TOWN	DESIGNATION MSS – Cl 21.04	DEMAND				SUPPLY			
		Av. annual population increase 2006-2036 (Settlement Strategy)	Council analysis	Other advice	Historical demand 2006-11[1]	Settlement Strategy[2]	Other Council analysis	Other advice	Current supply (Council estimate)
Woodend	District Town- No Change	73	25-30 lots p.a.[3]		50 dwellings p.a.	520 lots	455 lots[4]		455 lots (15-18 years)
Kyneton	District Town– Large District Town	107	36-48 dwellings p.a.[5]	43-50 dwellings p.a.[6]	70 dwellings p.a.	1,310 lots		400 lots[7]	550 lots (11-18 years)[8]
Riddells Creek	Small Town – District Town	87	25-42 dwellings p.a.	60 dwellings[9]	23 dwellings p.a.	520 lots		200 lots[10]	130 lots (3.5 – 6.5 years)[11]

[1] Atlas .id dwellings data for districts (i.e. larger than township area) based on 2006 & 2011 ABS census data
[2] Theoretical vacant lot supply (lower estimate) including GRZ, LDRZ & surrounding RLZ land. Assumes available GRZ land will be subdivided at 10 lots/ha @ 85% take up and that medium density development will increase significantly in Kyneton and Romsey.
[3] Woodend Structure Plan Residential Supply and Demand Update, Paul Shipp, Urban Enterprise, November 2015.
[4] Woodend Structure Plan Residential Supply and Demand Update, Paul Shipp, Urban Enterprise, November 2015 – vacant and underutilised lots only, with 20% discount applied
[5] Kyneton Residential Demand Assessment, Paul Shipp, Urban Enterprise, March 2016
[6] Evidence of Chris McNeill, Spade Enterprises, Amendment C99 Panel hearing. Refers to demand for conventional density broadhectare lots.
[7] Evidence of Chris McNeill, Spade Enterprises, Amendment C99 Panel hearing. Refers to total conventional density broadhectare lots.
[8] Approx. 550 lots from recently approved development plans, other vacant land and opportunity sites; assumes unit-type infill will meet a demand of 6 dwellings/year as per Kyneton Residential Demand Assessment, Paul Shipp, Urban Enterprise, March 2016.
[9] Evidence of Chris McNeill, Spade Enterprises, Amendment C100 Panel hearing
[10] Evidence of Chris McNeill, Spade Enterprises, Amendment C100 Panel hearing
[11] Approx. 120 remaining greenfield lots in Rangeview Estate area, small number of vacant lots in balance of GRZ area; assumes unit-type infill will meet a demand of 5 dwellings/year as per Riddells Creek Residential Demand Assessment, Paul Shipp, Urban Enterprise, March 2016. Development in the LDRZ area is likely to meet some of the projected demand and extend the available supply.

TOWN	DESIGNATION MSS – Cl 21.04	DEMAND				SUPPLY			
		Av. annual population increase 2006-2036 (Settlement Strategy)	Council analysis	Other advice	Historical demand 2006-11[12]	Settlement Strategy[13]	Other Council analysis	Other advice	Current supply (approx)
Gisborne	Large District Town – Regional Centre	250	100 lots p.a.[14]	170 p.a.[15]	126 dwellings p.a.	3,320 lots	4,093 lots[16]	2,195 lots[17]	3,350 - 3,500 lots[18] (33-35 years)
Romsey	District Town – Large District Town	153	43 dwellings p.a.[19]		62 dwellings p.a.	760 lots	179 lots as at Sep 2008[20]		457 greenfield (11+ years)[21]
Lancefield	Small Town – District Town	40			20 dwellings p.a.	590 lots			No current update

[12] Atlas .id additional dwellings data for districts based on 2006 & 2011 ABS census data
[13] Theoretical vacant lot supply (lower estimate) including GRZ, LDRZ & surrounding RLZ land. Assumes available GRZ land will be subdivided at 10 lots/ha @ 85% take up and that medium density development will increase significantly in Kyneton and Romsey.
[14] Gisborne & New Gisborne ODP Residential Supply and Demand Assessment, Urban Enterprise 2010
[15] Spade Consultants Pty Ltd Residential Land Supply Report (Gisborne) May 2015.
[16] Gisborne & New Gisborne ODP Residential Supply and Demand Assessment, Urban Enterprise 2010 estimated 3753 lots available, plus approximately 340 lots in New Gisborne area rezoned to GRZ via C67 Part 2 (April 2013).
[17] Spade Consultants Pty Ltd Residential Land Supply Report (Gisborne) May 2015.
[18] Derived from approx. 4,100 supply (from Note 5 above), less 600-750 lots (100-125 p.a.) taken from supply since 2010.
[19] Romsey Outline Development Plan assessment from 2008.
[20] Romsey Outline Development Plan assessment from 2008. Assumes infill development via further subdivision of existing lots will be minimal.
[21] Land rezoned to GRZ1 via C66 implementing Romsey ODP (Oct 2012) yielded 449 lots via two development plans + 33 lots from 3rd DP in existing GRZ area = 482 new greenfield lots. 25 of these lots were developed as of Dec 2015, resulting in 457 currently available. Other infill through resubdivision of existing lots is not included in supply data.