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Eurobodalla Shire Council

POPULATION AND HOUSEHOLD FORECASTS

Tuross Head

Eurobodalla Shire Council population and household forecasts are designed to inform community groups, Council, investors, business, students and the general public.

Forecasts have been produced for the years, 2006 to 2031.

The data in this report was last reviewed and updated on 25/06/2010.

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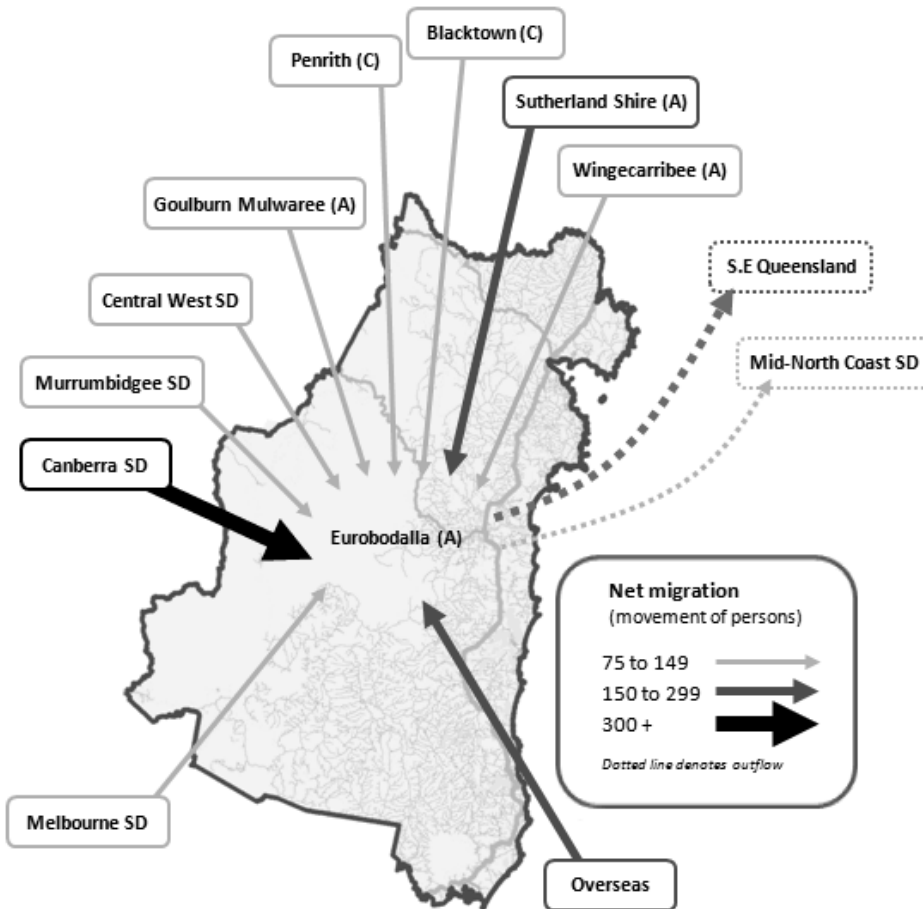
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Summary & key results

Key drivers of change

Historical migration flows, Eurobodalla Shire, 2001 to 2006



Note: The migration flows depicted above do not represent future or forecast migration flows. The arrows represent migration flows to the LGA/SLA as a whole and do not indicate an origin or destination for any specific localities within the LGA/SLA.

Eurobodalla Shire is a large rural local government area south of Sydney on the New South Wales South Coast, with major centres at Batemans Bay, Moruya and Narooma. The coastal areas of the Shire are more strongly oriented towards residential development and tourism, particularly around Batemans Bay. The rural areas along the Princes Hwy corridor are highly productive with dairying and grazing the most notable agricultural industries. Inland areas are highly mountainous and dominated by National Park and State Forest.

The urban centres began as small agricultural service centres and as fishing ports, but have expanded rapidly in population during the post-war period, especially in the last 25 years. This has been a result of the growth in tourism based on increasing affluence, as well as increasing numbers of retirees and improvements in road infrastructure and greater mobility. The area has grown in population particularly as a result of the development of Canberra and the fact that Batemans Bay is the closest beach resort to the City.

The population of Eurobodalla Shire increased notably during the 1980s, before growing at more moderate rates during the 1990s. There was an increase of more than 10,000 persons in the ten years to 1991 to a population of 27,000. Since 1991, population growth has slowed, although a further 10,000 people have been added to the population by 2006.








The primary housing market role that the Shire has played in recent decades was to provide housing for retirees and young families from Sydney and Canberra in a coastal or semi-rural environment. This role is expected to continue in the future, although the amount of infill development in the townships is expected to increase. Infill housing should improve options for access to services and facilities in established towns and provide a greater diversity in housing stock.







Although the majority of areas in Eurobodalla Shire attract a combination of young and mature families and retirees, there are some differences between areas. Urban Moruya-Moruya Heads and Broulee - Tomakin - Mossy Point tend to attract a higher share of young families, while Narooma - North Narooma - Kianga, Surfbeach - Batehaven - Sunshine Bay - Denhams Beach and Malua Bay - Lilli Pilli - Rosedale - Guerilla Bay attract a higher share of retirees and older adults. Net migration to Tuross Head is heavily concentrated in retiree age groups, while the rural areas tend to lose persons aged 60 and over as farming households retire to coastal settlements.

There are also significant differences in the supply of future residential land within the Shire which will also have a major influence in structuring different population and household futures over the next five to twenty years. Although residential development opportunities have been identified across most areas of the Shire, the most significant new development opportunities have been identified in Malua Bay - Lilli Pilli - Rosedale - Guerilla Bay, Surfside - Long Beach - Maloneys Beach - North Batemans Bay, Narooma - North Narooma - Kianga and Broulee - Tomakin - Mossy Point. By contrast, relatively smaller amounts of new dwelling gain are anticipated in Tuross Head, Dalmeny and Batemans Bay Rural Hinterland.

Summary & key results

Population summary

Eurobodalla Shire Council's areas		Forecast year						Change between 2006 and 2031	
Location	Area name	2006	2011	2016	2021	2026	2031	number	Avg. annual % change
	Eurobodalla Shire	36,583	38,892	41,921	44,806	47,542	50,298	13,715	1.3
	Batemans Bay - Catalina	4,021	4,180	4,447	4,773	5,144	5,520	1,499	1.3
	Batemans Bay Rural Hinterland	2,642	2,809	3,020	3,226	3,322	3,440	798	1.1
	Broulee - Tomakin - Mossy Point	2,792	3,069	3,514	3,752	3,905	4,000	1,208	1.4
	Dalmeny	2,000	2,169	2,337	2,475	2,555	2,600	600	1.1
	Malua Bay - Lilli Pilli - Rosedale - Guerilla Bay	2,309	2,509	2,729	3,010	3,410	3,858	1,549	2.1
	Moruya Rural Hinterland	2,427	2,637	2,813	2,998	3,207	3,427	1,000	1.4

	Narooma - North Narooma - Kianga	3,228	3,456	3,764	4,061	4,371	4,622	1,394	1.4
	Narooma Rural Hinterland	3,028	3,146	3,337	3,538	3,751	4,006	978	1.1
	Surf Beach - Batehaven - Sunshine Bay - Denhams Beach	5,551	5,700	5,903	6,109	6,318	6,445	894	0.6
	Surfside - Long Beach - Maloneys Beach - North Batemans Bay	2,902	3,202	3,610	4,039	4,415	4,817	1,915	2
	Tuross Head	2,287	2,373	2,478	2,533	2,577	2,611	324	0.5
	Urban Moruya - Moruya Heads	3,396	3,642	3,969	4,292	4,567	4,952	1,556	1.5

This summary of population statistics for the period 2006 to 2021, as the short to medium term is most appropriate for planning purposes. Please note that these data are available for all years between 2006 and 2031.

In 2021, the population of Eurobodalla Shire will be 44,806, an increase of 8,223 persons (22.48%) from 2006. This represents an average annual growth rate of 1.4%.

Malua Bay - Lilli Pilli - Rosedale - Guerilla Bay is forecast to show the greatest percentage change in population to 2021, increasing by 40.2% from 2006, or an average annual growth rate of 2.1%.

In contrast, Tuross Head is forecast to increase by 12.4% by 2021.

By 2031, the population of Eurobodalla Shire is forecast to grow to 50,298, an increase of 13,715 persons from the 2006 population, and an increase of 5,492 persons from the 2021 population.

Summary & key results

Tuross Head



Tuross Head is bounded in the north by a line from the Princes Hwy east to the Coila Lake, in the east by the South Pacific Ocean, in the south by the Tuross Lake, and in the west by the Princes Hwy.

