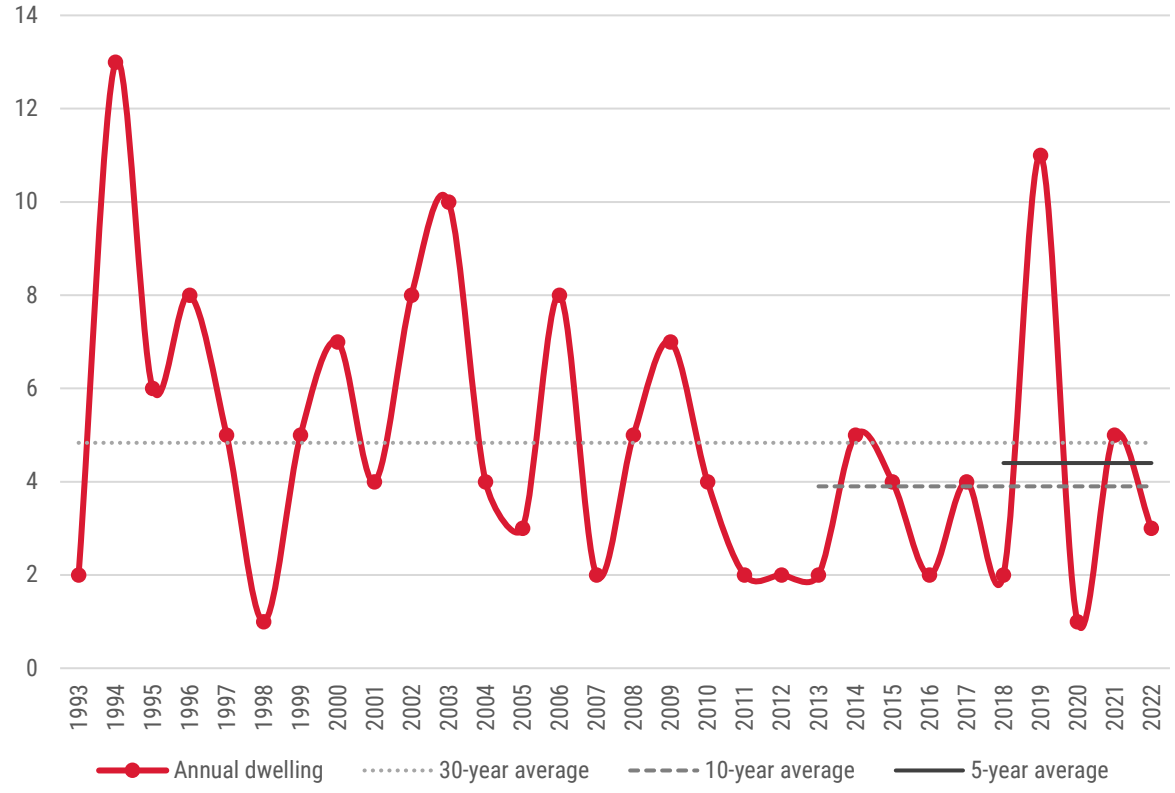
Cambridge: annual constructed dwelling count



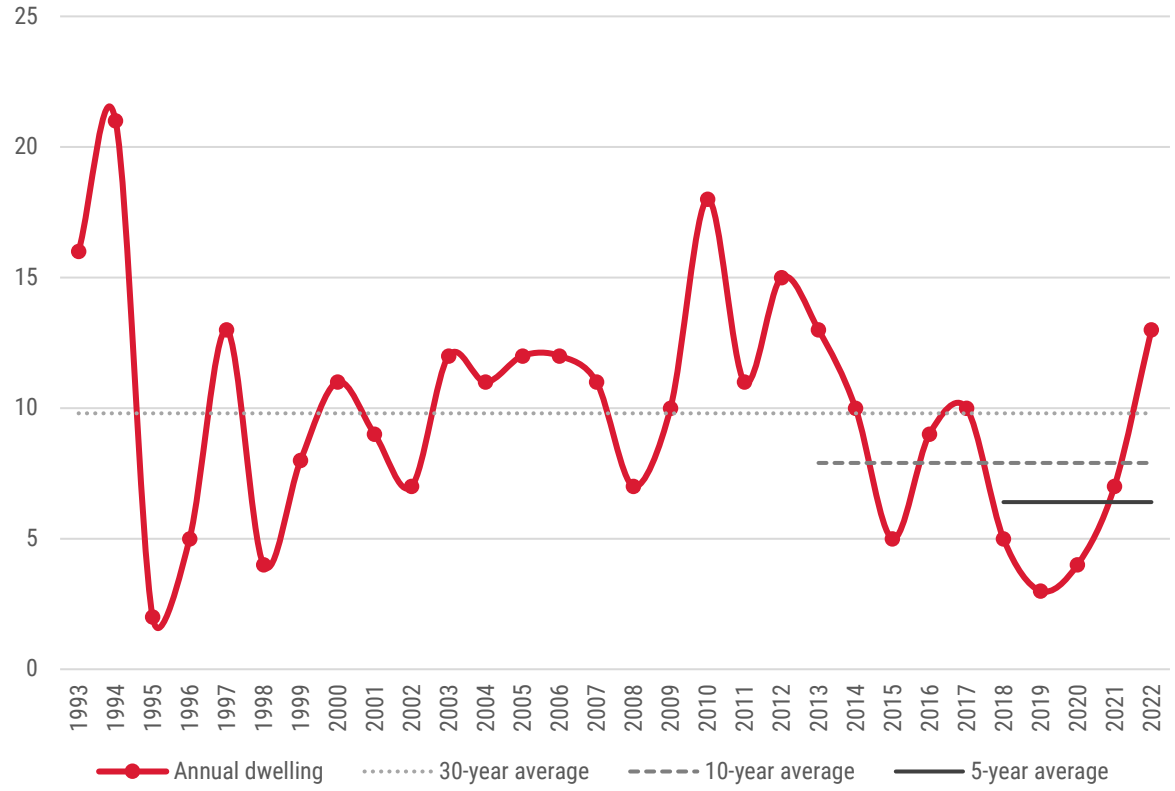
Lauderdale: annual constructed dwelling count



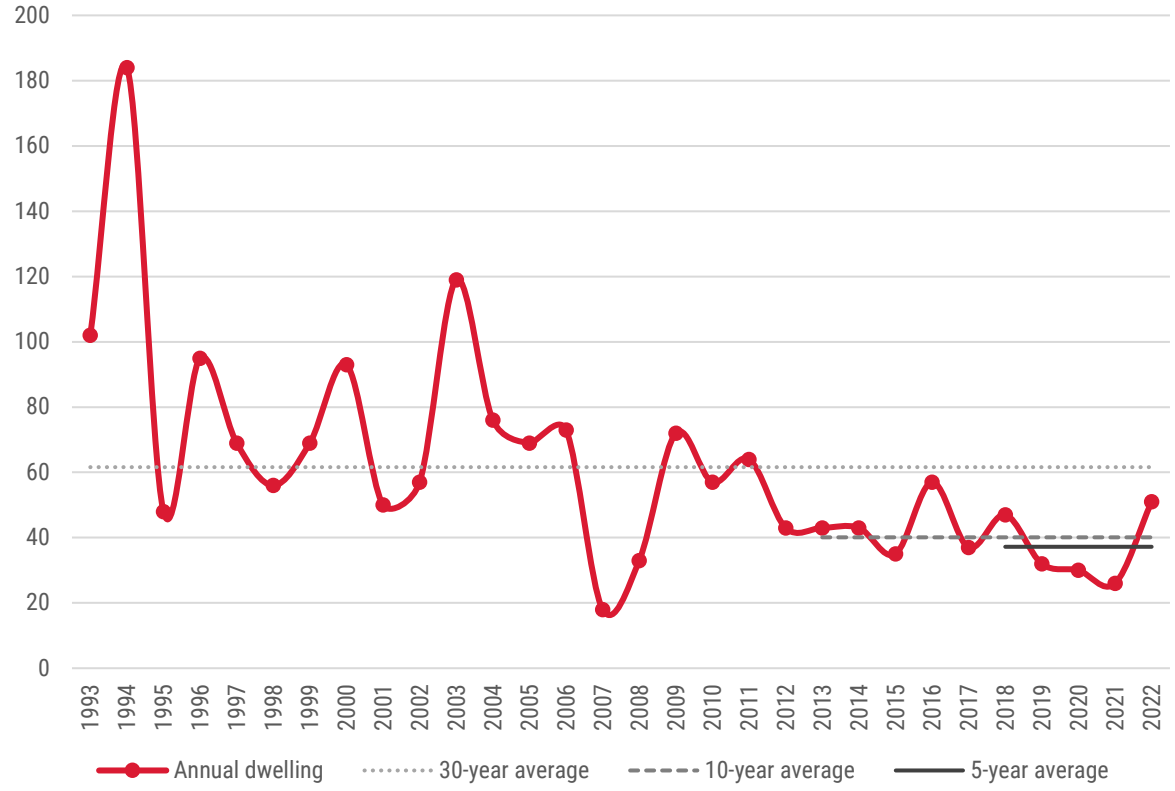
Richmond: annual constructed dwelling count



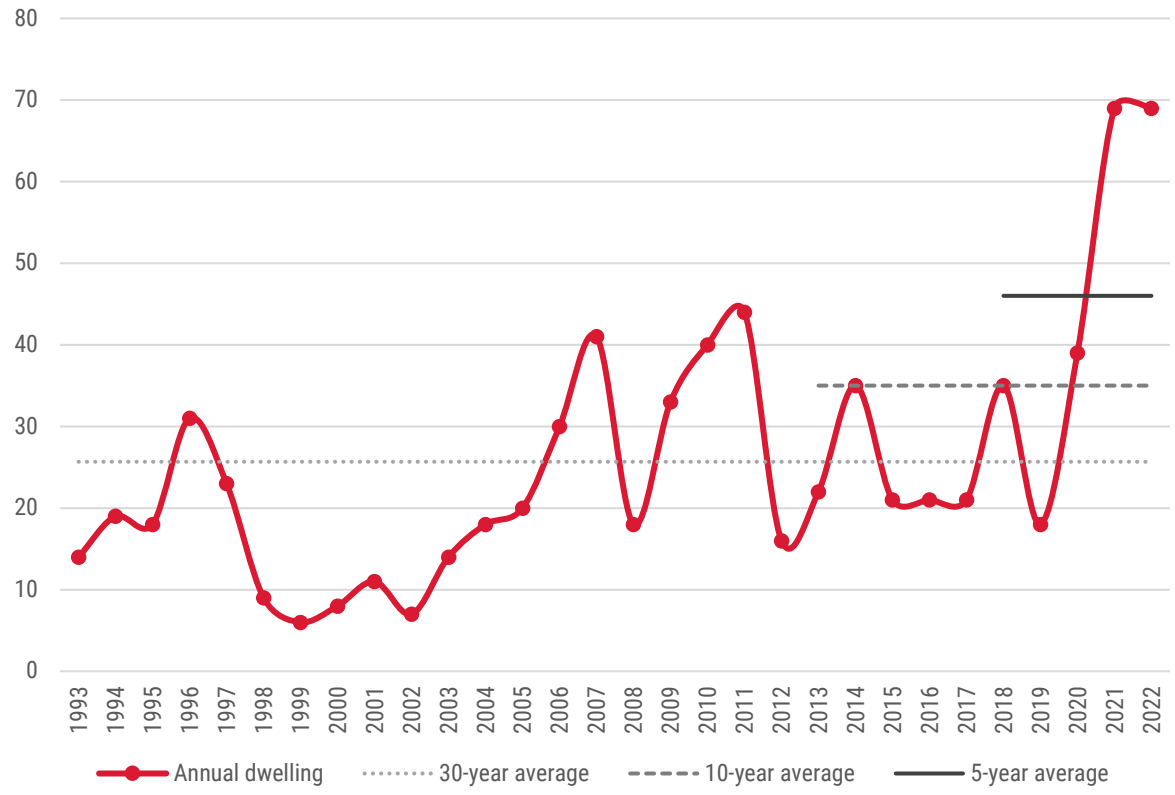
South Arm-Opossum Bay: annual constructed dwelling count



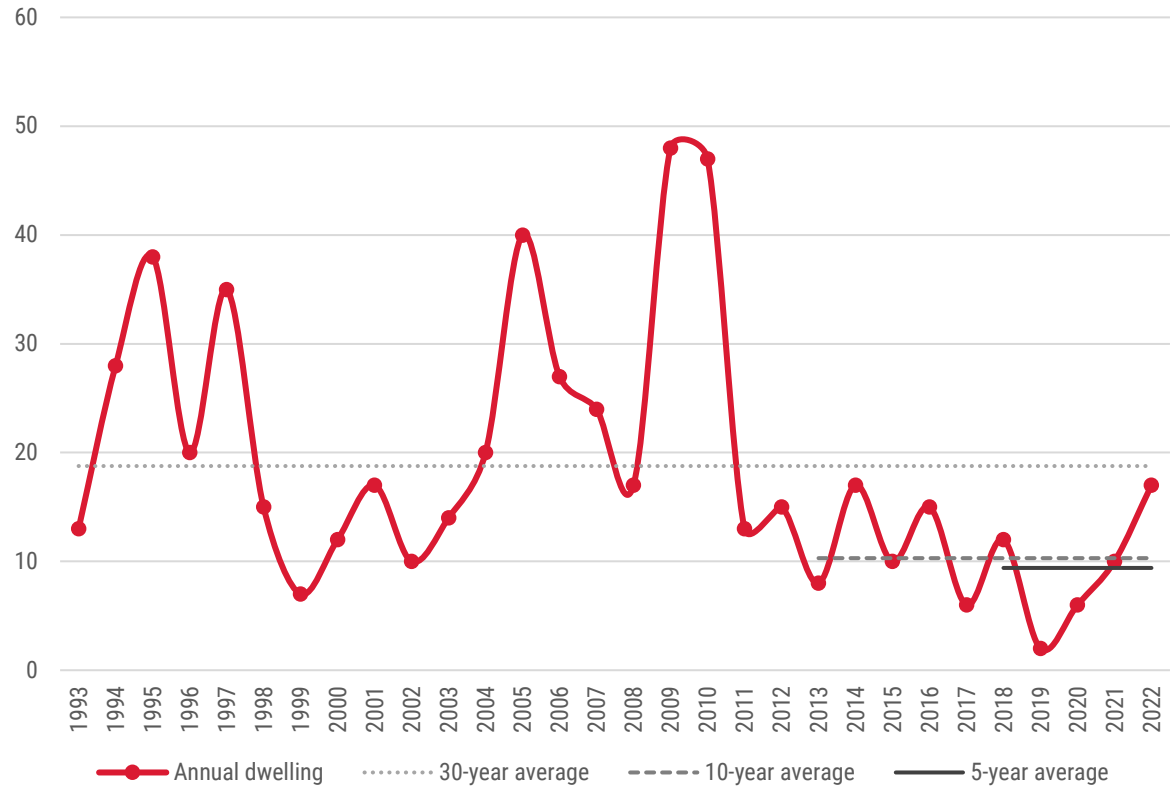
Clarence Balance: annual constructed dwelling count



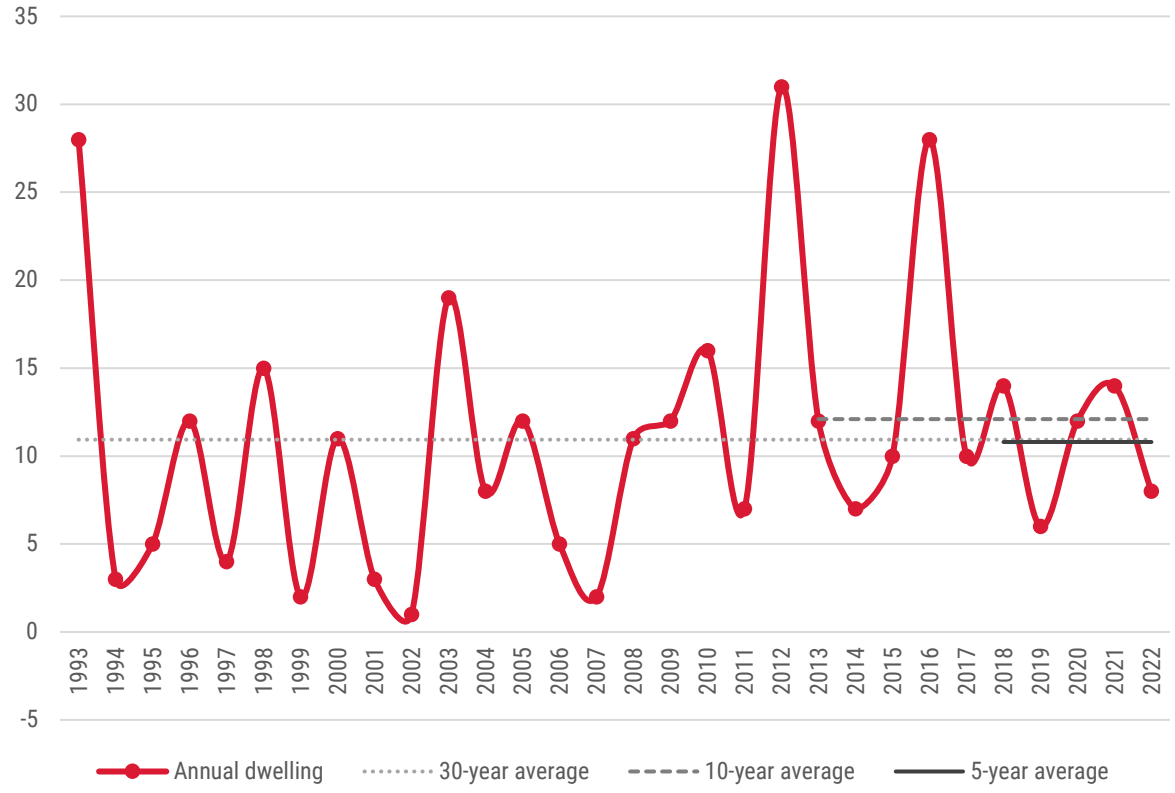
New Norfolk: annual constructed dwelling count



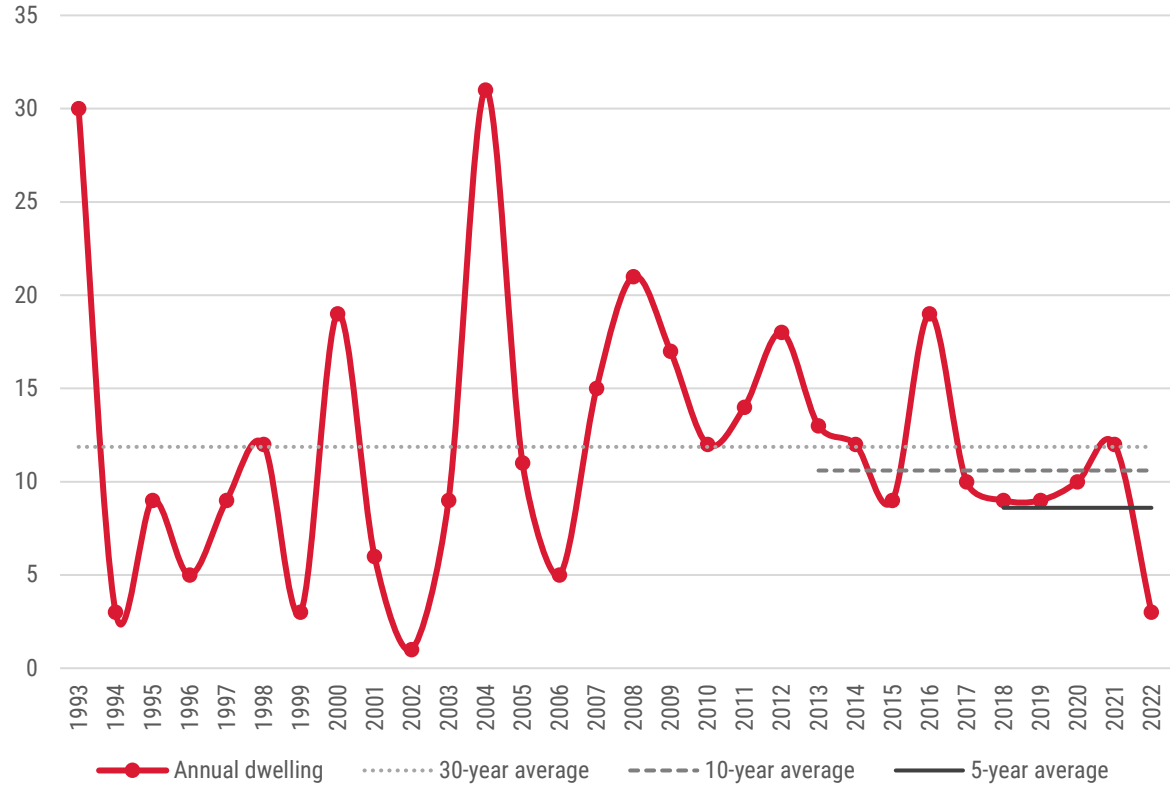
Derwent Valley Balance: annual constructed dwelling count



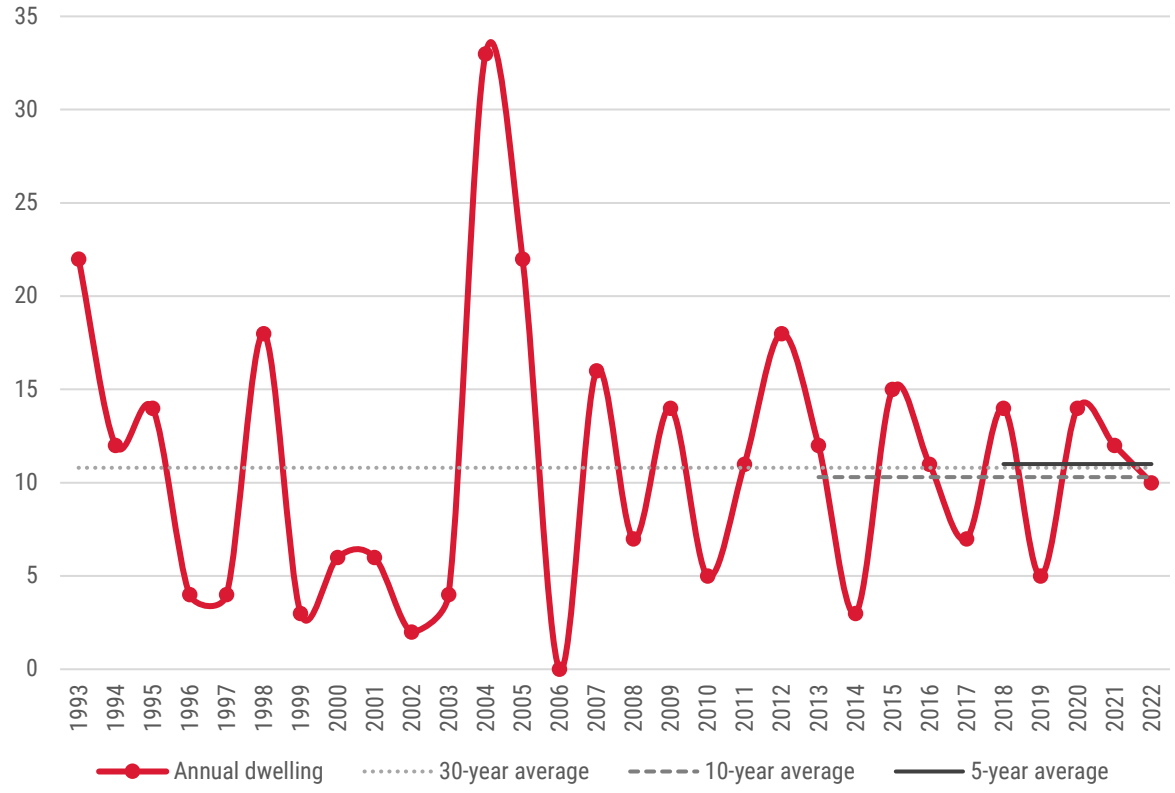
Bicheno: annual constructed dwelling count



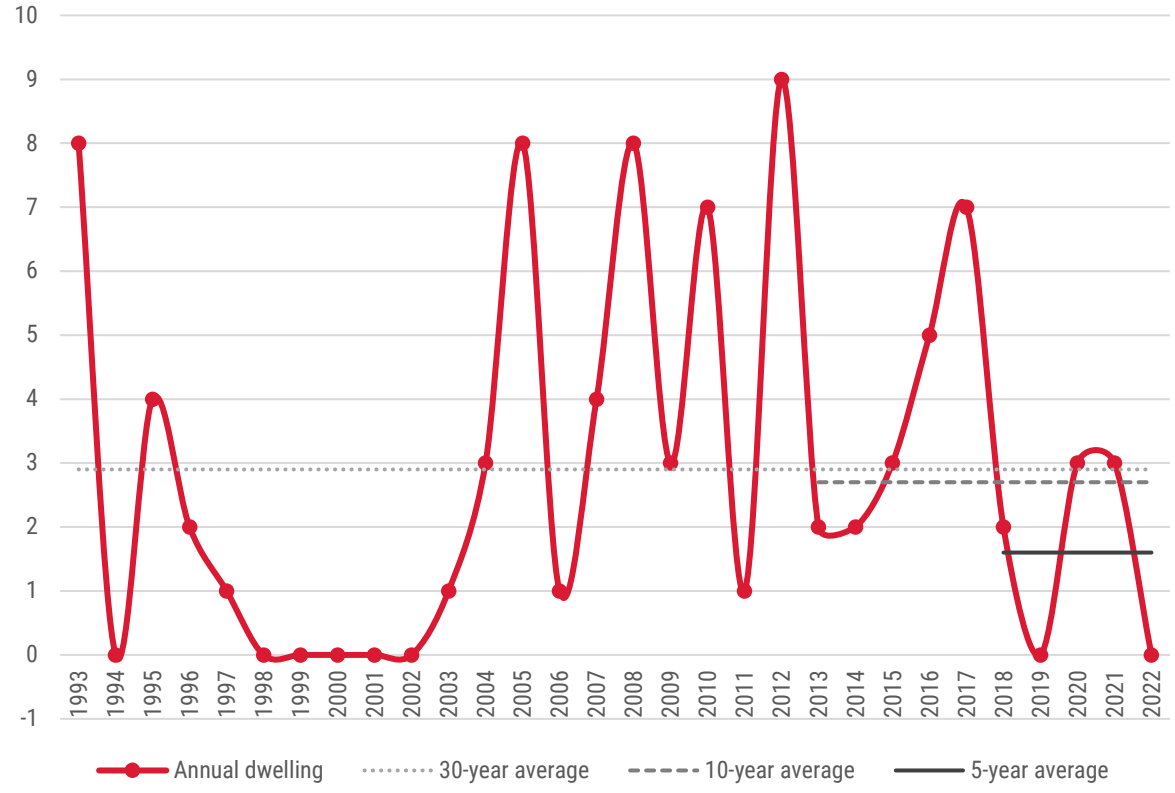
Orford: annual constructed dwelling count



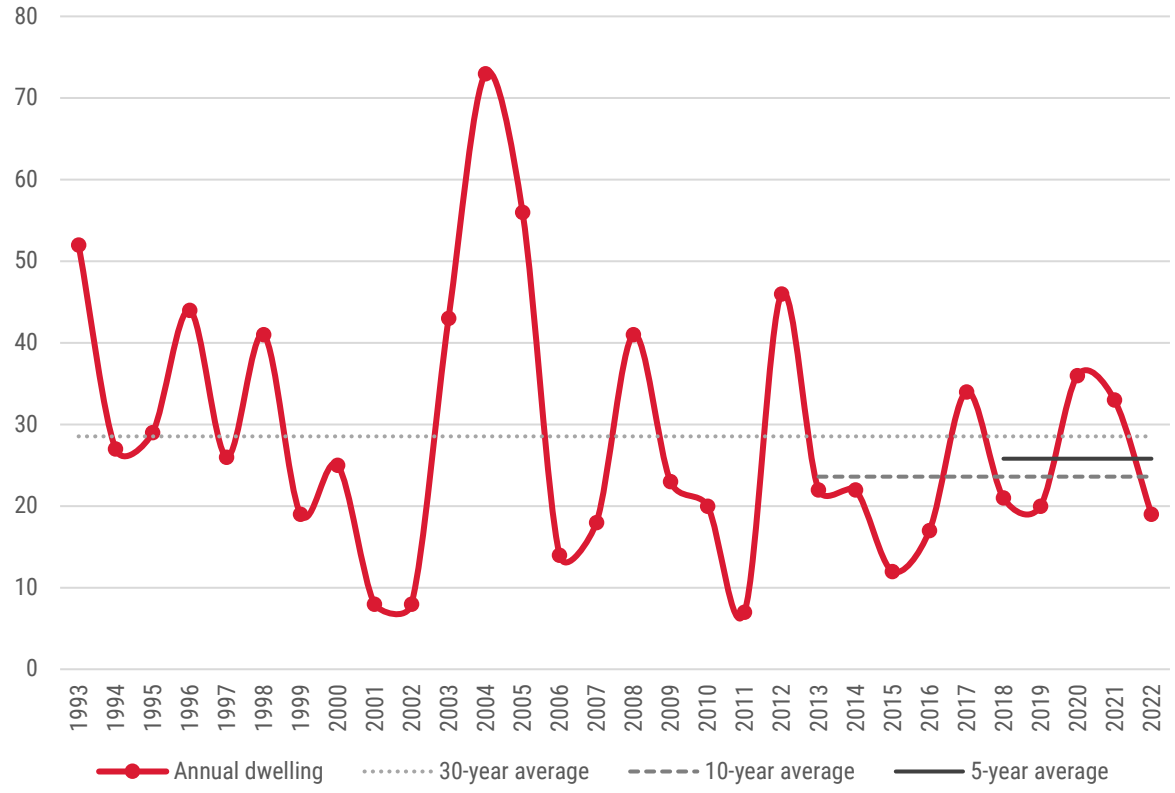
Swansea: annual constructed dwelling count



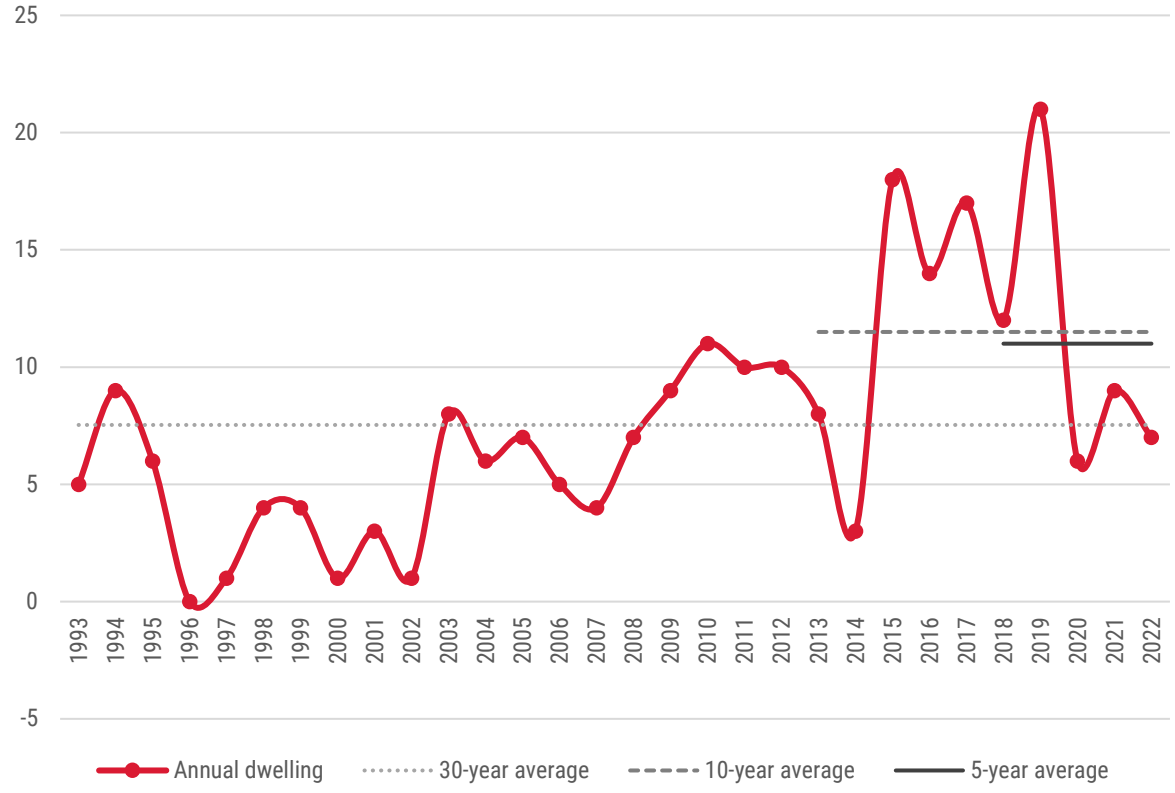
Triabunna: annual constructed dwelling count



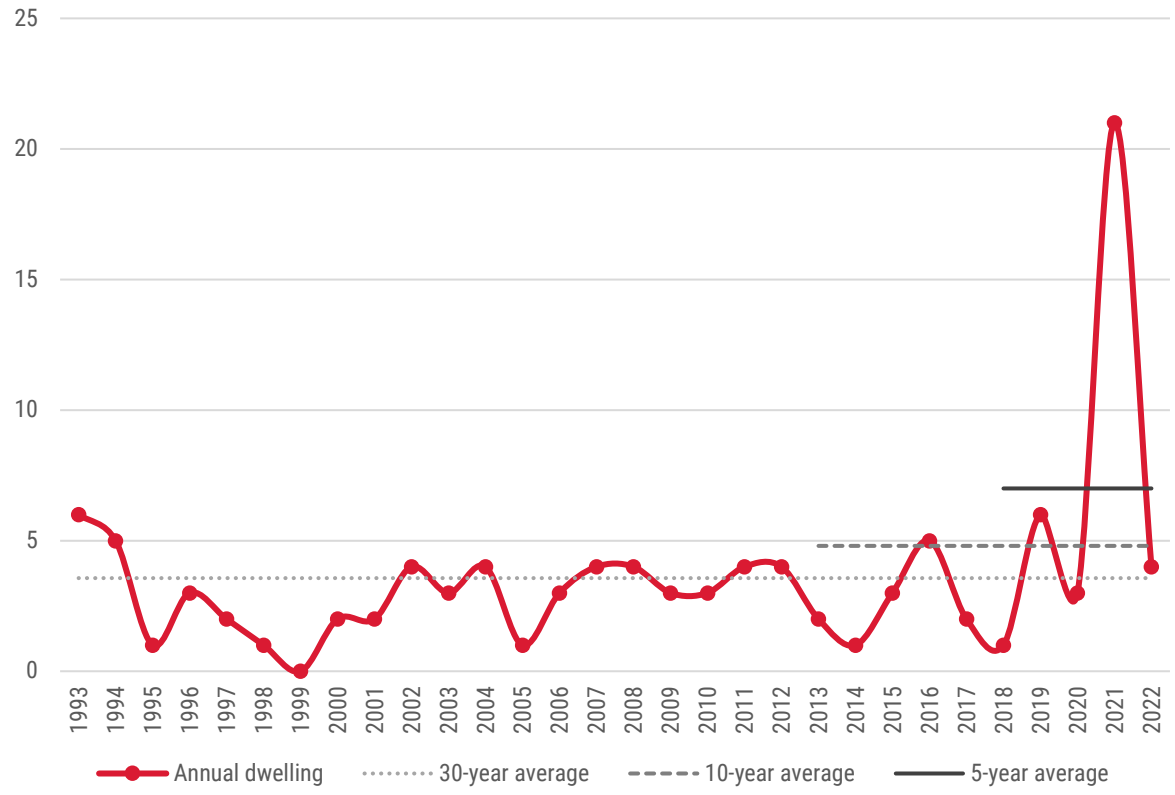
Glamorgan-Spring Bay Balance: annual constructed dwelling count



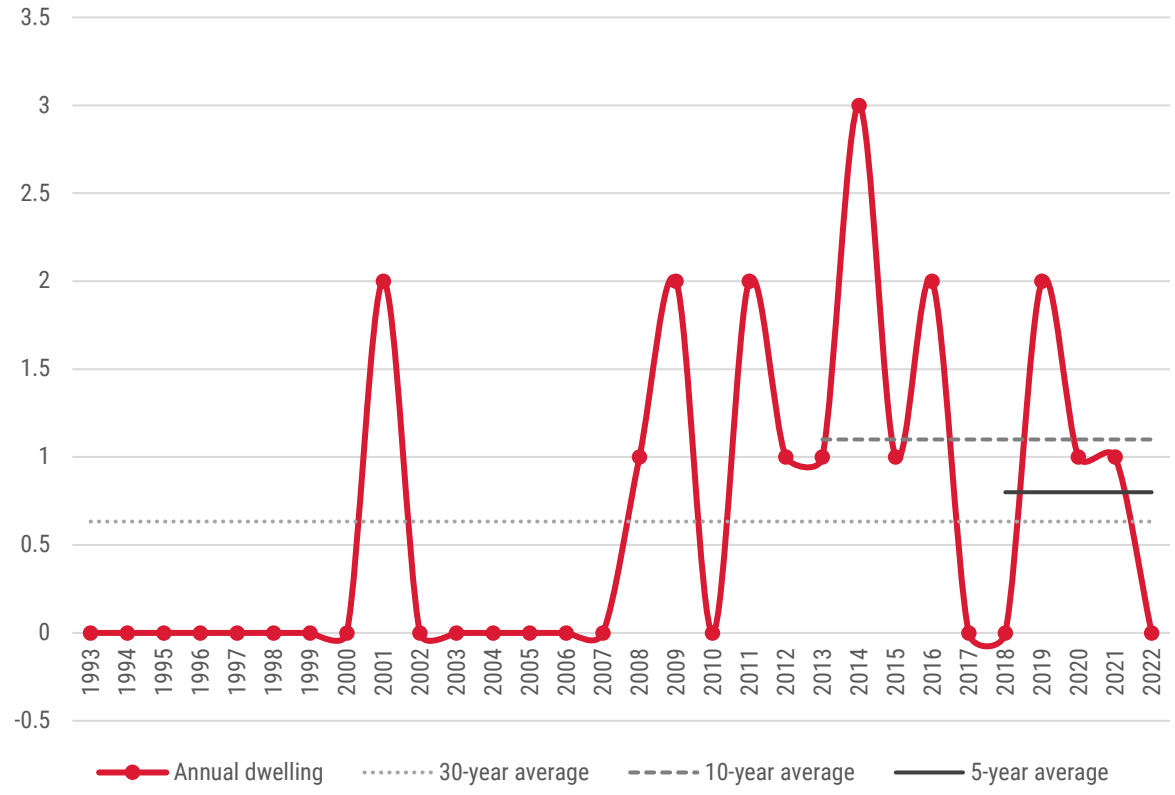
Cygnet: annual constructed dwelling count



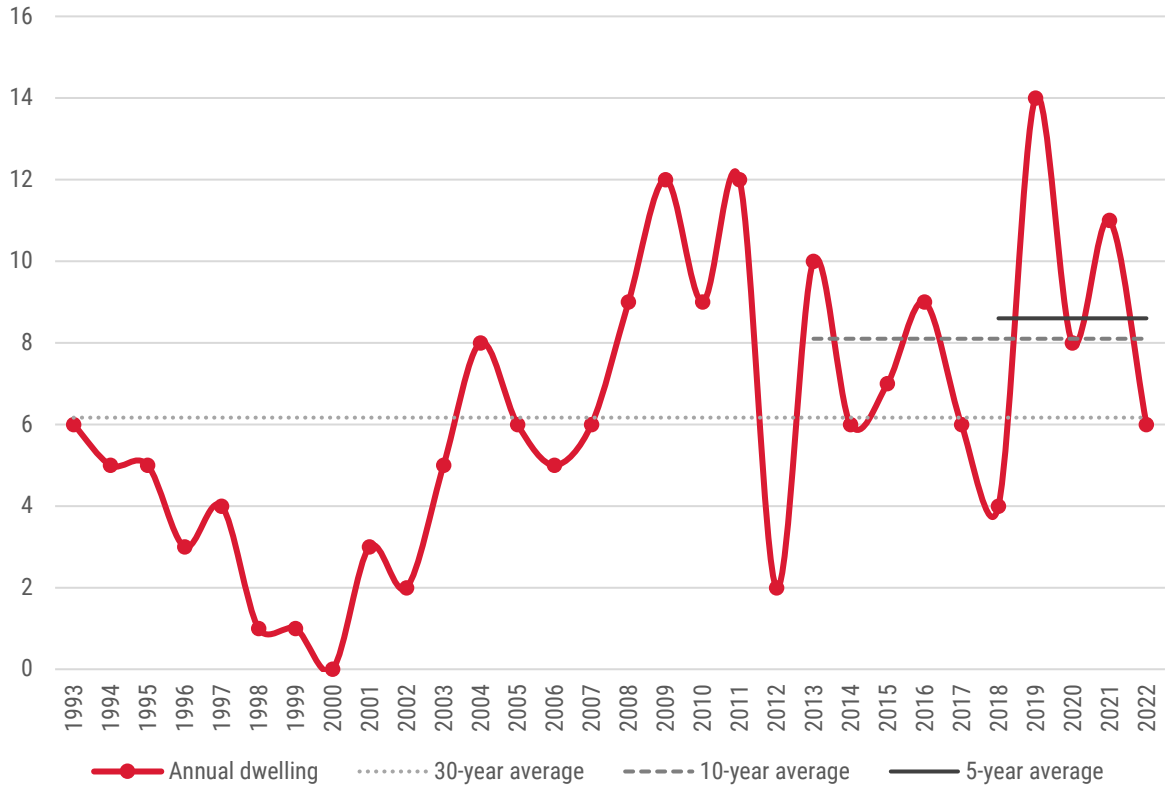
Dover: annual constructed dwelling count



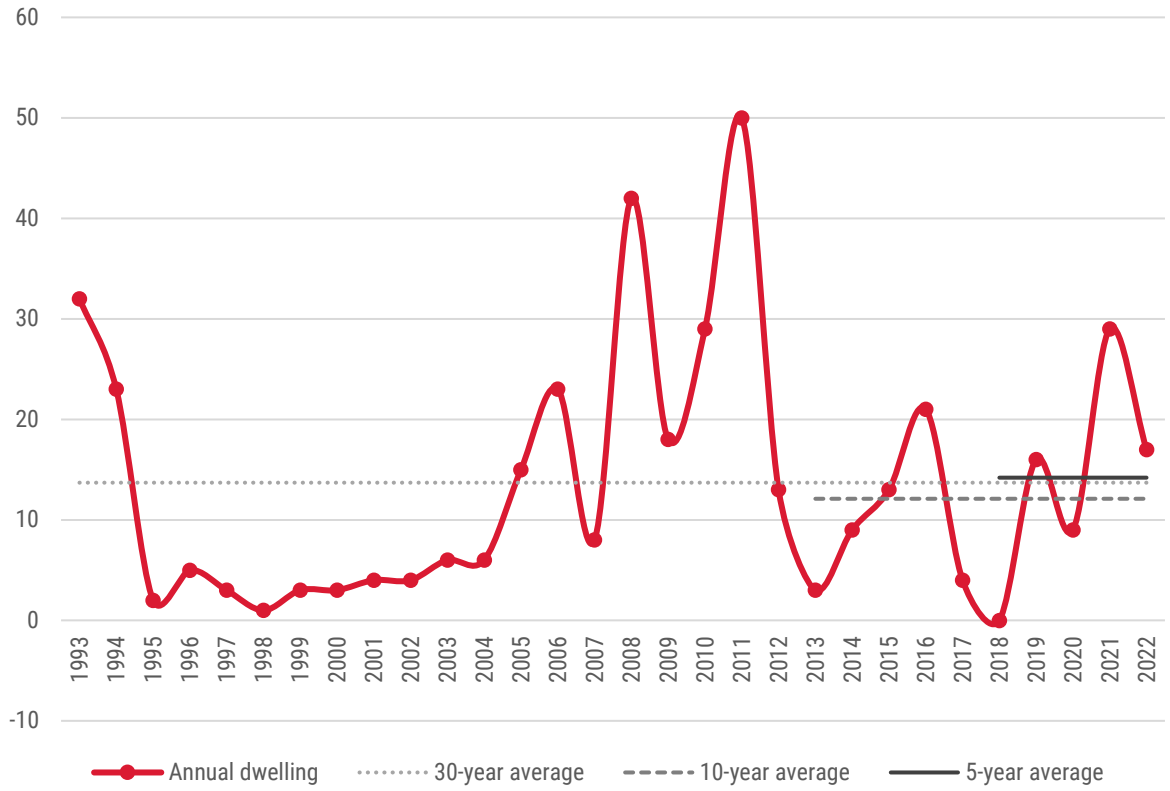
Franklin: annual constructed dwelling count



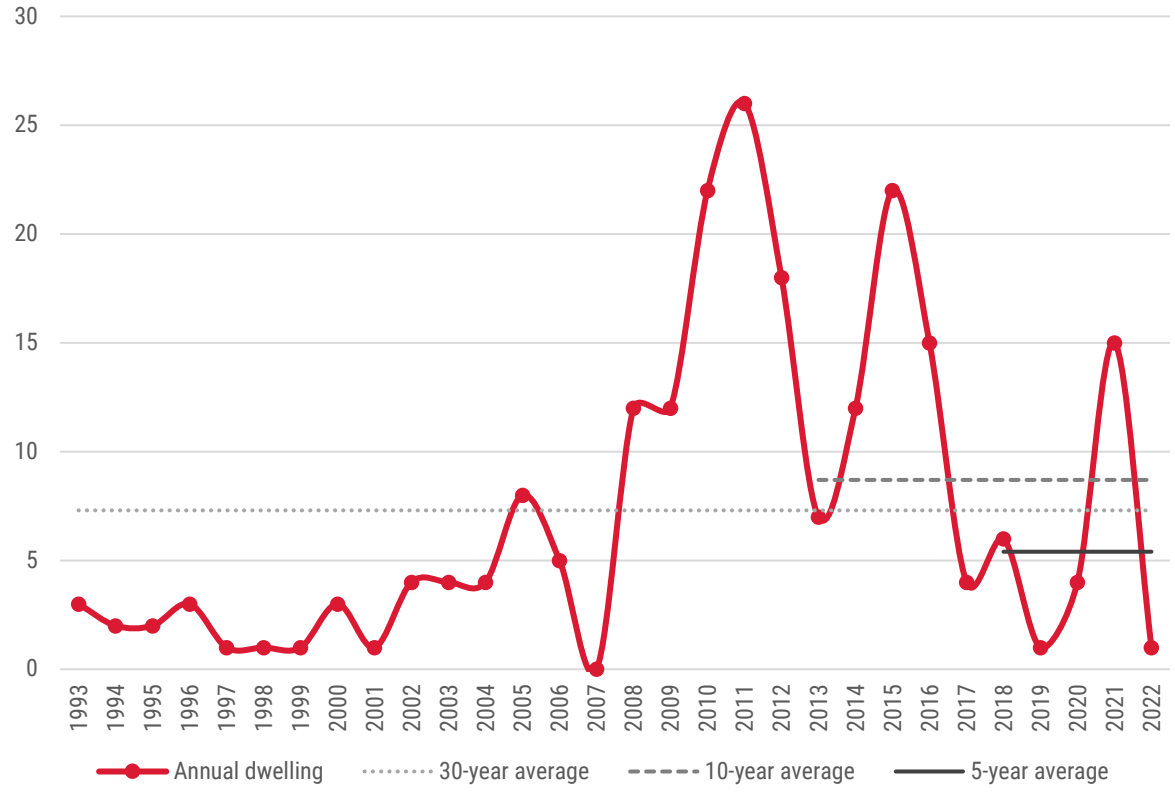
Geeveston-Port Huon: annual constructed dwelling count



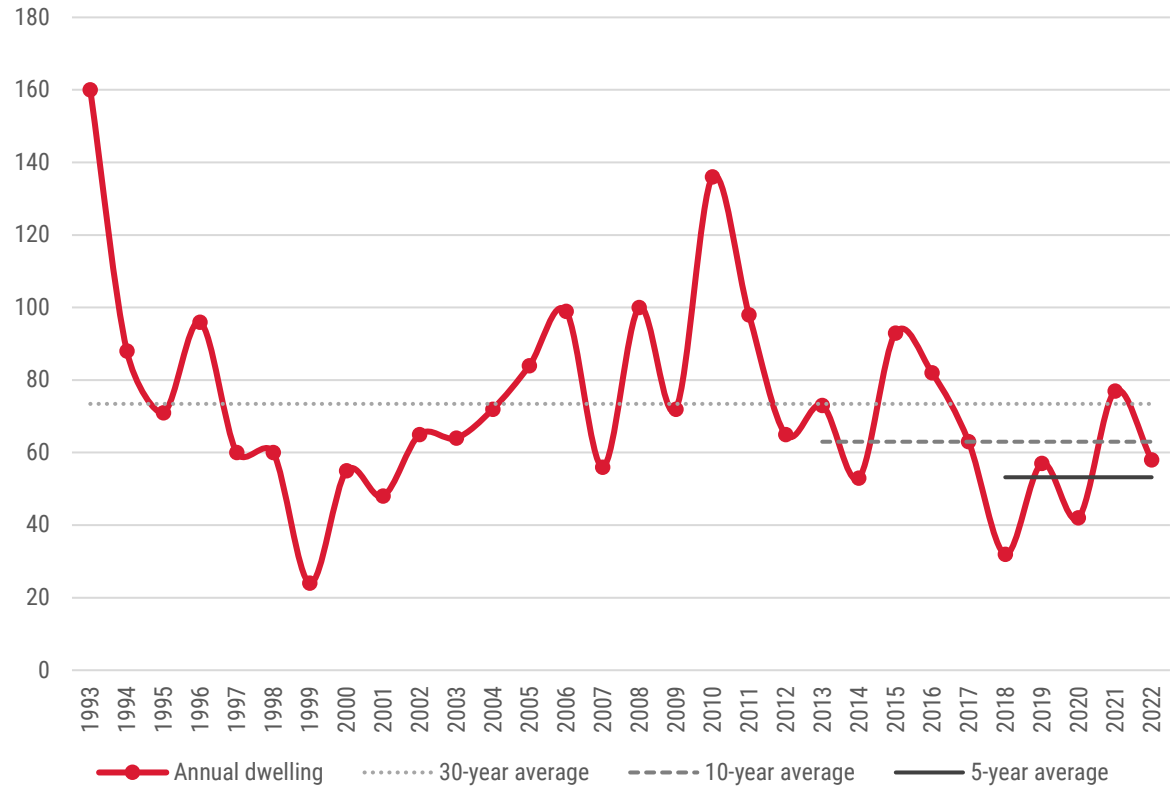
Huonville: annual constructed dwelling count



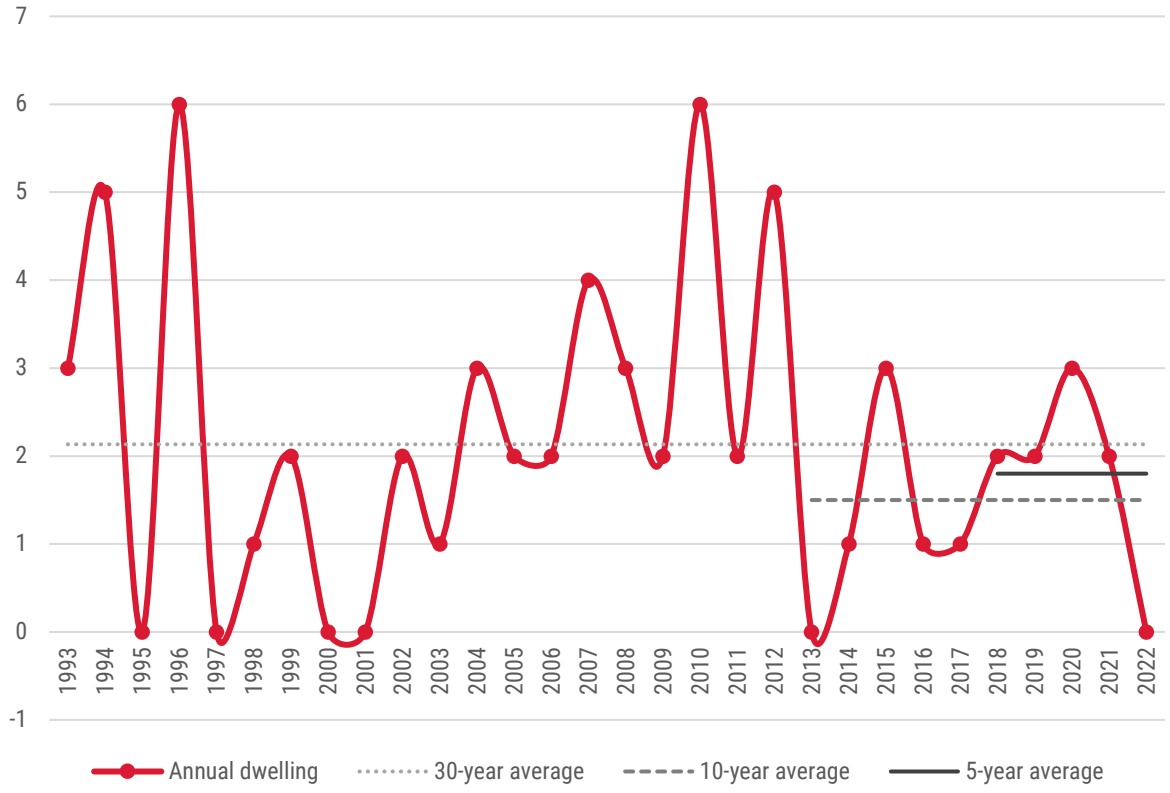
Ranelagh: annual constructed dwelling count



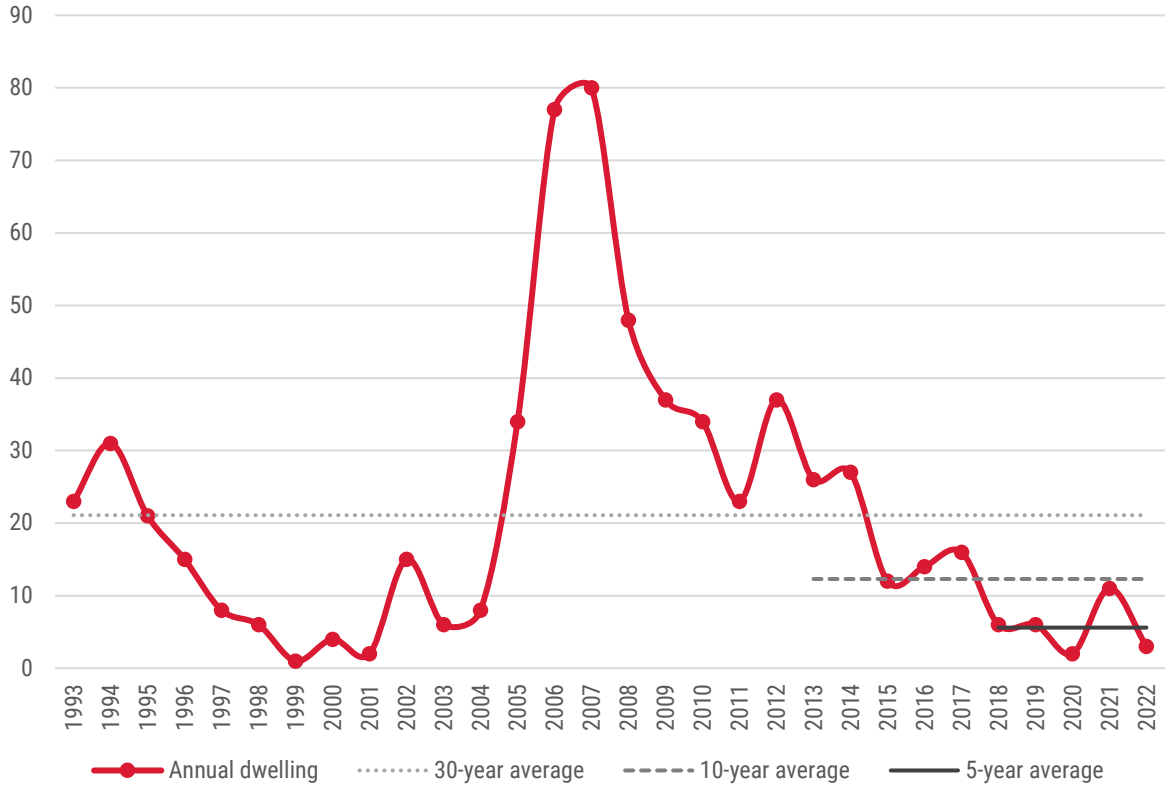
Huon Valley Balance: annual constructed dwelling count



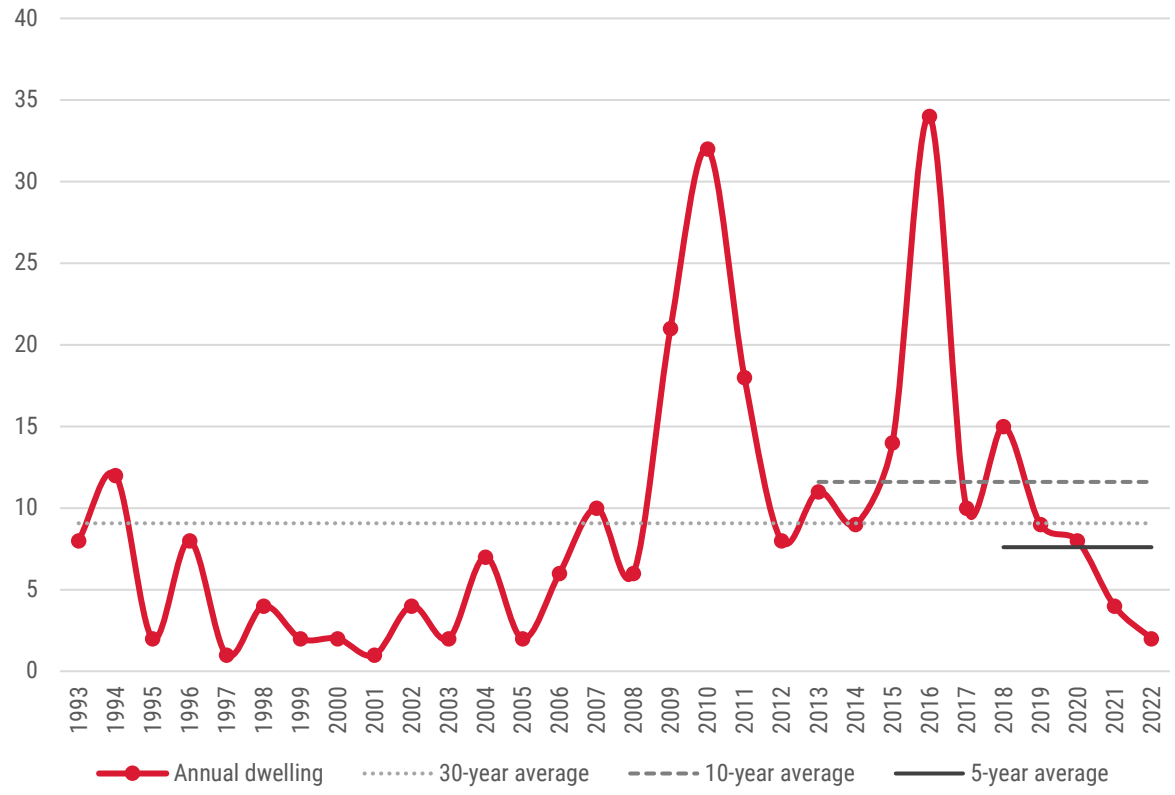
Kettering: annual constructed dwelling count



