

# The Residential Land Supply Report - 2021

To encourage and accommodate a growing population Warrnambool requires a large supply of land suitable for residential development

The availability of land supply also has an influence on house and land prices.

Having a long-term supply of land available for residential development helps make a city a more attractive place in which to invest in a home. The Warrnambool City-Wide Housing Strategy 2013 identified that 225 dwellings were needed annually to 2031 to meet projected population growth.

In 2018, this figure was amended to 245 dwellings per year to 2031 based on revised population growth and household size by demographic research company, .id.

Note, data informing this report is taken for the period 1 January 2020 to 31 December 2020.

## How long will the current supply last?



**2.6 years** of infill lots

**20.04 years** of zoned residential land

## How many residential lots are there?



**4211** zoned broad hectare lots – 77 per cent of supply

**1339** infill lots

**12** Estimated houses per hectare

## Population forecast



**35,181 (ABS ERP 2019)** Now

**43,304** 2031

**8123** Increase

**245** Dwellings needed each year

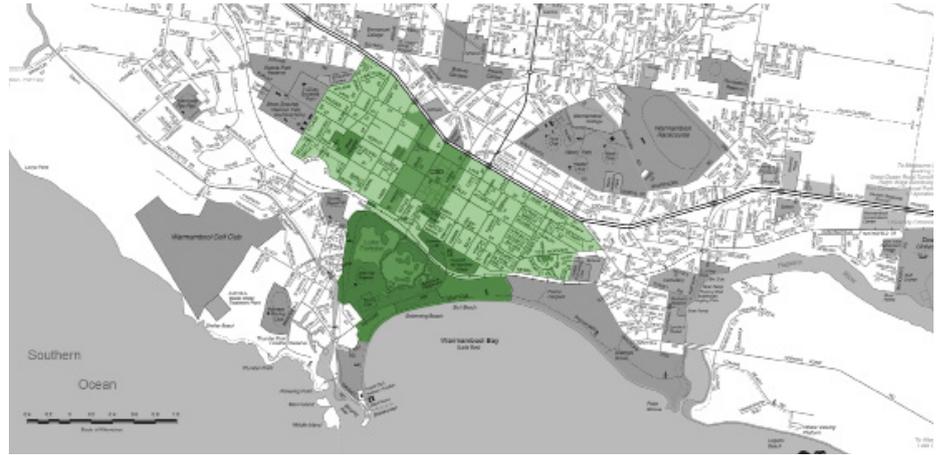
**5550** Total residential lots available