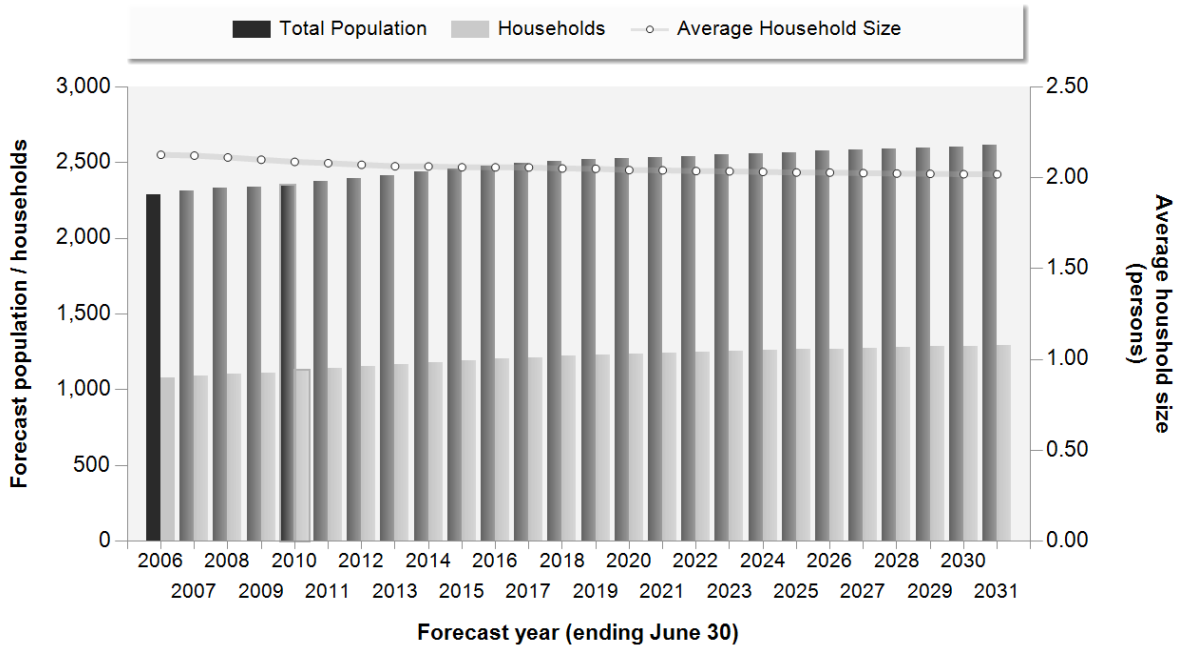
How many will live here in future? - Tuross Head

Tuross Head	Forecast year					
	2006	2011	2016	2021	2026	2031
Population	2,287	2,373	2,478	2,533	2,577	2,611
Change in Population (5yrs)		86	105	55	44	34
Average Annual Change (%)		0.74	0.87	0.44	0.35	0.26
Households	1,076	1,141	1,204	1,240	1,271	1,293
Average Household Size (persons)	2.12	2.08	2.06	2.04	2.03	2.02

This summary analyses data for the period 2006 to 2021, as the short to medium term is most appropriate for planning purposes. Please note that this data is available for all years between 2006 and 2031.

In 2006, the total population of Tuross Head was estimated at 2,287 people. It is expected to experience an increase of over 240 people to 2,533 by 2021, at an average annual growth rate of 0.68% per annum over 15 years. This is based on experience an increase of over 160 households during the period, with the average number of persons per household falling from 2.12 to 2.04 by 2021.

Forecast population, households and average household size, Tuross Head



Summary & key results

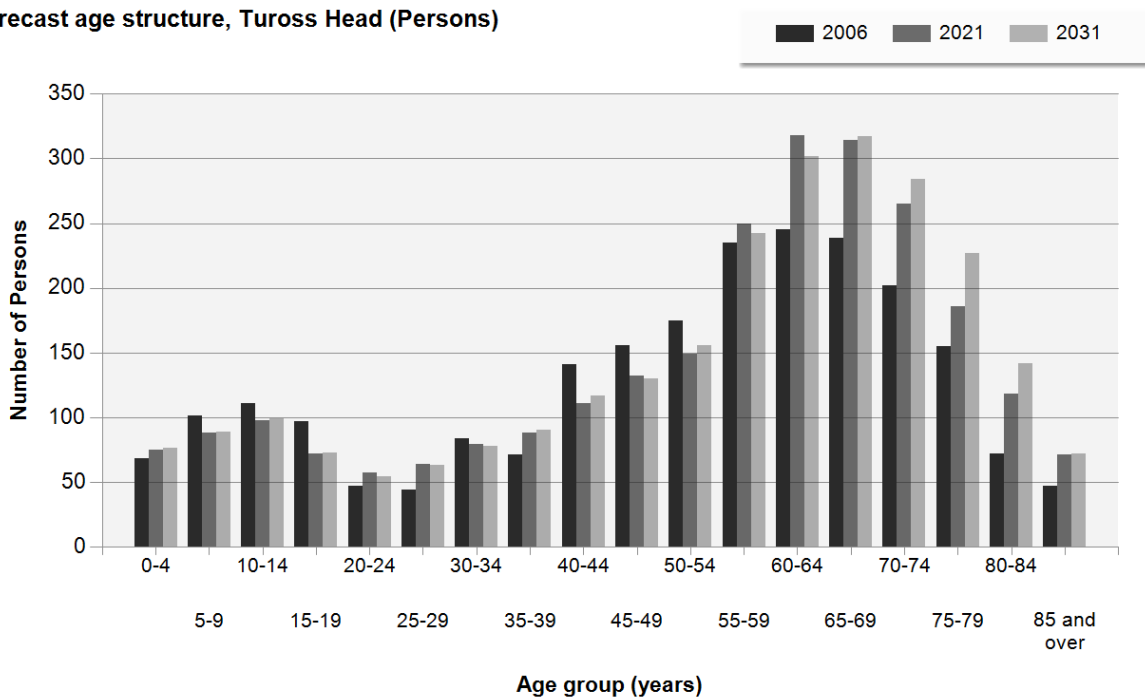
How old will we be?

In 2006, the most populous age group in Tuross Head was 60-64 year olds, with 245 persons. In 2021 the most populous forecast age group will continue to be 60-64 year olds, with 318 persons.

The number of people aged under 15 is forecast to decrease by 19 (-6.8%), representing a decline in the proportion of the population to 10.3%. The number of people aged over 65 is expected to increase by 239 (33.4%), and represent 37.7% of the population by 2021.

The age group which is forecast to have the largest proportional increase (relative to its population size) by 2021 is 80-84 year olds, who are forecast to increase by 63.9% to 118 persons.

Forecast age structure, Tuross Head (Persons)



Summary & key results

What type of households will we live in?

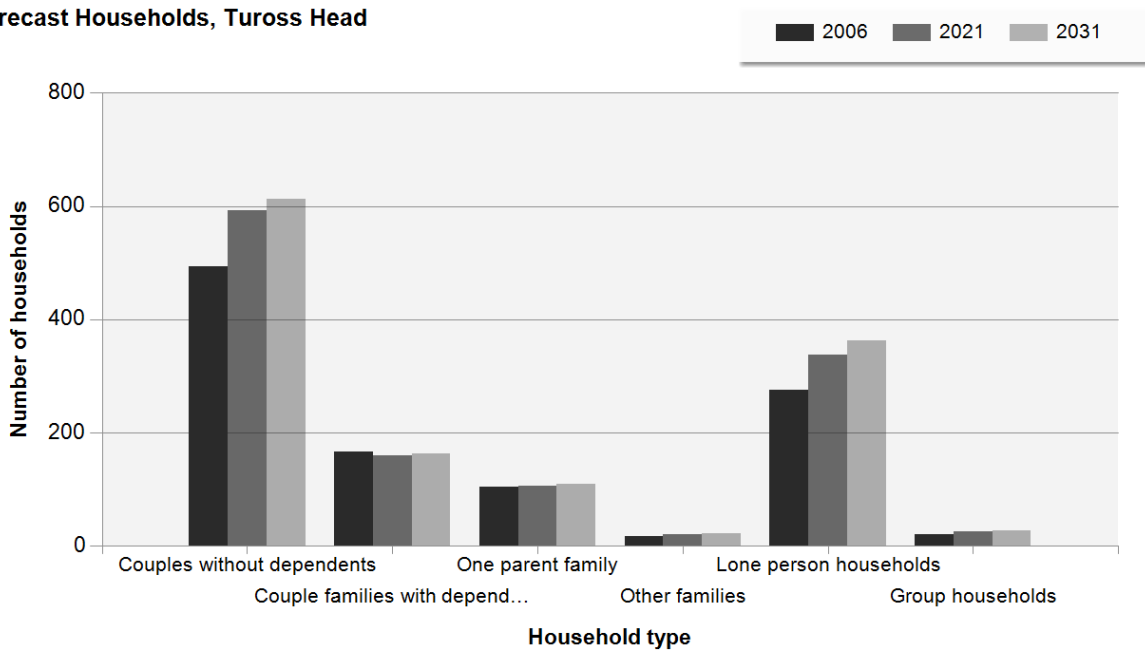
In 2006, the dominant household type in Tuross Head was Couples without dependents, which accounted for 46.0% of all households.

The main changes in household type between 2006 and 2021 are forecast to be:

The largest increase is forecast to be in Other families, which will increase by 4 households, comprising 1.6% of all households, compared to 1.5% in 2006.

In contrast Couple families with dependents is forecast to decrease by 7 households, to comprise 12.8% of all households in 2021, compared to 15.4% in 2006.