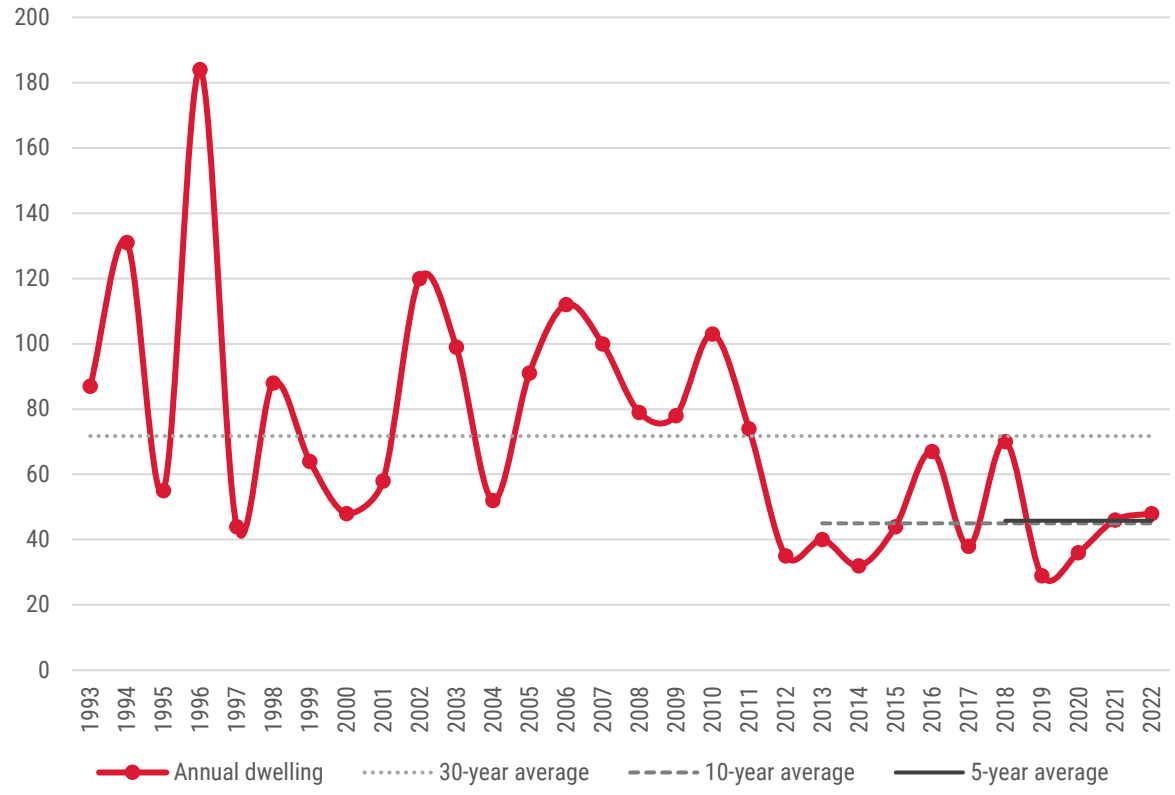
Margate: annual constructed dwelling count



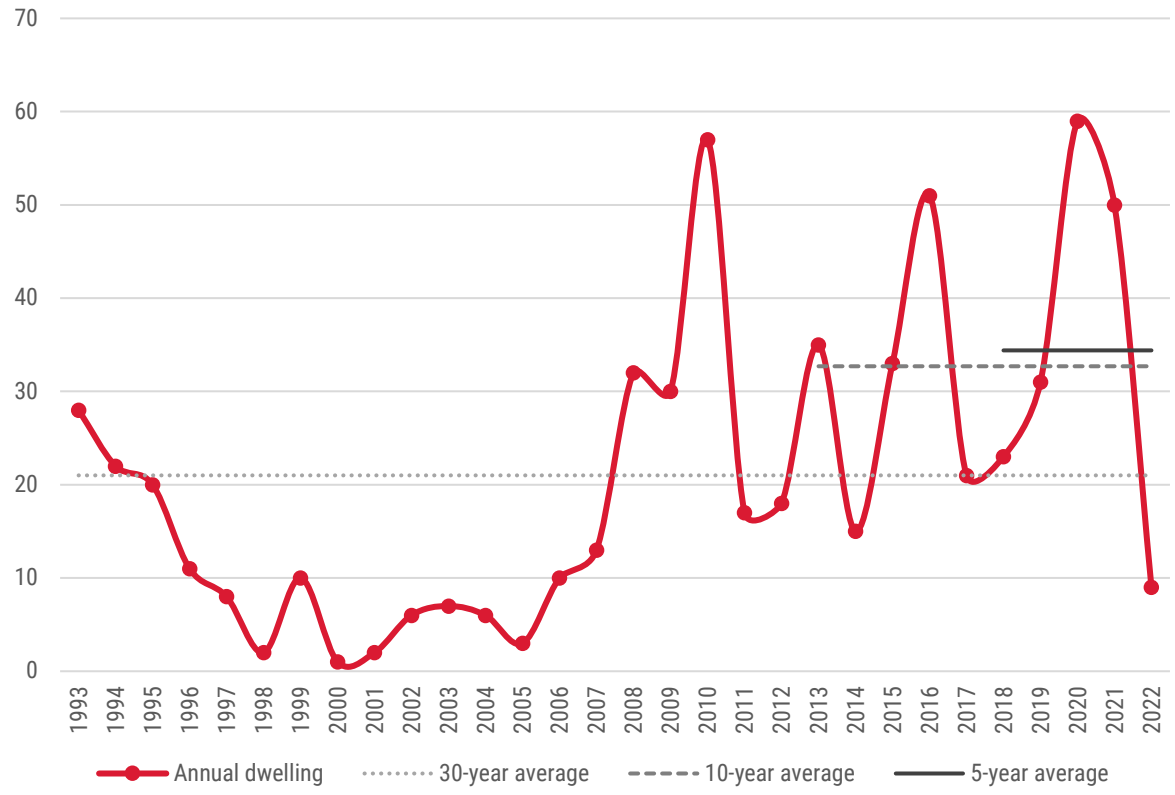
Snug: annual constructed dwelling count



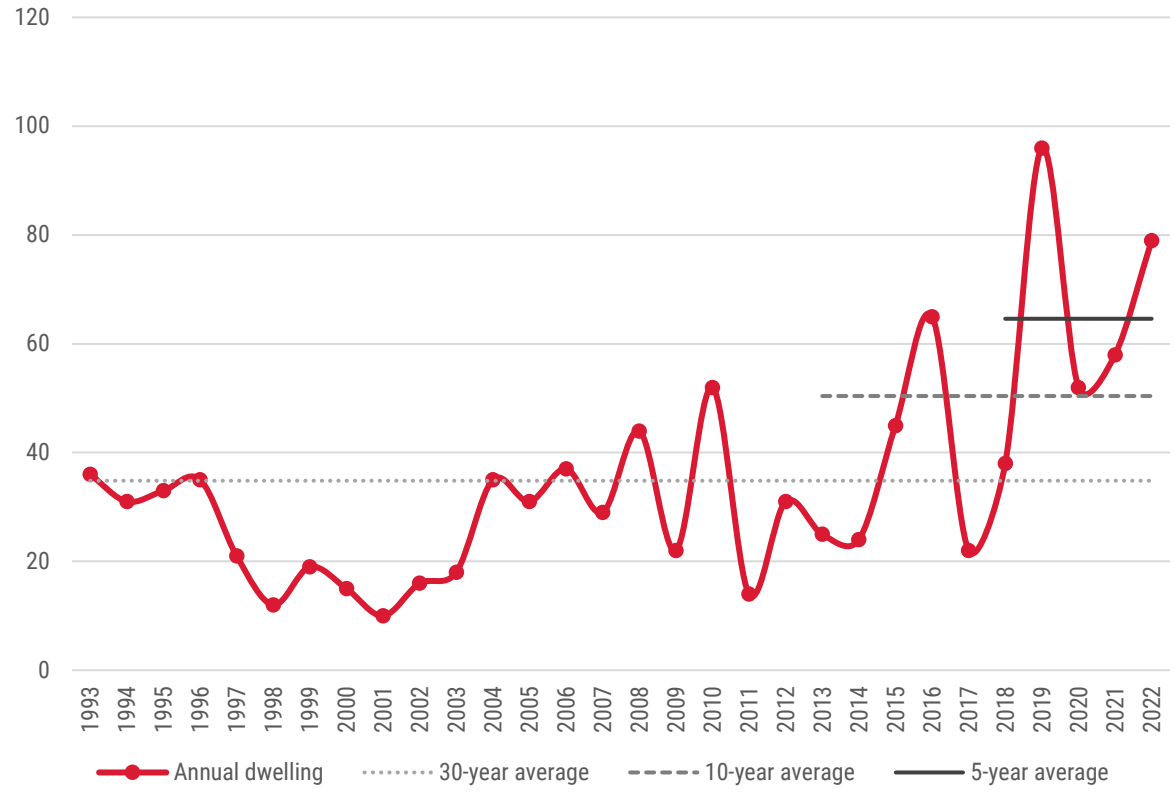
Kingborough Balance: annual constructed dwelling count



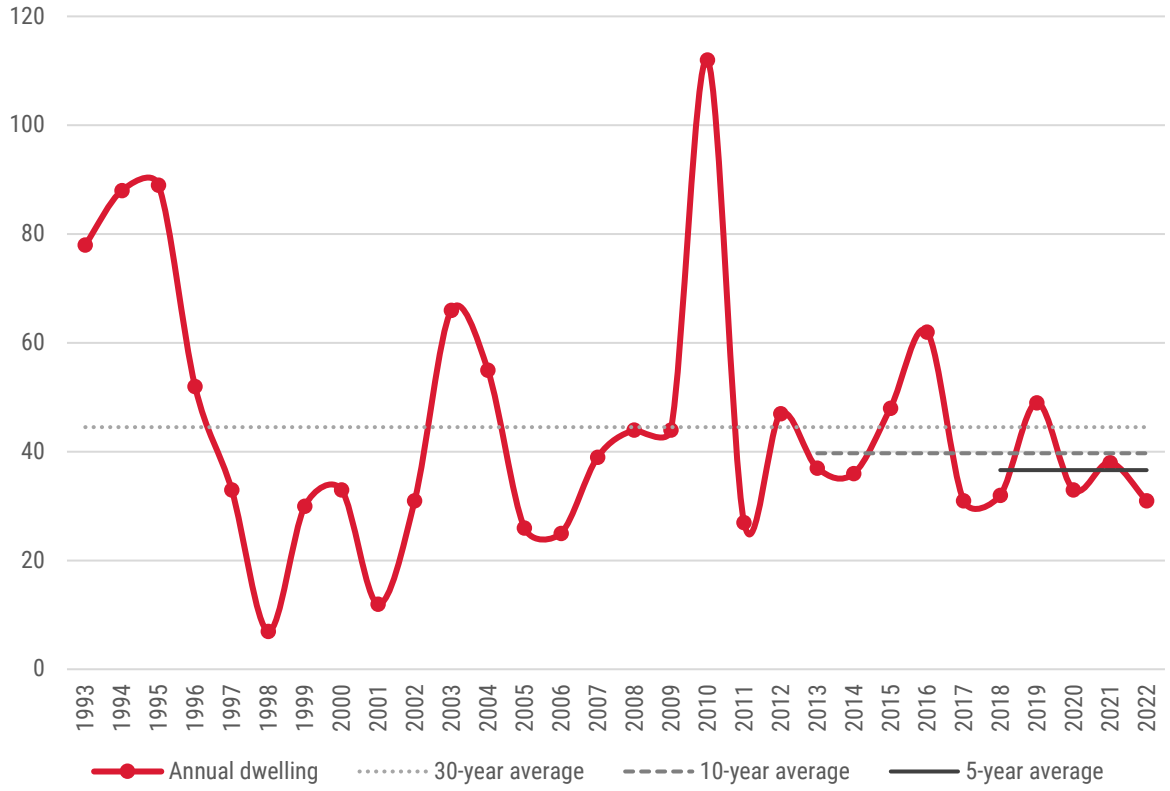
Midway Point: annual constructed dwelling count



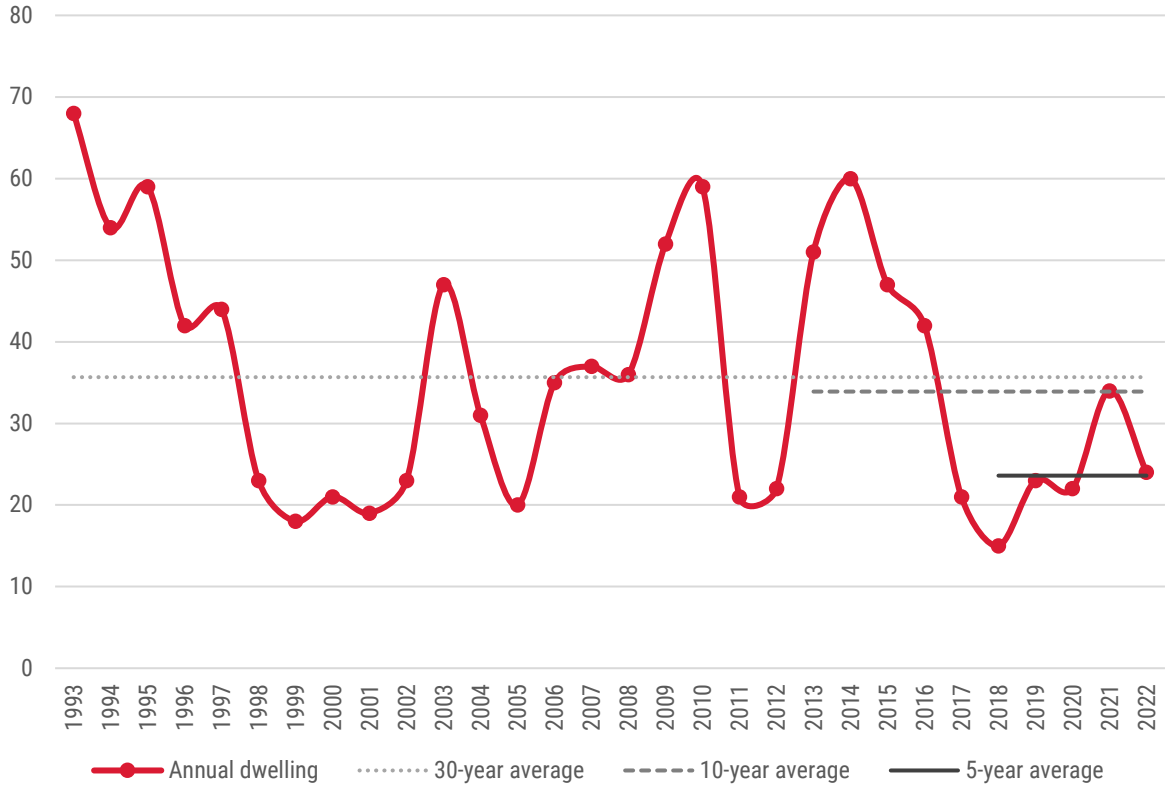
Sorell: annual constructed dwelling count



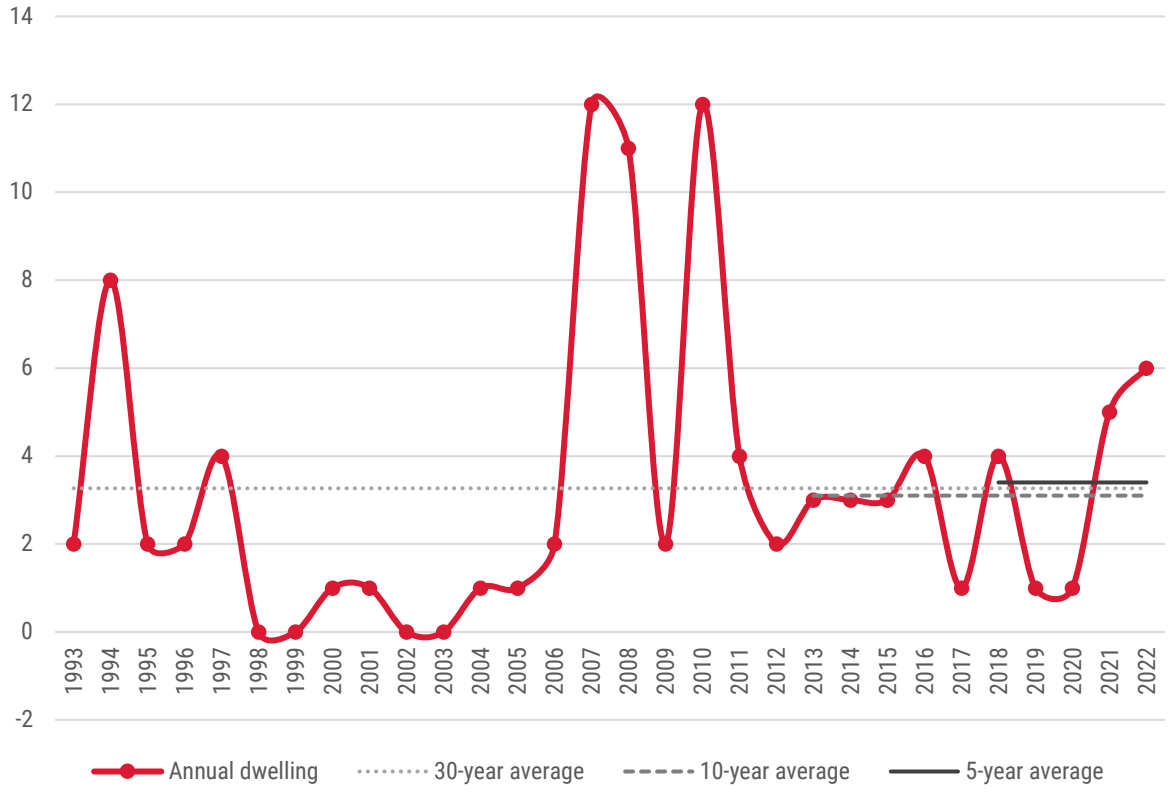
Southern Beaches: annual constructed dwelling count



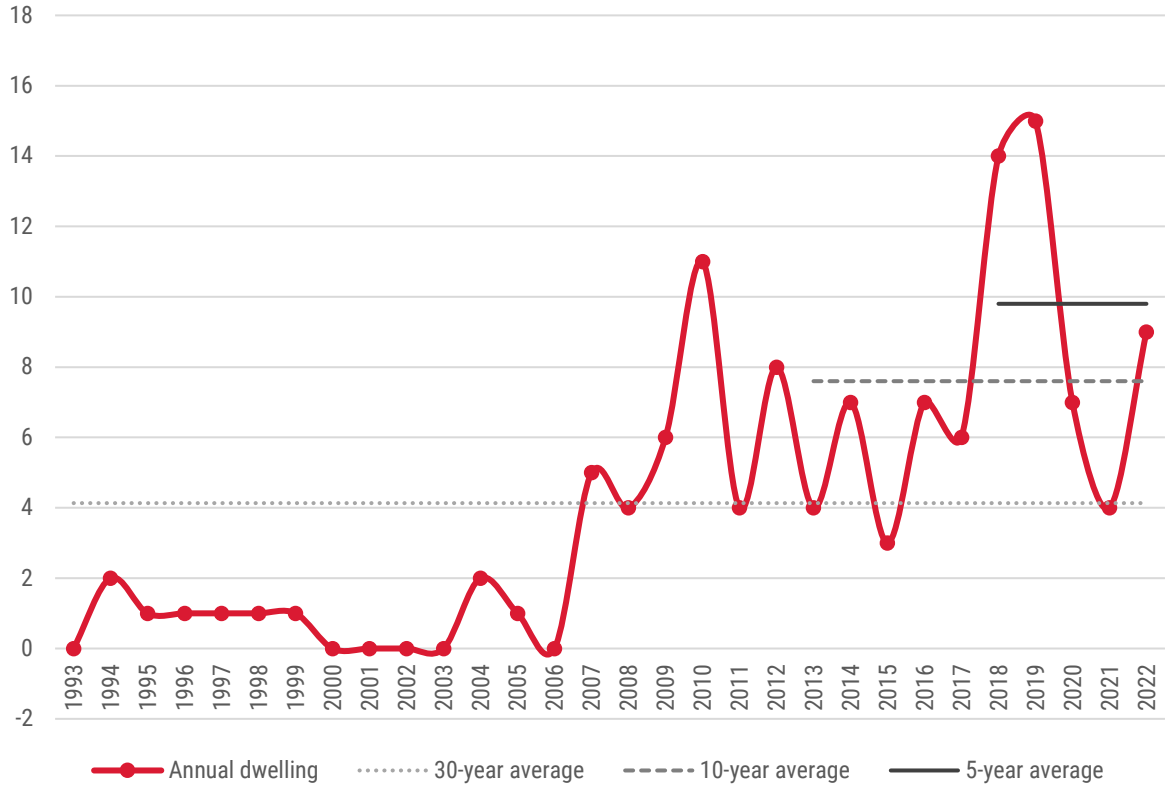
Sorell Balance: annual constructed dwelling count



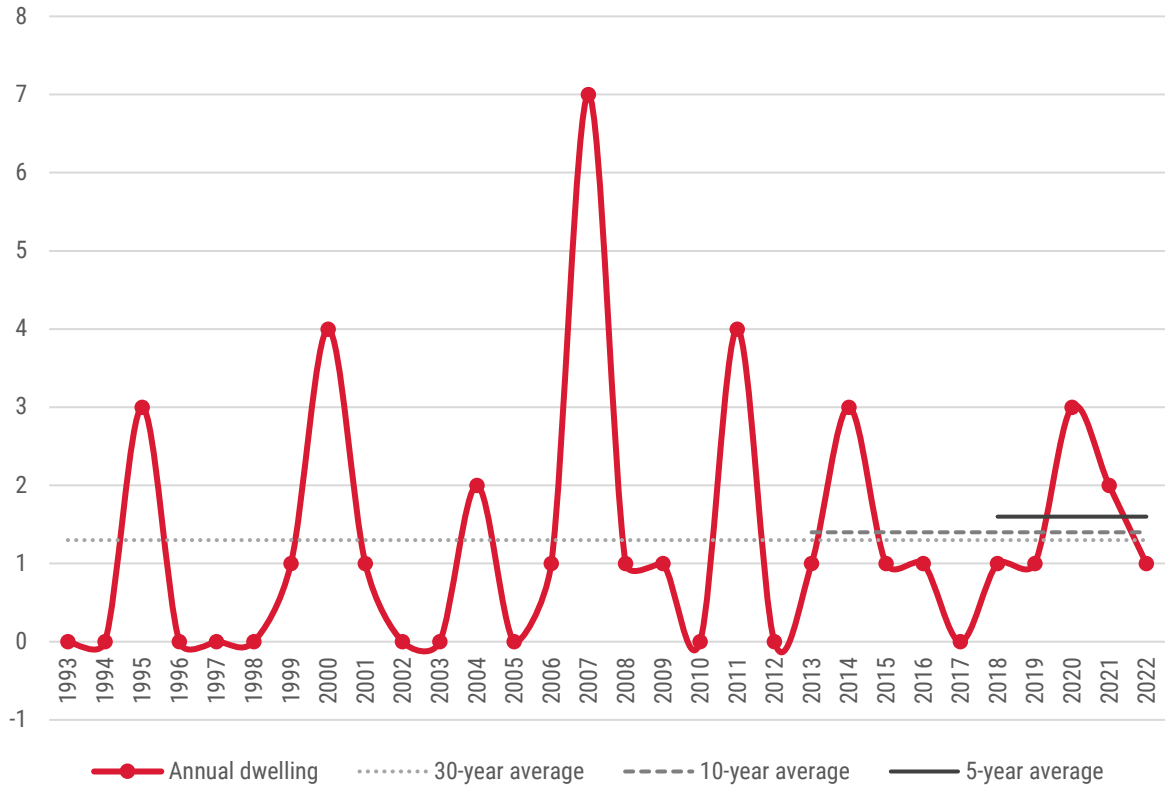
Bagdad: annual constructed dwelling count



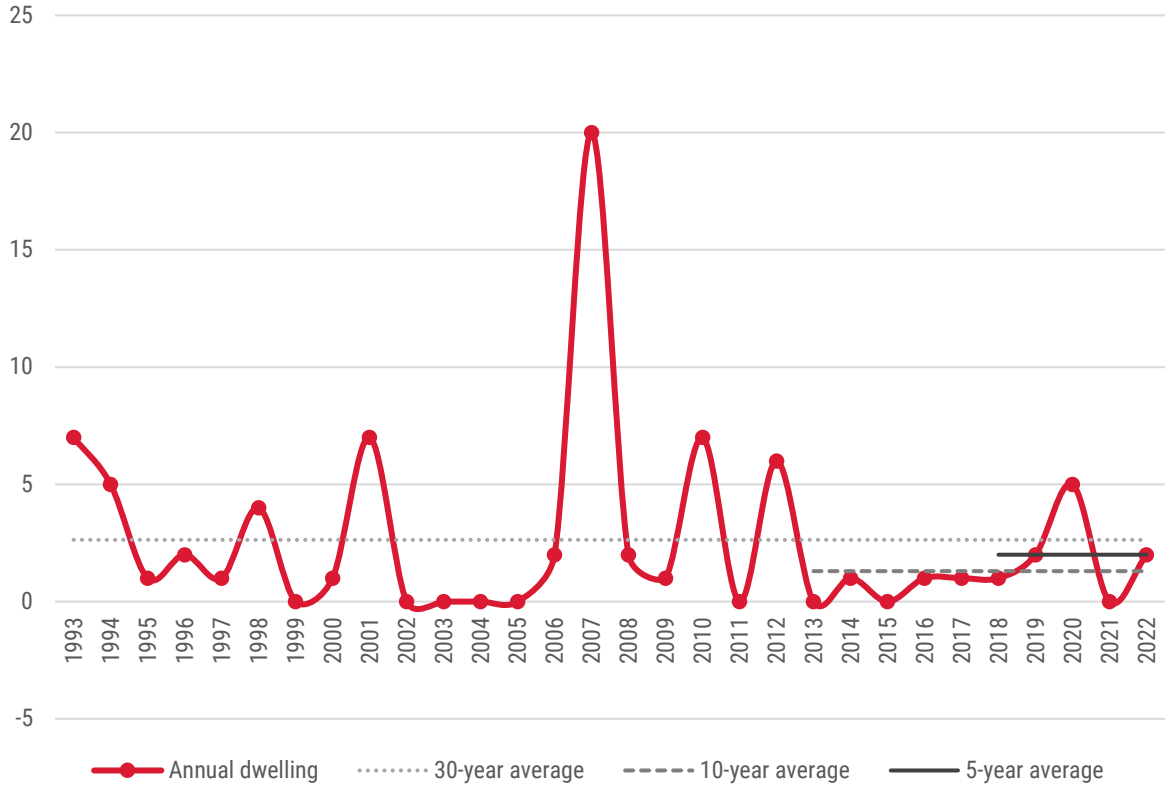
Campania: annual constructed dwelling count



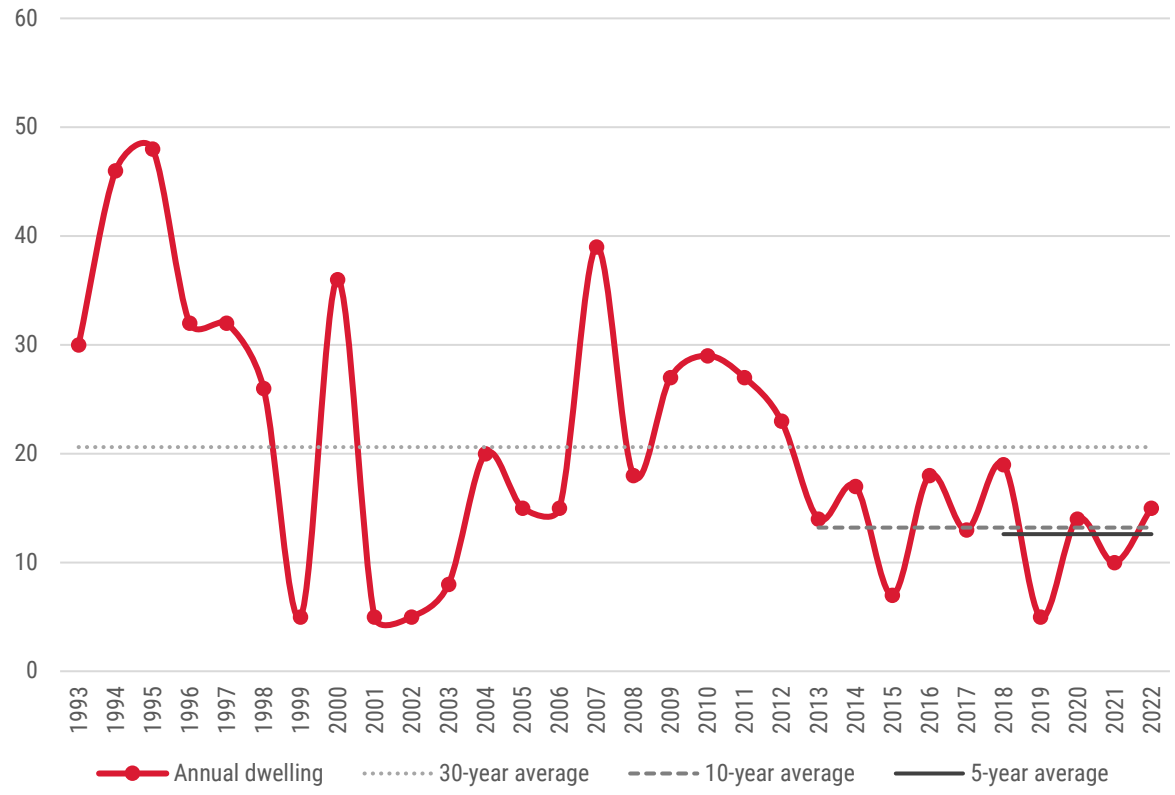
Kempton: annual constructed dwelling count



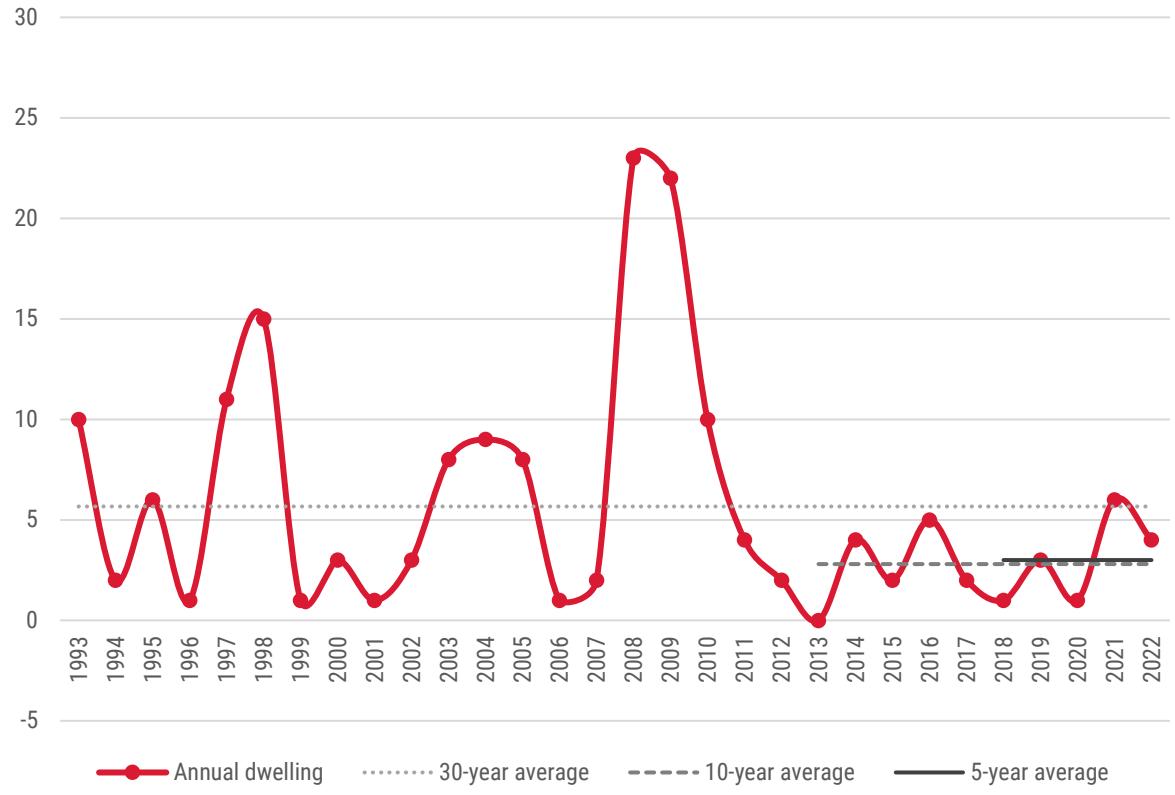
Oatlands: annual constructed dwelling count



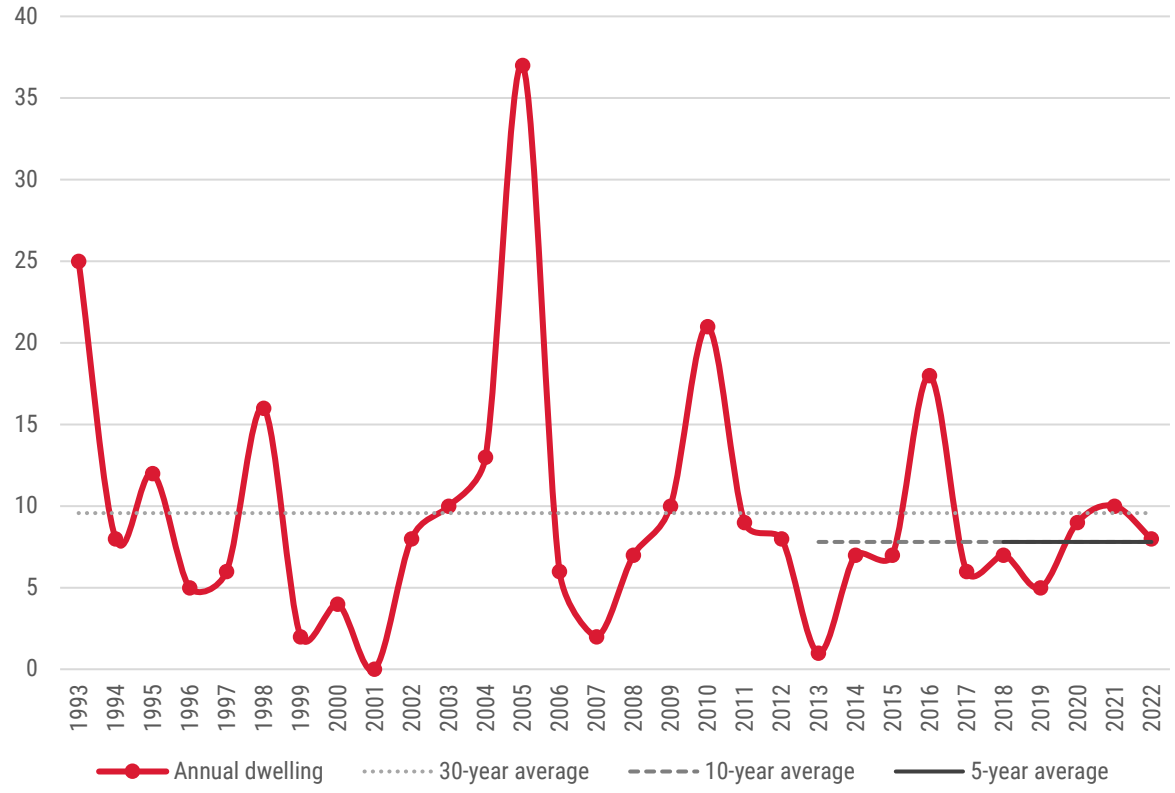
Southern Midlands Balance: annual constructed dwelling count



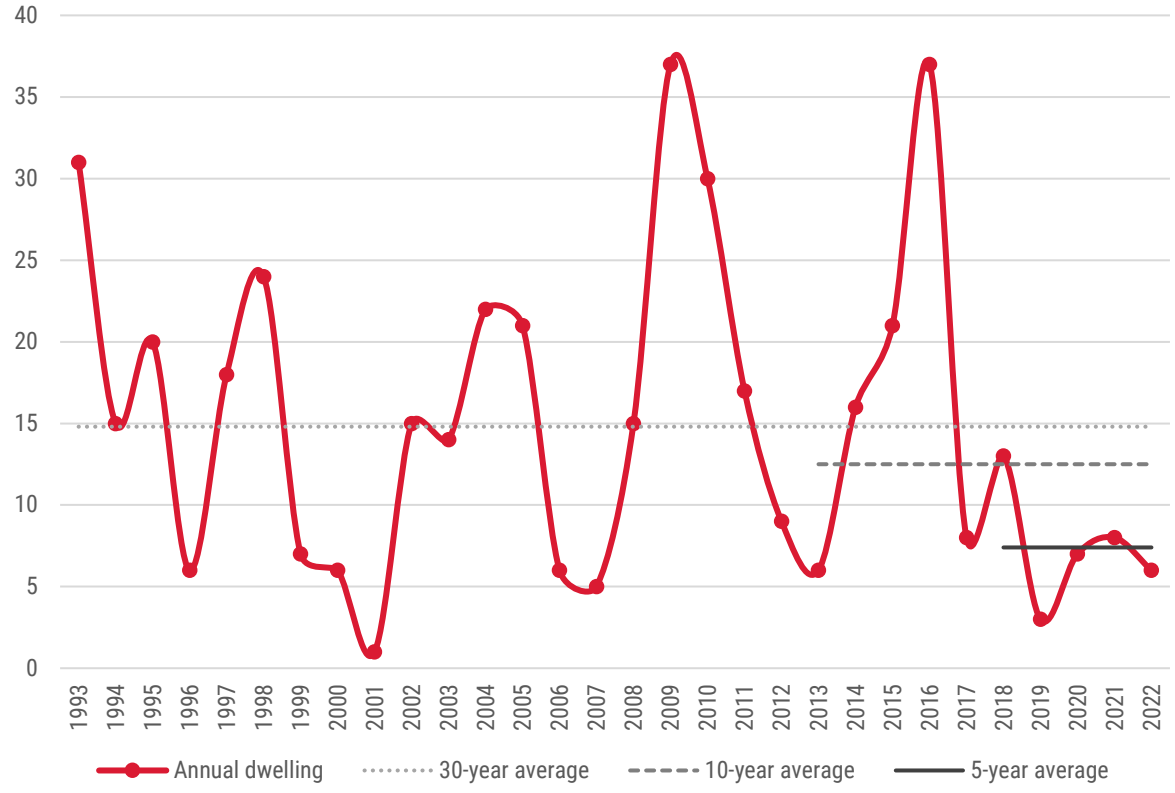
Eaglehawk Neck: annual constructed dwelling count



Nubeena-White Beach: annual constructed dwelling count



Tasman Balance: annual constructed dwelling count



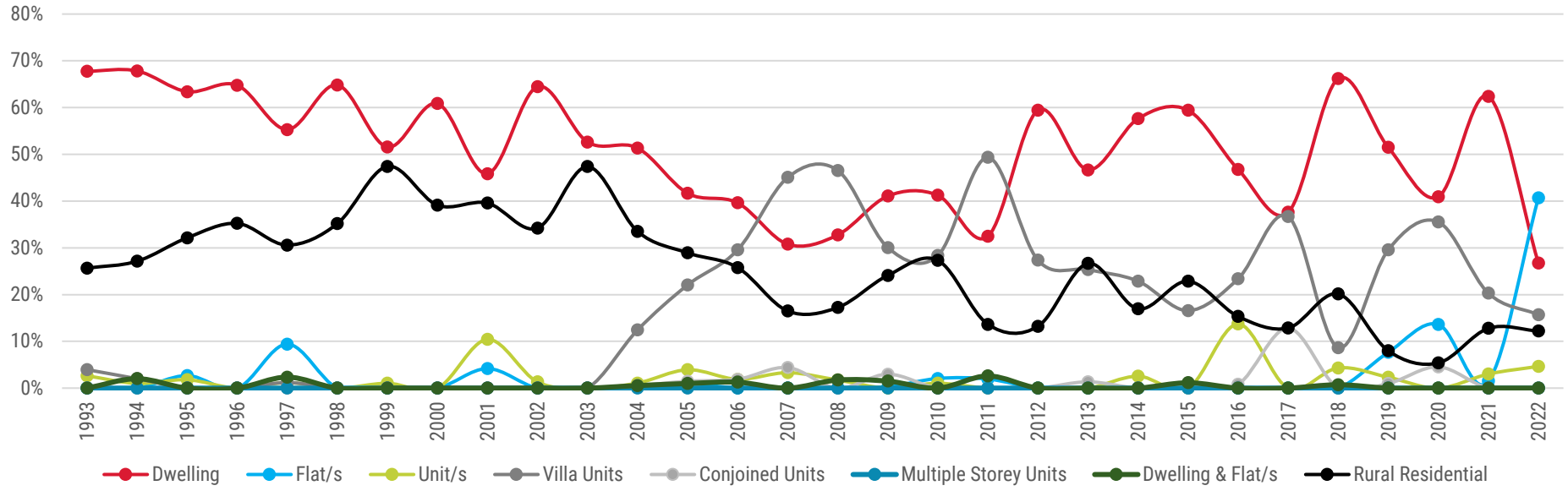
Appendix B – Annual dwelling construction trends by type

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

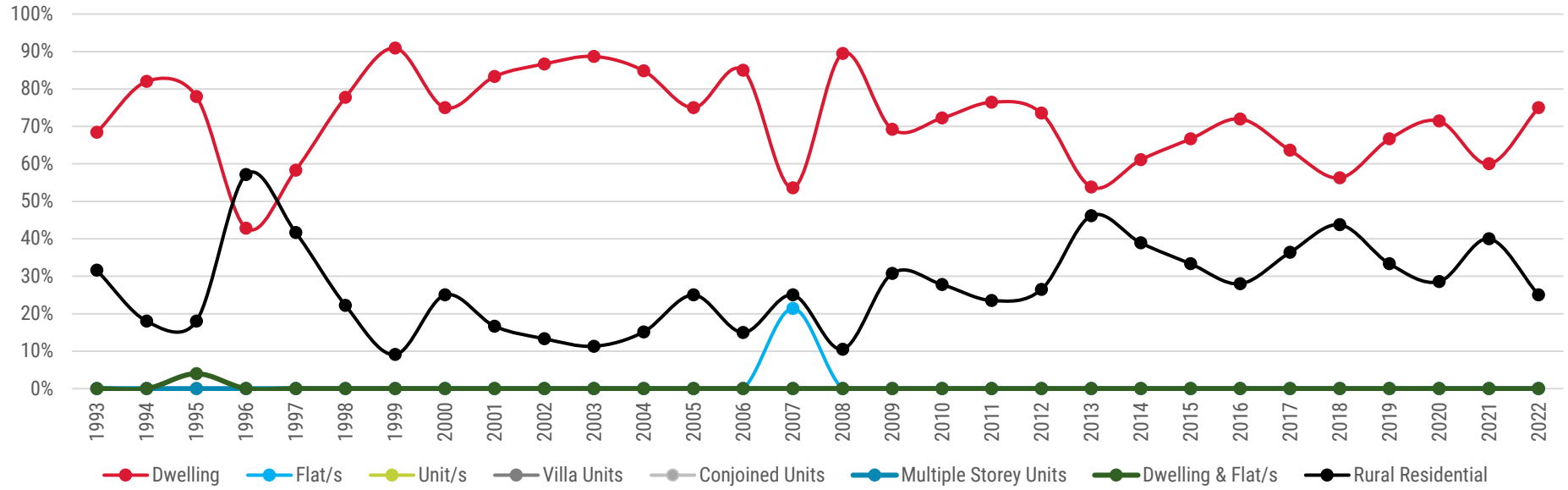
Brighton

	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



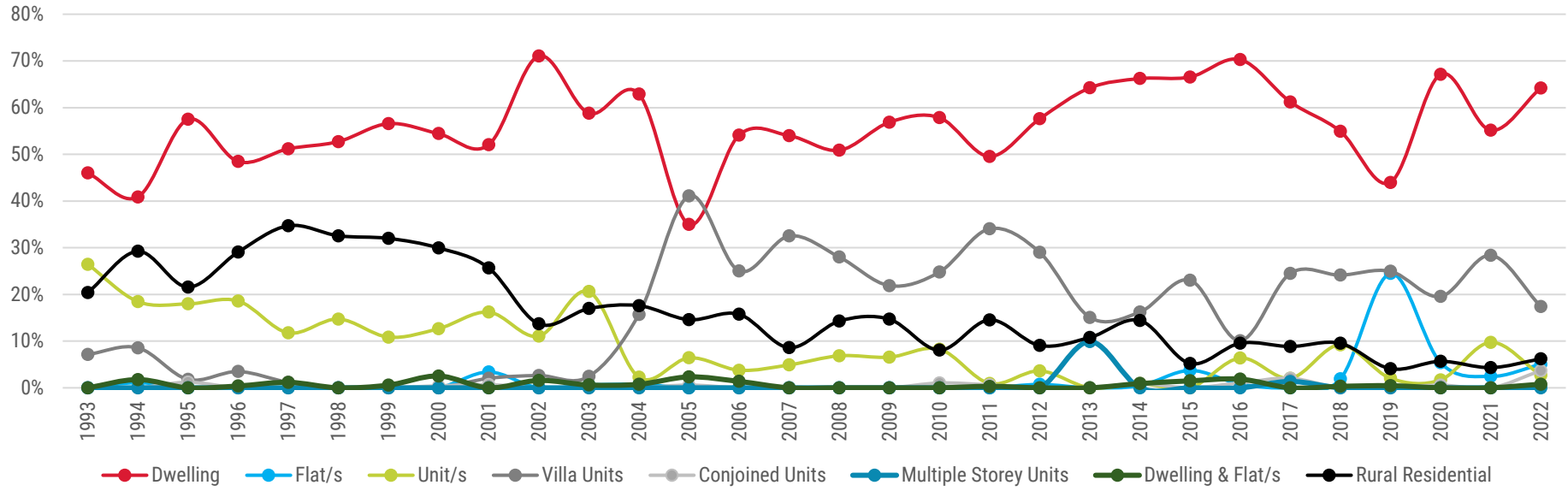
Central Highlands

	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



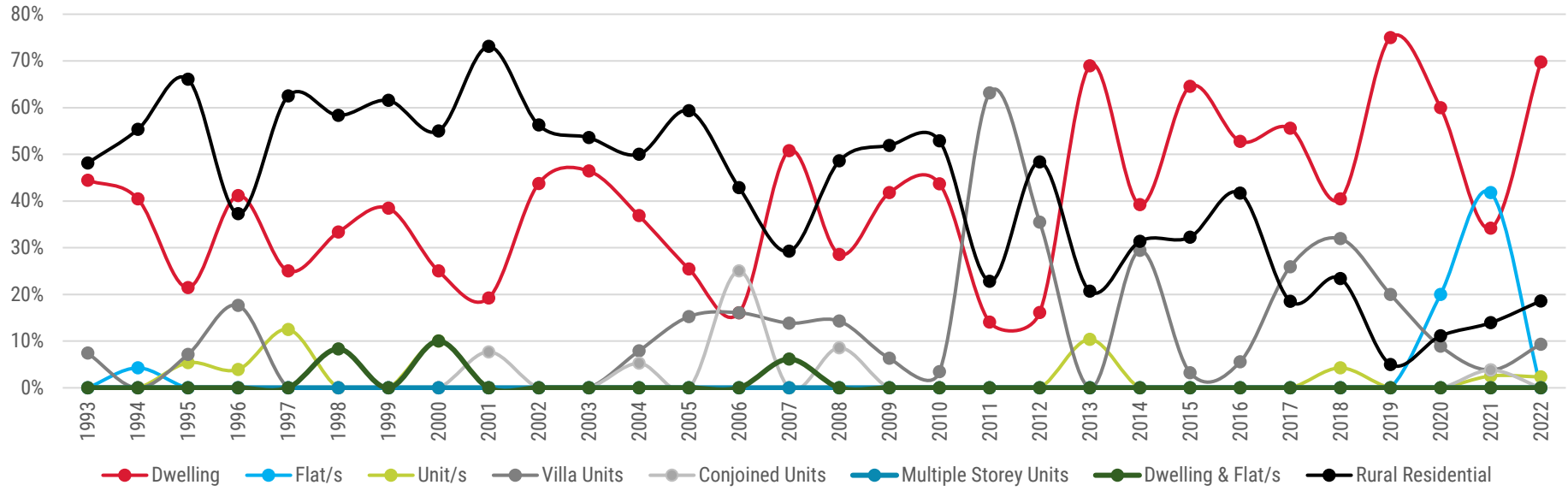
Clarence

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	194	168	120	158	88	89	182	280	160	159	149	147	179	265	180	173	194	237	204	332
Flat/s	2	2	0	0	0	0	0	0	0	2	0	1	10	3	0	6	108	19	9	26
Unit/s	68	6	22	11	8	12	21	40	3	10	0	2	0	24	6	29	9	6	36	14
Villa Units	8	42	141	73	53	49	70	120	110	80	35	36	62	38	72	76	110	69	105	90
Conjoined Units	0	0	2	0	0	0	0	5	2	0	0	2	0	4	6	0	0	2	0	19
Multiple Storey Units	0	0	0	0	0	0	0	0	0	0	23	0	0	0	4	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
Rural Residential	56	47	50	46	14	25	47	39	47	25	25	32	14	36	26	30	18	20	16	32



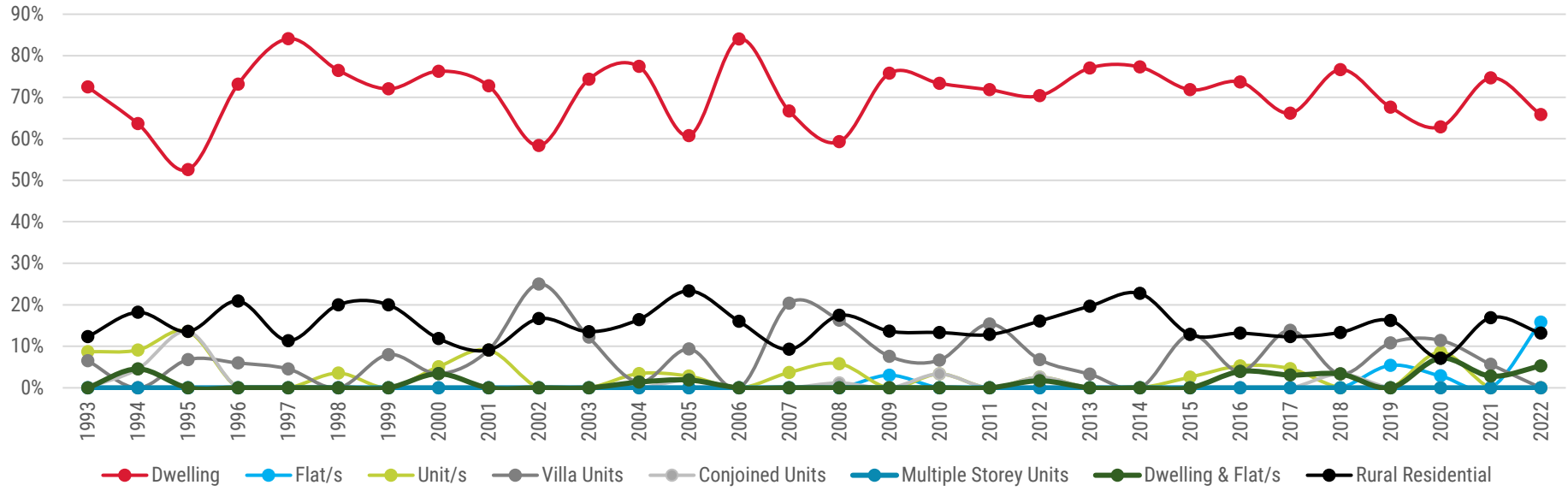
Derwent Valley

	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



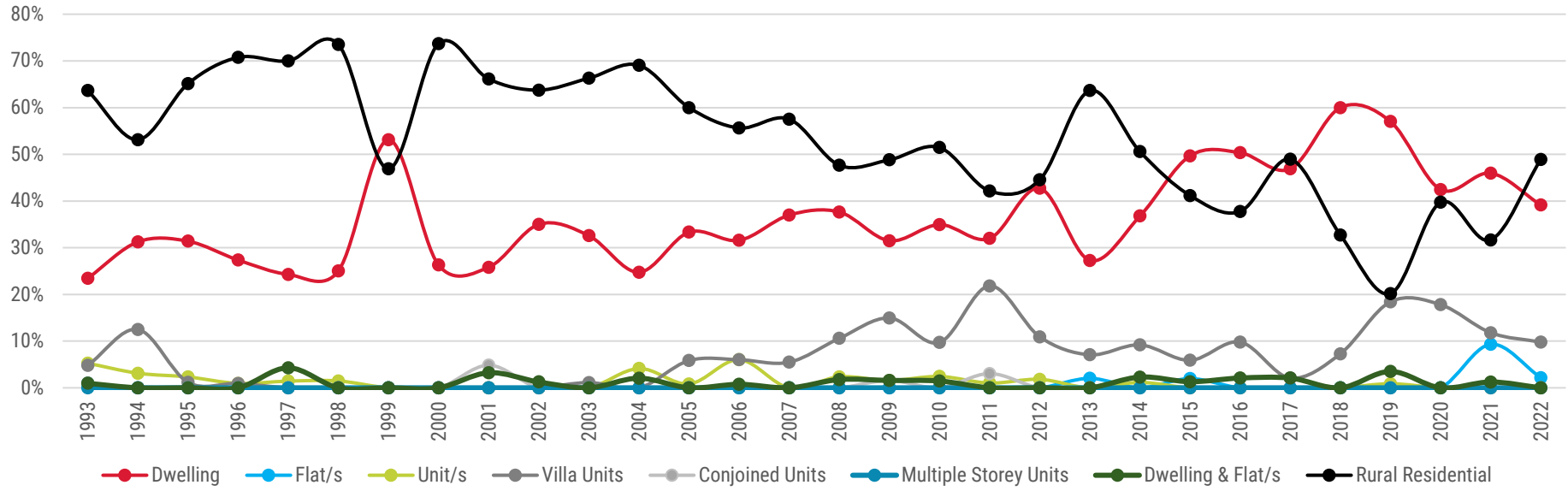
Glamorgan-Spring Bay

	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



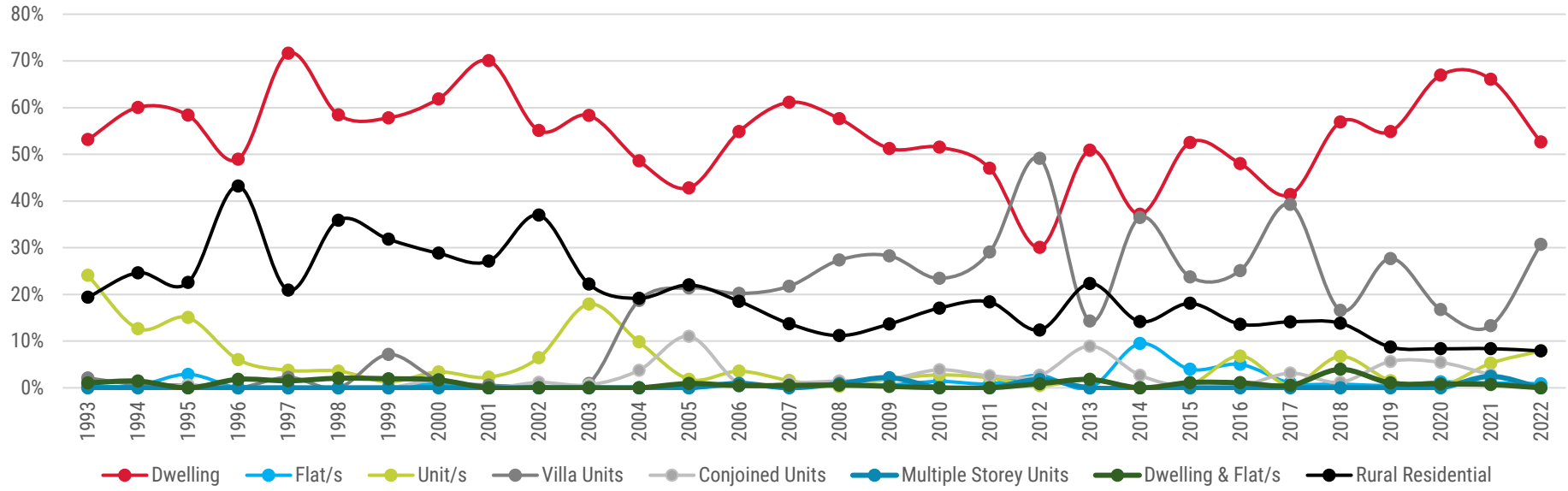
Huon Valley

	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



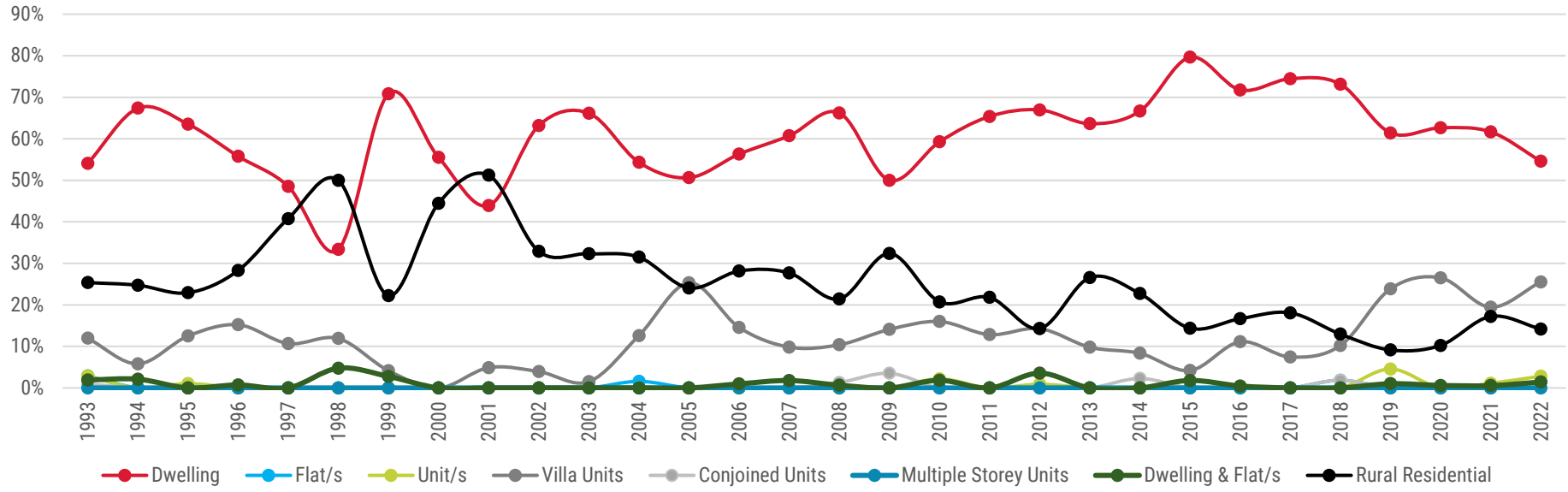
Kingborough

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	189	104	140	231	236	196	165	187	110	68	57	55	93	134	79	144	107	160	189	120
Flat/s	0	0	0	2	1	2	2	5	2	6	0	14	7	14	2	2	1	3	3	2
Unit/s	58	21	6	15	6	1	6	10	5	1	2	0	1	19	1	17	3	1	15	18
Villa Units	3	40	70	85	84	93	91	85	68	111	16	54	42	70	75	42	54	40	38	70
Conjoined Units	2	8	36	4	4	5	6	14	6	6	10	4	0	1	6	3	11	13	8	0
Multiple Storey Units	0	0	0	4	0	3	7	0	0	4	0	0	0	0	0	0	0	0	7	0
Dwelling & Flat/s	0	0	3	2	2	2	1	0	0	2	2	0	2	3	1	10	2	2	2	0
Rural Residential	72	41	72	78	53	38	44	62	43	28	25	21	32	38	27	35	17	20	24	18