**22.7 years** Total years supply

# Location of housing land by suburb

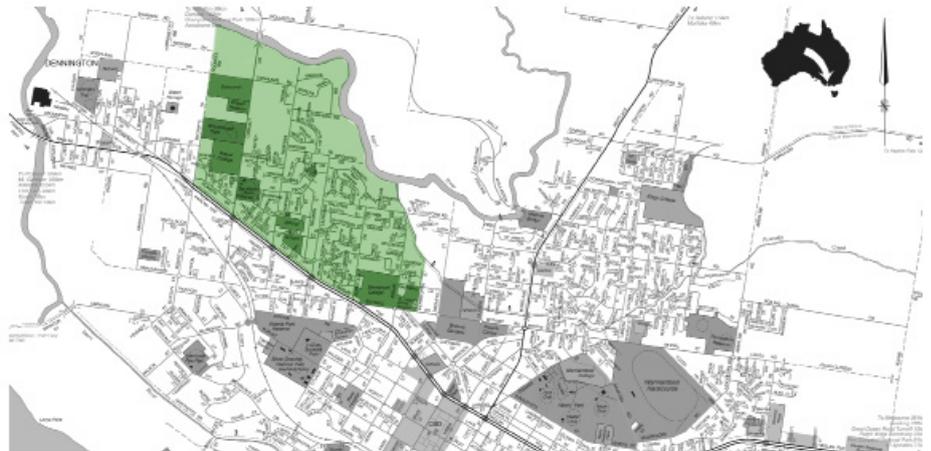
## Central Warrnambool

Residential lots: **12**



## West Warrnambool

Residential lots: **59**



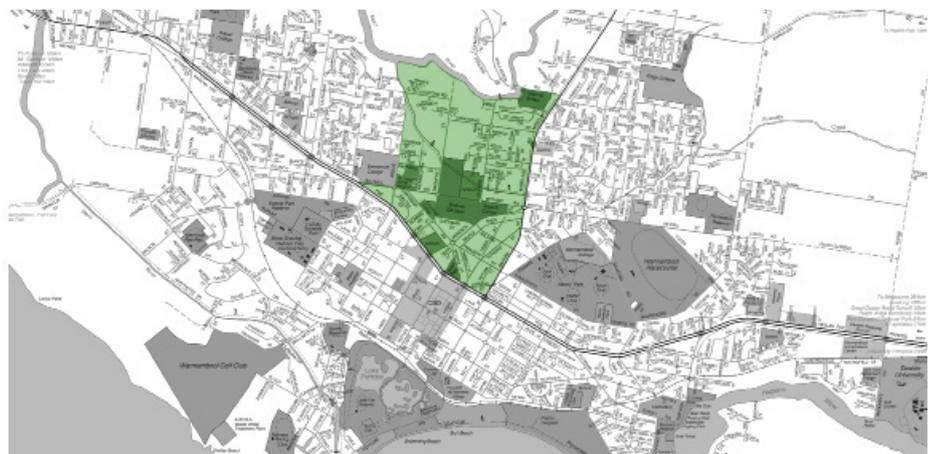
## North Warrnambool

Residential lots: **1**



## Warrnambool – Botanic precinct

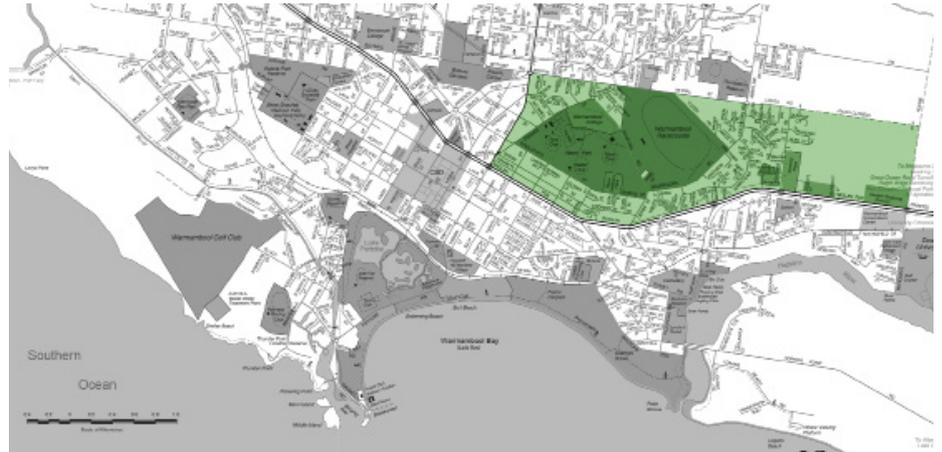
Residential lots: **33**



# Location of housing land by suburb

## East Warrnambool

Residential lots: **98**



## South-east Warrnambool (north of Hopkins Point Road)

Residential lots: **1044**



## South Warrnambool and Merrivale

Residential lots: **257**



## North-east Warrnambool

Residential lots: **776**



# Location of housing land by suburb

Warrnambool North  
Merri

Residential lots: **2316**



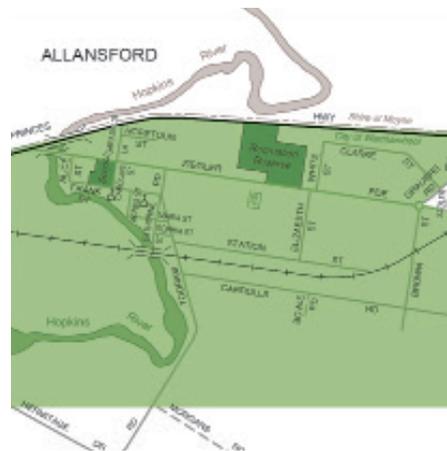
Dennington

Residential lots: **1252**



Allansford

Residential lots: **19**



Bushfield-Woodford

Residential lots: **82**