Forecast Households, Tuross Head



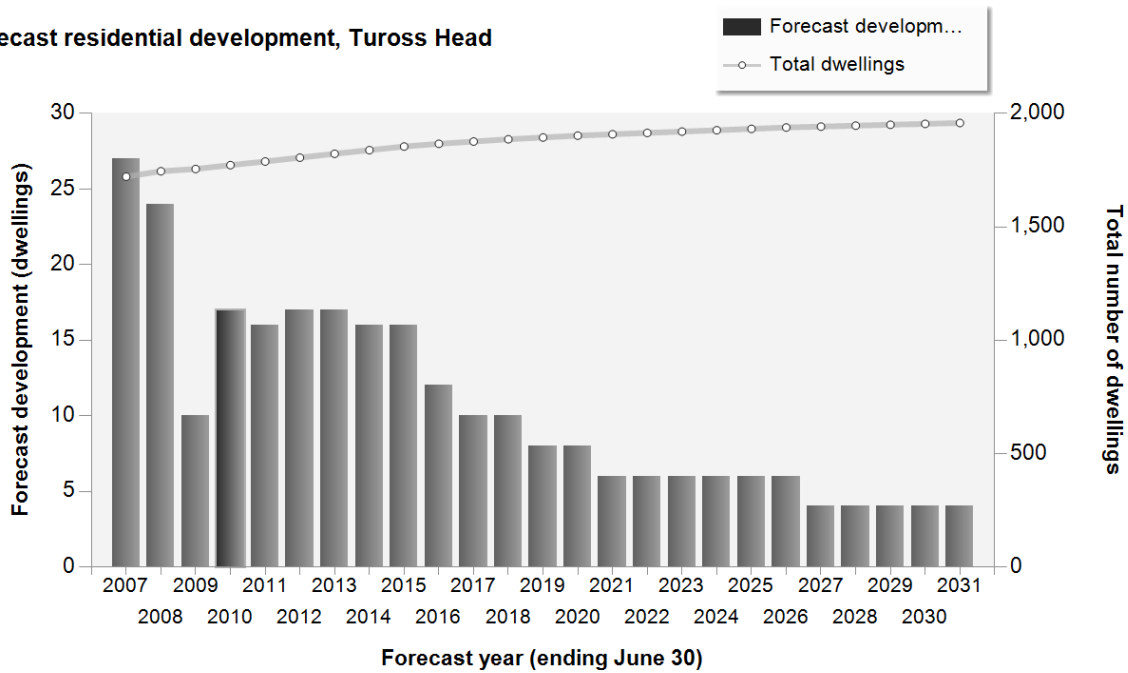
Assumptions

Residential development

List of forecast land developments and infill assumptions:

- 2006-8 dwelling additions are based on certificate of occupancy, with some dwelling stock loss assumed. From 2008 onwards:
- Residual greenfield areas - 22 dwellings (2010-2015)
- Low to moderate level of infill development (4-17 dwellings per annum)

Forecast residential development, Tuross Head



Assumptions

Births and deaths

Fertility (birth) rates:

The fertility rate in Tuross Head is derived from historic age-specific birth rates in the area, modified based on the forecast age structure at each year of the forecast.

Death rates

The death rates are based on historical estimates for Eurobodalla Shire, which have been extrapolated into the future, assuming an increase in expectation of life in all age groups (except 85+). Although women are still forecast to outlive men, the increase in expectation of life over time for men is expected to be higher.

Assumptions

Non-private dwellings

The number of persons in non-private dwellings in 2006 was 1, this is assumed to remain the same during the forecast period.

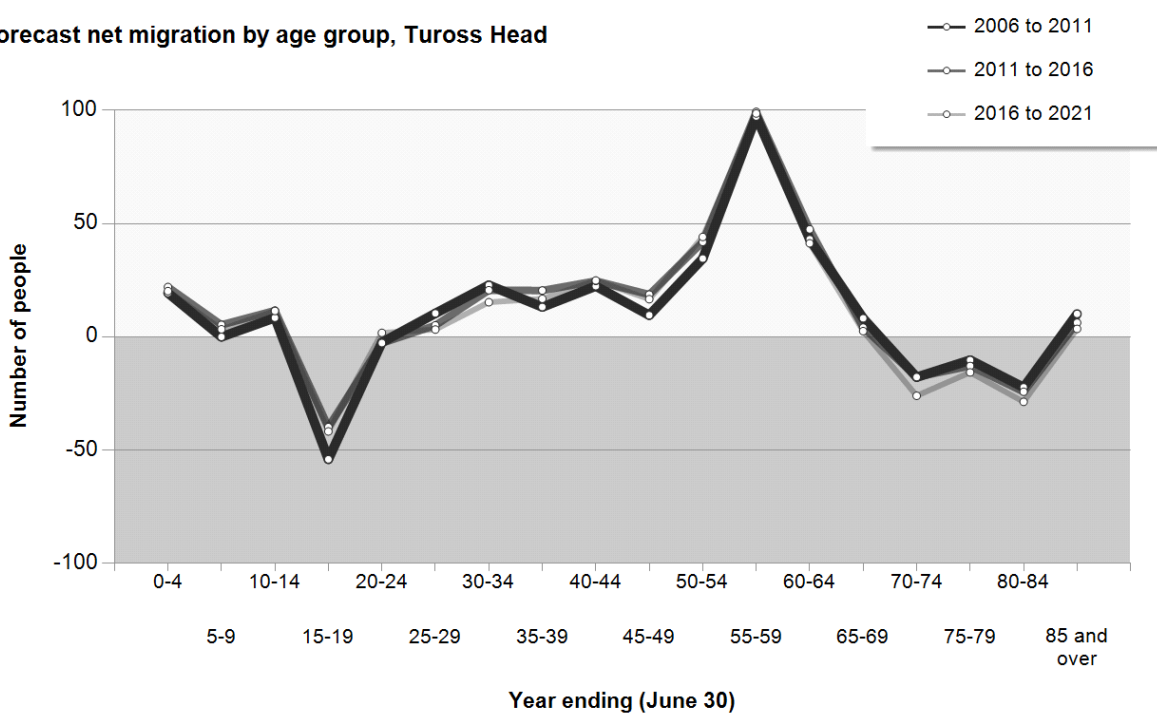
Assumptions

Migration

Major migration assumptions:

- Relatively stable migration profile expected across the 2006-2021 period
- Minor gain of young and mature families (0-14 and 25-49 years)
- Major gain of 'empty-nesters' and retirees (50-64 years)
- Minor loss of young adults (18-19 years), many of whom are leaving the family home

