

---

# **GROWTH PROJECTIONS**

## **for the Urban Futures Strategy**

# **Surf Coast Shire Council**

April 2024

Final

---

29/04/2024

Final Version 1.0

**Spatial Economics Pty Ltd**

ABN: 56 134 066 783

[www.spatial-economics.com.au](http://www.spatial-economics.com.au)

[info@spatial-economics.com.au](mailto:info@spatial-economics.com.au)



## CONTENTS

SUMMARY .....	5
1.0 Introduction – the purpose of this report .....	7
2.0 Victoria in Future (VIF) 2023 Projections.....	7
2.1 Uncertainty and the value of considering different population projections.....	8
2.2 Spatial Economics’ Approach to preparing Projections for Surf Coast.....	9
2.3 The Victoria in Future 2023 (VIF 2023) Projection .....	10
3.0 Spatial Economics’ alternative growth projections .....	12
3.1 Torquay-Jan Juc.....	12
3.2 Lorne-Anglesea. ....	12
3.3 Winchelsea. ....	13
3.4 Surf Coast Hinterland:.....	13
3.5 Surf Coast Shire LGA total.....	14
4.0 Population projections and underlying assumptions.....	15
4.1 Key differences compared to VIF 2023 assumptions: .....	15
4.2 Small area population growth projections.....	16
APPENDIX A: Underlying demand .....	18
APPENDIX B: Greater Geelong Housing Framework Plan .....	22
APPENDIX C: The latest ABS population growth estimates (published March 2024) .....	23
APPENDIX D: Characteristics of different communities within Surf Coast Shire .....	27



## LIST OF GRAPHS

Graph 1: Surf Coast's Population Growth in the last five years

Graph 2: Melbourne's population change in the last five years

Graph 3: Surf Coast's components of population change, 2021-22

Graph 4: Surf Coast's components of population change, 2022-23

Graph 5: Population change over last five years: parts of Surf Coast Shire

## LIST OF TABLES

Table 1: VIF 2023 projections for the Barwon Region

Table 2: VIF2023 population and dwelling projections for Surf Coast LGA by SA2

Table 3: Alternative growth Projections - Surf Coast and Composite Regions

Table 4: Comparison of dwelling projections - Torquay.

Table 5: Comparison of dwelling projections – Lorne-Anglesea.

Table 6: Comparison of dwelling projections – Winchelsea

Table 7: Comparison of dwelling projections – Surf Coast hinterland

Table 8: Comparison of dwelling projections – Surf Coast Shire LGA

Table 9: Comparison of population projections for Torquay-Jan Juc

Table 10: Comparison of population projections for Lorne-Anglesea

Table 11: Comparison of population projections for Winchelsea

Table 12: Comparison of population projections for the Hinterland

Table 13: Comparison of population projections for Surf Coast Shire LGA

Table 14: ABS and State Government population projections - Victoria

Table 15: ABS and State Government population projections – Greater Melbourne

Table 16: ABS and State Government population projections – Regional Victoria

Table 17: Population growth in Surf Coast's SA2s

Table 18: Select population and dwelling characteristics by SA2 – Surf Coast, 2021

Table 19: Trends in dwelling vacancy rates in Surf Coast towns, 2011-2021

Table 20: Occupied and unoccupied dwellings, Surf Coast towns, 2011-2021



## SUMMARY

Surf Coast Shire is reaching a tipping point.

The coastal areas have very limited growth opportunities, but at the same time as the available greenfield land in Torquay runs down, there is potential for significantly increased growth in Winchelsea.

Torquay, where 85% of the Shire's population growth has been accommodated over the last thirty years, has a limited amount of land available for further development. A range of constraints already contain growth in other coastal and rural parts of the Shire. The township of Winchelsea is the only location identified as having the potential to grow significantly over the long term.

The State Government projection, VIF 2023, projects that population growth in the Torquay area will slow over time, with dwelling growth declining from 300 per year to around 130 per year by 2036. While Spatial Economics agrees that the VIF 2023 projections reflect one realistic perspective on the Shire's future growth, there are two feasible alternative projections: one with a faster take up of zoned residential land and one with a slower but sustained pace of development that reflects the current low level of activity.

The Lorne Anglesea area is projected to grow by VIF 2023. Dwelling growth is projected to be around 60 per year. Spatial Economics view is that this is too high. In recent years less than 10 dwellings have been added on average per year. Given the tight land constraints around each of the coastal towns, there is no basis to say this low level of activity will not continue.

The town of Winchelsea and the rural hinterland cover 60% of the Shire's area. The town of Winchelsea is likely to grow strongly. VIF 2023 projects modest dwelling growth of about 80 dwellings per year through to 2036. Winchelsea's growth has been underpinned by overspill from Geelong. It offers potentially more affordable land (similar prices but larger blocks) than Geelong's southern growth area, e.g. suburbs such as Armstrong Creek, Mount Duneed and Grovedale. In the future Winchelsea is also likely to be the housing location chosen by some households who are unable to afford to buy or rent housing in the coastal townships. Spatial Economics' view is that growth is likely to be substantially greater than the VIF 2023 projections, owing to the pressures of demand for housing within the Barwon Region coupled with good transport infrastructure (road and rail) and the few environmental constraints limiting the towns potential for future growth.

The balance of the Surf Coast Hinterland is projected to have minimal growth owing to a range of environmental constraints limiting residential land supply opportunities.

Meanwhile demand for additional housing grows as the Shire's main sources of population growth – people moving from Melbourne and Geelong – continues. The Victorian Government projects Melbourne to reach eight million people by 2050, an increase of 2.7 million. An increasing share of this growth is expected to be on Melbourne's northern and western sides. Victoria's second city, Geelong, is expected to continue to be the focus of much of the growth occurring outside of Melbourne.

VIF 2023 and the ABS's high, medium and low projections for Victoria, Melbourne and Regional Victoria all project considerable long term population growth – between two and four million more people in Victoria by 2050 - fuelling demand for new dwellings. While all these projections show significant growth, they could, in fact, be conservative. All four projections show declining rates of population growth, well below the rates seen in the years prior to the pandemic. These declining rates are driven by the assumptions behind the projections, usually constant amounts of net overseas migration and an ageing population.

However, given that (a) State Governments have little control over population growth and, (b) population growth projections have often been too low in the past, planners and policy makers need to be wary of how much growth *could* occur. While there are potential dangers in



overestimating the amount of future growth too much, under-estimating growth (and planning for future infrastructure and service requirements) has even greater risks and more serious consequences.

### **Implications for Surf Coast Shire**

This growth on Surf Coast's doorstep could result in a more acute mismatch of demand and supply over time. That demand can materialise as a desire from people,

- to move to and make a home in Surf Coast,
- or to purchase a holiday home,
- or to rent for a short term stay,
- or to simply visit for a day.

It is important to acknowledge these different types of demand. The desire to make a permanent home in Surf Coast is enhanced as more flexible working arrangements allow more people to potentially enjoy the benefits of coastal living while earning urban salaries. The demands made by retirees will grow as projections show their numbers to increase by a million by 2050. Baby boomers may be dying out over time, but the Gen 'Xers' and 'Yers' are even more numerous. A larger, more compact and maybe hotter Melbourne may mean even more people wanting to escape for a sea change, holiday or day trip.

### **Implications of a potential mismatch of demand and supply**

Competition between these different demands being made on Surf Coast's housing stock will likely intensify over time. Already Surf Coast's coastal towns have house prices well above the Victorian and Melbourne averages. This local price inflation is likely to only increase over time as demand grows strongly while supply grows more slowly.

Consequently, housing in the coastal towns could become even more unaffordable. Teenagers currently growing up in the coastal towns may have to look elsewhere for housing when they reach an age when they wish to start their own families.

There will be housing options elsewhere. Winchelsea currently has house prices below the Victorian and Melbourne averages and below Geelong's. It also has the potential for additional housing growth. Apart from further growth in Armstrong Creek and Mount Duneed, the City of Greater Geelong has planned growth areas to its north and west (see Appendix B) while Bannockburn in the Golden Plains Shire is anticipating significant growth in the future.



