



Latest regional and local population trends in Queensland

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Queensland Treasury

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Outline – population growth

- In Australia's capital cities
- In Queensland's key cities & regions
- Fastest & largest rankings
- Comparing drivers of growth in the regions
- Patterns in South East Queensland

Population of Australia's state and territory capital cities, June 2008

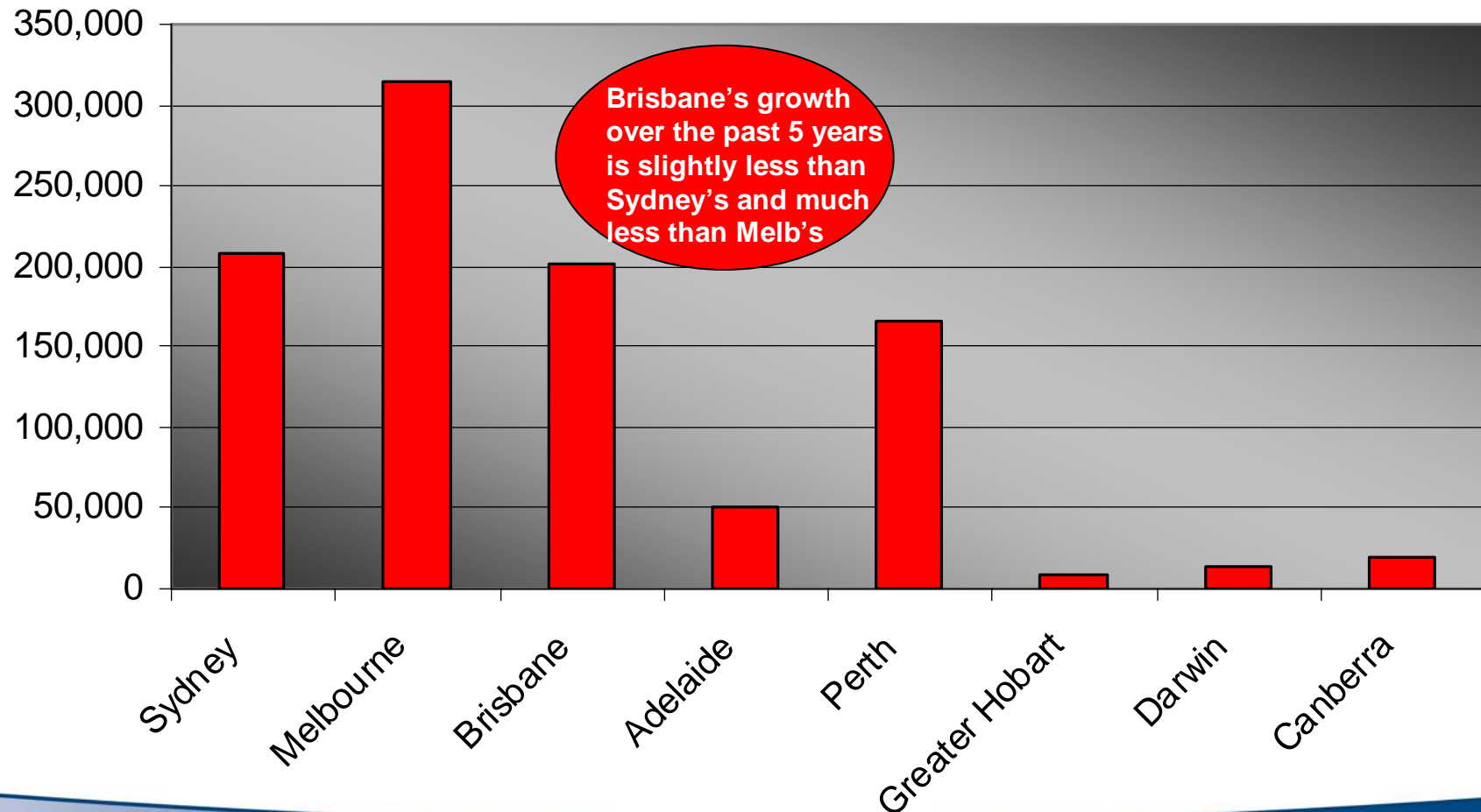
Sydney	4.4 million
Melbourne	3.9 million
Brisbane	1.9 million
Adelaide	1.2 million
Perth	1.6 million
Hobart	209,000
Darwin	120,000
Canberra	345,000

Source: ABS Cat No 3101.0
Capital city statistical divisions

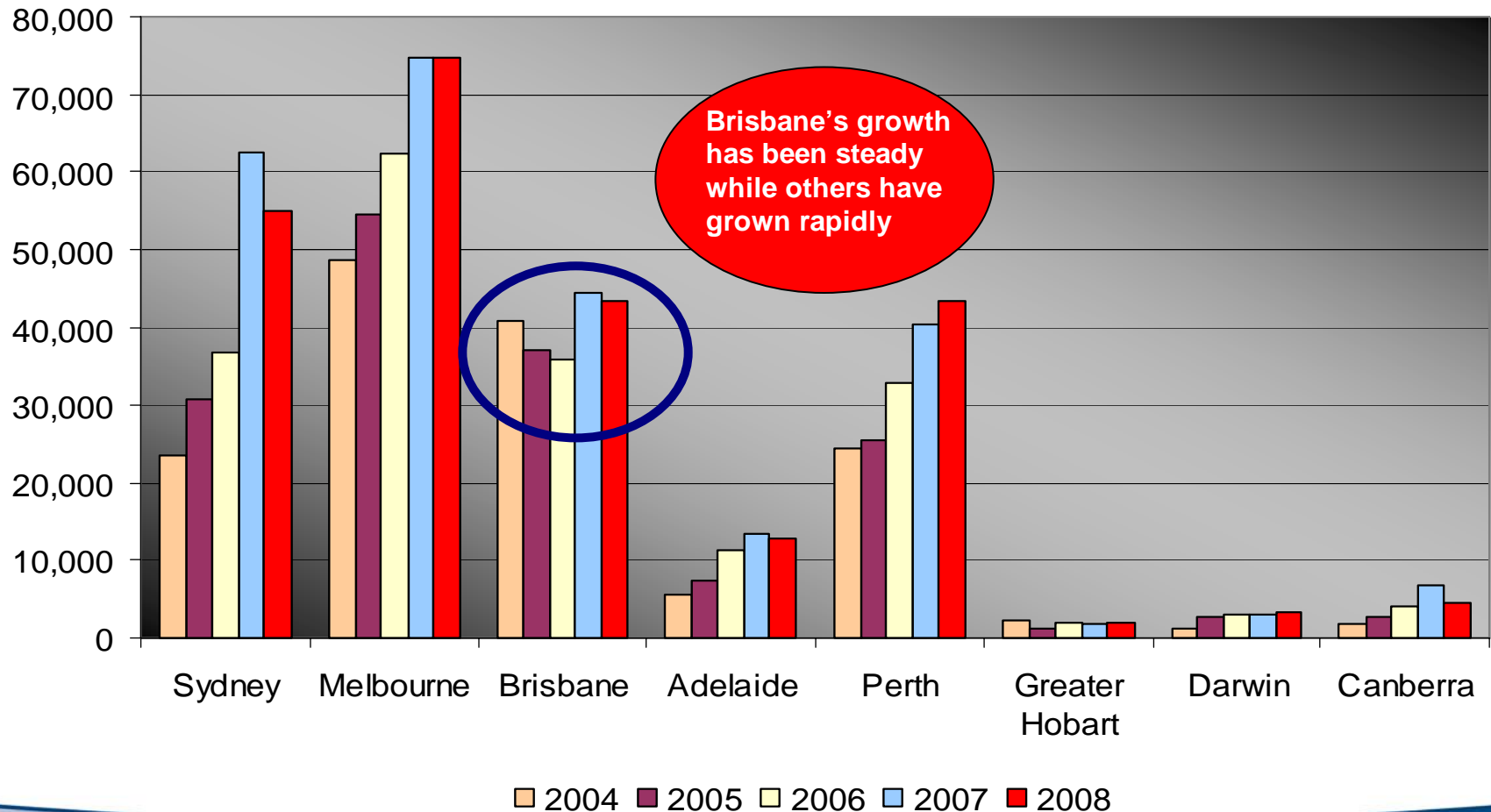
**Brisbane, Gold and
Sunshine Coast SDs = 2.6m
SEQ region = 2.8m**



