



Department of Infrastructure and Planning

What future population and demographic challenges are ahead for Toowoomba and the Darling Downs?

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24thth July 2009

Toowoomba regional seminar



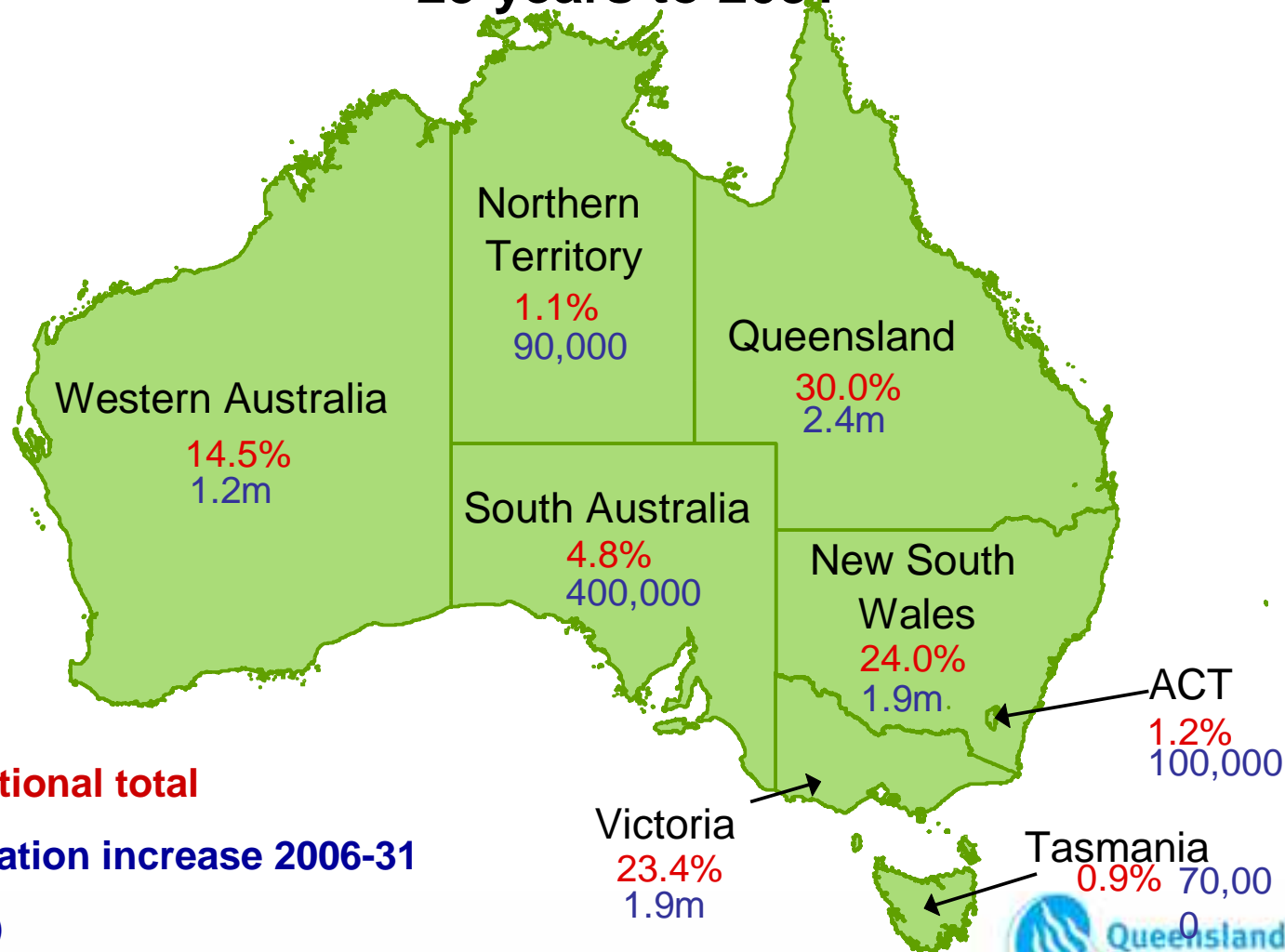


Outline

- What will the future look like?
 - Total population
 - Changing age structure
 - Demand for dwellings
 - Household types
 - Living arrangements
- Implications



Australia's projected population growth, by state and territory, 25 years to 2031



Share of national total

Total population increase 2006-31

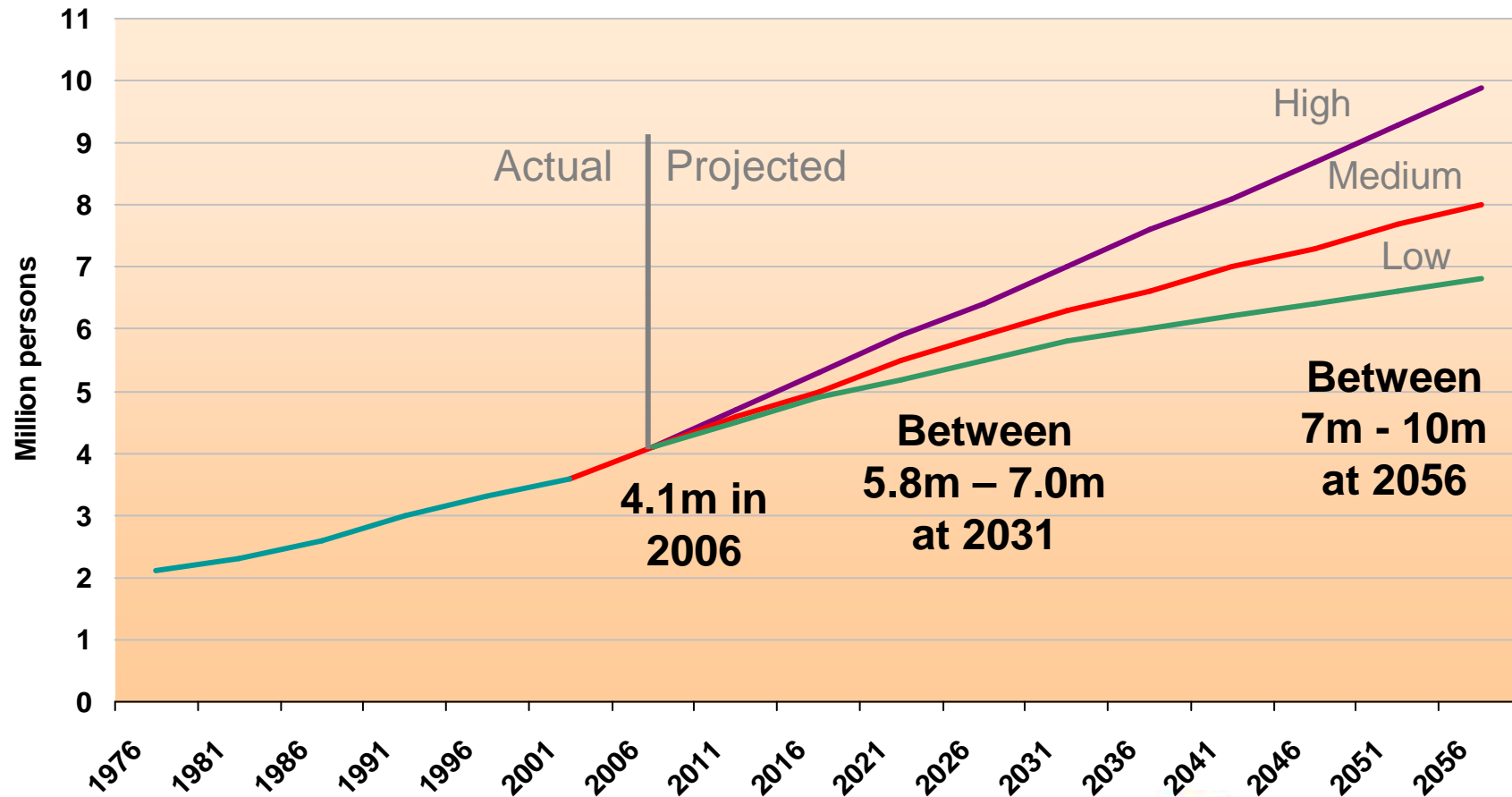
(8.1 million)

