



09

St. George Bank  
**STATE OF THE REGION  
SUMMIT**

## Demographic Trends

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# Demographic Trends in the Cairns region

Alison Taylor

Cairns State of the Region Summit  
Cairns, 2<sup>nd</sup> June 2009





## Outline

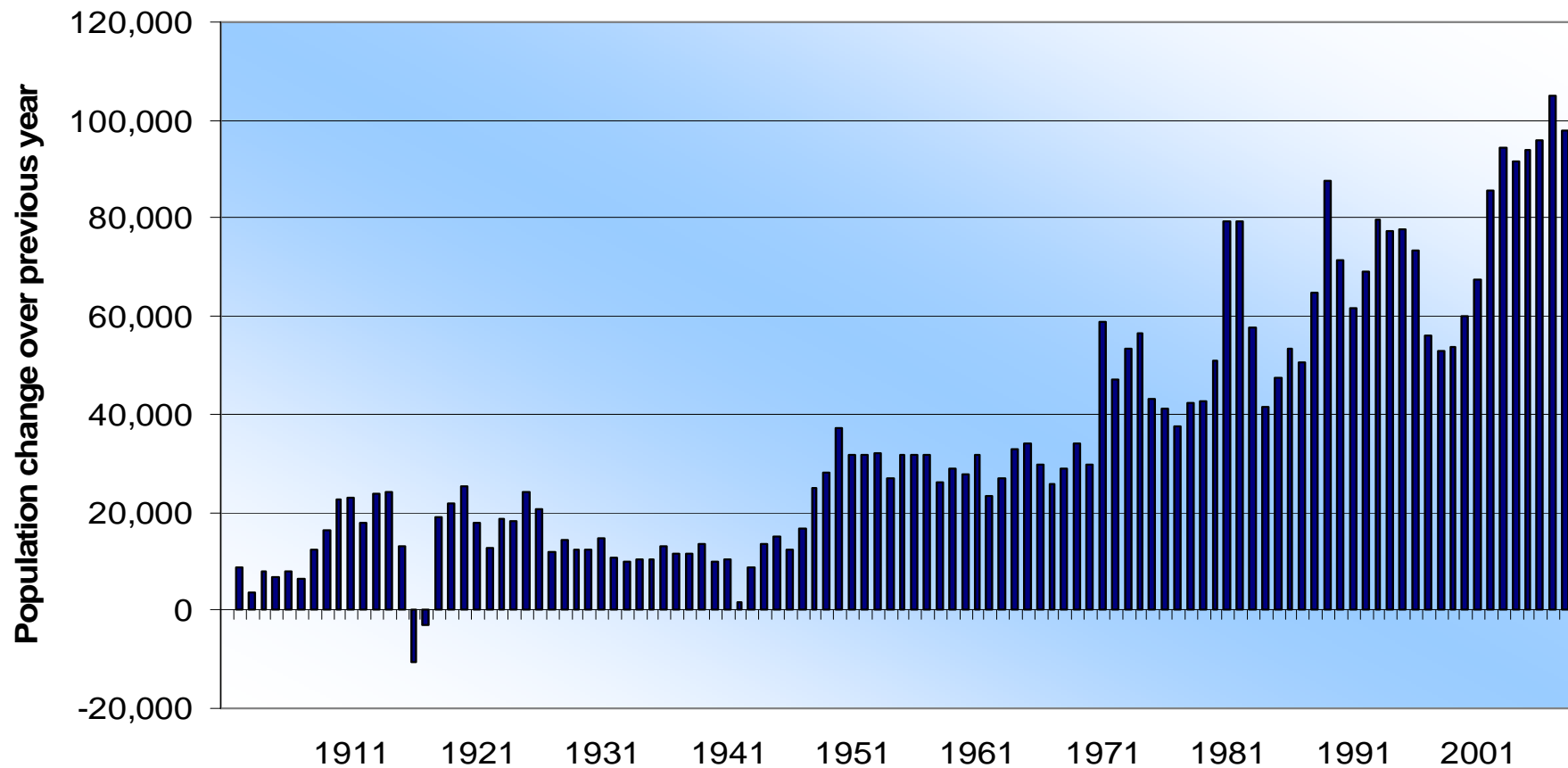
Past growth – up and down but currently very strong

Land development and housing construction have slumped

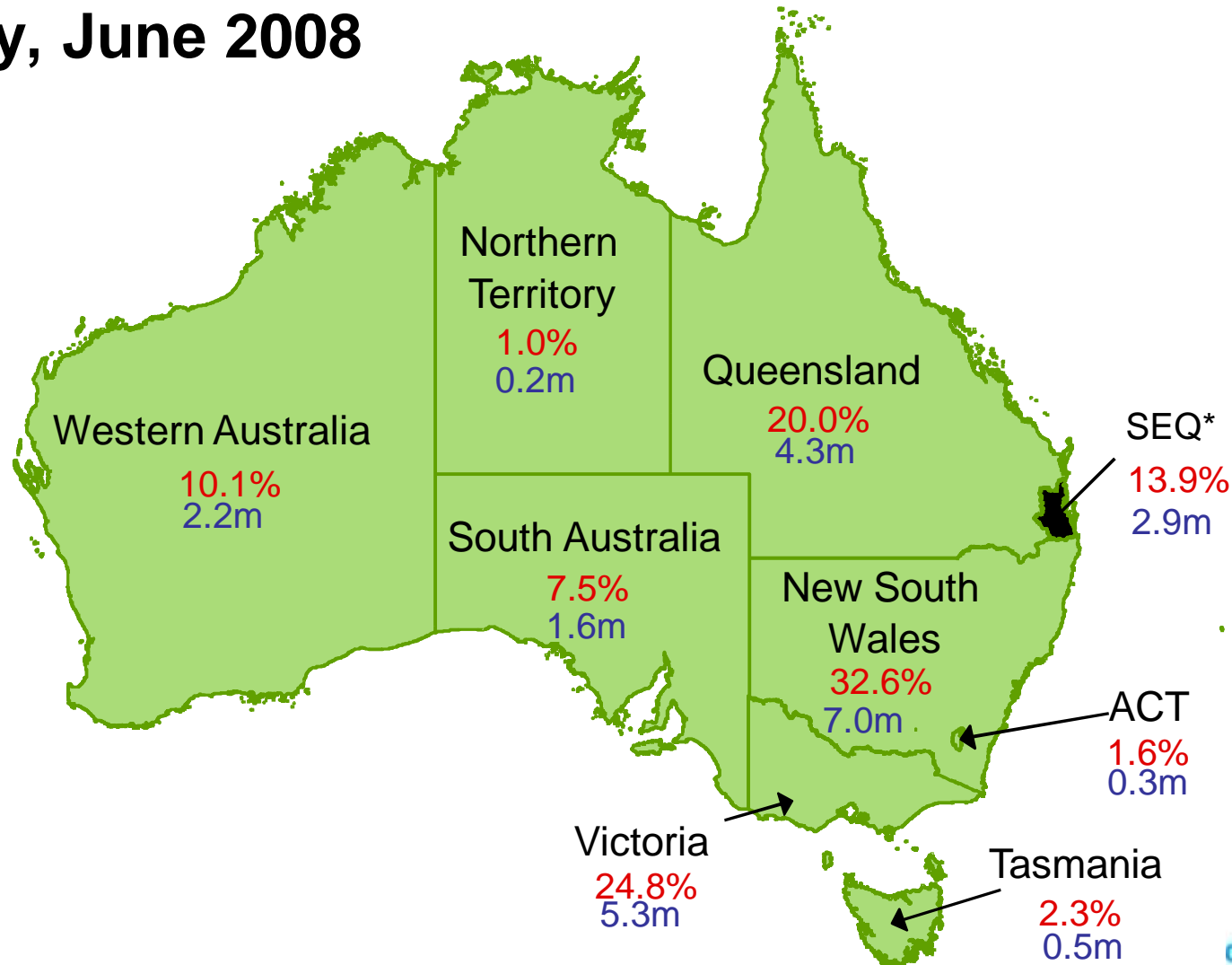
Projections – continuing growth but challenges ahead