Capital city growth, 2003-2008



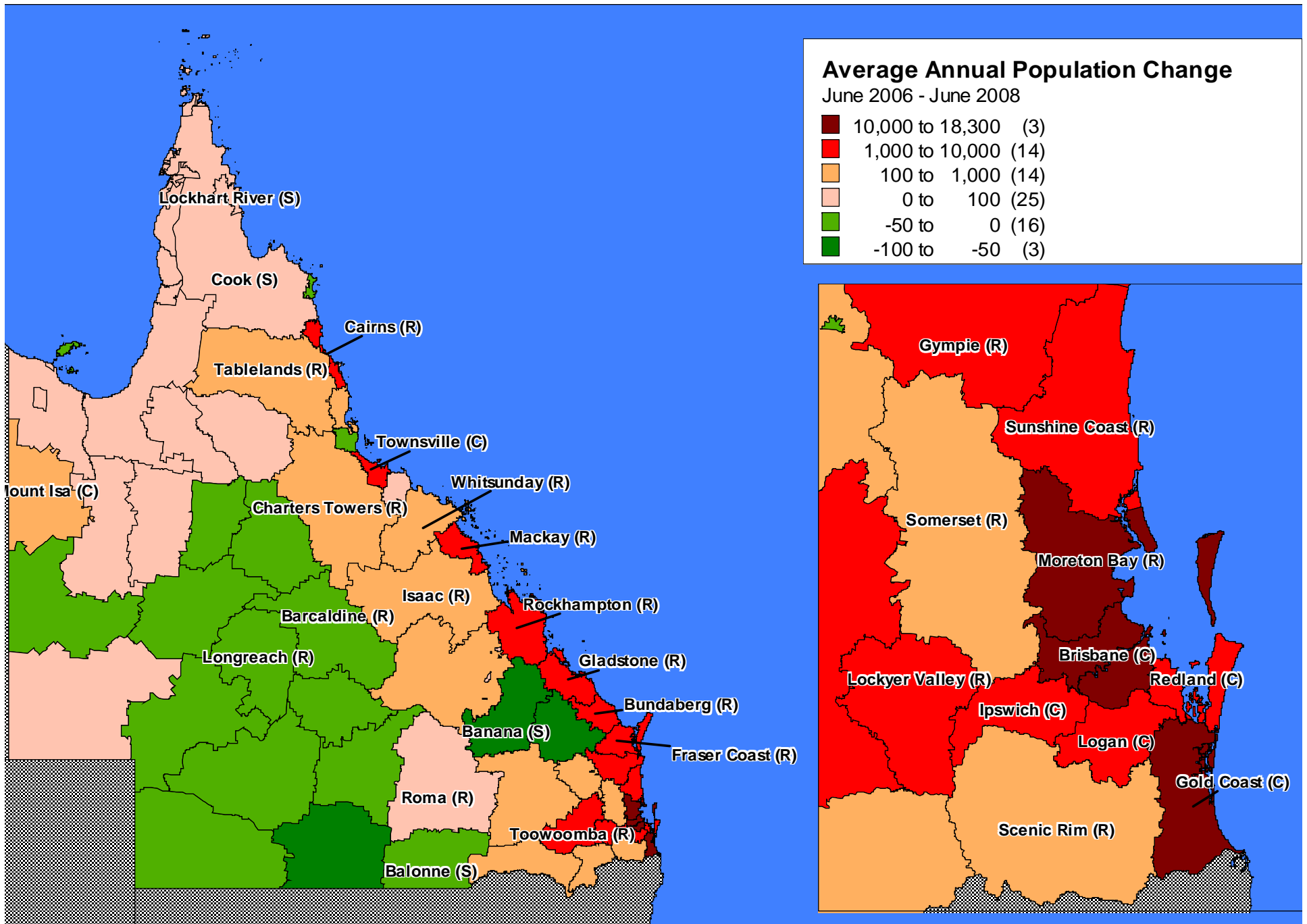
Capital city annual growth, 2003-2008



Queensland dominates regional growth

Queensland has 8 of the top 15 largest growing regional areas in Australia

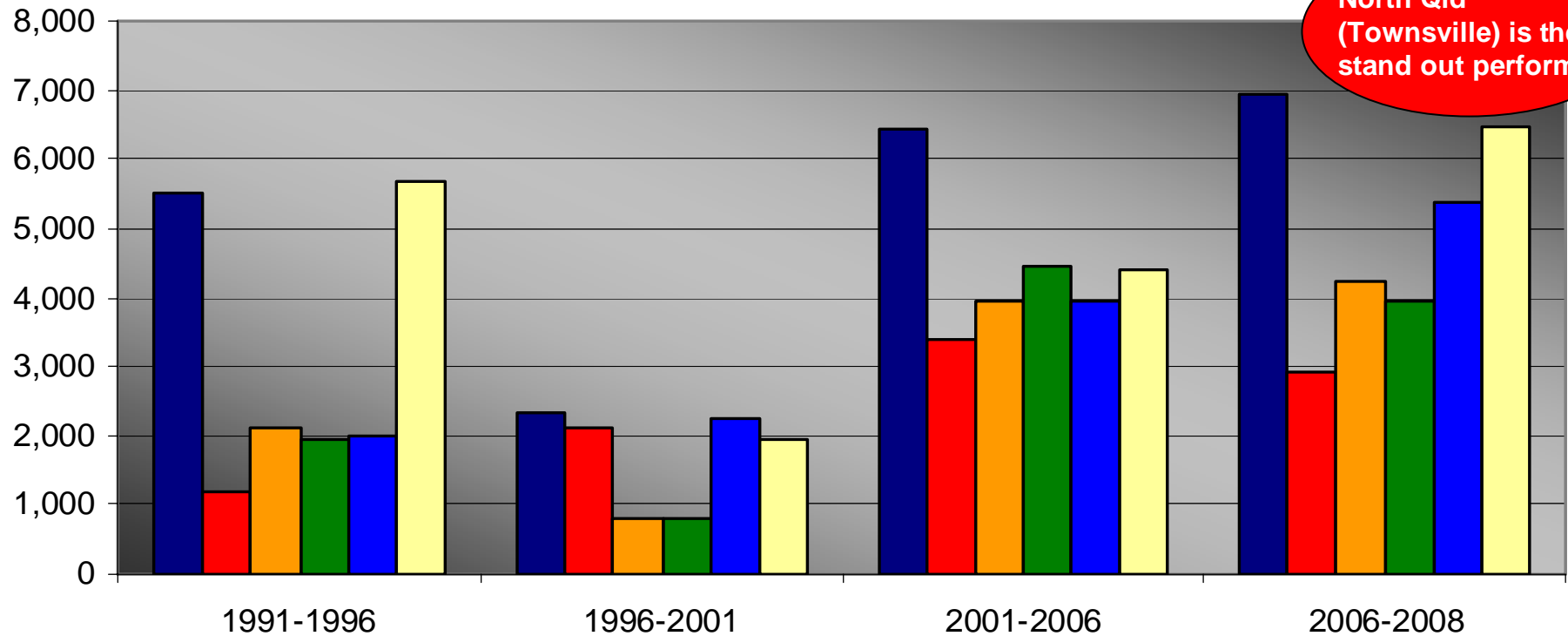
	Size 2008	Growth 2007-2008
Gold Coast/Tweed	558,888	15,080
Sunshine Coast	237,562	6,395
Newcastle	531,191	6,223
Cairns	142,001	5,597
Canberra/Queanbeyan	395,126	5,536
Townsville	162,730	4,703
Mandurah	78,612	3,951
Wollongong	284,169	3,308
Hervey Bay	56,165	2,614
Bunbury	63,202	2,497
Geelong	172,300	2,261
Ballarat	91,787	1,800
Mackay	81,148	1,719
Gladstone	48,796	1,535
Toowoomba	125,339	1,535



Source: ABS Cat No 3218.0

Patterns of growth in the regions

Average annual change



North Qld (Townsville) is the stand out performer

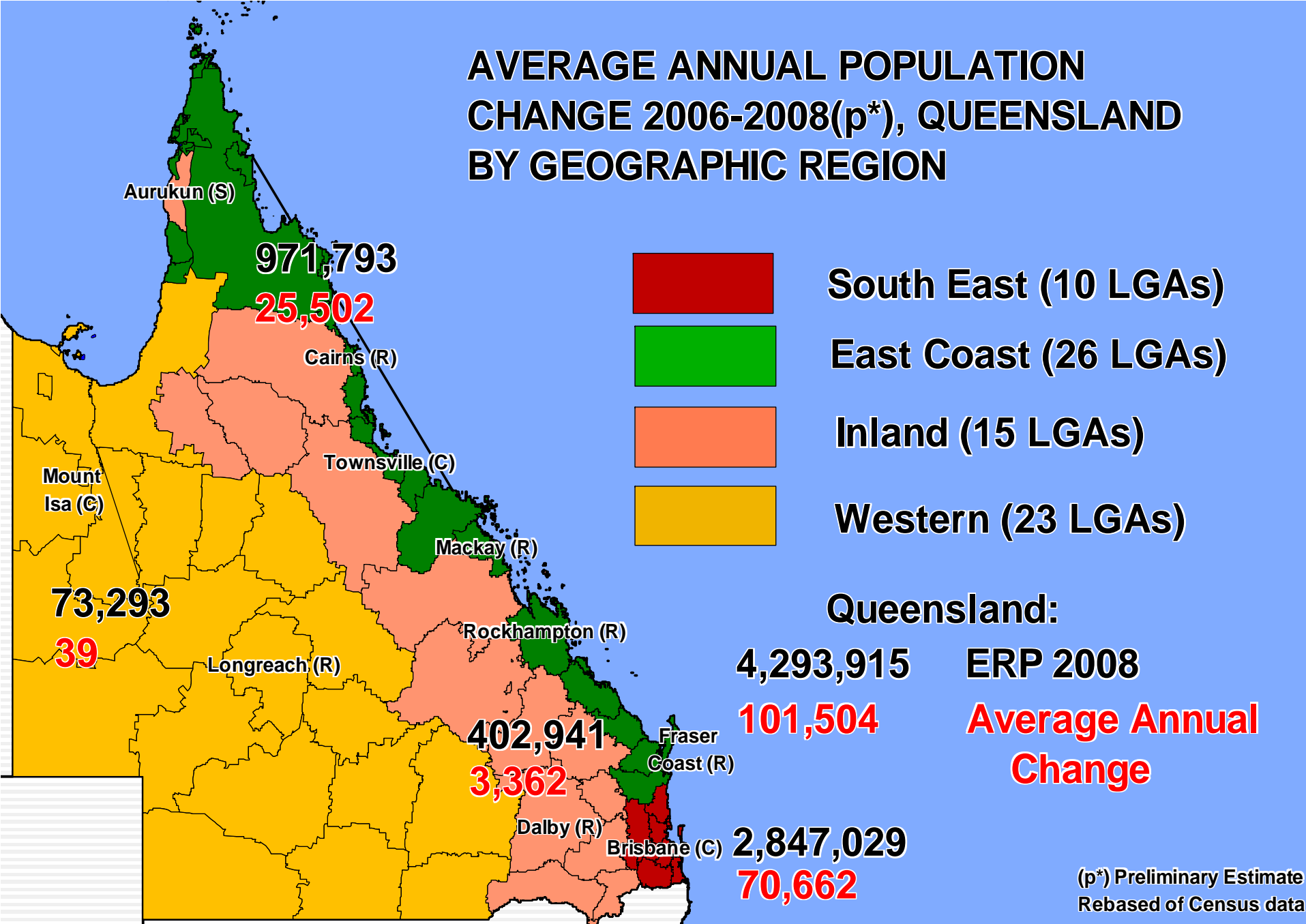
■ WBB 2026 ■ Darling Downs ■ CQANM ■ WHAM ■ NQ ■ Far North

Wide Bay rebounded strongly from low growth. Far North slower but growth currently strong

Source: ABS Cat No. 3218.0



AVERAGE ANNUAL POPULATION CHANGE 2006-2008(p*), QUEENSLAND BY GEOGRAPHIC REGION



(p*) Preliminary Estimate
Rebased of Census data

10 fastest growing LGAs in Queensland

average annual growth, 2001-2006 and 2007-2008

Rank	LGA	2001-2006		2007-2008	
		No.	%	No.	%
1	Ipswich (C)	3,405	2.2%	6,104	4.1%
2	Cairns (R)	3,889	2.5%	5,985	3.9%
3	Moreton Bay (R)	9,266	2.6%	11,831	3.4%
4	Fraser Coast (R)	3,009	3.1%	3,124	3.4%
5	Gladstone (R)	1,514	2.6%	1,871	3.4%
6	Lockyer Valley (R)	653	1.9%	1,073	3.3%
7	Whitsunday (R)	685	2.1%	997	3.1%
8	Townsville (C)	4,098	2.3%	5,134	3.0%
9	Sunshine Coast (R)	9,583	3.1%	8,734	2.9%
10	Gold Coast (C)	15,866	3.2%	13,210	2.7%

Only Sunshine and Gold Coasts were growing slower than in 2001-2006

Source: ABS Cat No 3218.0

NB: Excludes Indigenous councils.

10 largest growing LGAs in Queensland

average annual growth, 2001-2006 and 2007-2008

Rank	LGA	2001-2006		2007-2008	
		No.	%	No.	%
1	Brisbane (C)	18,922	1.9%	17,368	1.7%
2	Gold Coast (C)	15,866	3.4%	13,210	2.7%
3	Moreton Bay (R)	9,266	2.8%	11,831	3.4%
4	Sunshine Coast (R)	9,583	3.2%	8,734	2.9%
5	Ipswich (C)	3,405	2.4%	6,104	4.1%
6	Cairns (R)	3,889	2.6%	5,985	3.9%
7	Logan (C)	4,557	1.8%	5,225	2.0%
8	Townsville (C)	4,098	2.5%	5,134	3.0%
9	Fraser Coast (R)	3,009	3.4%	3,124	3.4%
10	Redland (C)	2,792	2.1%	2,876	2.1%

**Brisbane, Sunshine
and Gold Coasts
were growing slower
than in 2001-2006**

Source: ABS Cat No 3218.0

NB: Excludes Indigenous councils.