Queensland the Smart State

Source: ABS CAT No 3222.0

Actual & projected population, Queensland

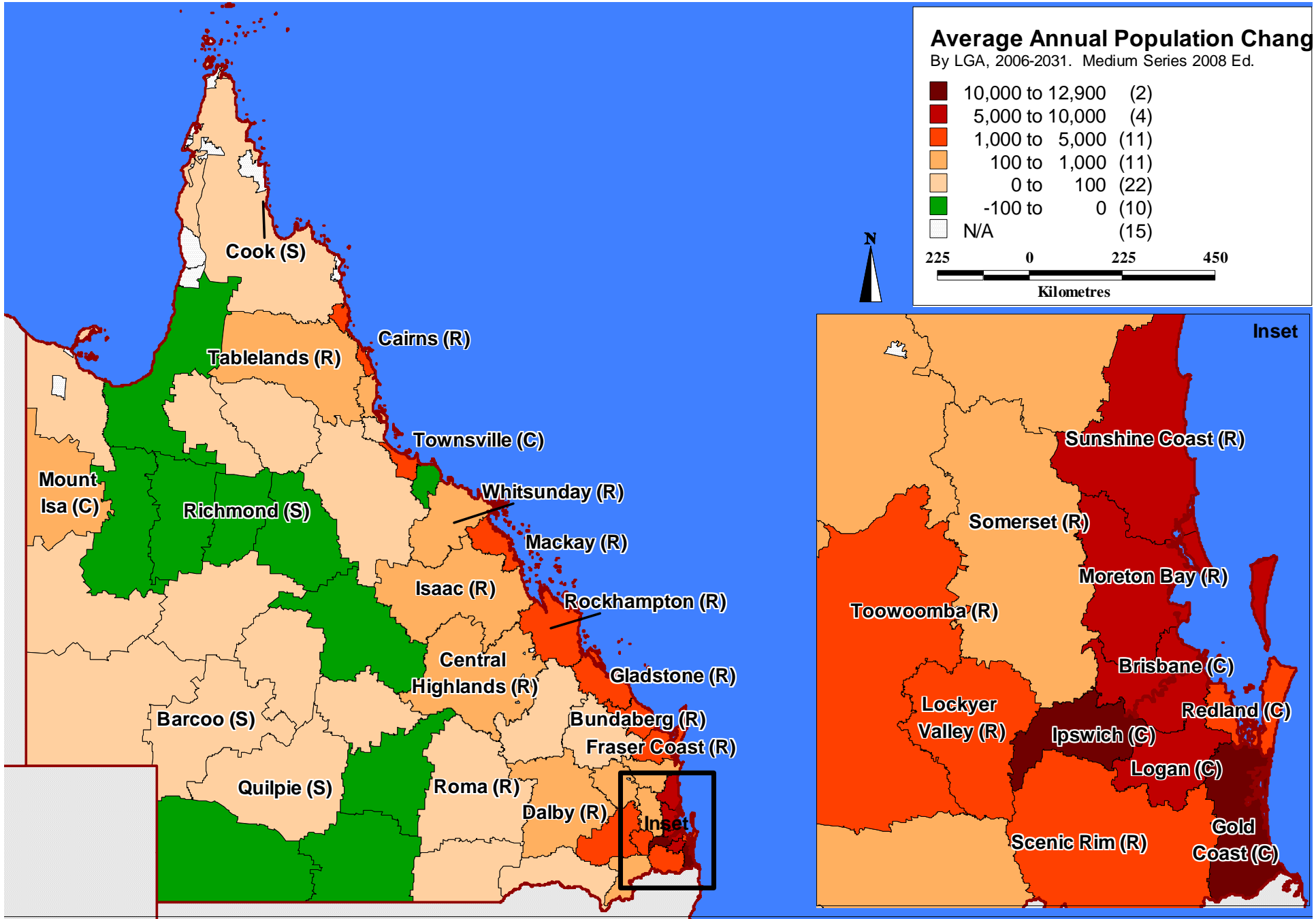
1976 to 2056



Average Annual Population Change

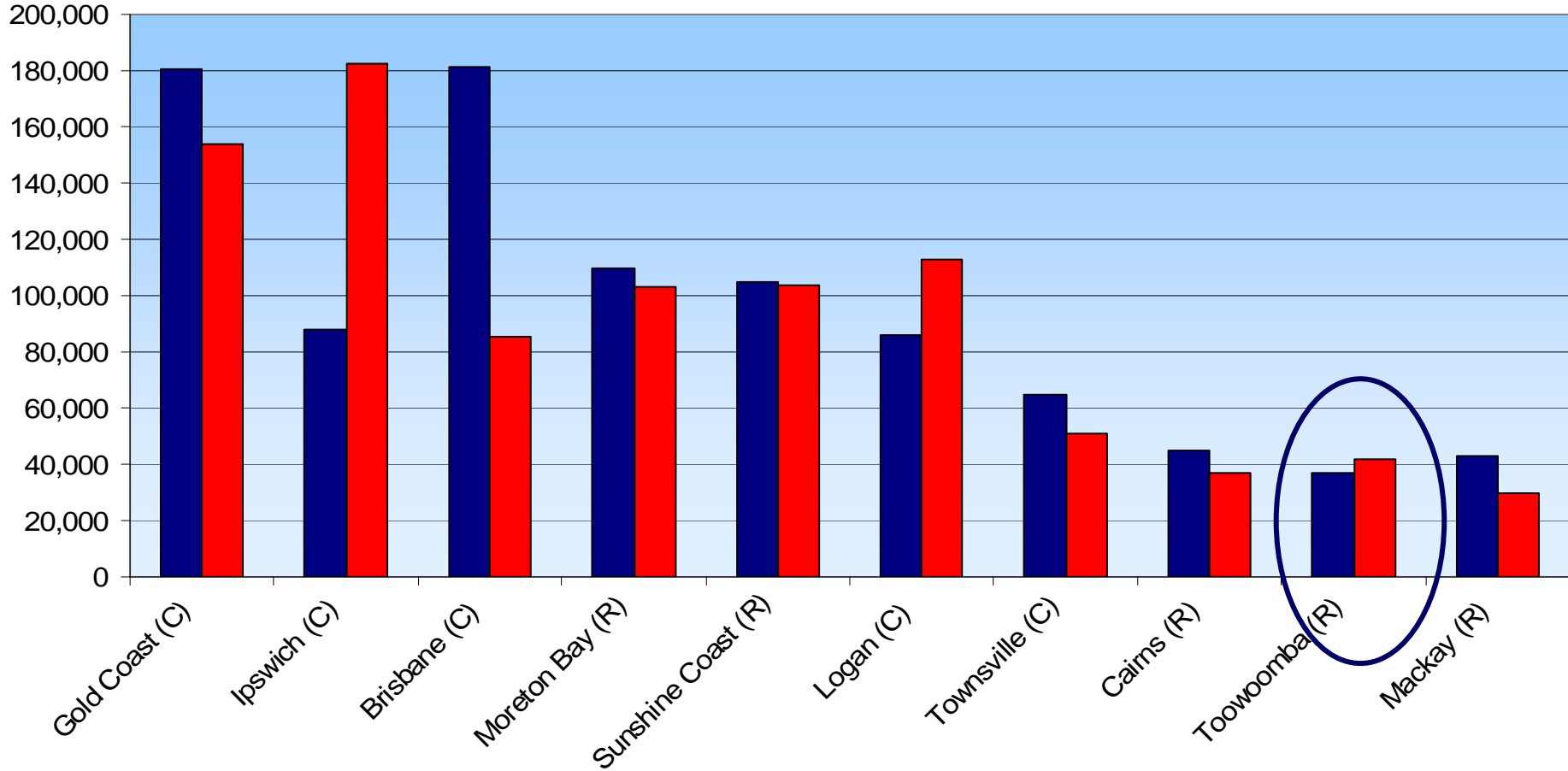
By LGA, 2006-2031. Medium Series 2008 Ed.

Dark Red	10,000 to 12,900	(2)
Red	5,000 to 10,000	(4)
Orange	1,000 to 5,000	(11)
Light Orange	100 to 1,000	(11)
Very Light Orange	0 to 100	(22)
Green	-100 to 0	(10)
White	N/A	(15)