## 1.0 Introduction – the purpose of this report

Planning involves preparing for the challenges of future change and then assessing means to reach particular objectives. One of the inherent problems of planning is that the future tends to be both uncertain and volatile. Planning for future urban development needs to take account of this uncertainty – in part by addressing the implications of a range of realistic projections of potential population growth and housing demand.

The purpose of this report is therefore to develop alternative population and housing growth projections for Surf Coast Shire and its four parts: Lorne – Anglesea, Torquay – Jan Juc, Winchelsea and the rural hinterland. The implications of these projections are addressed in the Surf Coast Urban Futures Strategy and associated Context Report.

These projections have been developed against a background of strong demand for housing in Surf Coast Shire. Both the Commonwealth and State Governments forecast continued strong population growth in areas on Surf Coast's doorstep: Greater Melbourne and Geelong. This forecast growth in Melbourne and Geelong will be a key factor in driving underlying population growth and housing demand in Surf Coast.

An analysis of recent growth trends and key drivers of the volume of underlying demand and its consequences is included in Appendix A to this report. Other appendices provide further information in support of the body of analysis and assumptions in the main part of this report.

## 2.0 Victoria in Future (VIF) 2023 Projections

The State Government's Department of Transport and Planning published a new set of population projections (Victoria in Future 2023 aka VIF 2023) for Victoria as a whole, for the State's regions and for individual local government areas in November 2023. These updated projections that were previously published in 2019.

The new projections were able to take account of:

- the results of the 2021 census;
- estimates of resident populations for small geographical areas up to June 2022; and
- population projections for States, Territories, Capital Cities and 'Rest of States' prepared by the Commonwealth Treasury.

The VIF 2023 projections are the latest in a series that goes back to the late 1990's. The VIF 2023 projections look forward thirty years (i.e. to 2051) for large geographical areas such as the Barwon region and extend for 15 years (i.e. to 2036) for Local Government Areas and SA2s, an ABS sub-LGA classification. There are three ABS defined SA2s for Surf Coast – Torquay, Lorne - Anglesea and Winchelsea - the last of which includes most of the Shire's hinterland.

VIF 2023 makes projections of

- populations; <sup>1</sup>
- their age structures;
- households;
- household types;
- average household sizes; and
- occupied and unoccupied dwellings.

---

1



The VIF 2023 projections use top-down and bottom-up techniques. The top-down technique involves making population projections at the state level, then for Greater Melbourne and Regional Victoria, then for five regions within Greater Melbourne and nine regions within Regional Victoria.

Population projections are converted to households and dwellings using assumptions about average household size and about the percentage of dwellings which are occupied.

At the sub-regional level, the Victoria in Future projections use a bottom-up technique. Given land constraints, projections are first made for dwellings at the lowest geographical level – the SA2. Then assumptions are made about occupancy (or vacancy rates) to derive the number of households which are synonymous with occupied private dwellings. Average household size is then applied to derive the population.

The bottom-up projections have to be adjusted as necessary to be consistent with the top-down projections. So, the three ABS SA2s in Surf Coast Shire used by Victoria in Future 2023 add up to the LGA projection. The four LGAs that make up the Barwon Region – Surf Coast, Greater Geelong, Queenscliffe and Colac Otway – add up to the Barwon Region.

**Table 1:** VIF 2023 projections for the Barwon Region

	2021	2036	2051
Population	334,125	443,169	547,469
Households	136,798	184,494	229,265
Dwellings	156,863	211,442	262,587

**Table 2:** VIF2023 population and dwelling projections for Surf Coast LGA by SA2

	2021				2036			
	Torquay	Lorne-Anglesea	Winc-helsea	Surf Coast	Torquay	Lorne-Anglesea	Winc-helsea	Surf Coast
Dwellings	11,096	6,760	2,731	20,678	14,146	7,695	3,873	25,867
Households	9,203	2,875	2,524	14,721	12,448	3,282	3,559	19,374
Population	24,636	6,192	6,585	37,648	32,275	7,340	8,077	48,010

NB The three SA2s don't quite add up to the Surf Coast total owing a small area east of Torquay that the ABS included in a different SA2

## 2.1 Uncertainty and the value of considering different population projections

A quick look at the past reminds us that just how volatile, unpredictable and, in many ways, uncontrollable change can be. Over the past 180 years Victoria's growth has been very volatile, affected by world events such as gold rushes, World wars, economic booms, depressions and recessions and by structural economic and cultural changes - all of which are way beyond the control of Governments and their policies.

Given this, it is no surprise that population projections and forecasts of future change can easily go awry. The impacts of Covid-19 illustrate this. In the space of the last ten years Victoria has gone from an economic and population growth boom, to record population loss during Covid, to a post Covid-19 growth bounce that exceeds anything before. To add to the complexity, different parts of Victoria had totally different experiences. While many urban councils experienced considerable population losses during Covid, Surf Coast saw a population surge as Melburnians escaped lockdowns.





Given this past, it makes sense to accept that the future is inherently uncertain. Using one projection of the future has practical shortcomings. Good planning practice recognises that a range of futures are possible, especially over the long term. These different possible futures need to be built into plans and projects – i.e. plans need to provide for the currently unexpected and have flexibility to cope with changes in rates of projected population growth.

Planners, especially in local government, need to be particularly wary of places where there is potential for a sudden and unexpected increase in population growth pressure and development and have plans which give them the flexibility to respond. The consequences of failing to do so can be local price inflation, increasing the unaffordability of housing. Faster than expected growth can also lead to shortages of local infrastructure and services and a failure to meet planned outcomes. Identifying not only where growth will occur in the Shire but also how fast it may occur will help point to the new investments in infrastructure and services that need to be made.

Good planning involves frequent monitoring of change.

The main purpose of this report is to demonstrate a realistic range of possible future growth trends and their implications for the Shire and the different communities within it.

## 2.2 Spatial Economics' Approach to preparing Projections for Surf Coast

We looked at plausible drivers of growth trends for functional small areas. Each small area has a differing realm of possibilities based on demographics and land supply availability.

The functional small areas used here are slightly different to the SA2s used in VIF 2023. Spatial Economics has used four areas as opposed to three used by VIF 2023. In particular Spatial Economics has subdivided the Winchelsea SA2, which has 60% of the land area of the Shire, into two: one for the township of Winchelsea and one for the balance of the SA2 which has been called 'Hinterland'.

We have presented different dwelling projections (and population numbers) for each of these areas. These are summarised in the table below:

**Table 3: Alternative growth projections - Surf Coast and Composite Regions**

Region	State Gov't Projection	Alternative projections	
Torquay – Jan/Juc	VIF 2023	Trend Land Release	Slowed Land Release
Lorne – Anglesea	VIF 2023	Lower Growth	
Winchelsea	VIF 2023	Low Growth	High Growth
Hinterland		Slow Ongoing Growth	
<b>Surf Coast Shire</b>	<b>VIF2023</b>	<b>Moderate Long Term Growth</b>	<b>Stronger Long Term Growth</b>

The Victoria in Future 2023 projections form the base projection: this published data from the Victorian State Government that covers the period from 2021 to 2036.

Spatial Economics presents several projections, tailored to the particular prospects of each of the four parts of Surf Coast, these include:

- two alternative projections for Torquay / Jan Juc. One based on a trend release of greenfield land for development and one based on a slower but sustained release of land;



- one alternative projection for Lorne – Anglesea that assumes slower growth than the VIF 2023 projections;
- two alternative projections for Winchelsea town, one which assumes slow long term growth and one that assumes progressively higher rates of dwelling growth in response to regional growth pressures; and
- one alternative projection for the balance of the Hinterland, which assumes slow ongoing growth, slightly higher than VIF 2023.

Each of the Spatial Economics projections extends to 2051 (VIF only extends to 2036 for SA2s).

These projections for each small area are then amalgamated to make two overall projections for the Shire: (a) a moderate growth projection and (b) a stronger growth projection.

### 2.3 The Victoria in Future 2023 (VIF 2023) Projection

VIF 2023 provides projections at SA2 level – Torquay, Lorne-Anglesea and Winchelsea. Winchelsea SA2 includes both the town of Winchelsea and the balance of the hinterland area in its projection total.

Looking at the VIF 2023 SA2 projections, each has issues with the projected population and number of dwellings.