- Population
- Age structure
- Households

# Queensland's longer term pattern of growth

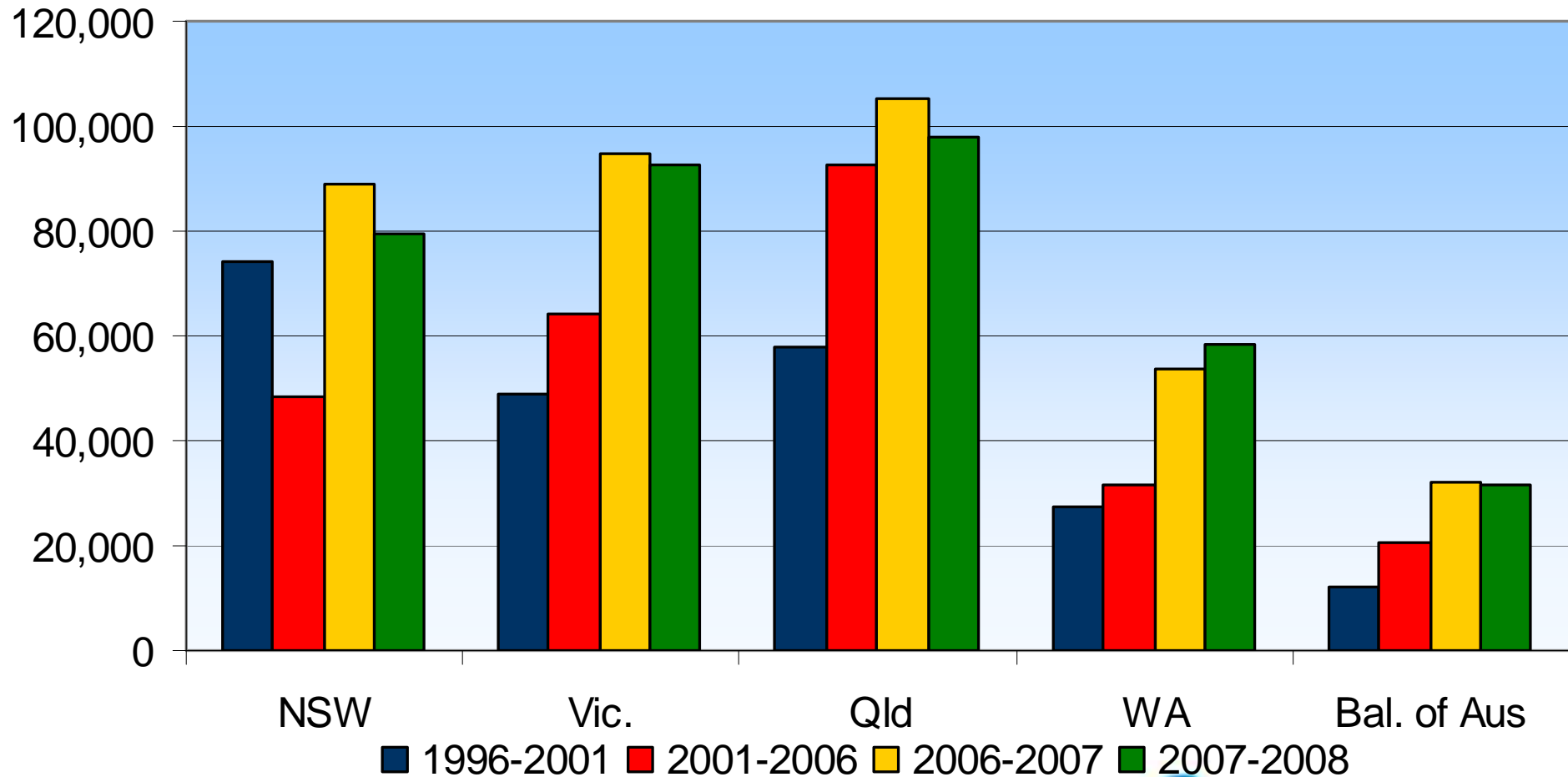


# Proportion of Australia's Population, by state and territory, June 2008



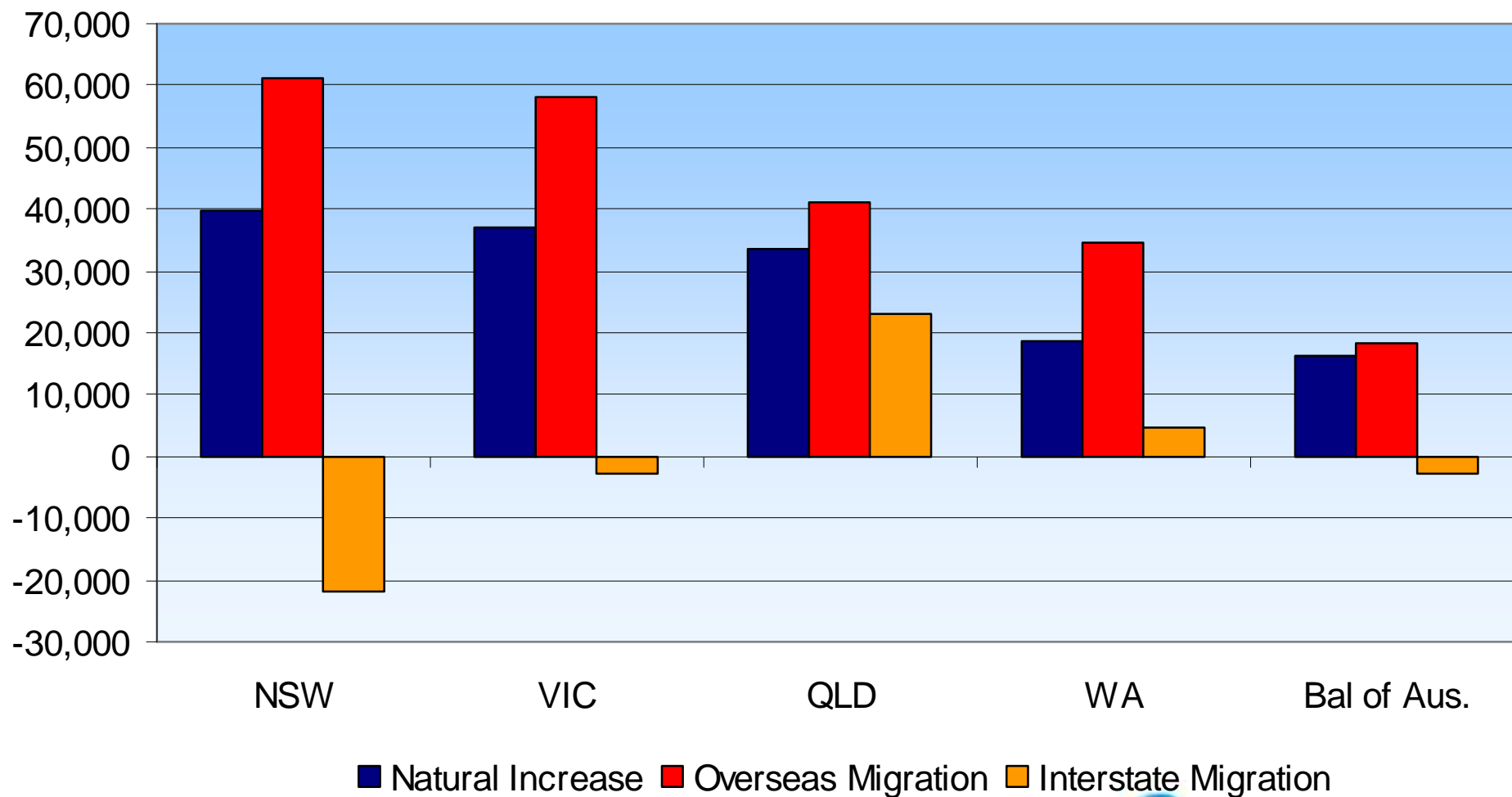
# Queensland – grows more than NSW or Victoria

average annual change, years ending June

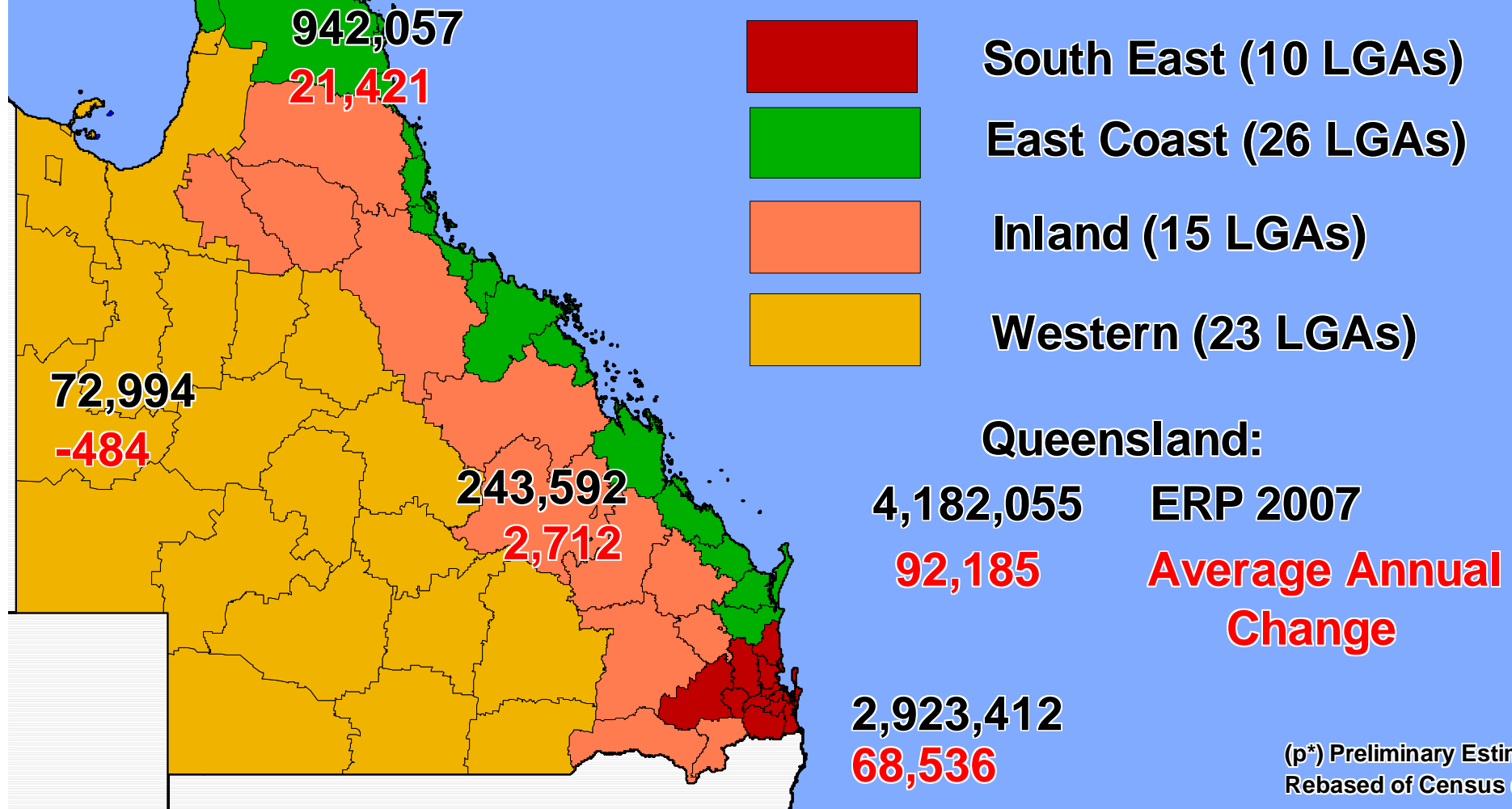


# What is driving Queensland's growth?

year to June 2008



# AVERAGE ANNUAL POPULATION CHANGE 2001-2007(p\*), QUEENSLAND BY GEOGRAPHIC REGION



(p\*) Preliminary Estimate  
Rebased of Census data

# 10 Largest growing LGAs in Queensland

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

| Rank     | LGA                | 2001-2006    |             | 2006-2007    |             | 2007-2008    |             |
|----------|--------------------|--------------|-------------|--------------|-------------|--------------|-------------|
|          |                    | No.          | %           | No.          | %           | No.          | %           |
| 1        | Brisbane (C)       | 18,922       | 2.0%        | 19,219       | 1.9%        | 17,368       | 1.7%        |
| 2        | Gold Coast (C)     | 15,866       | 3.8%        | 18,205       | 3.8%        | 13,210       | 2.7%        |
| 3        | Moreton Bay (R)    | 9,266        | 3.0%        | 12,016       | 3.5%        | 11,831       | 3.4%        |
| 4        | Sunshine Coast (R) | 9,583        | 3.6%        | 8,986        | 3.0%        | 8,734        | 2.9%        |
| 5        | Ipswich (C)        | 3,405        | 2.6%        | 5,572        | 3.8%        | 6,104        | 4.1%        |
| <b>6</b> | <b>Cairns (R)</b>  | <b>3,889</b> | <b>2.9%</b> | <b>5,130</b> | <b>3.4%</b> | <b>5,985</b> | <b>3.9%</b> |
| 7        | Logan (C)          | 4,557        | 1.9%        | 4,740        | 1.8%        | 5,225        | 2.0%        |
| 8        | Townsville (C)     | 4,098        | 2.7%        | 5,130        | 3.0%        | 5,134        | 3.0%        |
| 9        | Fraser Coast (R)   | 3,009        | 3.8%        | 3,318        | 3.6%        | 3,124        | 3.4%        |
| 10       | Redland (C)        | 2,792        | 2.3%        | 2,858        | 2.1%        | 2,876        | 2.1%        |

# 10 Largest growing LGAs in Regional Queensland

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

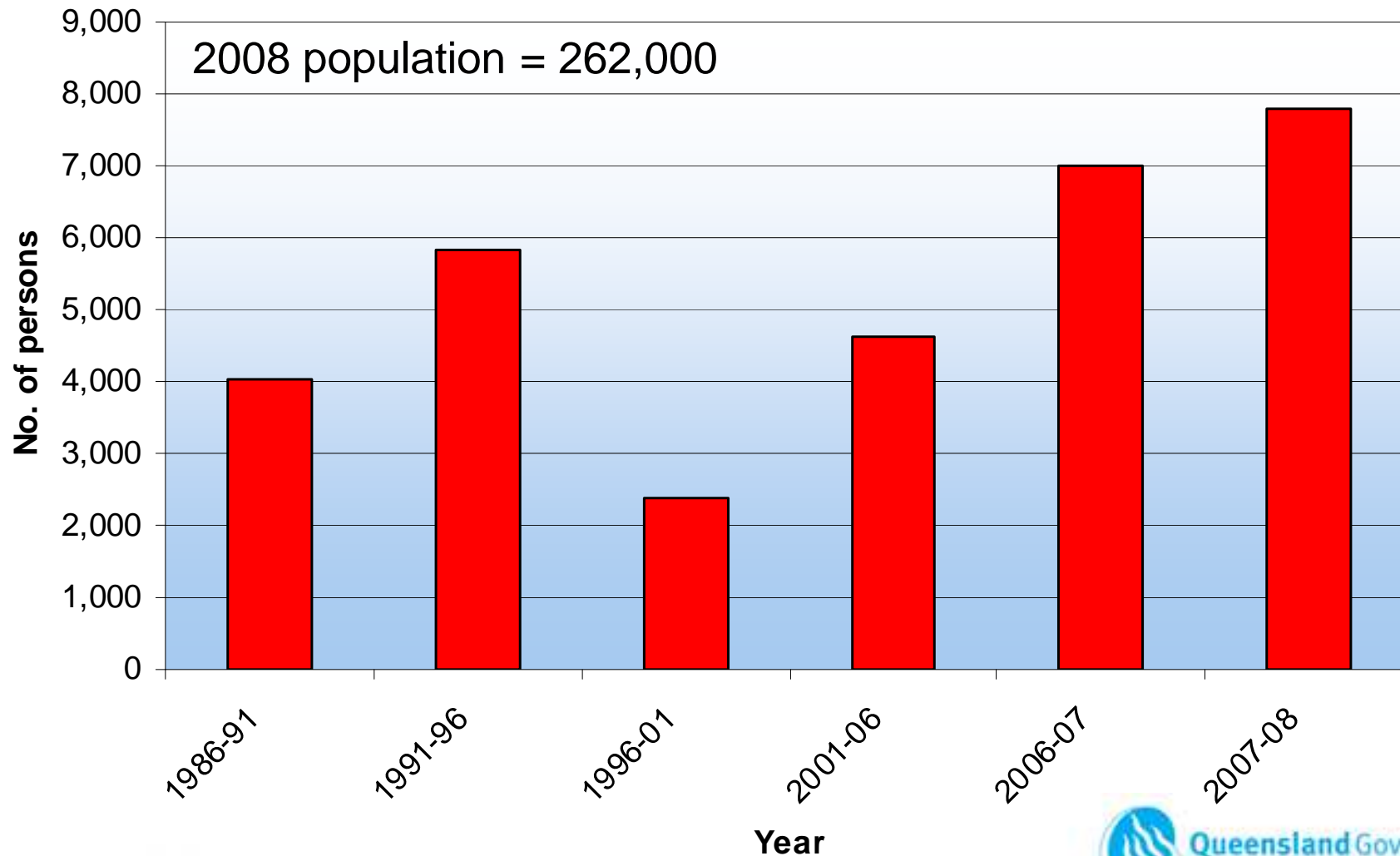
| Rank     | LGA                | 2001-2006    |             | 2006-2007    |             | 2007-2008    |             |
|----------|--------------------|--------------|-------------|--------------|-------------|--------------|-------------|
|          |                    | no.          | %           | no.          | %           | no.          | %           |
| <b>1</b> | <b>Cairns (RC)</b> | <b>3,889</b> | <b>3.04</b> | <b>5,130</b> | <b>3.48</b> | <b>5,985</b> | <b>3.92</b> |
| 2        | Townsville (C)     | 4,098        | 2.83        | 5,130        | 3.10        | 5,134        | 3.01        |
| 3        | Fraser Coast (RC)  | 2,968        | 3.99        | 3,318        | 3.72        | 3,124        | 3.37        |
| 4        | Mackay (RC)        | 3,250        | 3.57        | 2,625        | 2.45        | 2,650        | 2.41        |
| 5        | Bundaberg (RC)     | 1,791        | 2.27        | 2,404        | 2.73        | 2,039        | 2.26        |
| 6        | Gladstone (RC)     | 1,514        | 3.27        | 1,775        | 3.29        | 1,871        | 3.36        |
| 7        | Rockhampton (RC)   | 1,858        | 1.89        | 2,599        | 2.42        | 1,412        | 1.28        |
| 8        | Gympie (RC)        | 1,115        | 2.89        | 1,110        | 2.51        | 1,084        | 2.39        |
| 9        | Whitsunday (RC)    | 685          | 2.45        | 774          | 2.47        | 997          | 3.10        |
| 10       | Tablelands (RC)    | 541          | 1.33        | 875          | 2.01        | 915          | 2.06        |