Top ten largest growing LGAs, 2006 - 2031

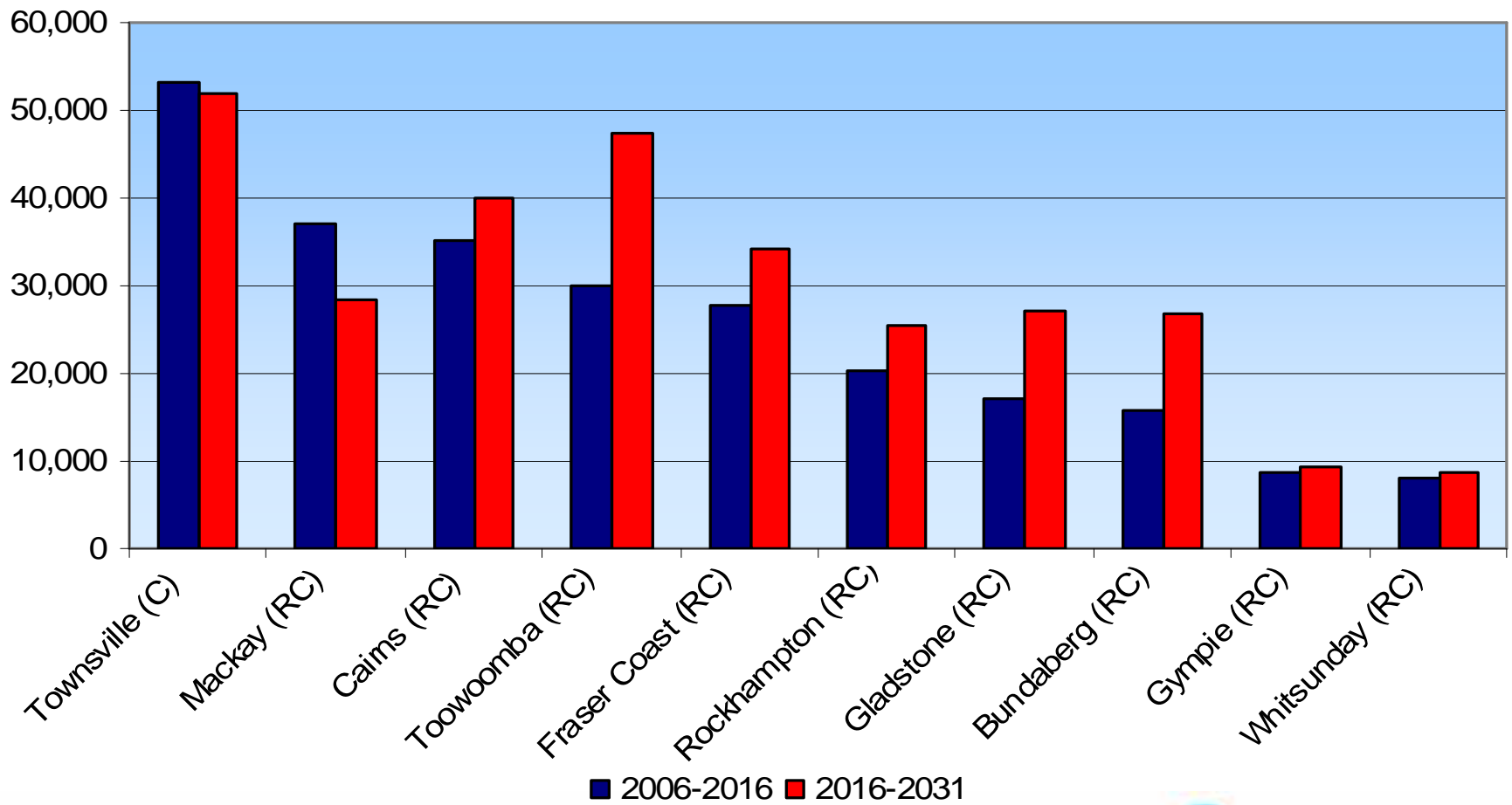


Ranked by growth over total period

■ 2006-2016 ■ 2016-2026

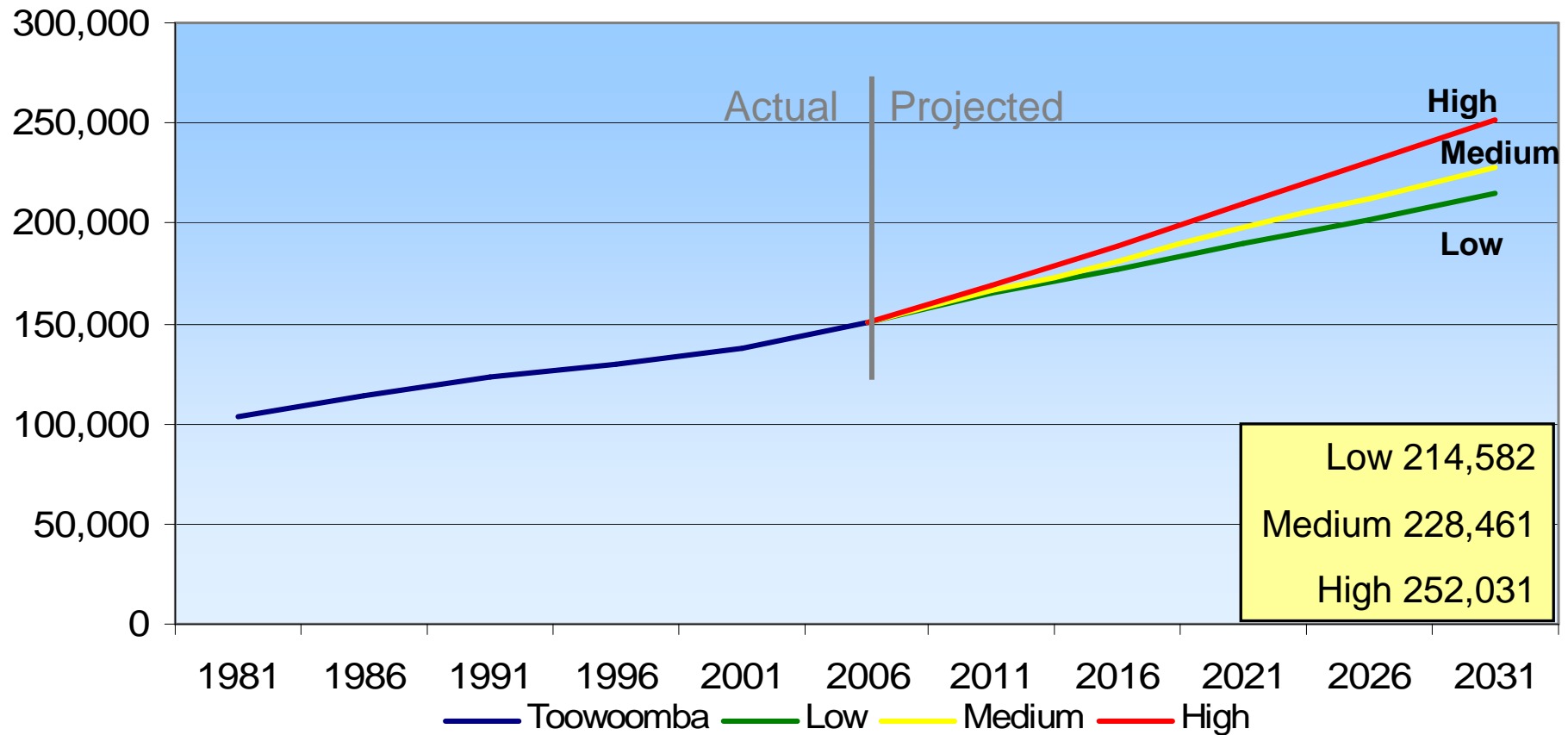


Toowoomba (R) will be the fourth largest growing LGA outside SEQ



Ranked by 2006-2016

Past and future growth, Toowoomba (R)



Source: ABS Cat No 3311.3 & Department of Infrastructure and Planning population projections, 2008 ed.



Past population, Toowoomba Regional Council

1981	1986	1991	1996	2001	2006
103,642	113,772	122,767	129,202	137,593	151,297

Projected population, Toowoomba Regional Council

2006	2011	2016	2021	2026	2031
151,297	166,289	181,154	197,340	212,781	228,461



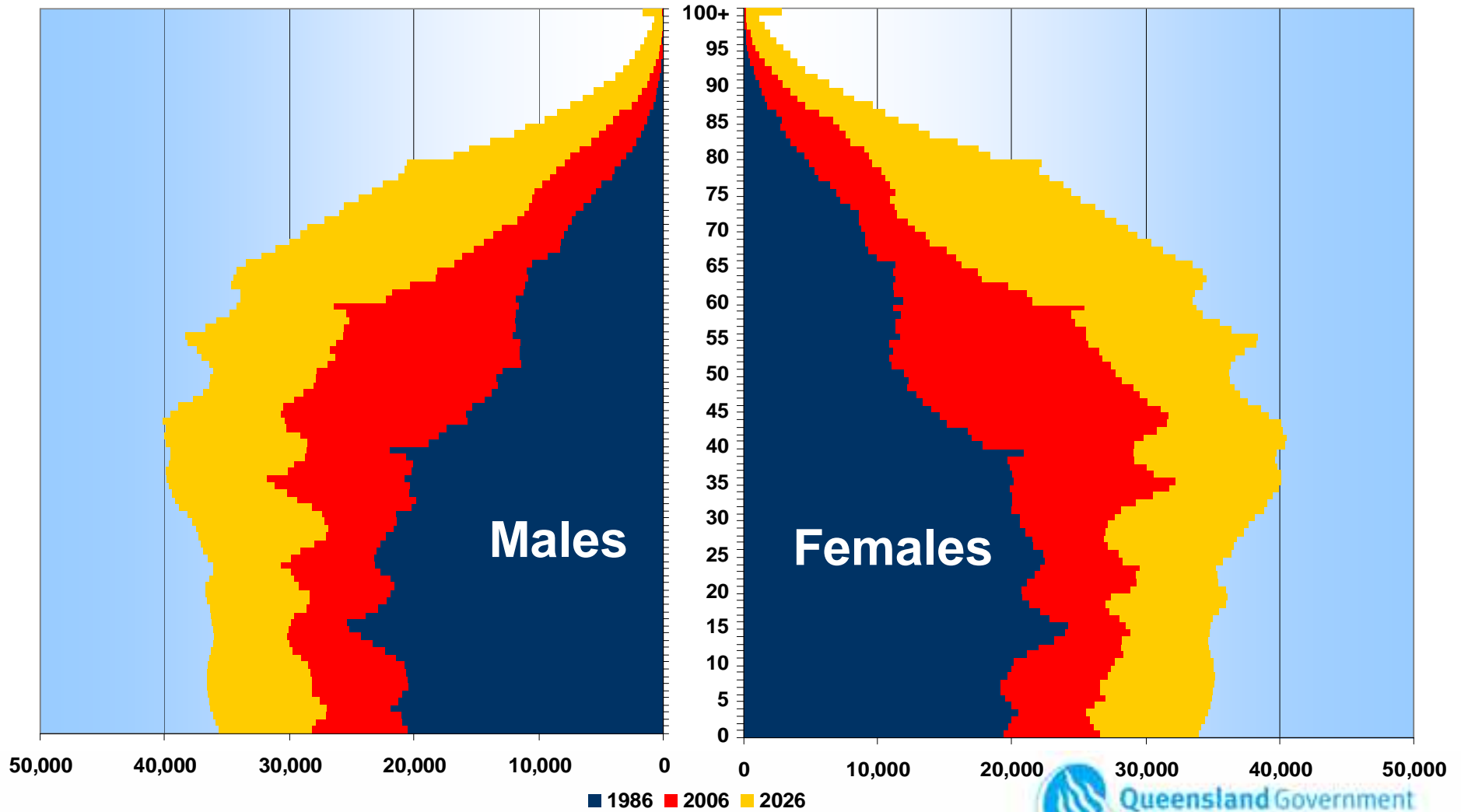
Past and future population growth –Darling Downs SD

	1986-1996	1996-2006	2006-2016	2016-2026
Dalby (R)	-1,064	1,416	2,857	2,640
Goondiwindi (R)	-20	848	718	637
Southern Downs (R)	2,750	3,063	4,143	4,046
Toowoomba (R)	15,430	22,095	29,857	31,627
Darling Downs SD	17,096	27,422	37,575	38,950

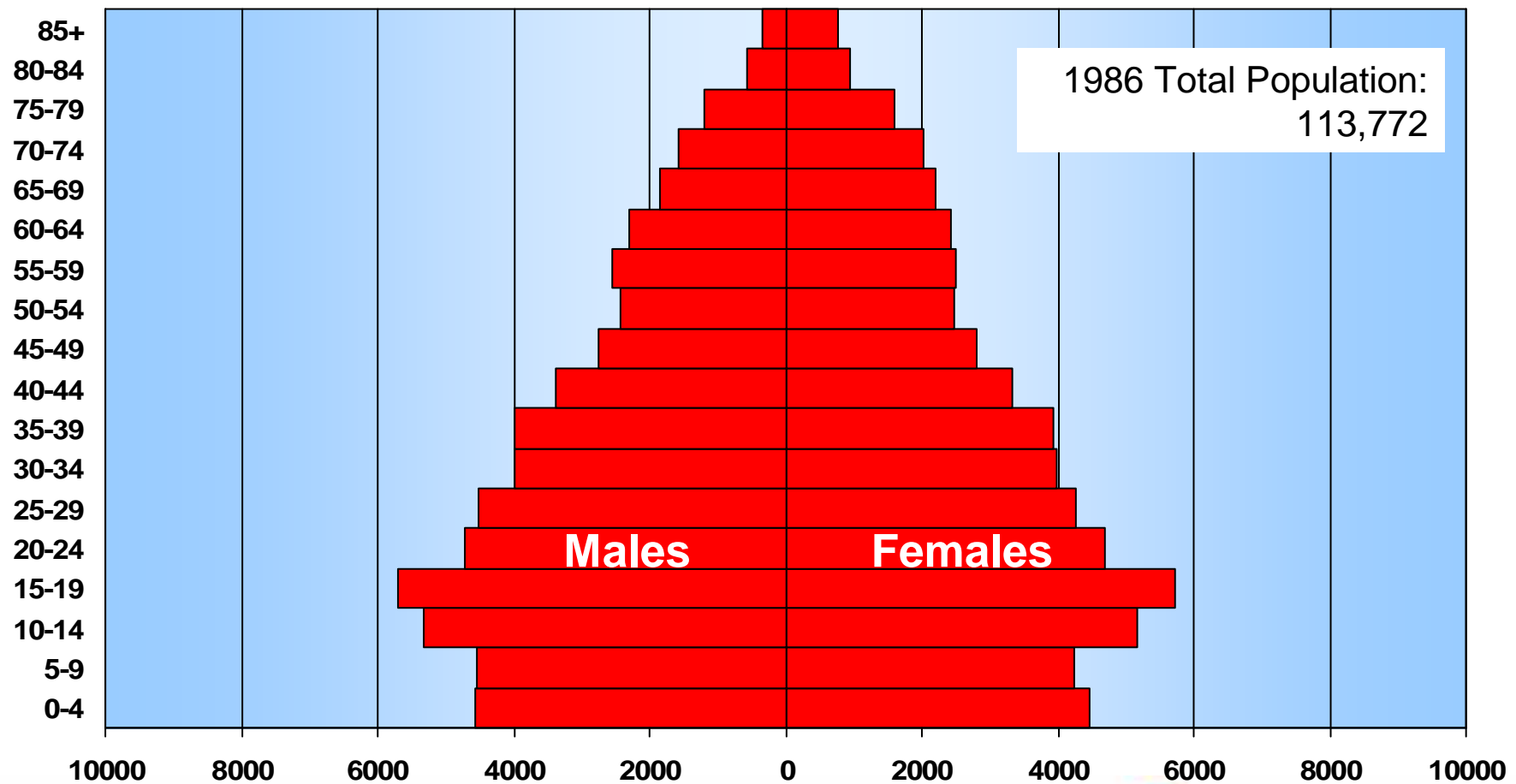
Top 10 Toowoomba SLAs, projected growth, 2006-2016