For the **Torquay SA2** the VIF 2023 projection starts with maintaining the SA2's at least 80 percent share of Surf Coast Shire's growth in the five years from 2021 to 2026, but then declining after that. From 2026 to 2031 its dwellings projection falls by about 40 percent (from 300 per annum down to 180). It then declines again to around 130 per annum 2031 to 2036. While this decline appears to recognize the limited greenfield residential land supply in the Torquay/Jan-Juc area, the timing and rate of decline are not in line with more common patterns of development.

In areas where greenfield land is running out there are two historically common patterns of development – one where land is developed at similarly high rates until only a small amount remains and there is a sudden drop-off and the remaining lots are sold at a trickle. The other frequently seen pattern of development is that development becomes progressively more difficult as the more problematic land parcels are left until last and/or, when developers realise that land is limited, they restrict the amount of lots they bring to market, to extend the life of their developments. This pattern sees a longer-slowdown and potentially a longer trickle out until all new lots are sold. In contrast to the VIF 2023 stepping down in 5-yearly increments, the Spatial Economics projections will present each of these more-likely run-out projections.

Additionally, there is no clear indication that VIF 2023 makes any specific assumption about infill development. While infill opportunities are limited in Torquay / Jan Juc, the Spatial Economics projections will consider both a slight increase and a moderate increase in production of infill housing, in part to offset the impact of declining greenfield land availability and increasing house prices.

For the **Lorne-Anglesea SA2**, the VIF 2023 projection has between 60 and 65 additional dwellings being added each year from 2021 to 2036. Over the last 5 to 7 years, there has been limited net additions to total dwelling stock in this area. Most building activity has been replacement of older coastal shacks with updated modern housing. However, the resident population has grown over this period. This has probably been due to full time occupation of the high amount of previously vacant holiday homes. During the Covid pandemic, some of these homes moved from being vacant most of the year to being occupied, resulting in population and household growth where there is no actual dwelling stock change.

Spatial Economics believes that there will be limited net dwelling growth in the future in the Lorne-Anglesea area, in the order of less than half that projected in VIF 2023.



For the **Winchelsea SA2**, the VIF 2023 projection is fairly flat with around 70 dwellings per annum 2021-26 and 80 per annum for the 10 years from 2026-36. The amount of growth in the first part of this projection is reasonable but the lack of recognition of the likelihood of increased demand is hard to accept.

The VIF 2023 projection for the Barwon Region has around 3,700 additional dwellings per year declining gradually to 3,300 dwellings per year. While a lot may be catered for in Greater Geelong, it is clear that there is huge regional level demand for housing. (see Appendix A for more detail). As the Bellarine Peninsula and Torquay run out of greenfield land, greenfield housing demand will be pushed to the west of Geelong (see Greater Geelong's 2020 Housing Framework Plan in Appendix B). Developments in the west of Greater Geelong are already looking to be higher priced, and generally smaller, housing lots. As a result, there will be opportunities for well-located and more affordable new housing in the region. In a similar way that Bannockburn in Golden Plains Shire already presents an 'in demand' option reasonably close to Geelong, Winchelsea is both attractive and well located as a more affordable (and larger lot) alternative for the Greater Geelong housing market. It has serviceable land and the added bonus of immediate access to the duplicated Princes Highway and to the Warrnambool train line which, over time, will likely see more frequent services.

Note that the ABS's population estimates show that Bannockburn's population more than tripled between 2001 and 2023 – from 2,570 to 8,140.

We believe demand and growth in Winchelsea will increase over time and this is reflected in the Spatial Economics' projections with a moderate and a stronger increase in annual dwelling production.



## 3.0 Spatial Economics' alternative growth projections

### 3.1 Torquay-Jan Juc

We believe the pattern of take-up of the remaining greenfield land will likely be a different to the VIF 2023 projections. Based on historical patterns of development across many other similar locations, there are two ways this could play out.

In the **Trend Land Release Projection**, we assume that recent strong demand for new land will continue and the remaining land will be consumed rapidly, in line with recent trends, until it hits a threshold (about 20% of currently identified land remaining around 2030). There will then be a rapid tightening of lots being made available and a quick drop off in housing supply. Infill housing demand will rise somewhat to 55 dwellings per annum in the mid 2030's, but not as much as in the following projection.

In the **Slowed Land Release Projection**, the trend for the remaining greenfield land will see an immediate slowing down of lot production (as has been seen in the most recent data) as land owners/developers seek to maximise their profits from declining land stocks. This would see a very 'long tail' of lots being trickled out to the market through the late 2030s and into the 2040's. In a climate of rising prices this is a realistic strategy developers may employ given that no new land opportunities will be available in this specific geographical market. This projection is accompanied by an assumption that there will be increase demand for infill housing in Torquay. While opportunities are relatively limited, some of the older parts of the town of Torquay are likely to see significant pressure for small-scale infill housing. This projection has infill dwellings continuing to increase through the 2030's and 2040's reaching 75 - 90 dwellings per annum in the late 2040's.

**Table 4:** Comparison of dwelling projections – Torquay - Jan Juc

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	11,096	14,146	-	3,050	
SE: Trend Land Release	11,096	14,823	15,723	3,727	900
SE: Slowed Land Release	11,096	14,458	15,933	3,362	1,475

### 3.2 Lorne-Anglesea.

We have chosen to make just one alternative projection. There is very limited opportunity for net growth in dwellings. We have labelled this projection as 'lower growth', in that it projects lower amounts of future dwelling growth compared to VIF 2023. There may be some replacement of single dwellings on larger lots for two or three dwellings, and limited numbers of small-scale multi-unit developments.

What will happen with the resident population and households is much harder to project as it is really about personal and household choice and means. As these areas continue to rise in price, they will likely increasingly become enclaves of the relatively wealthy. It is difficult to know the extent to which these will be either well-off sea changers or retirees or if there will be an increased number of vacant dwellings used as second homes or short-term vacation rentals. For the purpose of this projection, we have assumed a modest continued increase in resident population.

**Table 5:** Comparison of dwelling projections – Lorne-Anglesea.

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	6,760	7,695		935	
Lower Growth	6,760	7,125	7,509	365	384



### 3.3 Winchelsea.

With the housing demand pressures coming from ongoing strong population growth in Greater Geelong, and to some extent Melbourne, demand is likely to be higher than in the past. Recent developments have sold quickly and so in both the **Low Growth Projection** and the **High Growth Projection**, the rate of development is assumed to increase. Because Winchelsea is coming from a relatively low base in terms of its existing number of dwellings, the growth rates are high compared to a larger area such as Torquay/ Jan-Juc. However, the number of additional dwellings is reasonable given recent developments and the major assumption that additional residential land can be made available in the short, medium and long term. In both projections, development remains modest in the 2020's, assuming there is time required to put appropriate planning in place to cater for increasing regional demand.

**The Low Growth Projection** sees dwelling growth at around 80 per annum through to 2031 and then steadily increasing to around 175 per annum in 2046-51. This represents growth of around 7.5 percent per annum in 2021-26 (coming from a small base), falling to around 5 percent in 2036 and 4.4 percent by 2051.

Under the **High Growth Projection**, Winchelsea would see a continued high growth rate in the 6 to 8 percent per annum range through to 2051. As price pressures increase across the Barwon Region, the relative attractiveness of Winchelsea in terms of liveability, housing affordability and lot sizes would see demand increase and be able to be met, starting in the 2030's, rising from around 80-100 dwellings per annum in the 2020's to 400 per annum in the late 2040's. Again, while this rate of growth sounds high, but coming from a small base, it does not represent an unrealistic assumption regarding future growth. However, it does mean Winchelsea would have about 7,500 dwellings in 2051.

**Table 6:** Comparison of dwelling projections – Winchelsea

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	952	1,818		866	
Low	952	2,275	4,535	1,323	2,260
High	952	2,667	7,531	1,715	4,864

**Note:** VIF 2023 numbers are a proportional split of Winchelsea SA2 using the same distribution between the Hinterland and Winchelsea town as is used by the Spatial Economics low projection.

