APPENDIX 4
Draft Housing Needs Analysis – Summary of Findings

Ballarat Housing Strategy

Appendix 4

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The Housing Needs Analysis (HNA) outlines three potential population growth scenarios[1]:

Year	High-growth	Mid-growth	Low-growth
2021	113,482	113,482	113,482
2026	128,810	125,285	124,373
2031	139,478	137,249	135,161
2036	154,630	149,861	145,627
2041	**171,429**	**163,632**	**156,905**
Change	+ 57,947	+ 50,150	+ 43,423
Average Annual Growth Rate	2.1%	1.8%	1.6%

Table A4.1 – population growth, by scenario (source: Housing Needs Analysis)

The HNA does not provide a recommendation regarding which Scenario the City of Ballarat should adopt. Population projections are only one input into the broader set of evidence that feeds into the Housing Strategy.

The HNA converts these three scenarios into dwelling typology requirements:

Dwelling typology requirements based on population projections							
High-growth scenario							
Dwelling type	**2021**	**2026**	**2031**	**2036**	**2041**	**Extra dwellings needed**	**Change (%age)**
Separate house	42,262	47,518	52,753	58,712	65,087	**22,825**	**54%**
Attached dwelling	6,335	7,488	8,667	10,024	11,509	**5,174**	**82%**
Flat or apartment	1,409	1,619	1,824	2,053	2,332	**923**	**66%**

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[1] The 2021 population of 113,482 does not match that of the Census (113,763). The higher figure is the Estimated Resident Population (or ERP). Because the 2021 Census occurred during a pandemic lockdown, almost none of the Ballarat municipality's normal resident population would have been elsewhere on Census night along with a higher-than-usual Census response rate. In addition, the ERP is measured at the end of the financial year, rather than on Census night. This has resulted in the 2021 ERP being lower than the Census figure. The ERP is the standard metric used for population projections.

						Extra dwellings needed	Change (%age)
Other	198	207	210	210	237	**39**	**20%**
Total High Growth	**50,204**	**56,833**	**63,454**	**71,000**	**79,165**	**28,961**	**58%**

Mid-growth scenario							
Dwelling type	2021	2026	2031	2036	2041	Extra dwellings needed	Change (%age)
Separate house	42,262	4,7320	51,910	56,901	62,127	**19,865**	**47%**
Attached dwelling	6,335	7,457	8,528	9,715	10,986	**4,651**	**73%**
Flat or apartment	1,409	1,613	1,795	1,990	2,226	**817**	**58%**
Other	198	206	206	204	226	**28**	**14%**
Total Central	**50,204**	**56,595**	**62,440**	**68,810**	**75,565**	**25,361**	**51%**

Low-growth scenario							
Dwelling type	2021	2026	2031	2036	2041	Extra dwellings needed	Change (%age)
Separate house	42,262	46,976	51,120	55,294	59,573	**17,311**	**41%**
Attached dwelling	6,335	7,403	8,398	9,441	10,534	**4,199**	**66%**
Flat or apartment	1,409	1,601	1,768	1,934	2,135	**726**	**52%**
Other	198	204	203	198	217	**19**	**10%**
Total Low Growth	**50,204**	**56,184**	**61,490**	**66,866**	**72,458**	**22,254**	**44%**

Table A4.2 – dwelling growth, by scenario (source: Housing Needs Analysis)

The 2021 Census notes there is a current mismatch between dwelling sizes (which for the purposes of this Housing Strategy means the number of bedrooms in a dwelling) and household sizes. However, it is possible to extrapolate the household size projections based on the above Scenarios.

As of the 2021 Census, Ballarat's population of 113,482 was spread across 50,204 dwellings, at an average persons-per-household of 2.26. The HNA projects a significant shrinking in household size during the following 20 years, with a maximum average of 2.00 persons-per-household across the three Scenarios:

Growth Scenario	n/a	High-Growth Scenario	Mid-Growth Scenario	Low-Growth Scenario
Year	2021 Census	2041 (Projection)	2041 (Projection)	2041 (Projection)
Population	113,482	n/a	n/a	n/a
Population Projection	n/a	171,429	163,632	156,905
Total Dwellings	50,204	79,165	75,565	72,458
Additional dwellings required	n/a	28,961	25,361	22,254
Average persons per household as at 2021 Census	2.26	n/a	n/a	n/a
Average persons per household as of 2041	n/a	2.17	2.17	2.17
Average persons per new household 2021-2041	n/a	**2.00**	**1.97**	**1.95**

Table A4.3 – average persons per household projections, by scenario (source: Housing Needs Analysis)

The HNA was informed by a Housing Preferences Survey. This involved a combination of qualitative and quantitative survey work with members of the Ballarat community that sought to understand the type of housing they would wish to live in. The purpose of the Survey was to help the City of Ballarat understand the mixture of housing types and size that the community would wish to have as an option to move into for their next home. Our Planning Scheme is currently silent with respect to housing size and typologies, and the Survey was undertaken to inform a policy that guides the construction of dwellings that will be of a size and type that meets projected demographic trends and community preferences.

The survey was able to identify the following regarding those households indicating an upcoming intention to move:

- 50% stated it was difficult to find an affordable home;
- 48% stated it was difficult to find a large yard;

- 43% stated there are no or few suitable homes to choose from, a figure rising to 60% for those households with children;
- 21% stated a preference for a dwelling with one or two bedrooms; 79% had a preference for three or more bedrooms;
- 8% would seek a medium- or high-density dwelling, with 13% indicating in interest in a farm or acreage;
- 22% stated that living in a new, modern suburb was a preference, with some 59% stating a preference for an older, established suburb

It was concluded that the survey provided evidence of gaps in Ballarat's housing market for smaller dwellings in established areas, with a limited housing diversity and affordability negatively impacting on housing choices.

The *Housing Needs Analysis* also notes that the City of Ballarat's goal of a 50/50 split between greenfield and non-greenfield housing development will be achieved by approximately 2031. Prior to that time, greenfield development will continue to outstrip its infill counterpart, while from 2031 onwards infill becomes the dominant form of development. In meeting the 50/50 split, the HNA indicates that greenfield locations will deliver almost exclusively separate houses (99% of the total), with attached houses and flats / apartments making up the remainder. In infill locations, the proportions swing the other way: only 32% of new dwellings are projected to be separate houses, with the remaining 68% being attached houses or flats / apartments. It is noted that previous Censuses have changed how the different types of dwellings have been recorded, making projecting future housing types on the basis of preferences challenging.

Regarding the size of new dwellings (in terms of bedroom numbers) in recent and future years, the HNA notes that 25% of the municipality's housing stock was constructed during the decade prior to the 2021 Census. The table below outlines bedroom sizes of the dwellings constructed during that decade as well as the overall proportions:

	Studio	1-bed	2-bed	3-bed	4-bed	5-bed +	Total
All stock (2021)	0.2%	3.6%	16.4%	47.6%	25.6%	3.7%	**100%**
Added 2011-2021	0.2%	0.7%	8.0%	24.4%	57.1%	6.6%	**100%**

Table A4.4 – Dwelling size proportional split (Source: Housing Needs Assessment)

This data indicates a significant shift towards 4-or-more bedroom houses from 2011 onwards. This is particularly relevant in the context of the *Housing Needs Assessment*'s conclusion that future trends are likely to be in the direction of smaller households. In recent years, the housing market has been delivering an increasingly smaller proportion of smaller (two-bedrooms or fewer) dwellings, which does not reflect the trend towards smaller household sizes and nor does it reflect the preferences of our community.

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