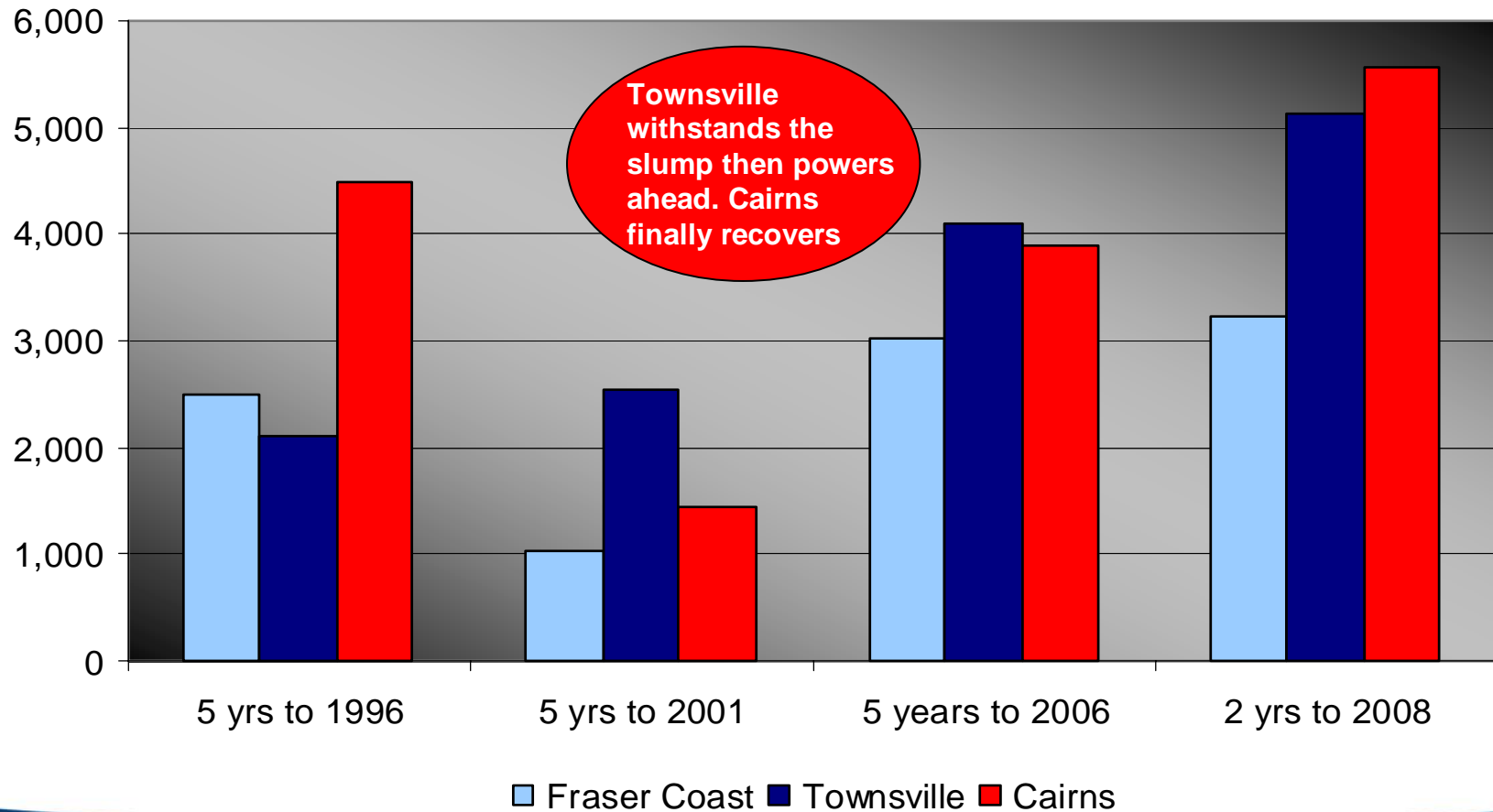
10 Largest growing LGAs in Regional Queensland

average annual growth, 2001-2006, 2006-2007 and 2007-2008

Rank	LGA	2001-2006		2007-2008	
		no.	%	no.	%
1	Cairns (RC)	3,889	3.04	5,985	3.92
2	Townsville (C)	4,098	2.83	5,134	3.01
3	Fraser Coast (RC)	2,968	3.99	3,124	3.37
4	Mackay (RC)	3,250	3.57	2,650	2.41
5	Bundaberg (RC)	1,791	2.27	2,039	2.26
6	Gladstone (RC)	1,514	3.27	1,871	3.36
7	Rockhampton (RC)	1,858	1.89	1,412	1.28
8	Gympie (RC)	1,115	2.89	1,084	2.39
9	Whitsunday (RC)	685	2.45	997	3.10
10	Tablelands (RC)	541	1.33	915	2.06

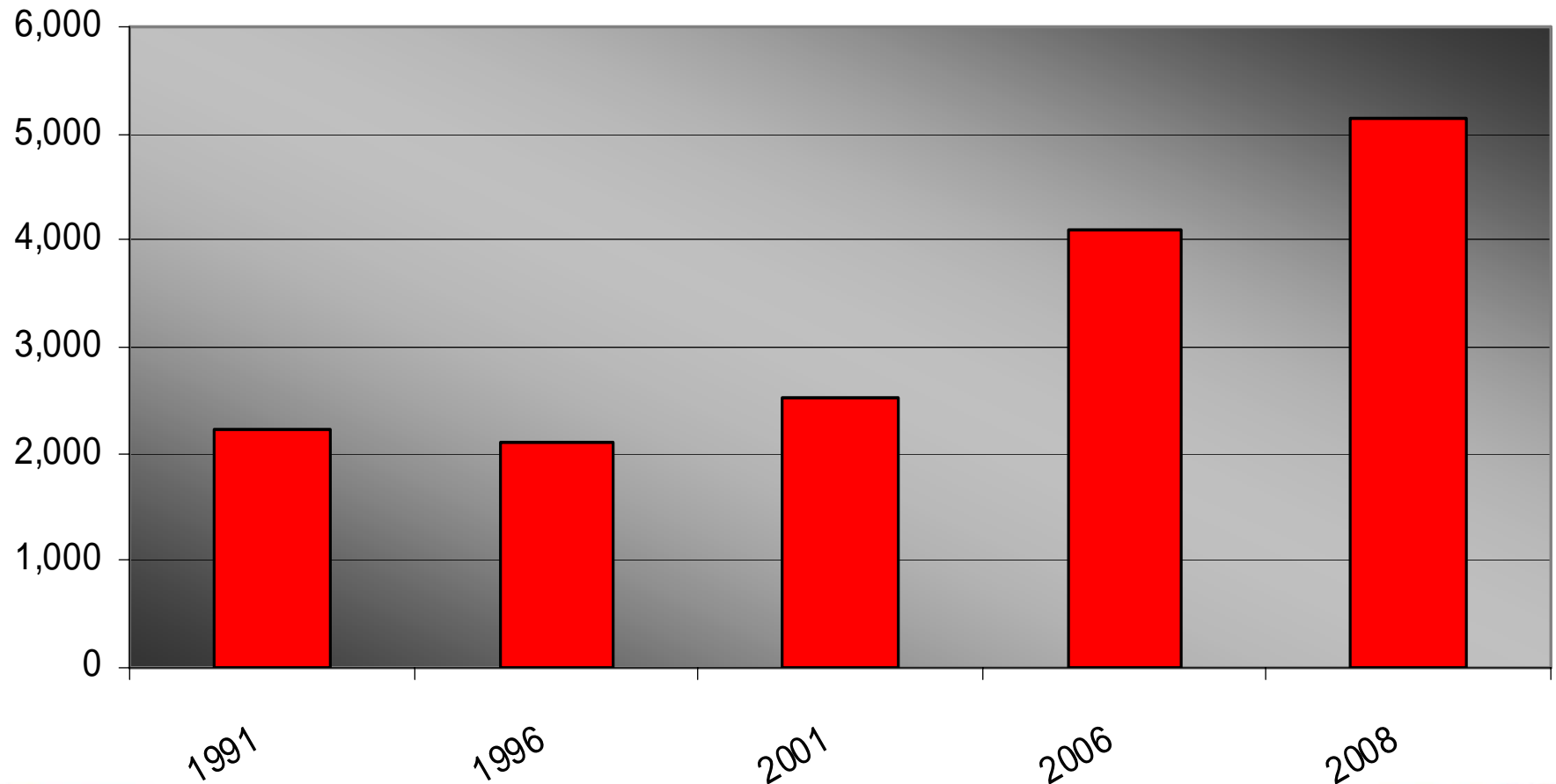
Mackay, Rocky and Gympie were growing slower than in 2001-2006

Patterns of growth vary due to different drivers



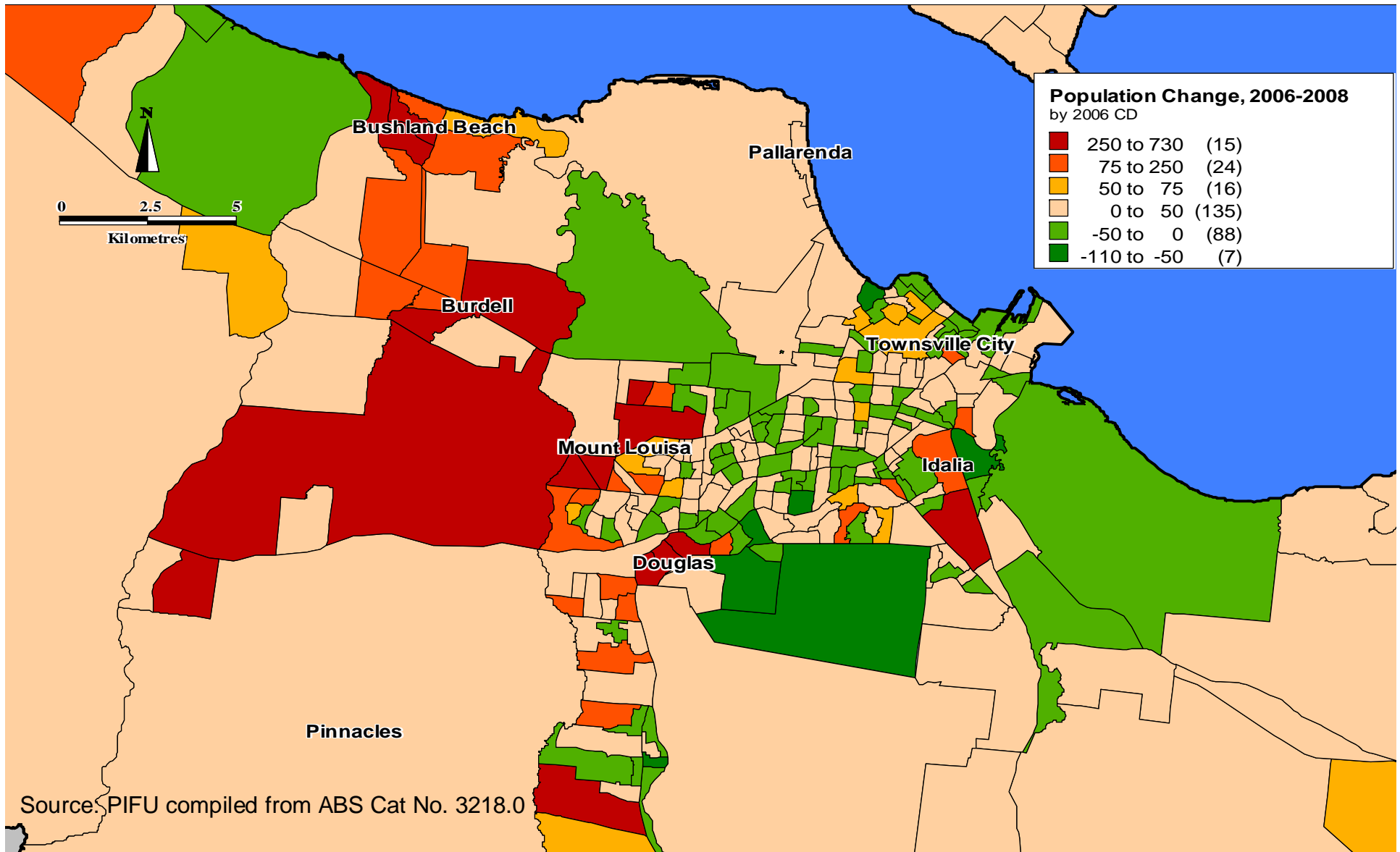
Townsville City – a diverse economy

Average annual growth, five years ending 1991, 1996, 2001, 2006 and two years ending 2008