### 3.4 Surf Coast Hinterland:

While VIF 2023 does not separate out Winchelsea township from the balance of the Surf Coast hinterland, the Spatial Economics projections do. In terms of supply, there are effectively no more significant opportunities for rural residential development and only a minor impact from housing on farmland. That leaves a small amount of supply in the town of Moriac (around 60 lots), very limited capacity for additional dwellings in Deans Marsh and some land just over the Torquay SA2 boundary near Bellbrae. For the purpose of this analysis, the Bellbrae land is considered part of Torquay. That leaves Moriac as the only significant potential source of additional housing supply. The supply in Moriac is not serviced by trunk sewer so development is likely limited, although a recent land release has proven popular.

For the Surf Coast Hinterland, we have created only one projection where the available land is gradually taken up over time, small-scale hobby farm development continues and contribution from the re-subdivision of existing rural residential lands.



**Table 7:** Comparison of dwelling projections – Surf Coast hinterland

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	1,779	2,055		276	
SE Continued Demand	1,779	2,211	2,457	432	246

**Note:** VIF 2023 numbers are a proportional split of Winchelsea SA2 using the same distribution between the Hinterland and Winchelsea town as is used by the Spatial Economics projection.

### 3.5 Surf Coast Shire LGA total

Spatial Economics suggests that Surf Coast Council plan on the basis of two alternative projections of housing and population growth based upon likely combinations of the potential trends we have identified at a SA2 level. Under both projections by 2036 the overall result for Surf Coast Shire would be projected growth in dwellings of around 5,800. This is slightly higher than the 5,200 under VIF 2023 with the lower projections for Lorne-Anglesea by Spatial Economics offset by higher projections for Winchelsea and slightly higher numbers for Torquay.

The Moderate Growth projection, using the lower assumption for Winchelsea, would see an additional 3,800 dwellings between 2036 and 2051. The Stronger Growth projection would see almost double that growth (nearly 7,000 more dwellings) in the 15 years to 2051.

**Table 8:** Comparison of dwelling projections – Surf Coast Shire LGA

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	20,678	25,867		5,189	
Moderate Long Term Growth	20,678	26,434	30,224	5,756	3,790
Stronger Long Term Growth	20,678	26,461	33,429	5,783	6,968

As a share of total housing growth in the broader Barwon region, the Spatial Economics Stronger Long-Term Growth projection for Surf Coast as a whole, represent a little less than 11 percent of VIF2023 projected dwellings growth through to 2041. That is about the same share of regional growth Surf Coast experienced in 2011-2016 and less than its share in 2016-2021. In the 2040s Spatial Economics trend/low projection drops to around 8 percent of regional growth and the high projection rises to nearly 15 percent of regional growth by 2051. In Spatial Economic view these projections are reasonable compared to historical trends.



## 4.0 Population projections and underlying assumptions

Spatial Economics projections are driven by the dwelling numbers and two key assumptions: **vacancy rates** and **average household size**.

Using the dwelling figures developed for the Spatial Economics growth projections, we have also produced population numbers, based on these projections. There are several ways in which these projections can and do differ from VIF 2023. First, the projected numbers and growth rates of dwellings differ, so we would expect the population growth to follow these differences.

As with the dwelling projections we have started with the VIF 2023 projection as a baseline. Looking at VIF 2023, we have made some different assumptions about vacancy rates and average household size. In particular, the Spatial Economics projections assume that the effects of the Covid-19 pandemic on the 2021 Census results will have moderated following 2021. This is reflected in our assumptions about lower growth in Lorne-Anglesea, and remaining land consumption in Torquay and the hinterland.

### 4.1 Key differences compared to VIF 2023 assumptions:

#### Torquay-Jan Juc

As noted above Spatial Economics have two projections for dwellings in Torquay-Jan Juc representing two different rates of land release of the remaining greenfield lots in Torquay.

The VIF2023 assumption that average household size declines slightly over time. The Spatial Economics projections follow this assumption that, as the greenfield development slows and runs out, there is likely to be less younger households with children - and possibly more on the way - and more older households, with fewer children, leading to a slight overall decline in household size.

The Spatial Economics assumptions about the vacancy rates differ from the VIF 2023 assumptions. VIF 2023 has a stronger decline in the vacancy rate (falling from 17.1% in 2021 to 12.0% by 2036), whereas Spatial Economics expects that the vacancy rate will decline at a lower rate. First, the effect of the increased occupation of existing holiday homes is likely to have slowed following the end of the pandemic conditions. Second, as prices rise owing to the finite land supply, there is more likely to be continued high rates of second home ownership.

Appendix D shows census tables of dwelling vacancy rates for different townships in Surf Coast Shire. Unsurprisingly, it shows that vacancy rates are uncommonly high in Surf Coast, especially along the coast. The tables also show the impact of Covid-related lockdowns in Melbourne at the time of the 2021 census; i.e. people escaping the so called 'Ring of Steel'. The 2021 census data should be considered exceptional. The data for 2011 and 2016 show only minor changes – for the Shire as a whole the vacancy rate dropped from 44% to 42%. This information has been used to derive vacancy rate assumptions in the Spatial Economics projections.

#### Lorne-Anglesea

The Spatial Economics Lower Growth projection for Lorne-Anglesea has lower overall dwelling growth (less than half projected under VIF 2023). We are also assuming average household size will not continue to grow, rather it will ease slightly. Our assumption for the vacancy rate is for a slight increase compared to 2021, but fairly close to steady, as per the VIF2023 assumption.

#### Winchelsea

The VIF 2023 projection does not split Winchelsea township and the hinterland areas. For the Spatial Economics projections, we have looked at household size and vacancy rates from the 2011, 2016 and 2021 Censuses.

For Winchelsea township, the Spatial Economics projections both assume increasing development, particularly after 2030, giving time for planning and infrastructure to be put in place for future growth. It follows that the average household size will steadily grow, faster in the high growth projection. At the same time the vacancy rate in Winchelsea is likely to decline steadily toward





more normal vacancy rates for regional towns – new housing developments are likely to be inhabited by typical purchasers of new greenfield housing.

### The Hinterland

With a small amount of rural residential land available (including in Moriac township), there will be minimal development in the Hinterland area. Spatial Economics assumes steady household size and a slight decline over time in the vacancy rate, in line with historical numbers for 2011 and 2016. We expect the large fall in vacancy rates in 2021 is more likely to return to the long-term average.

## 4.2 Small area population growth projections

In **Torquay / Jan Juc**, Spatial Economics' Trend Land Release growth projection sees slightly faster population growth than VIF 2023 through to 2036, while the Slowed Land Release projection has around 10 percent less population growth to 2036. Between 2036 and 2051, the Slowed Land Release projection has significantly more population growth as the remaining greenfield land is released and a slightly higher rate of infill is assumed.

Part of the differences compared to the VIF2023 projection includes an assumption of slightly higher household sizes under both Spatial Economics projections, in line with slightly more greenfield development remaining and in particular higher vacancy rates. The Spatial Economics projections assume that with the end of the pandemic and rising house prices, Torquay-Jan Juc is less likely to see falling vacancy rates.

**Table 9:** Comparison of population projections for Torquay-Jan Juc

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	24,636	32,275		7,639	
Trend Land Release	24,636	32,474	33,773	7,838	1,298
Slowed Land Release	24,636	31,675	34,224	7,039	2,549

For **Lorne-Anglesea** the much lower rate of dwelling development in the Spatial Economics projection results in lower population growth as well. In fact, the Spatial Economics projection includes assumptions that vacancy rates will rise slightly following the post-Covid unwinding of the pandemic influx of residents and that average household size will also decline slightly. This will result in some population decline and only small growth later in the lower growth projection (NB the ABS 2023 population estimates show this trend).

**Table 10:** Comparison of population projections for Lorne-Anglesea

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	6,192	7,340		1,148	
Lower Growth	6,192	6,073	6,245	-119	171

VIF 2023 does not provide data below the SA2 level. Comparisons of dwellings for Winchelsea and the Hinterland areas were created by Spatial Economics assuming the same ratios as for our own dwelling projections. Because we do not know the assumptions underpinning VIF 2023 population numbers, it is too unreliable to apply the same estimation process to the population projections. So, we only have the Spatial Economics projections to consider at this geographic breakdown.

At the SA2-wide level the Spatial Economics projection shows the vacancy rate falling across the area as most of the development will be suburban-style new housing in Winchelsea township. This means average household size is likely to increase, as is seen historically in most housing growth areas.