Forecast net migration by age group, Tuross Head

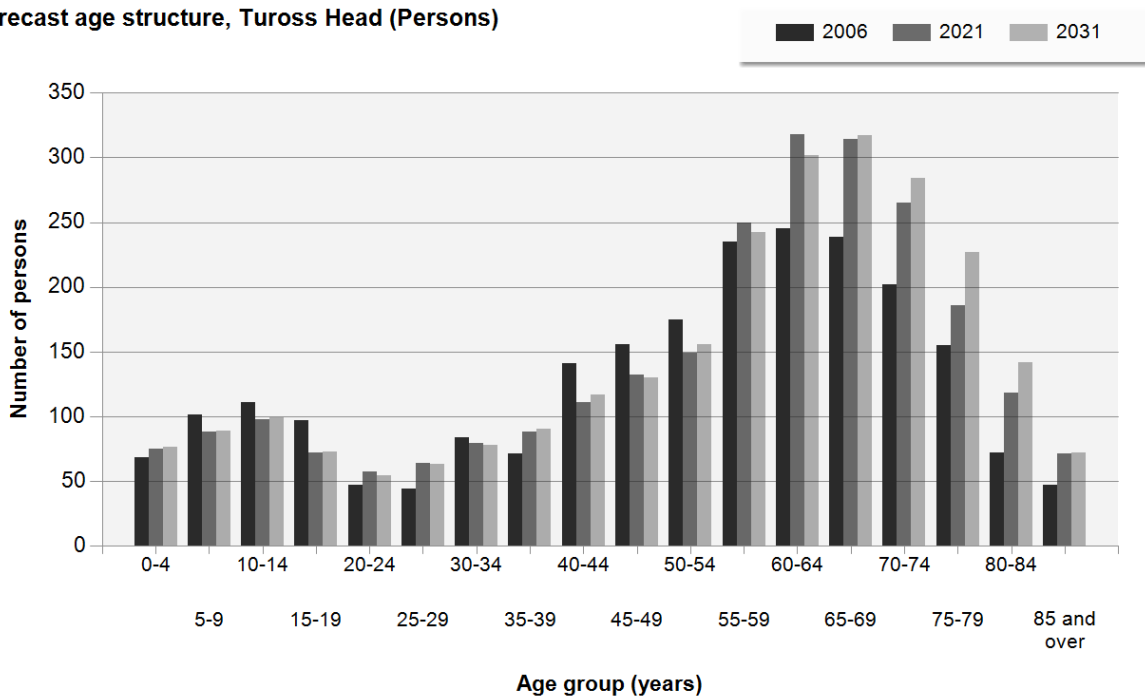


Detailed data

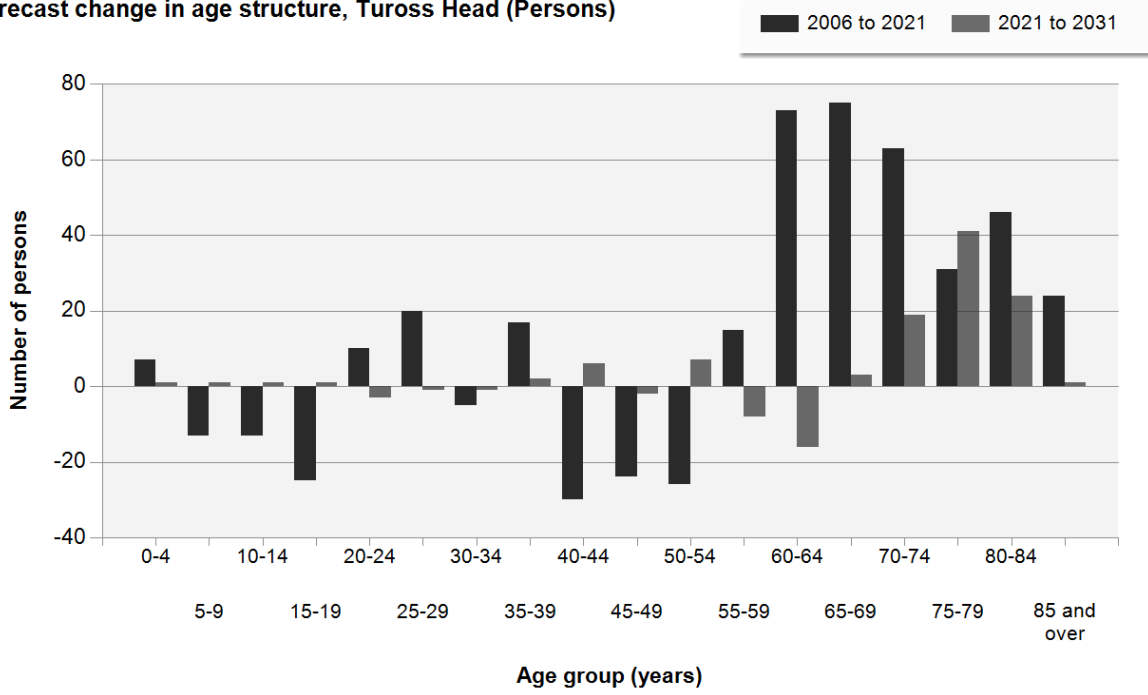
Age structure

Forecast age structure, Tuross Head (Persons)	2006		2021		2031		Change
Age group	number	%	number	%	number	%	2006 to 2031
0-4 years	68	3.0	75	3.0	76	2.9	8
5-9 years	101	4.4	88	3.5	89	3.4	-12
10-14 years	111	4.9	98	3.9	99	3.8	-12
15-19 years	97	4.2	72	2.8	73	2.8	-24
20-24 years	47	2.1	57	2.3	54	2.1	7
25-29 years	44	1.9	64	2.5	63	2.4	19
30-34 years	84	3.7	79	3.1	78	3.0	-6
35-39 years	71	3.1	88	3.5	90	3.4	19
40-44 years	141	6.2	111	4.4	117	4.5	-24
45-49 years	156	6.8	132	5.2	130	5.0	-26
50-54 years	175	7.6	149	5.9	156	6.0	-19
55-59 years	235	10.3	250	9.9	242	9.3	7
60-64 years	245	10.7	318	12.6	302	11.6	57
65-69 years	239	10.4	314	12.4	317	12.1	78
70-74 years	202	8.8	265	10.5	284	10.9	82
75-79 years	155	6.8	186	7.3	227	8.7	72
80-84 years	72	3.1	118	4.7	142	5.4	70
85 years and over	47	2.1	71	2.8	72	2.8	25
Total Persons	2,290	100.1	2,535	100.1	2,611	100.0	321

Forecast age structure, Tuross Head (Persons)



Forecast change in age structure, Tuross Head (Persons)

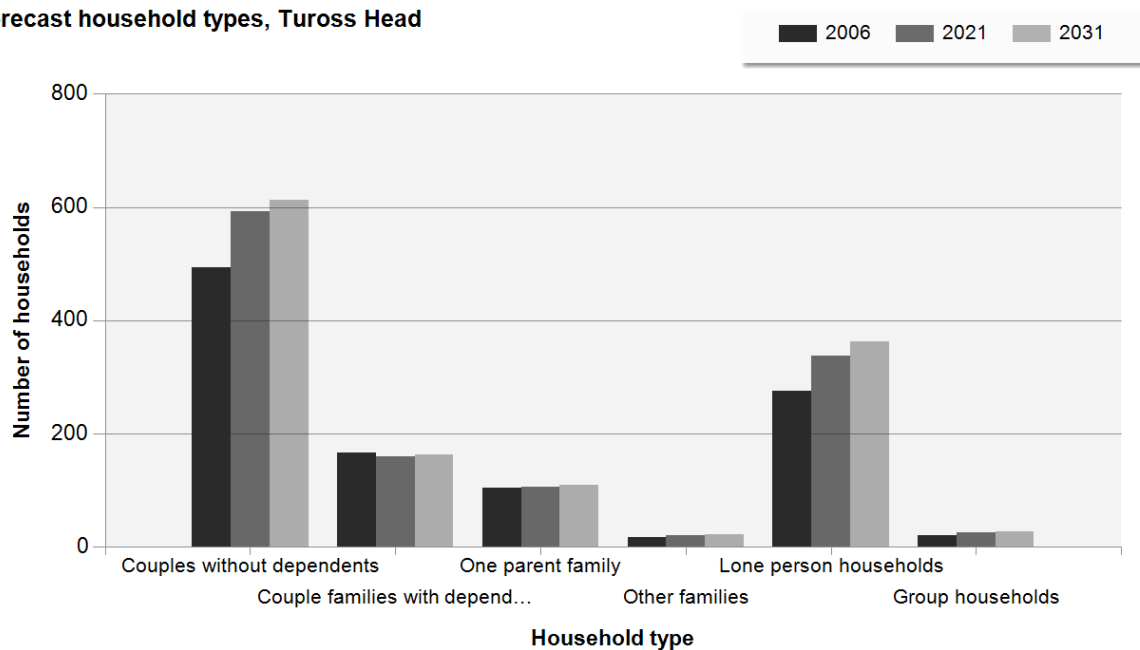


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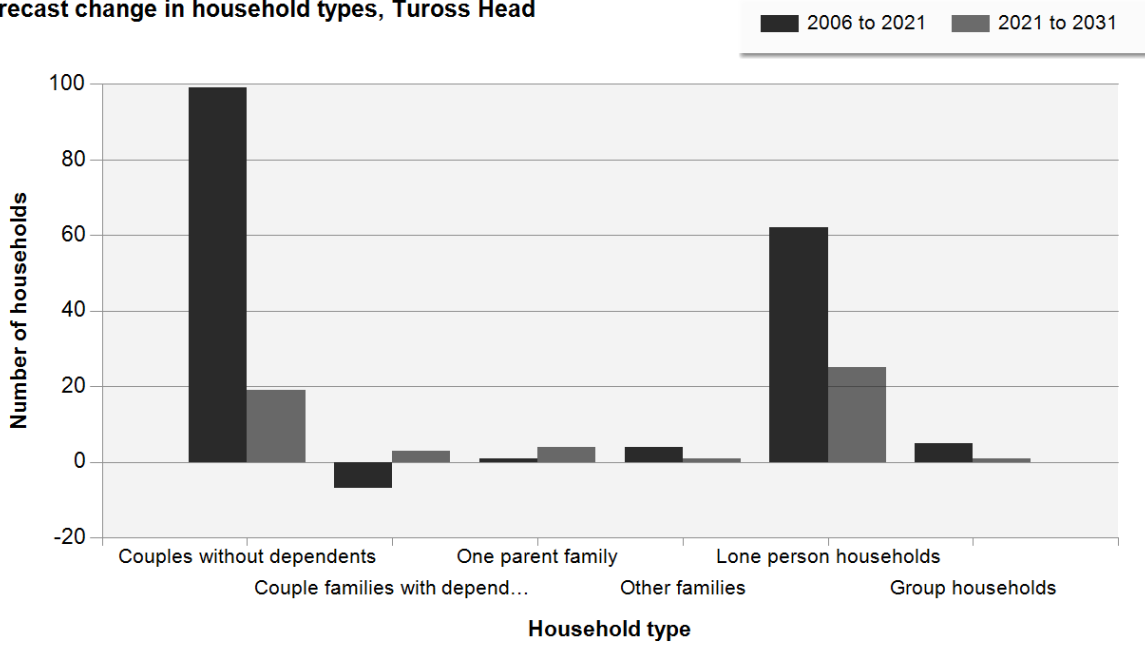
Households

Forecast households, Tuross Head	2006		2021		2031		Change
Type	number	%	number	%	number	%	2006 to 2031
Couples without dependents	494	46.0	593	47.8	612	47.3	118
Couple families with dependents	166	15.4	159	12.8	162	12.5	-4
One parent family	104	9.7	105	8.5	109	8.4	5
Other families	16	1.5	20	1.6	21	1.6	5
Lone person households	276	25.7	338	27.2	363	28.1	87
Group households	20	1.9	25	2.0	26	2.0	6
Total households	1,076	100.1	1,240	99.9	1,293	100.0	217