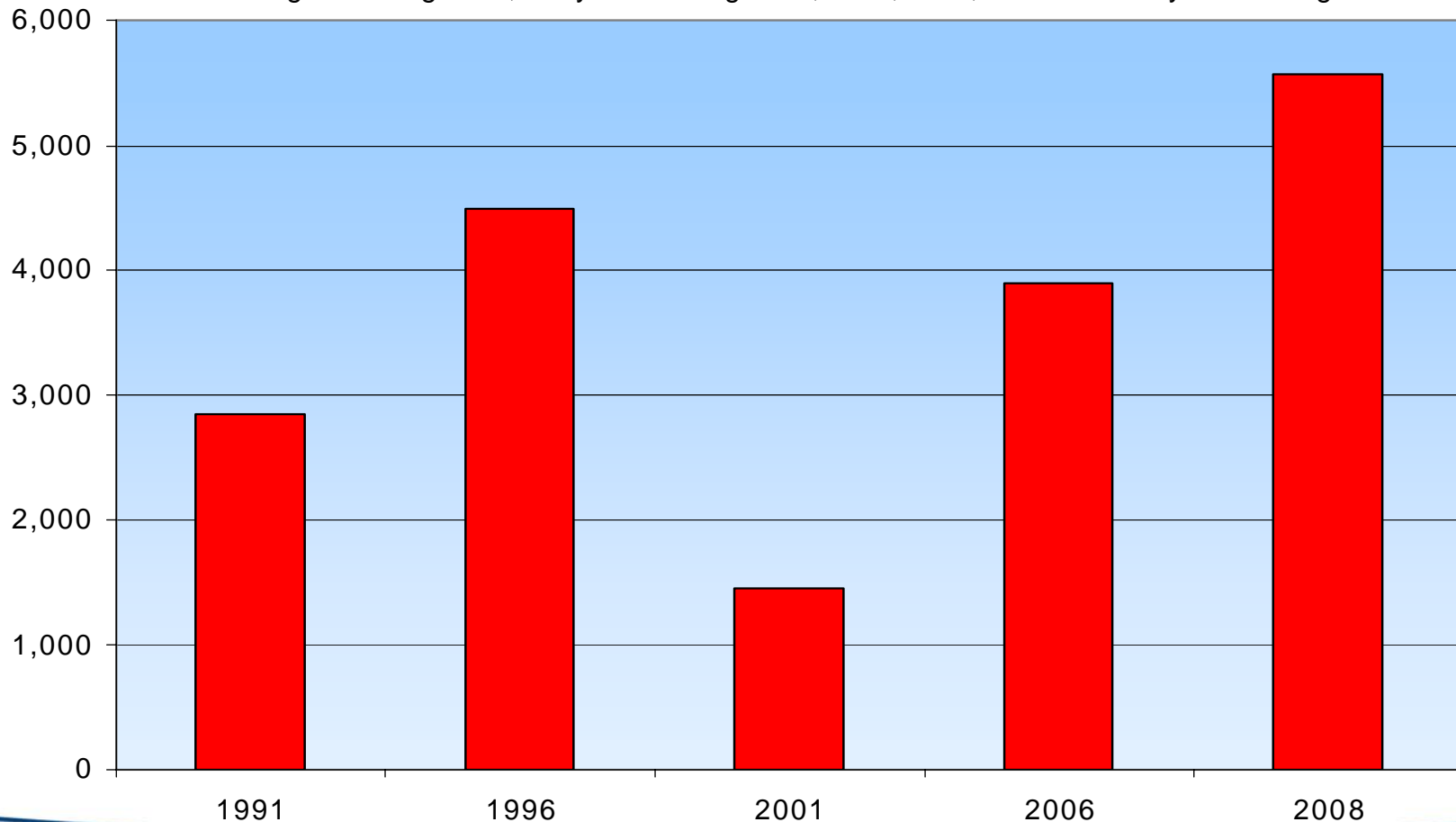
Local population change, Townsville

Local Area 2006-2008



Cairns City – dominated by tourism

Average annual growth, five years ending 1991, 1996, 2001, 2006 and two years ending 2008