For **Winchelsea**, the Spatial Economics projections expect to see strong dwelling and population growth, particularly from the early 2030s. Between 2021 and 2036 we project between 3,100 and 4,100 additional residents. Then from 2036 to 2051 our low growth projection sees an additional 5,600 people while under the high projection there could be 12,600 more people.

**Table 11:** Comparison of population projections for Winchelsea

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	n/a	n/a		n/a	
Low	2,024	5,180	10,771	3,157	5,590
High	2,024	6,155	18,757	4,131	12,602

The Spatial Economics projection for the Hinterland is that the small amount of existing residential land already identified will be consumed slowly and demand will continue into the future at fairly low rates. There could be an additional 1,050 people by 2036 and a further 600 from 2036 to 2051.

**Table 12:** Comparison of population projections for the Hinterland

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	n/a	n/a		n/a	
Continued Demand	4,234	5,300	5,931	1,066	631

**Population Growth – Surf Coast Shire** The results of the Spatial Economics population projections are higher population growth for the Shire through to 2036 compared to VIF 2023. The Moderate Growth projection has about 1,100 more residents by 2036 and the Stronger Growth projection closer to 1,300 more residents. From 2036 to 2051 the difference in total population growth varies depending on how much dwelling growth Winchelsea will see. For the whole Shire the results range between an additional 7,700 and nearly 16,000 people over that fifteen-year period.

**Table 13:** Comparison of population projections for Surf Coast Shire LGA

Projection	2021	2036	2051	2021-2036	2036-2051
VIF 2023	37,648	48,010		10,362	
Moderate Long Term Growth	37,648	49,028	56,719	11,380	7,691
Stronger Long Term Growth	37,648	49,203	65,156	11,555	15,953

**Note** – 2021 population has been set as the latest published ABS figure for the Spatial Economics projections which were not published at the time VIF2023 was released.



## APPENDIX A: Underlying demand

### Past population growth trends

When thinking about the next thirty years, it is instructive to look back thirty years. In the early to mid-1990's Victoria was just coming out of the doldrums: (a) a national economy which was just getting over 'the recession we had to have', and (b) a state economy that was damaged by the closures of many traditional industries, but yet to experience the rewards of the shift to a post-industrial, more information based, economy. Population growth was slow. Owing to slow economic growth, unemployment was high, net overseas migration was low, Victoria's share of that overseas migration was low and Victoria's had a net loss of population to other Australian states.

Over the 5 years prior to 1996, Victoria had a 25% of share of Australia's overseas migration but, owing to interstate losses, only one eighth of the Australia's population growth.

In the 25 years prior to Covid the Victoria economy boomed, along with population growth which was further boosted by changes in national immigration initiated by the Howard government. Melbourne became a modern post-industrial city based on advanced business and personal services. Geelong transformed from an old industrial city to a modern mixed economy providing a range of high paid jobs.

Over the five years prior to Covid and its associated lockdowns, Victoria had a 35% share of Australia's overseas migration and a 34% share of population growth. Melbourne had become Australia's fastest growing city and Geelong's growth rate exceeded Melbourne's.

The last five years has been a rollercoaster than no one foresaw. Victoria went from being the fastest growing state to the only one to lose population, thanks to the closure of international borders and repeated lockdowns. The post Covid bounce back has been very strong, mainly owing to a restoration of strong net overseas migration. This is attributable to:

- (a) a return to large inflows of temporary migrants; and
- (b) low numbers of people leaving the country, partly due to Covid dwindling the pool of temporary migrants in Australia (who were told by the PM to go home) and partly due to the numbers of temporary migrants in Australia whose visa applications are pending.

In essence, the population growth that was lost due to Covid has been (almost) compensated for by the magnitude of growth in the bounce back.

### Future Population Growth: Victoria

Victoria in Future 2031 projects Victoria's population to increase by 3.7 million between 2022 and 2051.

In December 2023, the ABS published a range of projections for states, their capital cities and their 'rest of states. Unlike VIF 2023, the ABS makes a range of assumptions about the components of growth (natural increase, net overseas migration and net internal migration) resulting in 72 different projections. These are then consolidated down to three main projections – 'High', 'Medium' and 'Low'.

The table below contrasts the ABS projections for Victoria with VIF2023.



**Table 14:** ABS and State Government population projections - Victoria

	2022	2051	2022-51	Average Annual Growth Rate, 2022-51
ABS High	6,630,258	10,817,617	4,187,359	1.7%
ABS Medium	6,630,258	9,618,015	2,987,757	1.3%
ABS Low	6,630,258	8,595,681	1,965,423	0.9%
VIF2023	6,630,258	10,328,342	3,698,084	1.5%

Over the last thirty years, Victoria's average growth rate has been 1.3%, the same as the ABS's Medium projection and slightly below the Victoria in Future 2023 projection. Within the next thirty years, growth will likely be just as volatile as over the last thirty years.

#### **Future population growth: Melbourne and Regional Victoria**

The single most important factor driving the demand for housing in the Surf Coast Shire over the next thirty years will be the growth of the population in Geelong and Melbourne.

Remember Greater Geelong already has seven times the population of Surf Coast Shire while Greater Melbourne has twenty times the population of Greater Geelong. The last twenty years has shown that when Melbourne's population growth is fast, more people migrate out of Melbourne into regional Victoria. The prime 'target' of that outmigration is the Geelong – Surf Coast region.

Greater Melbourne is projected by VIF 2023 to grow by over 3 million between 2021 and 2051, to reach 8 million people. In contrast the ABS projects Greater Melbourne to reach between 6.3 million (low projection) and 8.1 million people (high projection).

The table below contrasts the ABS projections for Greater Melbourne with VIF2023.

**Table 15:** ABS and State Government population projections – Greater Melbourne

	2022	2051	2022-51	Average Annual Growth Rate, 2022-51
ABS High	5,035,738	8,085,937	3,050,199	1.6%
ABS Medium	5,035,738	7,146,817	2,111,079	1.2%
ABS Low	5,035,738	6,355,600	1,319,862	0.8%
VIF 2023	5,035,738	8,043,745	3,008,007	1.6%

VIF 2023 and the ABS projections have very different assumptions which result in differences in the shares of future growth that will occur in Melbourne and Regional Victoria. VIF 2023 projects that 81% of Victoria's thirty years growth will be Melbourne whereas the ABS projections have the share being between 66% and 73%. The ABS projections have Regional Victoria's growth rate increasing over time whereas the VIF 2023 projections have a sharp decline.

The table below contrasts the ABS projections for Regional Victoria with VIF2023.



**Table 16:** ABS and State Government population projections – Regional Victoria

	2022	2051	2022-51	Average Annual Growth Rate, 2022-51
ABS High	1,590,226	2,731,680	1,141,454	1.9%
ABS Medium	1,590,226	2,471,198	880,972	1.5%
ABS Low	1,590,226	2,240,081	649,855	1.2%
VIF 2023	1,590,226	2,284,592	694,366	1.3%

Unlike the ABS projections, the VIF 2023 projections extend down to below regions within Melbourne and Regional Victoria and to Local Government Areas and SA2's for the shorter term – 2036.

VIF 2023 projects the Barwon Region (similar to the G21 region, (but excluding the southern part of Golden Plains Shire) to grow from 334,000 in 2021 to 547,000 by 2051. The shorter-term projections project Greater Geelong to grow from 270,000 in 2021 to 367,000 by 2036. The Geelong Settlement Strategy, which uses a scenario approach, has the city reaching a population of between 352,000 and 467,000 by 2036.

All projections are based on reasonable fact-based assumptions about each component of population growth. As the above summary shows, projections can vary widely according to which set of assumptions is used. In all cases, projections made in five years' time will be modified to reflect changing trends.

'The story behind the numbers' is that, under any projection, the growth in demand for development in Surf Coast for permanent living, holiday homes or short-term rentals will be very strong. The amount of future development will be determined more by supply constraints.

In addition to the raw numbers of population projections, three other factors could impact further on the demands made on Surf Coast.