Forecast household types, Tuross Head



Forecast change in household types, Tuross Head



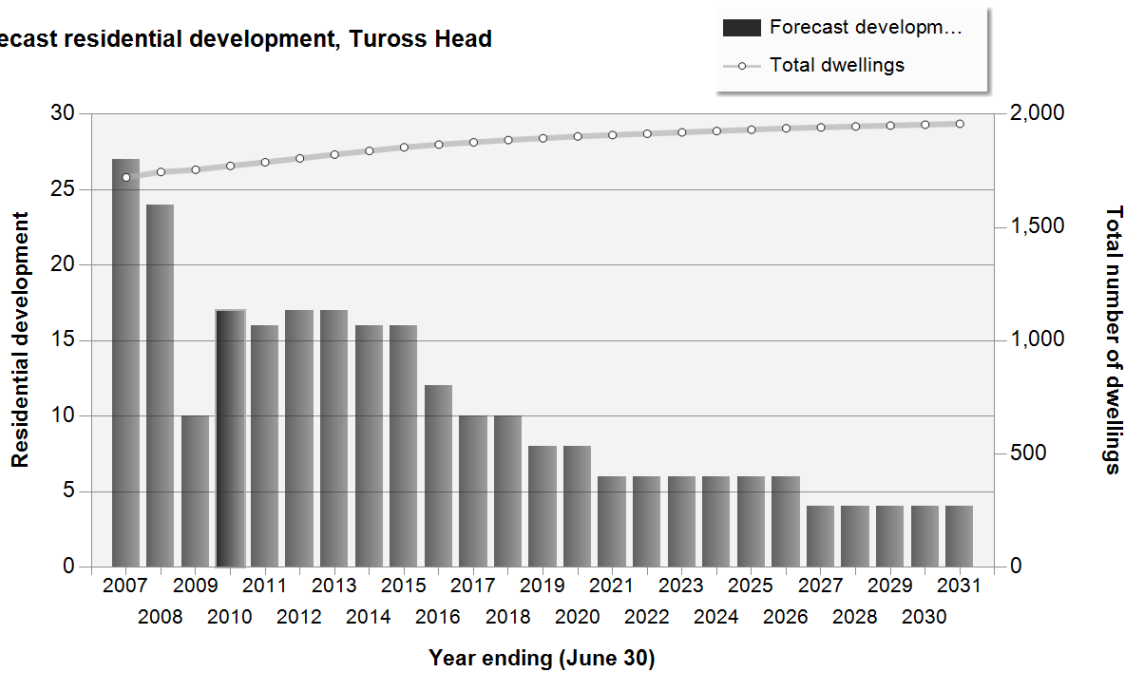
Detailed data

Residential development

Year	Dwelling commencements	Structural private dwellings (inc. commencements)	% change from previous year
2007	27	1,721	1.6
2008	24	1,745	1.4
2009	10	1,755	0.6
2010	17	1,772	1.0
2011	16	1,788	0.9
2012	17	1,805	1.0
2013	17	1,822	0.9
2014	16	1,838	0.9
2015	16	1,854	0.9
2016	12	1,866	0.6
2017	10	1,876	0.5
2018	10	1,886	0.5
2019	8	1,894	0.4

Year	Dwelling commencements	Structural private dwellings (inc. commencements)	% change from previous year
2020	8	1,902	0.4
2021	6	1,908	0.3
2022	6	1,914	0.3
2023	6	1,920	0.3
2024	6	1,926	0.3
2025	6	1,932	0.3
2026	6	1,938	0.3
2027	4	1,942	0.2
2028	4	1,946	0.2
2029	4	1,950	0.2
2030	4	1,954	0.2
2031	4	1,958	0.2

Forecast residential development, Tuross Head

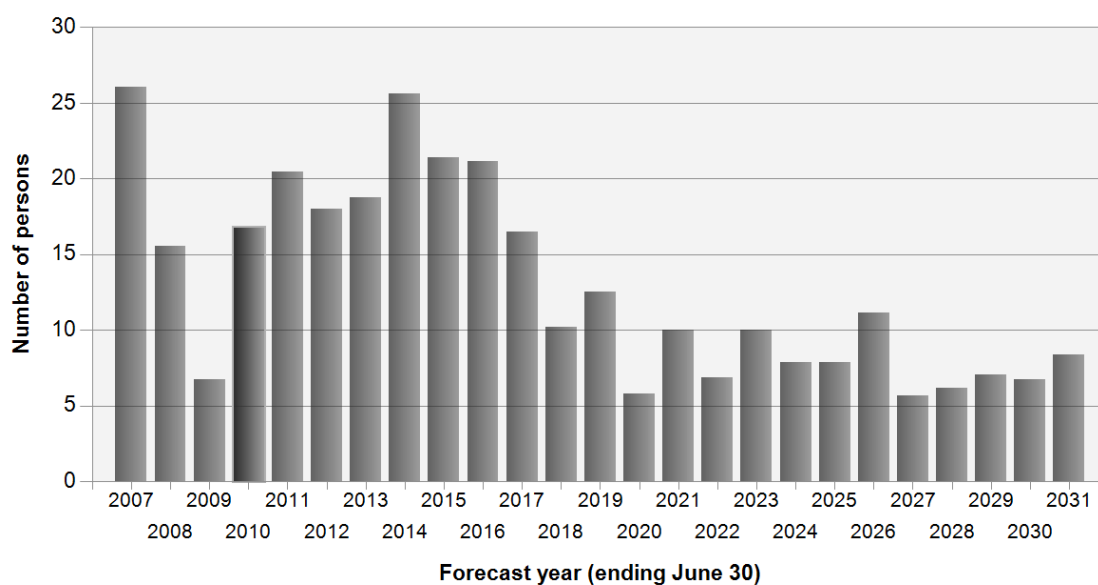


Detailed data

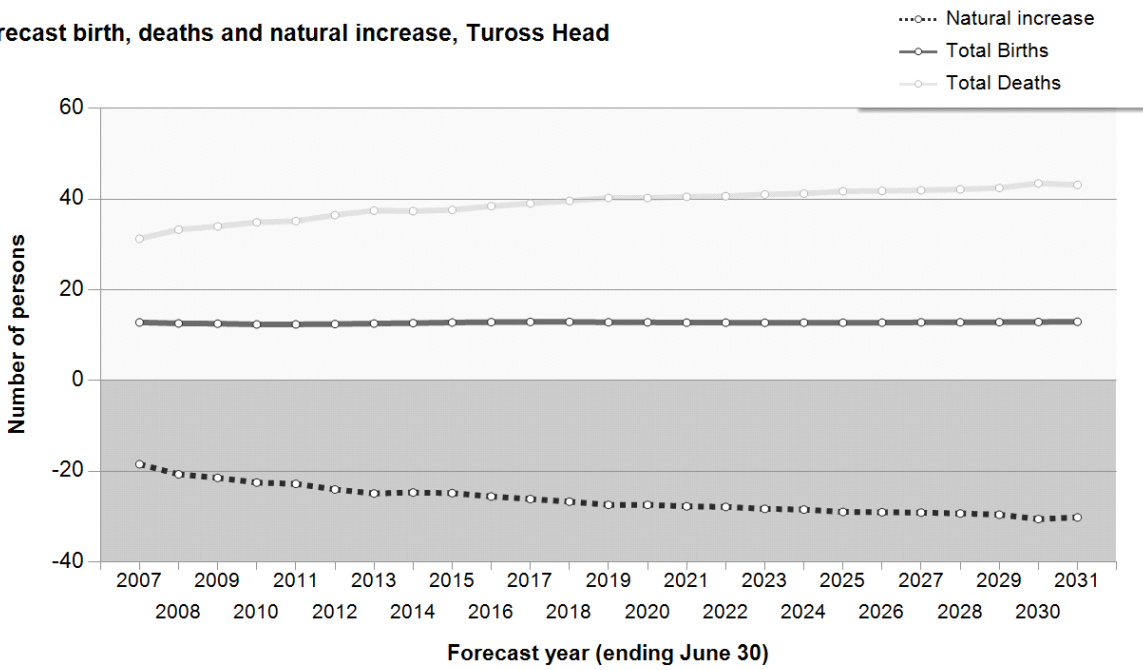
Components of population change

Components of population change, Tuross Head	Forecast period				
	2007 to 2011	2012 to 2016	2017 to 2021	2022 to 2026	2027 to 2031
Births	63	63	64	64	64
Deaths	169	187	200	206	213
Net Migration	191	229	190	186	183
Net Population Change	86	105	55	44	34