Rank	SLA	2006	2016	Change	
				No.	%
1	Highfields	9,205	14,819	5,614	60.99
2	Toowoomba South-East	27,765	32,462	4,697	16.92
3	Toowoomba West	23,507	27,810	4,303	18.31
4	Westbrook	7,560	11,813	4,253	56.26
5	Toowoomba North-West	19,522	21,647	2,125	10.89
6	Cambooya	4,143	6,120	1,977	47.72
7	Gowrie	4,794	6,559	1,765	36.82
8	Crow's Nest	4,140	5,641	1,501	36.26
9	Pittsworth	5,082	5,830	748	14.72
10	Clifton	2,766	3,458	692	25.02

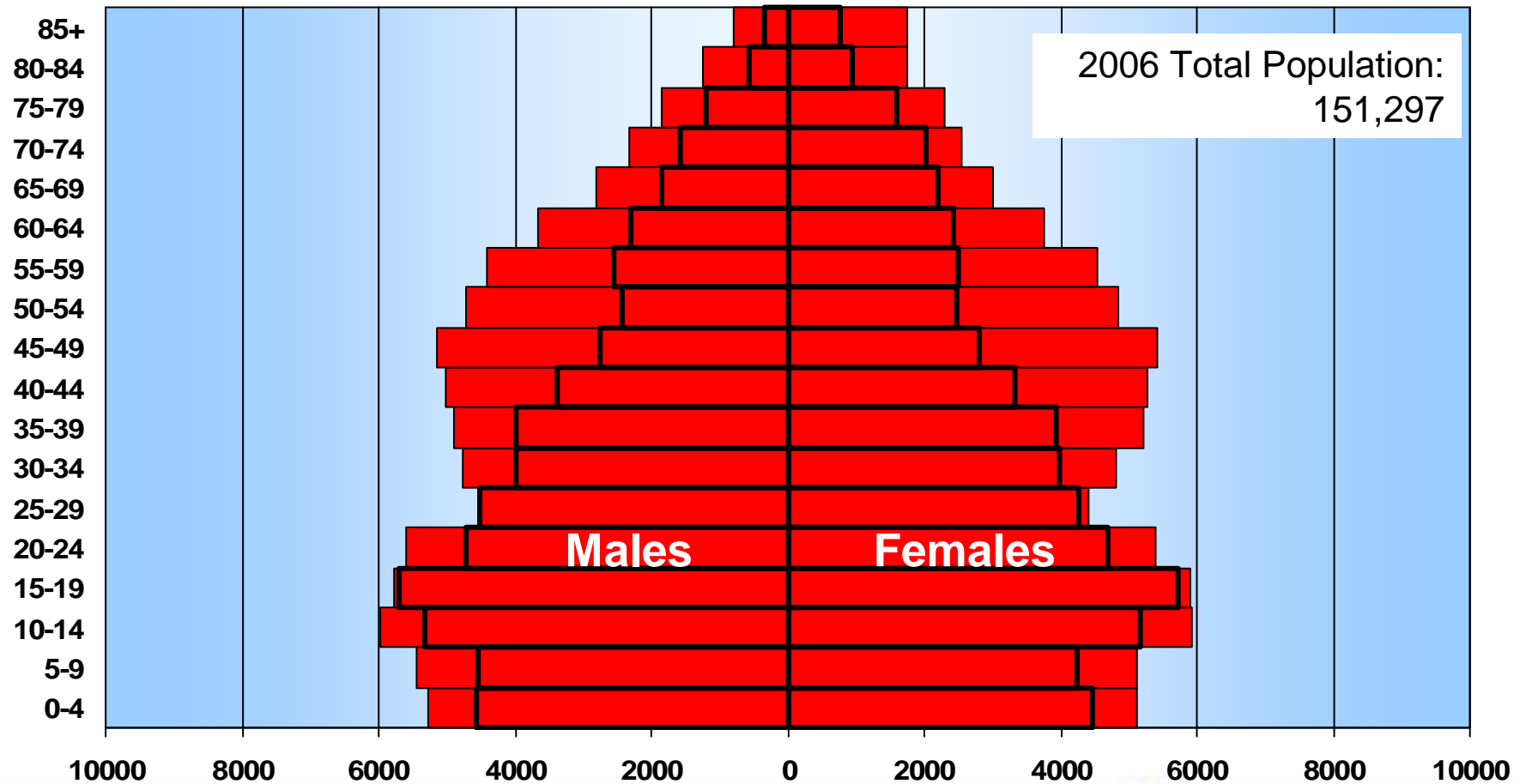
Queensland age by sex, 1986, 2006, 2026



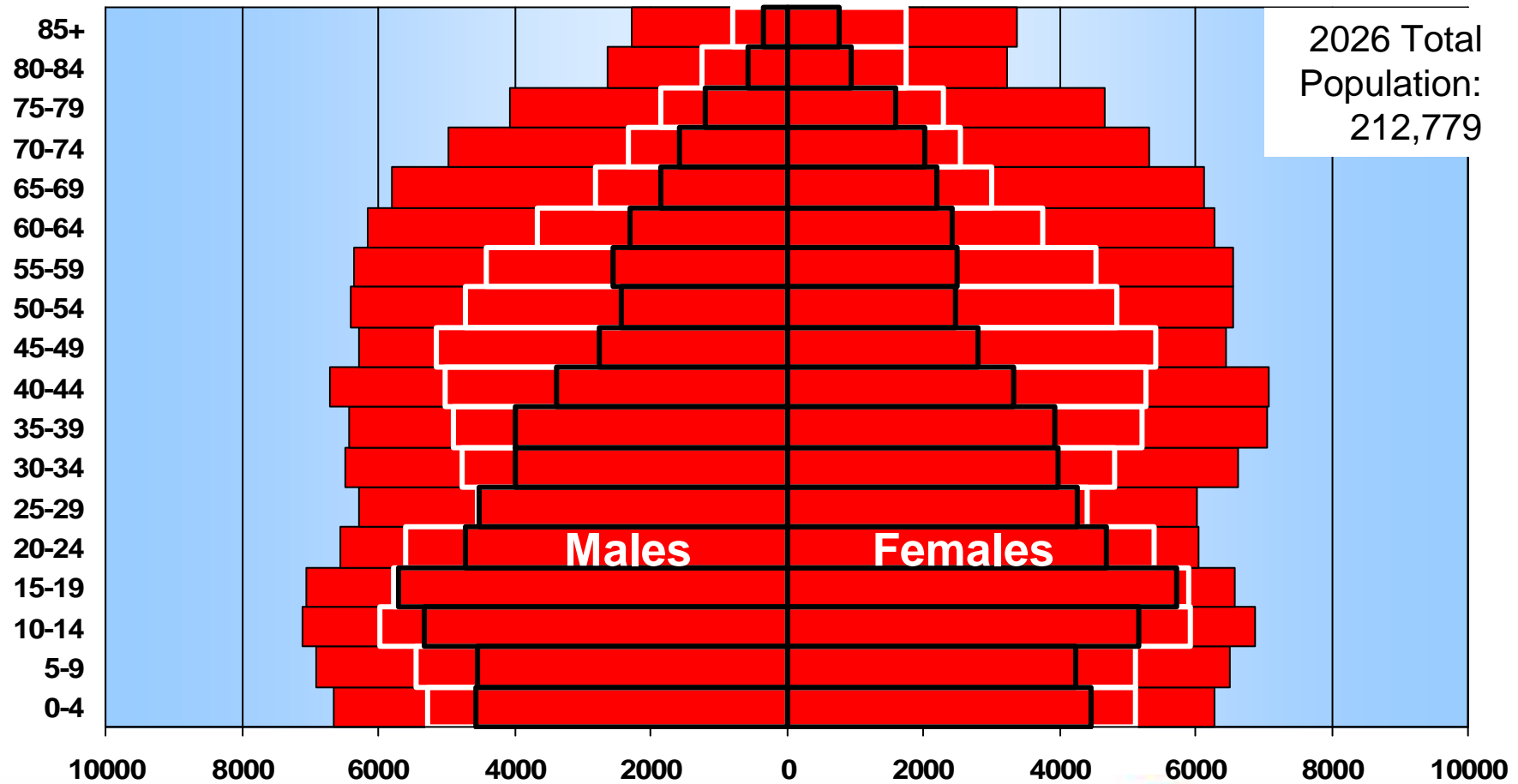
1986 population pyramid for Toowoomba (RC)



2006 population pyramid for Toowoomba (RC)



2026 population pyramid for Toowoomba (RC)



Median age at 2006 and 2031 for key regional cities

	2006 (years)	2031 (years)	Change (years)
Toowoomba (R)	36	42	6
Cairns (C)	35	41	6
Mackay (R)	36	40	4
Rockhampton (R)	37	41	4
Townsville (C)	33	39	6
Queensland	36	41	5



Projections of households, dwellings and living arrangements 2006-2031

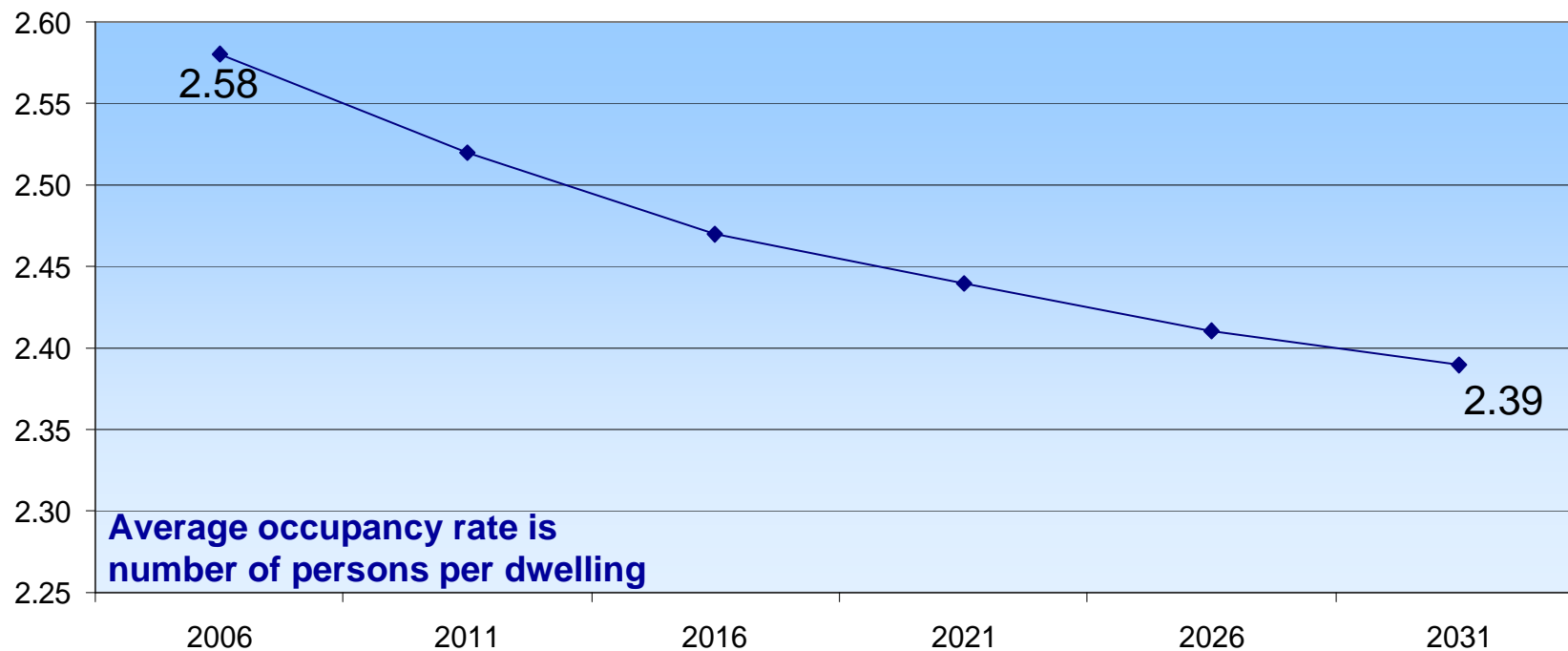
- Projections will be available for
 - Households (number and type of households)
 - Dwellings (number of dwellings)
 - Living arrangements (number of persons by type of living arrangement - Queensland only)
- Update and expansion of PIFU's 2006 edition household projections
 - Projections of dwellings and living arrangements are new
 - Aligns household projections (and dwelling and living arrangement projections) with 2008 edition population projections
- Data are projected at LGA-level out to 2031 (old and new) and due for release in August/September