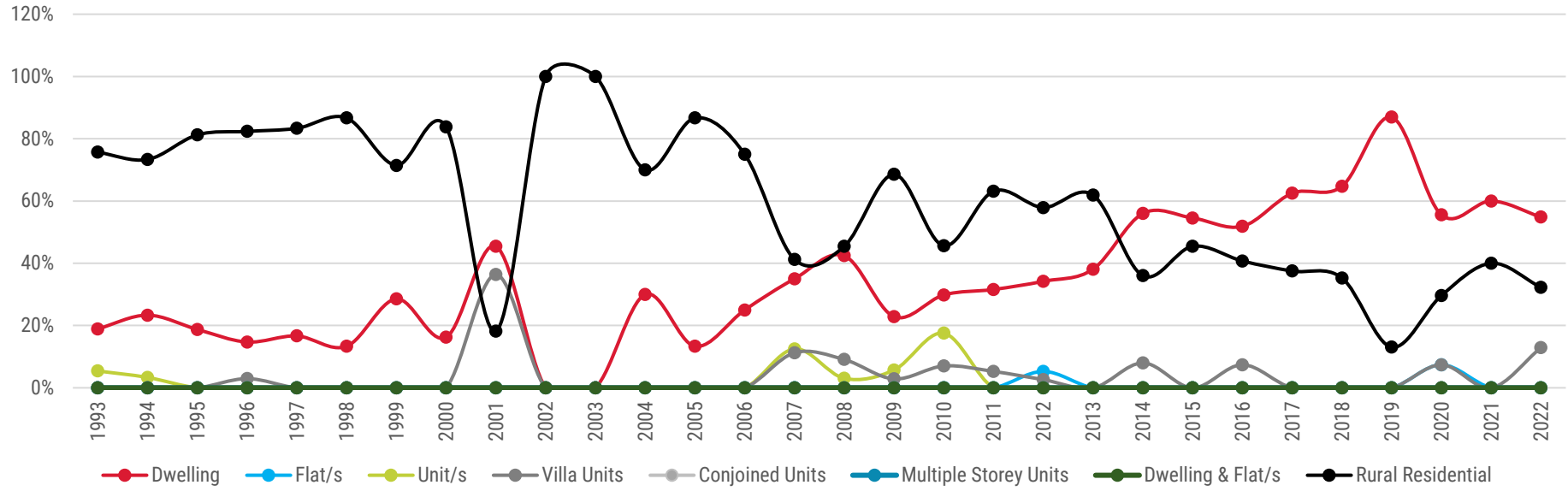
Sorell

	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



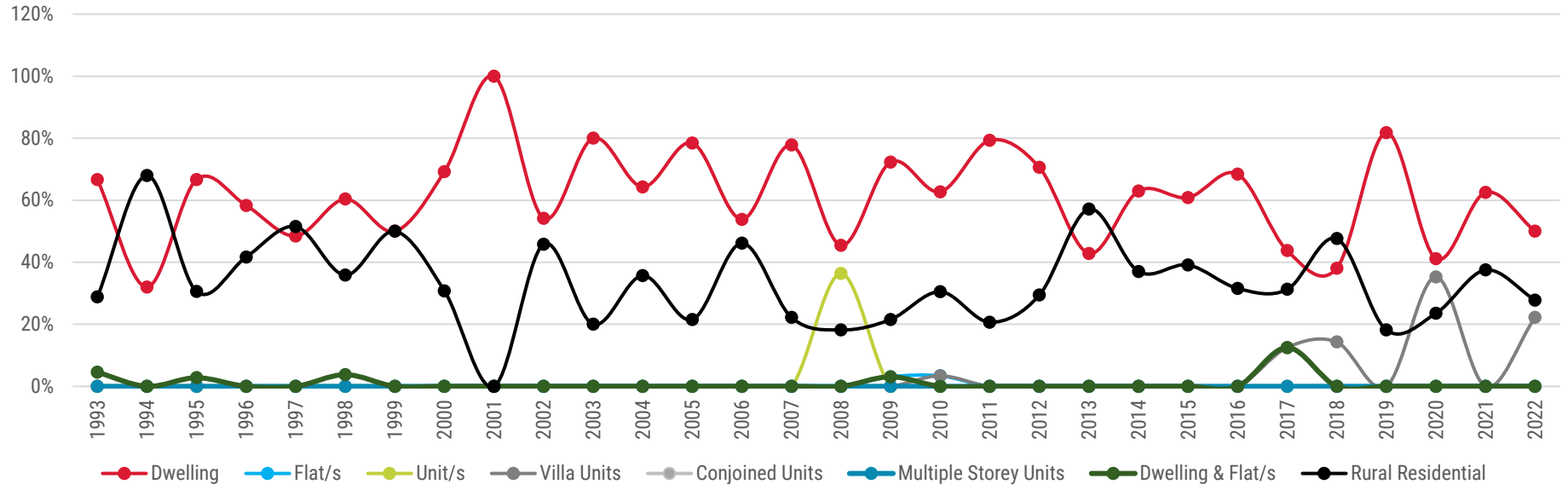
Southern Midlands

	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

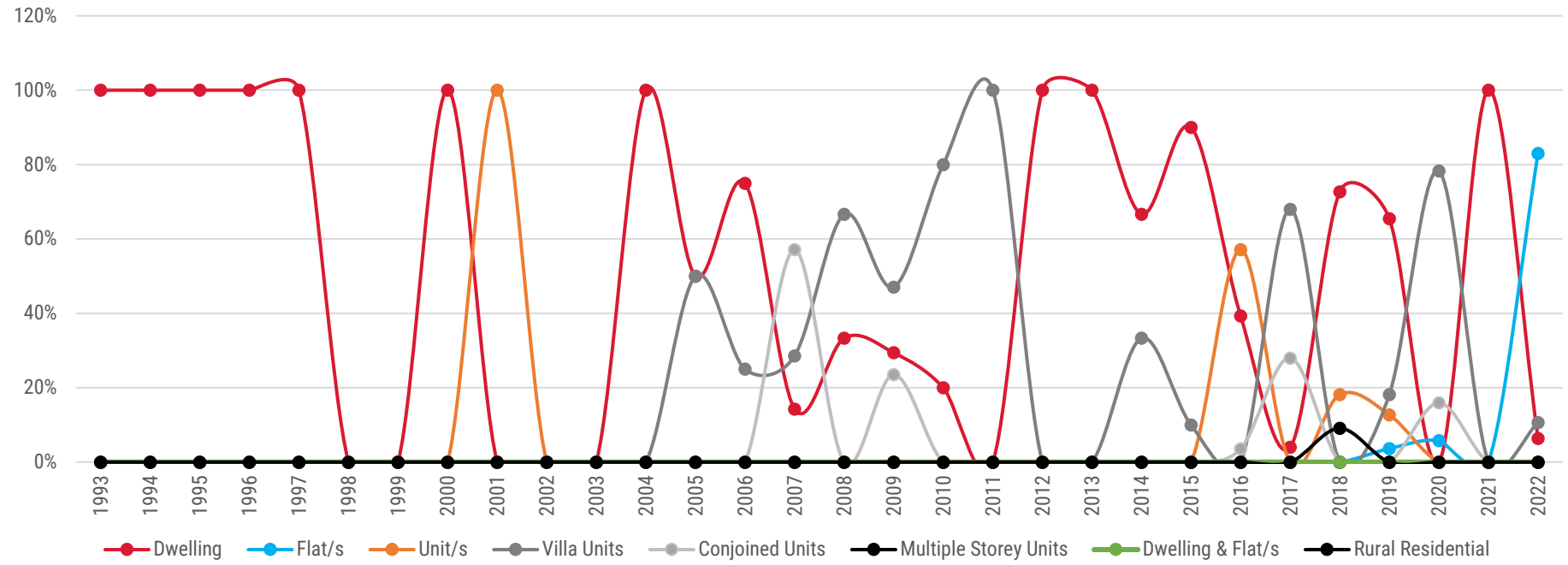
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	24	27	51	7	7	20	47	37	23	12	3	17	14	39	7	8	9	7	15	9
Flat/s	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0
Unit/s	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	3	0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



ASSESSMENT AREAS

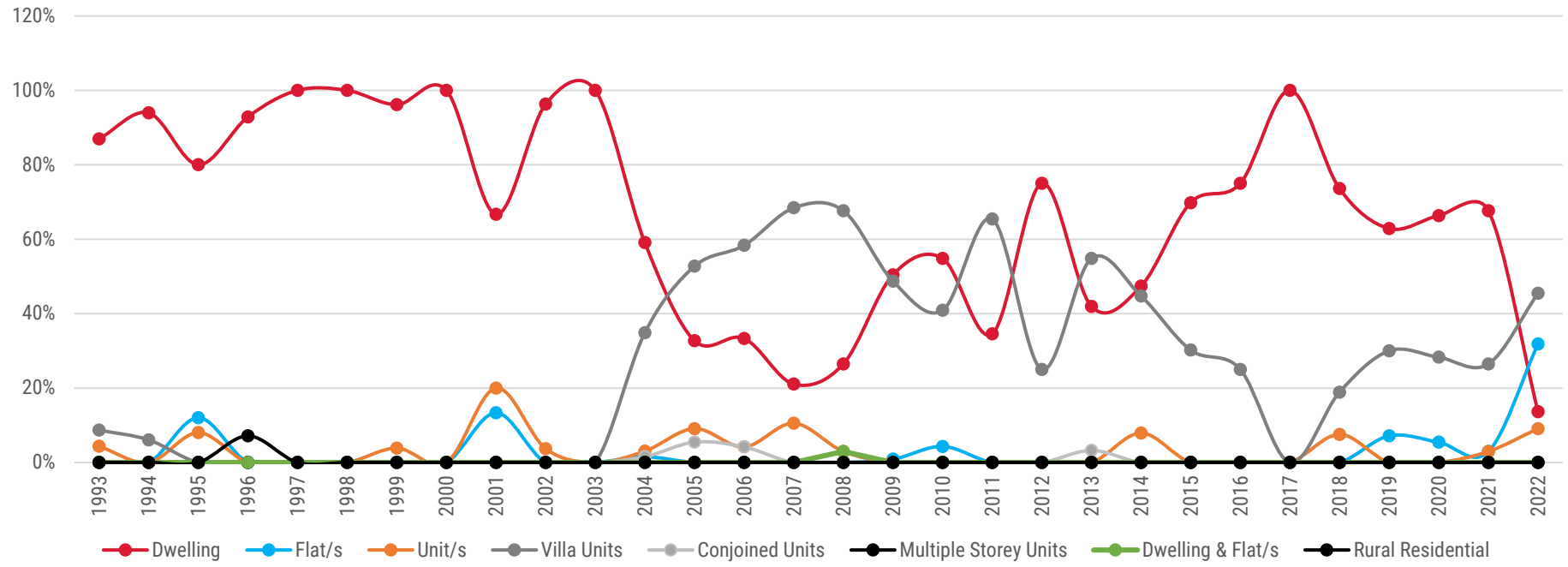
Bridgewater

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	2	4	6	1	1	10	2	0	2	1	2	9	11	2	8	36	0	3	3
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	4	0	39
Unit/s	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	2	7	0	0	0
Villa Units	0	0	4	2	2	2	16	8	16	0	0	1	1	0	34	0	10	54	0	5
Conjoined Units	0	0	0	0	4	0	8	0	0	0	0	0	0	1	14	0	0	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	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	1	0	0	0	0



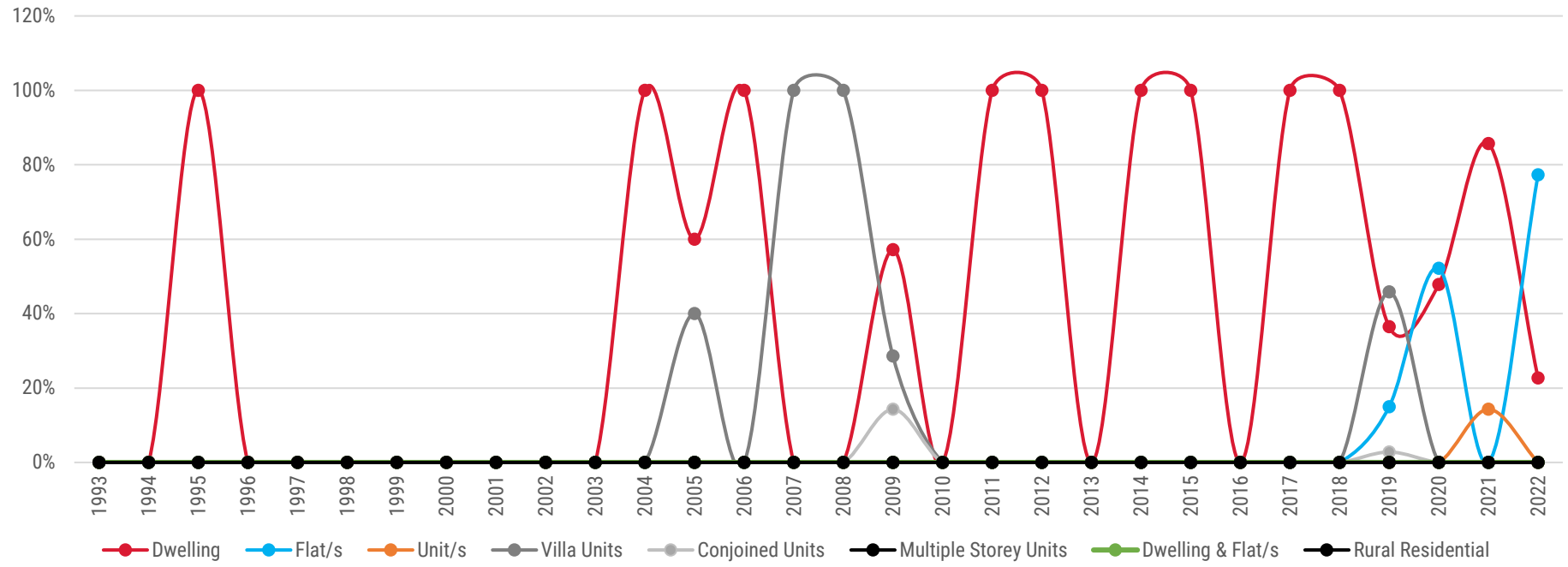
Brighton

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	23	39	18	24	4	9	59	51	19	27	13	18	37	18	10	39	44	61	46	6
Flat/s	0	1	0	0	0	0	1	4	0	0	0	0	0	0	0	0	5	5	2	14
Unit/s	0	2	5	3	2	1	0	0	0	0	0	3	0	0	0	4	0	0	2	4
Villa Units	0	23	29	42	13	23	57	38	36	9	17	17	16	6	0	10	21	26	18	20
Conjoined Units	0	1	3	3	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0



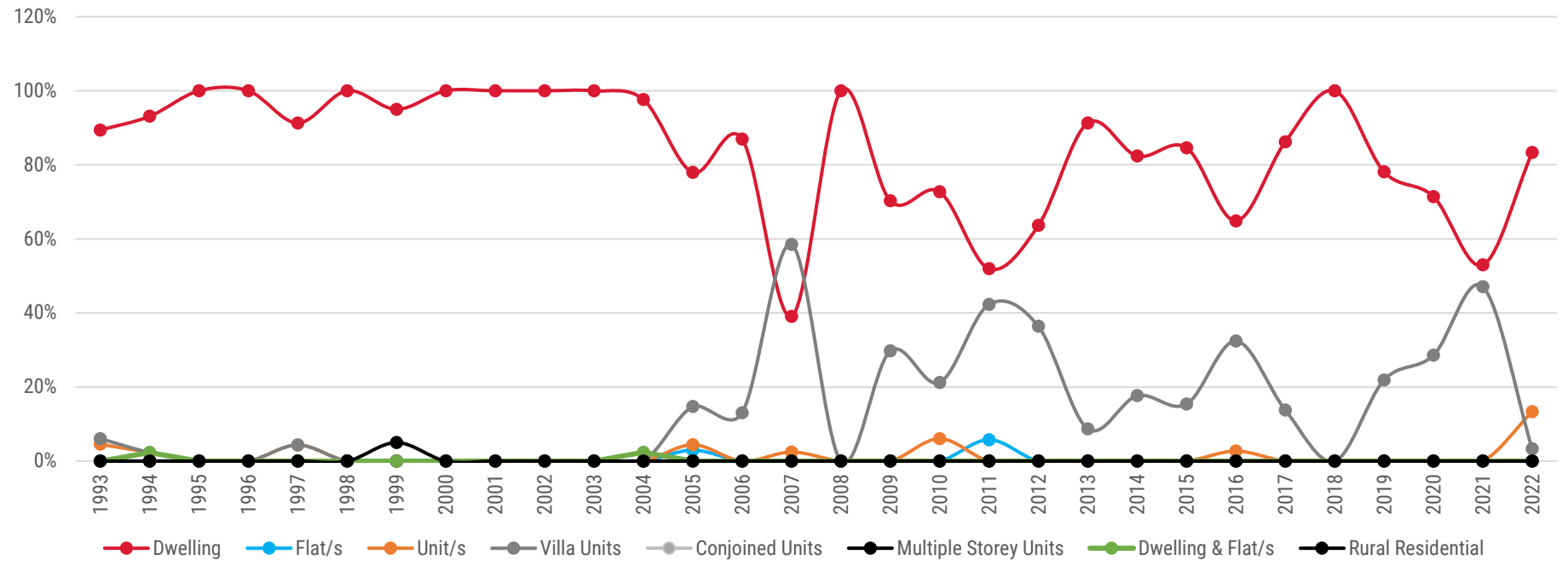
Gagebrook

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	1	3	4	0	0	8	0	1	9	0	2	1	0	2	6	39	22	12	5
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	24	0	17
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	2	0	2	2	4	0	0	0	0	0	0	0	0	0	49	0	0	0
Conjoined Units	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	3	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



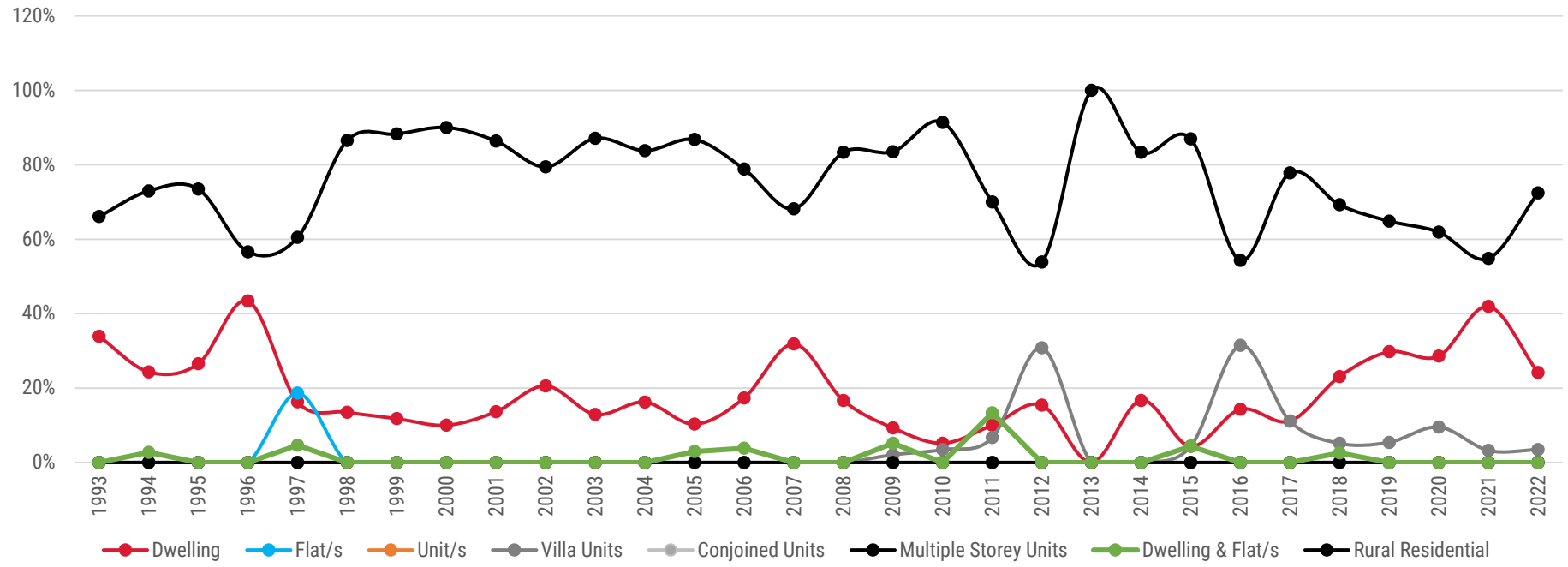
Old Beach

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	3	41	53	20	16	7	52	24	27	21	21	42	55	24	25	30	25	10	9	25
Flat/s	0	0	2	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
Unit/s	0	0	3	0	1	0	0	2	0	0	0	0	0	1	0	0	0	0	0	4
Villa Units	0	0	10	3	24	0	22	7	22	12	2	9	10	12	4	0	7	4	8	1
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	1	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



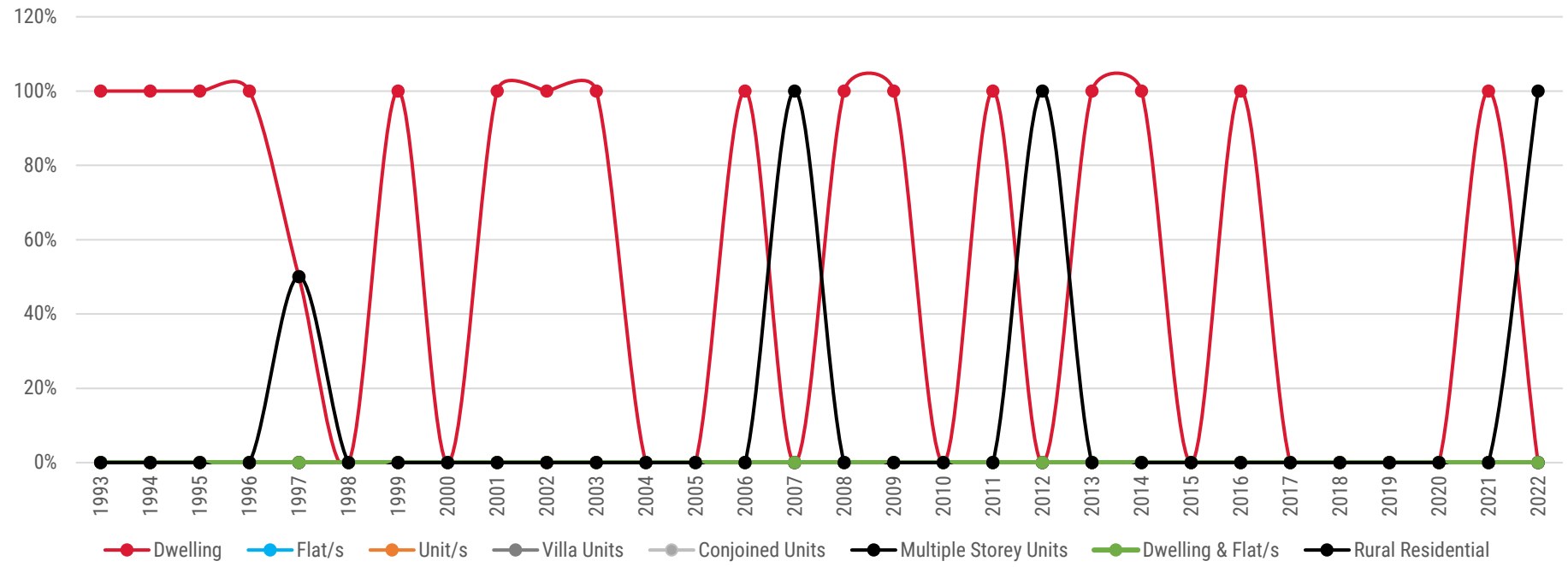
Brighton Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	4	12	7	9	7	2	9	3	3	4	0	4	2	5	2	9	11	6	13	7
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	2	2	2	8	0	0	2	11	2	2	2	2	1	1
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	2	2	0	0	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	27	24	13	17	21



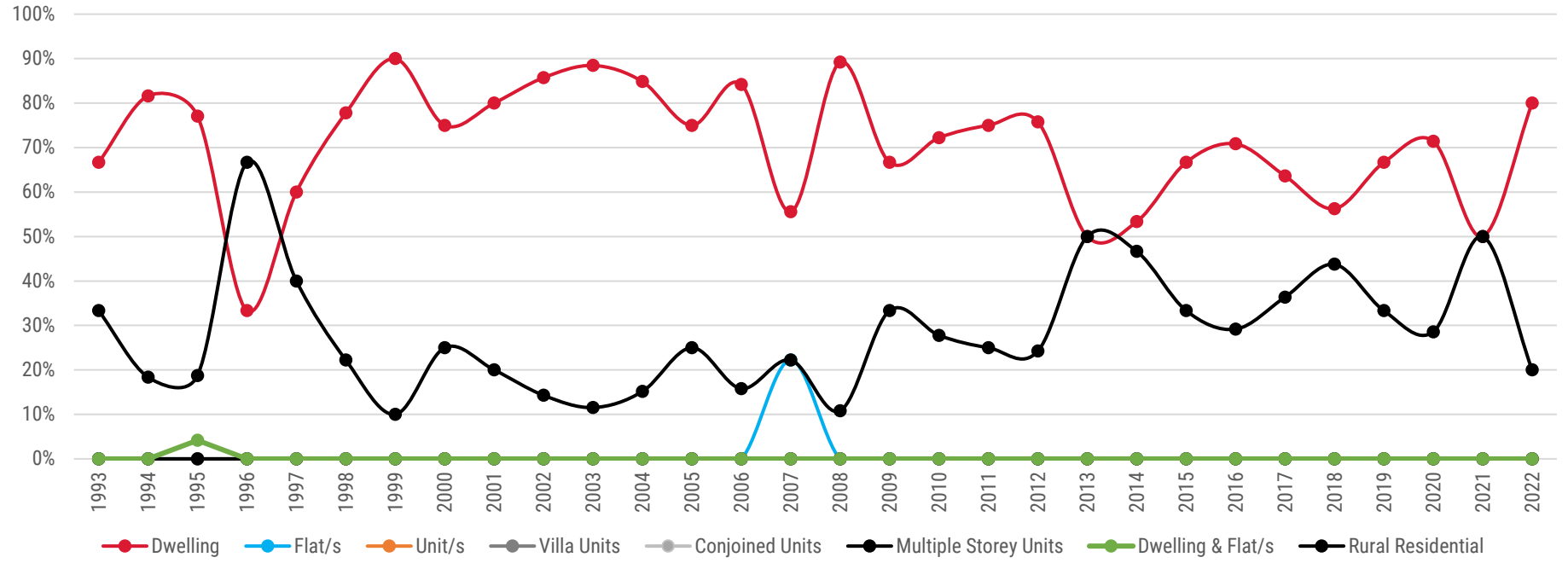
Bothwell

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	1	0	0	1	0	1	1	0	1	0	1	3	0	1	0	0	0	0	1	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	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1



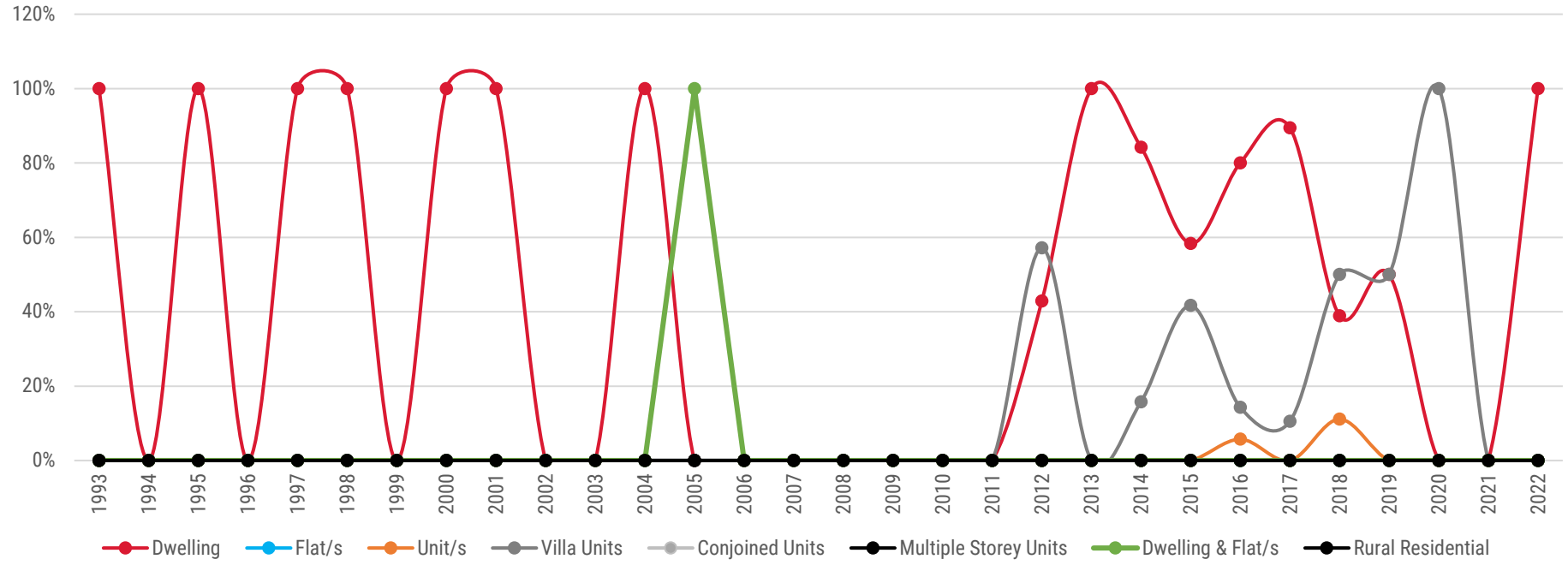
Central Highlands Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	46	28	24	16	15	33	8	13	12	25	6	8	6	17	7	9	2	10	2	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	6	4	4	5	4	8	6	7	3	7	4	7	1	4	2	3



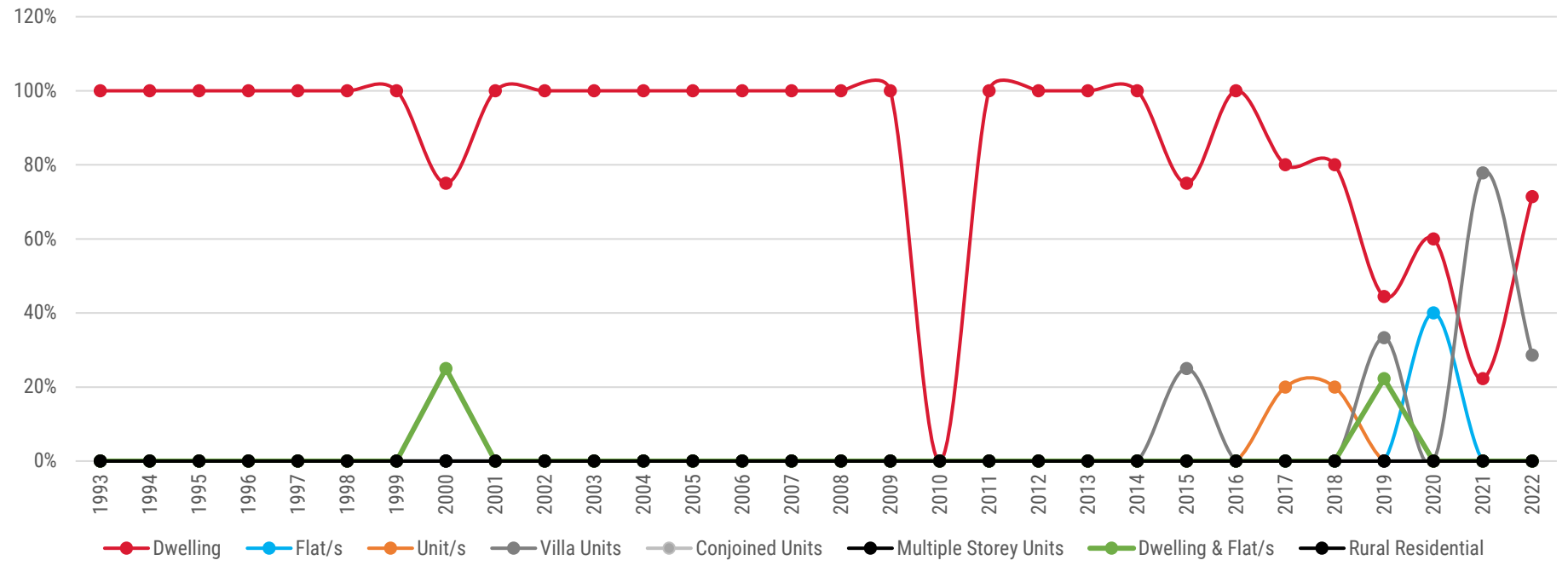
Cambridge

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	1	0	0	0	0	0	0	0	6	6	16	7	28	17	7	3	0	0	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	2	0	2	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	8	0	3	5	5	2	9	3	1	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	2	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



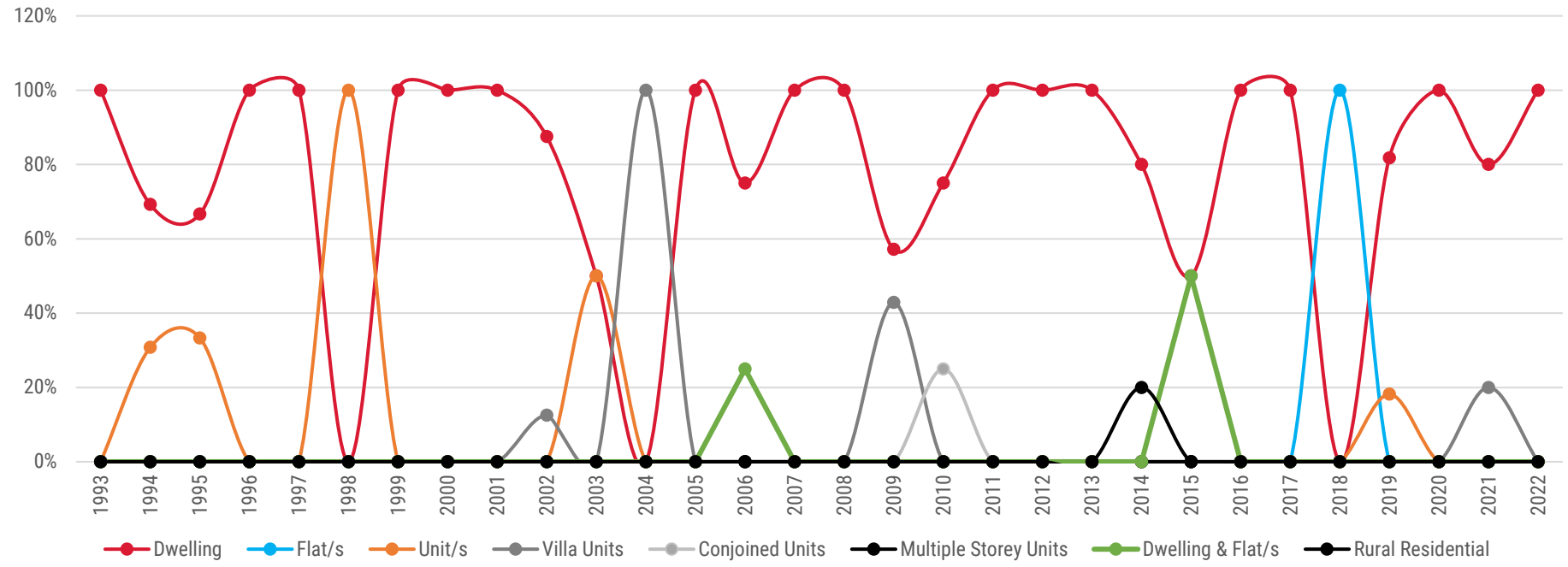
Lauderdale

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	5	1	3	2	1	1	2	0	1	4	1	3	3	5	8	8	4	3	2	5
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Unit/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	0	7	2
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	2	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



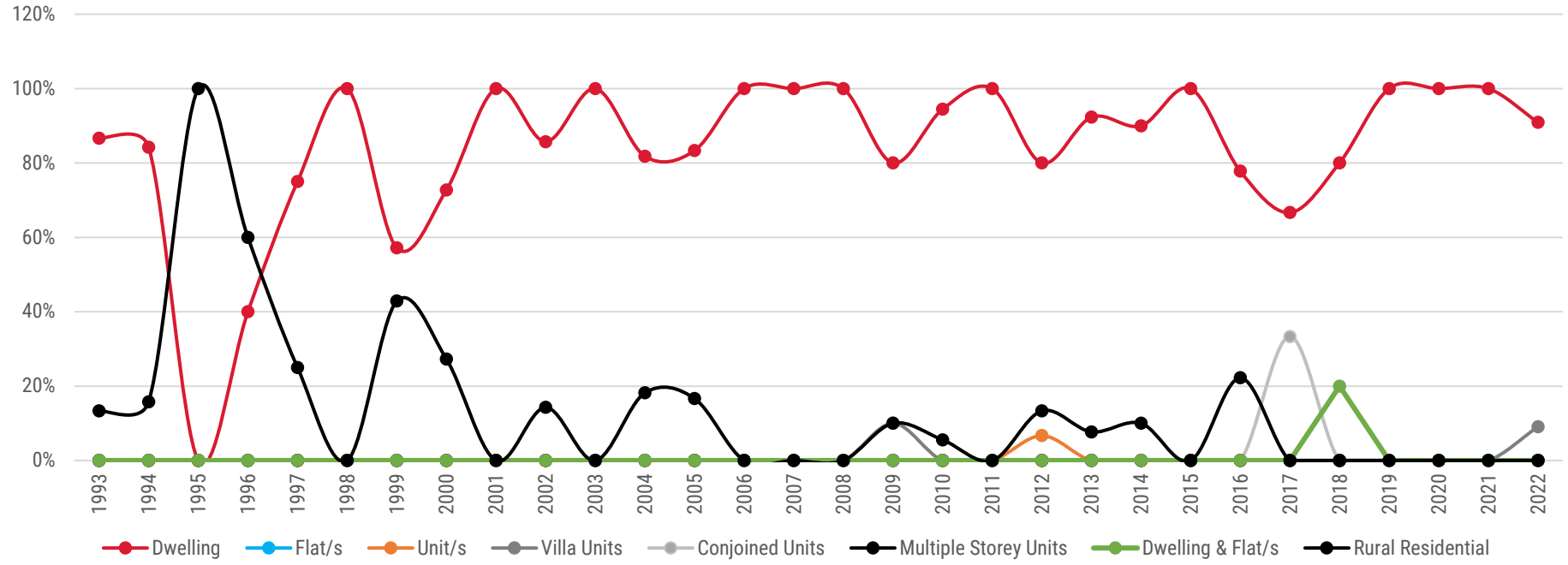
Richmond

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



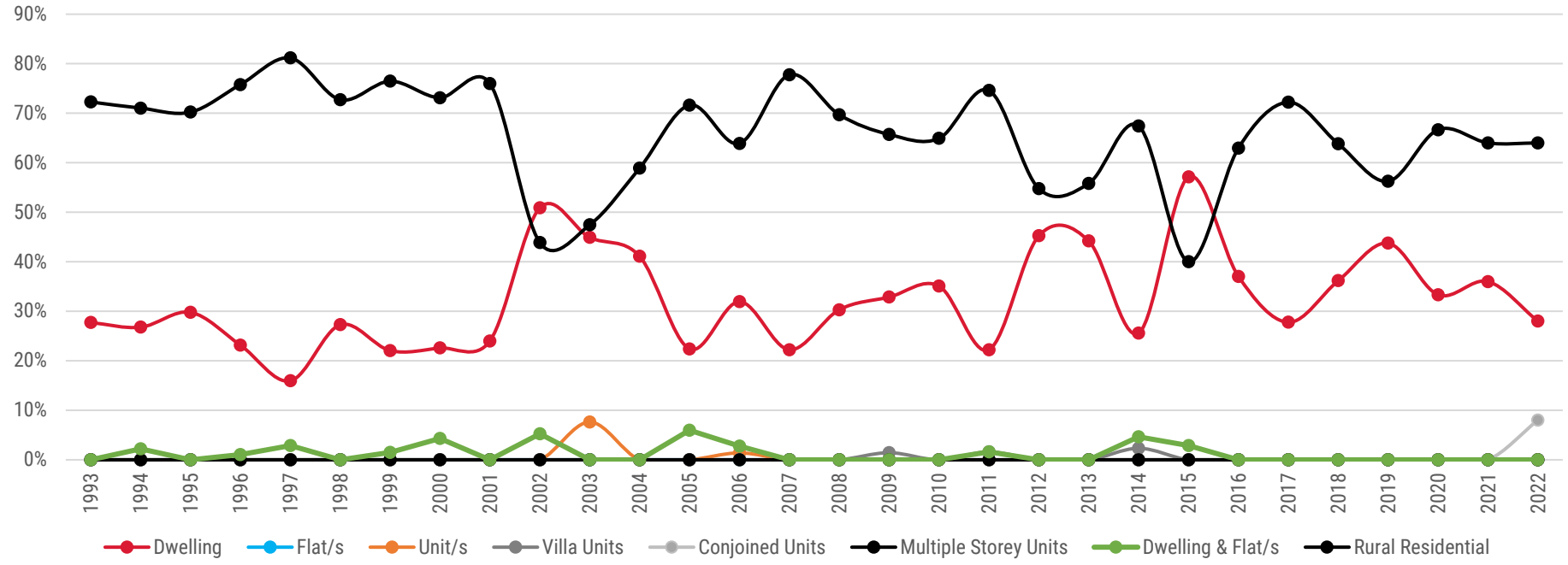
South Arm-Opossum Bay

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	12	9	10	12	11	7	8	17	9	12	12	9	5	7	6	4	3	4	7	10
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	1	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	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	1	0	0	0	0
Rural Residential	0	2	2	0	0	0	1	1	0	2	1	1	0	2	0	0	0	0	0	0



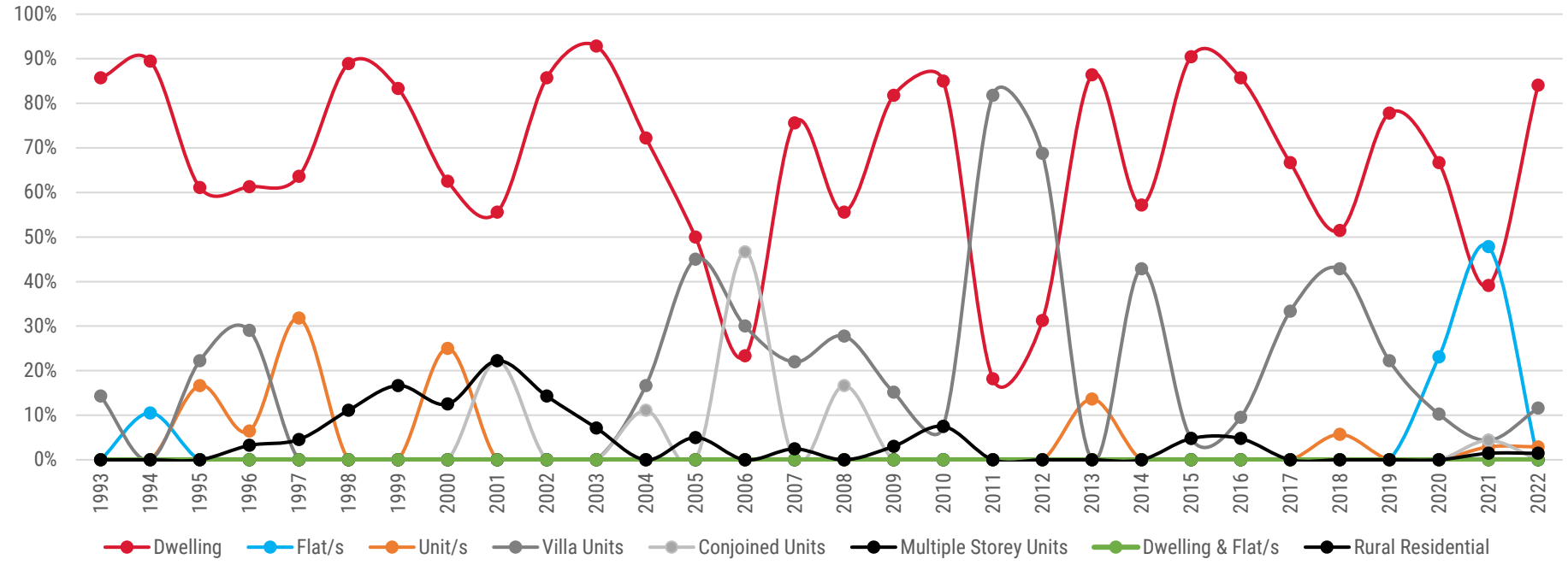
Clarence Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	53	30	15	23	4	10	23	20	14	19	19	11	20	20	10	17	14	10	9	14
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/s	9	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	1	0	1	0	0	1	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	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	4	2	0	0	0	0	1	0	0	2	1	0	0	0	0	0	0	0
Rural Residential	56	43	48	46	14	23	46	37	47	23	24	29	14	34	26	30	18	20	16	32



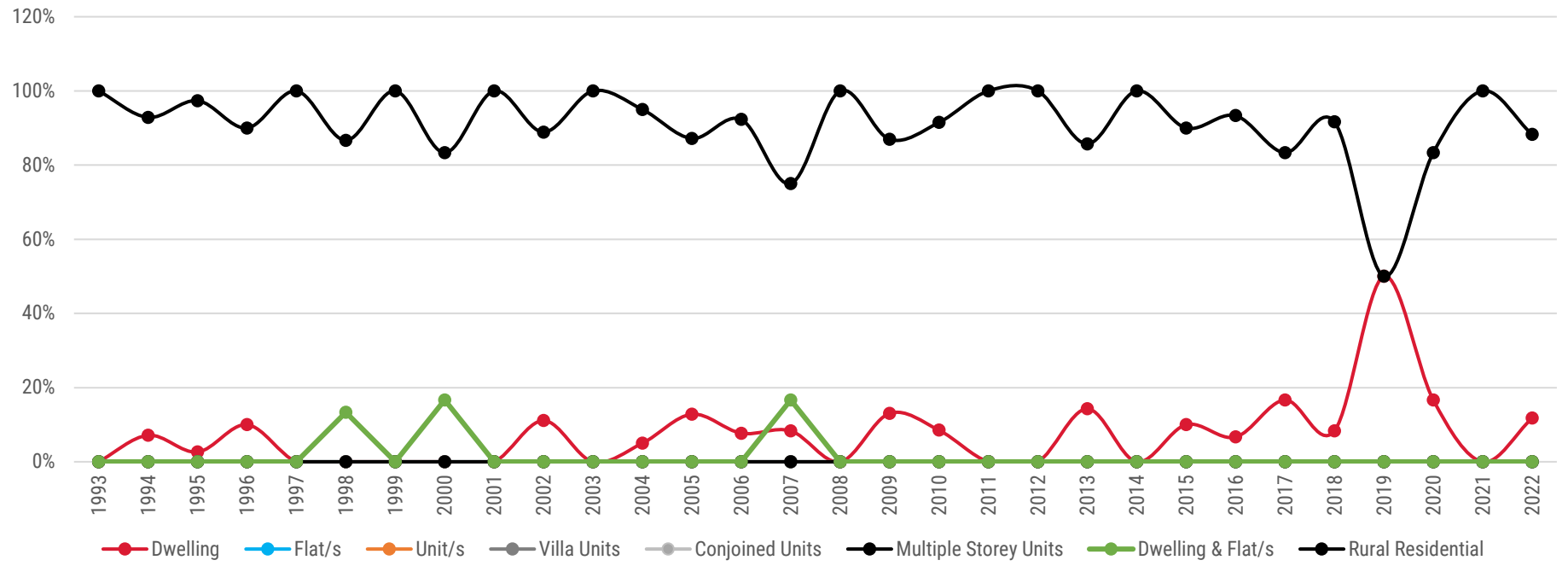
New Norfolk

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	13	13	10	7	31	10	27	34	8	5	19	20	19	18	14	18	14	26	27	58
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	1	0	1	0	1	0	1	3	0	0	0	0	1	1	0	0	0	0	1	1



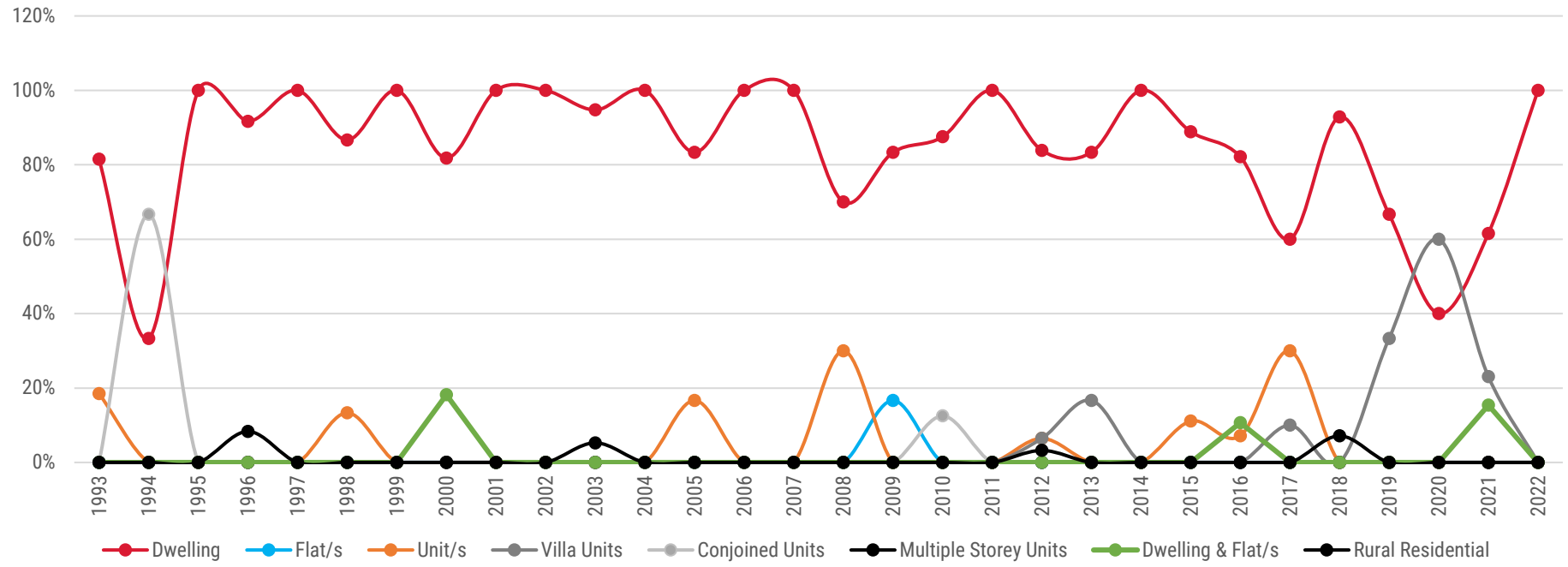
Derwent Valley Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	1	5	2	2	0	6	4	0	0	1	0	1	1	1	1	1	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	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	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	14	19	34	24	18	17	40	43	13	15	6	16	9	14	5	11	1	5	10	15



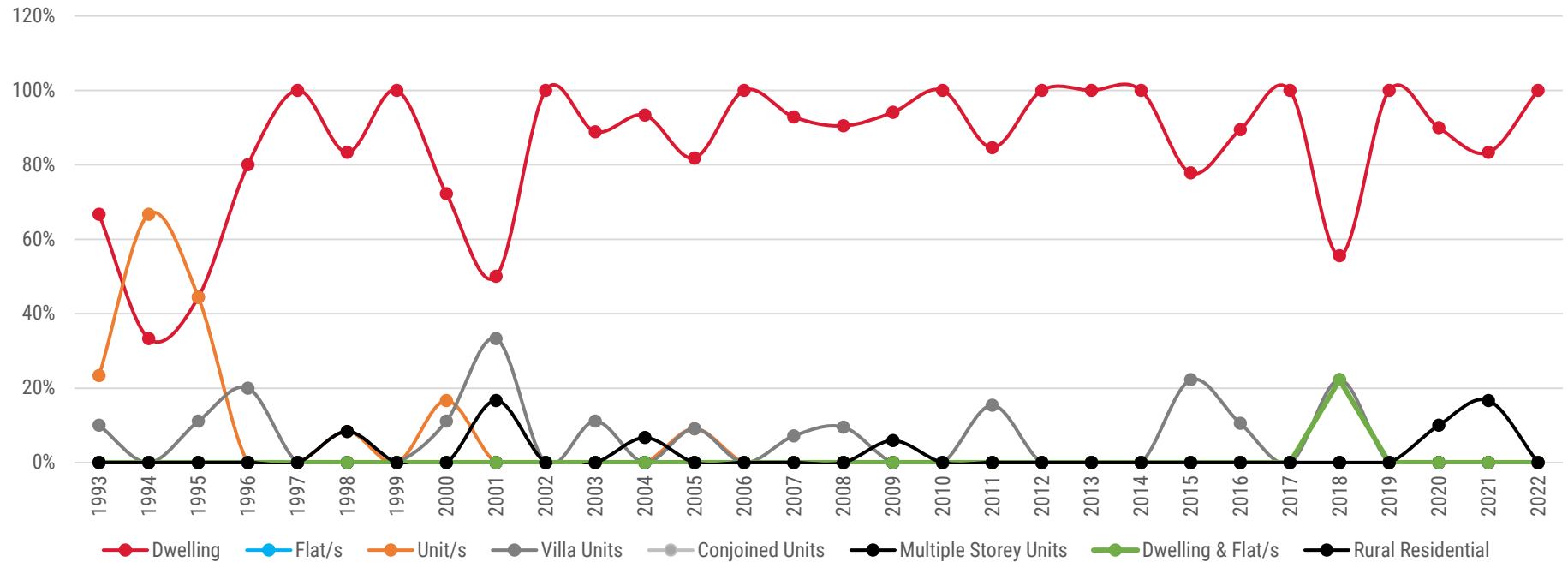
Bicheno

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	18	8	10	5	2	7	10	14	7	26	10	7	8	23	6	13	4	4	8	8
Flat/s	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/s	0	0	2	0	0	3	0	0	0	2	0	0	1	2	3	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	0	2	2	0	0	0	1	0	2	6	3	0
Conjoined Units	0	0	0	0	0	0	0	2	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	3	0	0	0	0	2	0
Rural Residential	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0



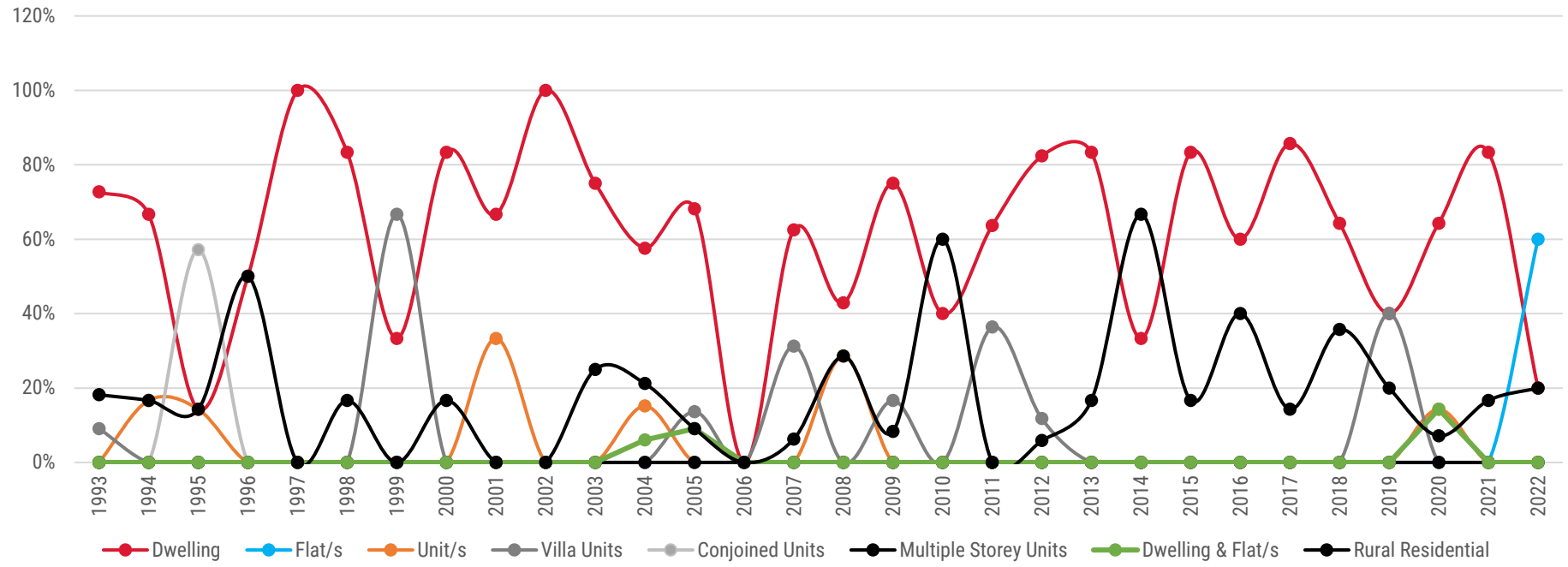
Orford

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	8	28	9	5	13	19	16	12	11	18	13	11	7	17	9	5	8	9	10	3
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	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	1	0	1	0	1	2	0	0	2	0	0	0	2	2	0	2	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	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	2	0