# 10 Fastest growing LGAs in Regional Queensland

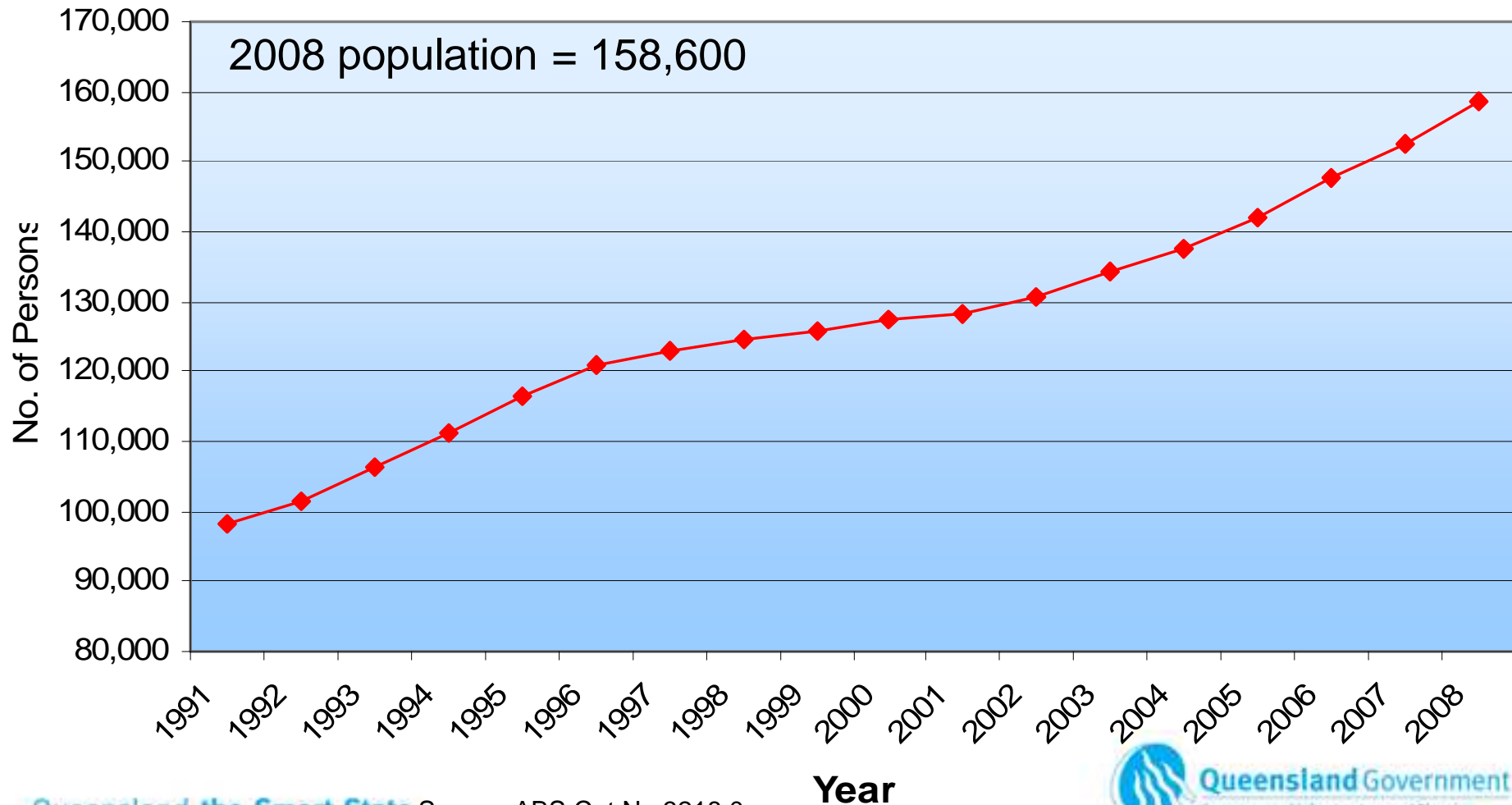
Average annual growth, 2001-2006, 2006-2007 and 2007-2008

| Rank     | LGA               | 2001-2006    |             | 2006-2007    |             | 2007-2008    |             |
|----------|-------------------|--------------|-------------|--------------|-------------|--------------|-------------|
|          |                   | No.          | %           | No.          | %           | No.          | %           |
| <b>1</b> | <b>Cairns (R)</b> | <b>3,889</b> | <b>3.04</b> | <b>5,985</b> | <b>3.92</b> | <b>5,985</b> | <b>3.92</b> |
| 2        | Fraser Coast (R)  | 3,014        | 4.05        | 3,086        | 3.33        | 3124         | 3.37        |
| 3        | Gladstone (R)     | 1,514        | 3.27        | 1,775        | 3.19        | 1,871        | 3.36        |
| 4        | Whitsunday (R)    | 685          | 2.45        | 774          | 2.41        | 997          | 3.10        |
| 5        | Townsville (C)    | 4,098        | 2.83        | 5,130        | 3.01        | 5,134        | 3.01        |
| 6        | Mackay (R)        | 3,250        | 3.57        | 2,625        | 2.39        | 2,650        | 2.41        |
| 7        | Gympie (R)        | 1,068        | 2.77        | 1,342        | 2.96        | 1,084        | 2.39        |
| 8        | Bundaberg (R)     | 1,791        | 2.27        | 2,404        | 2.66        | 2,039        | 2.26        |
| 9        | Tablelands (R)    | 541          | 1.33        | 875          | 1.97        | 915          | 2.06        |
| 10       | Rockhampton (R)   | 1,858        | 1.89        | 2,599        | 2.36        | 1,412        | 1.28        |

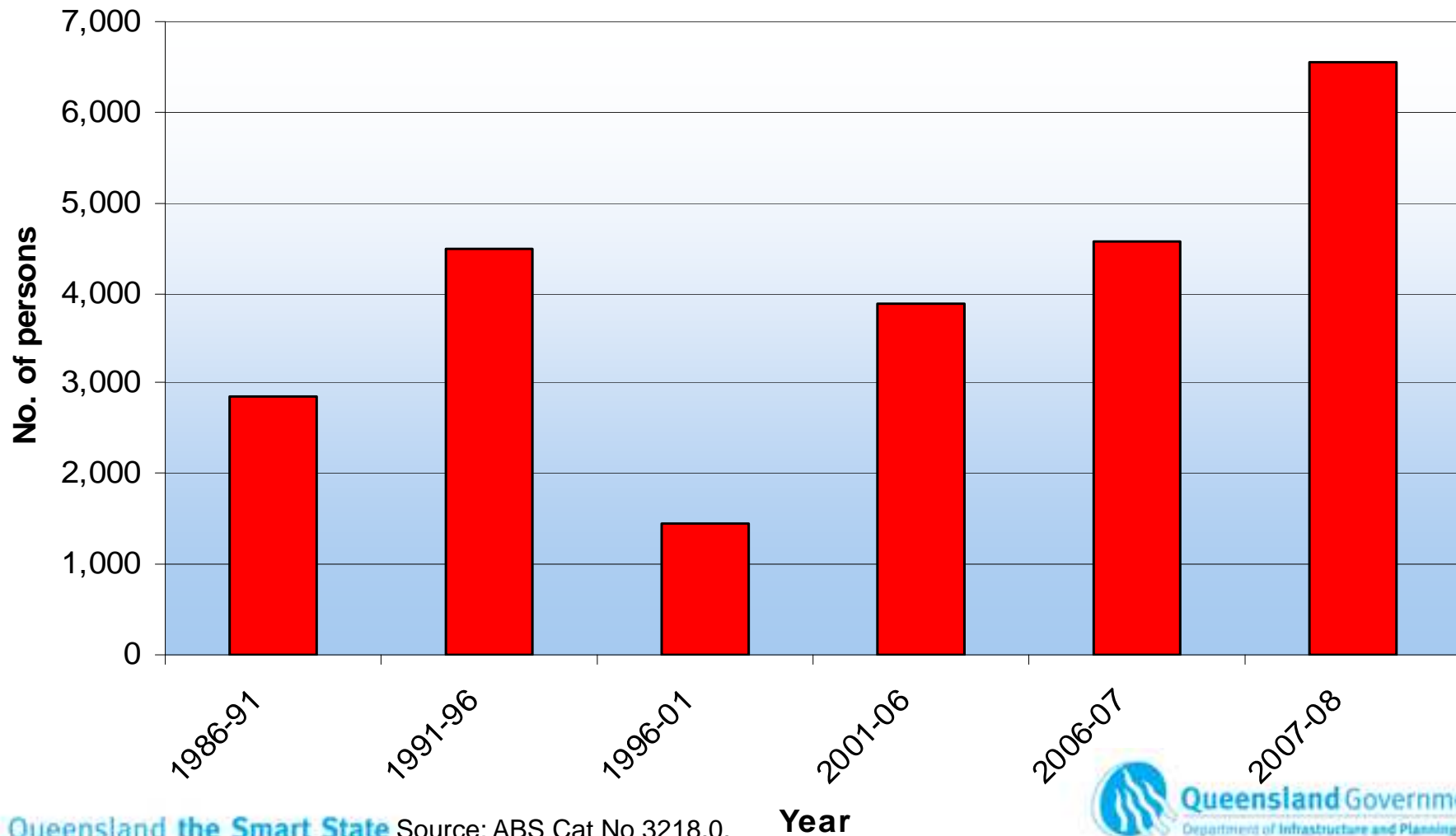
# Average annual population change Far North Qld, 1986-2008



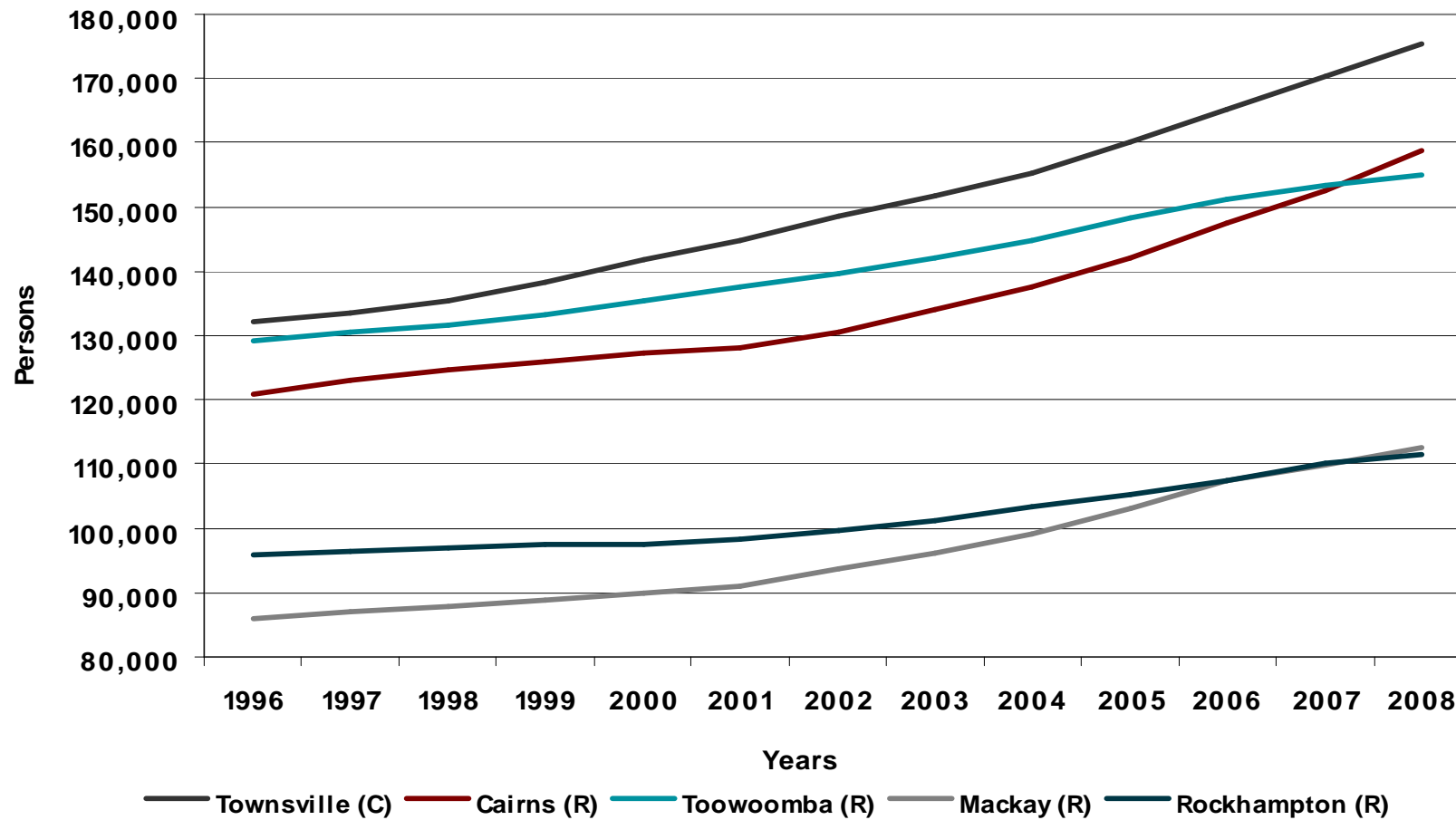
# Estimated resident population Cairns (R), 1991-2008



# Average annual population change Cairns (R), 1986-2008



# Queensland's major regional cities



# Queensland's major regional cities

growth over 5 year periods (pre-reformed LGAs)

|                                    | Average Annual Change |             |             |             |             |                 |             |
|------------------------------------|-----------------------|-------------|-------------|-------------|-------------|-----------------|-------------|
|                                    | 5 years to June 30    |             |             |             |             | year to June 30 |             |
|                                    | 1986<br>no.           | 1991<br>no. | 1996<br>no. | 2001<br>no. | 2006<br>no. | 2007<br>no.     | 2008<br>no. |
| <b>Cairns (C)</b>                  | 2,666                 | 2,553       | 4,100       | 1,232       | 3,801       | 4,849           | 5,728       |
| <b>Townsville -<br/>Thuringowa</b> | 2,408                 | 2,219       | 2,110       | 2,533       | 4,098       | 5,130           | 5,134       |
| <b>Mackay (C)</b>                  | 1,456                 | 946         | 1,578       | 909         | 2,850       | 2,202           | 1,986       |
| <b>Toowoomba (C)</b>               | 1,032                 | 1,109       | 391         | 692         | 1,226       | 435             | 419         |
| <b>Rockhampton (C)</b>             | 582                   | 439         | -42         | -187        | 728         | 780             | 182         |