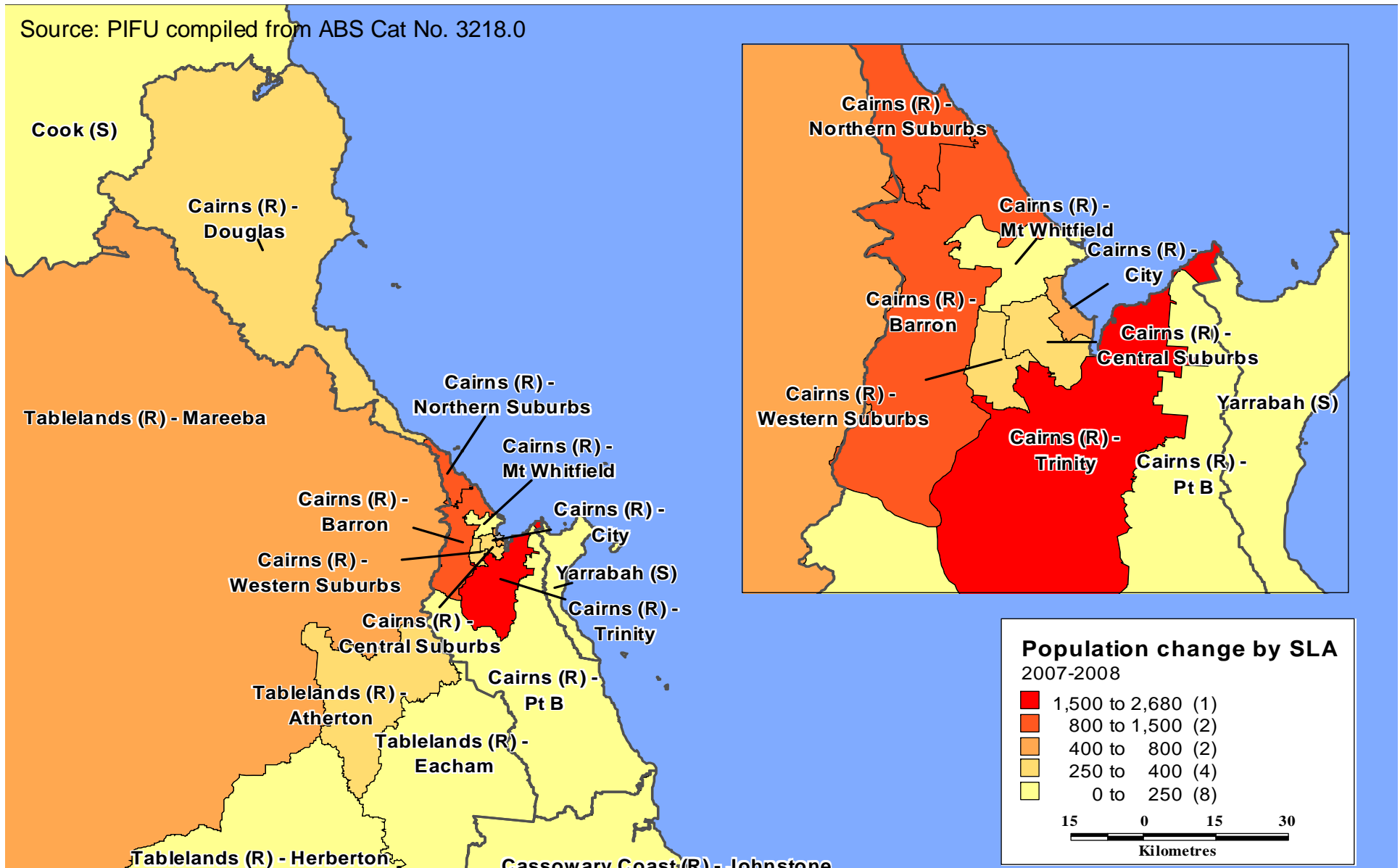


Source: ABS Cat No. 3218.0

Population change, Cairns & surrounds

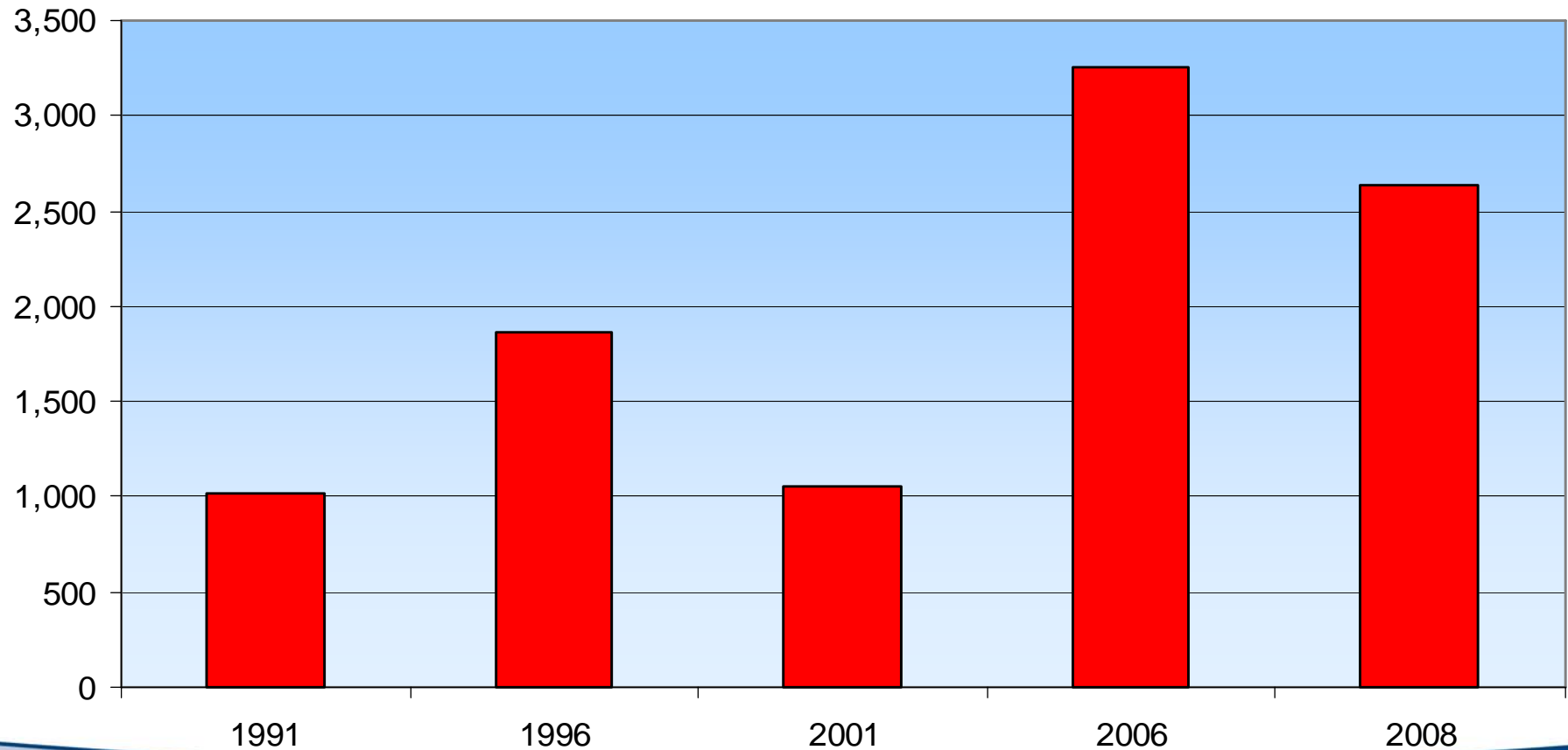
2007-2008

Source: PIFU compiled from ABS Cat No. 3218.0



Mackay Regional Council – mining activity drives resident growth

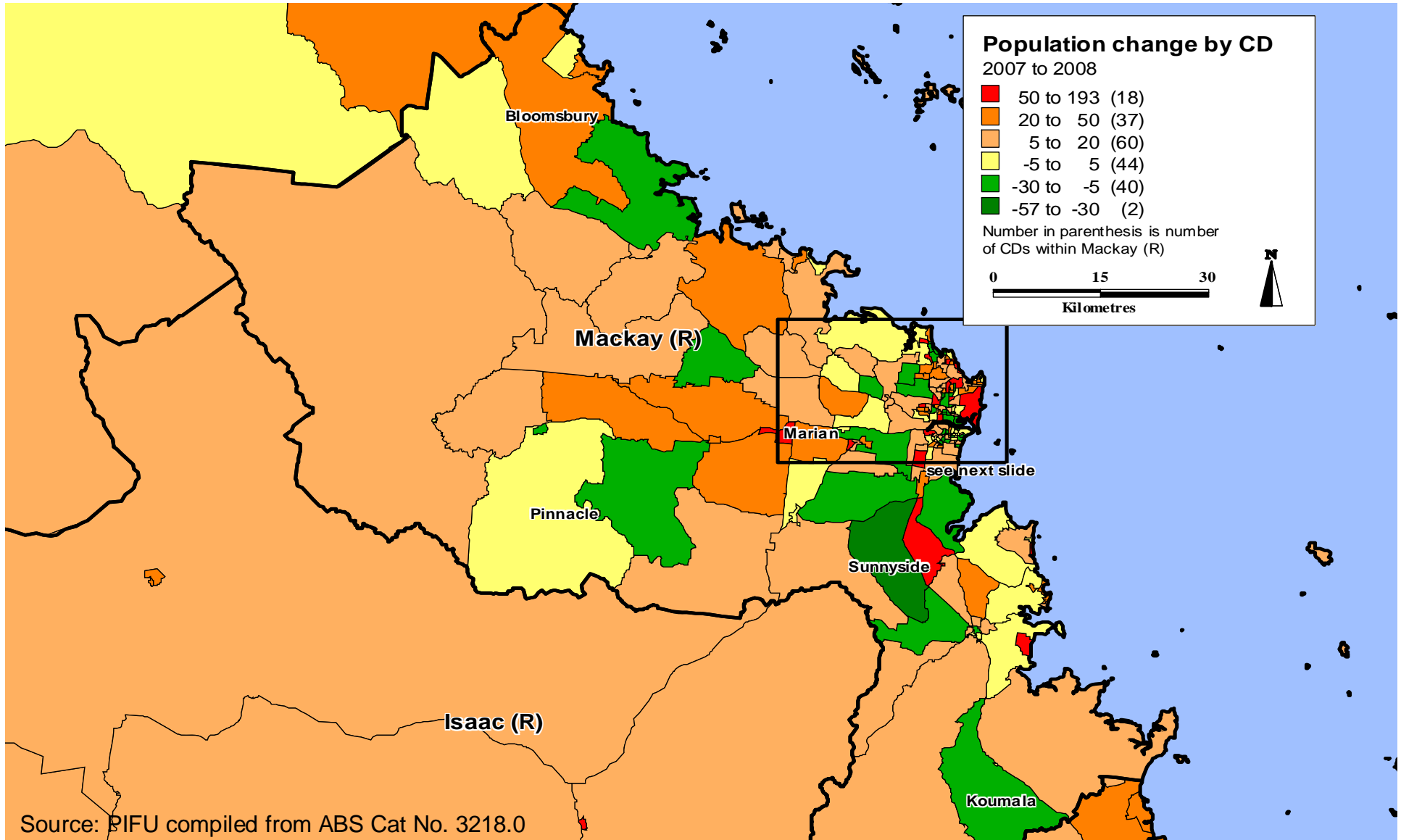
Average annual growth, five years ending 1991, 1996, 2001, 2006 and two years ending 2008



Source: ABS Cat No. 3218.0

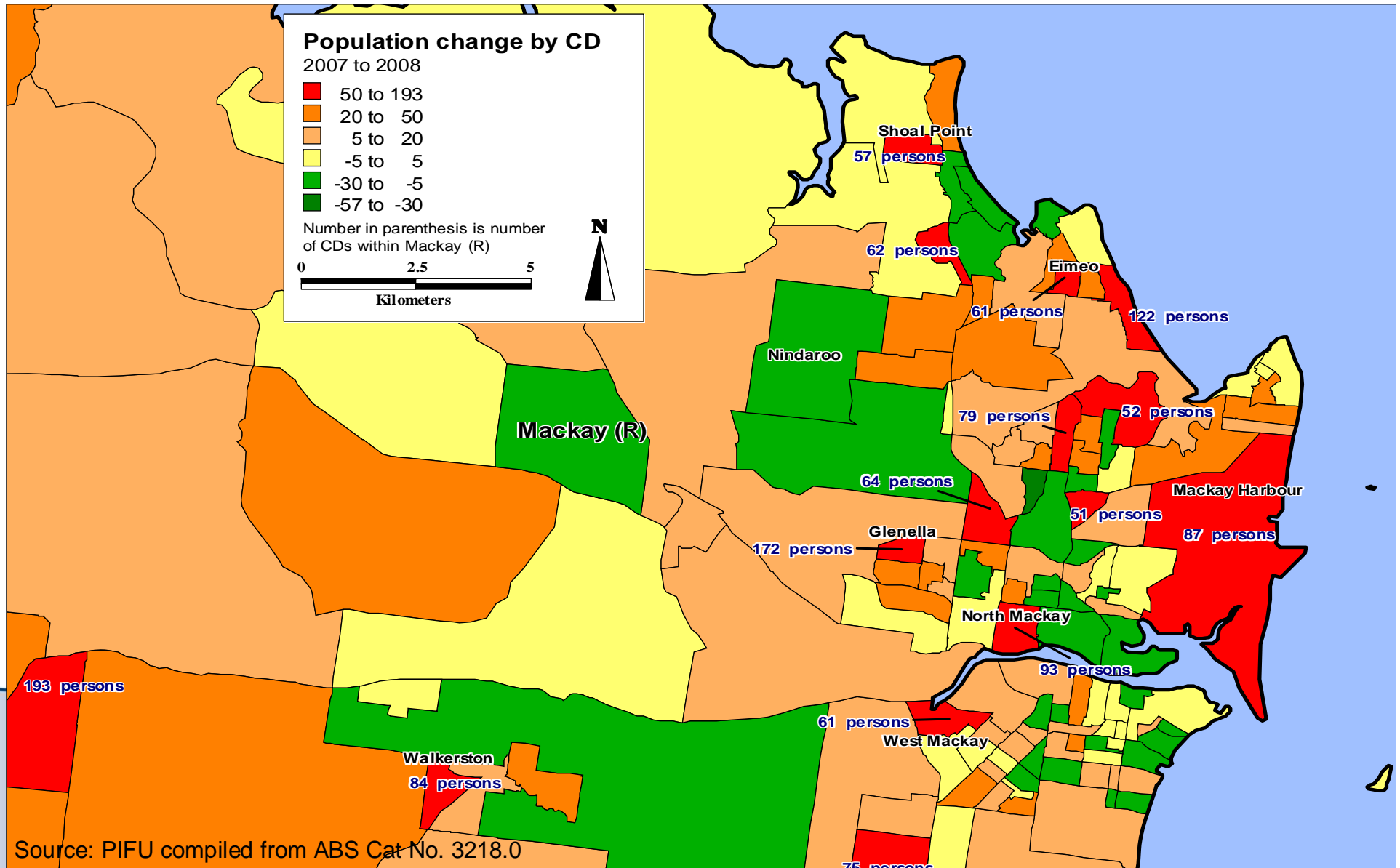
Population change, Mackay region

2007-2008



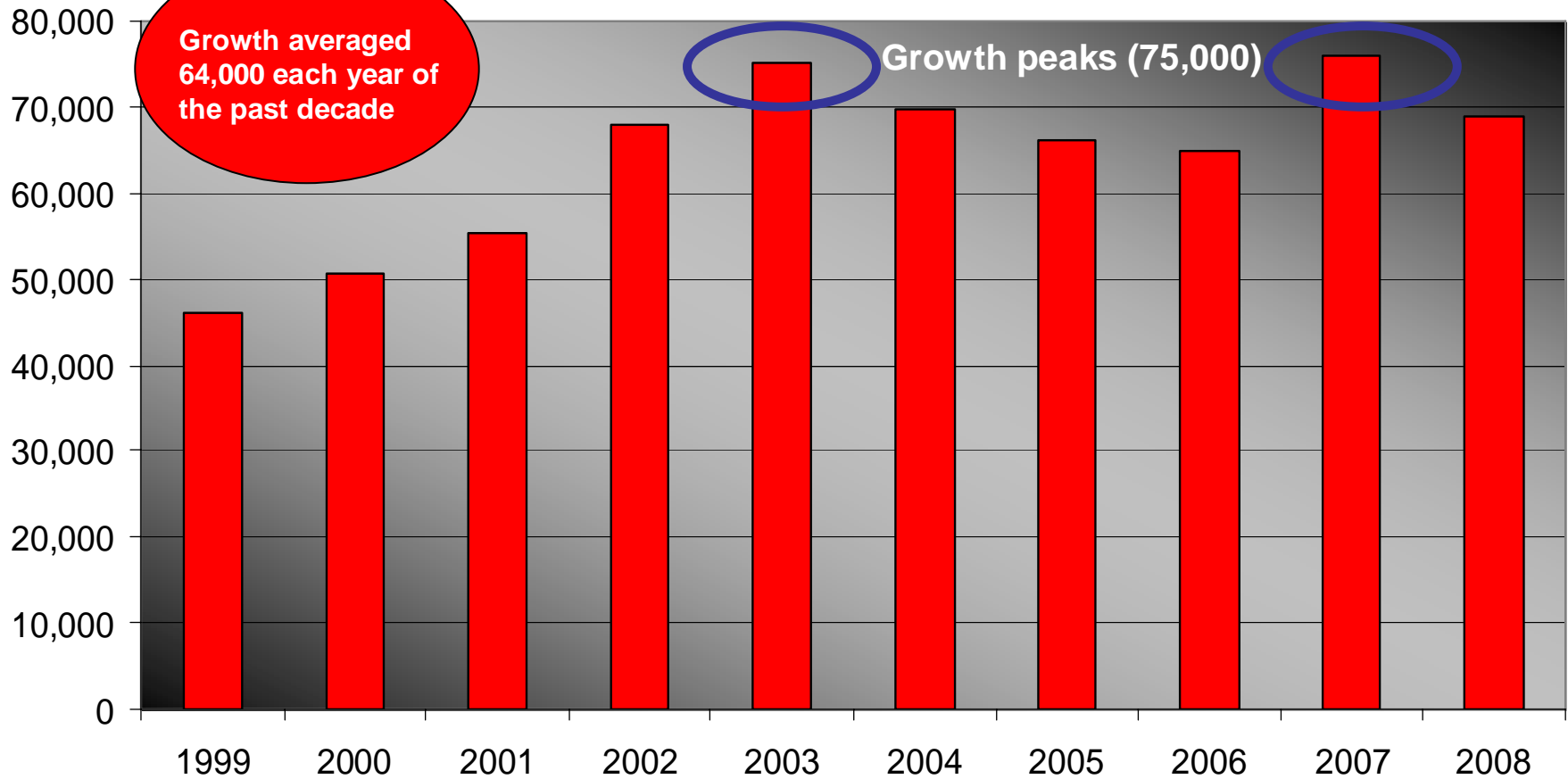
Local population change, Mackay

2007-2008



Source: PIFU compiled from ABS Cat No. 3218.0

A decade of growth in SEQ



Source: PIFU compiled from ABS Cat No. 3218.0

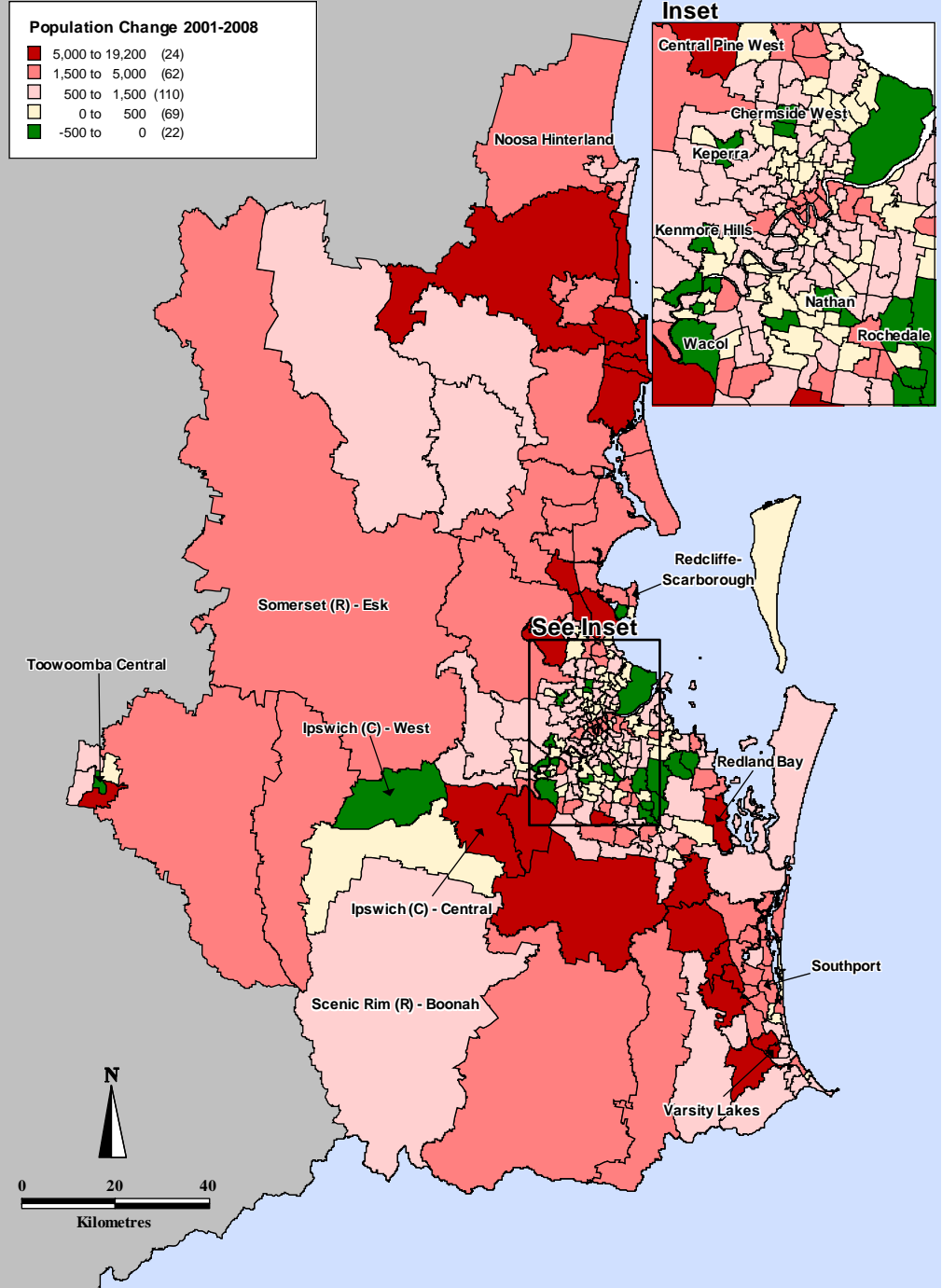
SEQ region includes Toowoomba SSD, annual growth over year ending June 30