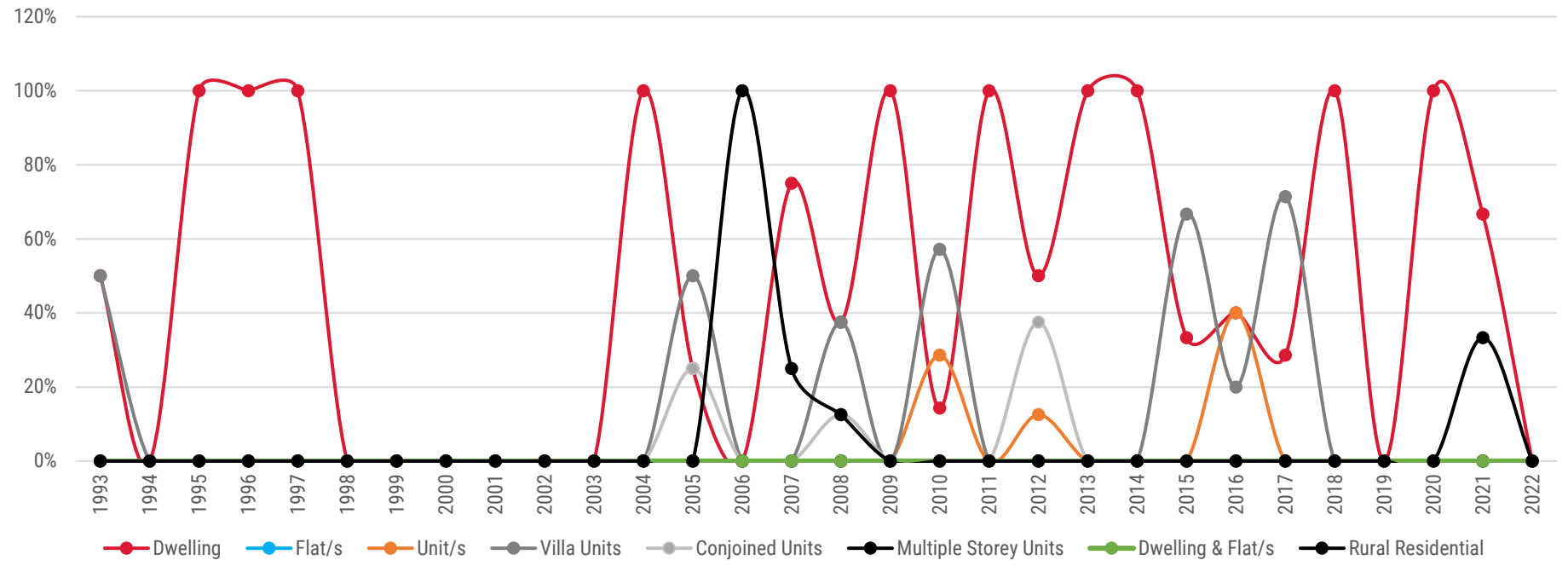
Swansea

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	3	19	15	0	10	3	9	2	7	14	10	1	5	6	6	9	2	9	10	2
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Unit/s	0	5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Villa Units	0	0	3	0	5	0	2	0	4	2	0	0	0	0	0	0	2	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	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Rural Residential	1	7	2	0	1	2	1	3	0	1	2	2	1	4	1	5	1	1	2	2



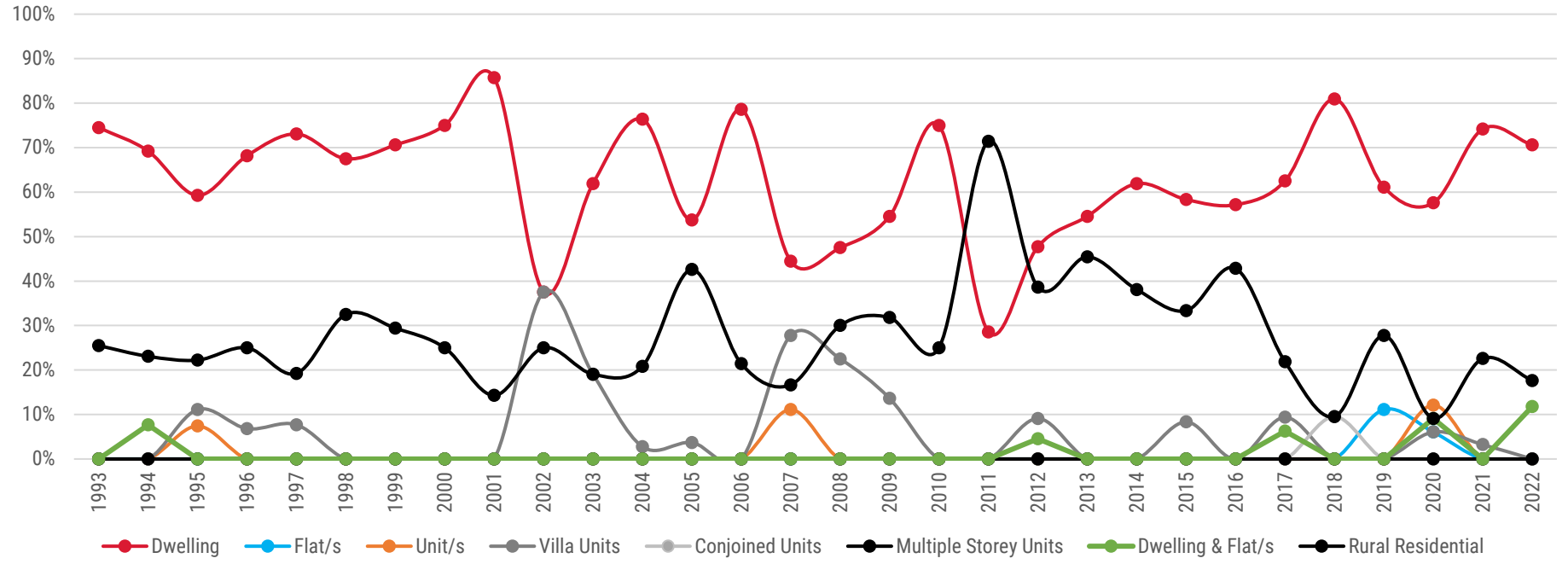
Triabunna

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	3	2	0	3	3	3	1	1	4	2	2	1	2	2	2	0	3	2	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	2	0	1	0	0	0	2	0	0	0	0	0	0
Villa Units	0	0	4	0	0	3	0	4	0	0	0	0	2	1	5	0	0	0	0	0
Conjoined Units	0	0	2	0	0	1	0	0	0	3	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	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0



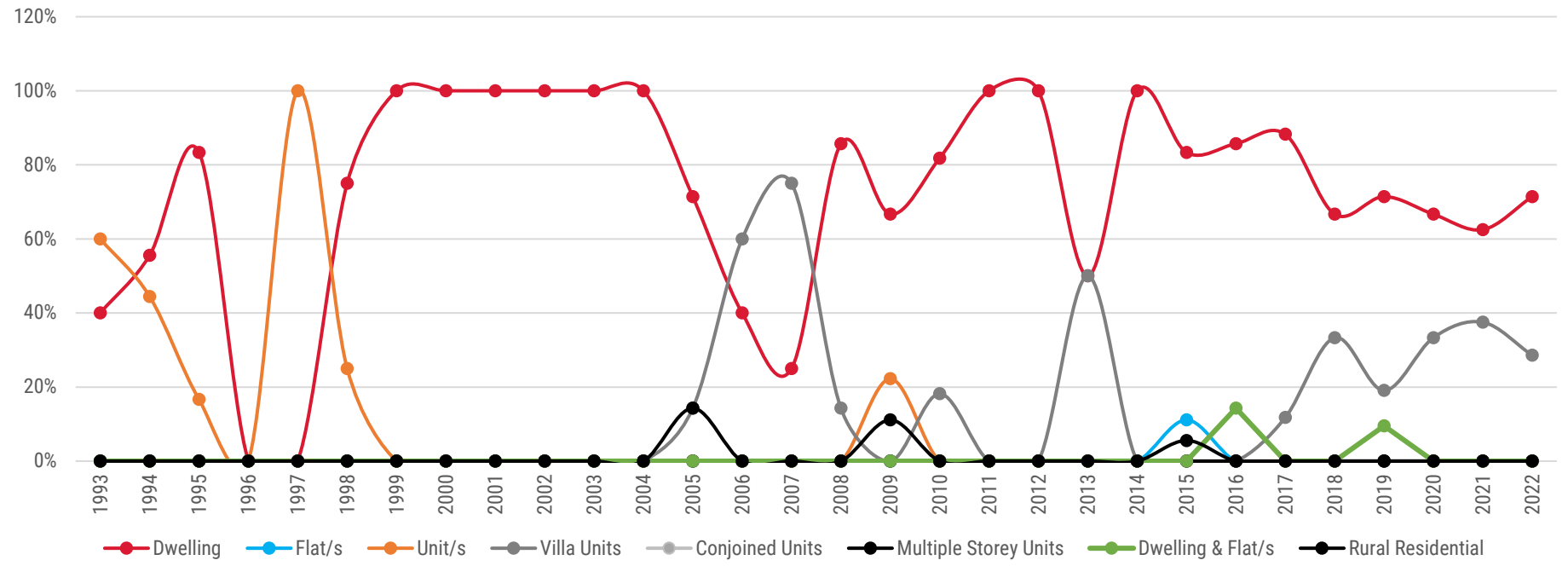
Glamorgan-Spring Bay Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	26	55	29	11	8	19	12	15	2	21	12	13	7	8	20	17	11	19	23	12
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0
Unit/s	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0
Villa Units	8	2	2	0	5	9	3	0	0	4	0	0	1	0	3	0	0	2	1	0
Conjoined Units	0	0	0	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	2	0	0	0	0	2	0	0	3	0	2
Rural Residential	8	15	23	3	3	12	7	5	5	17	10	8	4	6	7	2	5	3	7	3



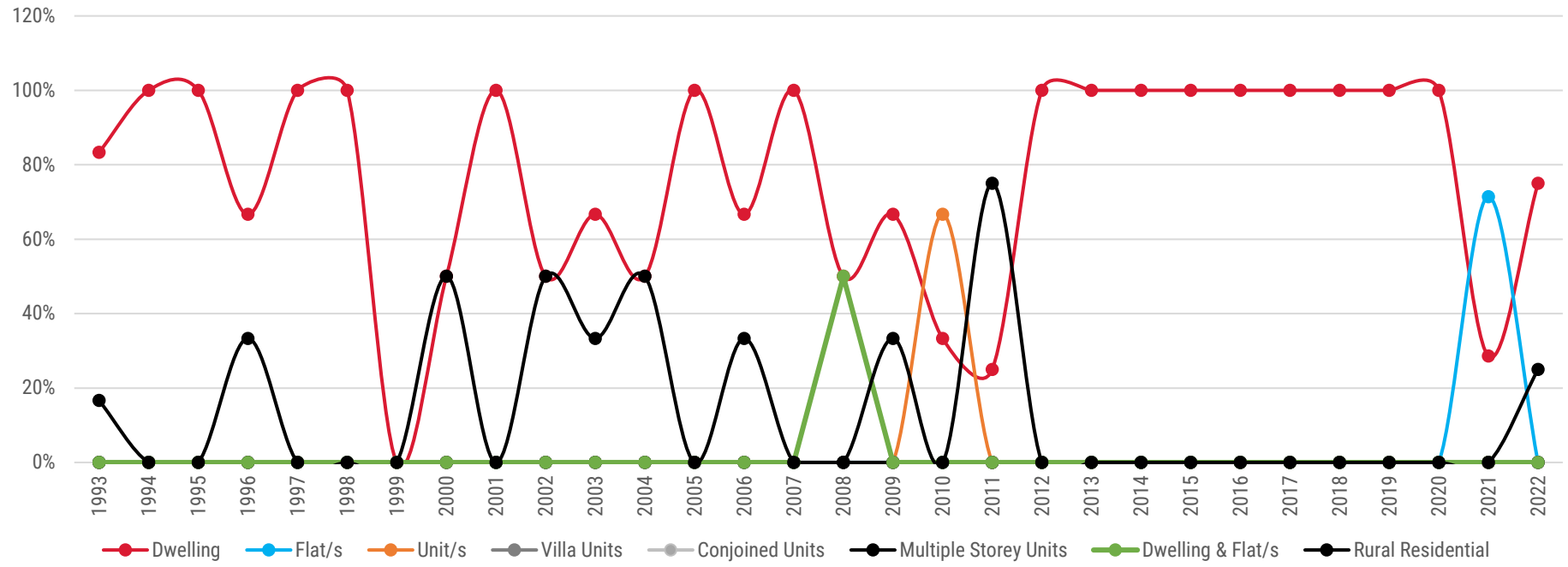
Cygnet

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	8	6	5	2	1	6	6	9	9	9	4	3	15	12	15	8	15	4	5	5
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0
Unit/s	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	1	3	3	1	0	2	0	0	4	0	0	0	2	4	4	2	3	2
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	2	0	0	2	0	0	0
Rural Residential	0	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0



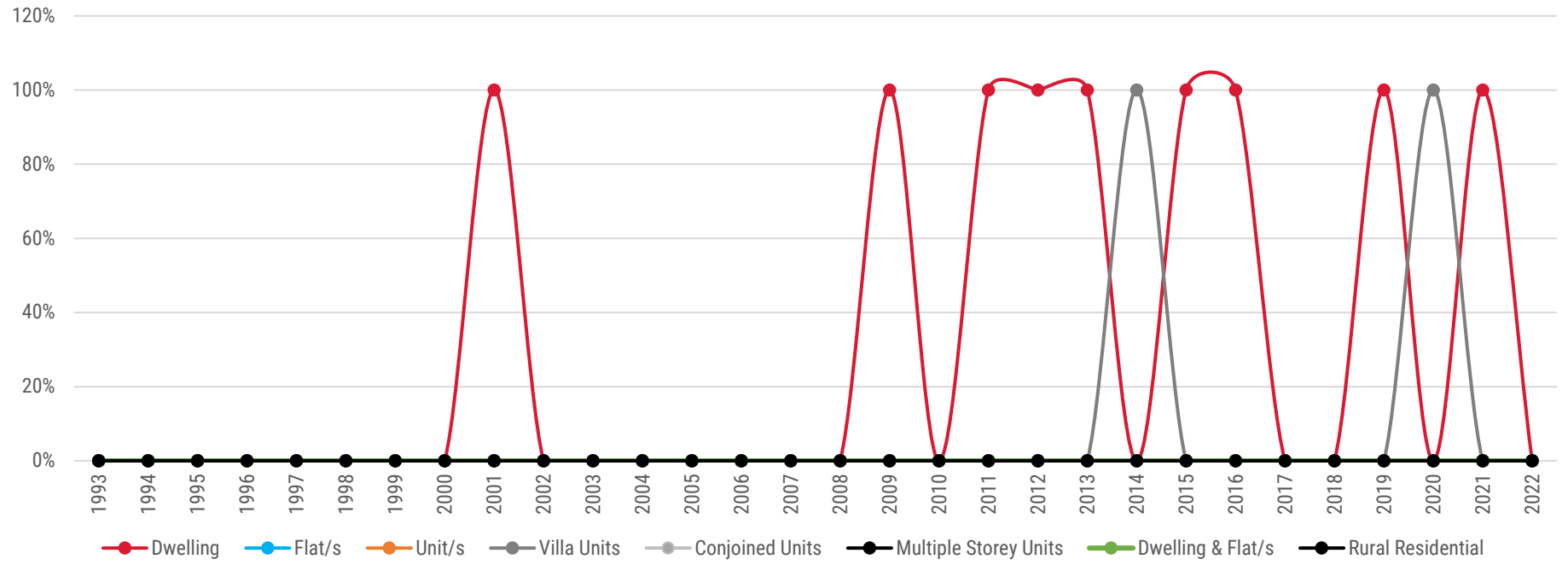
Dover

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	2	2	1	2	3	2	2	1	1	3	1	1	3	5	2	1	6	3	6	3
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
Unit/s	0	0	0	0	0	0	0	2	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	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	1	2	0	1	0	0	1	0	3	0	0	0	0	0	0	0	0	0	0	1



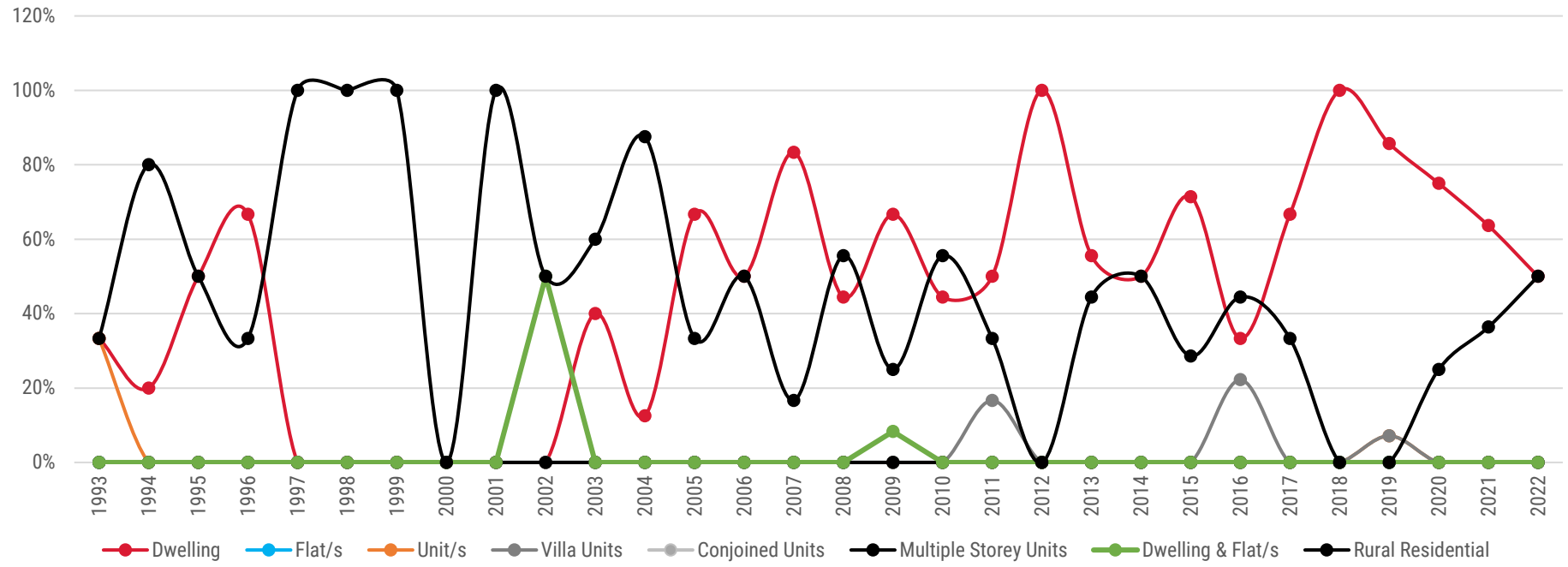
Franklin

	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	2	0	2	1	1	0	1	2	0	0	2	0	1	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	3	0	0	0	0	0	1	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



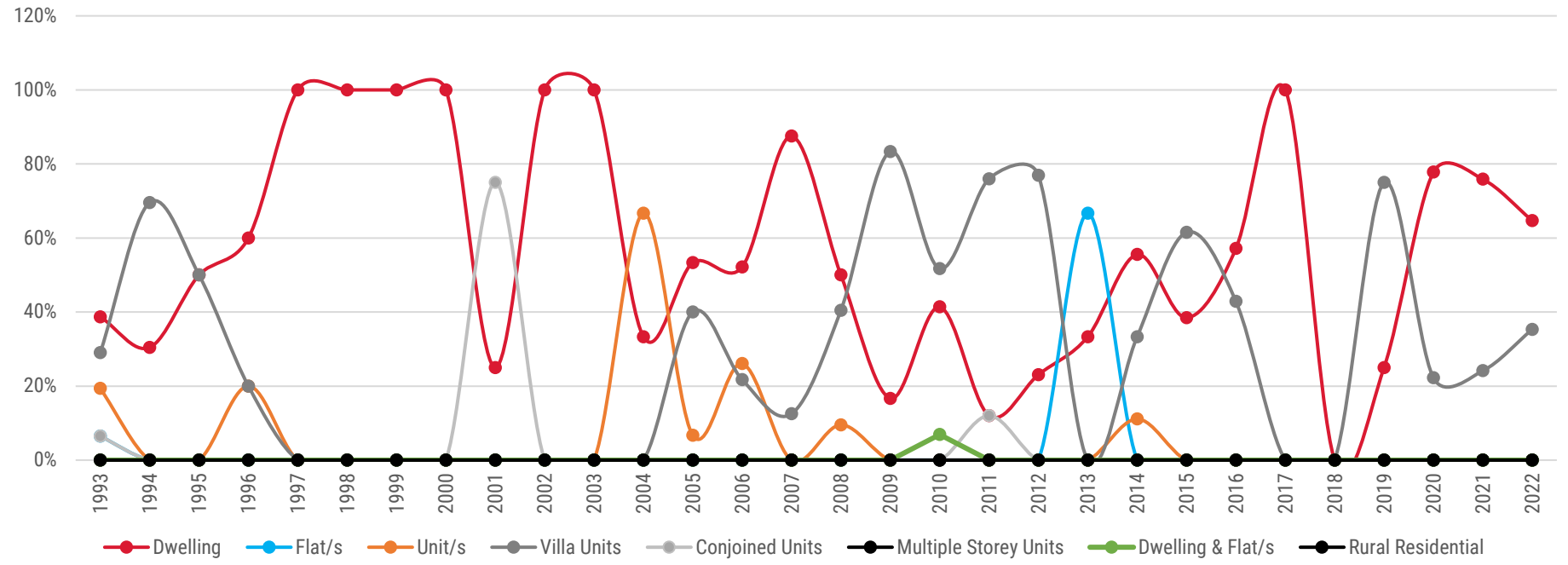
Geeveston-Port Huon

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	2	1	4	2	5	4	8	4	6	2	5	3	5	3	4	4	12	6	7	3
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	1	0	0	0
Villa Units	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	1	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	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	3	7	2	2	1	5	3	5	4	0	4	3	2	4	2	0	0	2	4	3



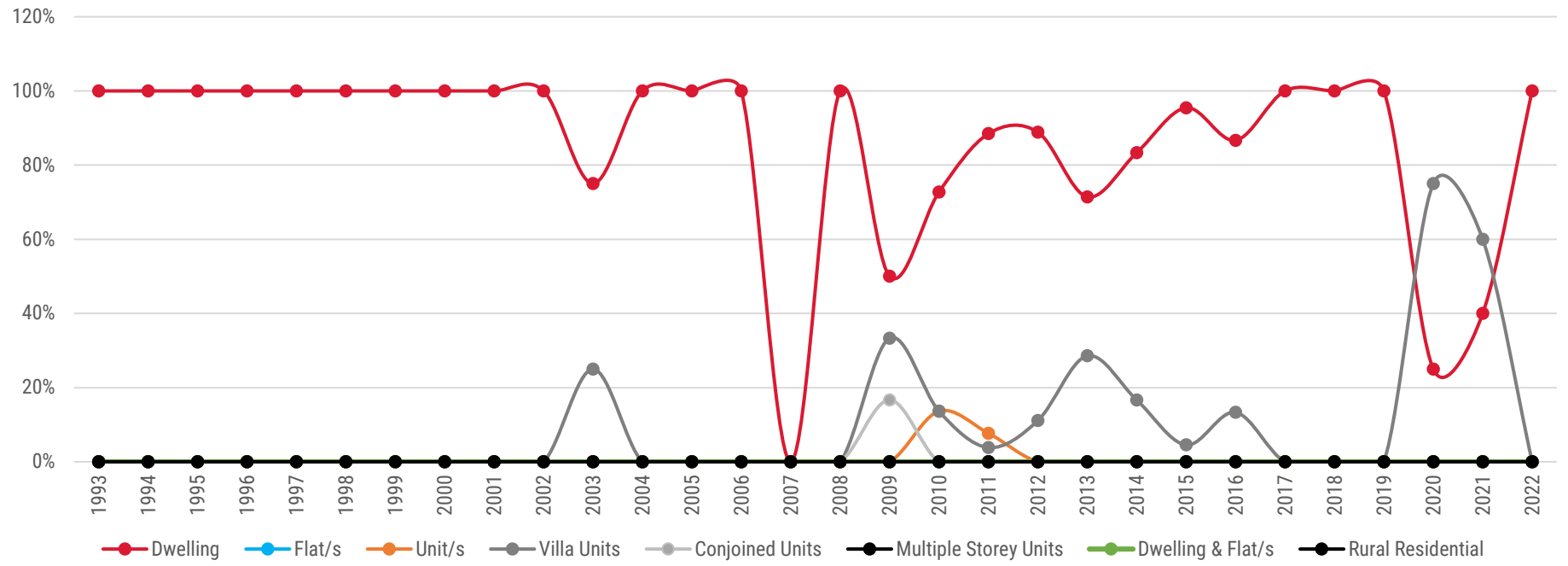
Huonville

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	6	2	8	12	7	21	3	12	6	3	1	5	5	12	4	0	4	7	22	11
Flat/s	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
Unit/s	0	4	1	6	0	4	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Villa Units	0	0	6	5	1	17	15	15	38	10	0	3	8	9	0	0	12	2	7	6
Conjoined Units	0	0	0	0	0	0	0	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	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	0	0	0	0	0	0	0	0	0	0	0	0	0



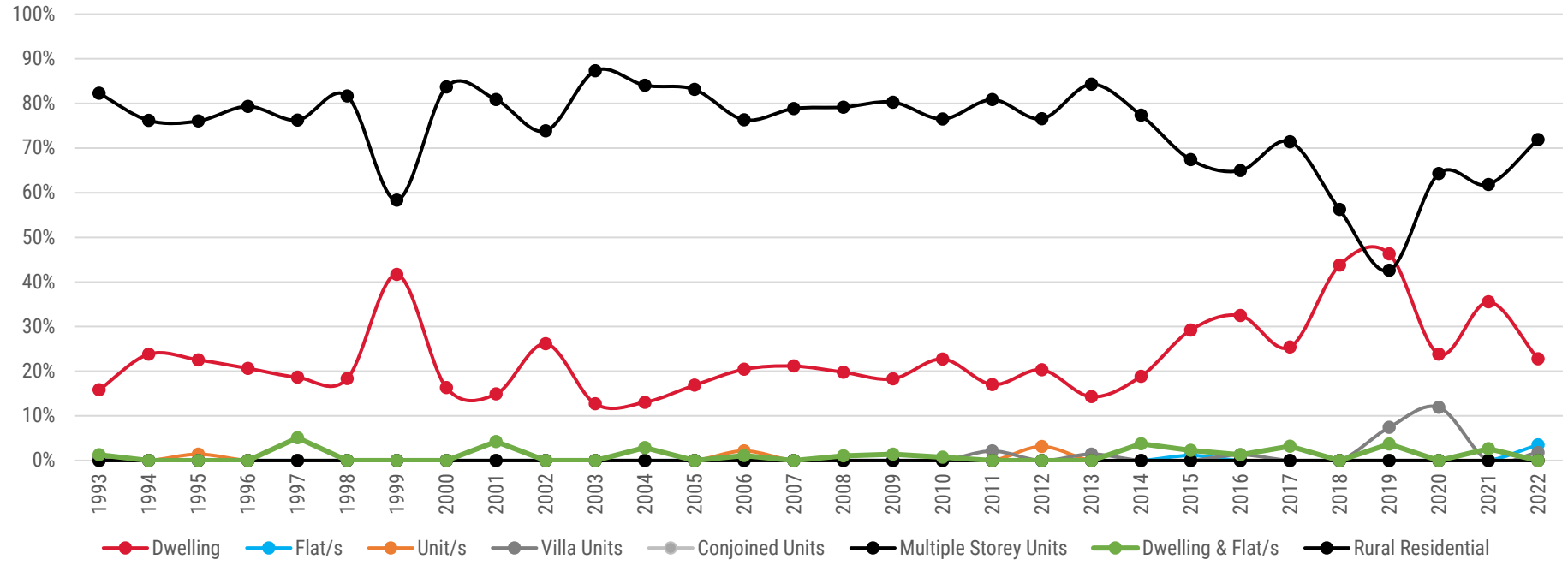
Ranelagh

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	3	4	8	5	0	12	6	16	23	16	5	10	21	13	4	6	1	1	6	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	3	2	0	0	0	0	0	0	0	0	0	0	0
Villa Units	1	0	0	0	0	0	4	3	1	2	2	2	1	2	0	0	0	3	9	0
Conjoined Units	0	0	0	0	0	0	2	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



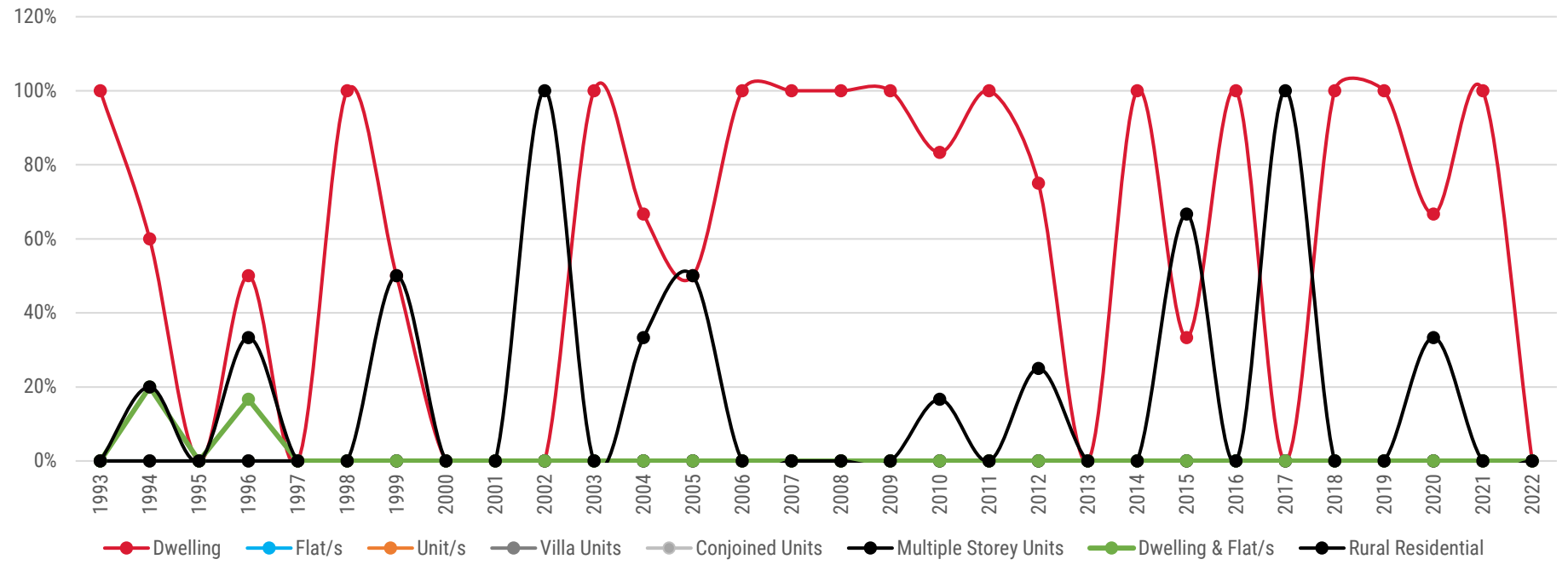
Huon Valley Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	8	9	14	19	11	19	13	30	16	13	10	10	26	25	16	14	25	10	27	13
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
Unit/s	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	0	0	0	2	0	1	0	0	1	0	0	4	5	0	1
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	2	0	1	0	1	1	1	0	0	0	2	2	1	2	0	2	0	2	0
Rural Residential	55	58	69	71	41	76	57	101	76	49	59	41	60	50	45	18	23	27	47	41



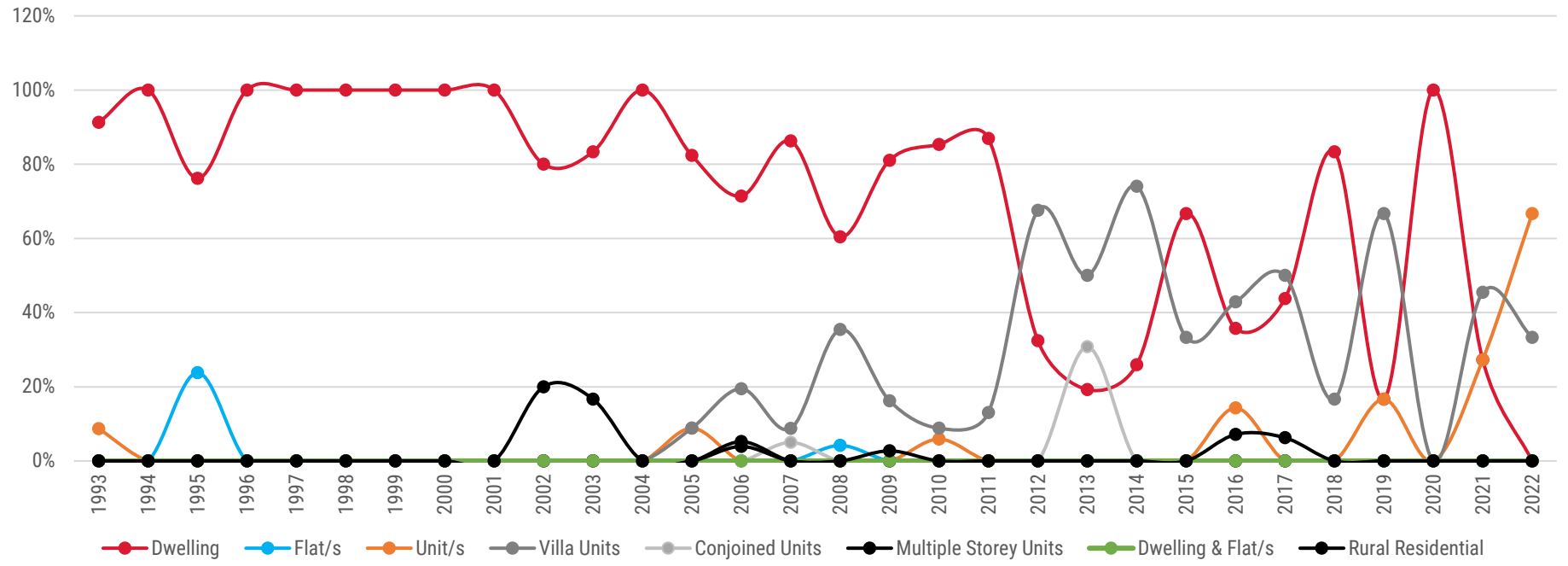
Kettering

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	1	2	1	2	4	3	2	5	2	3	0	1	1	1	0	2	2	2	2	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	1	1	0	0	0	0	1	0	1	0	0	2	0	1	0	0	1	0	0



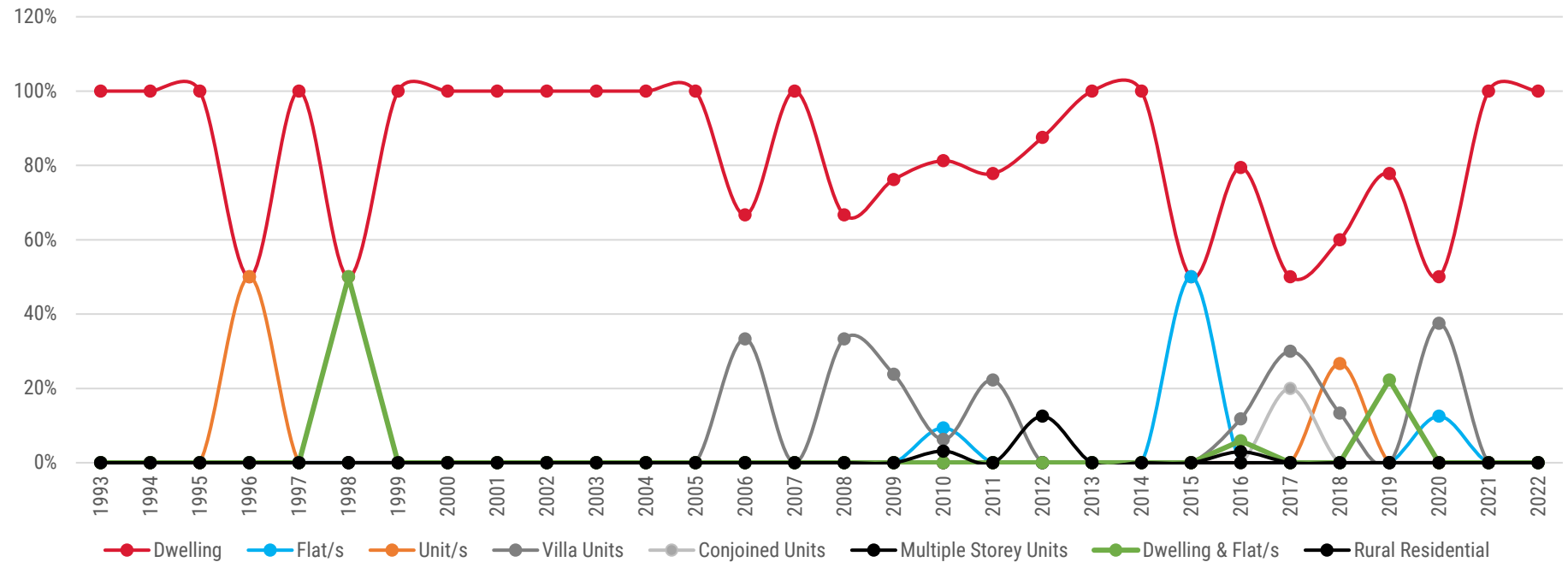
Margate

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	5	8	28	55	69	29	30	29	20	12	5	7	8	5	7	5	1	2	3	0
Flat/s	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/s	0	0	3	0	0	0	0	2	0	0	0	0	0	2	0	0	1	0	3	2
Villa Units	0	0	3	15	7	17	6	3	3	25	13	20	4	6	8	1	4	0	5	1
Conjoined Units	0	0	0	0	4	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0
Multiple Storey Units	0	0	0	4	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	3	0	0	1	0	0	0	0	0	0	1	1	0	0	0	0	0



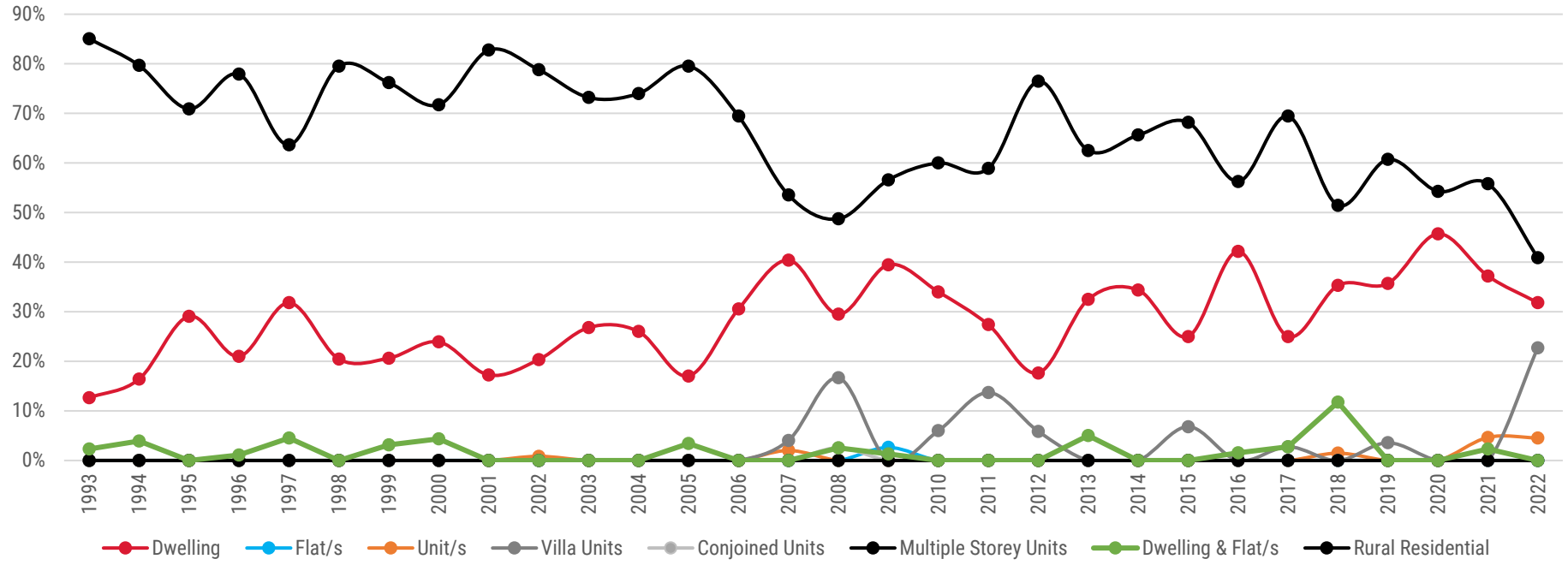
Snug

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	2	6	2	4	10	4	16	26	14	7	6	9	7	27	5	9	7	4	4	2
Flat/s	0	0	0	0	0	0	0	3	0	0	0	0	7	0	0	0	0	1	0	0
Unit/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0
Villa Units	0	0	0	2	0	2	5	2	4	0	0	0	0	4	3	2	0	3	0	0
Conjoined Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	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	2	0	0	2	0	0	0
Rural Residential	0	0	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0



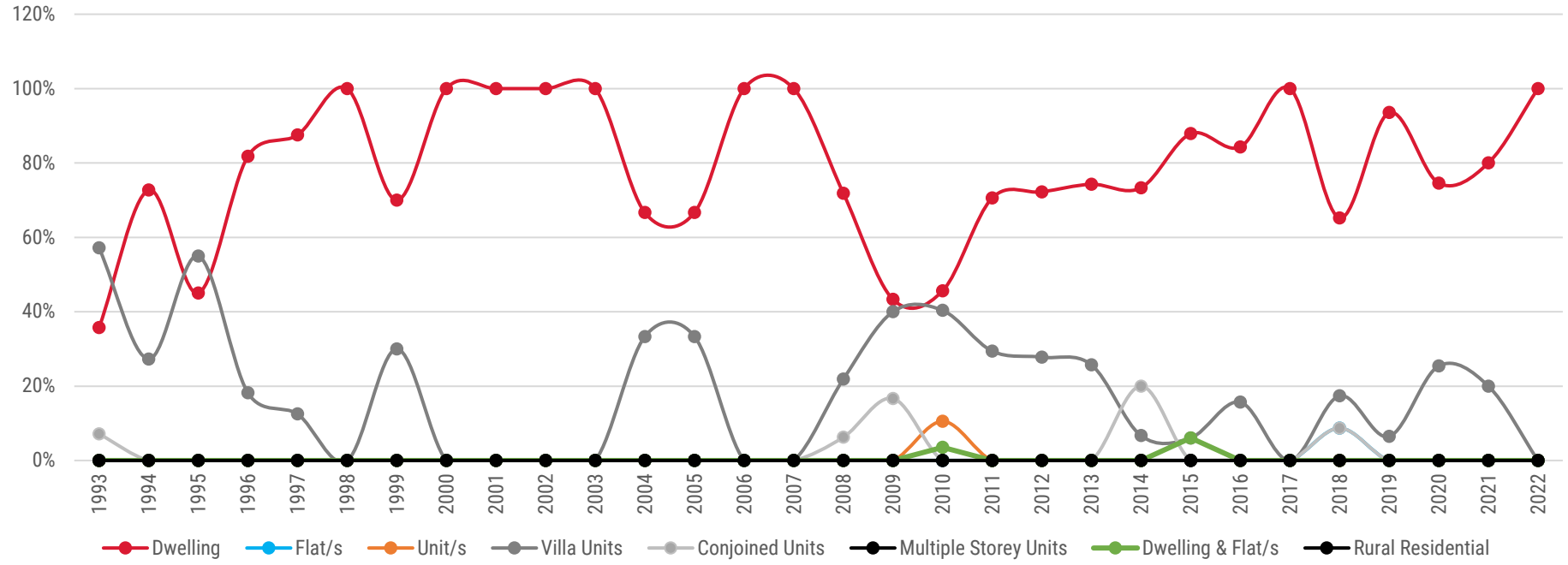
Kingborough Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	26	13	15	33	40	23	30	34	20	6	13	11	11	27	9	24	10	16	16	14
Flat/s	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit/s	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	2	2
Villa Units	0	0	0	0	4	13	0	6	10	2	0	0	3	0	1	0	1	0	0	10
Conjoined Units	0	0	0	0	0	2	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	3	0	0	2	1	0	0	0	2	0	0	1	1	8	0	0	1	0
Rural Residential	71	37	70	75	53	38	43	60	43	26	25	21	30	36	25	35	17	19	24	18



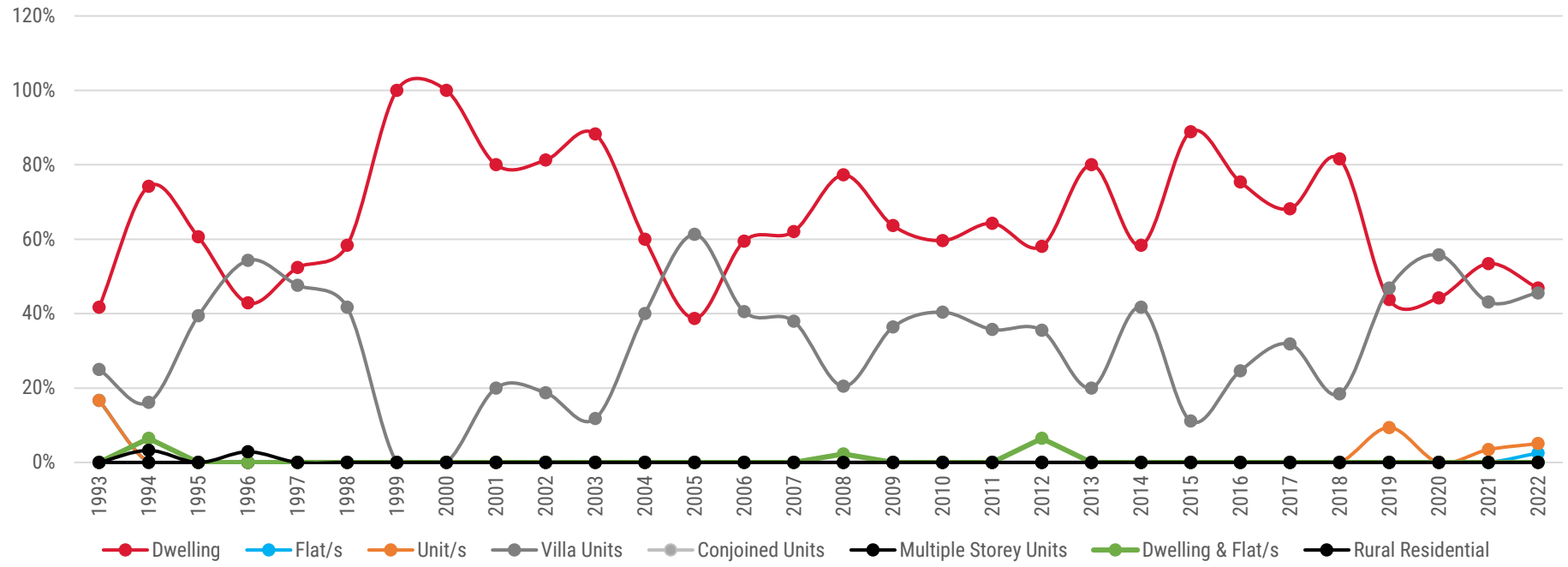
Midway Point

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	7	4	2	10	13	23	13	26	12	13	26	11	29	43	21	15	29	44	40	9
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Unit/s	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	2	1	0	0	7	12	23	5	5	9	1	2	8	0	4	2	15	10	0
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	0	0	0	0	2	0	0	0	0	2	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



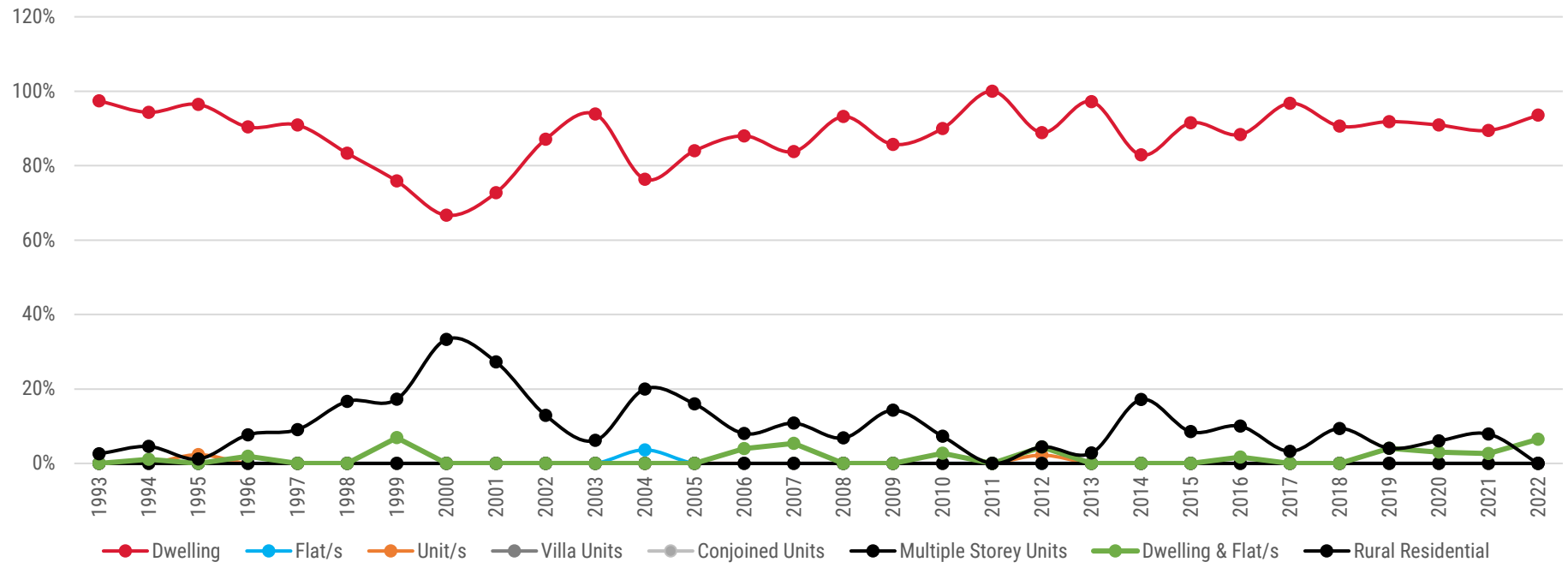
Sorell

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	15	21	12	22	18	34	14	31	9	18	20	14	40	49	15	31	42	23	31	37
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Unit/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	2	4
Villa Units	2	14	19	15	11	9	8	21	5	11	5	10	5	16	7	7	45	29	25	36
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	1	0	0	0	2	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



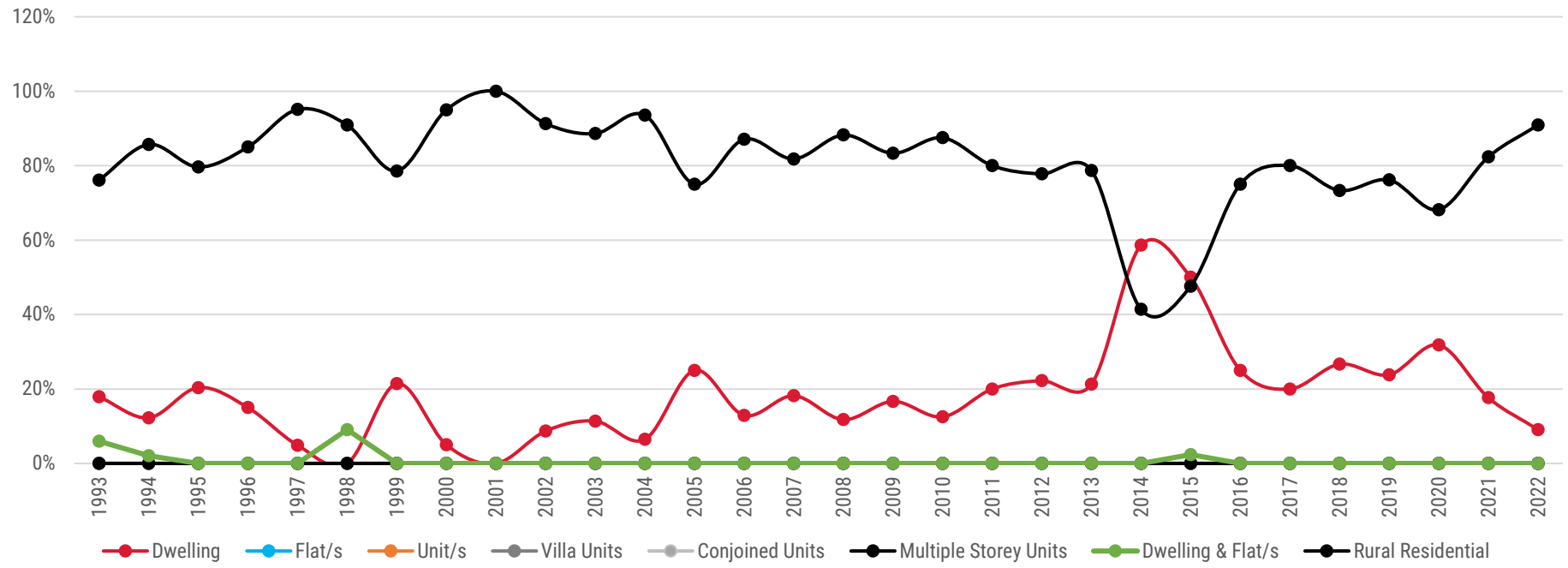
Southern Beaches

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	61	42	21	22	31	41	36	99	26	40	35	29	43	53	30	29	45	30	34	29
Flat/s	0	2	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	1	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	1	2	0	0	3	0	2	0	0	0	1	0	0	2	1	1	2
Rural Residential	4	11	4	2	4	3	6	8	0	2	1	6	4	6	1	3	2	2	3	0



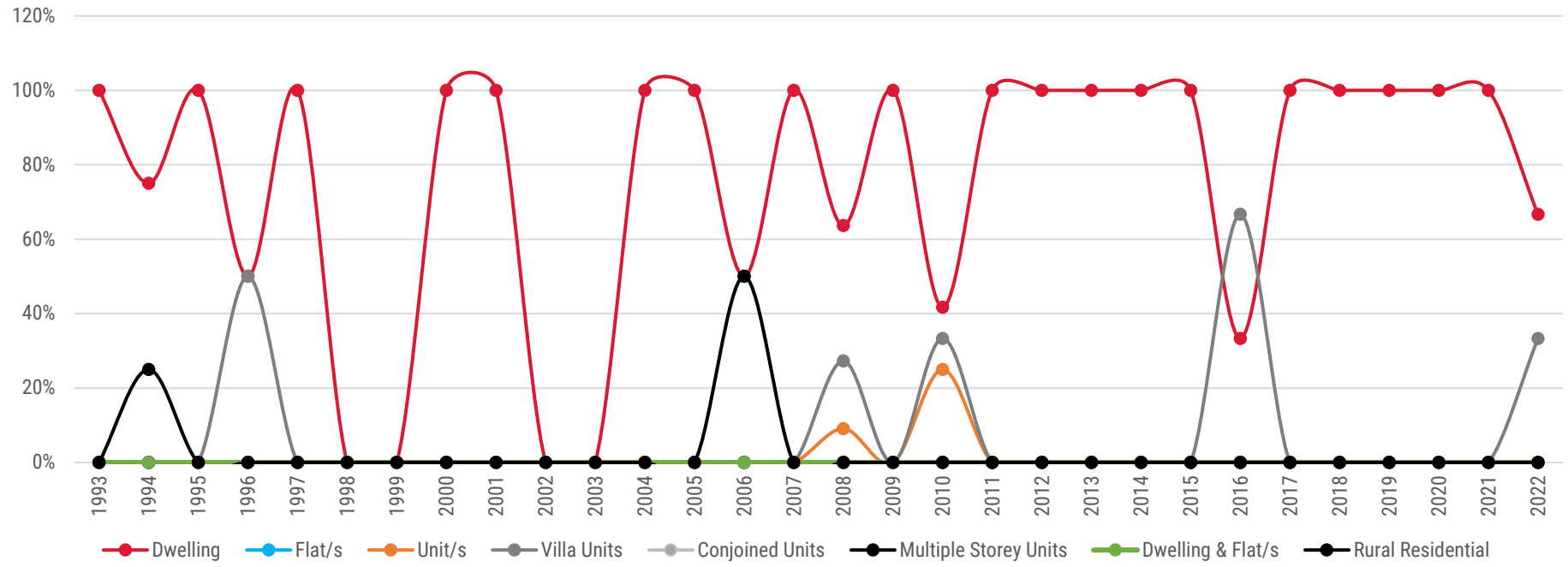
Sorell Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	5	2	5	4	6	4	8	7	4	4	10	34	21	10	4	4	5	7	6	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	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	1	0	0	0	0	0	0	0
Rural Residential	39	29	15	27	27	30	40	49	16	14	37	24	20	30	16	11	16	15	28	20



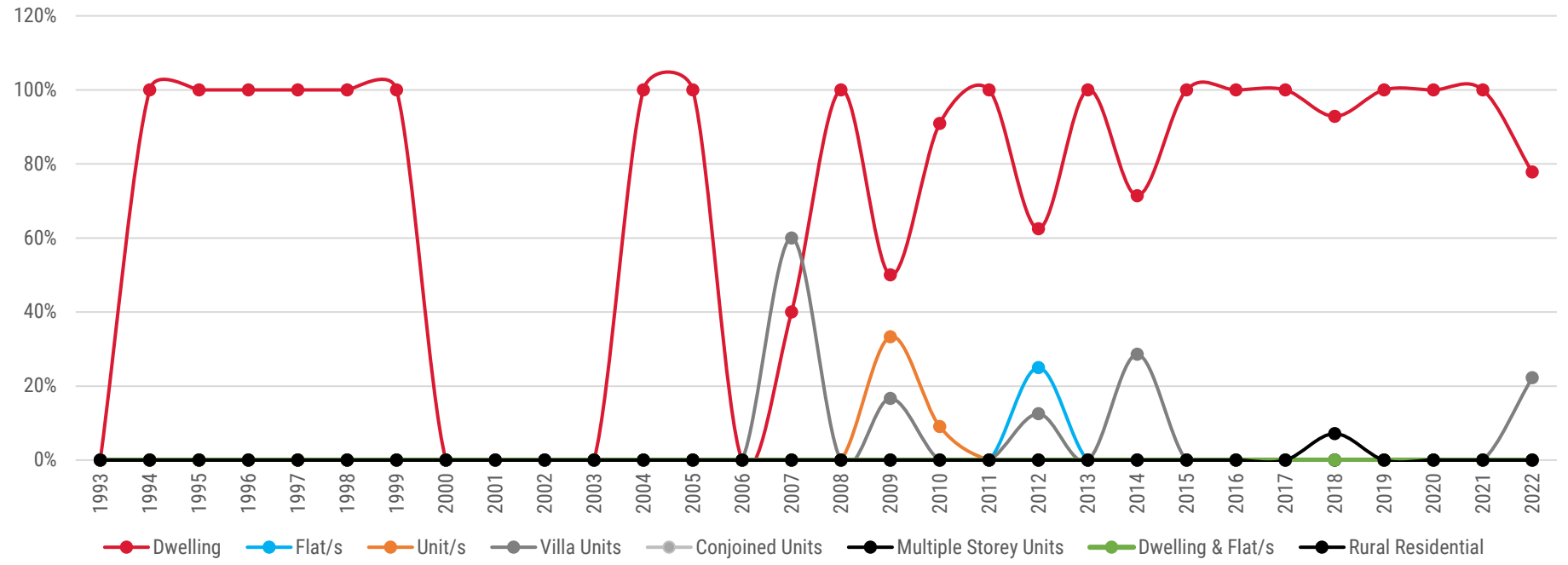
Bagdad

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	1	1	1	12	7	2	5	4	2	3	3	3	1	1	4	1	1	5	4
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	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	0	3	0	4	0	0	0	0	0	2	0	0	0	0	0	2
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	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