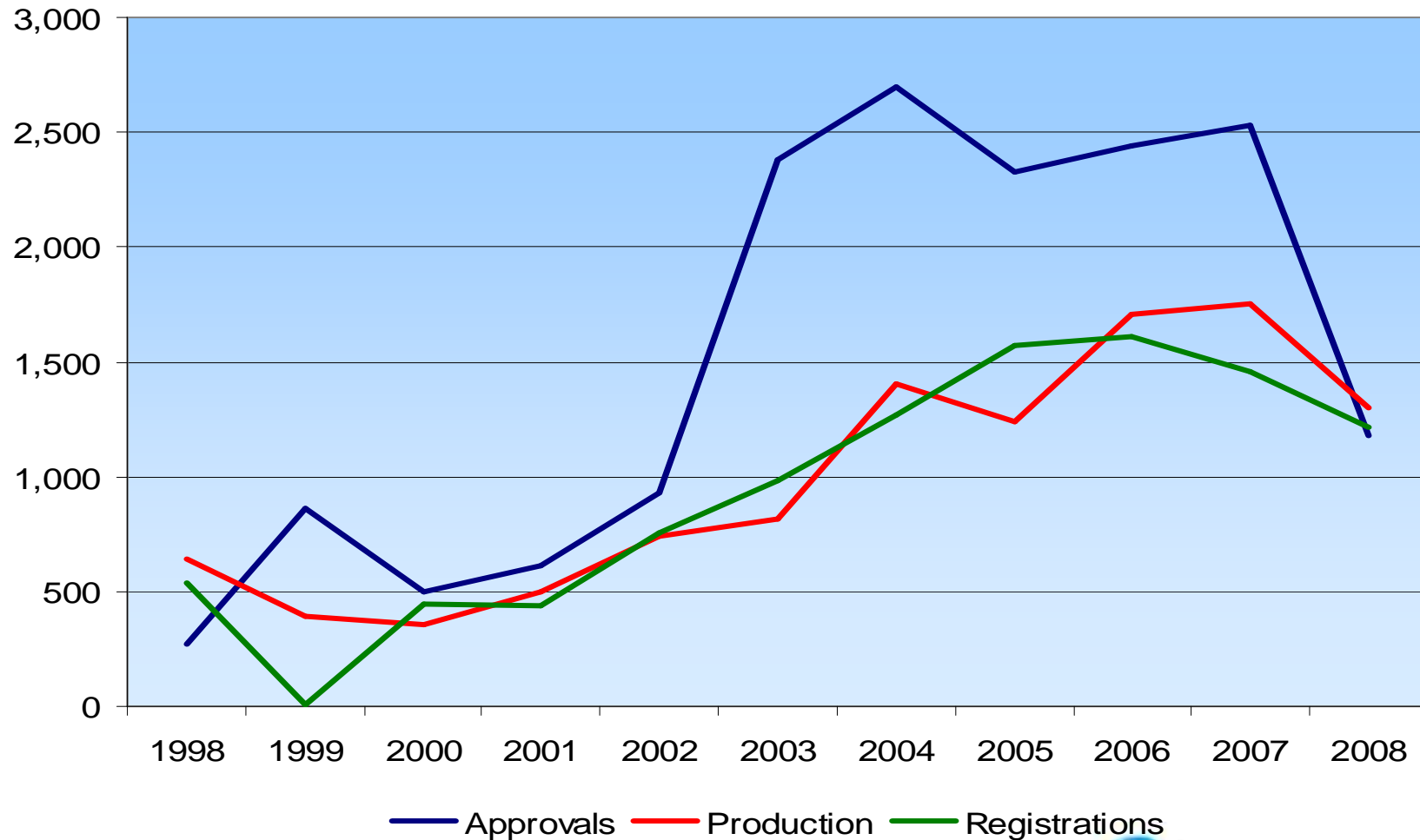
## Past growth – Rural communities of Far North Qld

|                             | Average Annual Change |             |             |             |             |                 |             |
|-----------------------------|-----------------------|-------------|-------------|-------------|-------------|-----------------|-------------|
|                             | 5 years to June 30    |             |             |             |             | year to June 30 |             |
|                             | 1986<br>no.           | 1991<br>no. | 1996<br>no. | 2001<br>no. | 2006<br>no. | 2007<br>no.     | 2008<br>no. |
| <b>Tablelands (RC)</b>      | 822                   | 561         | 611         | 181         | 541         | 875             | 915         |
| <b>Cassowary Coast (RC)</b> | 248                   | 274         | 469         | 244         | -94         | 363             | 351         |
| <b>Croydon (RC)</b>         | 10                    | -12         | 10          | 0           | -3          | -7              | 9           |
| <b>Etheridge (RC)</b>       | 34                    | -6          | -16         | 12          | -23         | 37              | -5          |
| <b>Cook (S)</b>             | 17                    | 18          | 69          | 102         | -2          | 53              | 64          |

## Past growth – Indigenous communities of Far North Qld

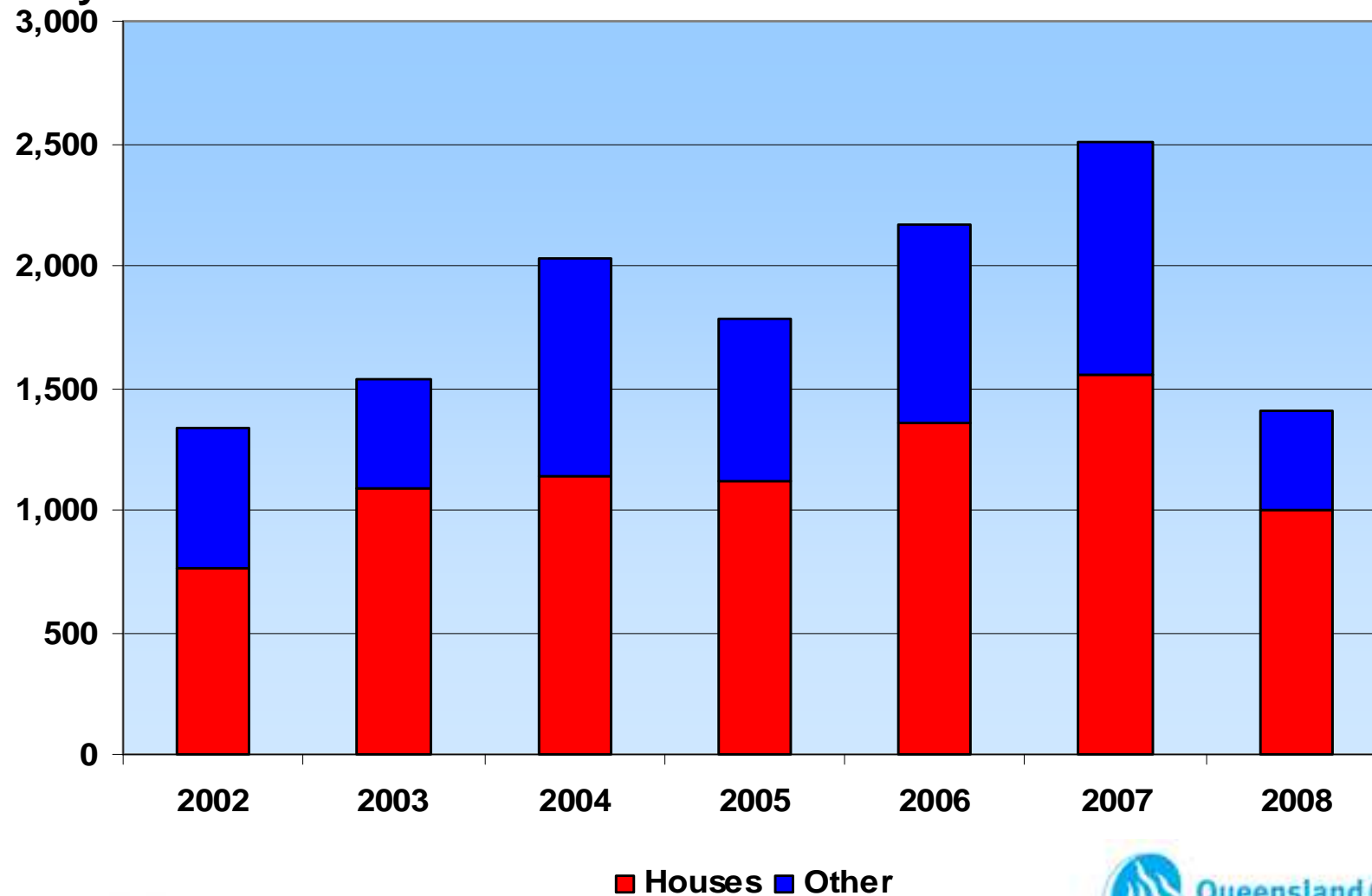
|                        | Average Annual Change |             |             |             |             |                 |             |
|------------------------|-----------------------|-------------|-------------|-------------|-------------|-----------------|-------------|
|                        | 5 years to June 30    |             |             |             |             | year to June 30 |             |
|                        | 1986<br>no.           | 1991<br>no. | 1996<br>no. | 2001<br>no. | 2006<br>no. | 2007<br>no.     | 2008<br>no. |
| <b>Aurukun (S)</b>     | 24                    | -9          | 7           | 52          | 7           | 27              | 40          |
| <b>Yarrabah (S)</b>    | n.a.                  | n.a.        | n.a.        | 48          | 56          | 39              | 39          |
| <b>Wujal Wujal (S)</b> | n.a.                  | n.a.        | n.a.        | 7           | -5          | -4              | 8           |

# Cairns (R), Residential land development activity, year ending December



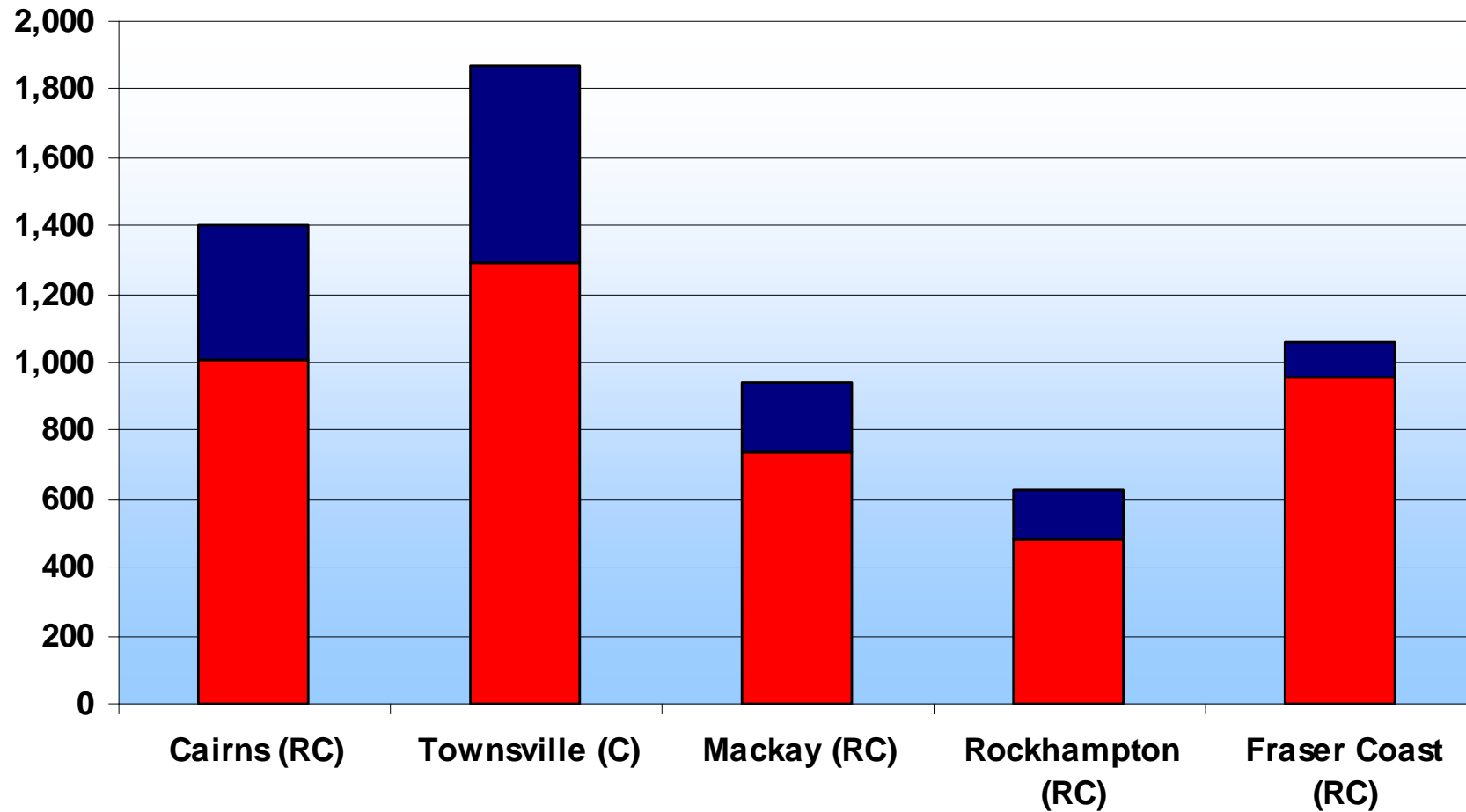
# Dwelling approvals, Cairns (R)