Total dwellings, Toowoomba Regional Council

Total dwellings, Toowoomba Regional Council						Change	
2006	2011	2016	2021	2026	2031	2006-2016	2006-2031
58,633	65,900	73,230	80,920	88,150	95,530	14,600	36,900

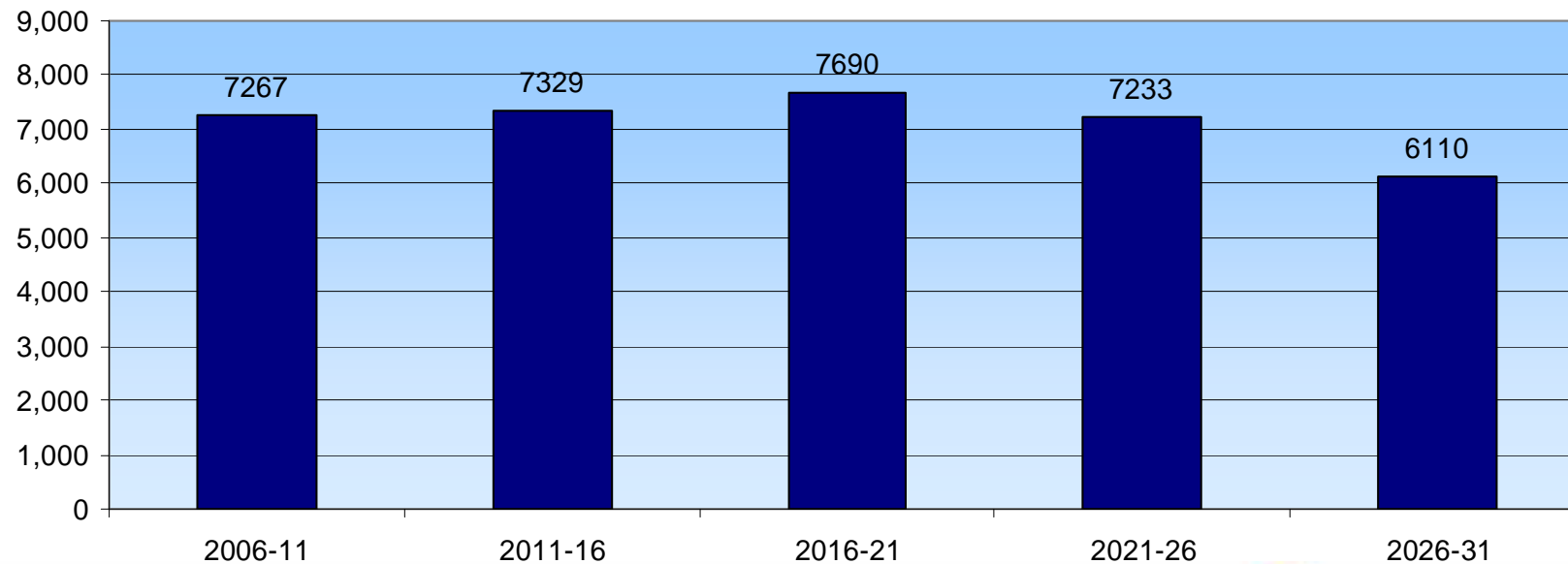
Average occupancy rate, Toowoomba Regional Council



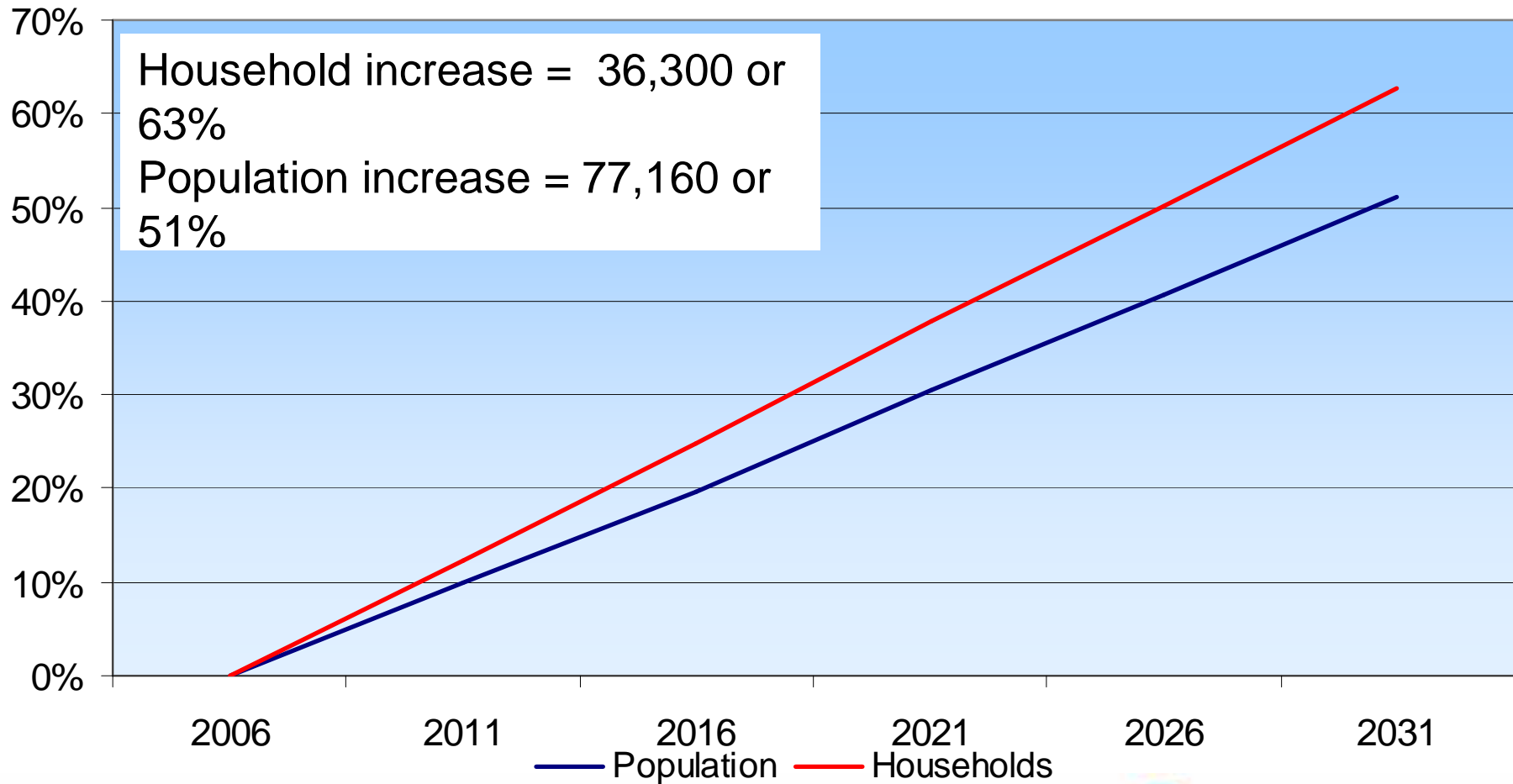
Underlying demand for new dwellings, 2006–2031, Toowoomba (R)

Change in total dwellings	Replacement of dwelling loss	Underlying demand for construction of new dwellings
36,896	367	37,262

Change in dwellings, 2006–2031, Toowoomba RC



Household growth will be faster than population growth in Toowoomba (R)



