

# DEMOGRAPHIC SOLUTIONS

# HOUSING FUTURES

## RESIDENTIAL SUPPLY LAYER

Are you a strategic planner seeking to better understand the residential development potential within your Council area? Do you need support in responding to or reviewing **State Government housing targets** for your LGA? Are you looking for innovative ways to identify and prioritise potential future residential sites?

**Demographic Solutions** offers rigorous, transparent analysis to assist Councils in forming a well-supported position. Through detailed land accounting and clearly articulated assumptions, we provide a defensible **evidence base for planning, advocacy and strategic decision-making**.

### CAPACITY VS DEMAND

Our experience in population forecasting is a key factor to allow us to distinguish between theoretical supply potential and market-driven demand reality.

### TEST POLICY RESILIENCE

By modelling different scenarios (e.g., High growth Vs. Slow growth), planners can see which strategies hold up under varied conditions, ensuring decisions are robust and adaptable.

### COLLABORATIVE APPROACH

Demographic Solutions recognises that Council has its ear to the ground and collects significant amounts of information that can enhance our existing approach.

### INDUSTRY ADVICE

Demographic Solutions has connections with the development industry and commercial real estate sector to provide advice and critique assumptions around 'developability'. While capacity can be identified, this approach is about ground-truthing the development potential.

**Demographic Solutions** has developed a comprehensive **Residential Supply Layer** for **Victoria** over the past five years.

This includes:

- New dwelling production in greenfield parcels
- Current, identified and mooted projects
- Areas earmarked for greater density such as in Mixed Use and Residential Growth Zones
- Prospective or long-term sites based on a series of criteria.
- Small-scale infill, based on zoning and overlays, the age of housing, the size of lots and other criteria.



### STAY ACCURATE AND RELEVANT

Demographic Solutions monitors residential development at the site and estate level, with our Residential Supply Layer having more than 30,000 discrete residential development polygons across Victoria. This number is growing every week.