year to December



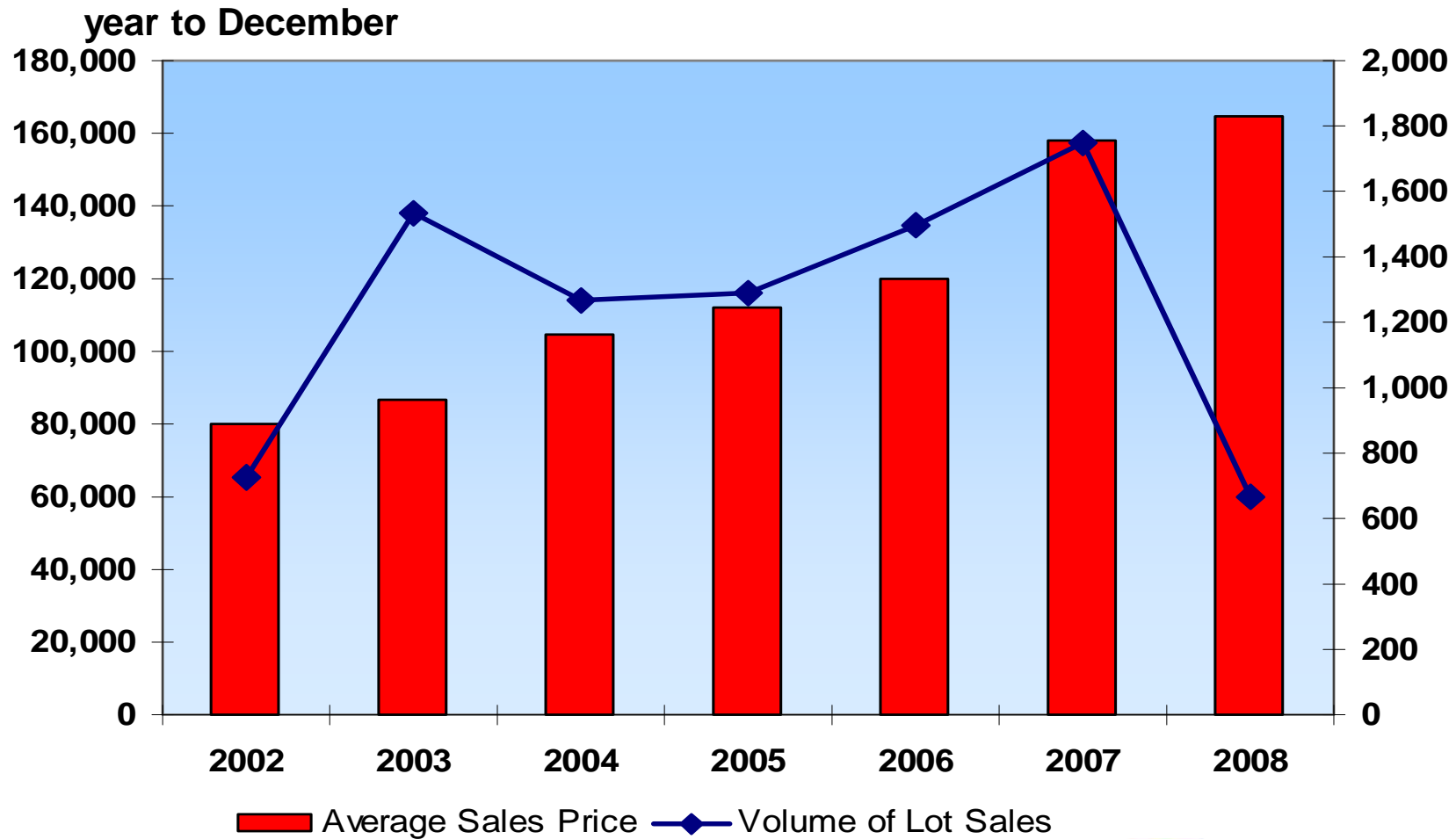
# Dwelling approvals for selected areas

year to December 2008



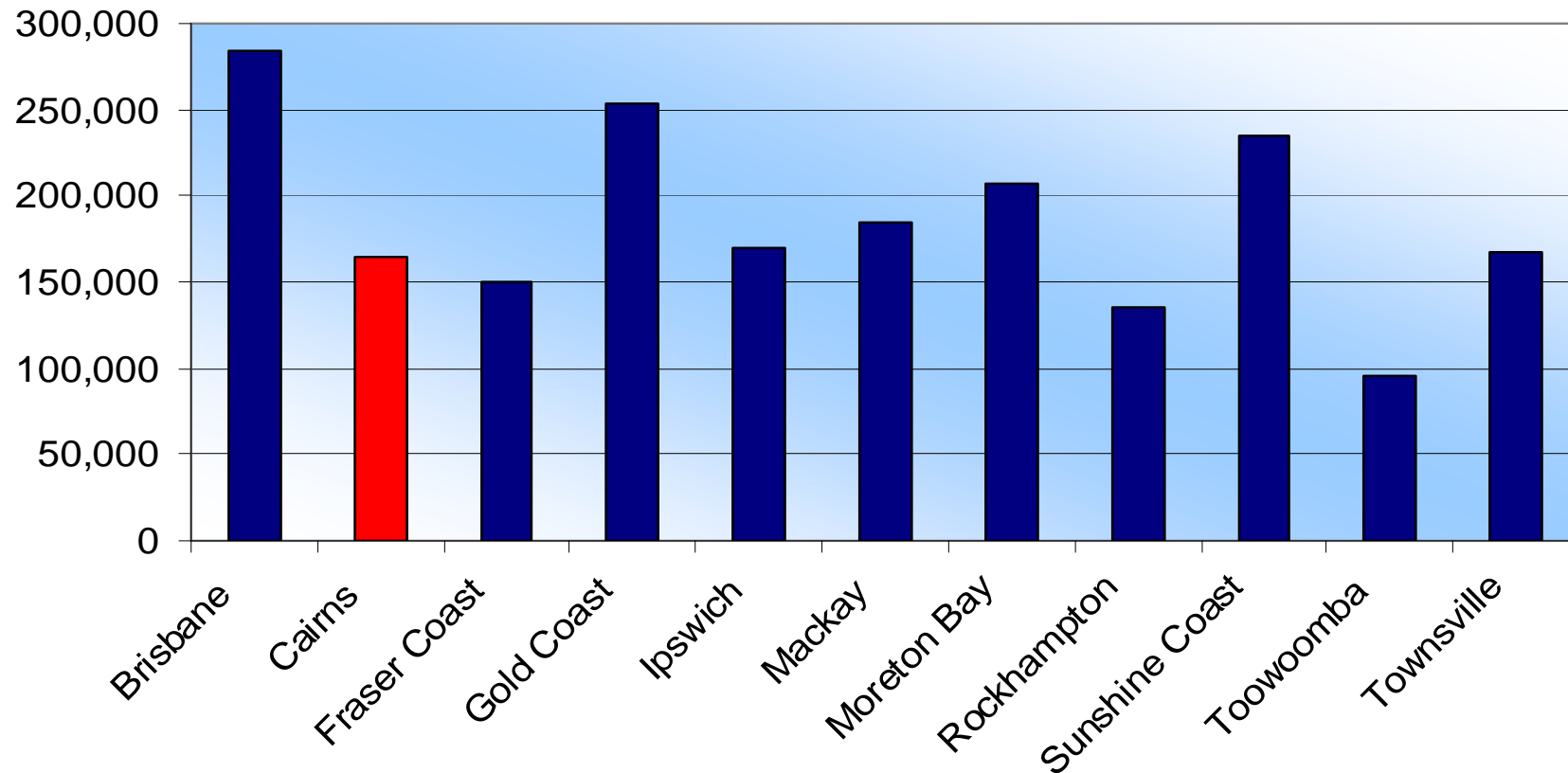
■ Houses ■ Other

# Land sales volume and price, Cairns (R)





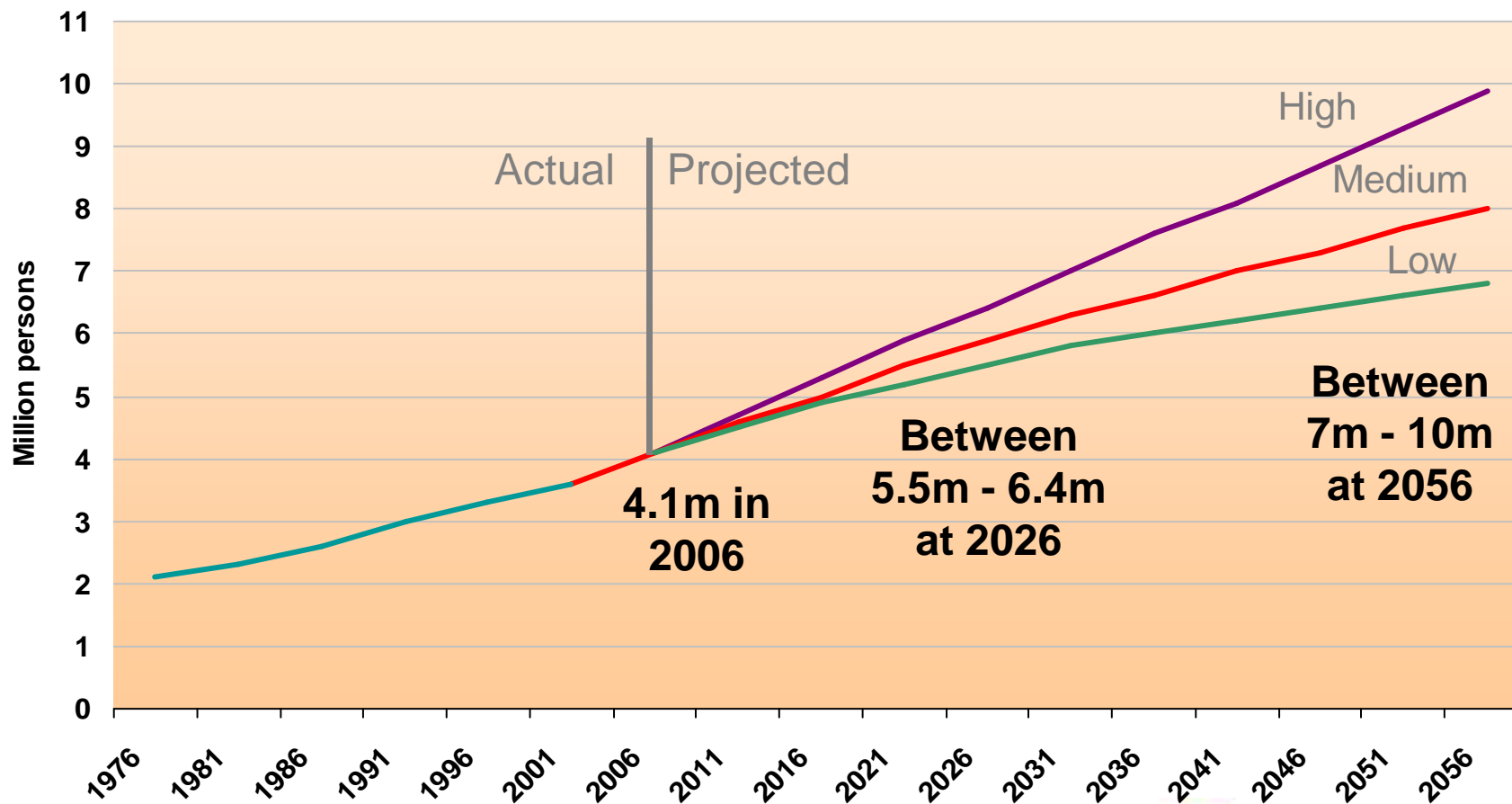
## Median price for vacant land sales, year ending December 2008, lots between 250 – 2,500 square metres, local government areas