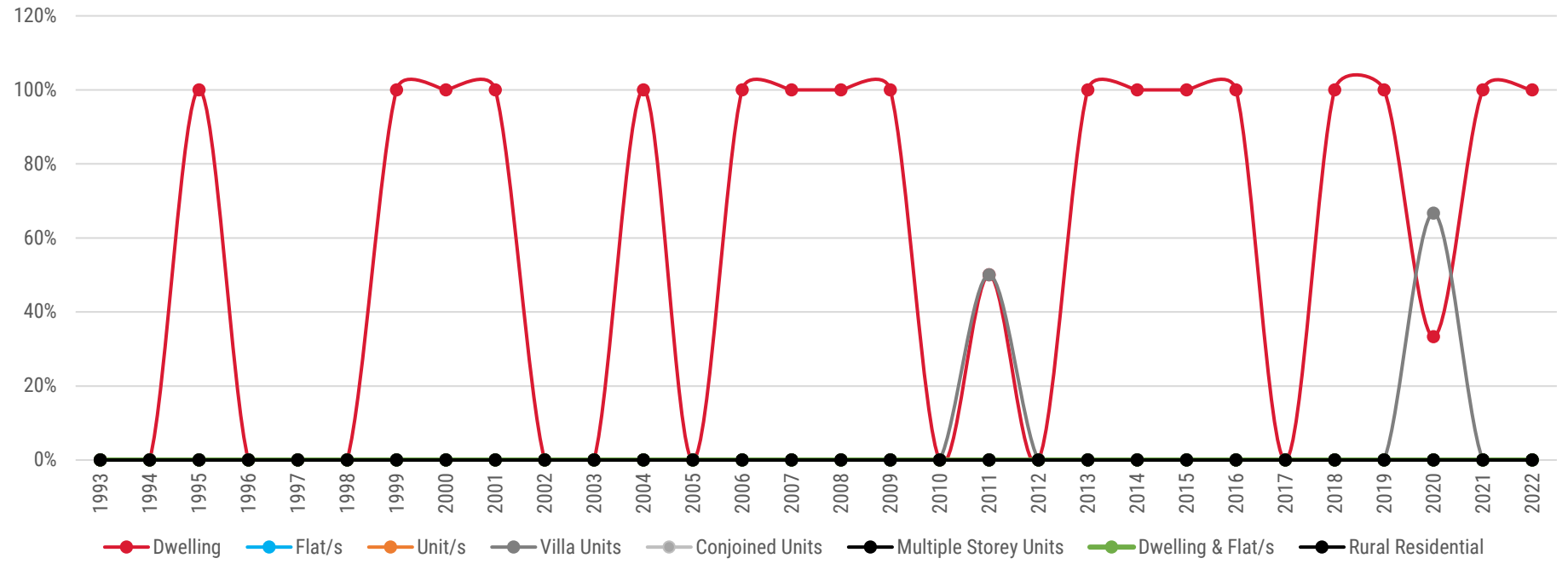
Campania

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	2	1	0	2	4	3	10	4	5	4	5	2	7	6	13	15	7	4	7
Flat/s	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0
Unit/s	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	3	0	1	0	0	1	0	2	0	0	0	0	0	0	0	2
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	1	0	0	0	0



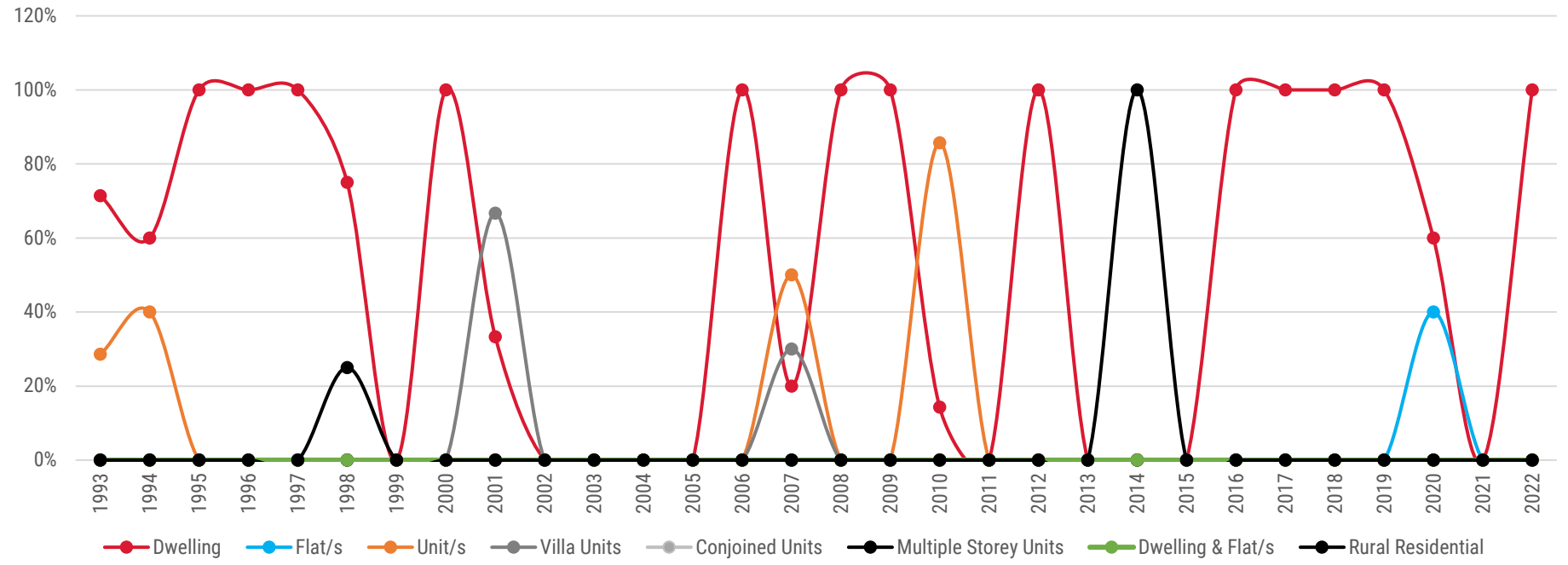
Kempton

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	2	0	1	7	1	1	0	2	0	1	3	1	1	0	1	1	1	2	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	0	0
Villa Units	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	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



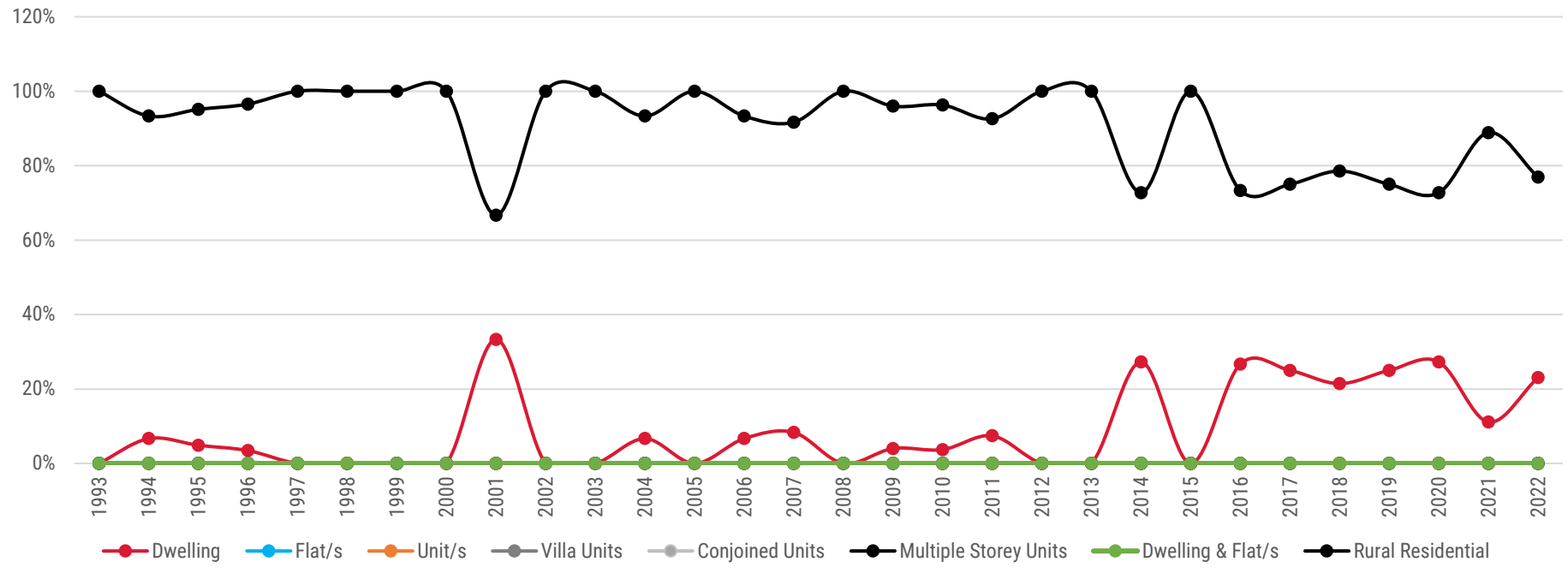
Oatlands

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	0	0	2	4	2	1	1	0	6	0	0	0	1	1	1	2	3	0	2
Flat/s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Unit/s	0	0	0	0	10	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
Villa Units	0	0	0	0	6	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	15	14	6	2	8	14	18	6	5	4	10	9	18	5	10	2	4	9	5



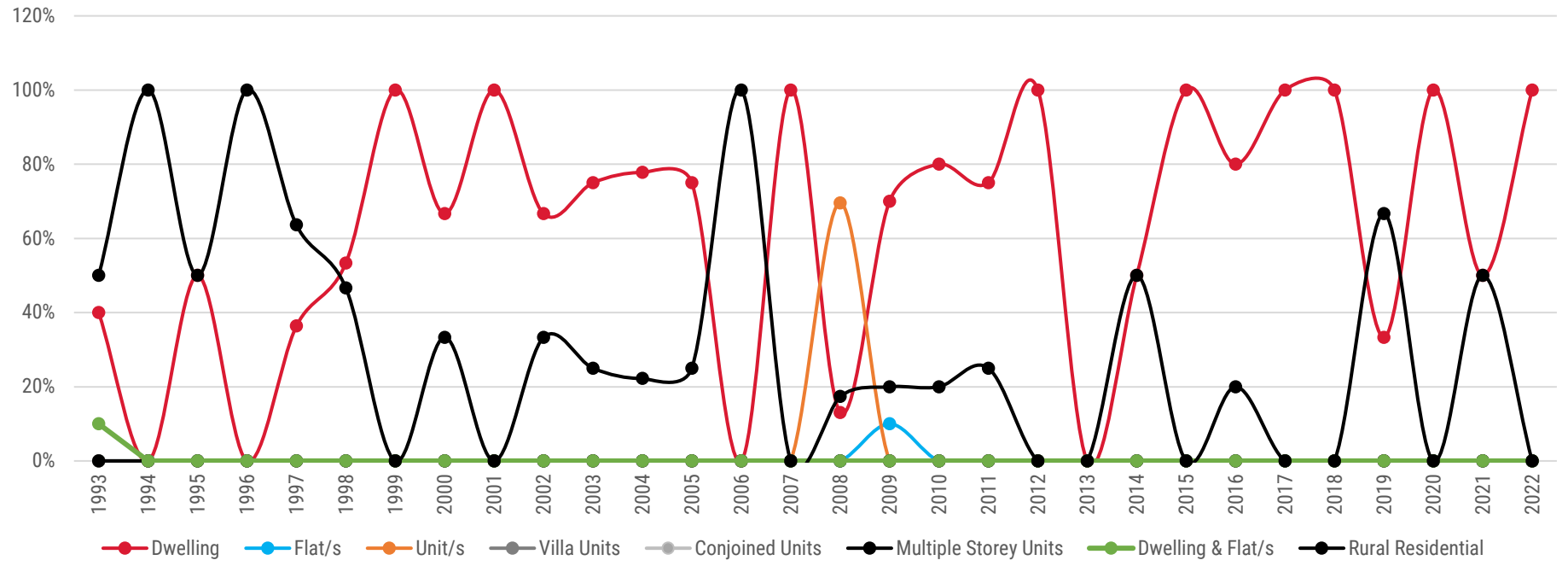
Southern Midlands Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	0	1	0	1	3	0	1	1	2	0	0	3	0	4	2	3	1	3	1	3
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	14	13	14	33	15	24	26	25	22	13	8	5	11	6	11	3	8	8	10



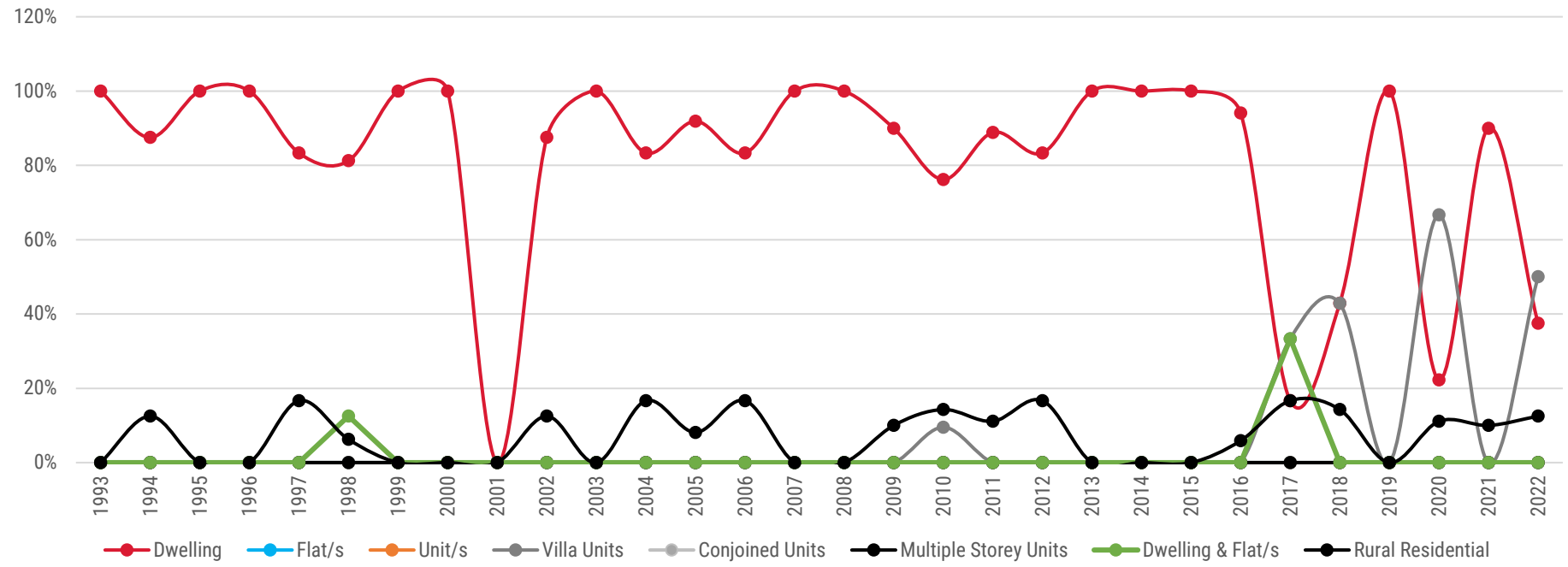
Eaglehawk Neck

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	6	7	6	0	2	3	14	8	3	2	0	2	1	4	2	1	1	1	3	4
Flat/s	0	0	0	0	0	0	2	0	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	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	2	2	1	0	4	4	2	1	0	0	2	0	1	0	0	2	0	3	0



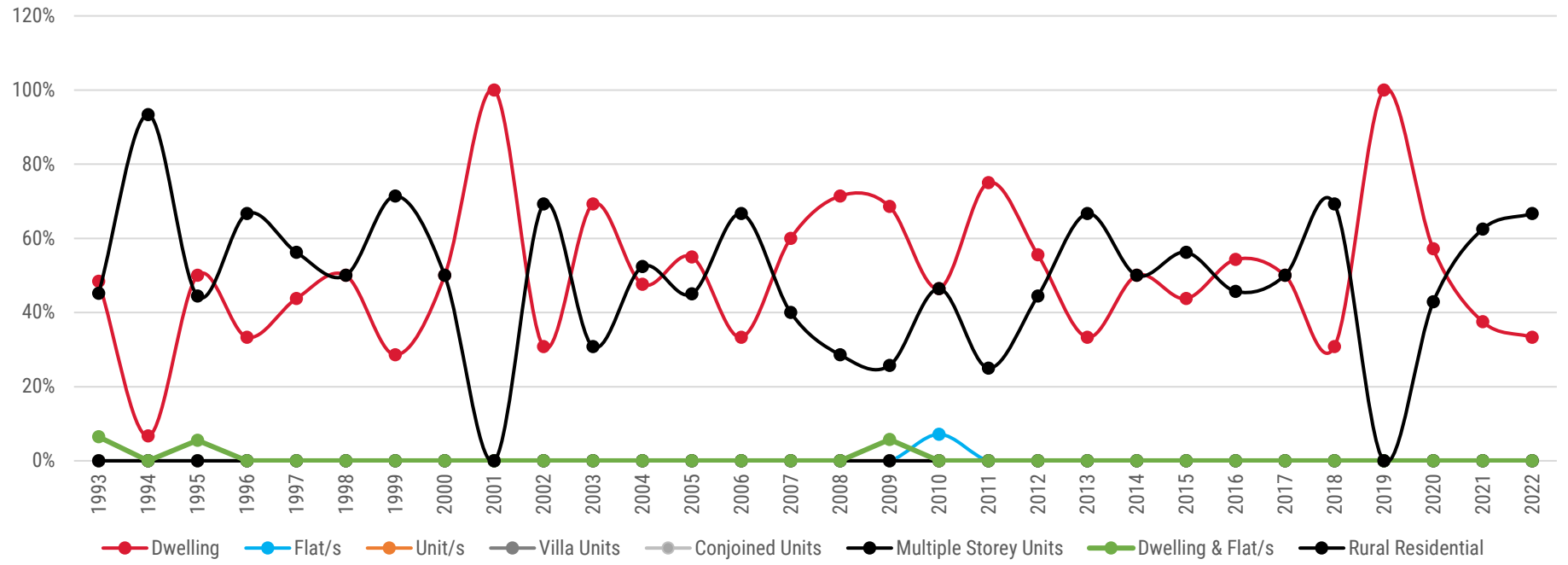
Nubeena-White Beach

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	9	10	34	5	2	7	9	16	8	5	1	7	6	16	1	3	5	2	9	3
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	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	0	0	0	0	0	0	0	0	2	0	0	0	0	0
Rural Residential	0	2	3	1	0	0	1	3	1	1	0	0	0	1	1	1	0	1	1	1



Tasman Balance

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dwelling	9	10	11	2	3	10	24	13	12	5	2	8	7	19	4	4	3	4	3	2
Flat/s	0	0	0	0	0	0	0	2	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	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential	4	11	9	4	2	4	9	13	4	4	4	8	9	16	4	9	0	3	5	4



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).

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. 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 Residential Zone.

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. These are not linked to planning requirements, but rather on what has in reality been the smallest site that accommodates a dwelling. 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 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, excluding agricultural uses in certain scenarios. This exclusion of non-residential land uses excludes uses such as parks, sports centres, commercial uses, churches, and police stations in all scenarios. In the 'theoretical' supply, all agricultural land uses are included however under the 'practical' supply scenario, higher value agricultural land uses were excluded. Exclusions applied to land uses such as nurseries, aquaculture and vineyards but did not apply to grazing or cropping land.

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 re-subdivision 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. As the supply analysis will 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.

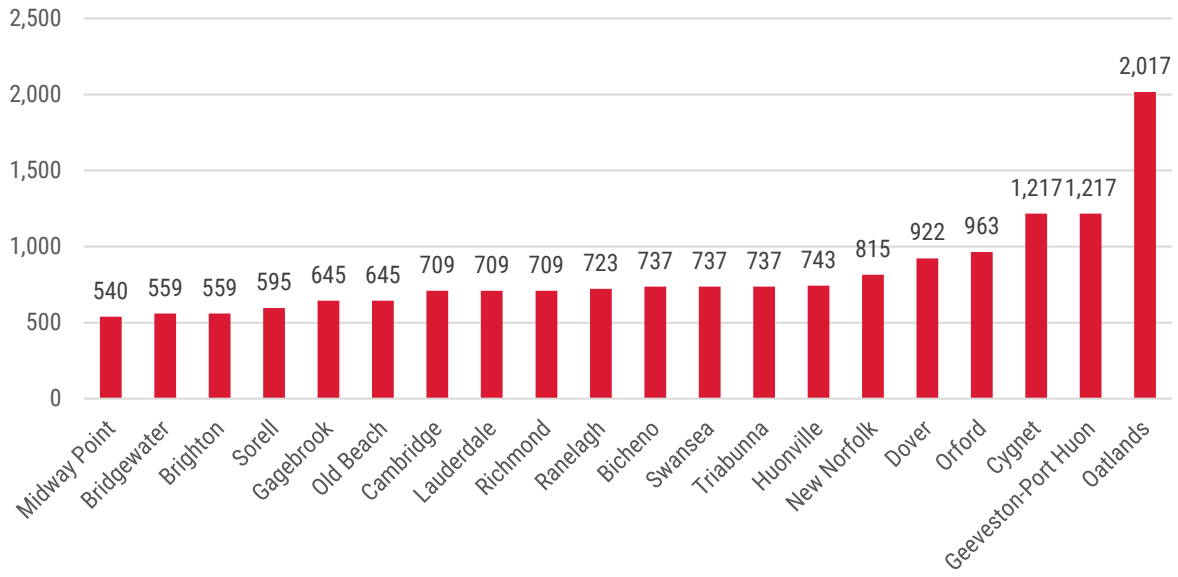
Development constraints are identified through overlays within respective planning schemes. Code overlays (and their equivalents in Interim Planning Schemes) were workshopped with the Regional Planners Group. Constraints do not limit the potential for a single dwelling to be constructed on an existing vacant parcel. The application of constraints does reduce the area of land available for subdivision in final yield calculations. Constraints include flooding, landslip, coastal erosion and inundation, certain natural assets, and electricity transmission infrastructure. An additional constraint 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.

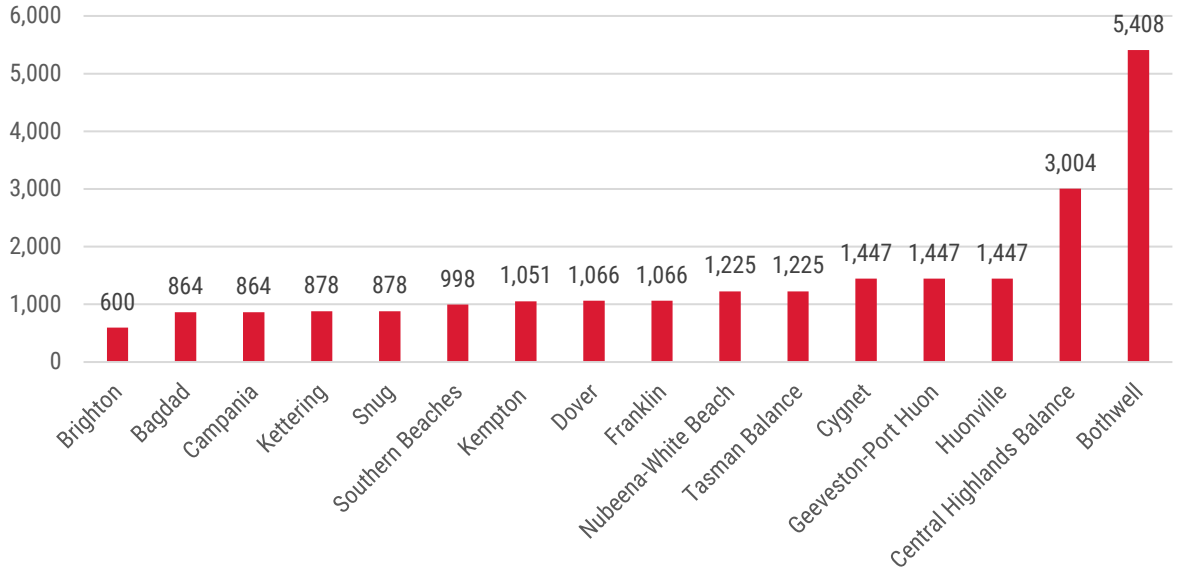
Final yields were calculated at a parcel/property level accounting for constraints, development take outs and average yields.

Yields for land that is zoned General Residential and Village are shown in the following two graphs.

Average Dwelling Yield (net sqm per dwelling) in the General Residential Zone



Average Dwelling Yield (net sqm per dwelling) in the Village Zone



Note: It is acknowledged that the average yield in Bothwell and Oatlands is higher than expected. This is due to limited recent development activity and/or recent construction of dwellings occurring on existing large lots (with subdivision potential that was not realised at the time of development). This may result in supply estimates for Bothwell and Oatlands being under estimated.

Appendix D – Practical Supply estimates by assessment area

The following tables include estimates on the number of dwellings that could be accommodated on residential land. Locally specific yields (net sqm per dwelling) have been calculated for different settlement types and land use zones as discussed in Appendix C.

Brighton

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bridgewater	163	25	82	27	0	29
Brighton	598	18	240	21	60	259
Gagebrook	203	45	157	1	0	0
Old Beach	868	91	392	198	38	149
Brighton Balance	162	97	17	6	42	0
Brighton	**1,994**	**276**	**888**	**253**	**140**	**437**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bridgewater	100%	15%	50%	17%	0%	18%
Brighton	100%	3%	40%	4%	10%	43%
Gagebrook	100%	22%	77%	0%	0%	0%
Old Beach	100%	10%	45%	23%	4%	17%
Brighton Balance	100%	60%	10%	4%	26%	0%
Brighton	100%	14%	45%	13%	7%	22%

By Land Use Zone (Interim Planning Scheme)

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
Bridgewater	163	161	2	0	0	0	0	0	0
Brighton	598	585	0	0	0	0	0	0	13
Gagebrook	203	203	0	0	0	0	0	0	0
Old Beach	868	868	0	0	0	0	0	0	0
Brighton Balance	162	0	0	3	101	44	14	0	0
Brighton	**1,994**	**1,817**	**2**	**3**	**101**	**44**	**14**	**0**	**13**


Bridgewater
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Brighton
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
Brighton Racecourse
Brighton Primary School
Jordan River Learning Federation School Farm
Pontville Park
Remembrance Park
Ted Jeffries Memorial Park
Jordan Nature Reserve
Brighton Road
Glen Lea Road
Elderslie Road
Midland Highway
C195
C185
C325


Gagebrook
LEGEND
Supply
Vacant
Approved Plan
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
77
40
40


181
306
28
Old Beach
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Central Highlands

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bothwell	36	19	17	0	0	0
Central Highlands Balance	1,236	330	163	79	499	165
Central Highlands	**1,272**	**349**	**180**	**79**	**499**	**165**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bothwell	100%	53%	47%	0%	0%	0%
Central Highlands Balance	100%	27%	13%	6%	40%	13%
Central Highlands	100%	27%	14%	6%	39%	13%

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
Bothwell	36	0	0	6	5	0	0	0	25
Central Highlands Balance	1,236	0	0	957	55	0	0	0	224
Central Highlands	**1,272**	**0**	**0**	**963**	**60**	**0**	**0**	**0**	**249**


LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
Bothwell

Clarence

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Cambridge	11	9	0	0	0	2
Lauderdale	57	11	22	0	0	24
Richmond	136	20	43	17	0	56
South Arm-Opossum Bay	95	87	0	0	8	0
Clarence Balance	314	194	55	4	39	22
Clarence	**613**	**321**	**120**	**21**	**47**	**104**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Cambridge	100%	82%	0%	0%	0%	18%
Lauderdale	100%	19%	39%	0%	0%	42%
Richmond	100%	15%	32%	13%	0%	41%
South Arm-Opossum Bay	100%	92%	0%	0%	8%	0%
Clarence Balance	100%	62%	18%	1%	12%	7%
Clarence	100%	52%	20%	3%	8%	17%

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
Cambridge	11	11	0	0	0	0	0	0	0
Lauderdale	57	57	0	0	0	0	0	0	0
Richmond	136	136	0	0	0	0	0	0	0
South Arm-Opossum Bay	95	0	0	93	0	2	0	0	0
Clarence Balance	314	26	0	36	54	198	0	0	0
Clarence	**613**	**230**	**0**	**129**	**54**	**200**	**0**	**0**	**0**


Cambridge
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield


Lauderdale
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Richmond
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
Richmond War Memorial Oval
Victoria Street
Franklin Street
Percy Street
Charles Street
Gordon Street
Bridge Street
Wellington Street
Brinktop Road
Brinktop Reserve & Richmond Park Track
Cosgrove Drive
St Johns Circle
St Johns Catholic School
Prossers Road
Morgan Street
Schaw Street
Jacombe Street
Parramatta Street
Gunning Street
Napoleon Street
Coldbrook Road
Middle Tea Tree Road
Richmond Road
Torrens Street
Barnes Street
Commercial Road
Richmond Primary School
Coverdale Place
Church Street
Bathurst Street
Henry Street
Lord Street
Blue Street
Richmond Fire Station
Richmond Bridge
Old Hobart Town
Gingerbread Shop
Richmond Cabin
Pages Creek
B31
C322
C351


South Arm-Opossum Bay
LEGEND
Supply
Vacant
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Derwent Valley

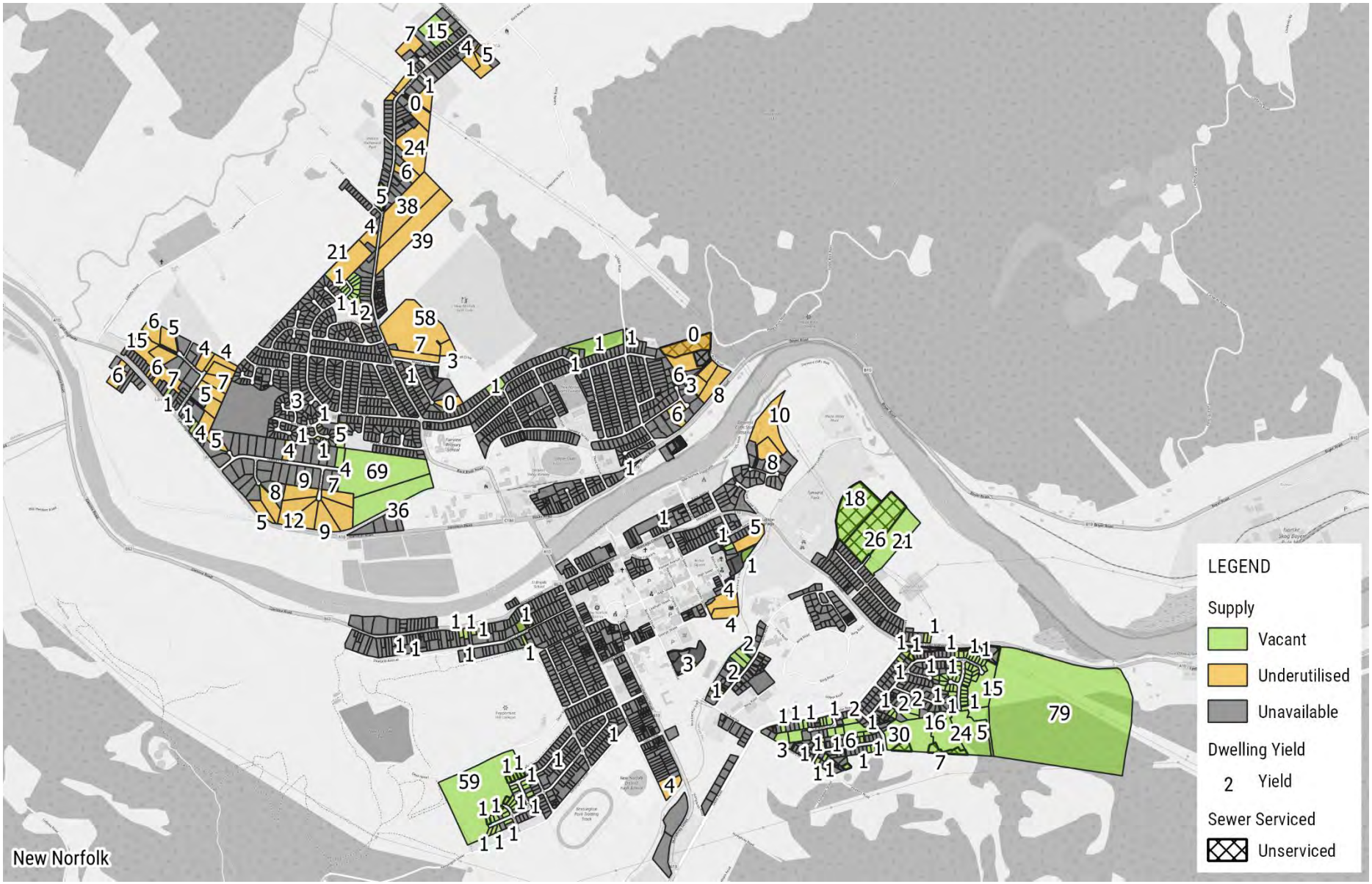
By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
New Norfolk	1,036	124	0	414	56	442
Derwent Valley Balance	453	187	0	43	171	52
Derwent Valley	**1,489**	**311**	**0**	**457**	**227**	**494**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
New Norfolk	100%	12%	0%	40%	5%	43%
Derwent Valley Balance	100%	41%	0%	9%	38%	11%
Derwent Valley	100%	21%	0%	31%	15%	33%

By Land Use Zone (Interim Planning Scheme)

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living	Environmental Living	Village
New Norfolk	1,036	1,036	0	0	0	0	0
Derwent Valley Balance	453	40	0	26	280	0	107
Derwent Valley	**1,489**	**1,076**	**0**	**26**	**280**	**0**	**107**


New Norfolk
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Glamorgan-Spring Bay

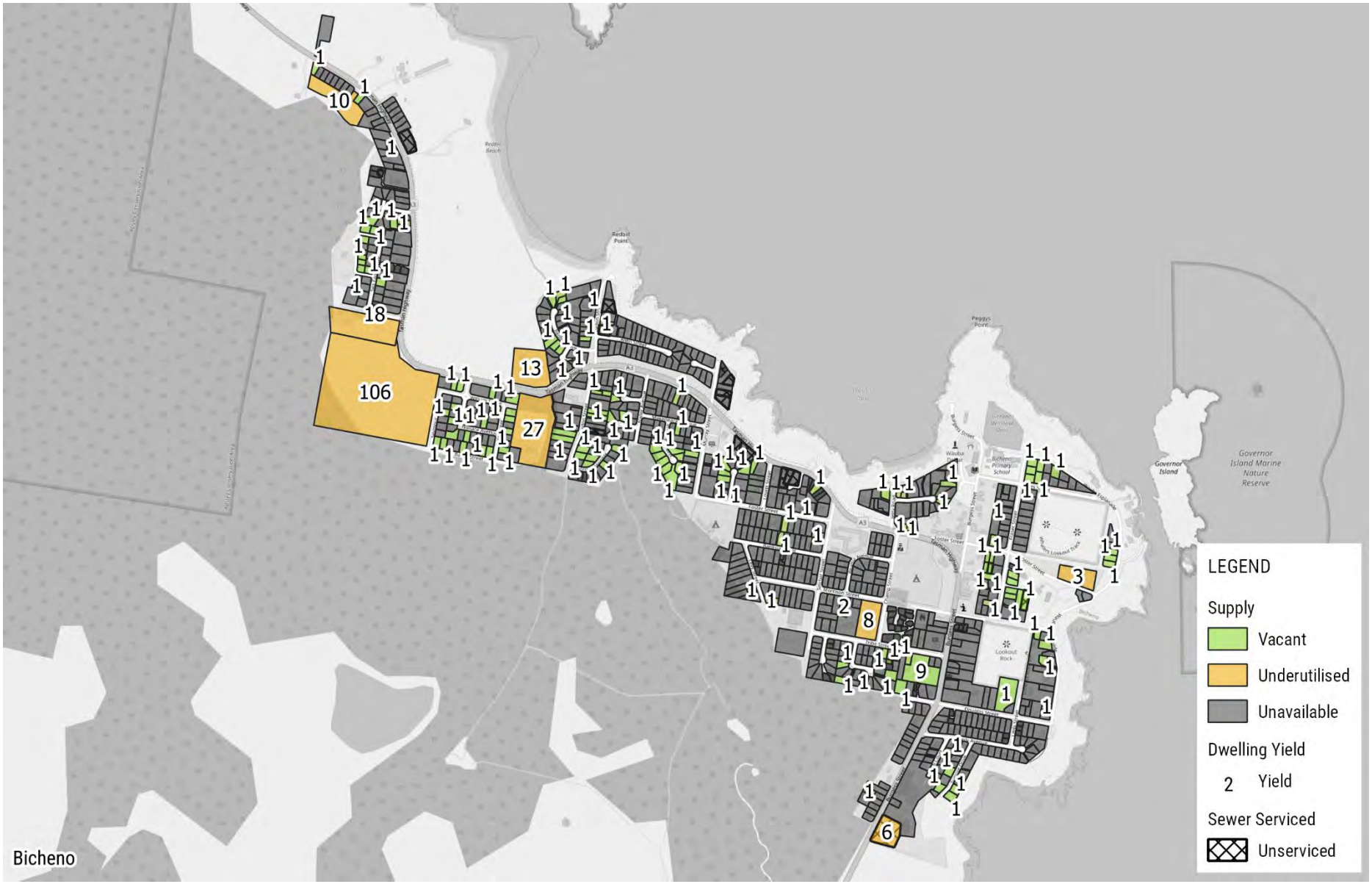
By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bicheno	338	134	0	13	0	191
Orford	319	201	0	40	1	77
Swansea	500	121	115	133	18	113
Triabunna	321	50	53	114	4	100
Glamorgan-Spring Bay Balance	800	335	170	0	93	202
Glamorgan-Spring Bay	**2,278**	**841**	**338**	**300**	**116**	**683**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bicheno	100%	40%	0%	4%	0%	57%
Orford	100%	63%	0%	13%	0%	24%
Swansea	100%	24%	23%	27%	4%	23%
Triabunna	100%	16%	17%	36%	1%	31%
Glamorgan-Spring Bay Balance	100%	42%	21%	0%	12%	25%
Glamorgan-Spring Bay	100%	37%	15%	13%	5%	30%

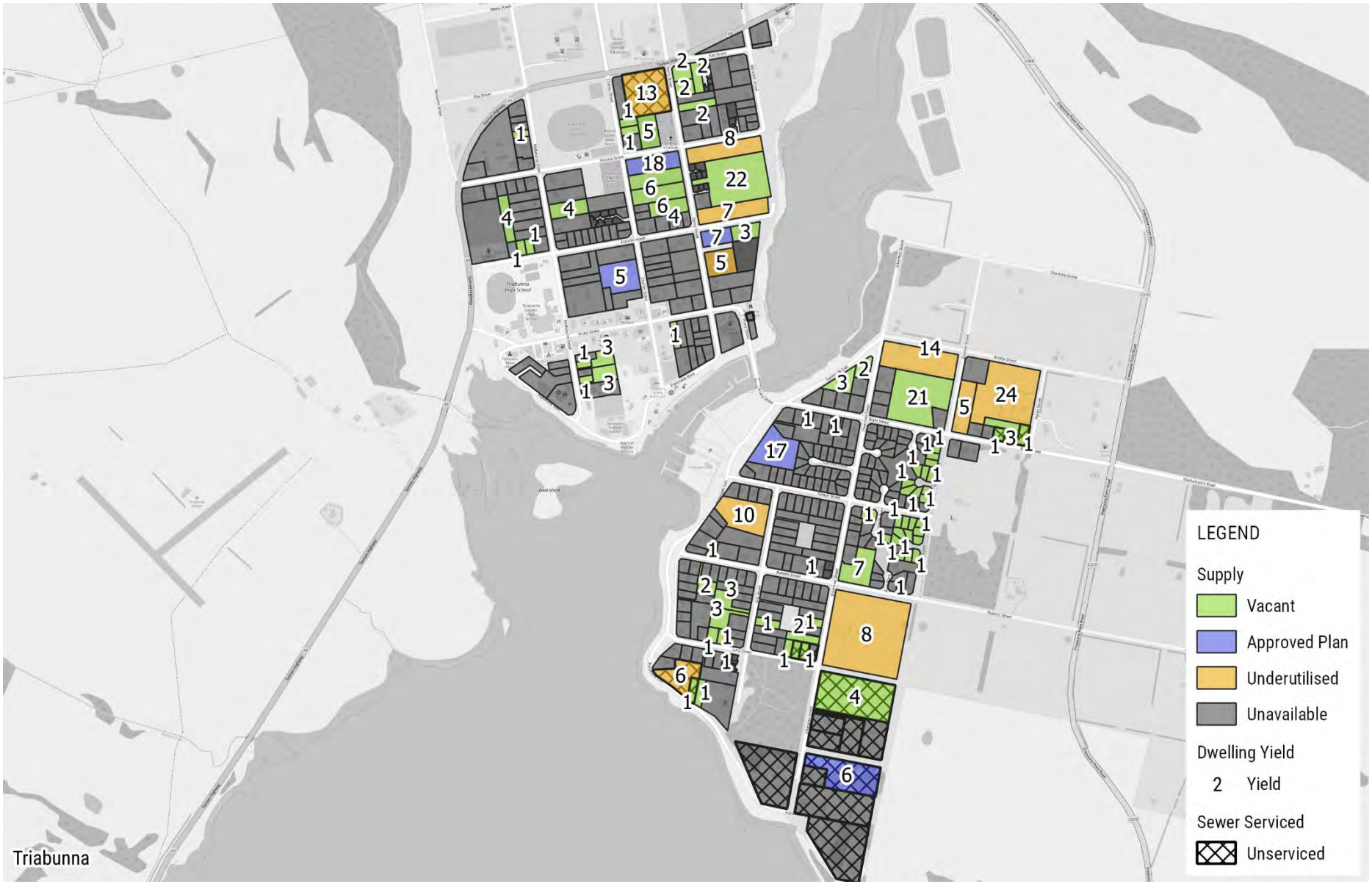
By Land Use Zone

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
Bicheno	338	338	0	0	0	0	0	0	0
Orford	319	224	0	82	13	0	0	0	0
Swansea	500	447	0	0	53	0	0	0	0
Triabunna	321	303	0	18	0	0	0	0	0
Glamorgan-Spring Bay Balance	800	49	0	322	75	13	0	0	251
Glamorgan-Spring Bay	**2,278**	**1,361**	**0**	**422**	**141**	**13**	**0**	**0**	**251**


Bicheno
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Orford
Millingtons Beach Conservation Area
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Swansea
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Triabunna
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Huon Valley

By Class

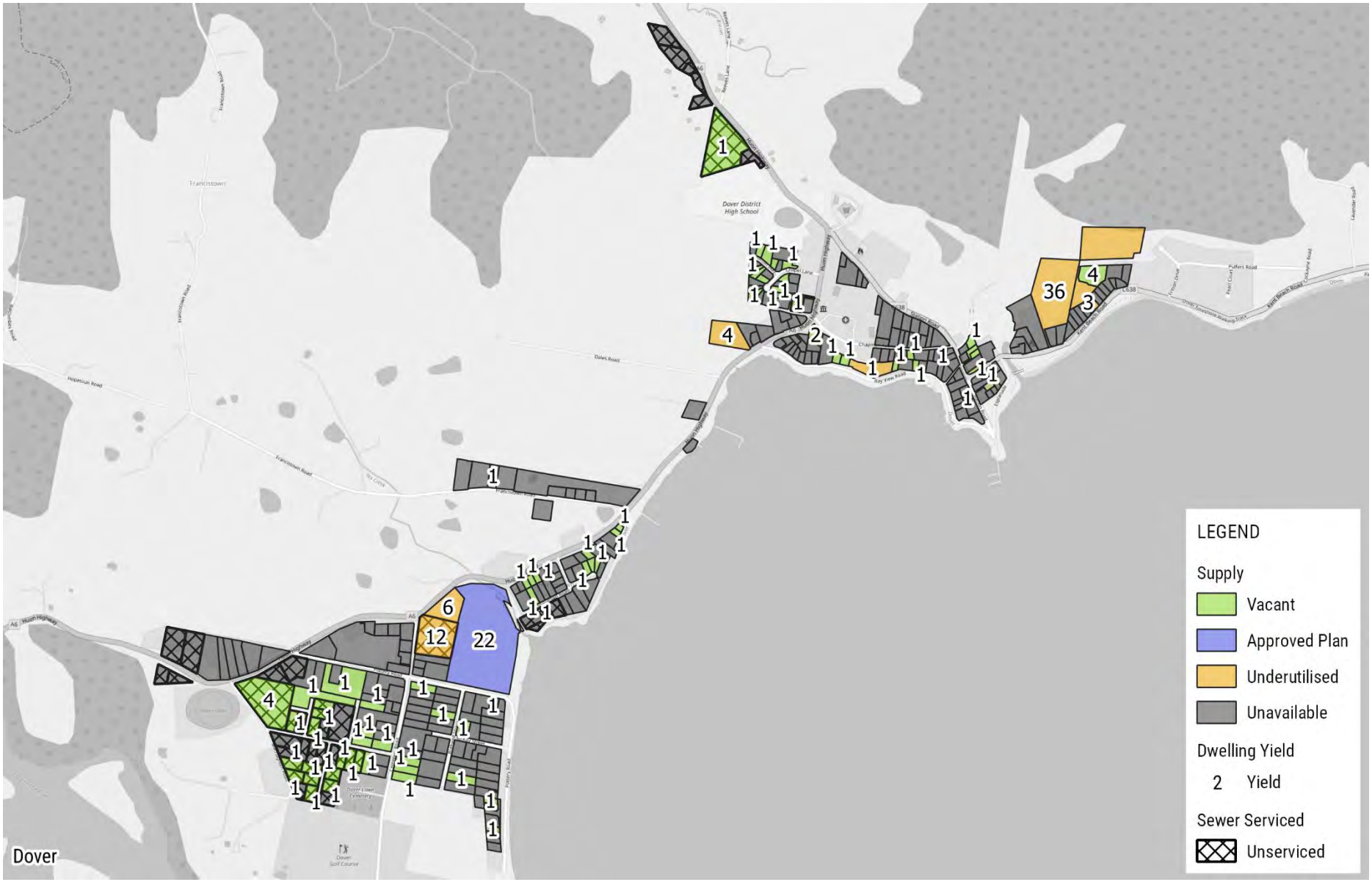
Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Cygnet	252	54	60	43	0	95
Dover	163	67	22	8	4	62
Franklin	53	8	0	38	0	7
Geeveston-Port Huon	283	70	63	21	24	105
Huonville	579	51	53	404	8	63
Ranelagh	78	10	0	20	0	48
Huon Valley Balance	963	654	18	31	235	25
Huon Valley	**2,371**	**914**	**216**	**565**	**271**	**405**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Cygnet	100%	21%	24%	17%	0%	38%
Dover	100%	41%	13%	5%	2%	38%
Franklin	100%	15%	0%	72%	0%	13%
Geeveston-Port Huon	100%	25%	22%	7%	8%	37%
Huonville	100%	9%	9%	70%	1%	11%
Ranelagh	100%	13%	0%	26%	0%	62%
Huon Valley Balance	100%	68%	2%	3%	24%	3%
Huon Valley	100%	39%	9%	24%	11%	17%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living	Environmental Living	Village
Cygnet	252	237	0	0	0	0	15
Dover	163	125	0	36	2	0	0
Franklin	53	0	0	0	0	0	53
Geeveston-Port Huon	283	194	0	50	27	1	11
Huonville	579	571	0	0	0	0	8
Ranelagh	78	78	0	0	0	0	0
Huon Valley Balance	963	44	0	330	213	369	7
Huon Valley	**2,371**	**1,249**	**0**	**416**	**242**	**370**	**94**


Cygnet
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Dover
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Franklin
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
1
10
1
1
3
8
1
1
1
15
7
2
1
1


Geeveston-Port Huon
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Huonville
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Ranelagh
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Kingborough

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Kettering	24	16	0	0	8	0
Margate	35	8	0	22	5	0
Snug	28	28	0	0	0	0
Kingborough Balance	888	618	0	12	255	3
Kingborough	**975**	**670**	**0**	**34**	**268**	**3**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Kettering	100%	67%	0%	0%	33%	0%
Margate	100%	23%	0%	63%	14%	0%
Snug	100%	100%	0%	0%	0%	0%
Kingborough Balance	100%	70%	0%	1%	29%	0%
Kingborough	100%	69%	0%	3%	27%	0%

By Land Use Zone

Region	Total	General Residential	Inner Residential	Low Density Residential	Rural Living	Environmental Living	Village
Kettering	24	0	0	24	0	0	0
Margate	35	0	0	35	0	0	0
Snug	28	0	0	28	0	0	0
Kingborough Balance	888	0	0	350	87	445	6
Kingborough	**975**	**0**	**0**	**437**	**87**	**445**	**6**


Kettering
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield


Margate
LEGEND
Supply
Vacant
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
0
1
3
8
4
1
1
1
1
1
1
1
10
1
1
1


Snug
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Sorell

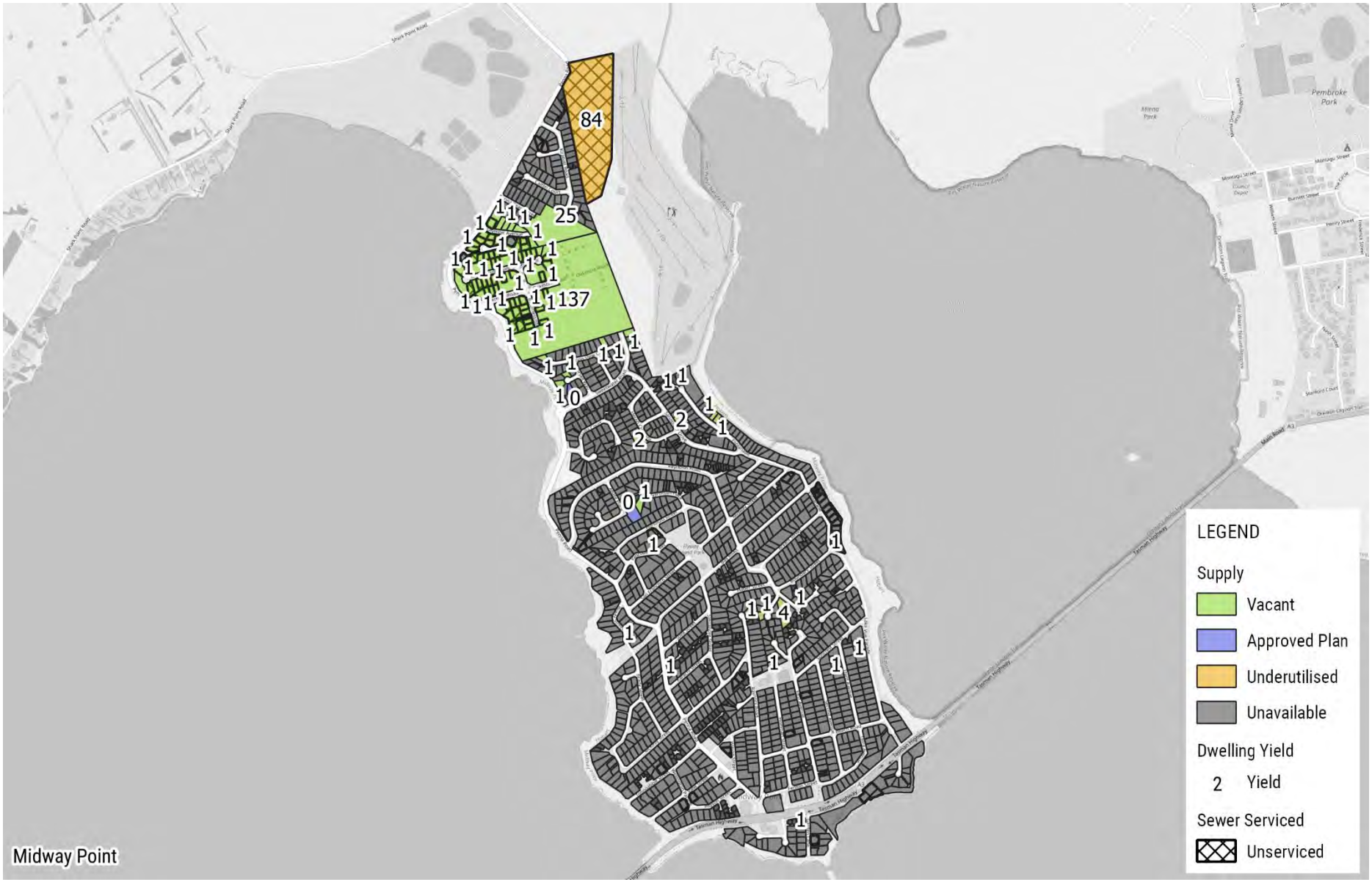
By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Midway Point	334	80	0	170	0	84
Sorell	863	228	70	208	130	227
Southern Beaches	608	495	32	0	62	19
Sorell Balance	295	221	1	30	32	11
Sorell	**2,100**	**1,024**	**103**	**408**	**224**	**341**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Midway Point	100%	24%	0%	51%	0%	25%
Sorell	100%	26%	8%	24%	15%	26%
Southern Beaches	100%	81%	5%	0%	10%	3%
Sorell Balance	100%	75%	0%	10%	11%	4%
Sorell	100%	49%	5%	19%	11%	16%

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
Midway Point	334	334	0	0	0	0	0	0	0
Sorell	863	863	0	0	0	0	0	0	0
Southern Beaches	608	0	0	608	0	0	0	0	0
Sorell Balance	295	0	0	100	157	0	2	21	15
Sorell	**2,100**	**1,197**	**0**	**708**	**157**	**0**	**2**	**21**	**15**


Midway Point
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Sorell
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Southern Beaches (map 1)


Southern Beaches (map 2)
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Southern Beaches (map 3)
LEGEND
Supply
Vacant
Approved Plan
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Southern Midlands

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bagdad	230	16	122	51	0	41
Campania	157	38	92	7	0	20
Kempton	312	32	0	39	3	238
Oatlands	123	13	25	29	0	56
Southern Midlands Balance	134	85	0	8	27	14
Southern Midlands	**956**	**184**	**239**	**134**	**30**	**369**

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Bagdad	100%	7%	53%	22%	0%	18%
Campania	100%	24%	59%	4%	0%	13%
Kempton	100%	10%	0%	13%	1%	76%
Oatlands	100%	11%	20%	24%	0%	46%
Southern Midlands Balance	100%	63%	0%	6%	20%	10%
Southern Midlands	100%	19%	25%	14%	3%	39%

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
Bagdad	230	0	0	0	0	0	0	0	230
Campania	157	0	0	0	0	0	0	0	157
Kempton	312	0	0	0	0	0	0	0	312
Oatlands	123	123	0	0	0	0	0	0	0
Southern Midlands Balance	134	8	0	32	18	0	43	0	33
Southern Midlands	**956**	**131**	**0**	**32**	**18**	**0**	**43**	**0**	**732**


Bagdad
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
Green Valley Road
Midland Highway
East Bagdad Road
Blackspot Road
Iden Road
Chauncy Vale Road


Campania
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced
Campania District School
Campania Bush Reserve
Estate Road
Nolans Corners Road
Kandara Court
Union Street
Rhodes Street
Main Street
Cawthorne Court
Ferris Court


Kempton
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Oatlands
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

Tasman

By Class

Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Eaglehawk Neck	199	0	0	156	36	0
Nubeena-White Beach	689	0	0	684	1	0
Tasman Balance	608	0	0	534	56	0
Tasman	**1,496**	**0**	**0**	**1,374**	**93**	**0**

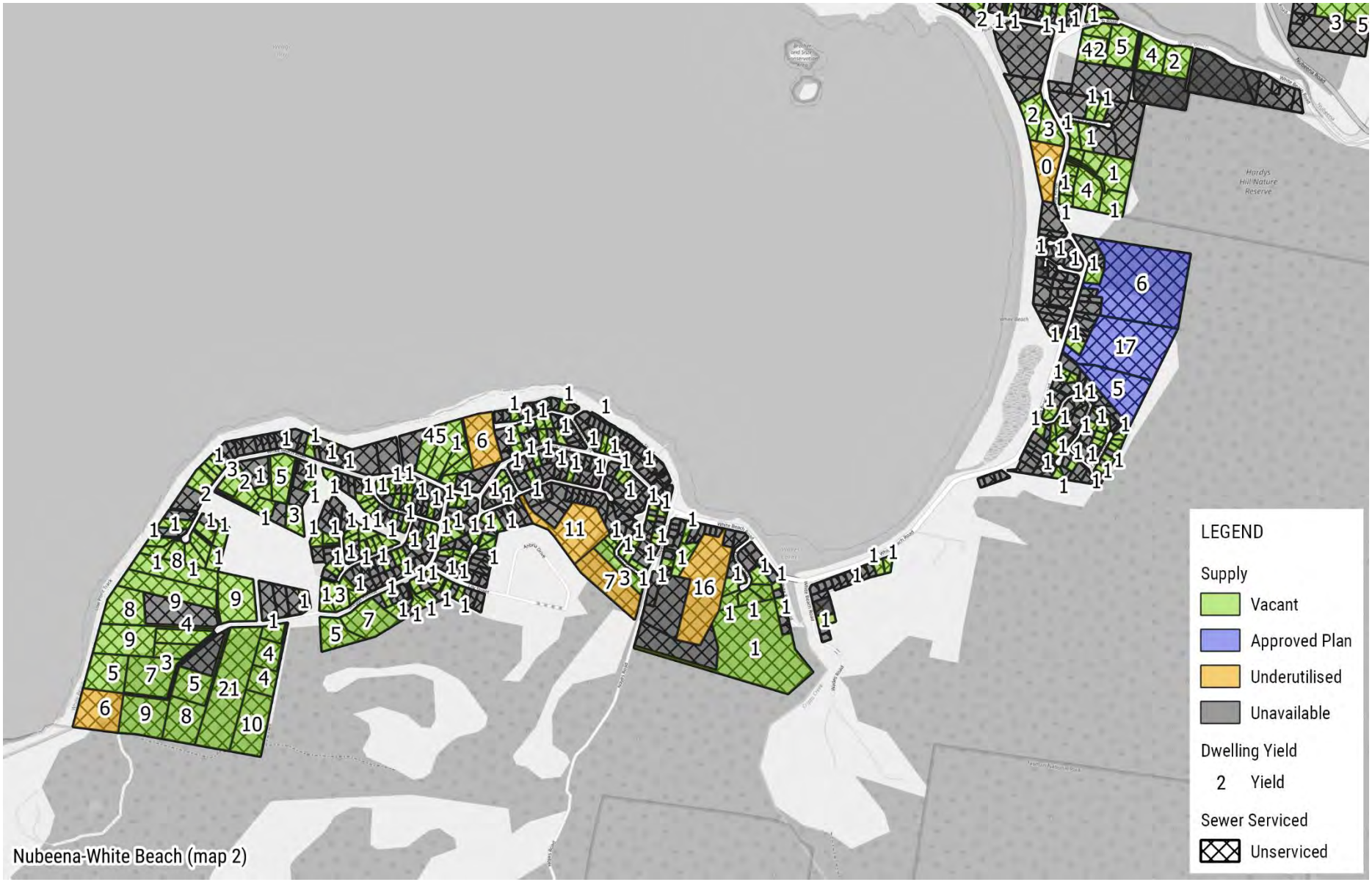
Region	Total	Retail	Approved Plan	Vacant Serviced	Vacant Unserviced	Underutilised
Eaglehawk Neck	100%	61%	0%	0%	24%	15%
Nubeena-White Beach	100%	46%	4%	1%	40%	9%
Tasman Balance	100%	37%	0%	4%	41%	18%
Tasman	100%	44%	2%	2%	38%	13%

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
Eaglehawk Neck	199	0	0	156	36	0	7	0	0
Nubeena-White Beach	689	0	0	684	1	0	0	0	4
Tasman Balance	608	0	0	534	56	0	15	0	3
Tasman	**1,496**	**0**	**0**	**1,374**	**93**	**0**	**22**	**0**	**7**


Eaglehawk Neck
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Nubeena-White Beach (map 1)
LEGEND
Supply
Vacant
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced


Nubeena-White Beach (map 2)
LEGEND
Supply
Vacant
Approved Plan
Underutilised
Unavailable
Dwelling Yield
2 Yield
Sewer Serviced
Unserviced

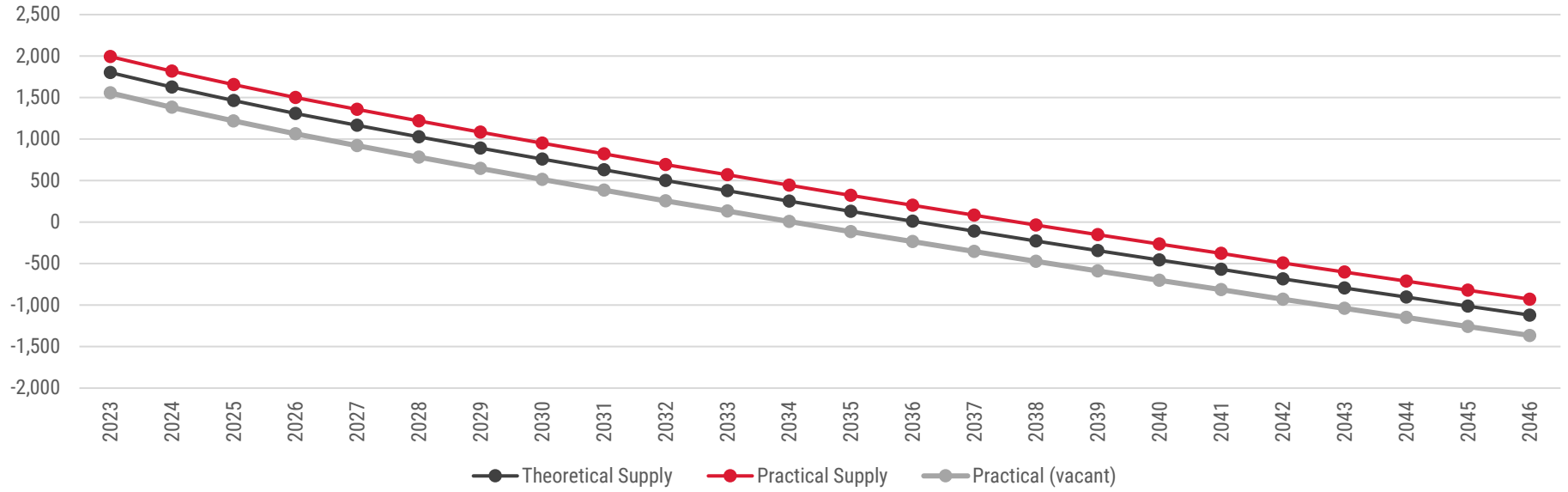
Appendix E – Population and housing forecasts and land supply

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. A comparison with the original 2022 forecasts are provided in the chart to demonstrate the updates that have occurred due to new information being available. Forecasts have been prepared out to 2046, however figures are only in the tables out to 2041.