1. The Covid lockdowns provided an opportunity for many to work from home. In Surf Coast's case, many Melburnians not only escaped lockdowns but were able to experience combining coastal living lifestyles while maintaining urban living incomes. Now back to 'post Covid normal', many are choosing to work from home for at least part of the working week. The Productivity Commission estimates that about 30% of the Australian workforce have jobs which potentially enable them to work from home. The international evidence is that it is still too early to say the extent to which Covid working from home arrangements will have an ongoing effect on the relationship between where people live and where they work. It is however likely that if people only have to commute from their home to their office two or three days per week, they are more likely to tolerate long distance commutes. Living in Torquay or Anglesea and working in Melbourne becomes less dysfunctional.
2. Covid also appears to have led many people to re-assess their work-lifestyle balance. Both In Australia and overseas, there are increasing demands for shorter working weeks as well as more flexible working arrangements. Again, this would appear to have consequences for LGA's close to Melbourne. There are potentially more people who want and actively seek the best of both worlds, people who seek the less hectic, less costly lifestyle of regional Victoria but retain access to the employment opportunities, services and entertainments of Melbourne.



3. Much of Melbourne's future growth will be in the western half of Melbourne i.e. places which are more accessible to Surf Coast, than Melbourne's eastern and south-eastern suburbs which have traditionally been the focus of Melbourne's development. VIF 2023 divides Greater Melbourne into six regions for its long-term projections, through to 2051. The majority of growth is projected to be in the Western Region (+848,000) and the Northern Region (+817,000). Melbourne's historical eastern bias has been eroded over the last few decades. Today Melbourne has five (outward) growth areas, four of which are to the west and north of Melbourne's centre. The (far) more extensive stocks of greenfield developable land in Melbourne's north and west make it likely the shift in Melbourne's balance from east to west will continue into the future. The size and impact of population growth on Surf Coast's doorstep is therefore even greater than the purely metropolitan level perspective suggests.

In short, the future demand being placed on Surf Coast Shire is potentially very great and has several dimensions:

1. The 'Seachangers' and 'Lifestylers' - people who want to move to the Surf Coast to live full time i.e. the ongoing queue of young people who follow in the footsteps of those who have moved to Torquay -Jan Juc over the last 20-30 years. Then there is the queue of older people who have opted to retire along the Surf Coast over the last 20-30 years. Although by 2051, most baby boomers will have died out, there are still large numbers of people in the population who will reach retirement ages over the next thirty years. VIF 2023 projects the population aged over 65 to almost double - from 1 million to two million – by 2051.
2. The Second Homers -people who would like to have second homes along the Surf Coast, for holidays and / or weekenders. Income and purchasing power disparities are unlikely to reduce overnight. A large Melbourne population equates to more high-income earners who would like, and can afford, second homes.
3. The short stayers - people who seek to spend weekends or holidays along the coast by renting accommodation over the short term. One of the legacies of Covid has been for people to seek more short-term domestic tourism (weekend or week-long breaks) rather than lengthy overseas holidays. A large metropolitan population on Surf Coast's doorstep will surely create even more demand for occasional escapes.
4. The Day Trippers - the millions of potential day trippers who see Torquay and Anglesea as the nearest places for an ocean swim or an ocean beach walk or, in high summer, just to escape an increasingly hot urban heat island for a cool afternoon sea breeze.

How much of that demand can be realised? How will the first three of these demand categories compete for housing?

What are the implications for the Shire and its communities of this heightened demand?

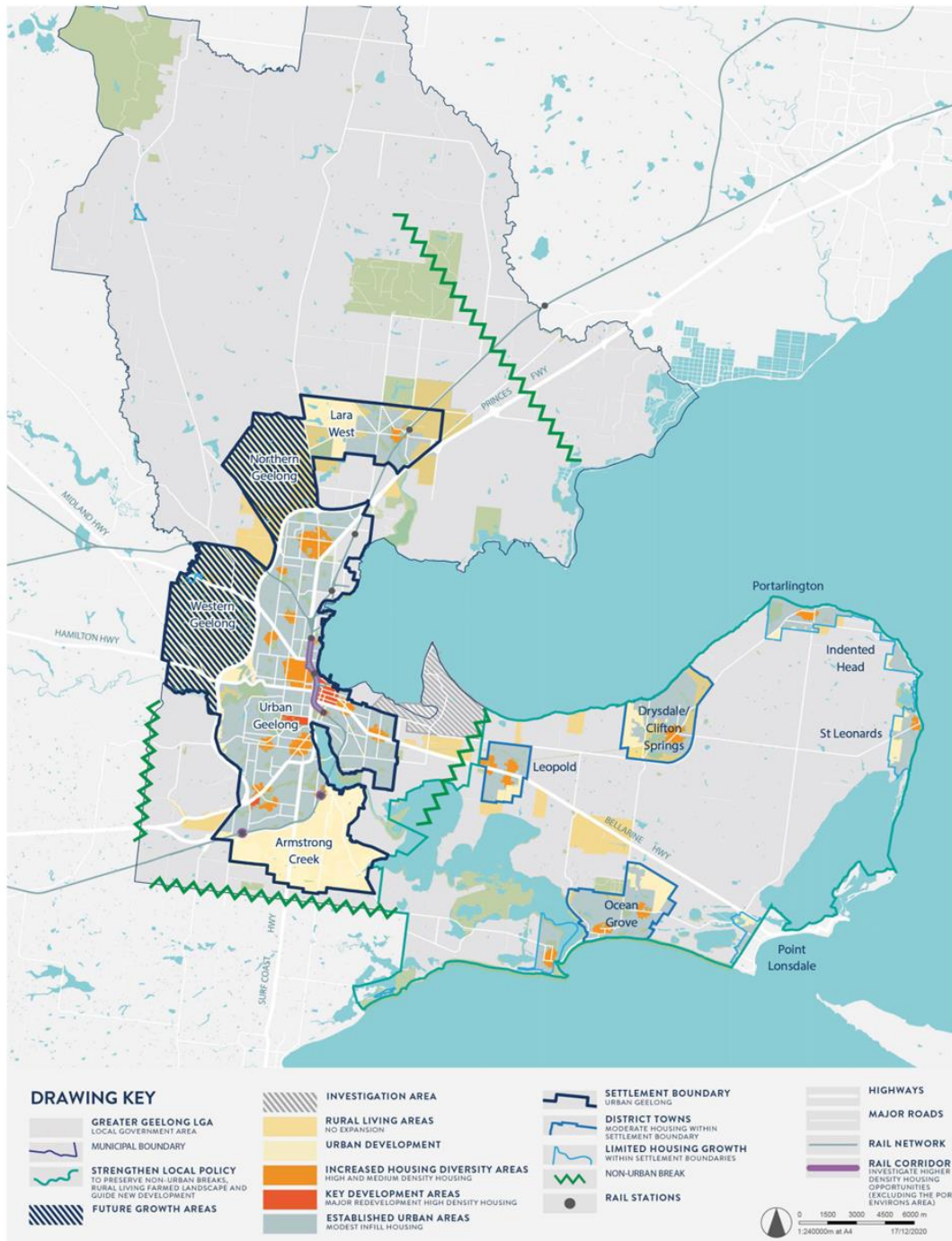
Underlying demand is general rather than geographically specific. However, given geographical differences in land supply, physical attractiveness, availability of services and house prices, each of the four parts of Surf Coast have different attractions and housing market characteristics (see Appendix D).