Based on 663 sales in Cairns

# Actual & projected population, Queensland

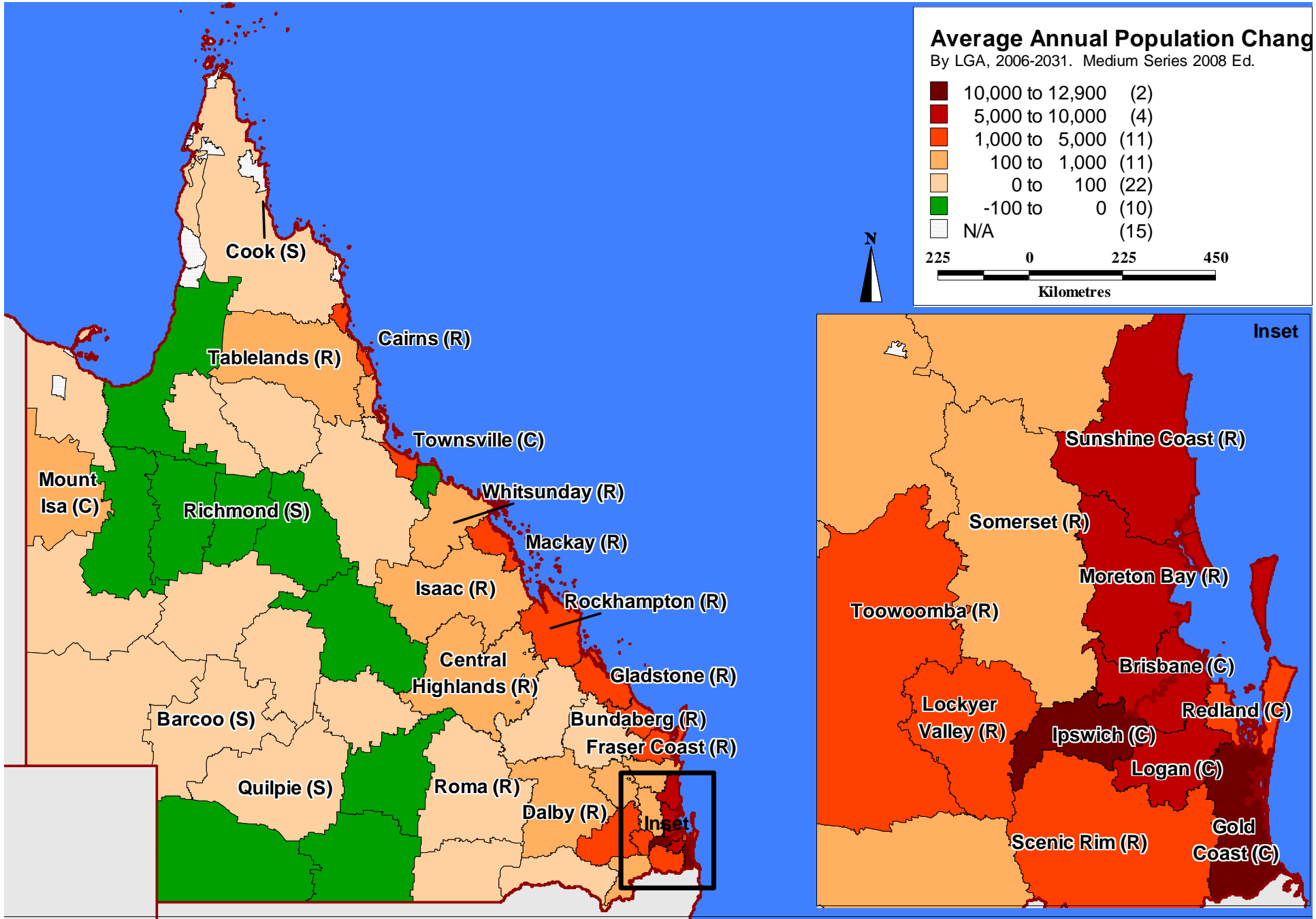
1976 to 2056



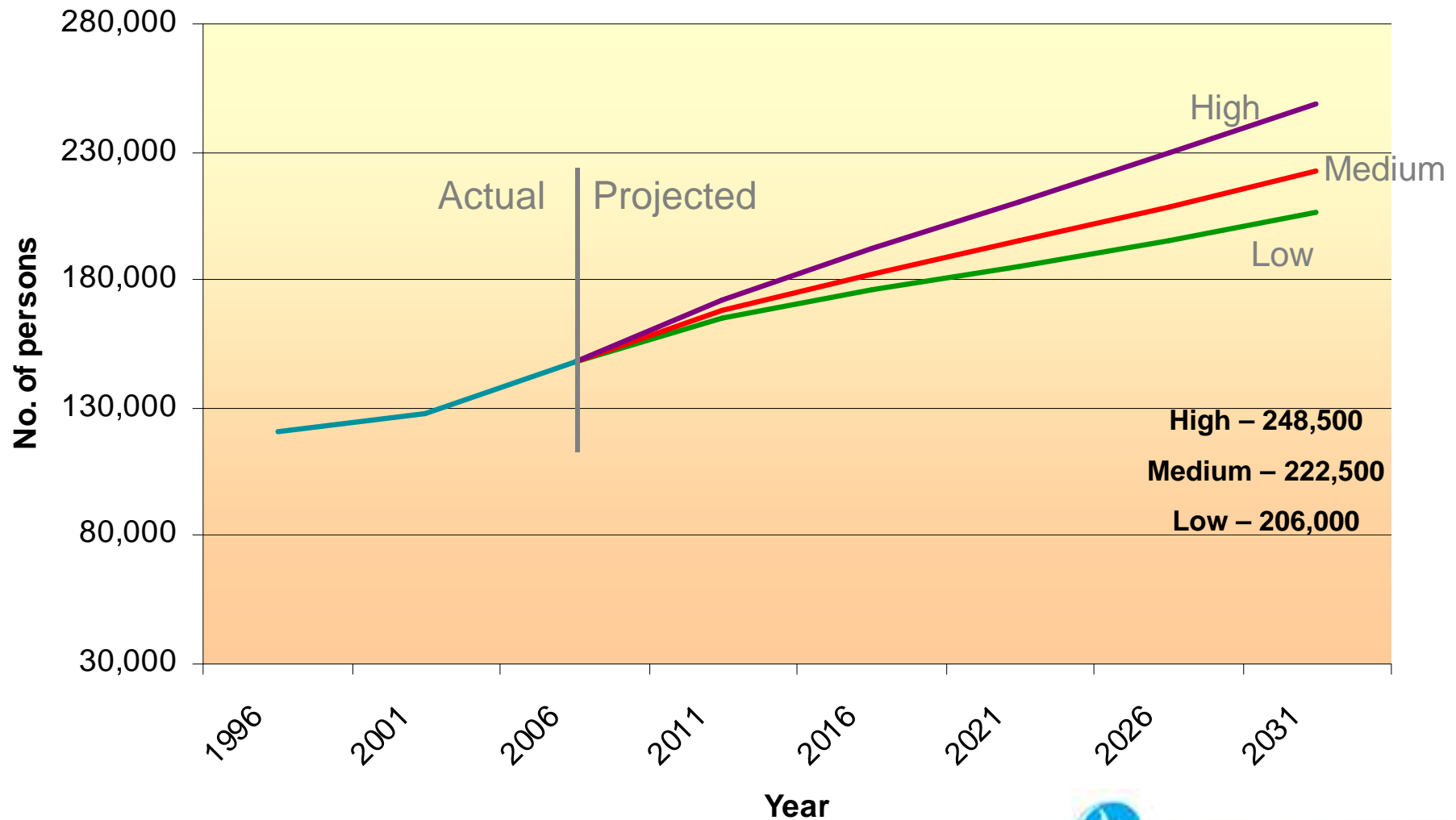
### Average Annual Population Change

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) |

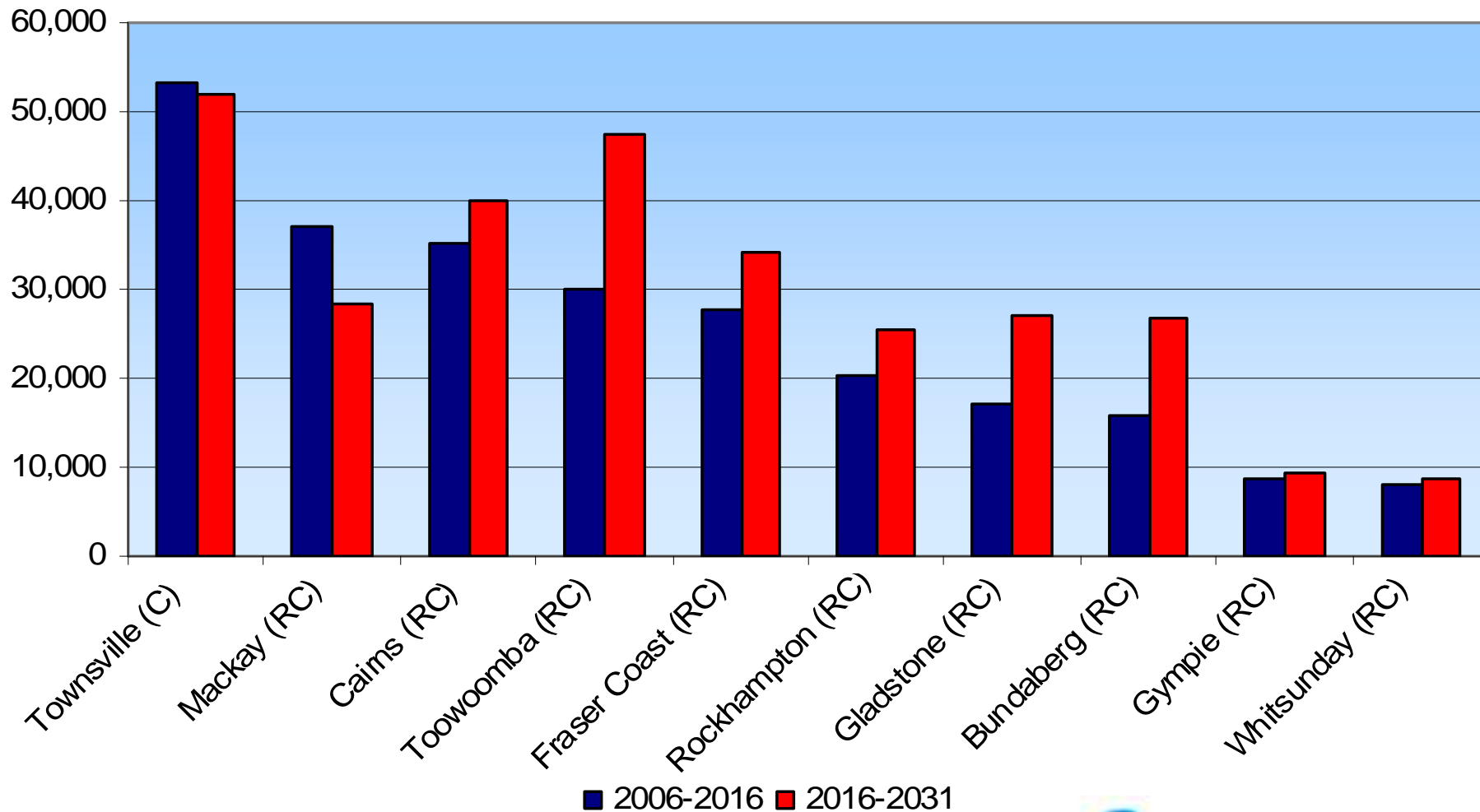


# Actual and projected population Cairns (R)

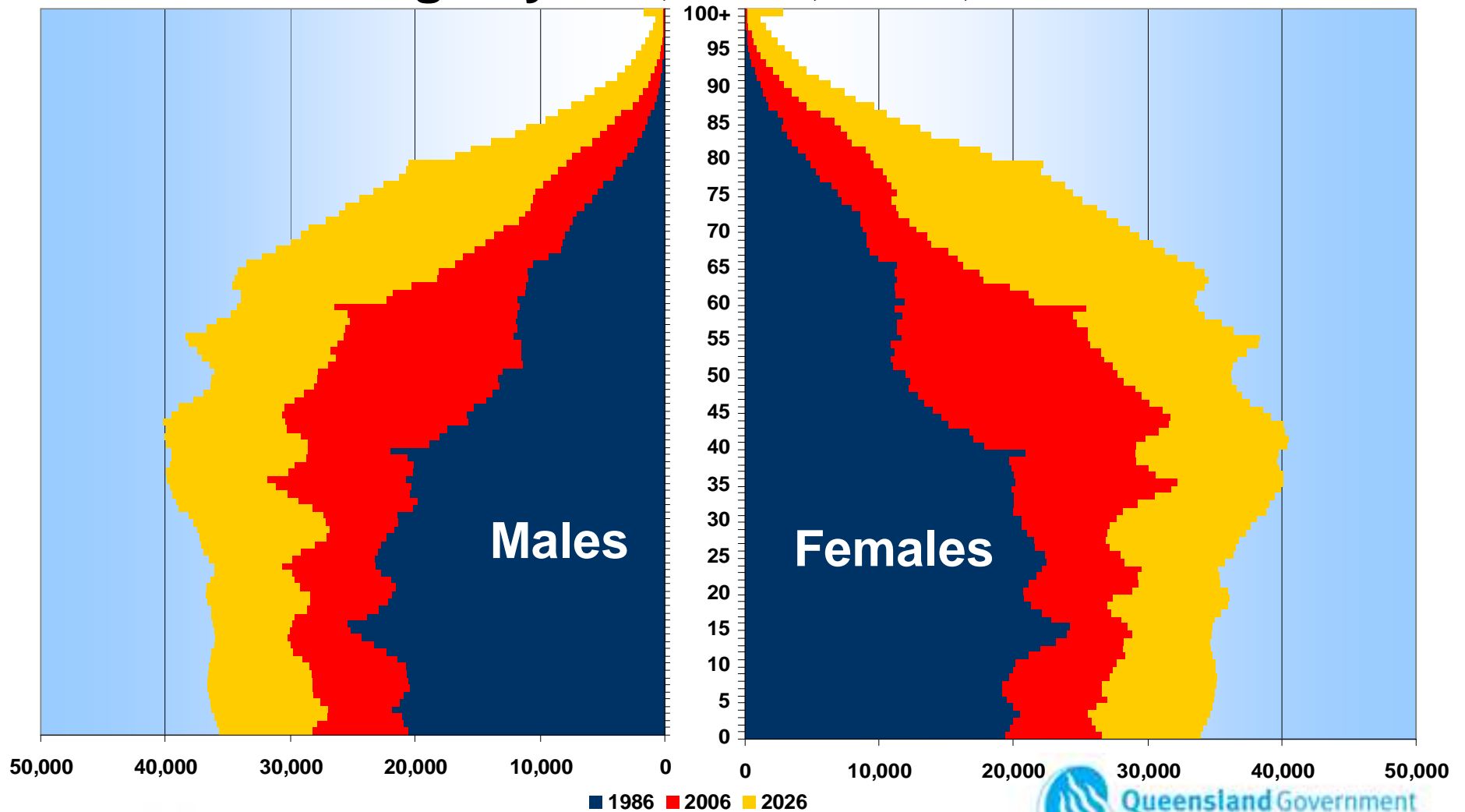




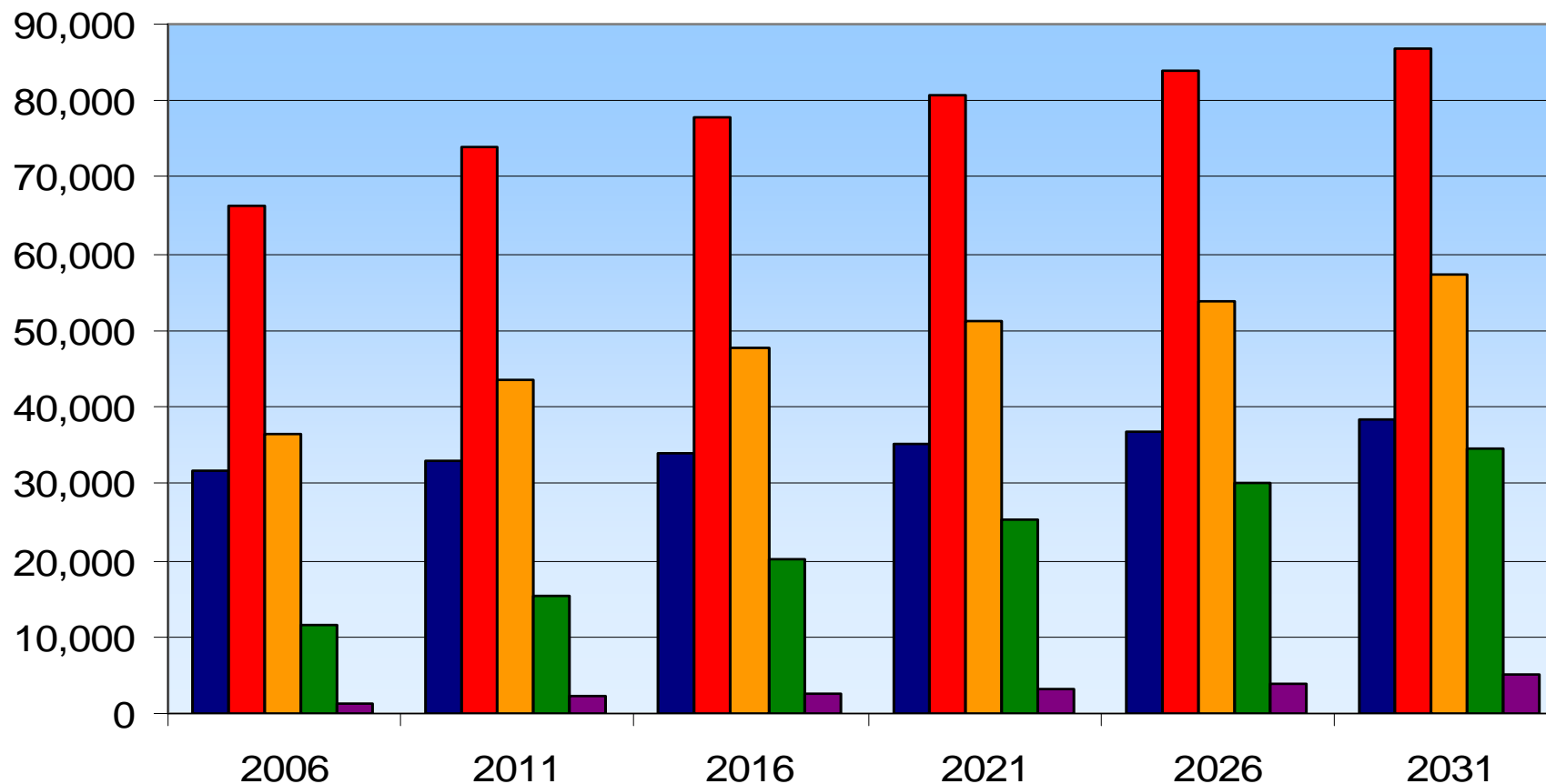