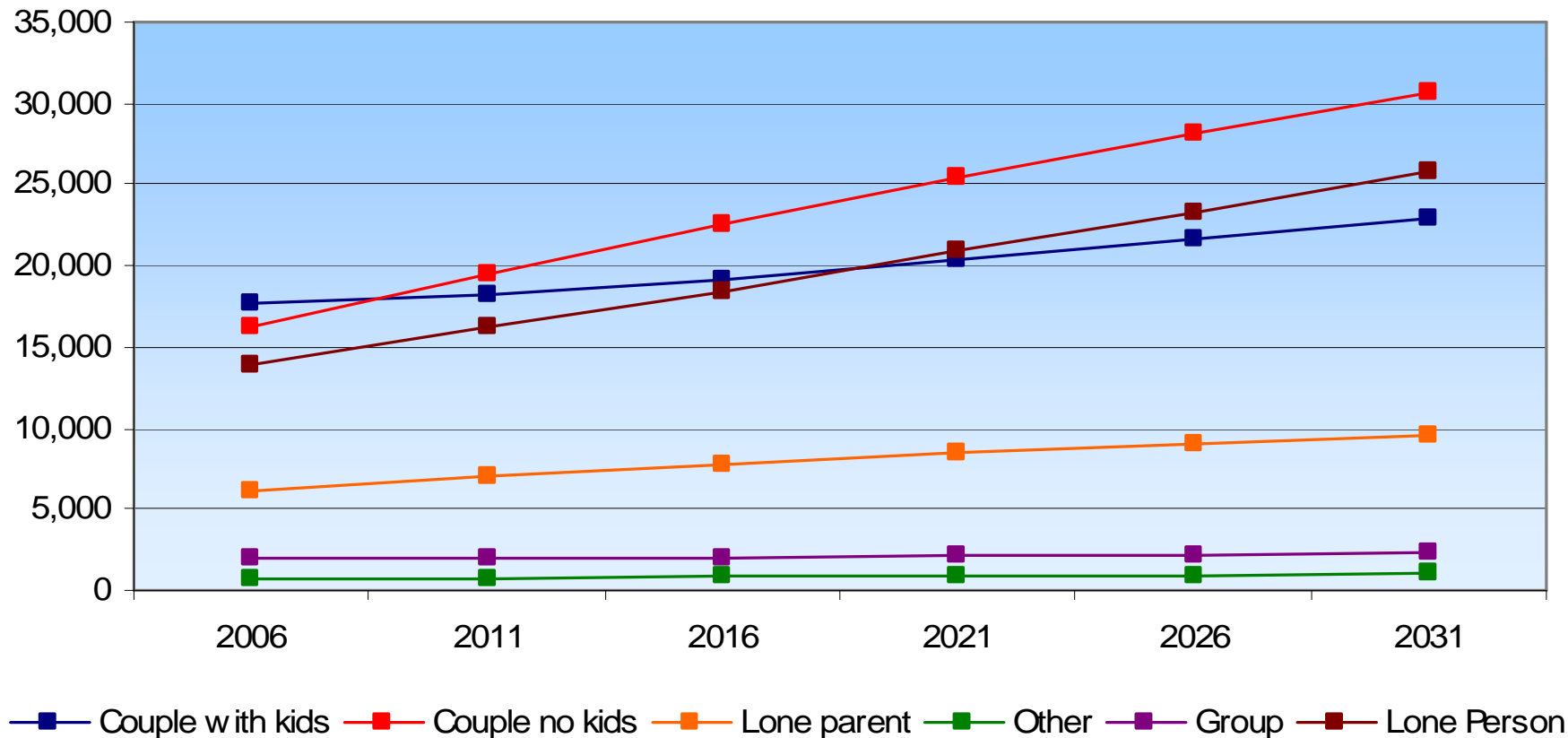


Drivers of change

- Large increase in last 15 years in households without children, at the expense of traditional family households due to:
 - Population ageing and increasing life expectancy
 - Baby boomers moving into retirement and couple only households – will become lone person households
 - Children of the boomers moving into young family stage
 - Delayed fertility may have stalled
 - Increasing number of older people will be main influence on future household structure

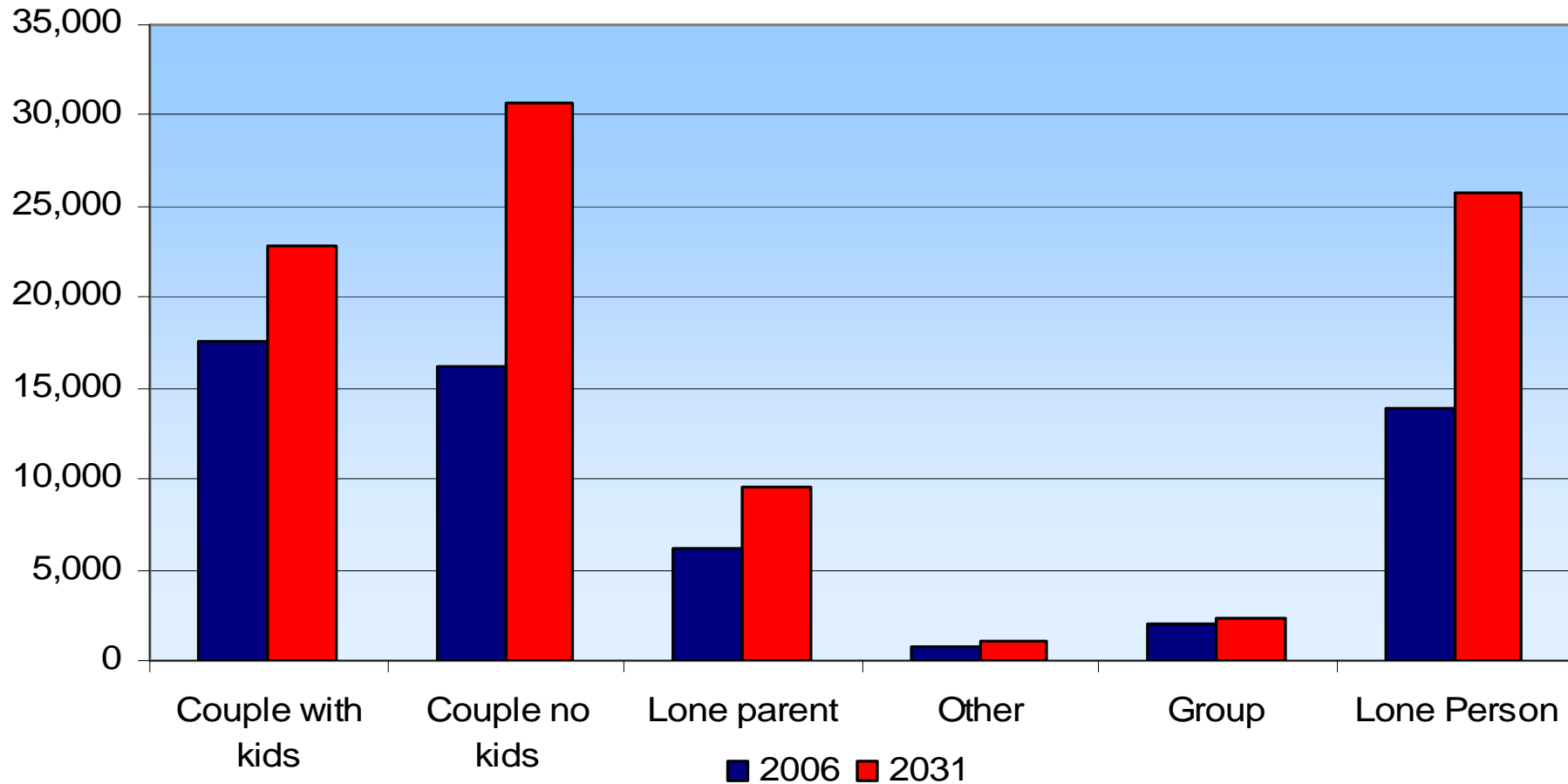


Couples without children and lone person households will become the most common household types in Toowoomba (R)