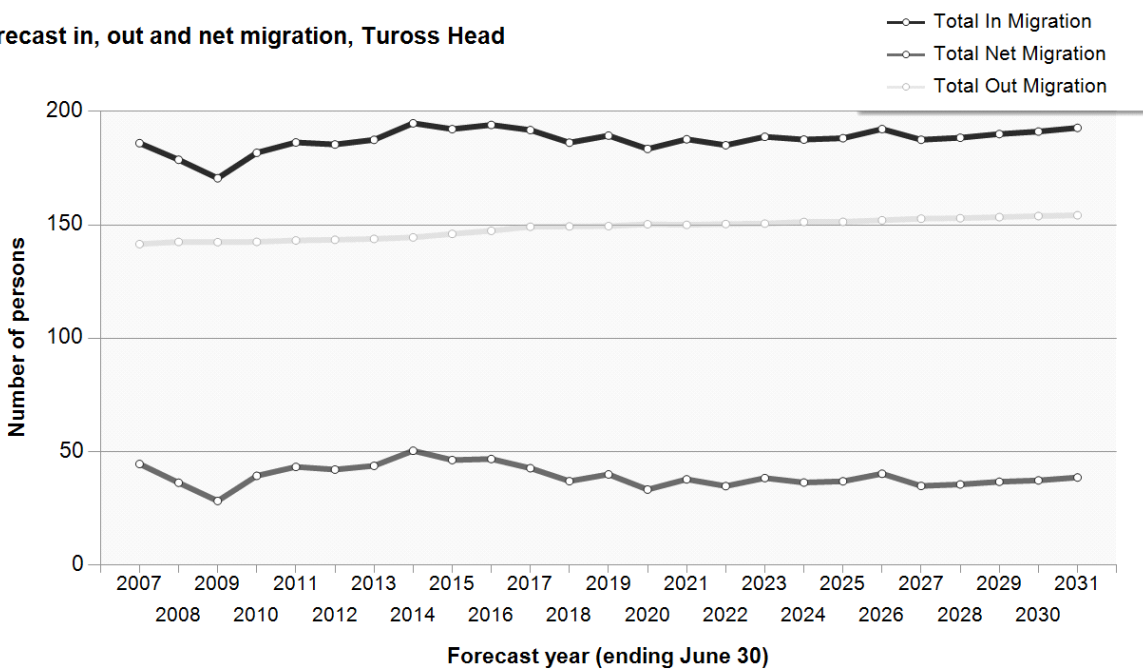
Forecast population change, Tuross Head



Forecast birth, deaths and natural increase, Tuross Head



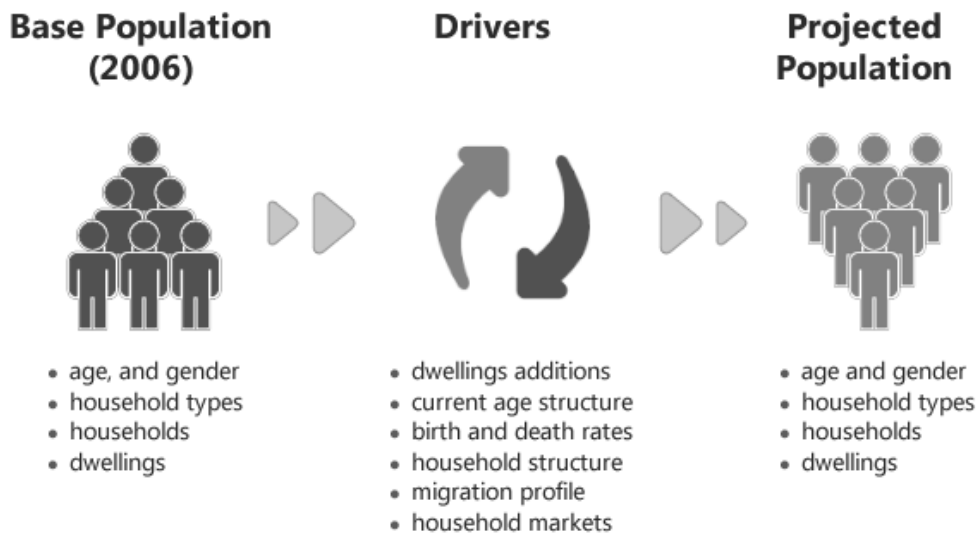
Forecast in, out and net migration, Tuross Head



Supporting info

What factors contribute to population change?

At the small area level, the primary drivers of population change are the age structure of the existing population, the housing markets attracted to and away from an area and their associated demographic characteristics (fertility patterns, household types etc.) and the supply of dwellings and mix of housing stock in the area.



Dwelling additions

The addition of dwellings is the major driver of population growth, providing opportunities for new households (such as young people leaving the family home and divorces) or households relocating from other areas.

Current age structure

The age structure of the local population impacts on Eurobodalla Shire's household types and size, the likelihood of the local population having children and to die, as well as the propensity for people to move. Age specific propensities for a population to have children or die are applied to each small area's base population. An older population will have fewer births, more deaths, while a younger population will have vice versa.

Birth rates

Birth rates are especially influential in determining the number of children in an area, with most inner urban areas having very low birth rates, compared to outer suburban or rural and regional areas. Birth rates have been changing, with a greater share of women bearing children at older ages or not at all. This can have a large impact on the population profile with comparatively fewer children than in previous periods.

Death rates

Death rates are influential in shaping the numbers of older people in an area's population. Death rates too have been changing with higher life expectancy at most ages, with men gaining on women's greater life chances.

Migration

Migration is one of the most important components of population change. While births and deaths are relatively easy to predict due to reliable age specific behaviour, migration is volatile, often changing due to housing market preferences, economic opportunities and changing household circumstances. Migration patterns vary across Australia and change across time, but most moves tend to be short and incremental in nature. Regional areas have

larger moves due to the distances between towns and cities, where people often move for economic reasons, mainly the availability of employment or education and training opportunities.

The most mobile age groups in the population are the young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. It is for this reason that young people often move the greatest distances and sometimes move against pre-established patterns. Market research has shown that empty nesters are more likely to move to smaller accommodation if appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.

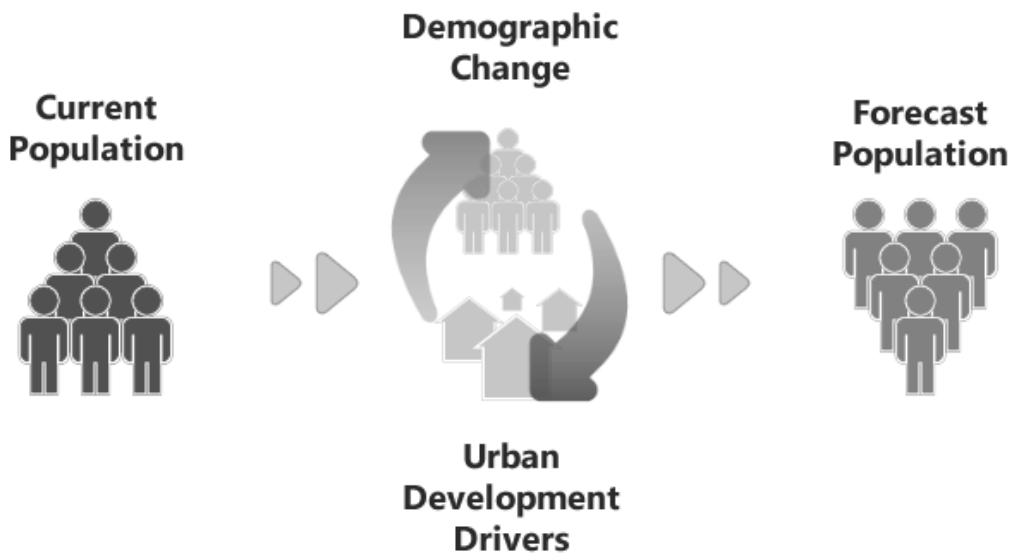
Supporting info

How did we do the forecasts?

Approach

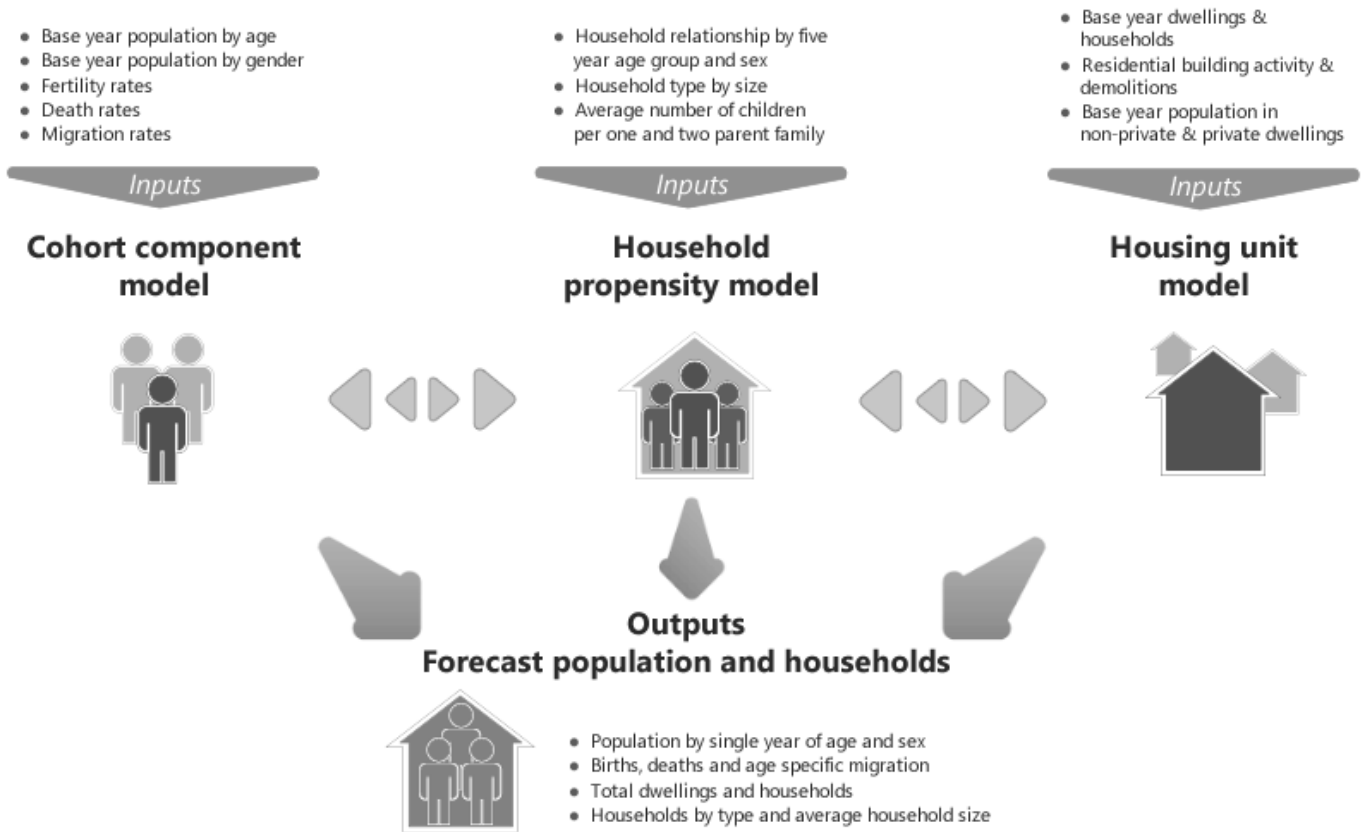
The diagram below describes the general approach used by .id in its population and household forecasts. An analysis of the current population and household structure often reveals the role and function of an area and the degree to which an area may be going through some form of demographic transition.

Demographic changes, such as birth, death and migration rates are applied to the base population. At the same time, scrutiny of urban development drivers is undertaken (residential development opportunities, vacancy rates etc.). The combination of varied assumptions about these inputs results in forecast population and households by type.



Modelling process

The modelling process used for producing the small-area forecasts is based on a 'bottom-up' approach, with all assumptions being derived from a local perspective. The components of the model are derived exclusively from housing and demographic assumptions. The drivers of the forecasts are predominantly based on levels of new residential development and demographic assumptions, such as in and out migration rates from the local areas. The diagram below describes the detail of the modelling process used by .id in its population and household forecasts.