## Ten largest growing LGAs outside SEQ



# Queensland age by sex, 1986, 2006, 2026



## Changing age structure, Cairns (R), 2006-2031



2006=147,500

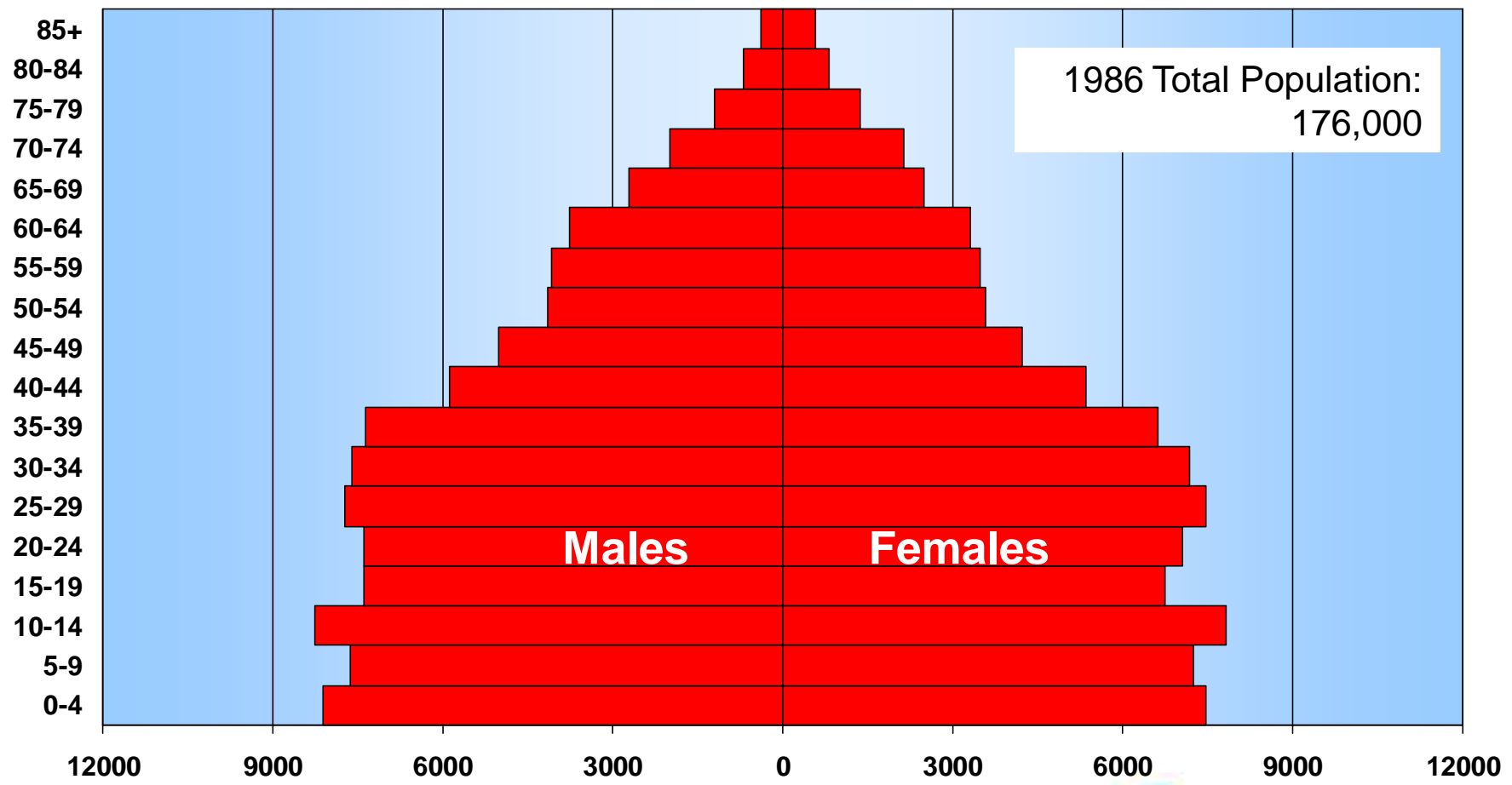
2031=222,600

■ 0-14 ■ 15-44 ■ 45-64 ■ 65-84 ■ 85+

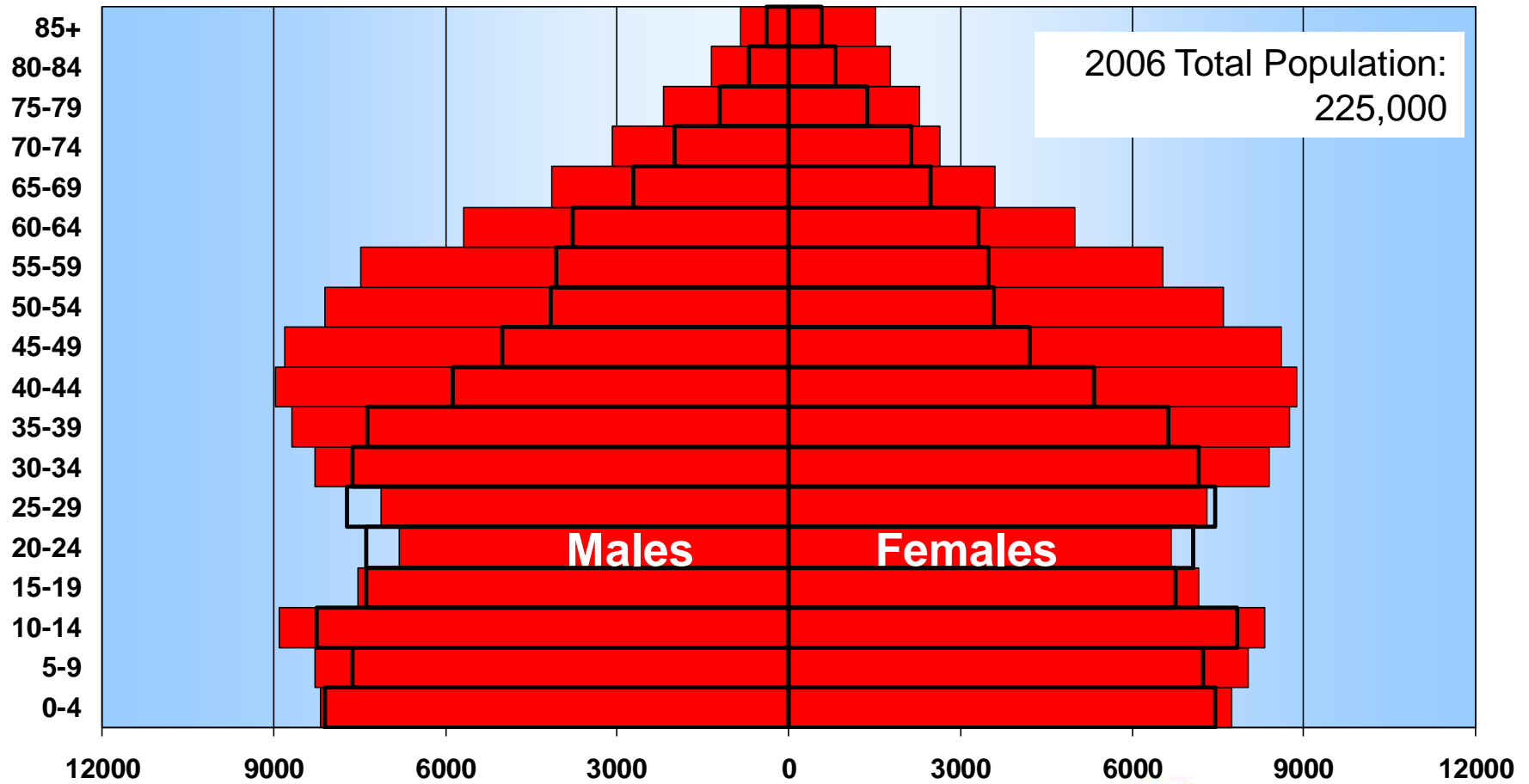
Queensland the Smart State

Source: Queensland Government Population Projections, 2008 (medium series)

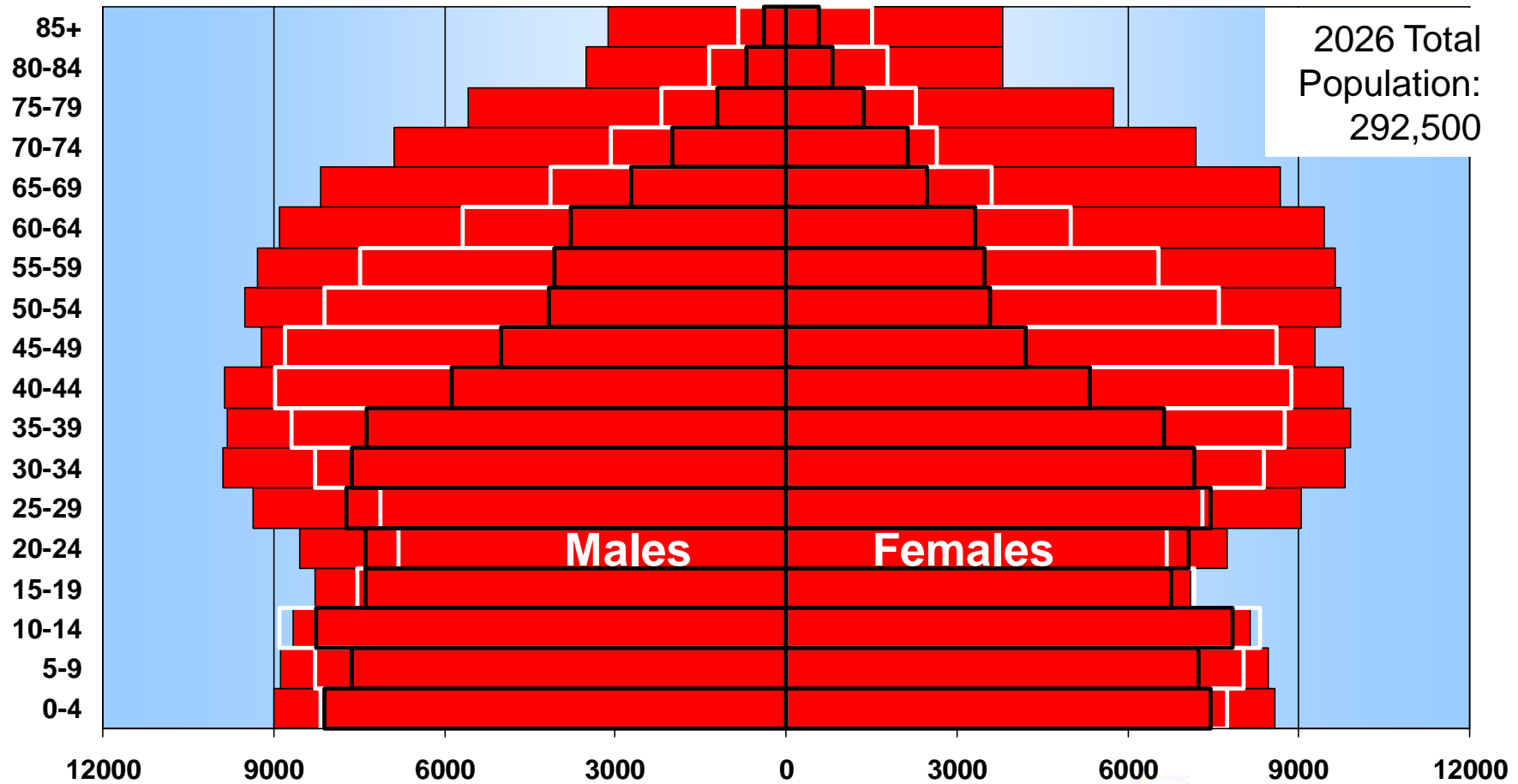
# 1986 population pyramid for Far North Qld