The tables include the total practical 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 various land supply scenarios are also provided, being theoretical, practical, and practical excluding underutilised land.

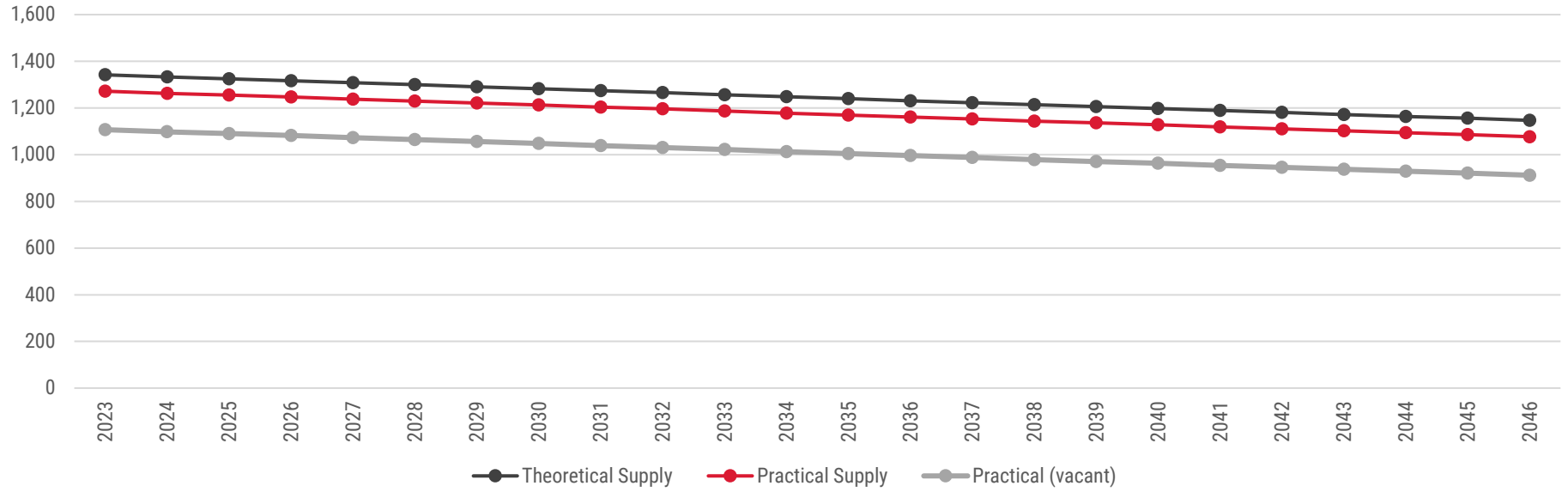
Brighton

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	1.9%	1.7%	1.5%	1.3%	1.2%	1.2%	1.1%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	0.9%	0.9%	0.9%	0.9%	0.8%	0.9%	0.8%
Net migration	165	142	105	77	62	68	53	46	45	52	60	57	52	62	48	52	58	61	51	58	56
Natural change	200	197	199	197	191	188	186	181	177	175	173	170	166	165	161	162	160	157	154	152	152
Persons per dwelling	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	182	175	164	153	144	138	135	133	130	128	125	124	122	120	119	119	116	114	113	113	111
Practical land supply	1,812	1,637	1,473	1,320	1,176	1,038	903	770	640	512	387	263	141	21	-98	-217	-333	-447	-560	-673	-784



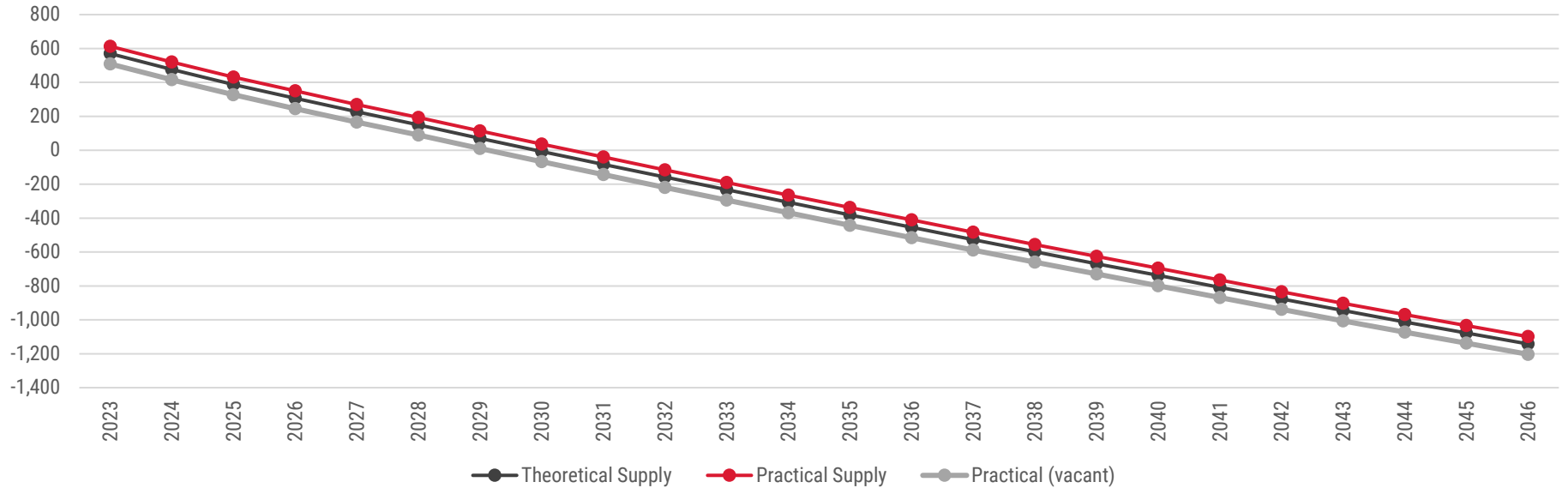
Central Highlands

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	0.1%	0.2%	0.2%	0.0%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.1%	0.3%	0.1%	0.2%	0.2%	0.1%	0.3%
Net migration	-1	4	3	-1	6	5	3	4	7	5	7	4	7	5	3	9	4	5	5	4	8
Natural change	4	2	1	0	0	0	-1	0	-1	0	-1	-1	-3	0	0	-1	-2	-1	0	-1	-1
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	8	9	8	8	9	8	9	8	9	8	9	9	8	9	8	9	8	8	9	8	9
Practical land supply	1,264	1,255	1,247	1,239	1,230	1,222	1,213	1,205	1,196	1,188	1,179	1,170	1,162	1,153	1,145	1,136	1,128	1,120	1,111	1,103	1,094



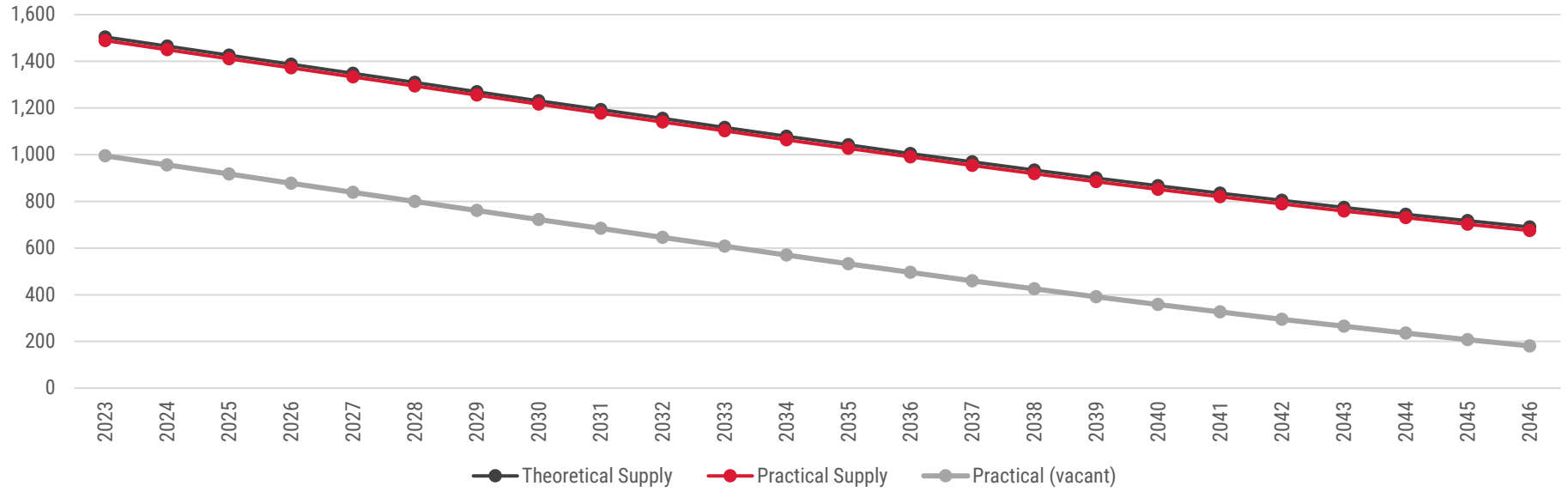
Clarence

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	18,084	18,298	18,493	18,676	18,854	19,009	19,172	19,331	19,489	19,649	19,809	19,970	20,131	20,294	20,452	20,612	20,768	20,921	21,074	21,231	21,384
Annual growth rate	1.3%	1.2%	1.1%	1.0%	1.0%	0.8%	0.9%	0.8%	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%
Net migration	153	141	125	117	114	94	105	102	102	109	108	115	119	121	118	118	117	119	120	128	125
Natural change	75	73	70	66	64	61	58	57	56	51	52	46	42	42	40	42	39	34	33	29	28
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net dwelling demand	99	93	89	81	80	77	79	78	76	75	75	74	74	73	73	72	70	69	70	69	68
Practical land supply	514	421	332	251	171	94	15	-63	-139	-214	-289	-363	-437	-510	-583	-655	-725	-794	-864	-933	-1,001



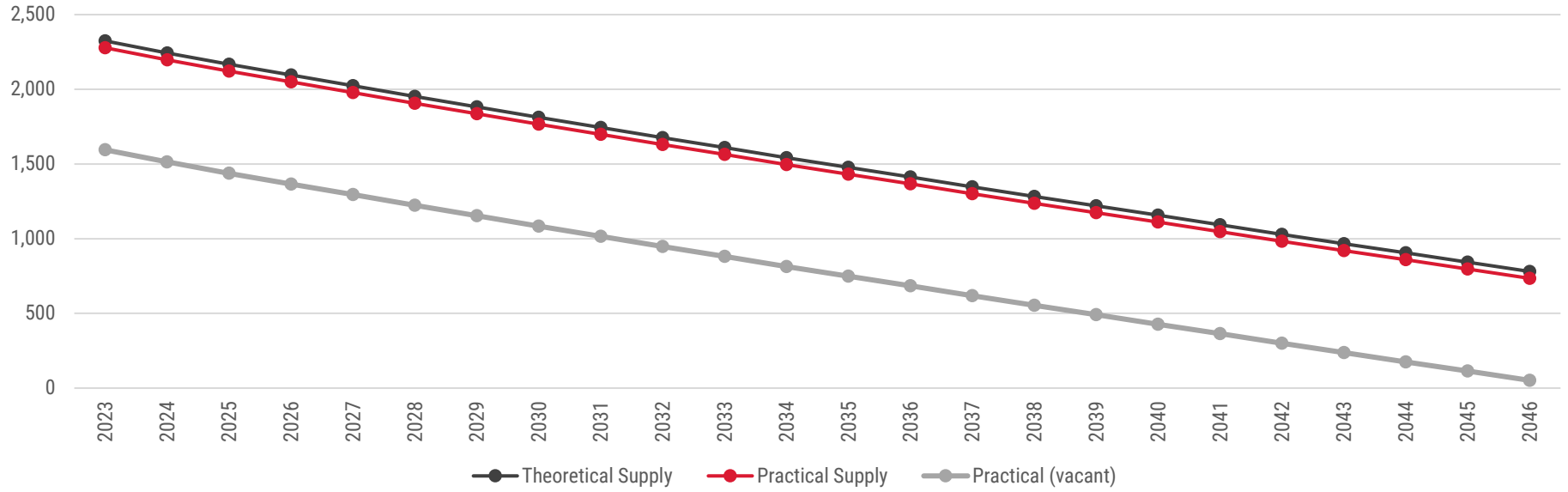
Derwent Valley

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	0.6%	0.6%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.4%	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%	0.3%
Net migration	56	53	52	50	53	55	64	61	66	67	67	68	66	63	69	71	75	74	70	68	65
Natural change	13	11	8	6	2	-1	-4	-6	-6	-9	-7	-9	-11	-11	-13	-14	-17	-20	-22	-23	-24
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	39	39	39	39	39	39	39	39	38	38	38	38	37	37	36	35	34	33	32	31	30
Practical land supply	1,450	1,411	1,372	1,333	1,294	1,255	1,216	1,177	1,139	1,101	1,063	1,025	988	951	915	880	846	813	781	750	720



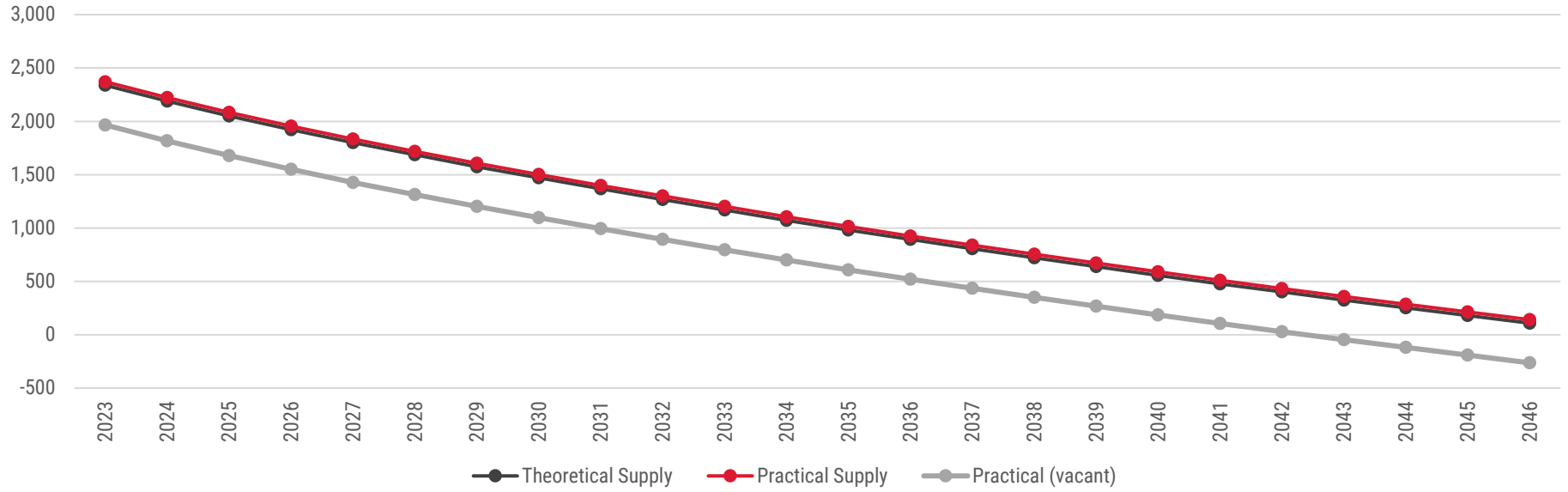
Glamorgan-Spring Bay

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	1.2%	1.0%	0.9%	0.8%	0.9%	0.8%	0.8%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%	0.4%	0.5%	0.5%	0.5%	0.5%
Net migration	81	81	78	76	84	77	83	85	88	84	84	81	83	83	88	91	77	80	84	81	85
Natural change	-21	-26	-31	-31	-34	-36	-40	-44	-47	-44	-46	-45	-46	-49	-51	-55	-52	-53	-53	-53	-56
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	86	81	76	72	71	71	70	70	68	68	67	67	65	65	65	65	63	63	64	64	62
Practical land supply	2,192	2,111	2,035	1,963	1,892	1,821	1,751	1,681	1,613	1,545	1,478	1,411	1,346	1,281	1,216	1,151	1,088	1,025	961	897	835



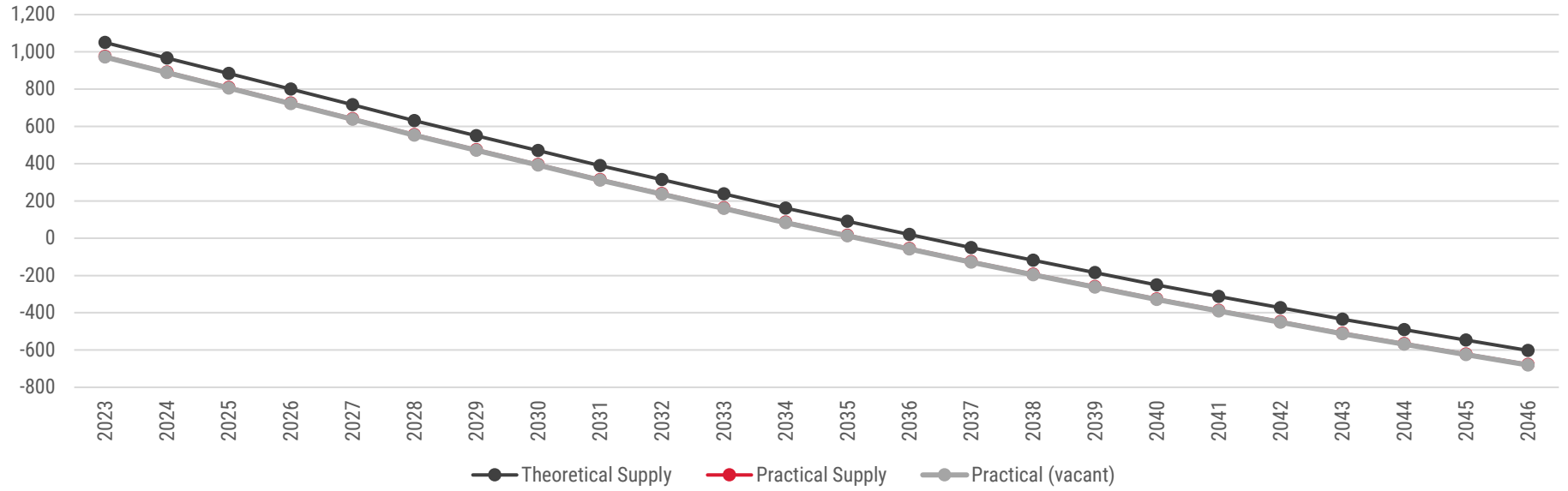
Huon Valley

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	1.5%	1.2%	1.1%	1.0%	0.9%	0.8%	0.8%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.7%	0.6%	0.6%	0.6%	0.6%	0.5%
Net migration	249	189	155	138	126	103	115	101	97	97	104	95	90	94	94	95	86	84	84	86	73
Natural change	45	47	54	56	57	58	55	53	55	53	51	52	51	49	46	48	47	50	51	50	50
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	164	149	138	129	122	114	111	105	103	100	98	96	92	88	86	85	83	82	79	77	75
Practical land supply	2,207	2,058	1,920	1,791	1,669	1,555	1,444	1,339	1,236	1,136	1,038	942	850	762	676	591	508	426	347	270	195



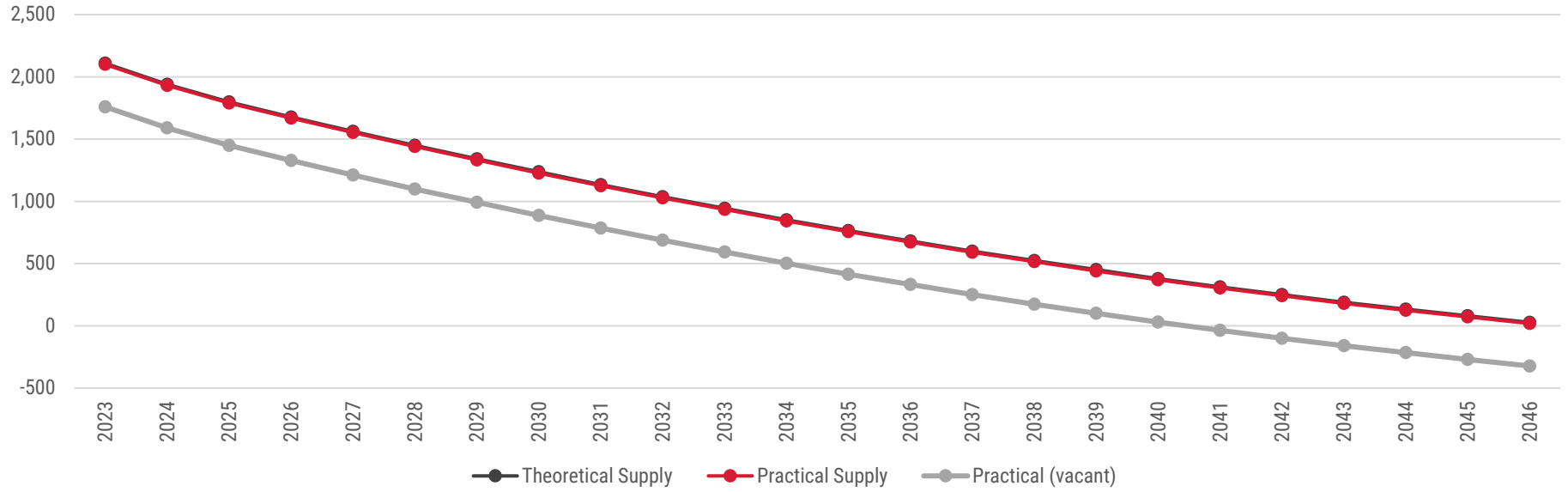
Kingborough

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	15,961	16,080	16,195	16,307	16,421	16,534	16,650	16,762	16,876	16,990	17,114	17,242	17,369	17,495	17,624	17,749	17,869	17,993	18,105	18,214	18,325
Annual growth rate	0.6%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%
Net migration	52	79	77	75	80	79	87	85	89	93	105	108	111	111	117	117	112	116	107	107	110
Natural change	41	40	38	37	34	34	29	27	25	21	19	20	16	15	12	8	8	8	5	2	1
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2
Net dwelling demand	70	83	83	84	84	85	81	80	80	76	76	76	71	71	71	67	67	66	61	61	61
Practical land supply	905	822	739	655	571	486	405	325	245	169	93	17	-54	-125	-196	-263	-330	-396	-457	-518	-579



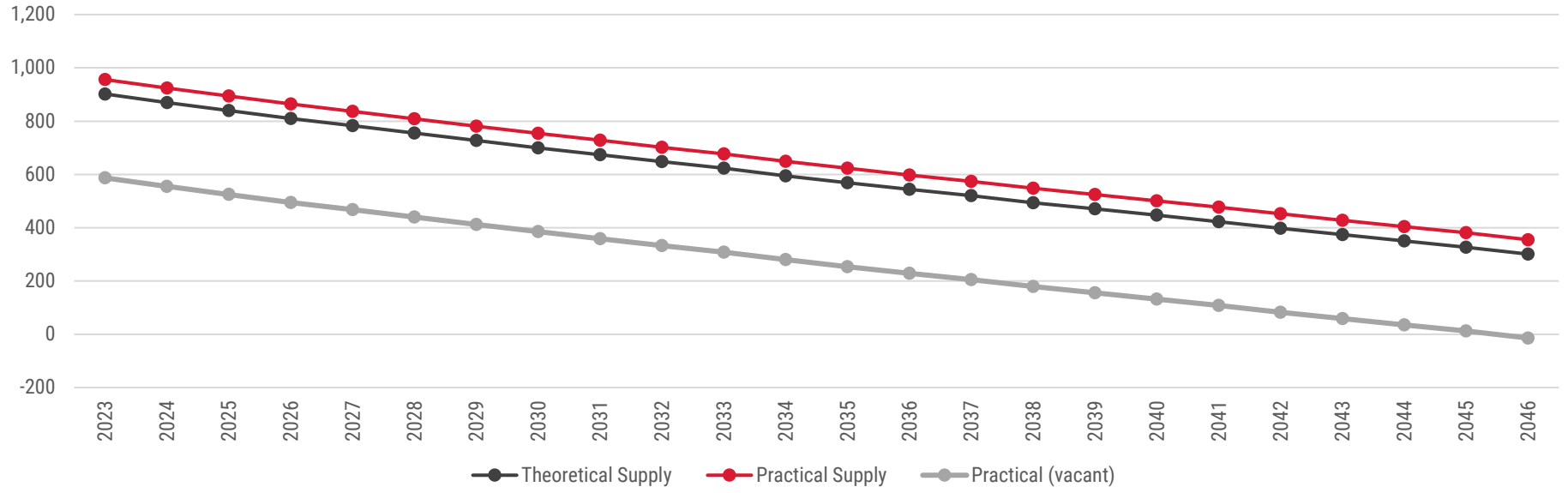
Sorell

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	1.9%	1.6%	1.2%	1.0%	0.9%	0.9%	0.8%	0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%	0.5%
Net migration	259	205	146	100	102	95	91	98	106	107	107	106	96	97	97	100	100	98	90	98	85
Natural change	78	76	77	74	69	67	60	55	48	43	40	35	35	33	28	24	21	20	14	9	8
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	191	169	141	121	116	113	107	105	102	97	94	92	87	83	81	76	74	71	66	63	61
Practical land supply	1,909	1,740	1,599	1,478	1,362	1,249	1,142	1,037	935	838	744	652	565	482	401	325	251	180	114	51	-10



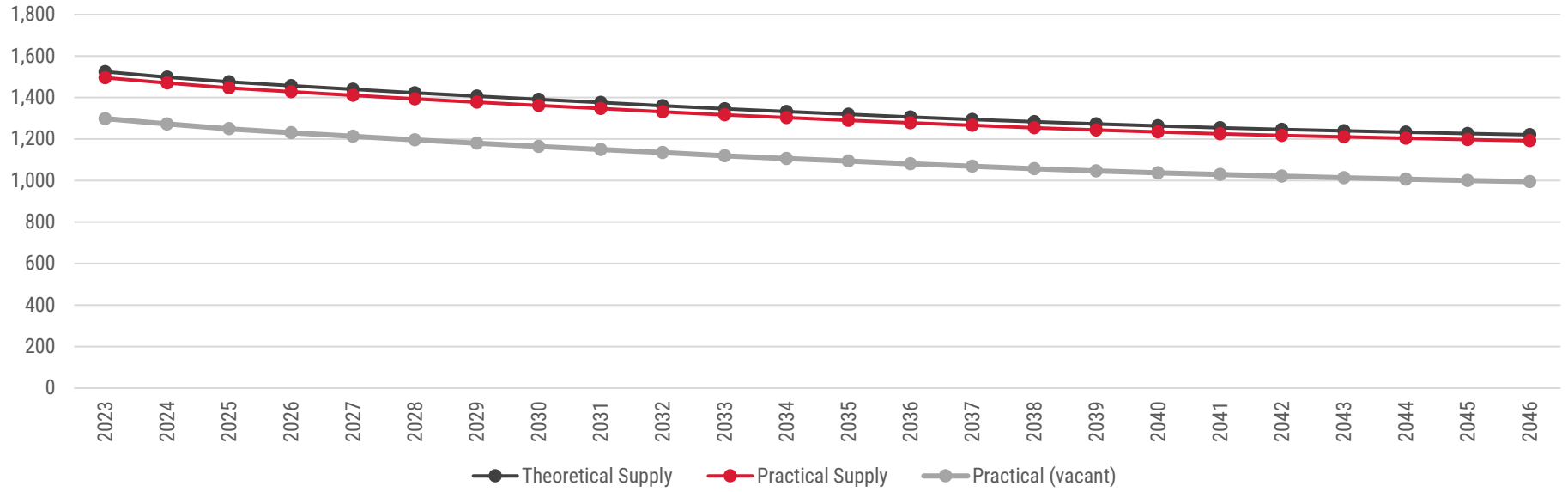
Southern Midlands

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	0.9%	0.8%	0.7%	0.8%	0.6%	0.6%	0.7%	0.6%	0.6%	0.5%	0.5%	0.6%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Net migration	34	32	24	32	23	25	31	27	26	20	23	28	25	23	21	21	18	17	21	21	16
Natural change	27	23	25	22	22	20	16	15	16	16	17	15	14	13	11	12	13	11	12	13	11
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	36	32	30	30	27	28	28	27	26	26	25	28	26	25	24	26	23	24	24	25	24
Practical land supply	920	888	858	828	801	773	745	718	692	666	641	613	587	562	538	512	489	465	441	416	392



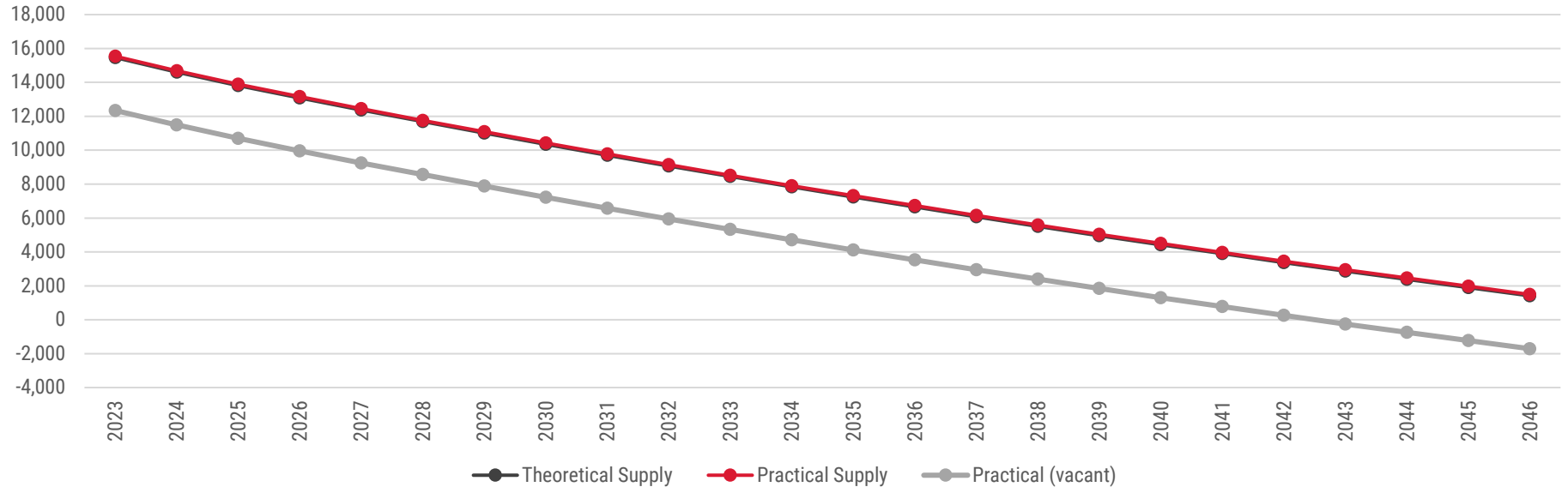
Tasman

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
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
Annual growth rate	1.0%	0.9%	0.9%	0.7%	0.5%	0.5%	0.6%	0.5%	0.4%	0.5%	0.6%	0.3%	0.3%	0.2%	0.3%	0.3%	0.2%	0.3%	0.3%	0.1%	0.1%
Net migration	42	39	39	37	34	31	34	34	34	37	41	35	38	35	37	38	35	38	41	34	38
Natural change	-15	-15	-15	-18	-19	-18	-18	-21	-22	-24	-25	-27	-29	-28	-28	-29	-30	-30	-31	-32	-34
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	32	26	23	19	17	17	16	16	15	15	15	13	13	13	12	11	11	9	9	8	7
Practical land supply	1,464	1,438	1,415	1,396	1,379	1,362	1,346	1,330	1,315	1,300	1,285	1,272	1,259	1,246	1,234	1,223	1,212	1,203	1,194	1,186	1,179



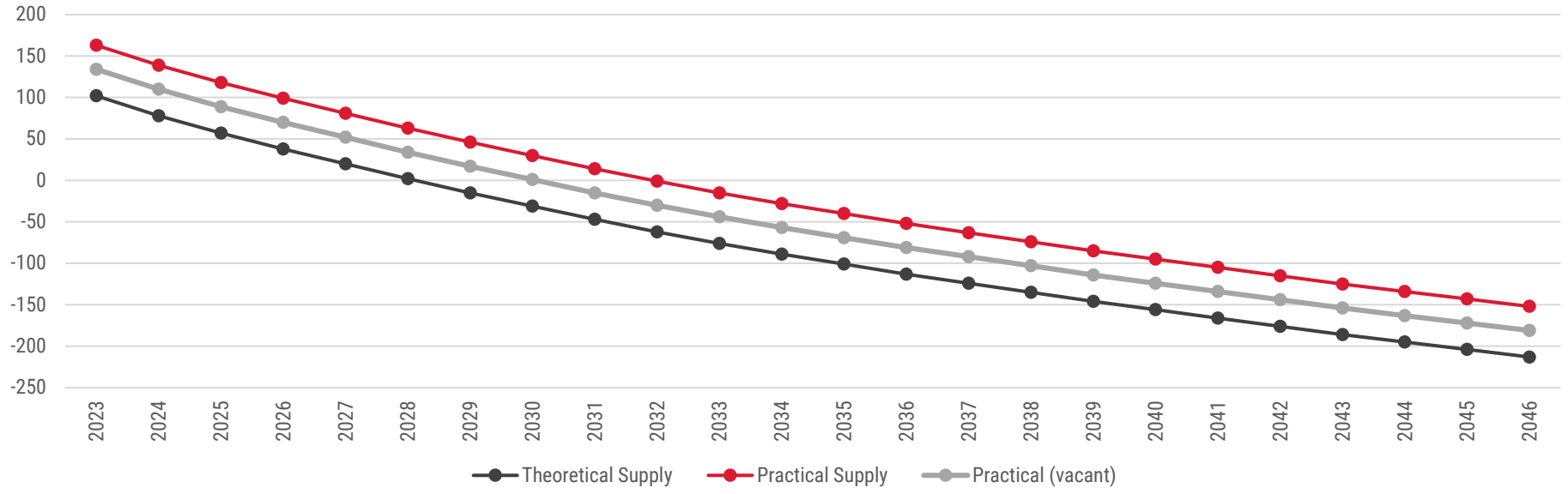
Southern Regional Tasmania

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	120,103	121,496	122,726	123,836	124,906	125,911	126,918	127,878	128,839	129,792	130,771	131,724	132,646	133,569	134,467	135,376	136,245	137,113	137,949	138,780	139,576
Annual growth rate	1.3%	1.2%	1.0%	0.9%	0.9%	0.8%	0.8%	0.8%	0.8%	0.7%	0.8%	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%
Net migration	1,090	965	804	701	684	632	666	643	660	671	706	697	687	694	692	712	682	692	673	685	661
Natural change	447	428	426	409	386	373	341	317	301	282	273	256	235	229	206	197	187	176	163	146	135
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	907	856	791	736	709	690	675	661	647	631	622	617	595	584	575	565	549	539	527	519	508
Practical land supply	14,637	13,781	12,990	12,254	11,545	10,855	10,180	9,519	8,872	8,241	7,619	7,002	6,407	5,823	5,248	4,683	4,134	3,595	3,068	2,549	2,041



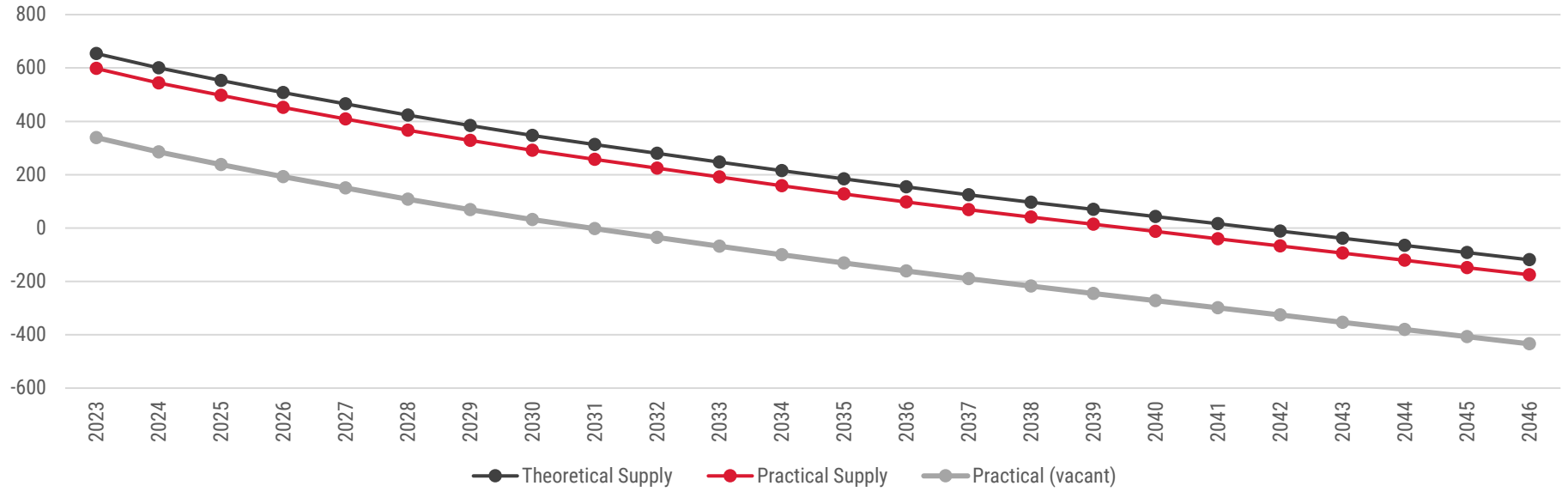
Bridgewater

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	4,509	4,533	4,547	4,561	4,574	4,590	4,605	4,614	4,627	4,640	4,653	4,662	4,673	4,687	4,698	4,711	4,726	4,740	4,755	4,769	4,780
Annual growth rate	1.0%	0.5%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.3%	0.3%	0.3%	0.2%	0.2%	0.3%	0.2%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%
Net migration	-12	-30	-38	-35	-33	-27	-27	-32	-26	-25	-23	-26	-22	-19	-21	-19	-15	-15	-14	-16	-20
Natural change	57	54	52	49	46	43	42	41	39	38	36	35	33	33	32	32	30	29	29	30	31
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	32	24	21	19	18	18	17	16	16	15	14	13	12	12	11	11	11	10	10	10	10
Practical land supply	131	107	86	67	49	31	14	-2	-18	-33	-47	-60	-72	-84	-95	-106	-117	-127	-137	-147	-157



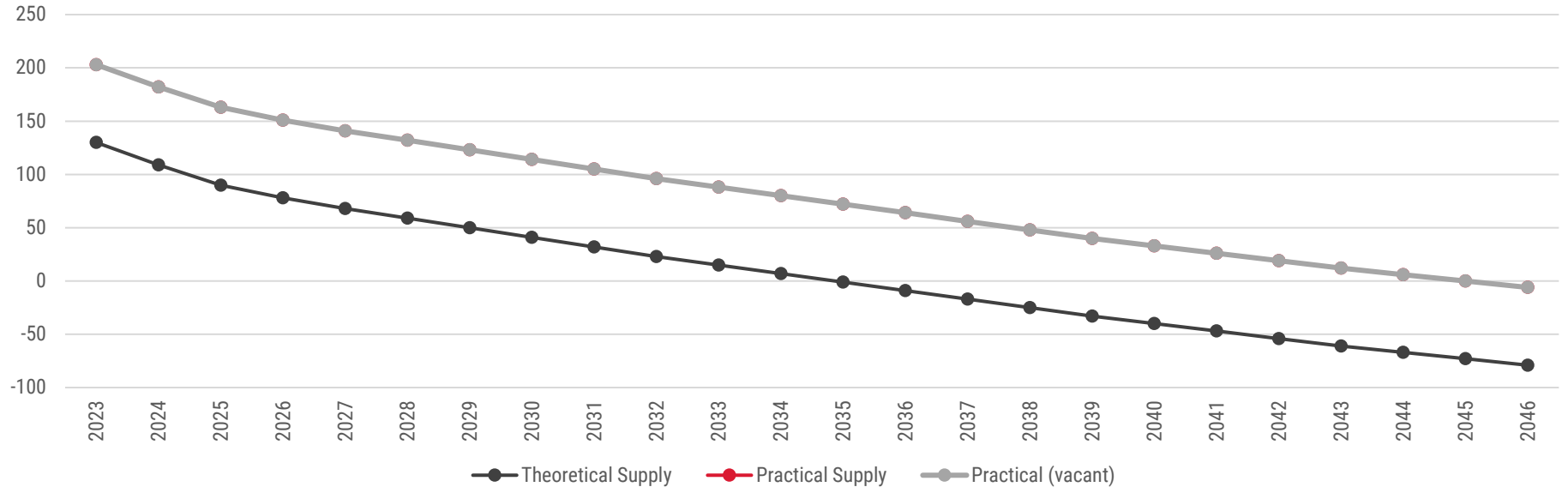
Brighton

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	3,972	4,080	4,170	4,252	4,330	4,403	4,472	4,539	4,595	4,649	4,703	4,758	4,811	4,859	4,904	4,947	4,992	5,036	5,076	5,114	5,155
Annual growth rate	3.2%	2.7%	2.2%	2.0%	1.8%	1.7%	1.6%	1.5%	1.2%	1.2%	1.2%	1.2%	1.1%	1.0%	0.9%	0.9%	0.9%	0.9%	0.8%	0.7%	0.8%
Net migration	75	59	41	33	30	25	22	20	9	8	7	8	6	1	-2	-4	-2	-4	-7	-9	-5
Natural change	49	49	49	49	48	48	47	47	47	46	47	47	47	47	47	47	47	48	47	47	46
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	61	54	47	45	43	42	39	37	34	33	33	32	31	30	29	28	27	27	27	27	27
Practical land supply	537	483	436	391	348	306	267	230	196	163	130	98	67	37	8	-20	-47	-74	-101	-128	-155



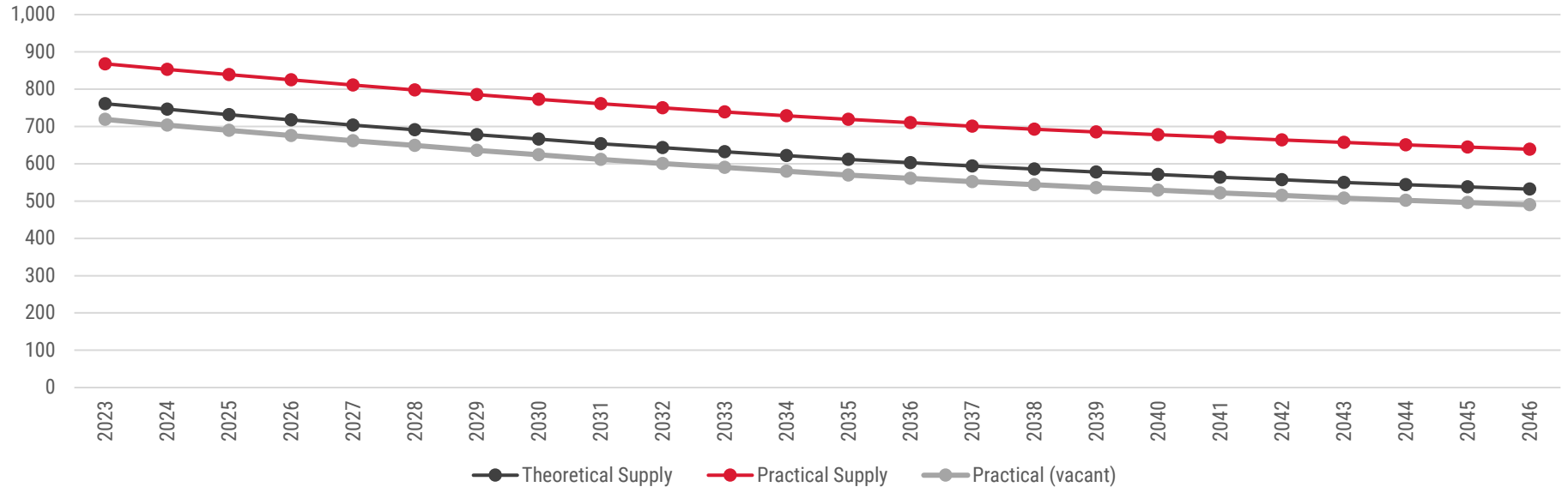
Gagebrook

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	2,913	2,950	2,978	2,989	2,997	3,010	3,019	3,020	3,024	3,031	3,037	3,038	3,039	3,041	3,038	3,033	3,034	3,039	3,043	3,047	3,052
Annual growth rate	1.4%	1.3%	0.9%	0.4%	0.3%	0.4%	0.3%	0.0%	0.1%	0.2%	0.2%	0.0%	0.0%	0.1%	-0.1%	-0.2%	0.0%	0.2%	0.1%	0.1%	0.2%
Net migration	-1	-3	-14	-32	-34	-30	-35	-43	-40	-37	-37	-42	-41	-40	-45	-48	-42	-37	-37	-36	-34
Natural change	41	40	42	43	42	43	44	44	44	44	43	43	42	42	42	43	43	42	41	40	39
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2
Net dwelling demand	24	21	19	12	10	9	9	9	9	9	8	8	8	8	8	8	8	7	7	7	7
Practical land supply	179	158	139	127	117	108	99	90	81	72	64	56	48	40	32	24	16	9	2	-5	-12



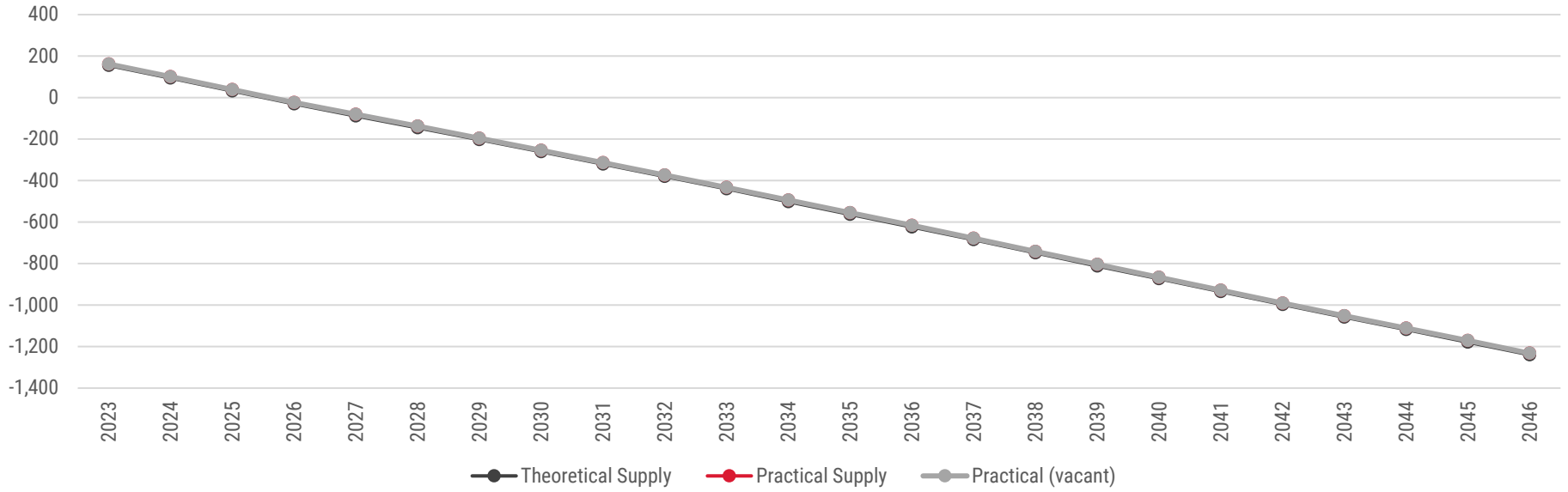
Old Beach

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	3,228	3,257	3,284	3,307	3,330	3,357	3,379	3,401	3,421	3,445	3,468	3,491	3,507	3,528	3,543	3,559	3,577	3,590	3,599	3,612	3,623
Annual growth rate	1.0%	0.9%	0.8%	0.7%	0.7%	0.8%	0.7%	0.7%	0.6%	0.7%	0.7%	0.7%	0.5%	0.6%	0.4%	0.5%	0.5%	0.4%	0.3%	0.4%	0.3%
Net migration	15	11	8	5	6	10	6	7	7	12	11	12	5	12	7	7	9	5	2	6	5
Natural change	18	18	19	18	17	17	16	15	13	12	12	11	11	9	8	9	9	8	7	7	6
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2
Net dwelling demand	15	15	14	14	14	13	13	12	12	11	11	10	10	9	9	8	8	7	7	7	7
Practical land supply	853	838	824	810	796	783	770	758	746	735	724	714	704	695	686	678	670	663	656	649	642



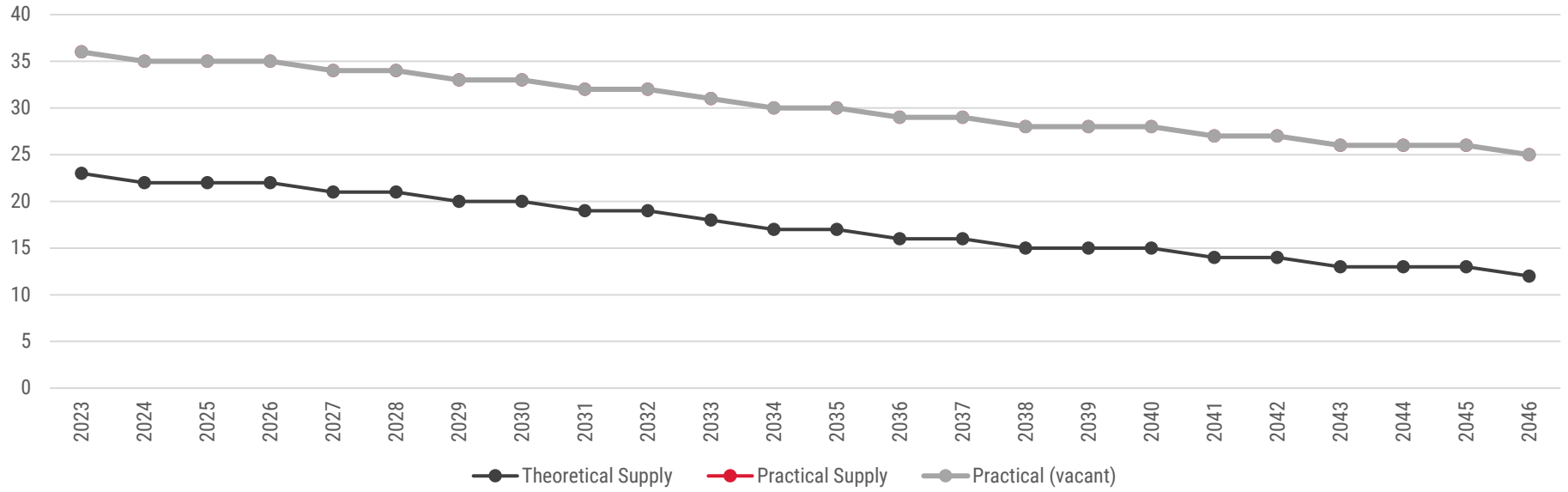
Brighton Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	5,403	5,544	5,689	5,833	5,964	6,091	6,215	6,343	6,472	6,601	6,738	6,877	7,014	7,156	7,297	7,444	7,583	7,725	7,862	8,003	8,143
Annual growth rate	2.3%	2.6%	2.6%	2.5%	2.2%	2.1%	2.0%	2.1%	2.0%	2.0%	2.1%	2.1%	2.0%	2.0%	2.0%	2.0%	1.9%	1.9%	1.8%	1.8%	1.7%
Net migration	88	105	108	106	93	90	87	94	95	94	102	105	104	108	109	116	108	112	107	113	110
Natural change	35	36	37	38	38	37	37	34	34	35	35	34	33	34	32	31	31	30	30	28	30
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net dwelling demand	51	61	62	62	58	57	57	59	59	60	60	61	61	61	62	63	63	62	62	62	61
Practical land supply	111	50	-12	-74	-132	-189	-246	-305	-364	-424	-484	-545	-606	-667	-729	-792	-855	-917	-979	-1,041	-1,102



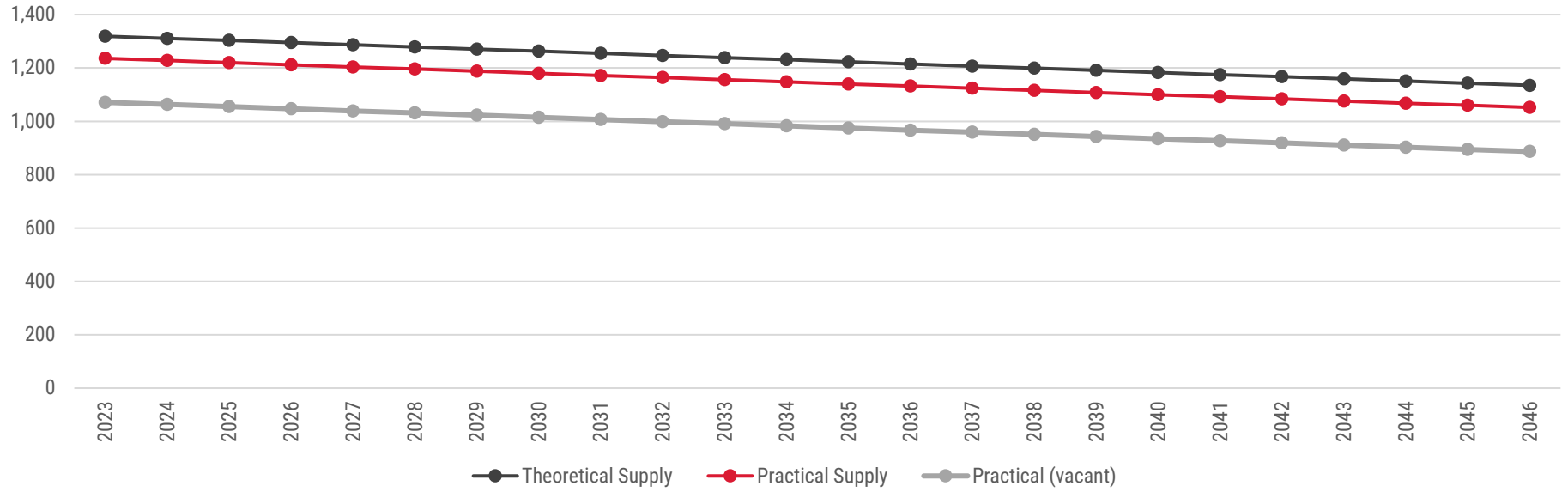
Bothwell

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	388	391	391	389	391	391	393	393	395	395	398	398	398	400	400	403	403	402	405	404	407
Annual growth rate	0.3%	0.8%	0.0%	-0.5%	0.5%	0.0%	0.5%	0.0%	0.5%	0.0%	0.8%	0.0%	0.0%	0.5%	0.0%	0.8%	0.0%	-0.2%	0.7%	-0.2%	0.7%
Net migration	4	6	2	0	4	2	4	1	3	1	4	0	1	2	0	3	1	-1	3	-1	3
Natural change	-3	-3	-2	-2	-2	-2	-2	-1	-1	-1	-1	0	-1	0	0	0	-1	0	0	0	0
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	0	1	0	0	1	0	1	0	1	0	1	1	0	1	0	1	0	0	1	0	1
Practical land supply	36	35	35	35	34	34	33	33	32	32	31	30	30	29	29	28	28	28	27	27	26