Growth in 2008 was 50% higher than in 1999

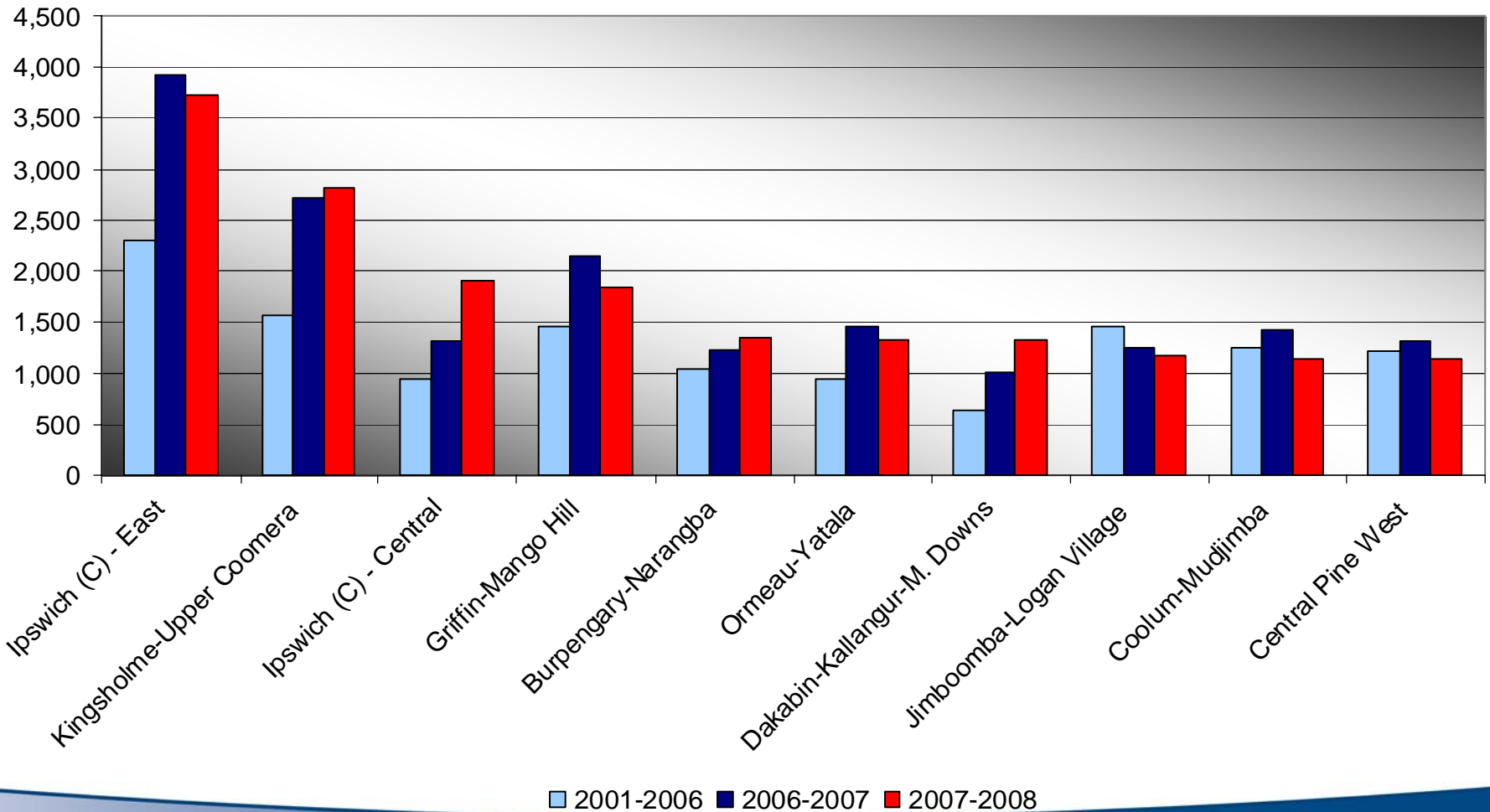
SEQ growth areas

- Inner Brisbane
- Brisbane outer ring
- Southern corridor to Gold Coast
- SW/W corridor
- Northern 'lifestyle' suburbs
- Sunshine Coast

Population Change within SEQ

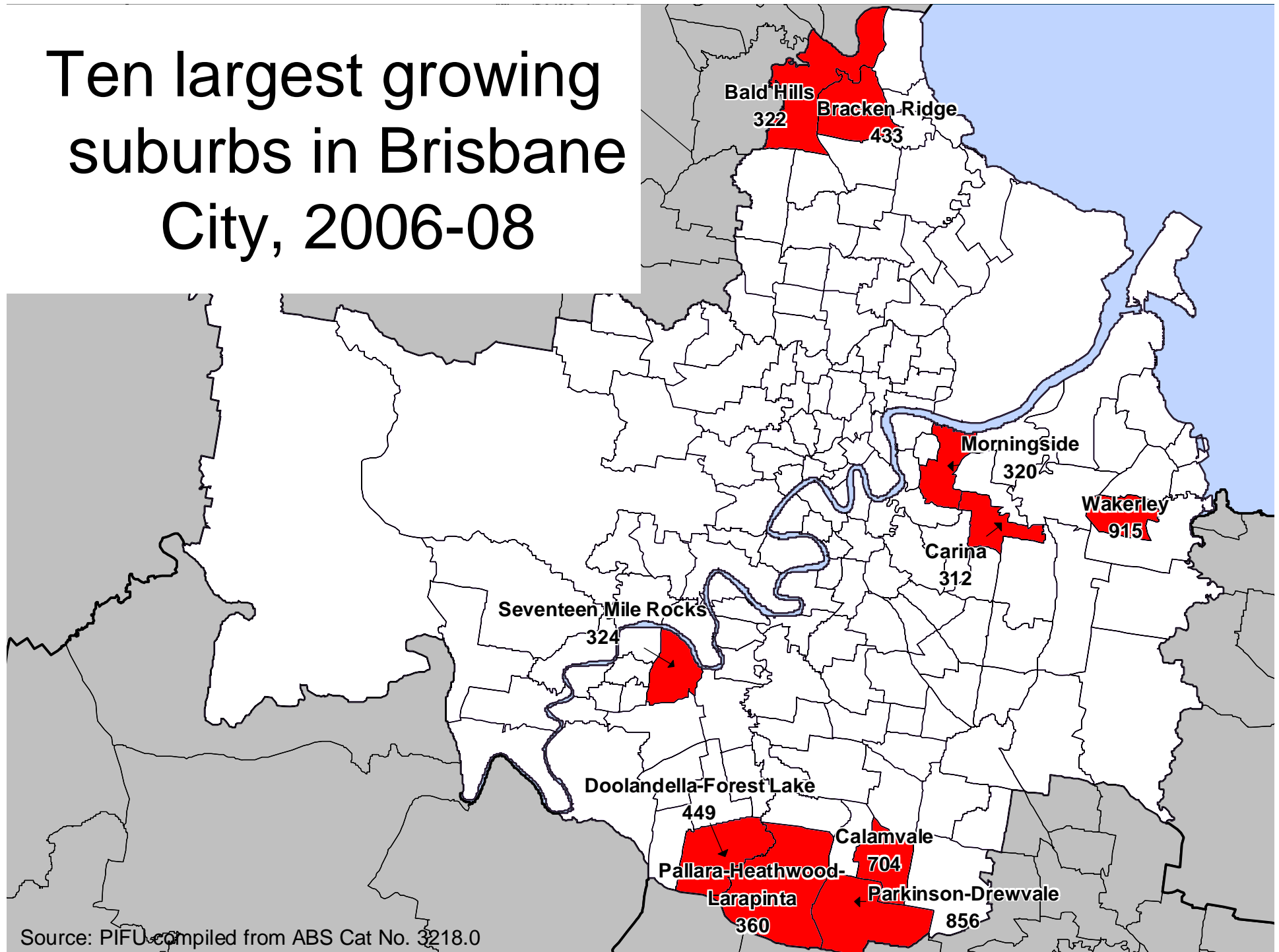


SEQ has multiple development fronts



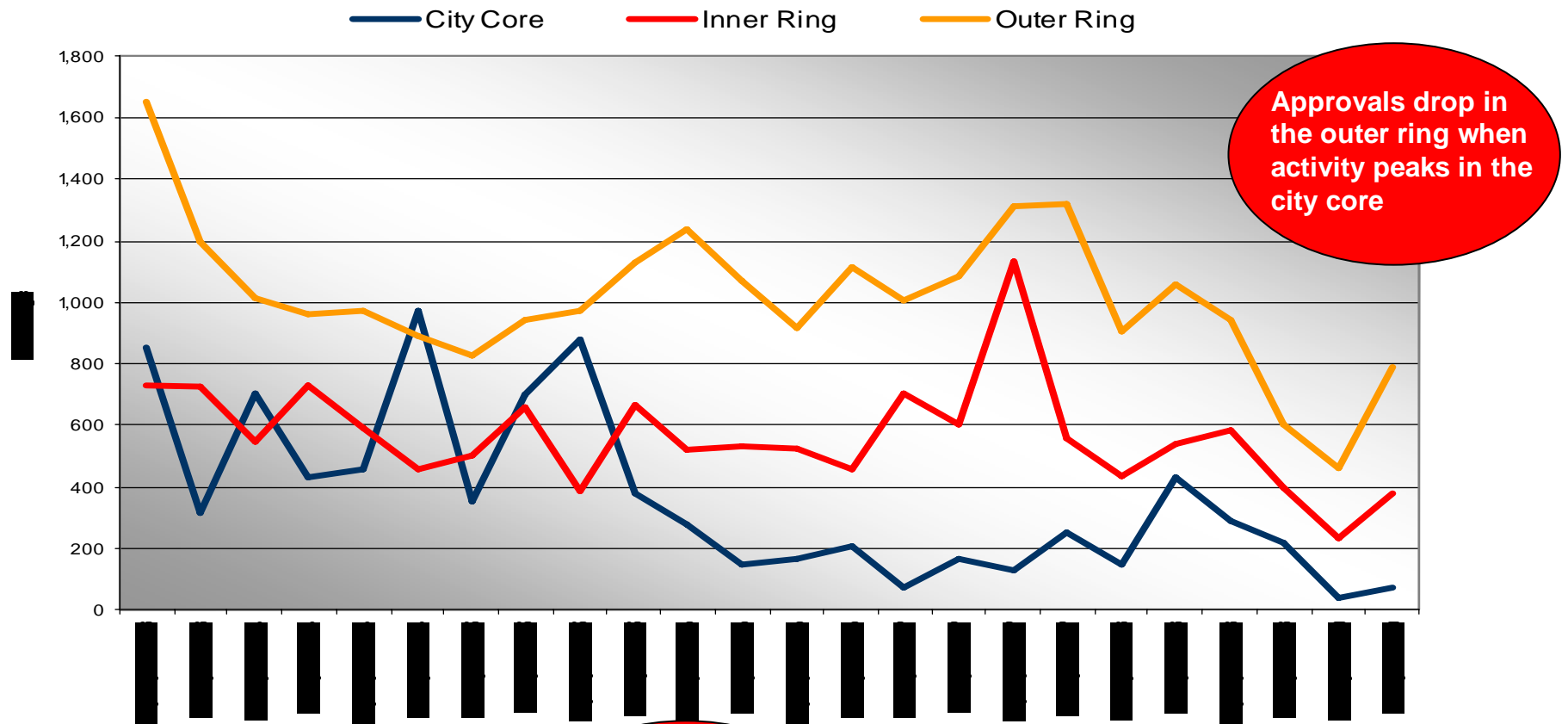
Source: ABS Cat No 3218.0
Top 10 SLAs ranked by
largest growth 2007-2008