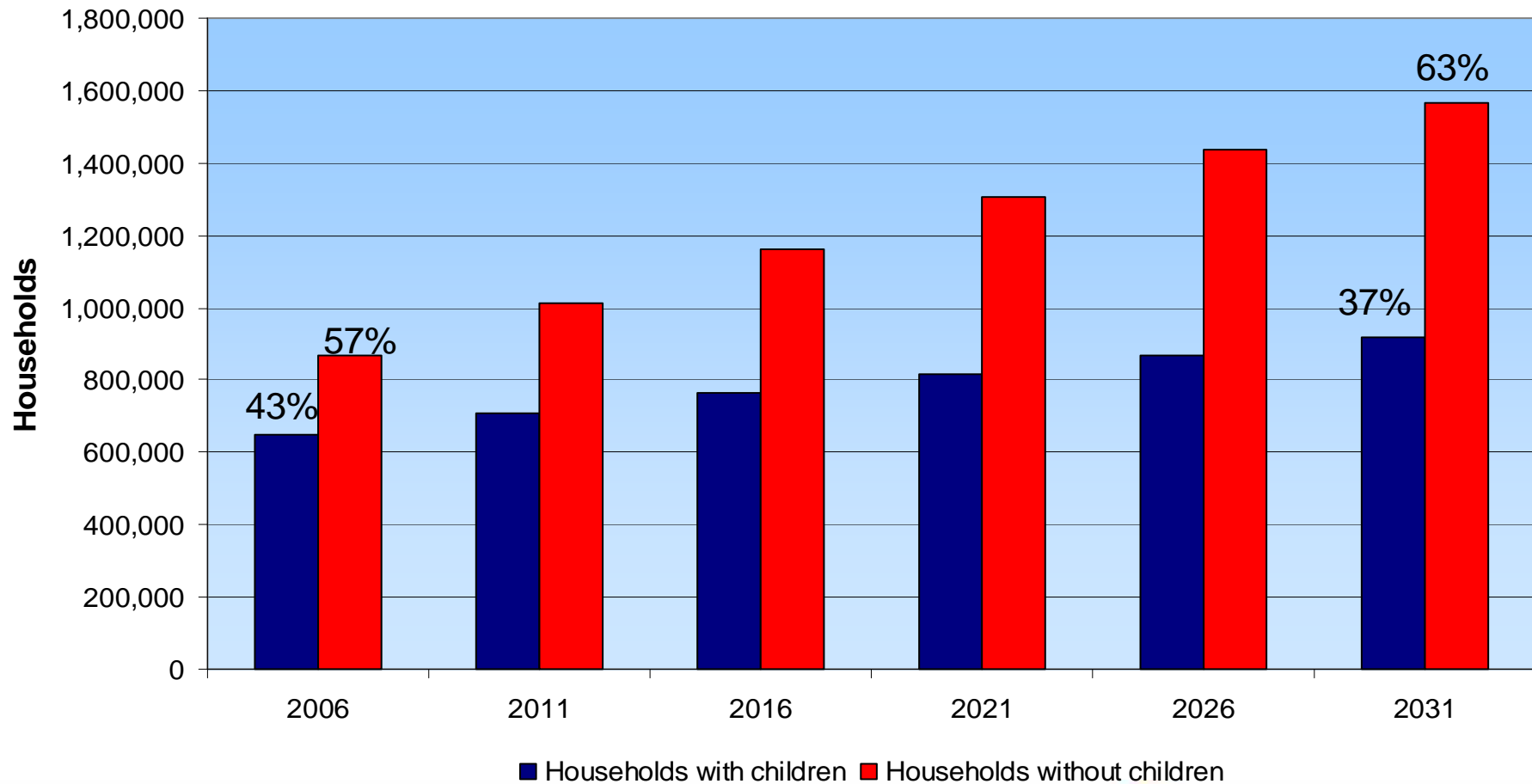




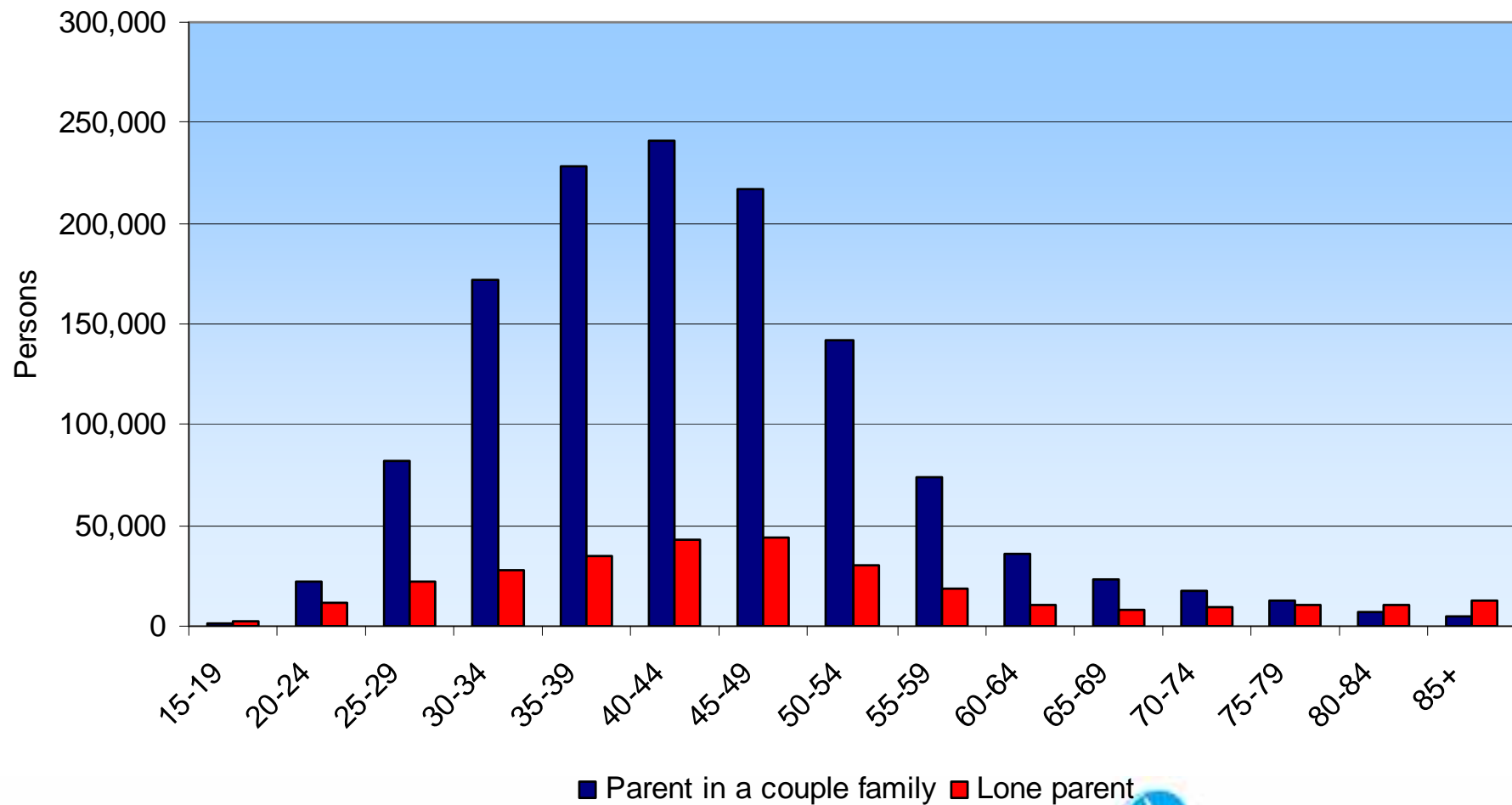
Growth by household type, Toowoomba (R), 2006 and 2031



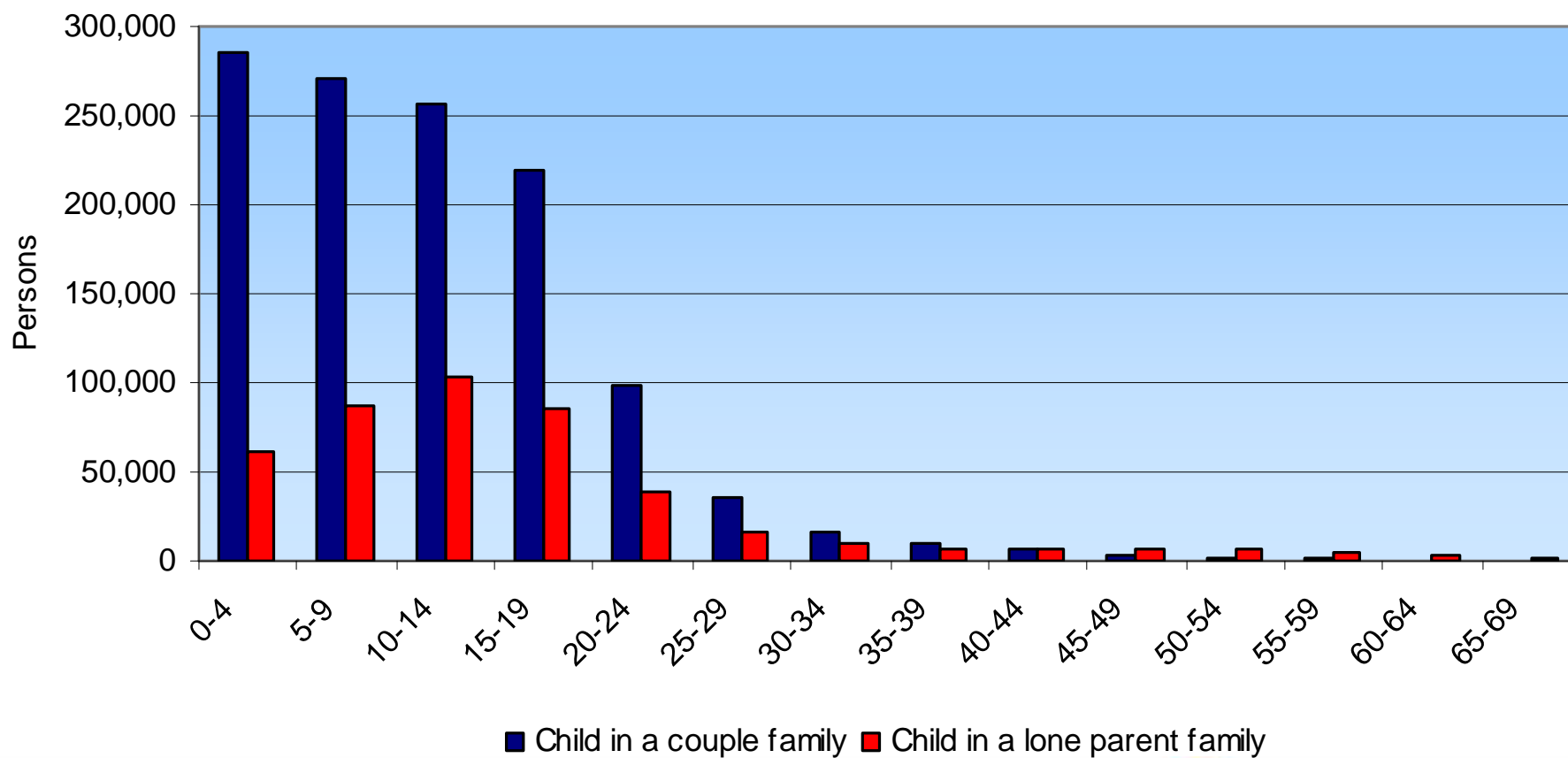
Households with and without children, Queensland



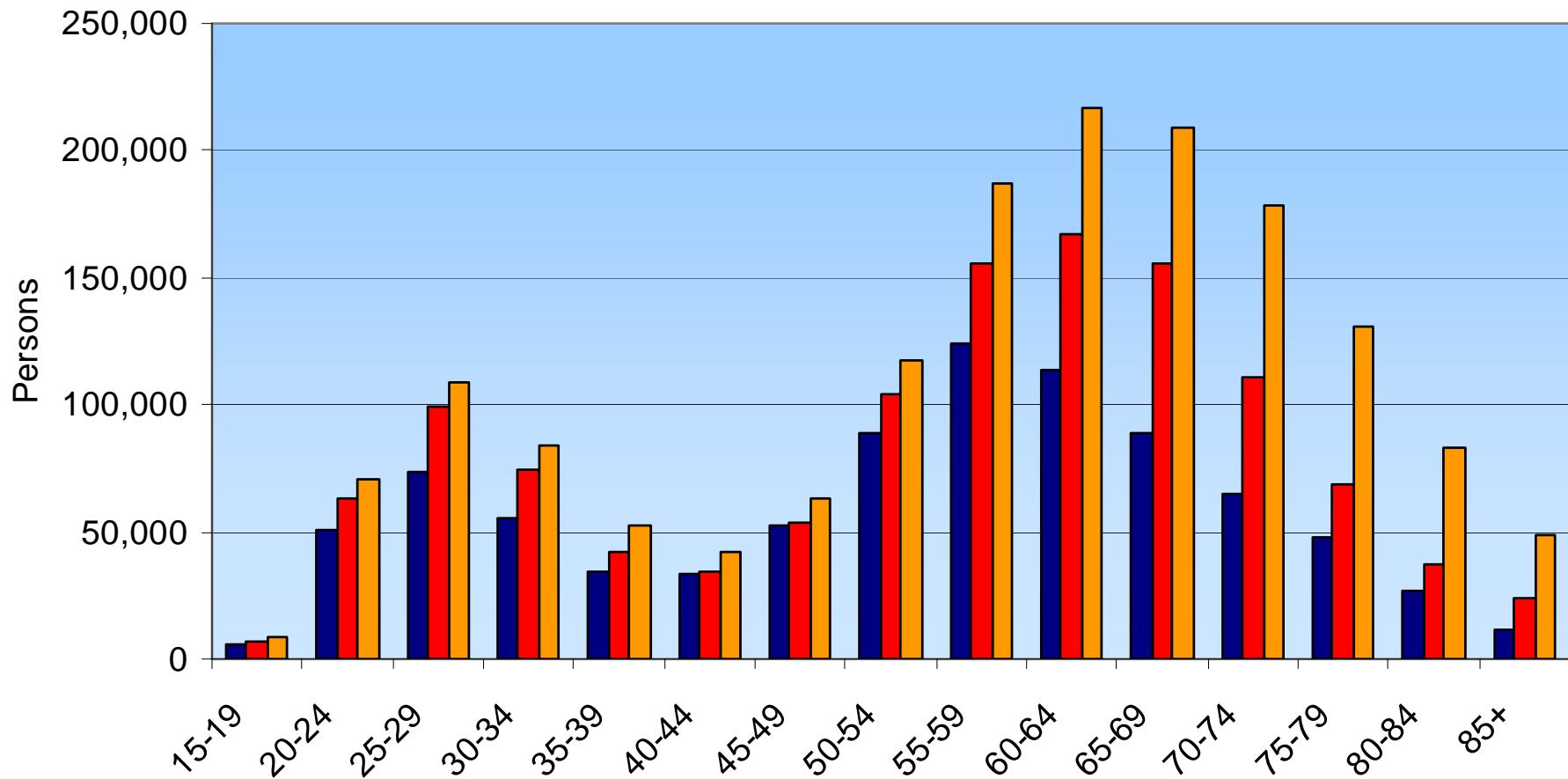
Age of parents by family type, Queensland 2031