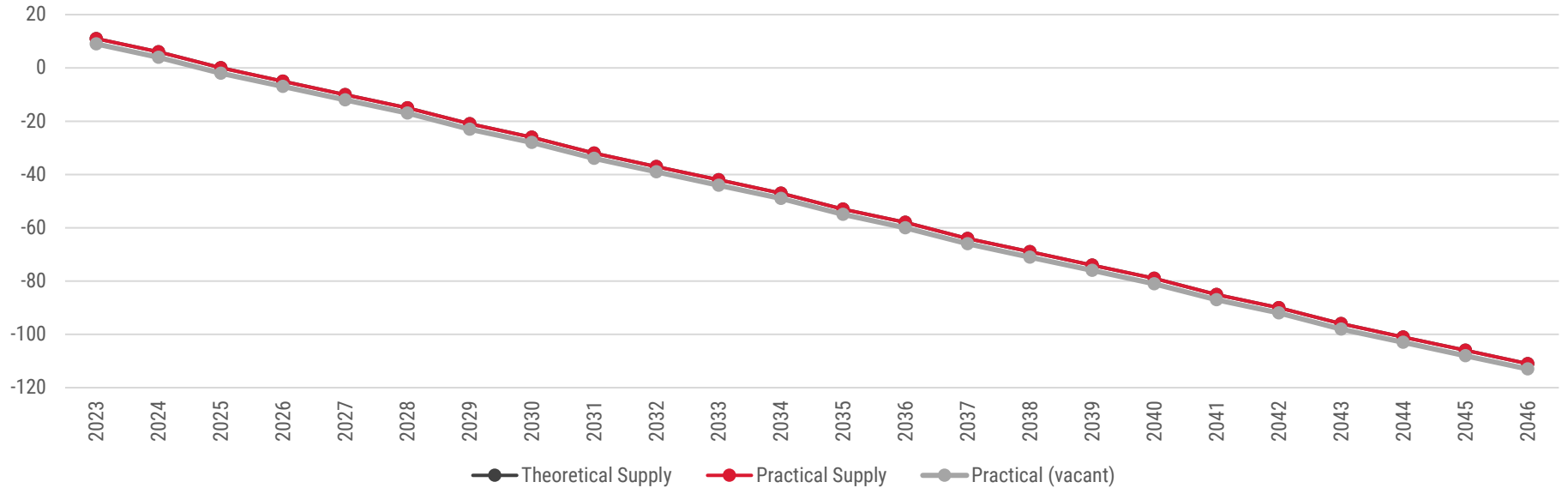
Central Highlands Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	2,194	2,197	2,201	2,202	2,206	2,211	2,211	2,215	2,219	2,224	2,227	2,230	2,234	2,237	2,240	2,245	2,247	2,252	2,254	2,258	2,262
Annual growth rate	0.1%	0.1%	0.2%	0.0%	0.2%	0.2%	0.0%	0.2%	0.2%	0.2%	0.1%	0.1%	0.2%	0.1%	0.1%	0.2%	0.1%	0.2%	0.1%	0.2%	0.2%
Net migration	-5	-2	1	-1	2	3	-1	3	4	4	3	4	6	3	3	6	3	6	2	5	5
Natural change	7	5	3	2	2	2	1	1	0	1	0	-1	-2	0	0	-1	-1	-1	0	-1	-1
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Practical land supply	1,228	1,220	1,212	1,204	1,196	1,188	1,180	1,172	1,164	1,156	1,148	1,140	1,132	1,124	1,116	1,108	1,100	1,092	1,084	1,076	1,068



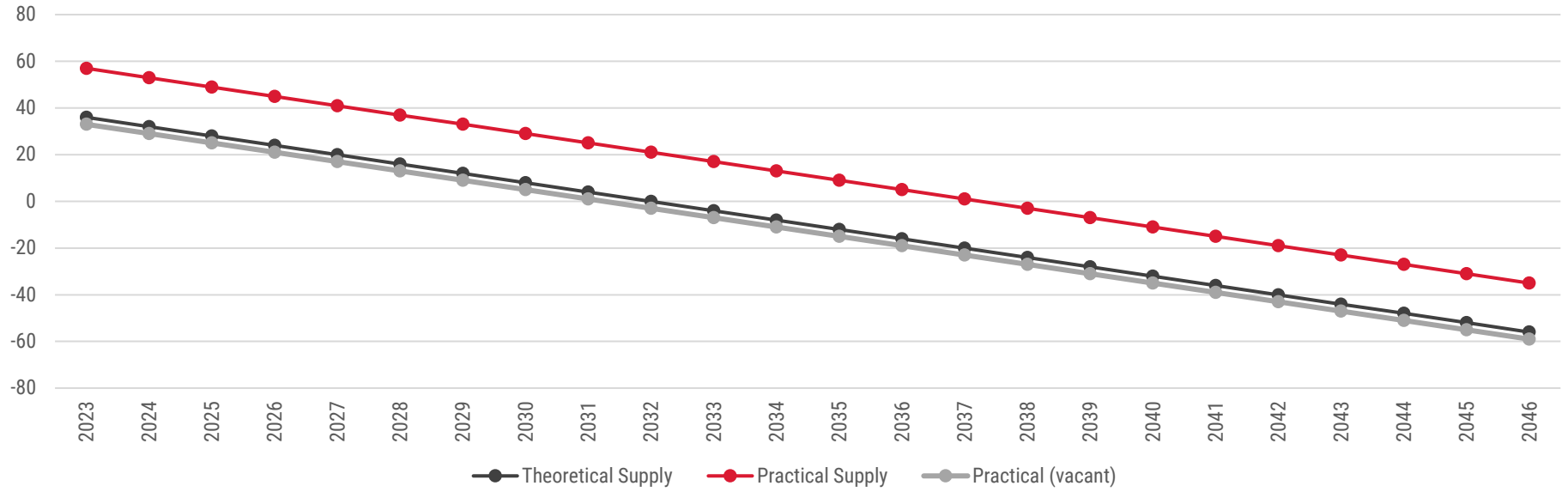
Cambridge

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	457	468	478	490	502	514	528	539	553	566	578	590	603	615	630	642	652	663	675	688	700
Annual growth rate	3.2%	2.4%	2.1%	2.5%	2.4%	2.4%	2.7%	2.1%	2.6%	2.4%	2.1%	2.1%	2.2%	2.0%	2.4%	1.9%	1.6%	1.7%	1.8%	1.9%	1.7%
Net migration	10	7	6	8	8	9	11	9	12	11	10	9	10	9	12	9	8	9	10	10	9
Natural change	4	4	4	4	4	3	3	2	2	2	2	3	3	3	3	3	2	2	2	3	3
Persons per dwelling	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	6	5	6	5	5	5	6	5	6	5	5	5	6	5	6	5	5	5	6	5	6
Practical land supply	5	0	-6	-11	-16	-21	-27	-32	-38	-43	-48	-53	-59	-64	-70	-75	-80	-85	-91	-96	-102



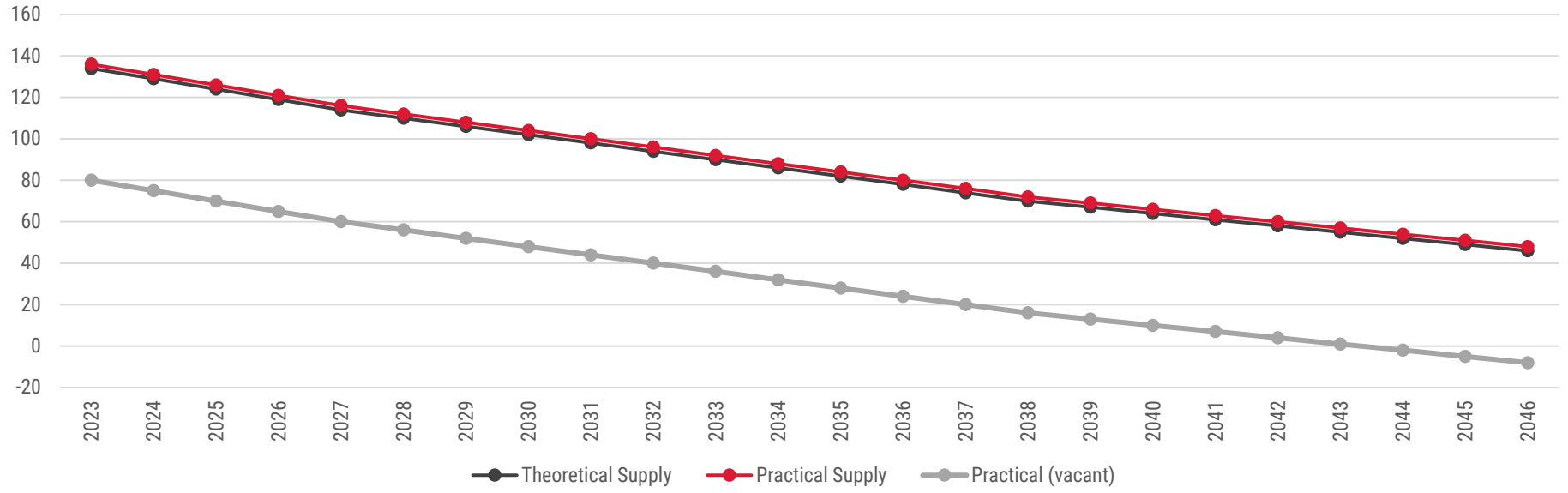
Lauderdale

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	2,526	2,535	2,542	2,549	2,555	2,562	2,569	2,578	2,584	2,592	2,601	2,607	2,616	2,625	2,630	2,638	2,646	2,654	2,660	2,667	2,675
Annual growth rate	0.2%	0.4%	0.3%	0.3%	0.2%	0.3%	0.3%	0.4%	0.2%	0.3%	0.3%	0.2%	0.3%	0.3%	0.2%	0.3%	0.3%	0.3%	0.2%	0.3%	0.3%
Net migration	-1	3	0	2	1	3	1	3	1	4	5	3	8	8	4	5	5	7	4	7	7
Natural change	7	6	7	5	5	4	6	6	5	4	4	3	1	1	1	3	3	1	2	0	1
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net dwelling demand	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Practical land supply	53	49	45	41	37	33	29	25	21	17	13	9	5	1	-3	-7	-11	-15	-19	-23	-27



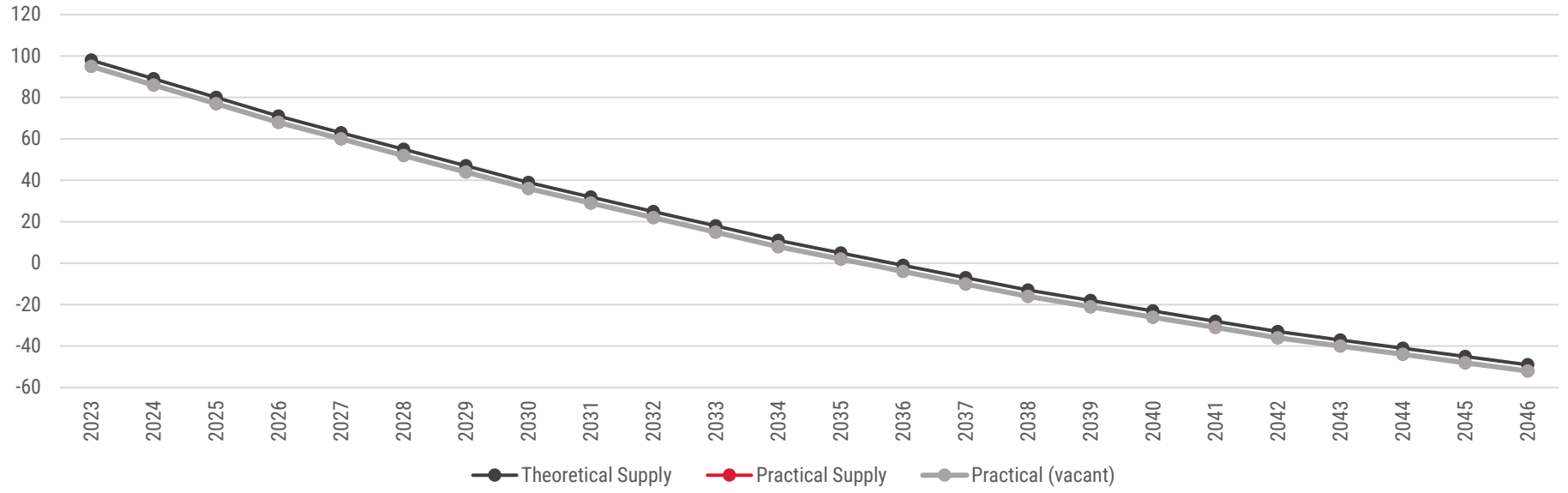
Richmond

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	956	965	976	987	996	1,004	1,012	1,020	1,027	1,036	1,043	1,053	1,061	1,069	1,078	1,086	1,093	1,099	1,105	1,109	1,116
Annual growth rate	1.1%	0.9%	1.1%	1.1%	0.9%	0.8%	0.8%	0.8%	0.7%	0.9%	0.7%	1.0%	0.8%	0.8%	0.8%	0.7%	0.6%	0.5%	0.5%	0.4%	0.6%
Net migration	12	11	14	14	13	12	12	12	10	14	11	16	14	14	16	15	13	13	14	12	15
Natural change	-2	-2	-3	-3	-4	-4	-4	-4	-3	-5	-4	-6	-6	-6	-7	-7	-6	-7	-8	-8	-8
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	5	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4	3	3	3	3	3
Practical land supply	131	126	121	116	111	107	103	99	95	91	87	83	79	75	71	67	64	61	58	55	52



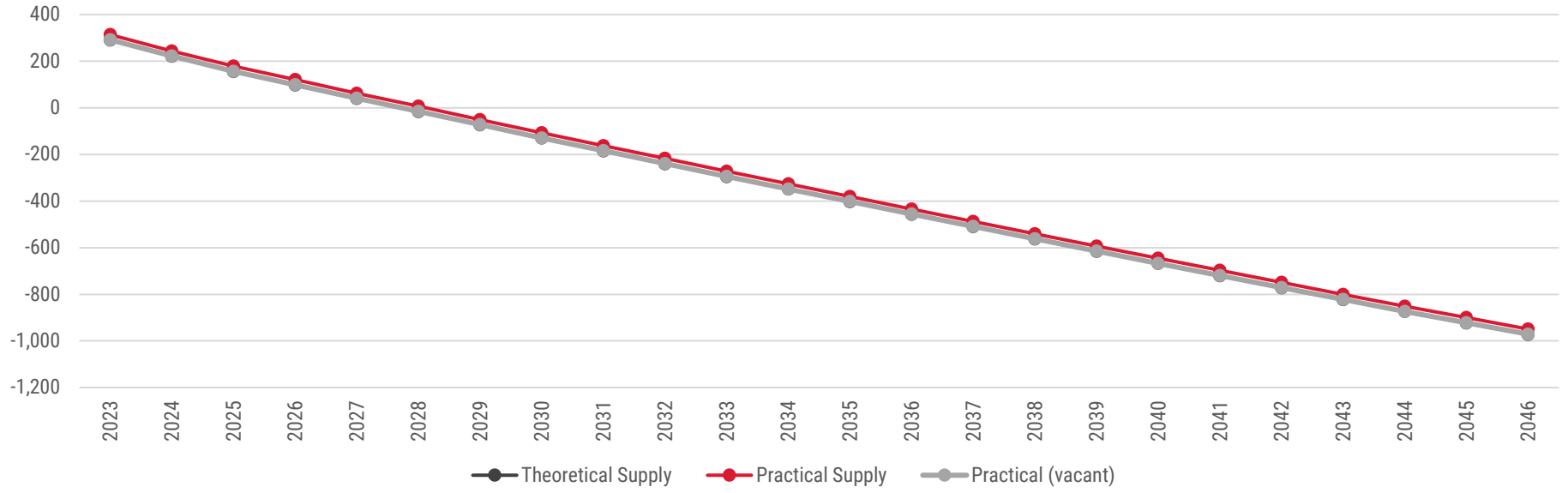
South Arm-Opossum Bay

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	1,382	1,394	1,404	1,416	1,426	1,437	1,448	1,457	1,464	1,473	1,479	1,488	1,494	1,502	1,510	1,518	1,523	1,528	1,532	1,538	1,541
Annual growth rate	0.8%	0.9%	0.7%	0.9%	0.7%	0.8%	0.8%	0.6%	0.5%	0.6%	0.4%	0.6%	0.4%	0.5%	0.5%	0.5%	0.3%	0.3%	0.3%	0.4%	0.2%
Net migration	7	9	9	11	10	12	12	10	9	11	8	12	10	11	12	12	10	10	8	11	10
Natural change	4	3	1	1	0	-1	-1	-1	-2	-2	-2	-3	-4	-3	-4	-4	-5	-5	-4	-5	-7
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	9	9	9	9	8	8	8	8	7	7	7	7	6	6	6	6	5	5	5	5	4
Practical land supply	86	77	68	59	51	43	35	27	20	13	6	-1	-7	-13	-19	-25	-30	-35	-40	-45	-49



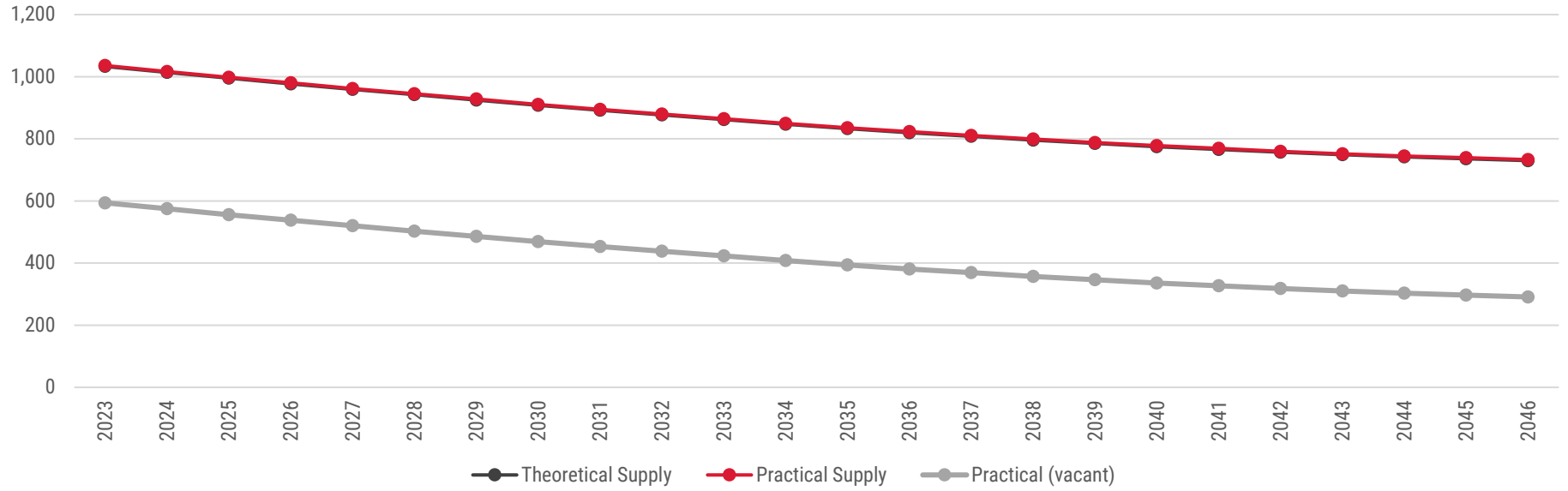
Clarence Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	12,763	12,936	13,093	13,234	13,375	13,492	13,615	13,737	13,861	13,982	14,108	14,232	14,357	14,483	14,604	14,728	14,854	14,977	15,102	15,229	15,352
Annual growth rate	1.5%	1.4%	1.2%	1.1%	1.1%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.8%	0.8%	0.9%	0.8%	0.8%	0.8%	0.8%
Net migration	125	111	96	82	82	58	69	68	70	69	74	75	77	79	74	77	81	80	84	88	84
Natural change	62	62	61	59	59	59	54	54	54	52	52	49	48	47	47	47	45	43	41	39	39
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net dwelling demand	75	70	65	58	58	56	57	57	55	55	55	54	54	54	53	53	53	52	52	52	51
Practical land supply	239	169	104	46	-12	-68	-125	-182	-237	-292	-347	-401	-455	-509	-562	-615	-668	-720	-772	-824	-875



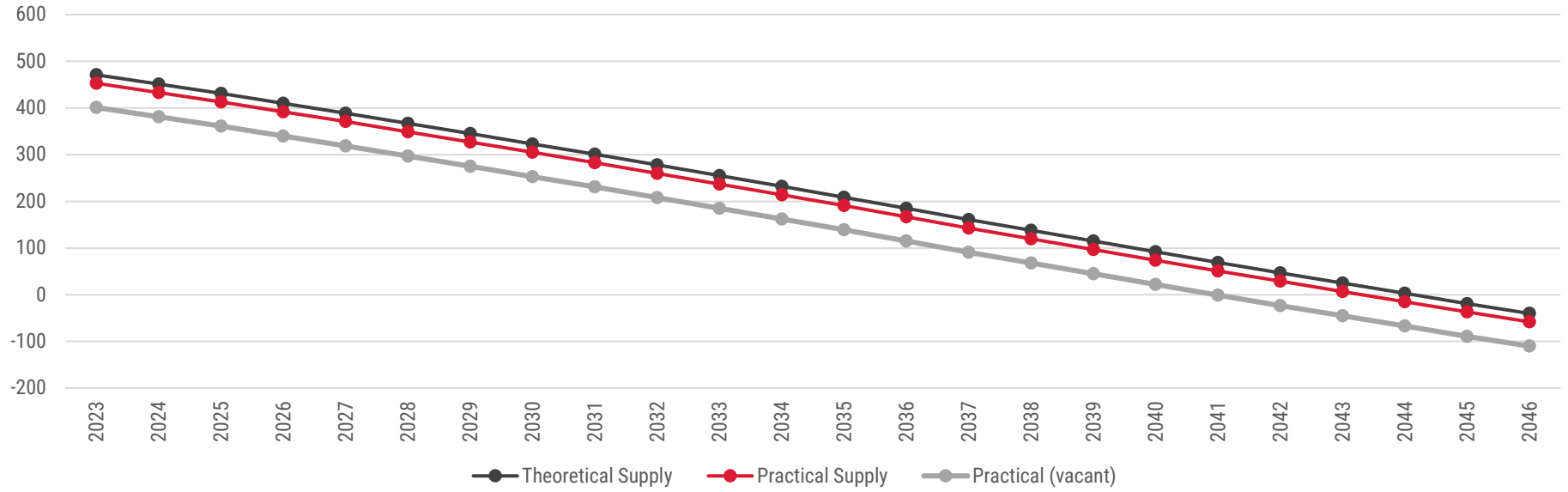
New Norfolk

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	6,376	6,409	6,438	6,461	6,484	6,504	6,529	6,549	6,575	6,598	6,622	6,647	6,665	6,682	6,705	6,729	6,752	6,774	6,788	6,803	6,815
Annual growth rate	0.7%	0.5%	0.5%	0.4%	0.4%	0.3%	0.4%	0.3%	0.4%	0.3%	0.4%	0.4%	0.3%	0.3%	0.3%	0.4%	0.3%	0.3%	0.2%	0.2%	0.2%
Net migration	40	34	32	28	30	31	40	36	43	42	41	43	37	36	43	45	46	47	39	41	38
Natural change	2	-1	-3	-5	-7	-11	-15	-16	-17	-19	-17	-18	-19	-19	-20	-21	-23	-25	-25	-26	-26
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	20	19	19	18	18	17	17	17	16	15	15	15	14	13	12	12	11	10	9	9	8
Practical land supply	1,016	997	978	960	942	925	908	891	875	860	845	830	816	803	791	779	768	758	749	740	732



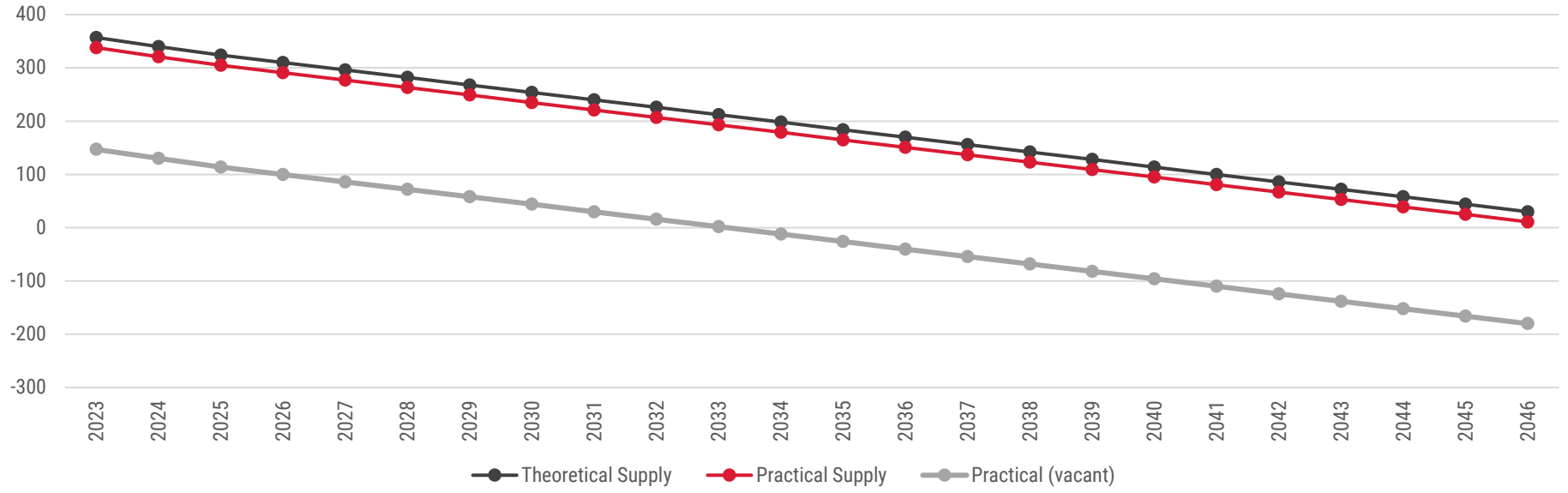
Derwent Valley Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	4,944	4,975	5,006	5,039	5,071	5,105	5,140	5,175	5,209	5,244	5,280	5,314	5,351	5,386	5,419	5,452	5,487	5,519	5,553	5,583	5,612
Annual growth rate	0.5%	0.6%	0.6%	0.7%	0.6%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%
Net migration	16	19	20	22	23	24	24	25	23	25	26	25	29	27	26	26	29	27	31	27	27
Natural change	11	12	11	11	9	10	11	10	11	10	10	9	8	8	7	7	6	5	3	3	2
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2
Net dwelling demand	19	20	20	21	21	22	22	22	22	23	23	23	23	24	24	23	23	23	23	22	22
Practical land supply	434	414	394	373	352	330	308	286	264	241	218	195	172	148	124	101	78	55	32	10	-12



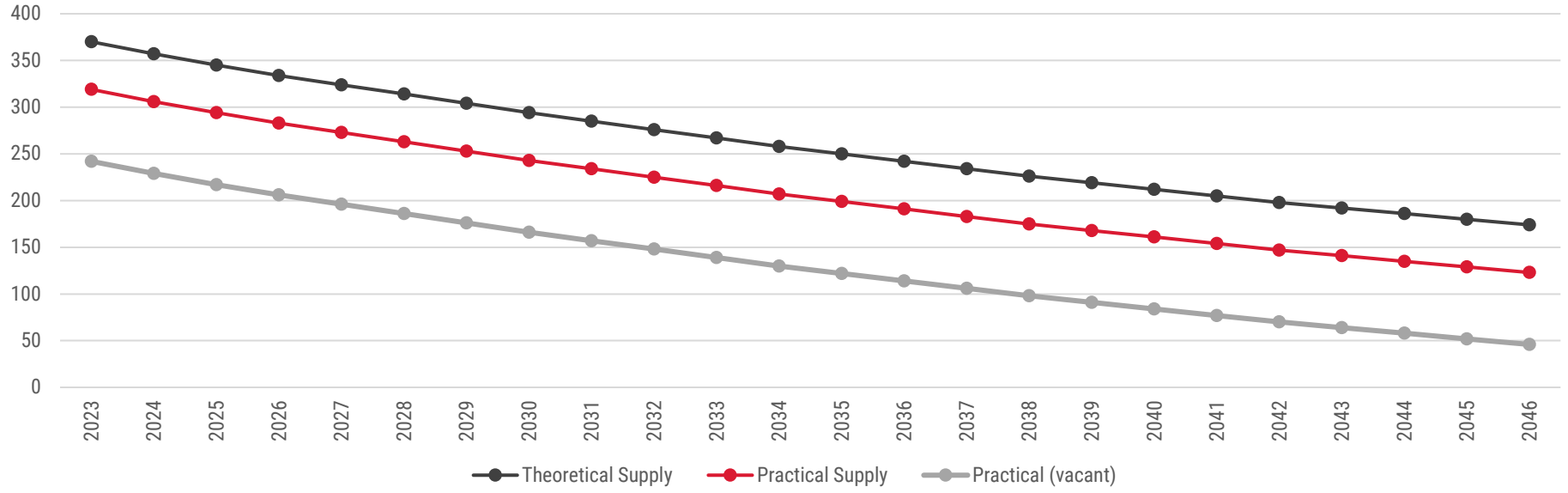
Bicheno

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	952	970	986	998	1,012	1,025	1,038	1,050	1,064	1,076	1,088	1,099	1,111	1,123	1,135	1,148	1,157	1,169	1,182	1,191	1,202
Annual growth rate	1.8%	1.9%	1.6%	1.2%	1.4%	1.3%	1.3%	1.2%	1.3%	1.1%	1.1%	1.0%	1.1%	1.1%	1.1%	1.1%	0.8%	1.0%	1.1%	0.8%	0.9%
Net migration	31	32	31	28	29	27	28	28	30	27	28	27	28	28	29	31	27	31	31	28	30
Natural change	-14	-14	-15	-16	-15	-14	-15	-16	-16	-15	-16	-16	-16	-16	-17	-18	-18	-19	-18	-19	-19
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	18	17	16	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Practical land supply	320	303	287	273	259	245	231	217	203	189	175	161	147	133	119	105	91	77	63	49	35



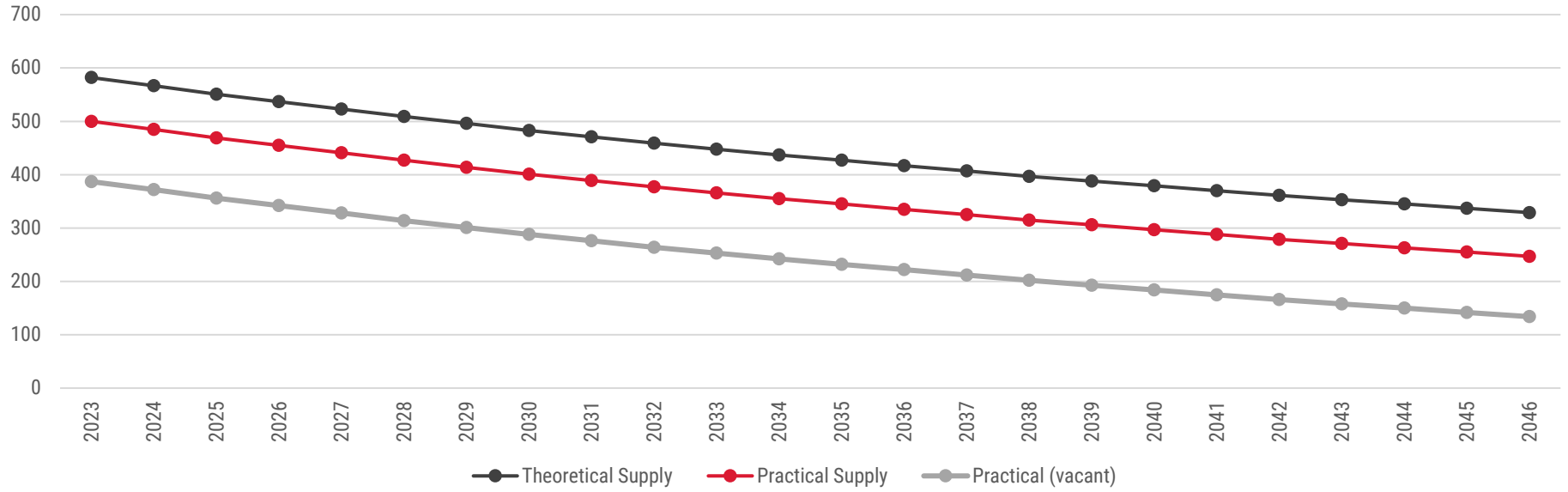
Orford

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	658	665	672	679	685	690	695	701	706	711	716	721	727	731	737	742	745	747	751	755	758
Annual growth rate	1.5%	1.1%	1.1%	1.0%	0.9%	0.7%	0.7%	0.9%	0.7%	0.7%	0.7%	0.7%	0.8%	0.6%	0.8%	0.7%	0.4%	0.3%	0.5%	0.5%	0.4%
Net migration	13	11	11	11	11	10	11	11	10	10	11	11	12	9	12	11	10	8	10	9	8
Natural change	-3	-4	-4	-4	-5	-5	-6	-5	-5	-5	-6	-6	-6	-5	-6	-6	-7	-6	-6	-5	-5
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	14	13	12	11	10	10	10	10	9	9	9	9	8	8	8	8	7	7	7	7	6
Practical land supply	305	292	280	269	259	249	239	229	220	211	202	193	185	177	169	161	154	147	140	133	127



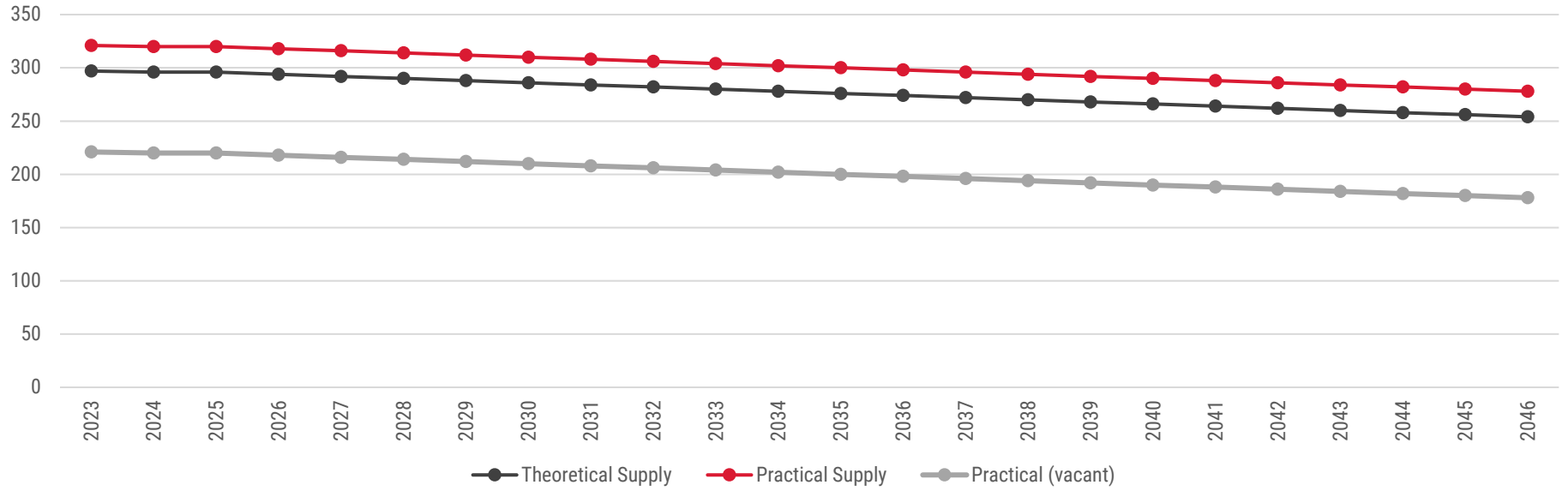
Swansea

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	835	848	861	871	882	893	901	910	919	927	934	941	948	954	960	967	970	974	978	982	987
Annual growth rate	1.3%	1.6%	1.5%	1.2%	1.3%	1.2%	0.9%	1.0%	1.0%	0.9%	0.8%	0.7%	0.7%	0.6%	0.6%	0.7%	0.3%	0.4%	0.4%	0.4%	0.5%
Net migration	9	12	14	11	13	14	11	14	14	13	12	10	10	12	11	13	7	8	8	6	10
Natural change	2	1	-1	-1	-2	-3	-3	-5	-5	-5	-5	-3	-3	-6	-5	-6	-4	-4	-4	-2	-5
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	15	15	16	14	14	14	13	13	12	12	11	11	10	10	10	10	9	9	9	9	8
Practical land supply	485	470	454	440	426	412	399	386	374	362	351	340	330	320	310	300	291	282	273	264	256



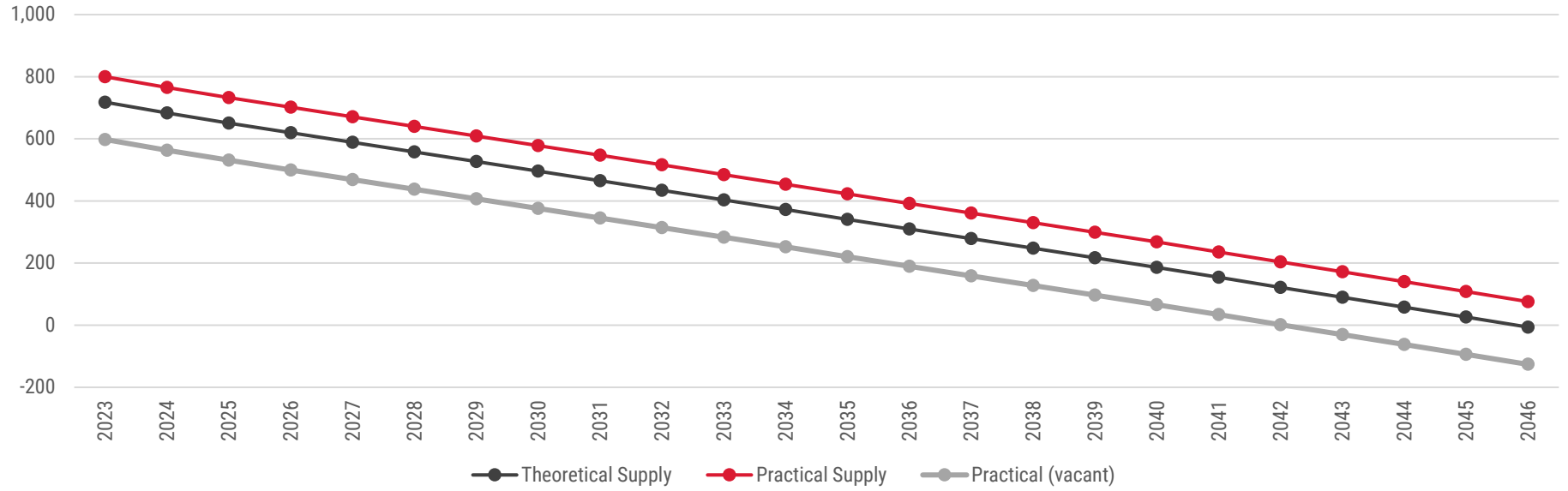
Triabunna

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	731	730	724	725	727	725	727	726	725	726	726	726	726	725	726	725	724	723	723	722	723
Annual growth rate	-0.1%	-0.1%	-0.8%	0.1%	0.3%	-0.3%	0.3%	-0.1%	-0.1%	0.1%	0.0%	0.0%	0.0%	-0.1%	0.1%	-0.1%	-0.1%	-0.1%	0.0%	-0.1%	0.1%
Net migration	0	0	-5	2	4	0	6	3	4	6	3	3	4	3	4	4	2	2	3	3	5
Natural change	-1	-1	-1	-1	-2	-2	-4	-4	-5	-5	-3	-3	-4	-4	-3	-5	-3	-3	-3	-4	-4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	1	1	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Practical land supply	320	319	319	317	315	313	311	309	307	305	303	301	299	297	295	293	291	289	287	285	283



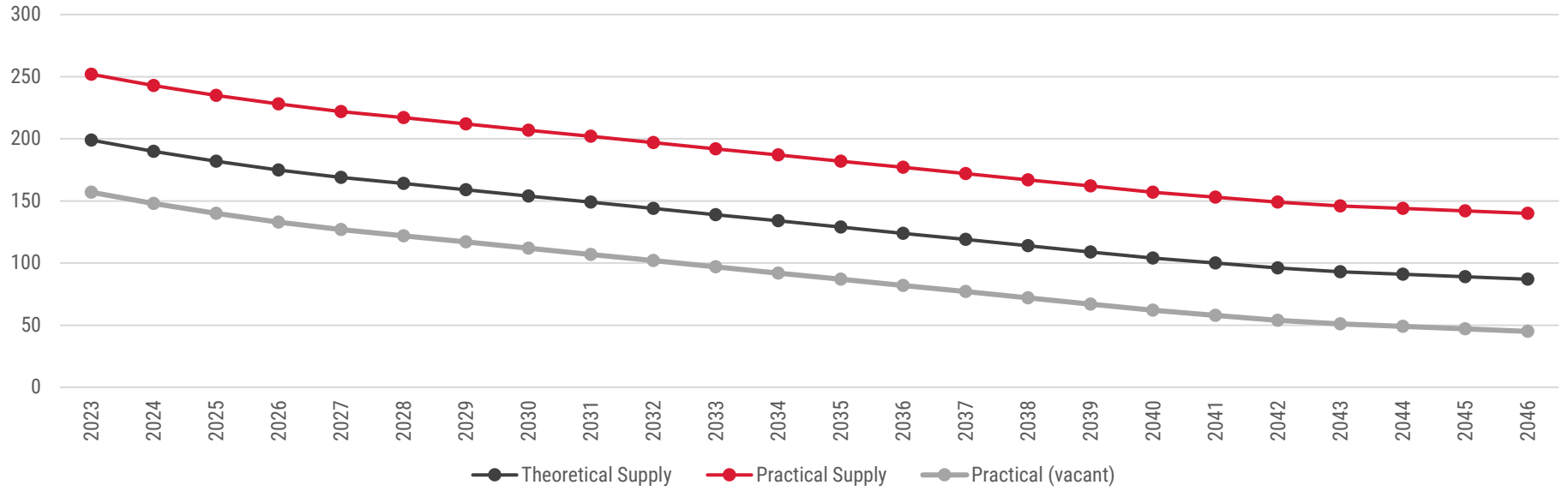
Glamorgan-Spring Bay Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	2,066	2,084	2,101	2,116	2,133	2,147	2,162	2,177	2,191	2,205	2,219	2,232	2,244	2,257	2,269	2,281	2,292	2,302	2,312	2,324	2,333
Annual growth rate	1.1%	0.9%	0.8%	0.7%	0.8%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	0.5%	0.6%	0.5%	0.5%	0.5%	0.4%	0.4%	0.5%	0.4%
Net migration	28	26	27	24	27	26	27	29	30	28	30	30	29	31	32	32	31	31	32	35	32
Natural change	-5	-8	-10	-9	-10	-12	-12	-14	-16	-14	-16	-17	-17	-18	-20	-20	-20	-21	-22	-23	-23
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	38	35	32	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	32	32	32
Practical land supply	762	727	695	664	633	602	571	540	509	478	447	416	385	354	323	292	261	230	198	166	134



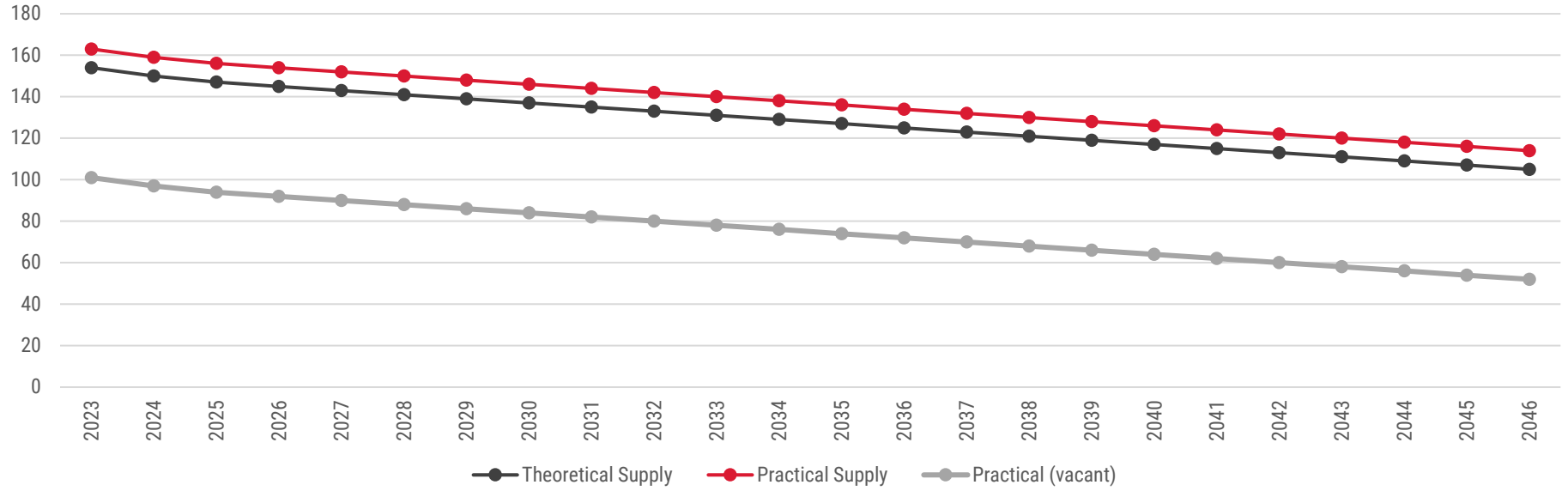
Cygnet

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	1,124	1,140	1,154	1,165	1,175	1,181	1,188	1,196	1,203	1,210	1,217	1,223	1,229	1,236	1,242	1,250	1,256	1,262	1,269	1,274	1,279
Annual growth rate	1.9%	1.4%	1.2%	1.0%	0.9%	0.5%	0.6%	0.7%	0.6%	0.6%	0.6%	0.5%	0.5%	0.6%	0.5%	0.6%	0.5%	0.5%	0.6%	0.4%	0.4%
Net migration	20	15	12	10	8	4	5	6	5	6	7	5	6	7	6	7	5	4	5	3	3
Natural change	1	1	2	1	2	2	2	2	2	1	0	1	0	0	0	1	1	2	2	2	2
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	10	9	8	7	6	5	5	5	5	5	5	5	5	5	5	5	5	5	4	4	3
Practical land supply	242	233	225	218	212	207	202	197	192	187	182	177	172	167	162	157	152	147	143	139	136



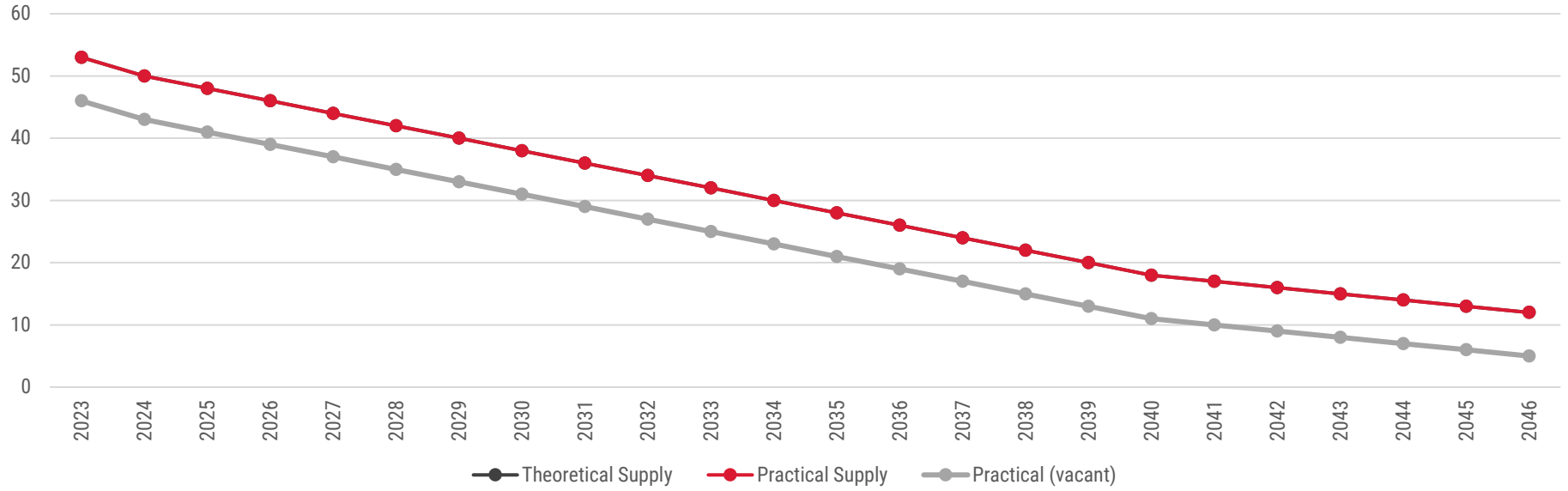
Dover

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	551	555	558	560	562	564	569	570	573	575	577	579	581	585	588	589	592	593	597	599	601
Annual growth rate	1.5%	0.7%	0.5%	0.4%	0.4%	0.4%	0.9%	0.2%	0.5%	0.3%	0.3%	0.3%	0.3%	0.7%	0.5%	0.2%	0.5%	0.2%	0.7%	0.3%	0.3%
Net migration	13	9	8	7	6	6	9	5	7	6	6	5	5	8	8	6	8	6	8	6	6
Natural change	-5	-5	-5	-5	-4	-4	-4	-4	-4	-4	-4	-3	-3	-4	-5	-5	-5	-5	-4	-4	-4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	5	4	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Practical land supply	158	154	151	149	147	145	143	141	139	137	135	133	131	129	127	125	123	121	119	117	115



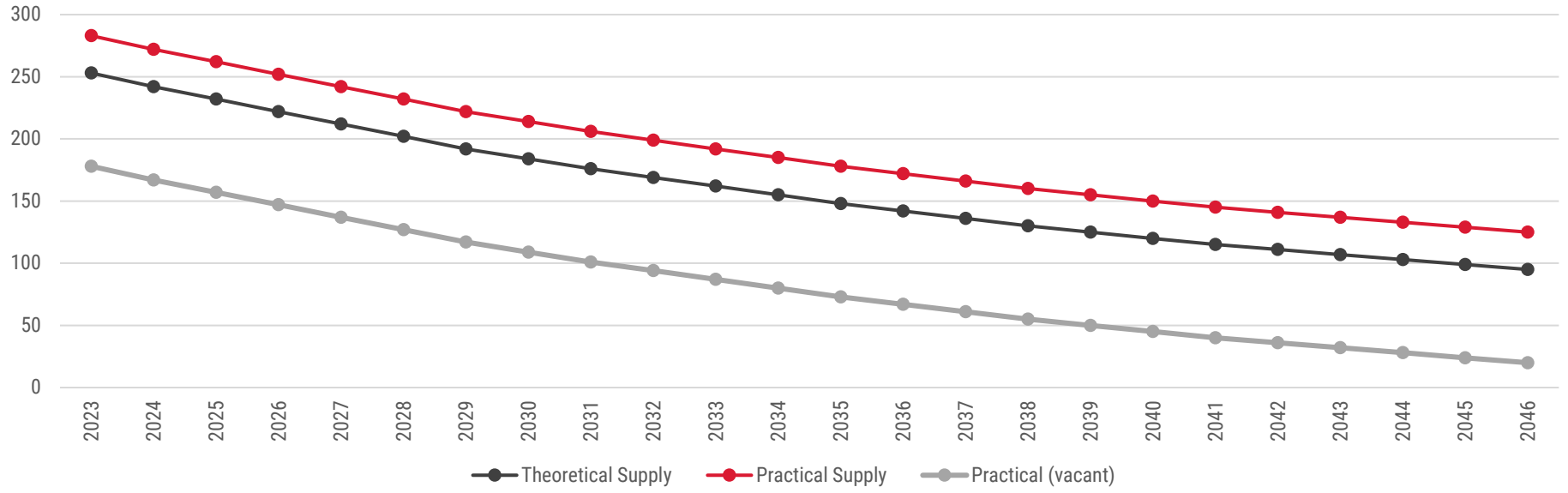
Franklin

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	276	280	282	284	287	290	291	295	297	298	301	305	306	307	311	312	314	318	317	318	318
Annual growth rate	1.5%	1.4%	0.7%	0.7%	1.1%	1.0%	0.3%	1.4%	0.7%	0.3%	1.0%	1.3%	0.3%	0.3%	1.3%	0.3%	0.6%	1.3%	-0.3%	0.3%	0.0%
Net migration	8	8	6	6	7	7	5	8	6	4	6	8	5	5	8	5	6	8	3	6	5
Natural change	-4	-4	-4	-4	-4	-4	-4	-4	-4	-3	-3	-4	-4	-4	-4	-4	-4	-4	-4	-5	-5
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1
Practical land supply	50	47	45	43	41	39	37	35	33	31	29	27	25	23	21	19	17	15	14	13	12



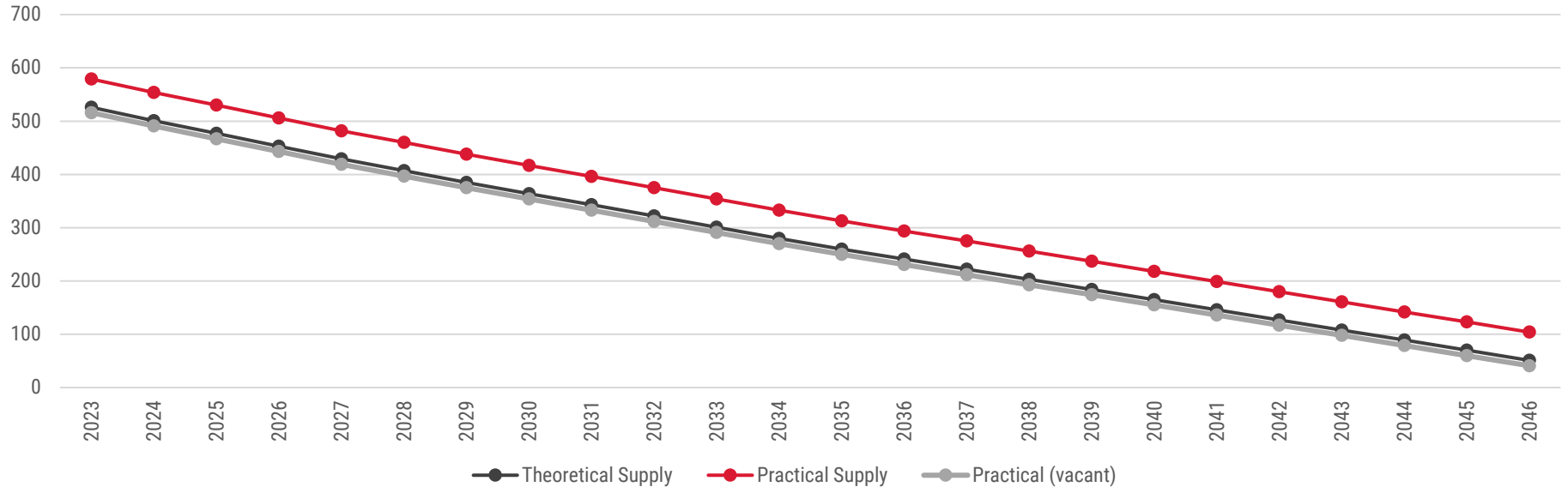
Geeveston-Port Huon

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	1,390	1,401	1,410	1,420	1,429	1,440	1,451	1,457	1,467	1,476	1,486	1,498	1,509	1,519	1,530	1,542	1,550	1,558	1,567	1,574	1,579
Annual growth rate	1.0%	0.8%	0.6%	0.7%	0.6%	0.8%	0.8%	0.4%	0.7%	0.6%	0.7%	0.8%	0.7%	0.7%	0.7%	0.8%	0.5%	0.5%	0.6%	0.4%	0.3%
Net migration	10	8	6	7	6	8	8	4	7	7	8	10	9	8	9	10	6	6	7	5	3
Natural change	4	3	3	3	3	3	3	2	3	2	2	2	2	2	2	2	2	2	2	2	2
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	11	11	10	10	10	10	10	8	8	7	7	7	7	6	6	6	5	5	5	4	4
Practical land supply	272	261	251	241	231	221	211	203	195	188	181	174	167	161	155	149	144	139	134	130	126



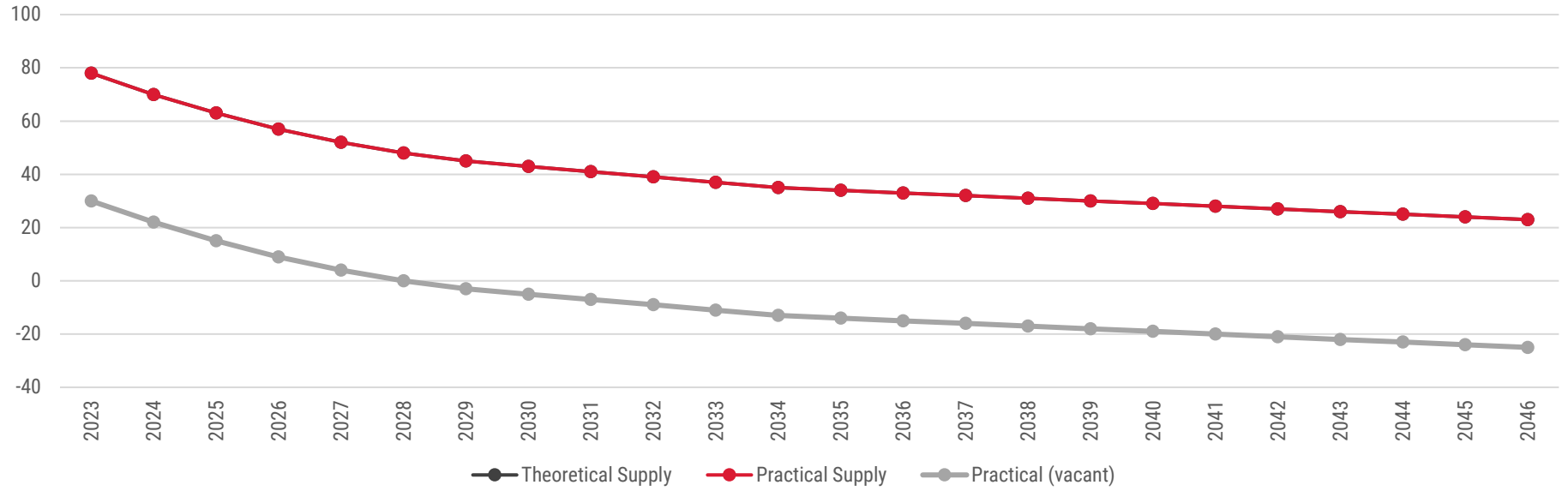
Huonville

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	2,146	2,191	2,233	2,277	2,319	2,360	2,404	2,444	2,483	2,523	2,562	2,601	2,639	2,671	2,707	2,741	2,774	2,808	2,841	2,877	2,909
Annual growth rate	2.5%	2.1%	1.9%	2.0%	1.8%	1.8%	1.9%	1.7%	1.6%	1.6%	1.5%	1.5%	1.5%	1.2%	1.3%	1.3%	1.2%	1.2%	1.2%	1.3%	1.1%
Net migration	45	38	34	36	35	33	37	33	32	32	32	31	31	24	28	26	25	25	24	27	23
Natural change	7	7	8	8	7	8	7	7	7	8	7	8	7	8	8	8	8	9	9	9	9
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	26	25	24	24	24	22	22	21	21	21	21	21	20	19	19	19	19	19	19	19	19
Practical land supply	553	528	504	480	456	434	412	391	370	349	328	307	287	268	249	230	211	192	173	154	135