Ten largest growing suburbs in Brisbane City, 2006-08



Source: PIFU compiled from ABS Cat No. 3218.0

Outer areas remain the focus of Brisbane dwelling activity



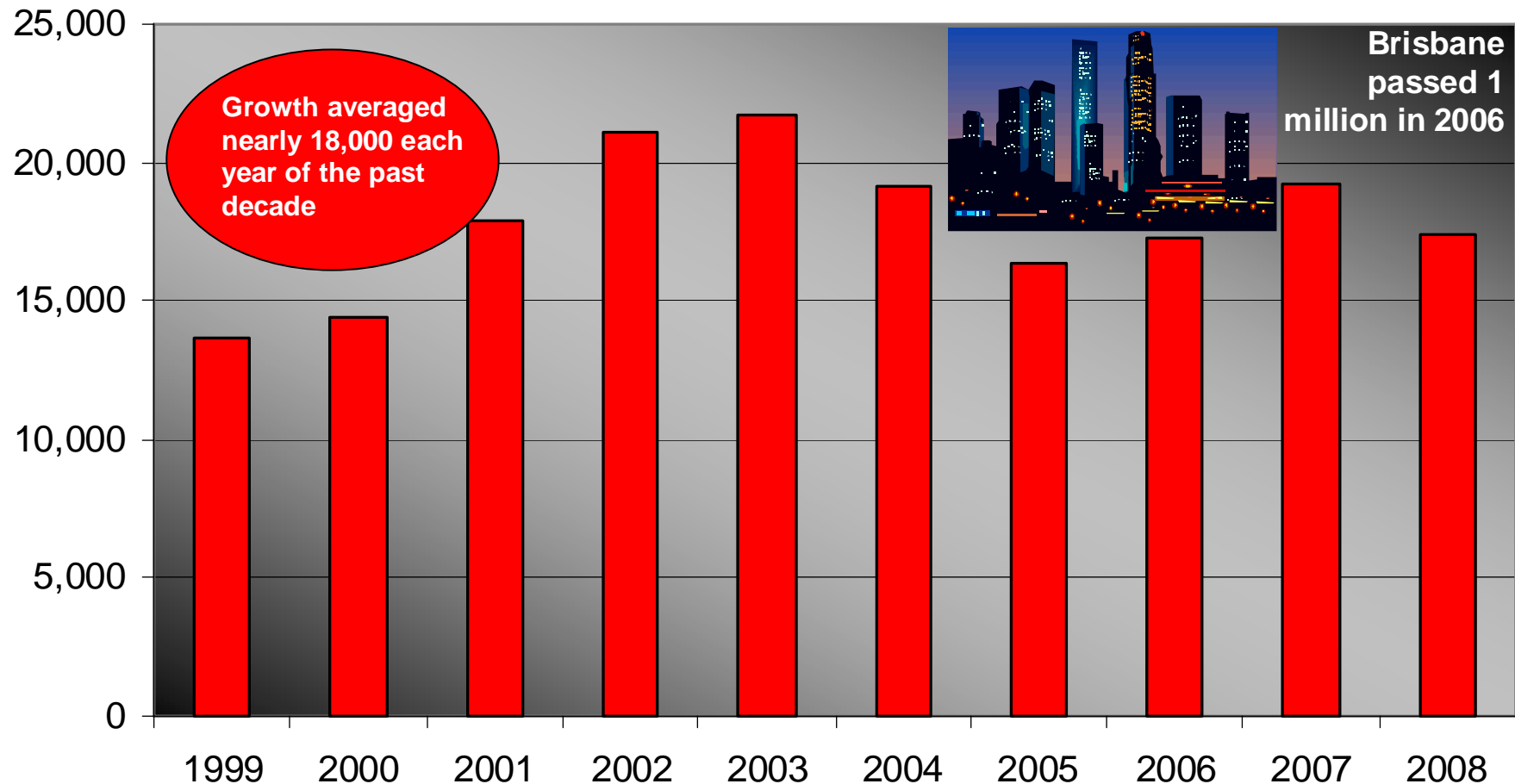
Approvals drop in the outer ring when activity peaks in the city core

Around 64% in the outer ring, about 30% in the inner ring and 6% in the core

Source: PIFU compiled from ABS unpublished Distribution of dwelling approvals by ABS zones

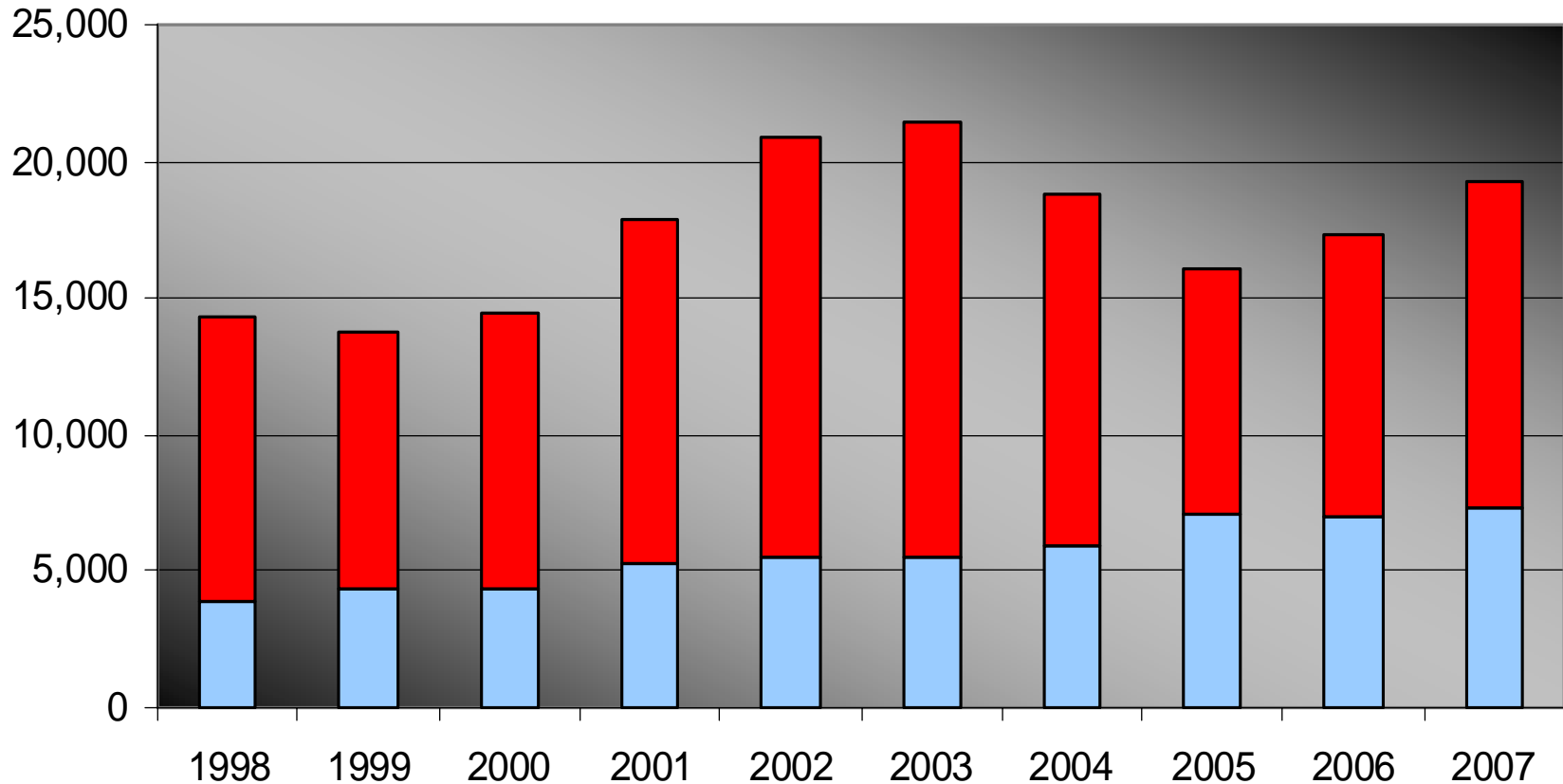


A decade of growth in Brisbane City



Growth in 2008 was 26.5% higher than in 1999

Migration drives growth in Brisbane

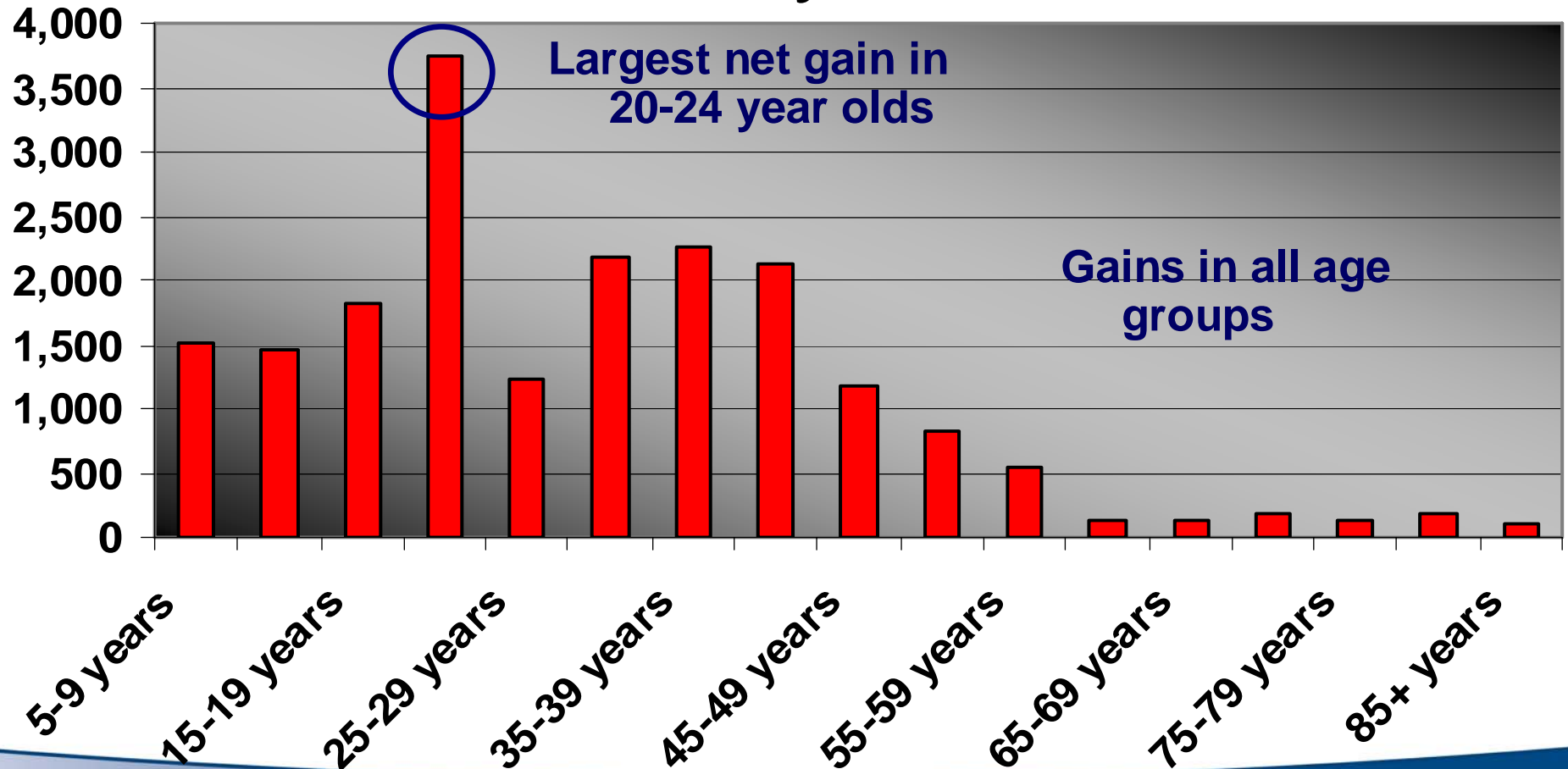


□ Natural Increase ■ Net Migration

Source: PIFU compiled from ABS unpublished Brisbane City, Net migration = residual left after subtracting natural increase from estimated growth