## APPENDIX B: Greater Geelong Housing Framework Plan

### GREATER GEELONG HOUSING FRAMEWORK PLAN

Figure 1: Greater Geelong Housing Framework Plan – 2036



12



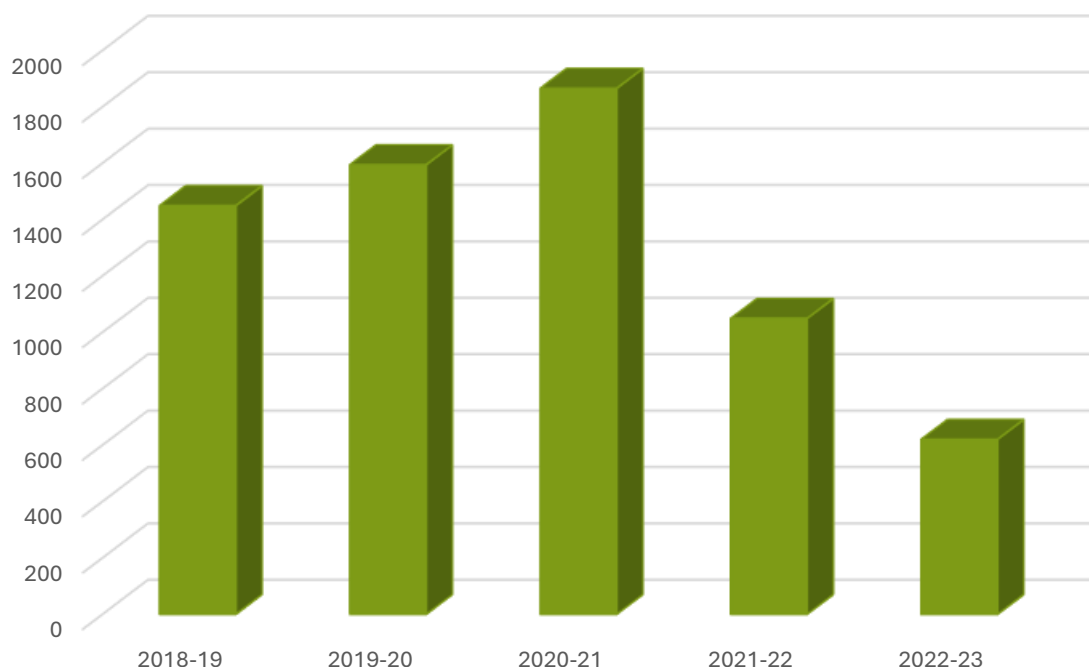


## APPENDIX C: The latest ABS population growth estimates (published March 2024)

As Spatial Economics was finalising this report, the ABS updated its annual estimates of population for local areas including Local Government Areas. The latest estimates are for 30<sup>th</sup> June 2023.

The estimates show that Surf Coast's population growth is slowing after the high amount of growth that occurred during Covid-19 when many people escaped 'lock downed' Melbourne for nearby places such as Surf Coast.

**Graph 1:** Surf Coast's Population Growth in the last five years



Population growth is always being affected by a range of external and often unexpected events, however, by any account, the last five years has been extraordinary. A period of strong and steady growth was interrupted by Covid-19, international border closures, local lockdowns and a radical shift in the number of people working from home. Since 2021 we have been in a period of post Covid-19 re-adjustment. The main features of this have been:

1. A large increase in overseas migration arrivals to Australia not matched by any increase in overseas migration departures. Consequently, net overseas migration has reached record levels.
2. Before the Covid border closures, metropolitan Melbourne received more overseas migration than anywhere else in Australia. During Covid, Melbourne lost population. Now it is once again back as the destination of choice for overseas migrants.



**Graph 2:** Greater Melbourne's population change in the last five years

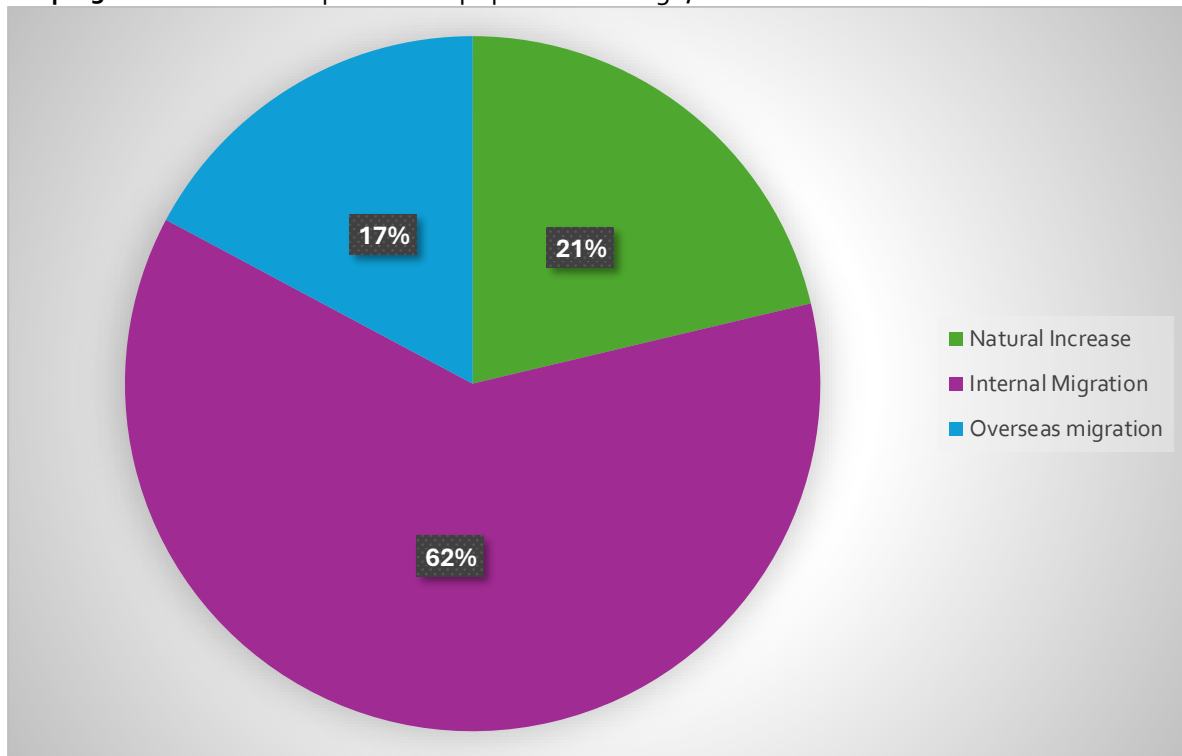


3. Since 2021, many of the Covid escapees have returned to their previous homes. The wave of moves from Victoria to Queensland has abated. Similarly, the moves of people from Melbourne out to nearby areas in Regional Victoria has slowed markedly. This has resulted in the slowing of Surf Coast's population growth.
4. The components of Surf Coast's population growth have changed between 2021-22 and 2022-23 as population growth has slowed. They are shown in the two charts below.