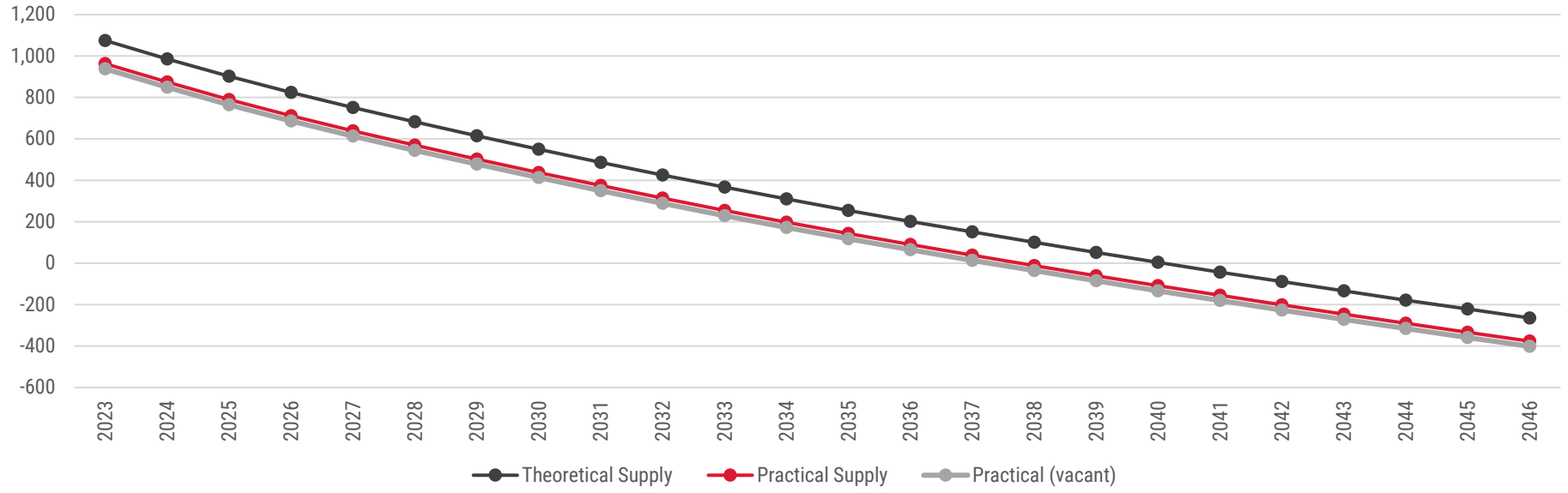
Ranelagh

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	995	1,011	1,027	1,038	1,049	1,054	1,057	1,058	1,059	1,060	1,061	1,061	1,058	1,058	1,054	1,054	1,052	1,048	1,048	1,045	1,043
Annual growth rate	3.8%	1.6%	1.6%	1.1%	1.1%	0.5%	0.3%	0.1%	0.1%	0.1%	0.1%	0.0%	-0.3%	0.0%	-0.4%	0.0%	-0.2%	-0.4%	0.0%	-0.3%	-0.2%
Net migration	27	6	6	0	1	-5	-6	-8	-8	-8	-7	-9	-11	-7	-11	-7	-9	-11	-7	-10	-9
Natural change	9	10	10	11	10	10	9	9	9	9	8	9	8	7	7	7	7	7	7	7	7
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2
Net dwelling demand	15	8	7	6	5	4	3	2	2	2	2	2	1	1	1	1	1	1	1	1	1
Practical land supply	63	55	48	42	37	33	30	28	26	24	22	20	19	18	17	16	15	14	13	12	11



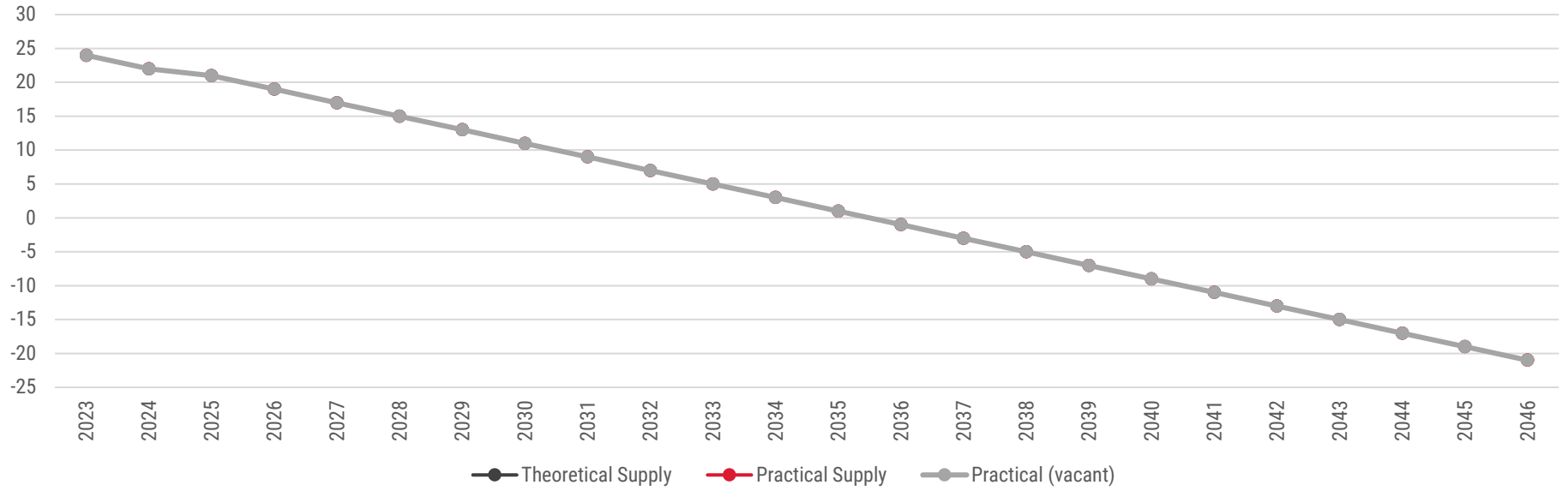
Huon Valley Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	13,031	13,171	13,294	13,408	13,514	13,607	13,706	13,800	13,890	13,980	14,073	14,157	14,243	14,332	14,416	14,503	14,586	14,671	14,754	14,842	14,923
Annual growth rate	1.2%	1.1%	0.9%	0.9%	0.8%	0.7%	0.7%	0.7%	0.7%	0.6%	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%
Net migration	126	105	83	72	63	50	57	53	48	50	52	45	45	49	46	48	45	46	44	49	42
Natural change	33	35	40	42	43	43	42	41	42	40	41	39	41	40	38	39	38	39	39	39	39
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	94	89	84	78	73	69	67	65	63	61	59	57	55	53	51	50	49	48	47	46	45
Practical land supply	869	780	696	618	545	476	409	344	281	220	161	104	49	-4	-55	-105	-154	-202	-249	-295	-340



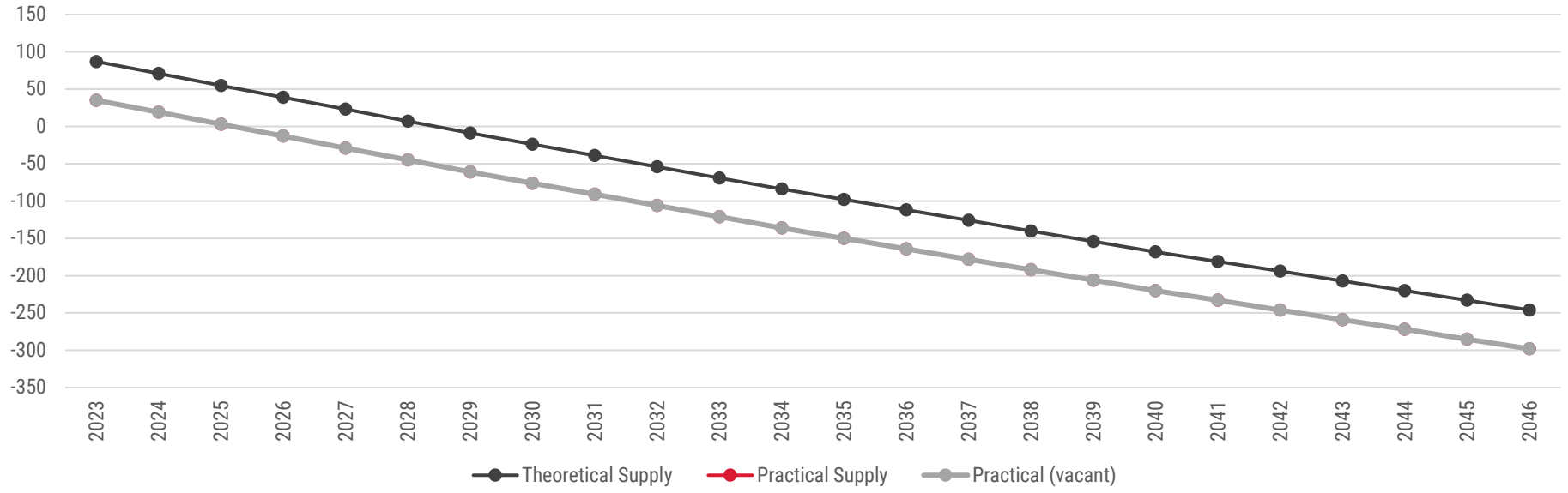
Kettering

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	292	296	298	302	306	311	317	320	324	329	334	338	343	348	350	355	360	365	370	372	376
Annual growth rate	1.0%	1.4%	0.7%	1.3%	1.3%	1.6%	1.9%	0.9%	1.3%	1.5%	1.5%	1.2%	1.5%	1.5%	0.6%	1.4%	1.4%	1.4%	1.4%	0.5%	1.1%
Net migration	2	2	0	2	2	3	5	1	2	3	3	0	0	0	-3	1	0	-1	-1	-4	-1
Natural change	1	2	2	2	2	2	1	2	2	2	2	4	5	5	5	4	5	6	6	6	5
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	2	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Practical land supply	22	20	19	17	15	13	11	9	7	5	3	1	-1	-3	-5	-7	-9	-11	-13	-15	-17



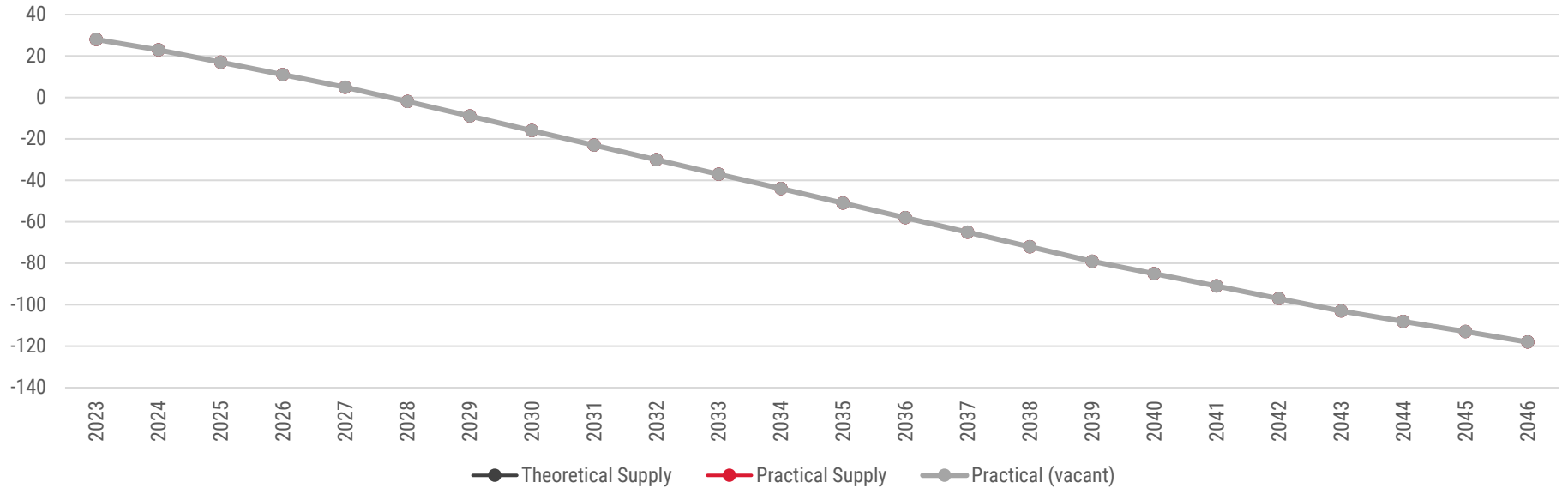
Margate

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	2,456	2,488	2,517	2,543	2,570	2,590	2,614	2,638	2,662	2,687	2,717	2,746	2,777	2,804	2,830	2,858	2,884	2,913	2,939	2,962	2,987
Annual growth rate	0.7%	1.3%	1.2%	1.0%	1.1%	0.8%	0.9%	0.9%	0.9%	0.9%	1.1%	1.1%	1.1%	1.0%	0.9%	1.0%	0.9%	1.0%	0.9%	0.8%	0.8%
Net migration	6	23	22	18	21	14	18	18	19	19	24	24	27	21	20	23	21	24	21	18	20
Natural change	10	9	7	8	6	6	6	6	5	6	6	5	4	6	6	5	5	5	5	5	5
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2
Net dwelling demand	10	16	16	16	16	16	16	15	15	15	15	15	14	14	14	14	14	14	13	13	13
Practical land supply	25	9	-7	-23	-39	-55	-71	-86	-101	-116	-131	-146	-160	-174	-188	-202	-216	-230	-243	-256	-269



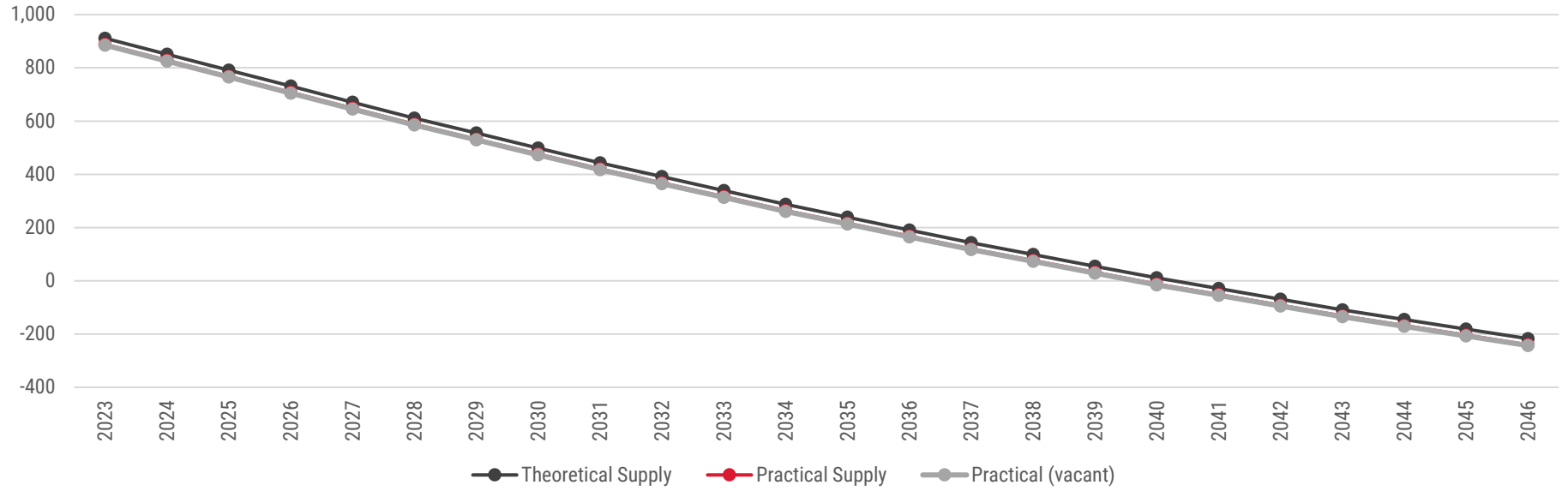
Snug

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	1,743	1,753	1,764	1,774	1,782	1,794	1,809	1,821	1,832	1,844	1,857	1,873	1,887	1,899	1,912	1,926	1,937	1,948	1,958	1,971	1,981
Annual growth rate	0.4%	0.6%	0.6%	0.6%	0.5%	0.7%	0.8%	0.7%	0.6%	0.7%	0.7%	0.9%	0.7%	0.6%	0.7%	0.7%	0.6%	0.6%	0.5%	0.7%	0.5%
Net migration	10	13	14	12	10	13	17	13	12	14	16	19	18	16	18	18	14	14	14	18	14
Natural change	-3	-3	-3	-2	-2	-1	-2	-1	-1	-2	-3	-3	-4	-4	-5	-4	-3	-3	-4	-5	-4
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net dwelling demand	4	5	6	6	6	7	7	7	7	7	7	7	7	7	7	7	7	6	6	6	6
Practical land supply	24	19	13	7	1	-6	-13	-20	-27	-34	-41	-48	-55	-62	-69	-76	-83	-89	-95	-101	-107



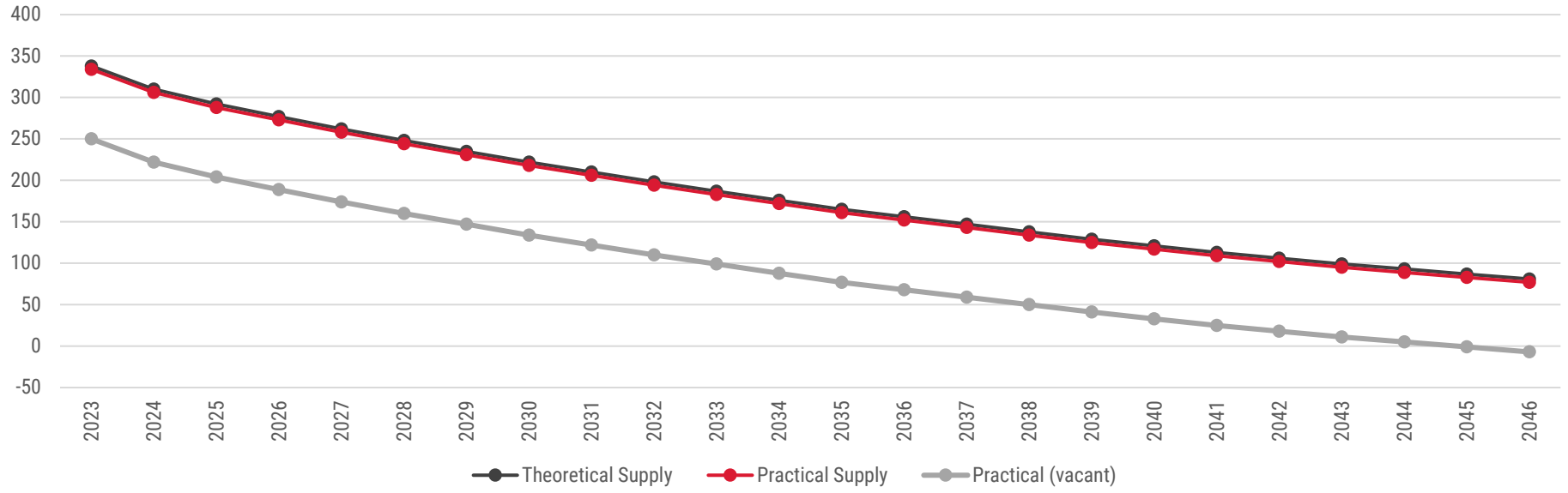
Kingborough Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	11,470	11,543	11,616	11,688	11,763	11,839	11,910	11,983	12,058	12,130	12,206	12,285	12,362	12,444	12,532	12,610	12,688	12,767	12,838	12,909	12,981
Annual growth rate	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Net migration	34	41	41	43	47	49	47	53	56	57	62	65	66	74	82	75	77	79	73	75	77
Natural change	33	32	32	29	28	27	24	20	19	15	14	14	11	8	6	3	1	0	-2	-4	-5
Persons per dwelling	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	54	60	60	60	60	60	56	56	56	52	52	52	48	48	48	44	44	44	40	40	40
Practical land supply	834	774	714	654	594	534	478	422	366	314	262	210	162	114	66	22	-22	-66	-106	-146	-186



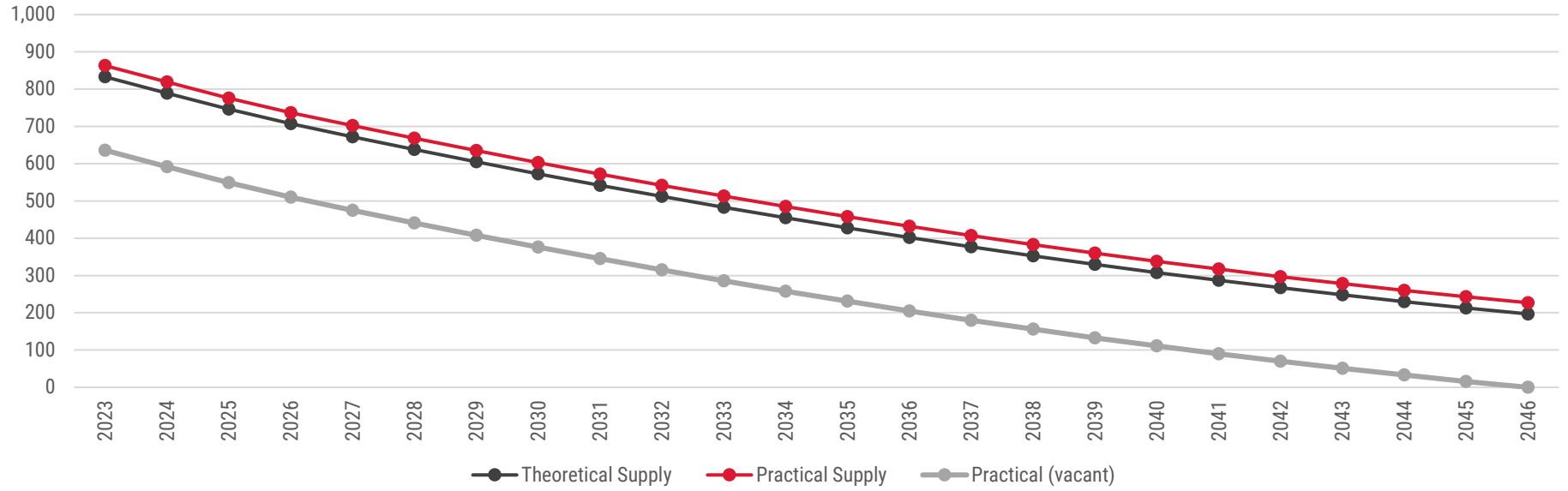
Midway Point

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	3,623	3,693	3,737	3,761	3,784	3,805	3,823	3,843	3,860	3,878	3,896	3,908	3,920	3,934	3,944	3,956	3,966	3,975	3,984	3,991	3,994
Annual growth rate	2.5%	1.9%	1.2%	0.6%	0.6%	0.6%	0.5%	0.5%	0.4%	0.5%	0.5%	0.3%	0.3%	0.4%	0.3%	0.3%	0.3%	0.2%	0.2%	0.2%	0.1%
Net migration	66	47	20	1	0	-2	-3	-2	-3	-3	-2	-7	-9	-6	-8	-5	-6	-8	-7	-7	-10
Natural change	23	23	24	23	23	23	21	22	20	21	20	19	21	20	18	17	16	17	16	14	13
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2
Net dwelling demand	36	28	18	15	15	14	13	13	12	12	11	11	11	9	9	9	9	8	8	7	7
Practical land supply	298	270	252	237	222	208	195	182	170	158	147	136	125	116	107	98	89	81	73	66	59



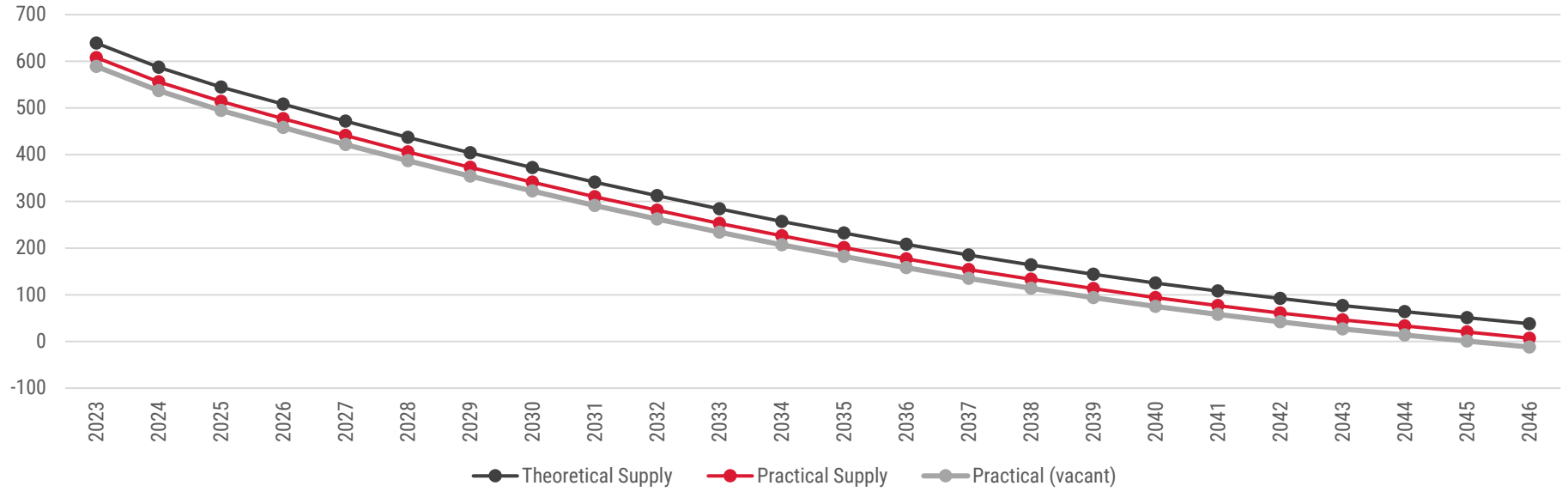
Sorell

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	2,879	2,968	3,052	3,125	3,189	3,248	3,306	3,364	3,423	3,481	3,537	3,590	3,640	3,688	3,737	3,786	3,831	3,873	3,909	3,946	3,977
Annual growth rate	2.9%	3.1%	2.8%	2.4%	2.0%	1.9%	1.8%	1.8%	1.8%	1.7%	1.6%	1.5%	1.4%	1.3%	1.3%	1.3%	1.2%	1.1%	0.9%	0.9%	0.8%
Net migration	81	89	84	74	67	63	63	65	67	67	65	62	61	60	62	63	60	57	53	55	50
Natural change	1	0	0	-1	-3	-4	-5	-7	-8	-9	-9	-9	-11	-12	-13	-14	-15	-15	-17	-18	-19
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	41	44	43	39	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19
Practical land supply	822	778	735	696	661	627	594	562	531	501	472	444	417	391	366	342	319	297	276	256	237



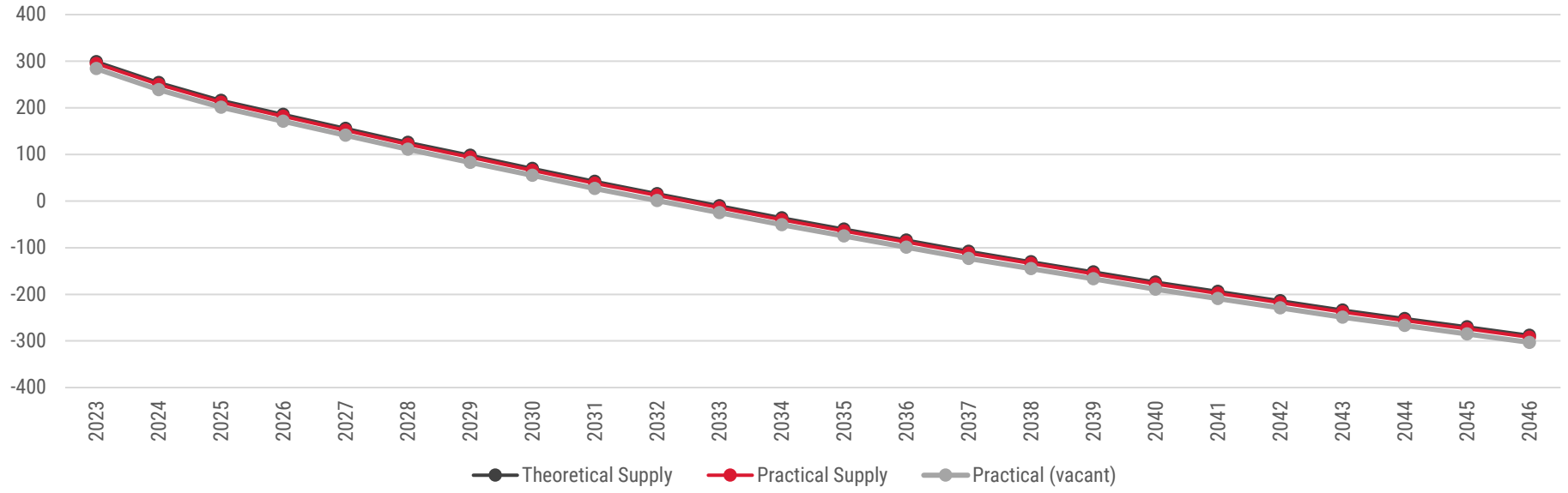
Southern Beaches

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	6,235	6,297	6,341	6,381	6,420	6,457	6,494	6,530	6,569	6,605	6,641	6,673	6,701	6,729	6,754	6,781	6,810	6,837	6,863	6,887	6,909
Annual growth rate	1.4%	1.0%	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%
Net migration	58	34	16	12	14	13	15	17	22	22	22	20	16	16	16	19	21	21	21	20	18
Natural change	30	28	28	28	25	24	22	19	17	14	14	12	12	12	9	8	8	6	5	4	4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	64	52	42	37	36	35	33	32	31	29	28	27	25	24	23	21	20	19	17	16	15
Practical land supply	544	492	450	413	377	342	309	277	246	217	189	162	137	113	90	69	49	30	13	-3	-18



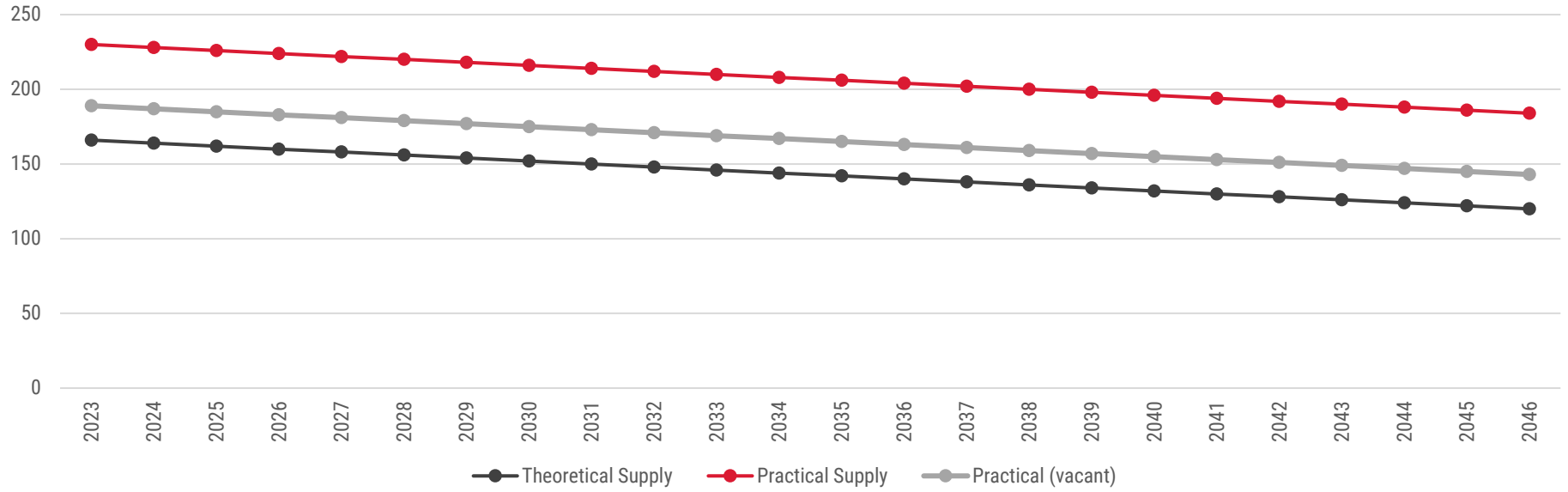
Sorell Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	4,988	5,048	5,099	5,136	5,181	5,226	5,264	5,303	5,342	5,380	5,417	5,461	5,502	5,542	5,583	5,619	5,656	5,696	5,729	5,768	5,805
Annual growth rate	1.6%	1.2%	1.0%	0.7%	0.9%	0.9%	0.7%	0.7%	0.7%	0.7%	0.7%	0.8%	0.8%	0.7%	0.7%	0.6%	0.7%	0.7%	0.6%	0.7%	0.6%
Net migration	54	35	26	13	21	21	16	18	20	21	22	31	28	27	27	23	25	28	23	30	27
Natural change	24	25	25	24	24	24	22	21	19	17	15	13	13	13	14	13	12	12	10	9	10
Persons per dwelling	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	50	45	38	30	30	30	28	28	28	26	26	26	24	24	24	22	22	22	20	20	20
Practical land supply	245	200	162	132	102	72	44	16	-12	-38	-64	-90	-114	-138	-162	-184	-206	-228	-248	-268	-288



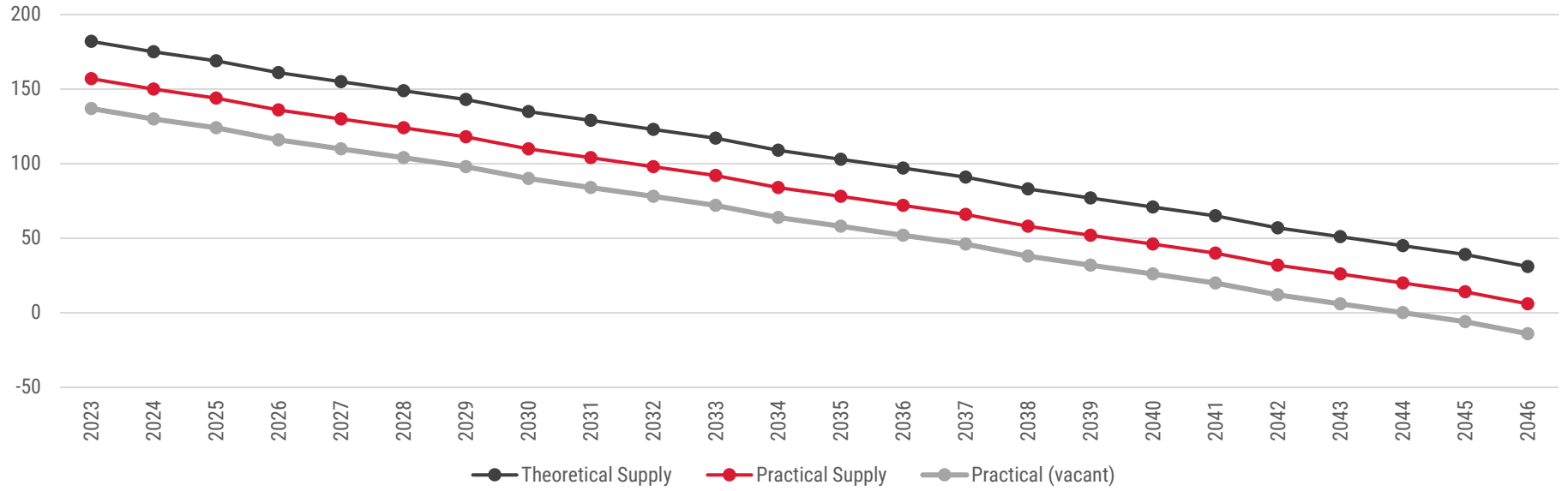
Bagdad

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	532	537	540	545	549	552	556	561	564	566	571	577	579	583	586	588	593	593	597	600	601
Annual growth rate	0.6%	0.9%	0.6%	0.9%	0.7%	0.5%	0.7%	0.9%	0.5%	0.4%	0.9%	1.1%	0.3%	0.7%	0.5%	0.3%	0.9%	0.0%	0.7%	0.5%	0.2%
Net migration	-2	1	-1	1	0	-1	0	1	-1	-2	1	2	-2	0	-1	-2	1	-4	-2	-3	-4
Natural change	5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	5
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net dwelling demand	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Practical land supply	228	226	224	222	220	218	216	214	212	210	208	206	204	202	200	198	196	194	192	190	188



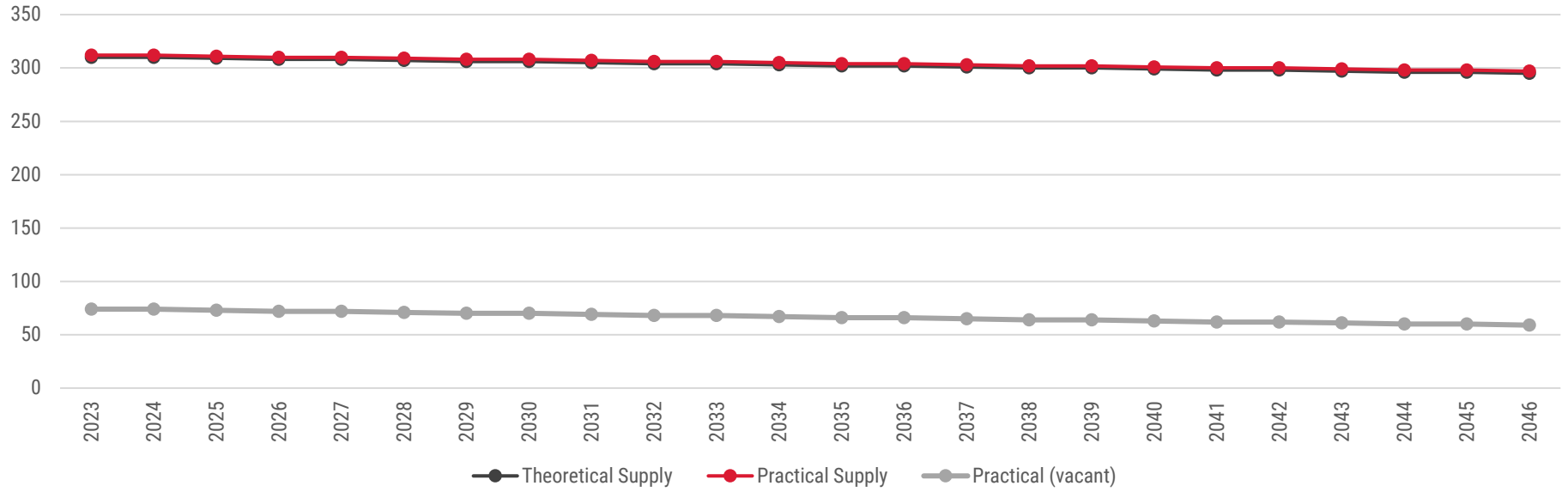
Campania

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	621	634	643	659	670	680	688	702	712	720	728	742	750	758	765	775	783	789	796	808	813
Annual growth rate	3.2%	2.1%	1.4%	2.5%	1.7%	1.5%	1.2%	2.0%	1.4%	1.1%	1.1%	1.9%	1.1%	1.1%	0.9%	1.3%	1.0%	0.8%	0.9%	1.5%	0.6%
Net migration	15	9	4	12	7	5	6	14	8	8	8	15	8	8	8	11	9	6	8	11	3
Natural change	4	4	5	4	4	5	2	0	2	0	0	-1	0	0	-1	-1	-1	0	-1	1	2
Persons per dwelling	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	10	7	6	8	6	6	6	8	6	6	6	8	6	6	6	8	6	6	6	8	6
Practical land supply	147	140	134	126	120	114	108	100	94	88	82	74	68	62	56	48	42	36	30	22	16



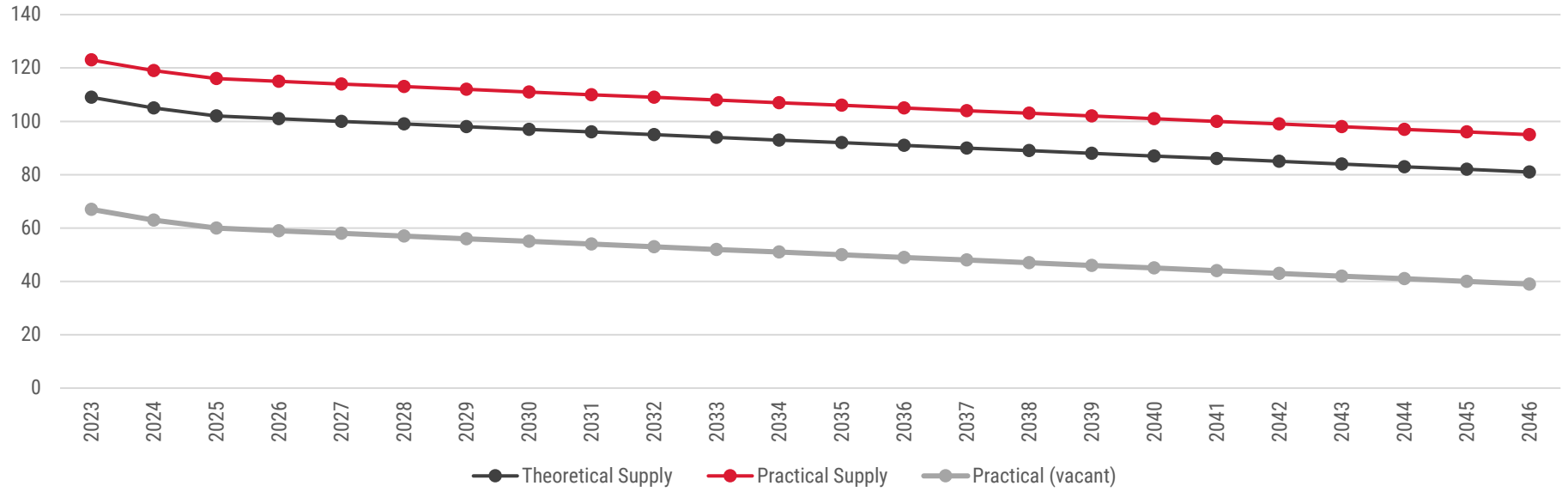
Kempton

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	386	384	387	388	387	389	390	388	391	391	391	391	393	393	393	396	394	395	396	396	398
Annual growth rate	0.0%	-0.5%	0.8%	0.3%	-0.3%	0.5%	0.3%	-0.5%	0.8%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.8%	-0.5%	0.3%	0.3%	0.0%	0.5%
Net migration	-2	-4	1	-1	-3	1	0	-3	2	-1	-1	-1	1	-2	-1	2	-3	-1	-1	-2	1
Natural change	2	2	2	2	2	1	1	1	1	1	1	1	1	2	1	1	1	2	2	2	1
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1
Practical land supply	311	311	310	309	309	308	307	307	306	305	305	304	303	303	302	301	301	300	299	299	298



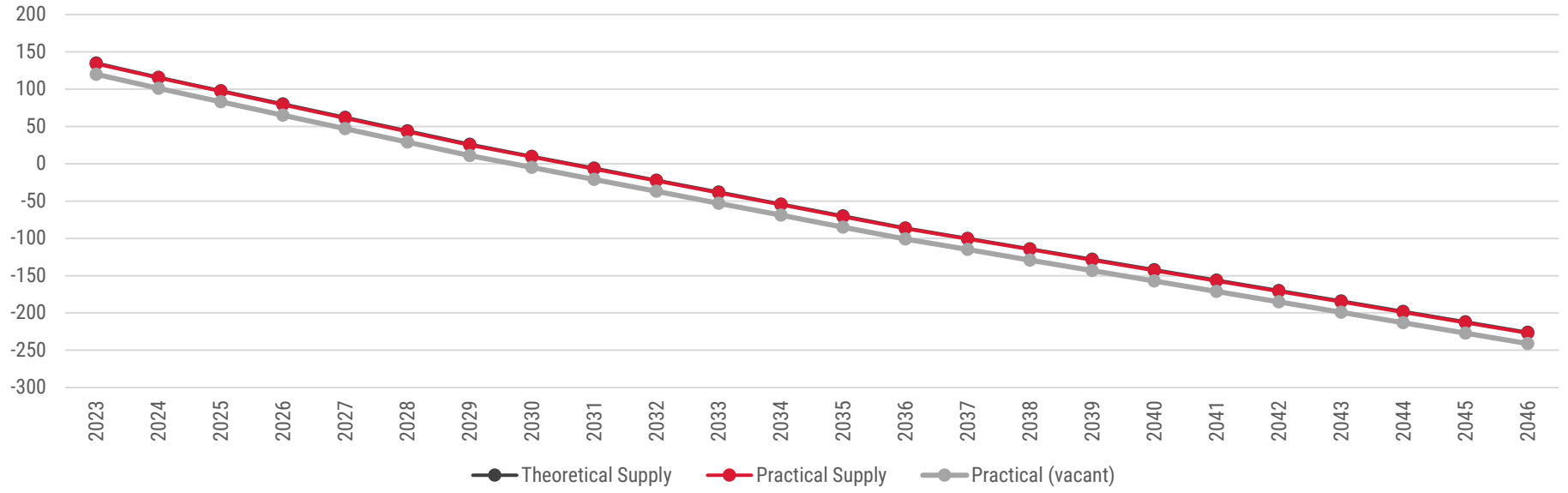
Oatlands

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	575	582	589	593	596	599	604	608	611	614	619	622	627	629	634	637	641	645	649	653	657
Annual growth rate	1.4%	1.2%	1.2%	0.7%	0.5%	0.5%	0.8%	0.7%	0.5%	0.5%	0.8%	0.5%	0.8%	0.3%	0.8%	0.5%	0.6%	0.6%	0.6%	0.6%	0.6%
Net migration	14	14	12	10	8	9	11	9	9	8	9	8	9	8	11	9	10	11	10	11	11
Natural change	-6	-7	-5	-6	-5	-6	-6	-5	-6	-5	-4	-5	-4	-6	-6	-6	-6	-7	-6	-7	-7
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	4	4	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Practical land supply	119	115	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94



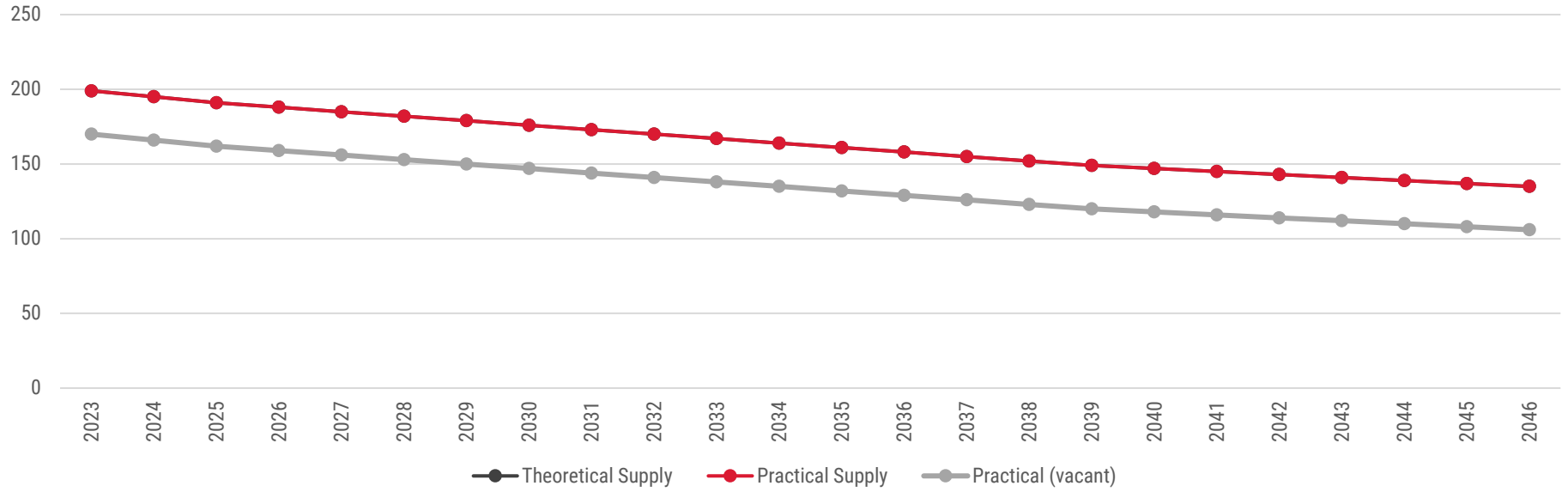
Southern Midlands Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	4,835	4,867	4,894	4,922	4,950	4,977	5,006	5,027	5,050	5,073	5,095	5,115	5,137	5,159	5,176	5,191	5,207	5,224	5,241	5,256	5,271
Annual growth rate	0.6%	0.7%	0.6%	0.6%	0.6%	0.5%	0.6%	0.4%	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Net migration	9	12	8	10	11	11	14	6	8	7	6	4	9	9	4	1	1	5	6	4	5
Natural change	22	20	19	18	17	16	15	15	15	16	16	16	13	13	13	14	15	12	11	11	10
Persons per dwelling	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	19	19	18	18	18	18	18	16	16	16	16	16	16	16	14	14	14	14	14	14	14
Practical land supply	115	96	78	60	42	24	6	-10	-26	-42	-58	-74	-90	-106	-120	-134	-148	-162	-176	-190	-204



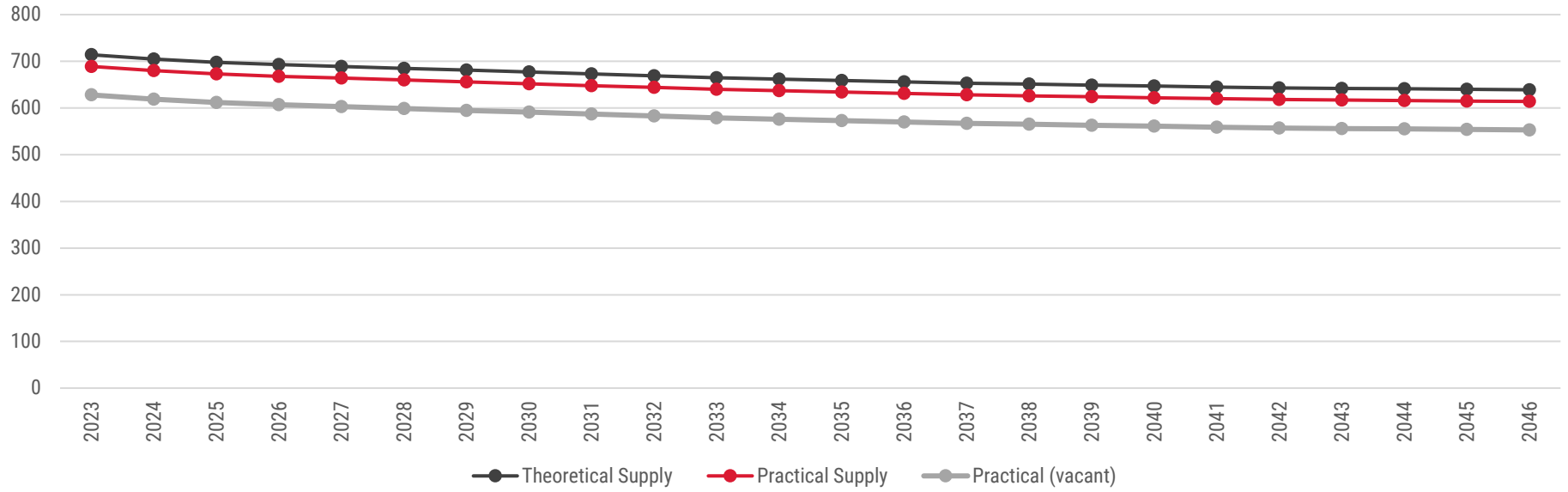
Eaglehawk Neck

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	405	410	415	419	422	423	426	429	430	433	435	437	439	438	441	442	443	444	447	447	449
Annual growth rate	1.0%	1.2%	1.2%	1.0%	0.7%	0.2%	0.7%	0.7%	0.2%	0.7%	0.5%	0.5%	0.5%	-0.2%	0.7%	0.2%	0.2%	0.2%	0.7%	0.0%	0.4%
Net migration	7	8	8	7	7	4	6	6	4	7	6	6	6	2	6	4	5	4	6	3	6
Natural change	-3	-3	-3	-3	-4	-3	-3	-3	-3	-4	-4	-4	-4	-3	-3	-3	-4	-3	-3	-3	-4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	5	4	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2
Practical land supply	194	190	186	183	180	177	174	171	168	165	162	159	156	153	150	147	144	142	140	138	136



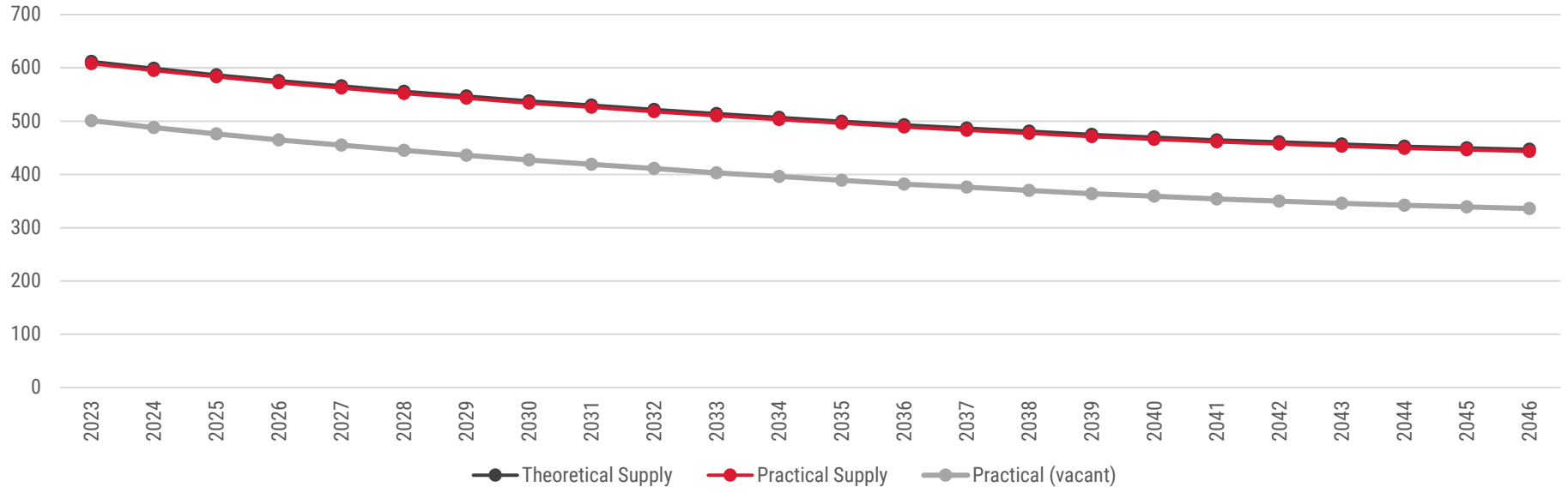
Nubeena-White Beach

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	698	704	712	716	719	722	728	730	734	739	746	747	748	751	752	756	757	759	762	762	763
Annual growth rate	1.3%	0.9%	1.1%	0.6%	0.4%	0.4%	0.8%	0.3%	0.5%	0.7%	0.9%	0.1%	0.1%	0.4%	0.1%	0.5%	0.1%	0.3%	0.4%	0.0%	0.1%
Net migration	11	8	10	8	7	6	9	7	9	10	13	7	7	9	7	10	7	8	10	7	9
Natural change	-2	-2	-2	-4	-4	-3	-3	-5	-5	-5	-6	-6	-6	-6	-6	-6	-6	-6	-7	-7	-8
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	12	9	7	5	4	4	4	4	4	4	4	3	3	3	3	2	2	2	2	2	1
Practical land supply	677	668	661	656	652	648	644	640	636	632	628	625	622	619	616	614	612	610	608	606	605



Tasman Balance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Population	1,599	1,612	1,623	1,634	1,643	1,652	1,659	1,667	1,674	1,679	1,686	1,691	1,697	1,702	1,707	1,711	1,714	1,719	1,723	1,725	1,726
Annual growth rate	0.9%	0.8%	0.7%	0.7%	0.6%	0.5%	0.4%	0.5%	0.4%	0.3%	0.4%	0.3%	0.4%	0.3%	0.3%	0.2%	0.2%	0.3%	0.2%	0.1%	0.1%
Net migration	24	23	21	22	20	21	19	21	21	20	22	22	25	24	24	24	23	26	25	24	23
Natural change	-10	-10	-10	-11	-11	-12	-12	-13	-14	-15	-15	-17	-19	-19	-19	-20	-20	-21	-21	-22	-22
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Net dwelling demand	14	13	12	11	10	10	9	9	8	8	8	7	7	7	6	6	6	5	5	4	4
Practical land supply	594	581	569	558	548	538	529	520	512	504	496	489	482	475	469	463	457	452	447	443	439



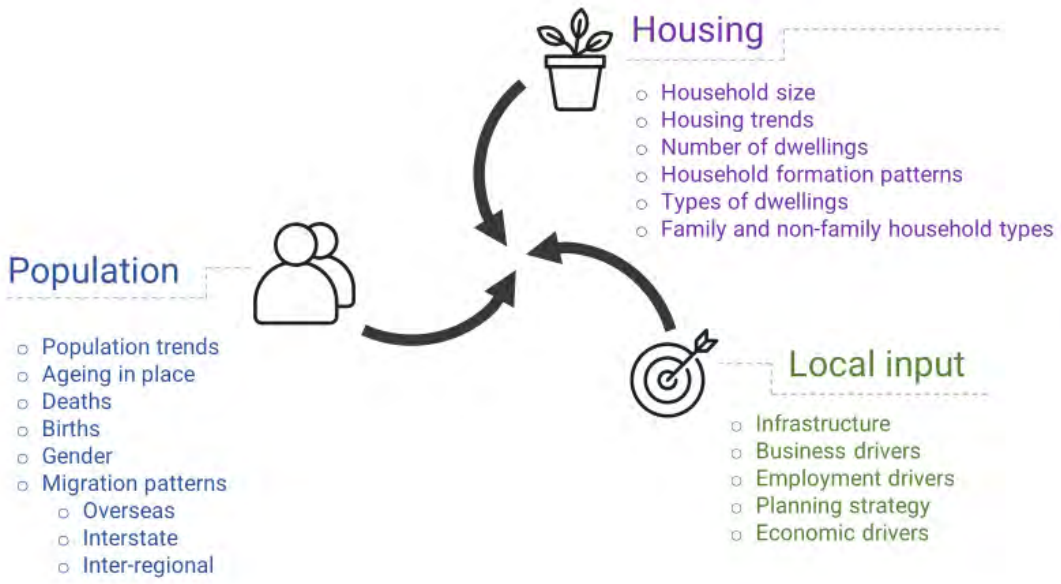
Appendix F – Population and housing forecast methodology

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.

Appendix G – Project Study Area