The population forecasts are based on a combination of three statistical models. They include a cohort component model, a housing unit model and a household propensity model. Each of the models has a series of inputs, which when linked to the other models gives the forecast outputs. The models are further explained below.

Cohort Component Model

The cohort component model is a standard demographic model used for population forecasts. It takes a base population by single year of age and sex and makes assumptions about future levels of births, deaths and migration, with the result being a forecast population by age and sex.

Each year the population ages by one year, with additions to population through in-migration and births. Births are derived by multiplying age specific fertility rates of women aged 15-44 by the female population in these age groups for all years during the forecast period. The population decreases are based on out-migration and deaths. Deaths are derived by multiplying age and sex specific mortality rates for all age groups for all years during the forecast period.

In and out migration is based on multiplying the population in each age group by a migration matrix. The base year population is derived from 2006 Census counts and then adjusted to an estimated resident population by small area. Each year through the forecast period, the population is run against age-specific birth, death and migration rates to create new population figures.

Housing Unit Model

The housing unit model is used to forecast future levels of residential development in areas and the resulting impact on the total population and the number of households. This model is critical in giving population forecasts credibility, especially in areas where there are residential development constraints and where historical migration patterns would be expected to change.

The housing unit model is based on forecasting a number of variables. These include total population living in private and non-private dwellings, the number of households and the number of dwellings. The share of housing stock that does not contain households is known as the vacancy rate. The population living in private dwellings divided by the

number of households is known as the average household size.

These variables have changing relationships over time, as households undergo normal demographic processes, such as family formation and ageing. Levels of residential development, vacancy rates and average household size (see housing propensity model below) are used as the drivers of the model. Every year there is an assumption about the level of residential development activity, which adds to the stock of dwellings in an area. This stock of dwellings is multiplied by the vacancy rate, which gives the total number of vacant dwellings and the total number of occupied private dwellings (households). Households are multiplied by the assumed average household size for the year to derive the new number of persons living in private dwellings. The average household size is derived from the household propensity model (see below).

Population in non-private dwellings is modelled separately. A non-private dwelling is a form of housing, which is communal in nature. Examples of non-private dwellings include nursing homes, student accommodation, nursing quarters, military barracks and prisons. In forecasting the number of persons in non-private dwellings, the population is analysed according to the different types of living arrangements. Decisions about future changes may be based on local knowledge through consultation with institutions or local government if there are a large number of people living in non-private dwellings.

Household Propensity Model

This model is used to integrate the cohort component and housing unit models to ensure consistency between the outputs of both models. The model works by assuming that the age structure of the population is an indicator of household size and type. These differences are assumed at the local area based on the household type and size from the 2006 Census.

The population is divided into household types based on five year age groups and sex. Each of these household types has an associated household size. From this relationship, all the household forming population (adults and any non-dependents) effectively represent a share of a household. Dependents in a household (children) represent no share of a household, although their departure frequently drives demand for housing in the region. Lone persons represent 1 or 100% of a household. Couples with dependents represent 50% of household. Couples without dependents represent almost 50% of a household (as they can include related adults). Lone parents represent 100% of a household. Group household members' and other household members' shares vary according to the region (20%-45%, 5 persons to 2.5 persons per household)

These relationships are extrapolated forward from 2006 with some adjustments, depending on the type of area. While the overall trend assumes that a greater share of the population will live in smaller households at all age groups in the future, many areas will go against this trend, depending on their place within the life cycle of suburbs. The projected decrease in the fertility rate and resulting likelihood of smaller families reinforces the assumption that a greater share of the population will live as couples and alone in the future.

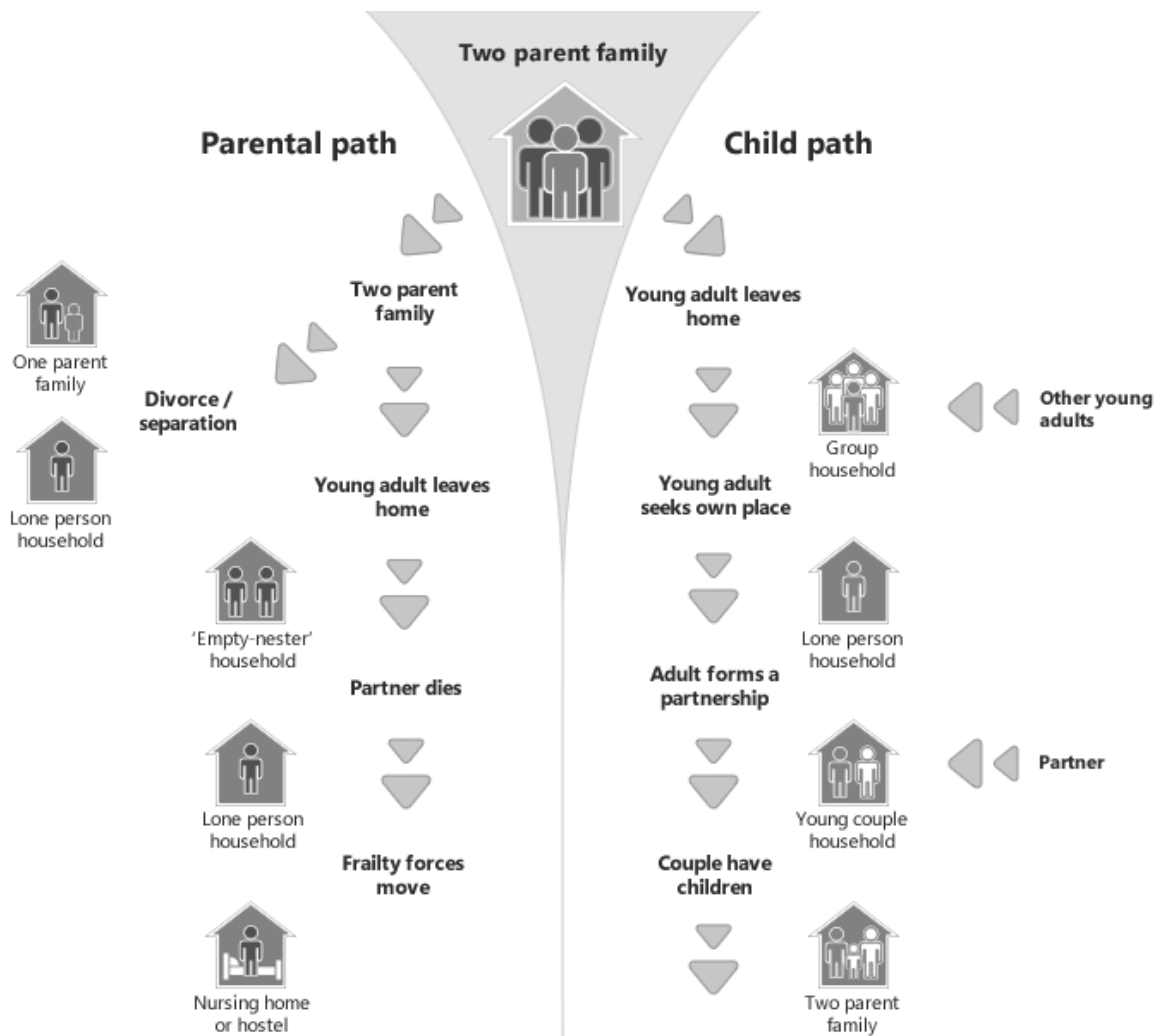
Supporting info

Household & suburb life cycle

Household life cycles

The sorts of households that people live in and changing preferences over time affects the way in which a population changes. As people grow from children to adults and into old age, they change the sorts of households that they live in. The traditional path has been to start as a child in a family household, move into a group or lone person household as a youth, becoming a part of a couple relationship within 5-10 years. Rearing of children is followed by an 'empty-nester' period and ultimately being a lone person, as partners die.

Understanding the changes that people make at different ages in their life, and the different types of housing they are likely to consume at those life stages is an important factor in forecasting future population and household types. The life stage which the majority of households in an area are going through gives an insight into its location in the suburb life-cycle (see below), and the likely life-path of those households in the future.



Suburb life cycles

The dominant household types present in a suburb or town - where the majority of the populations sit in the household life path - dictate in part the role and function of the area. This is shown by its place in the "suburb life cycle".