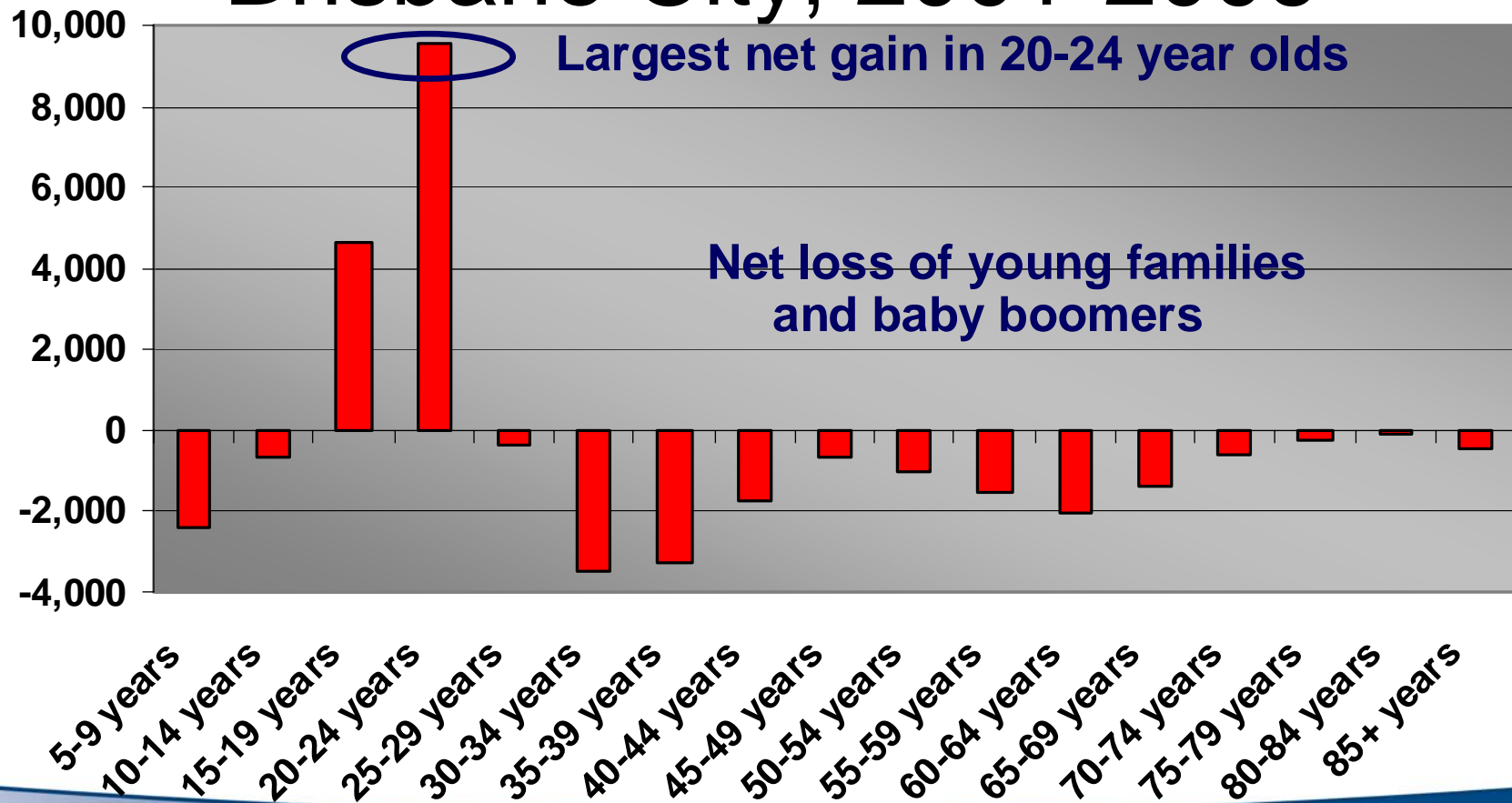
2/3 of growth is due to migration but natural increase is up 43%

Net interstate migration gain, Brisbane City, 2001-2006



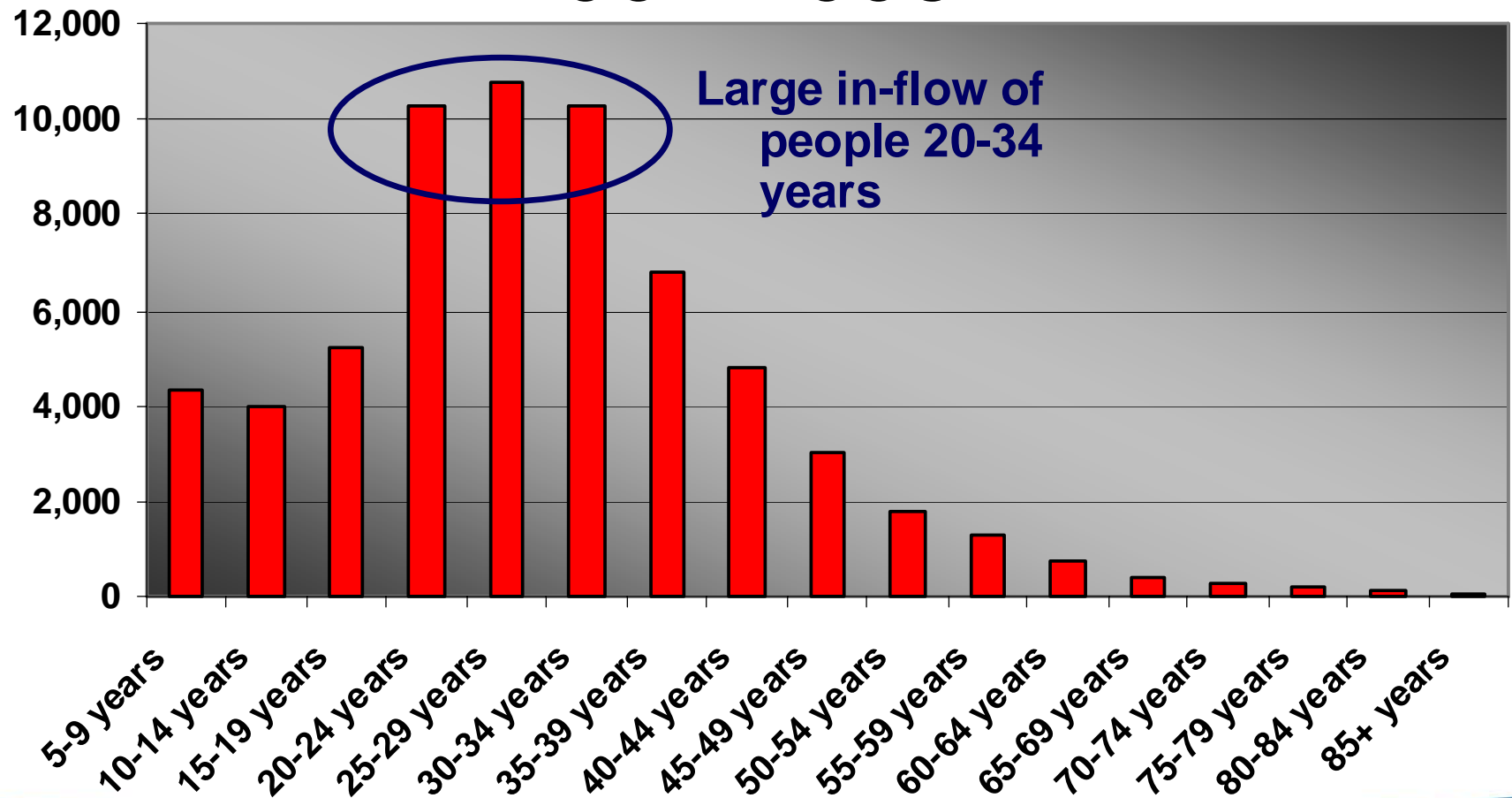
Source: ABS, 2006 Census of population and housing, unpublished data

Net intrastate migration gains & losses Brisbane City, 2001-2006



Source: ABS, 2006 Census of population and housing,
unpublished data

Overseas inflow, Brisbane City, 2001-2006



Source: ABS, 2006 Census of population and housing, unpublished data

Summary – how does growth in Queensland compare?

- Melbourne and Sydney had much higher growth than Brisbane in 2007/2008
- But Queensland has ‘non-metro’ growth with 8 of the nation’s top 15 regional growth areas
- And, multiple development fronts in South East Queensland.

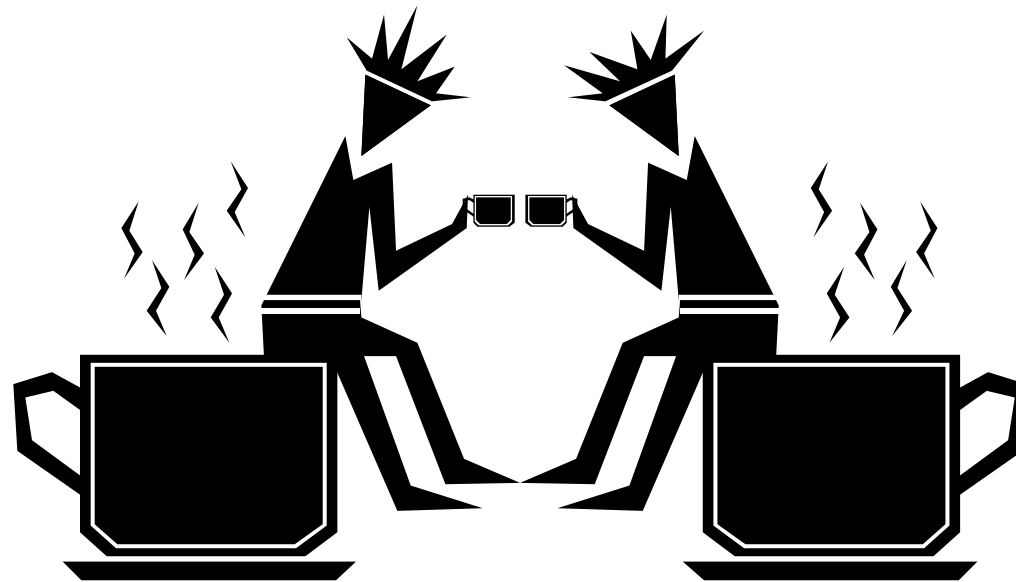
Summary – what are the patterns of growth?

- Growth trends vary as the reasons for growth change (eg. mining vs tourism)
- Within cities and towns, some growth is occurring in the core but the majority is in greenfield estates in outer areas
- Even within growth areas, some localities experience population decline.

Summary – migrants drive growth

- Growth in SEQ radiates north, south and west from the city
- Similar patterns of growth as in the regions – most in outer areas
- Migration is a key contributor to growth with Brisbane very attractive for young people.

Afternoon tea



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