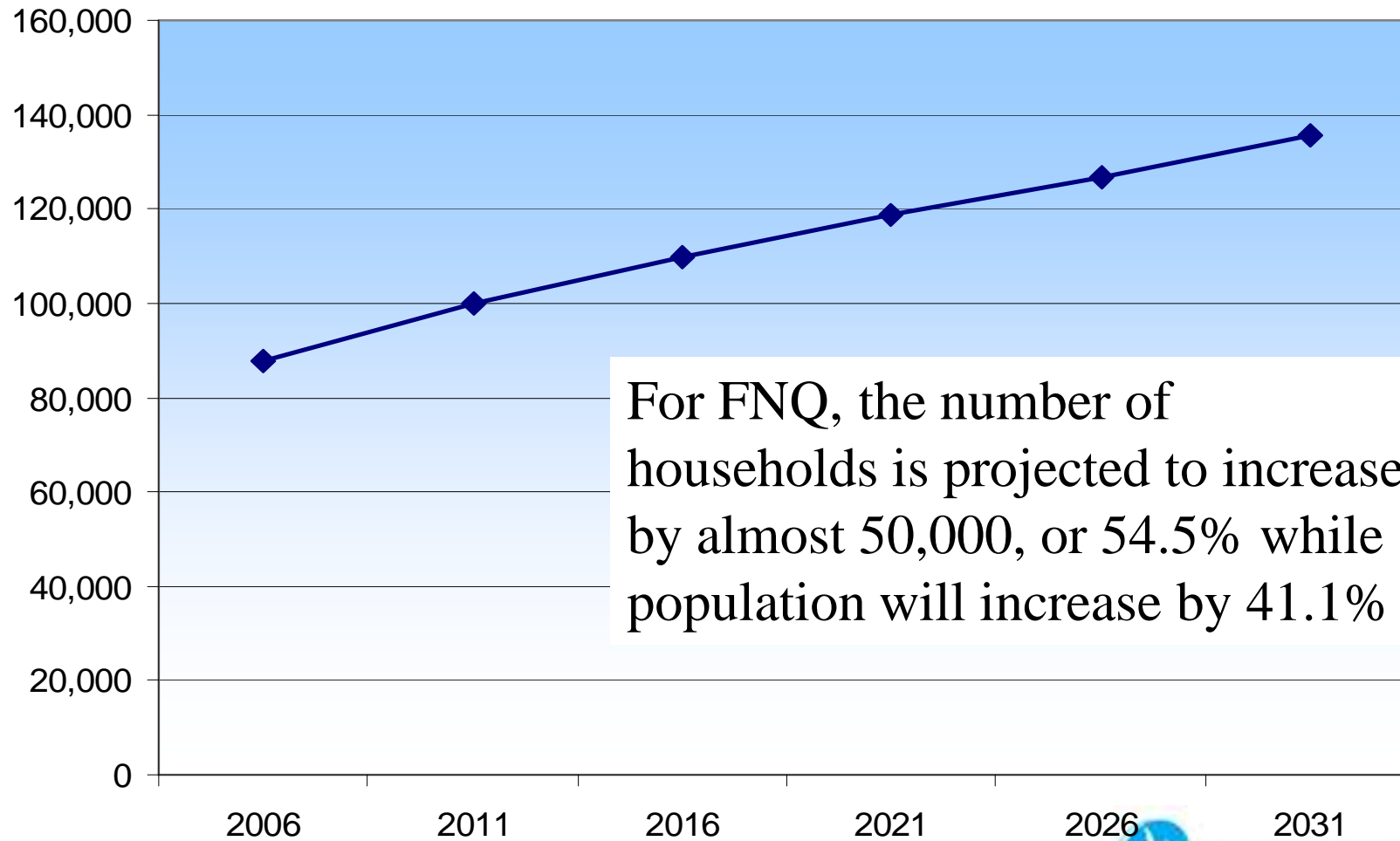
# 2006 population pyramid for Far North Qld



# 2026 population pyramid for Far North Qld

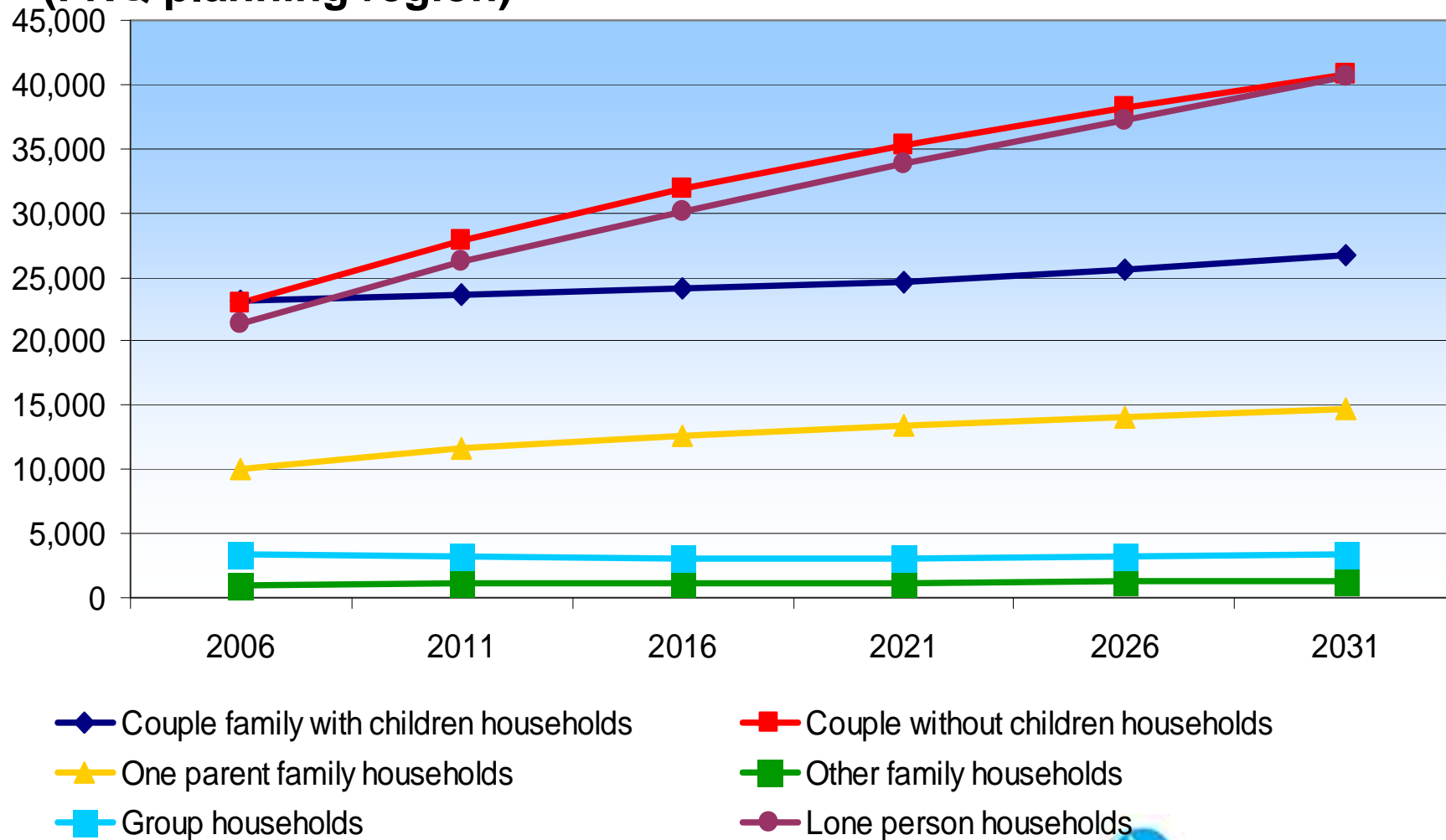


## The total number of households will grow... (FNQ planning region)

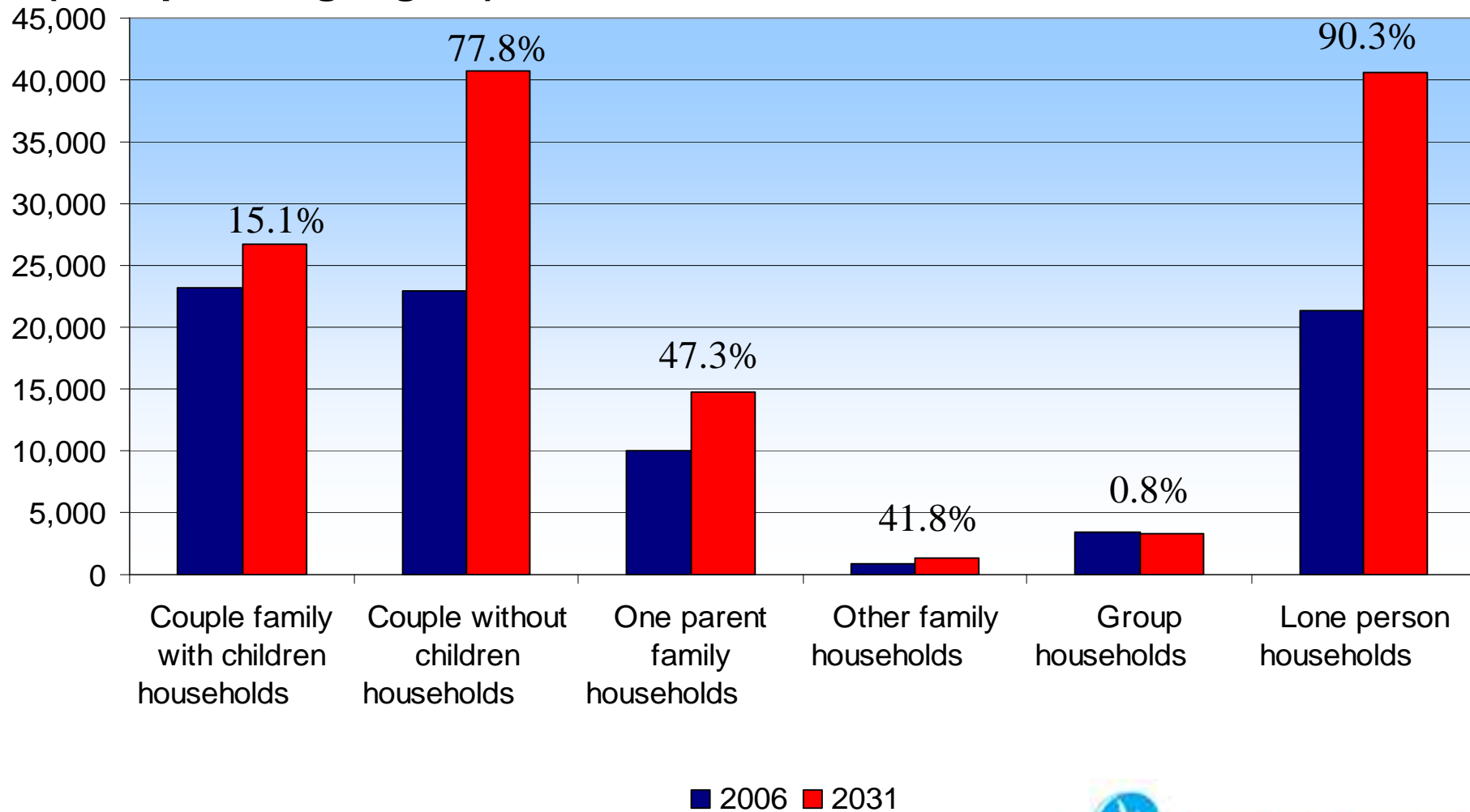


For FNQ, the number of households is projected to increase by almost 50,000, or 54.5% while population will increase by 41.1%

# But different types will grow faster than others... (FNQ planning region)



# Household projections, 2006 and 2031 (FNQ planning region)





## Summary

- Past growth – up and down but currently very strong
- Land development and housing construction have slumped
- Projections – continuing growth but challenges ahead



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