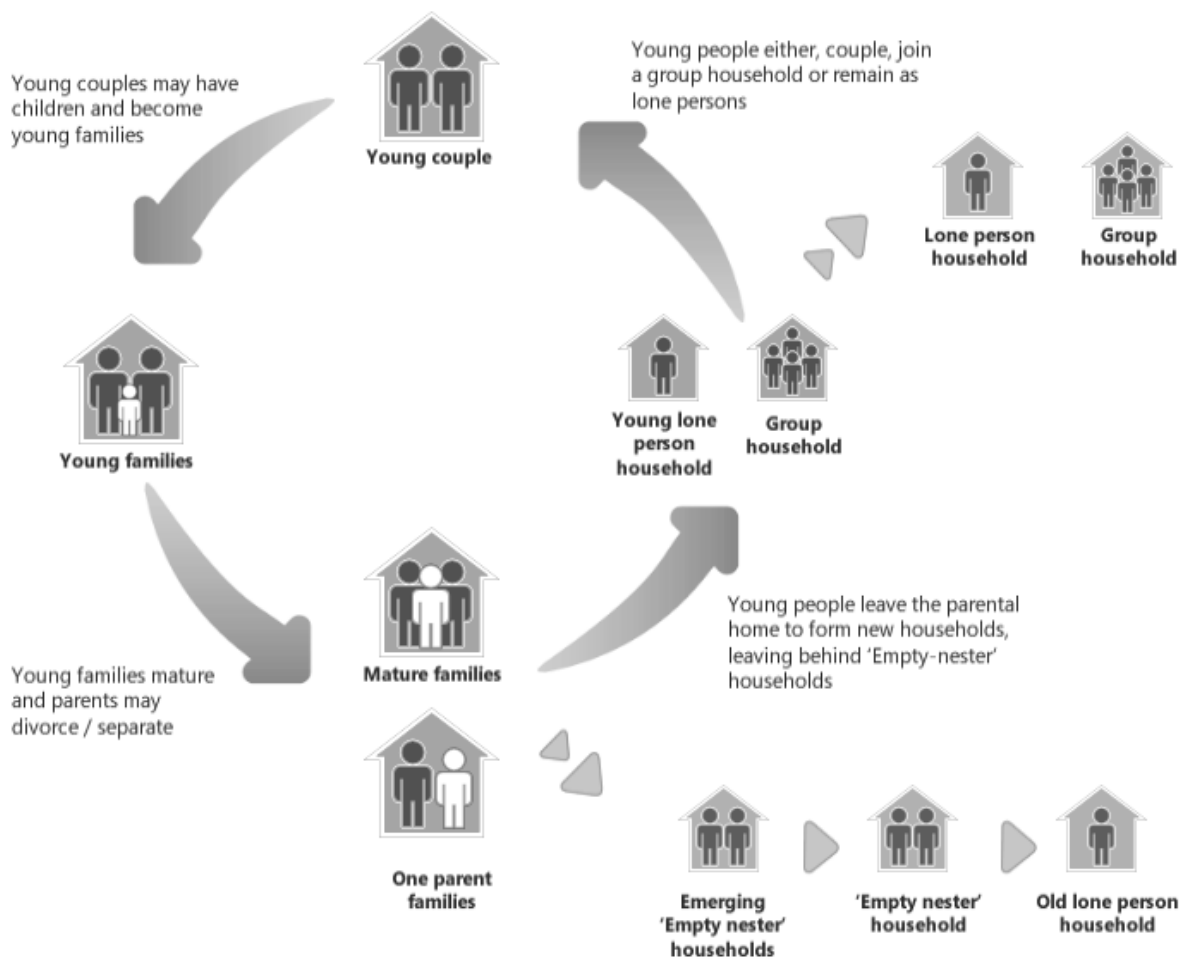
New areas are typically settled by young households (young couples and young families, perhaps some mature

families). As the families grow and mature, household size increases. After initial rapid development, most households "age in place", with slowly shifting demand for services, facilities and dwelling types.

As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family homes. Family breakups can also result in single parent families and lone person households. If a suburb can't attract young families back to the area, it slowly becomes populated by older couples whose children have left home and older lone persons whose partners have died, resulting in declining population for some time.

Alternatively, if a suburb is in a location close to economic drivers of change, it may be able to attract families to move back into the older dwellings in the area, increasing household size and population again. This will generally happen sooner, with less loss of services if the area has a diversity of housing options suiting a wide variety of household types. Empty nesters are likely to downsize into lower maintenance properties, freeing up larger format housing for families to move into, and continue the cycle again. The loop in the diagram represents the process of sustainability of an LGA (or suburb), if it can attract families back into older housing in the area. Depending on the proximity of an area to work and education it may also attract young lone persons and group households. The attractiveness of an area to family groups, group and lone person households is shown in the migration assumptions section.

Generally, more diverse communities are more sustainable in the long term, as they are able to maintain a range of services and facilities useful to all age groups. Certain policy responses can influence the suburb life cycle in different directions.



Supporting info

Data notes & references

Base population estimates

The population figures used in the forecasts for 2006 are derived from estimated resident population from the Australian Bureau of Statistics. These figures are published at the Statistical Local Area level, which are extrapolated to Census Collection District (CCDs) and then aggregated to the chosen small area, sometime splitting CCDs if necessary.

These figures are subject to change or updating from time to time, most notably after census release (usually one to two years after the census is conducted).

Base household estimates

The household estimates used in the forecasts for 2006 were based on age and sex-specific population propensities by different household types. Usual residents' estimates by Census Collection District were extrapolated to Estimated Resident Population and then multiplied by household factors to give estimated 'Resident Households'.

The multiplying factor varies depending on the household type (and the area), such as a factor of 1 for persons living in lone person households to 0.5 for an adult in couple families with dependent households. Children and other dependents, such as elderly parents, are not assumed to 'form' households.

- Australian Bureau of Statistics, 2006 Census of Population and Housing.
- Australian Bureau of Statistics, 2006 Estimated Resident Population (preliminary), June 30 2006, Cat. No: 3235.0.

Supporting info

Glossary

- ▶ **Age Specific Propensities (birth and death)**

This relates to the modelling of births and deaths. At each year of age, there is a certain statistical likelihood of a person dying or giving birth. These age specific propensity rates are applied to the base and forecast population for each year of the forecast period.
- ▶ **Ageing in Place**

This refers to an existing resident population ageing in their current location, as distinct from other impacts on future population such as births, deaths and in and out migration.
- ▶ **Average annual percentage change**

A calculation of the average change in total population for each individual year.
- ▶ **Average household size**

The average number of persons resident in each occupied private dwelling. Calculated as the number of persons in occupied private dwellings divided by the number of occupied private dwellings. This excludes persons living in non-private dwellings, such as prisons, military bases, nursing homes etc.
- ▶ **'Bottom up' forecast**

Population forecast based on assumptions made at the local area level. Local drivers of change such as land stocks and local area migration form the basis.
- ▶ **Broadhectare Land or Sites**

Broadhectare land refers to undeveloped land zoned for residential development on the fringe of the established metropolitan area. These areas are generally used for rural purposes until residential subdivision takes place. This type of land is also referred to as 'greenfield'.
- ▶ **Commencement**

The construction of a new dwelling (or beginning of).
- ▶ **Dwelling**

A habitable residential building.
- ▶ **Dwelling Stock**

The supply of dwellings (either occupied or unoccupied) in a given geographic area.
- ▶ **Empty Nesters**

Parents whose children have left the family home to establish new households elsewhere.
- ▶ **Estimated Resident Occupied Private Dwellings (EROPD)**

This measure attempts to increase the scope of Occupied Private Dwellings definition to include an estimate of SPD's that were temporarily unoccupied at the time of the Census (i.e. the resident was away for an extended period of time and did not fill in a Census form). This measure is not available from the Census and is estimated through the processes described in the most recent Victorian Department of Planning & Community Development population forecasts for Victoria. This measure yields much higher estimates of occupancy rates than the usual OPD measure.
- ▶ **Estimated Resident Population (ERP)**

This is the estimate of the population based on their usual residence. The ERP at the time of the Census is calculated as the sum of the enumerated (counted) population plus persons temporarily absent less persons who are non-permanent (visitor) residents. An undercount of population by small area at Census time is also accounted for. The ERP used in these forecasts is then backdated to June 30. The ERP for forecast years are based on adding to the estimated population the components of natural increase and net migration.
- ▶ **Forecast Period**

In this report, the forecast period is from 2006 to 2031. Most data on the website has focused on the period from 2006 to 2021.
- ▶ **Household**

One or more persons living in a structural private dwelling.

▶ **In-centre development**

Residential development based on increasing dwelling densities around suburb and town centres. Usually around existing transport nodes and service infrastructure, rather than developing previously undeveloped land on the urban fringe.

▶ **'Infill' Development**

Residential development, usually of a relatively small scale, on redevelopment sites in established urban areas. This usually takes place on land previously used for another urban purpose such as industry or schools. Also referred to as 'intensification' of existing areas.

▶ **Mature families**

One and two parent families with older children, generally of secondary and tertiary school age.

▶ **Migration**

The movement of people or households from one location to another.

▶ **Natural Increase**

The increase in population based on the births minus deaths, not including the impact of migration.

▶ **Net Household Additions**

The overall increase in occupied dwellings, determined by the level of new dwelling construction that is permanently occupied, or conversion of non-permanently occupied dwellings to permanently occupied minus demolitions.

▶ **Non-private dwellings**

These dwellings include persons resident in establishments such as prisons, student or nurses' accommodation, nursing homes, military facilities, and hospitals.

▶ **Occupancy Rate**

The proportion of structural private dwellings that are occupied by a household.

▶ **Occupied Private Dwellings (OPD)**

These are all Structural Private Dwellings (SPD's) that are occupied by a household. Excluded are dwellings that were under construction, being demolished or where the house was temporarily vacant.

▶ **Private dwellings**

Self contained dwelling including houses (attached or detached), flats, townhouses etc. Retirement village units are also private dwellings as are houses or flats rented from the government.

▶ **Redevelopment Sites**

These are sites in already established areas not originally developed for residential uses, but identified for conversion to residential use. Examples include former school sites, quarries, derelict industrial land, former petrol stations and the like.

▶ **Structural Private Dwellings (SPD)**

This is the stock of houses, flats, and other dwelling types. The SPD is the usual base stock from which commencements are added and demolitions deducted.

▶ **'Top down' forecast**

Population forecast based on assumptions made at the State and National level and allocated into smaller regions e.g. Local Government Areas, suburbs.

▶ **Visitor population forecasts**

Visitor population forecasts are based on 'non-event' affected, mid-week visitor levels. The 2006 base figures are sourced from Census, with an adjustment for undercount similar to that applied to the resident population (see Estimated Resident Population). Overall forecast levels are based on long term trends in visitor population growth in the Shire, with specific reference to current proposals for the purposes of allocation in the short-term. Visitor population forecasts have been included as they are a significant component of total population and may require specific servicing arrangements pertinent to resource allocation within Council.

▶ **Young families**

One and two parent families with young children, generally of pre and primary school age.