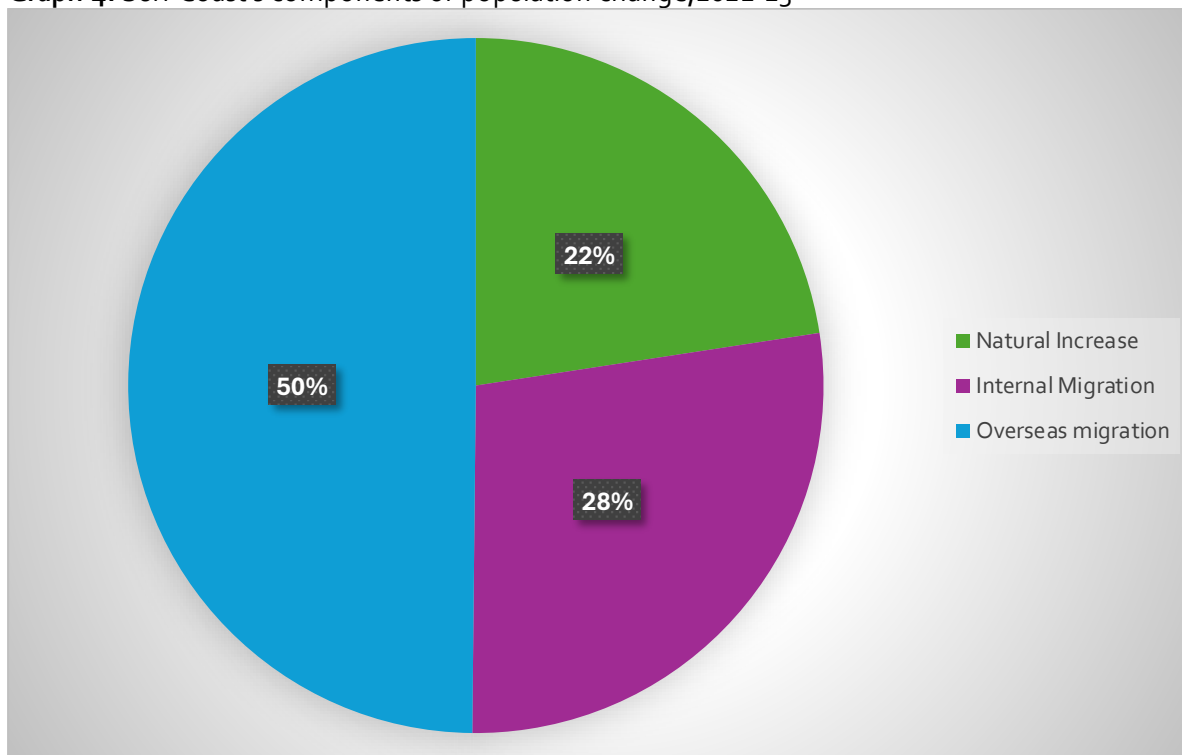




**Graph 3:** Surf Coast's components of population change, 2021-22



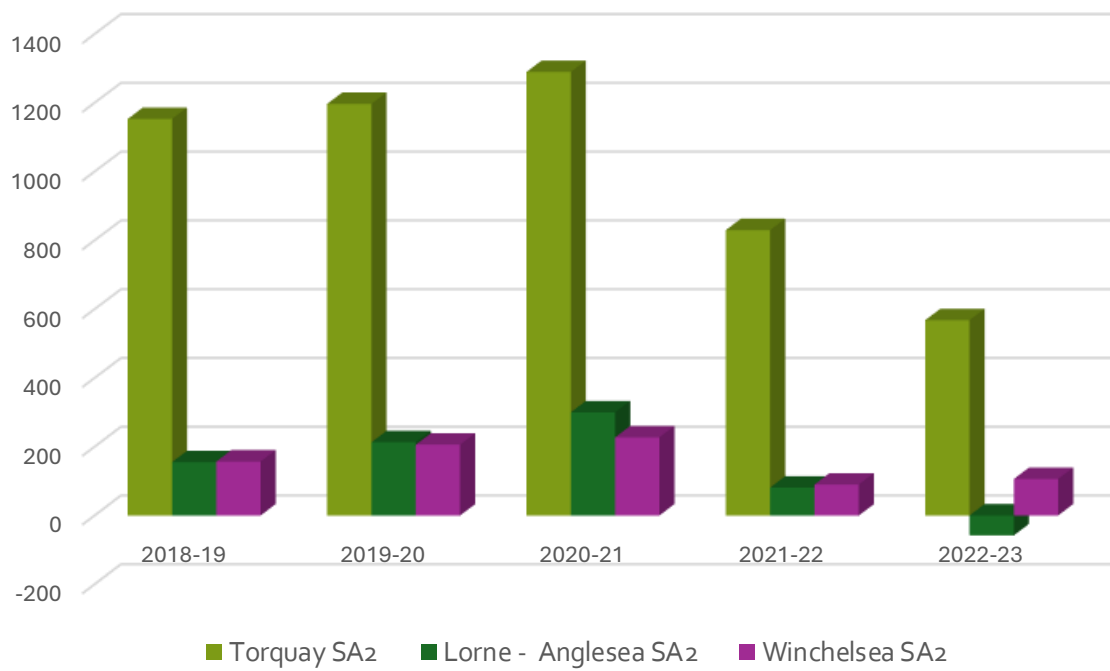
**Graph 4:** Surf Coast's components of population change, 2022-23



5. The ABS population estimates also cover the three ABS SA2's within the Surf Coast Shire. The chart below that, (a) all parts of Surf Coast Shire gained greater amounts of population growth in the Covid years and, (b) in the post-Covid years, population growth has waned in all three.



**Graph 5:** Population change over last five years: parts of Surf Coast Shire



## APPENDIX D: Characteristics of different communities within Surf Coast Shire

In previous sections of this report, we have shown how population and dwelling growth in Surf Coast has been concentrated in Torquay/Jan Juc. 80%-85% of the Shire's population growth since 2001 has been in Torquay.

**Table 17:** Population growth in Surf Coast's SA2s

	Torquay	Lorne – Anglesea	Winchelsea
2001	10,225	4,748	5,418
2006	11,758	4,799	5,508
2011	15,497	5,151	5,788
2016	19,131	5,281	5,824
2021	24,617	6,189	6,582
2023	26,034	6,215	6,781
2001-2023	15,809	1,467	1,363

Source: ABS Population Estimates, 26/4/24

Other studies for Surf Coast have shown details of the diversity of population and dwelling characteristics across the Shire. The following table provides a summary of some salient differences:

**Table 18:** Select population and dwelling characteristics by SA2 – Surf Coast, 2021

	Torquay	Lorne- Anglesea	Winchelsea	Victorian Average
Birthplace in Australia	83%	81%	85%	65%
Median Age	40	55	43	38
Population aged 0-19	28%	17%	25%	24%
Population aged 65+	17%	33%	19%	17%
Family households with children	60%	43%	57%	61%
Average household size	2.7	2.2	2.6	2.5
Adults in labour force	66%	54%	64%	62%
Managers & Professionals	47%	47%	39%	29%
Worked at home	29%	30%	22%	26%
Households renting	20%	17%	13%	29%
Separate House	92%	92%	98%	73%
Unoccupied dwellings	21%	61%	10%	11%

Source: 2021 census, Australian Bureau of Statistics



Torquay /Jan Juc has

- one-sixth of its population born outside of Australia;
- a median age similar to Victoria's, with a slightly higher proportion of children but, like Victoria, one sixth of its population aged 65 and over;
- a higher proportion of households renting compared within the Shire's other SA2s;
- a high proportion of managers and professionals; and
- twice the state average of unoccupied dwellings.

Lorne - Anglesea has:

- an aged population, compared with other parts of the Shire. One third are aged 65 and over. Consequently, there is a high proportion of people not in the workforce; and
- over 60% of its dwellings were vacant on census night – six times the Victorian average.

Winchelsea and the Hinterland:

- show how population growth has picked up since 2016 owing to Winchelsea township having increasingly attracted suburban housing development and having a role as an alternative housing choice for households from Geelong;
- have an age structure and workforce participation rates similar to Torquay's and the Victorian average;
- have a low proportion of renters compared to Torquay; and
- have a low proportion of unoccupied dwellings, similar to the Victorian average, but, due to its inland location, way below coastal Torquay or Lorne Anglesea SA2s.

### **Trends in Vacancy Rates**

The following two tables show how that,

1. Surf Coast's dwelling vacancy rate is three to four times the State average;
2. Vacancy rates are not surprisingly highest in coastal towns where there are many second or holiday homes;
3. Vacancy rates fell at the time when the 2021 census was undertaken – when Melbourne was in lockdown and, given other evidence, some Melburnians moved out of Melbourne at least on a temporary basis;
4. The largest decline in vacant dwellings in 2021 was in coastal towns, most of which had the highest vacancy rates at the time of the previous census in 2016, e.g. Lorne, Anglesea and Airey's Inlet.



**Table 19:** Trends in dwelling vacancy rates in Surf Coast towns, 2011-2021

Towns	2011	2016	2021
Torquay	32%	29%	21%
Jan Juc	31%	31%	22%
Anglesea	67%	65%	57%
Airey's Inlet	70%	68%	59%
Fairhaven	82%	78%	69%
Lorne	74%	78%	69%
Winchelsea	11%	13%	8%
Bellbrae	14%	19%	17%
Moriac	5%	6%	6%
<b>Surf Coast</b>	<b>44%</b>	<b>42%</b>	<b>32%</b>
<b>Victoria</b>	<b>11%</b>	<b>12%</b>	<b>11%</b>

Source: ABS censuses

**Table 20:** Occupied and unoccupied dwellings, Surf Coast towns, 2011-2021

Towns	Occupied Dwellings			Unoccupied Dwellings		
	2011	2016	2021	2011	2016	2021
Torquay	3,559	4,459	6,374	1,666	1,809	1,687
Jan Juc	1,200	1,243	1,422	541	559	403
Anglesea	920	984	1,285	1,838	1,826	1,557
Airey's Inlet	266	313	400	611	663	581
Fairhaven	112	105	160	516	377	349
Lorne	485	388	502	1,392	1,384	1,093
Winchelsea	606	598	953	74	90	84
Bellbrae	285	329	450	47	76	92
Moriac	198	238	273	10	15	17
<b>Surf Coast Shire</b>	<b>9,059</b>	<b>10,160</b>	<b>13,270</b>	<b>7,000</b>	<b>7,332</b>	<b>6,255</b>

Source: ABS censuses

NB The boundaries of some towns changed between 2011 and 2021.