Age of children by family type, Queensland 2031

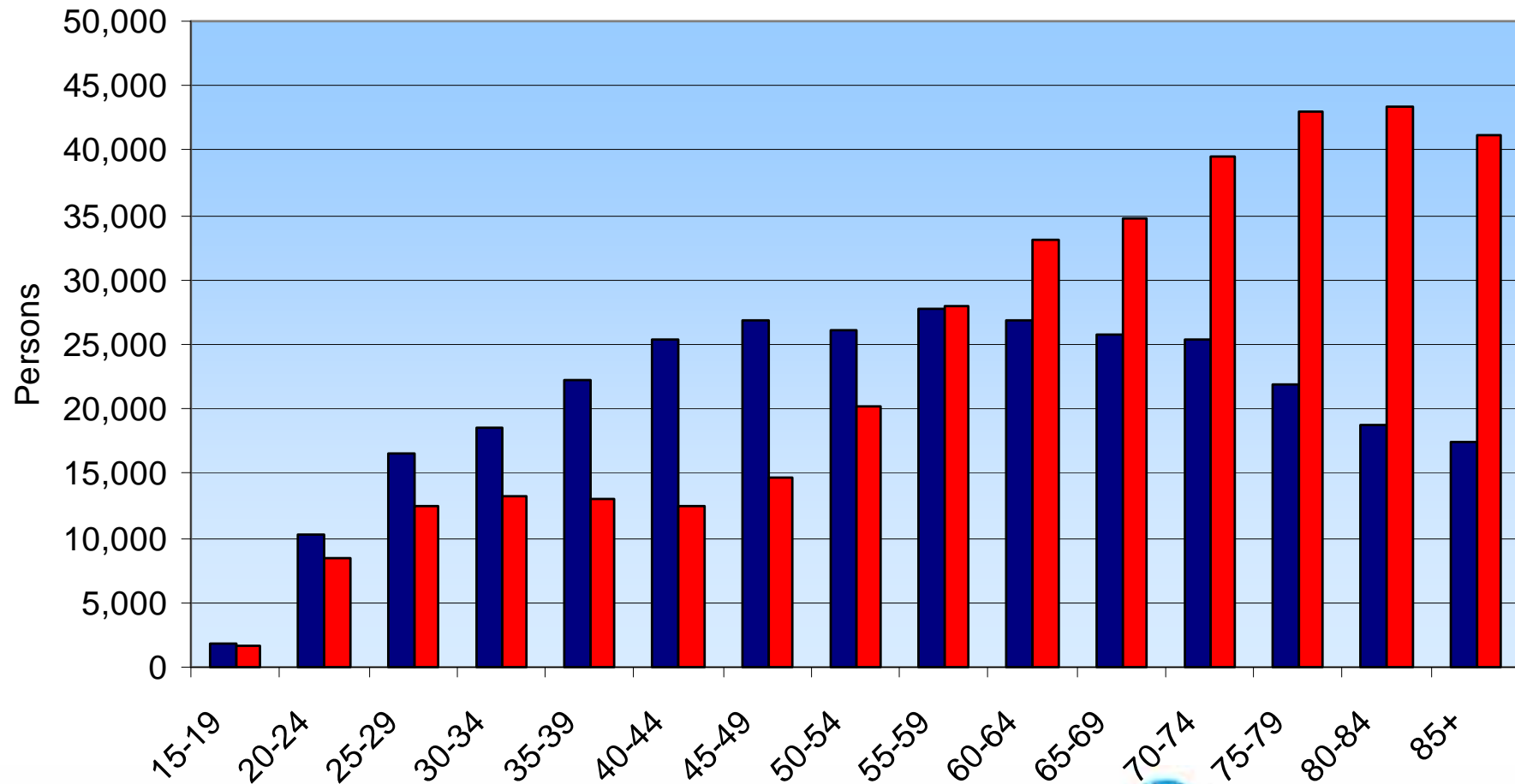


Couple only households by age, Queensland 2006, 2016 and 2031

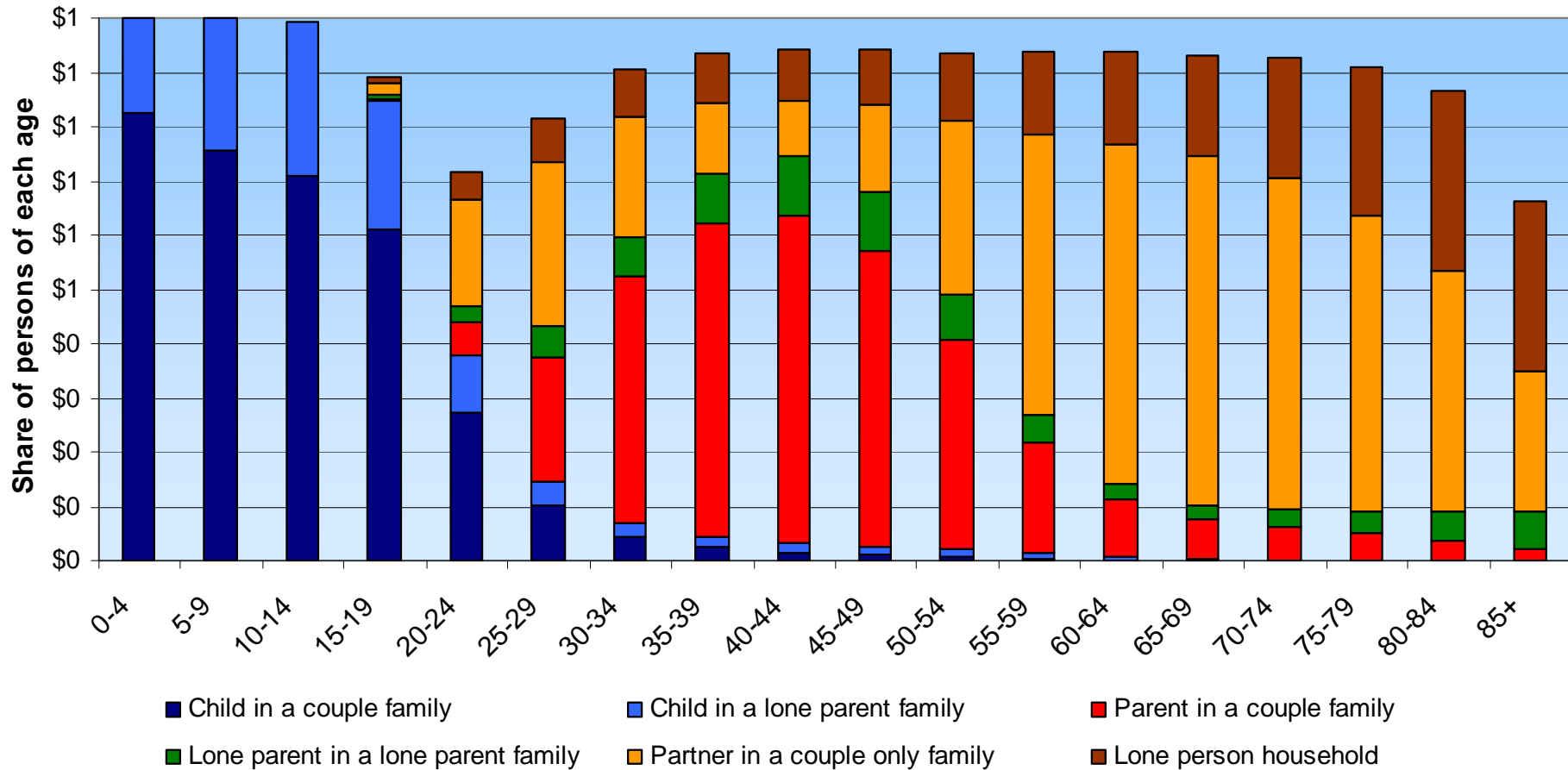


■ 2006 ■ 2016 ■ 2031

Lone person households by age and sex, Queensland 2031



Living arrangements by age, Queensland 2031





What will this data be useful for?

Providing projections of the number and types of households, demand for dwellings and projected living arrangements

- Assists regional planning
- Planning for future infrastructure needs
- Provides an insight into the demand for new dwellings

Release expected in September



Implications or how do I assess what this means for me?

- Scale of growth – how much will the population increase?
- Pace of growth - from 2016 most baby boomers will be retired (lead cohort turning 70 years)
- Distribution of growth – what are the main hot spots for growth and what will happen in other areas of the city?
- Changing characteristics – ageing of the population will drive changing household structure and impact on the labour force



Implications...

- How will these things impact on your business?
- How will service provision need to change? Is it just a matter of providing more services to a larger population?



The infrastructure challenge...

- What is the most effective way to provide the required infrastructure?
 - ‘hard’ infrastructure such as roads, electricity and sewage and
 - ‘soft’ infrastructure such as hospitals, schools, aged care facilities, community facilities and services)
- While the PIP (Priority infrastructure plan) seeks to plan the provision of hard infrastructure:
 - Is there a co-ordinated and strategic vision for the provision of soft infrastructure, the encouragement of community and economic development and the provision of services in new and revitalised communities?
 - Where is the ‘glue’ that holds communities together?
 - How will social capital be expanded and the quality of life maintained?



Summary 1.

- Prospects are for strong growth to continue
- Migration will continue to be the main driver of growth – overseas
- Most of the future growth will be focused in the south east corner - particularly along the coast and in Ipswich
- Regional cities, also mostly along the coast except for Toowoomba, will have continuing strong growth



Summary 2.

- Toowoomba Regional Council is projected to have the 2nd largest growth outside SEQ with an increase of more than 77,000 people in the 25 years to 2031
- The Darling Downs Region will grow by more than 95,600 over the 25 years to 2031 (compared with growth of 57,000 over the last 25 years).
- Smaller towns and localities, on or near the coast, adjacent to a larger centre or seen as lifestyle destinations, will grow
- Smaller centres inland or in western Queensland will have either stable populations or small declines
- Exceptions are locations near to resource development activity – if the associated workforce chooses to live locally



Summary 3.

- While Queensland's (and Toowoomba's) population growth is rapid, household and dwelling growth will be faster
- The ageing population will have very significant impacts on the living arrangements of Queensland residents in the future
- Households without children (couple, lone person, group households) will make up a larger share (nearly two-thirds) of all households and account for three-quarters of household growth over the next 25 years



Queensland's future population will be very different to the current one...

- Size – will be much larger (2031 population will be 1.4 – 1.7 times larger than in 2006)
- Distribution – increasing concentration in SEQ but pace will slow as regional cities are the location of more growth than in past years. Western Queensland will continue to lose population but more slowly than in the past.
- Composition – ageing, ageing, ageing
 - Under 45 years 40% of growth
 - 45 years or more 60% of growth
 - More overseas born



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