

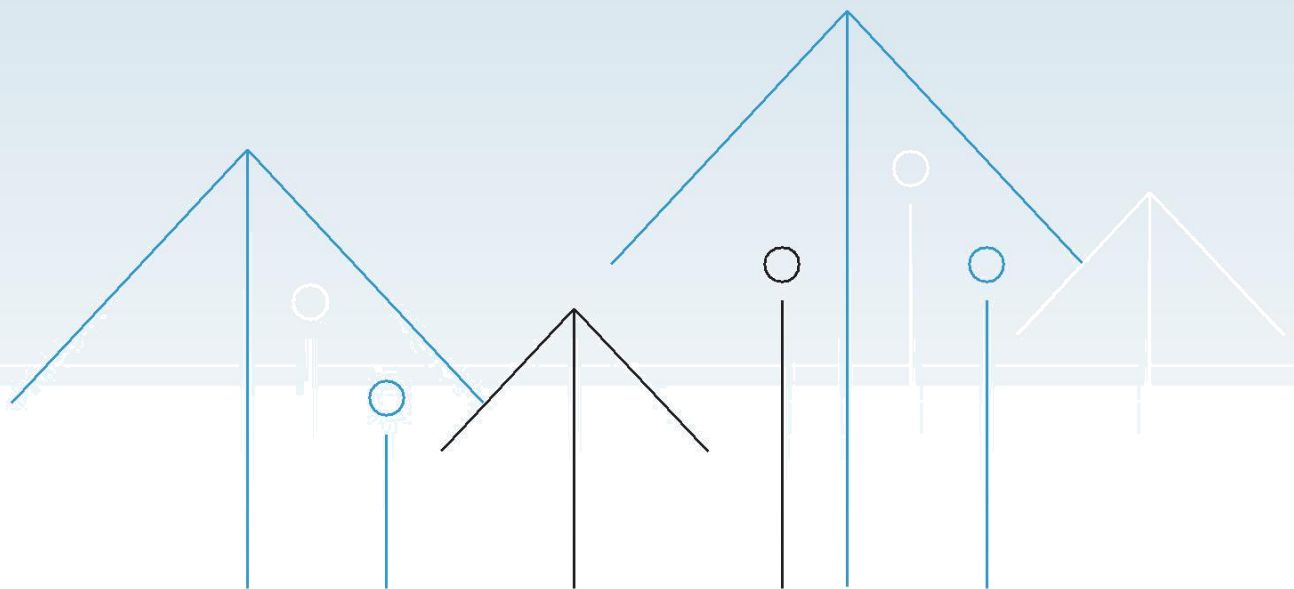
ATTACHMENT 5

Riverina Cities Population Forecast

Riverina Cities

Population and household forecasts 2011 to 2031

population forecast



Riverina Murray Regional
Supported by the Riverina Regional Cities Group

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Drivers of population change

Development history

The Riverina-Murray region covers a vast area of south-western New South Wales, stretching the Great Dividing Range at Tumut, west to Wentworth and the South Australian border. The southern boundary of the area is the Murray River, while it extends north as far as Cootamundra, West Wyalong and Hillston. Geographically, the area is predominantly composed of the floodplains of the Murray and Murrumbidgee rivers, though the eastern part of the area is more undulating, in the western foothills of the Great Dividing Range.

The original inhabitants of the Western Riverina Region area were the Wiradjuri Aboriginal people. European settlement dates from the 1820s, with land near the rivers used mainly for sheep and cattle grazing. Land became used for agriculture from the 1860s, with various towns growing along the rivers and railway junctions, including the largest, Wagga Wagga, established in the 1840s. The Murrumbidgee Irrigation Area was established in the 1910s, spurring growth in the western part of the Riverina. The town of Griffith was laid out on a street plan by Walter Burley Griffin in the 1920s, and became the centre of this irrigation district. The district provides much of Australia's horticultural output. River ports along the Murray River, Australia's longest navigable river also served an important role in Australia's colonial development. These included Albury, Mulwala, Corowa, Moama and Wentworth, along with their counterparts on the Victorian side of Murray (Wodonga, Echuca, Cobram, Swan Hill and Mildura, which are not a part of this forecast).

The population growth of Riverina Cities is intrinsically linked to future economic conditions of the region. Over the last two decades, while the area was in severe drought and the populations of some townships declined, the economy of the Riverina Cities region remained strong. From 2002 to 2013 the unemployment rate of the area dropped from 5.8% to 5.0%, while the workforce participation remained stable at 70% between 2006 and 2011. Due to the breaking of the drought in late 2010, these forecasts assume a stable economic outlook into the future. Agricultural output is expected to rebound due to higher levels of water and the continued aging of the population will create need for more service industry jobs across the region resulting in increased levels of migration.

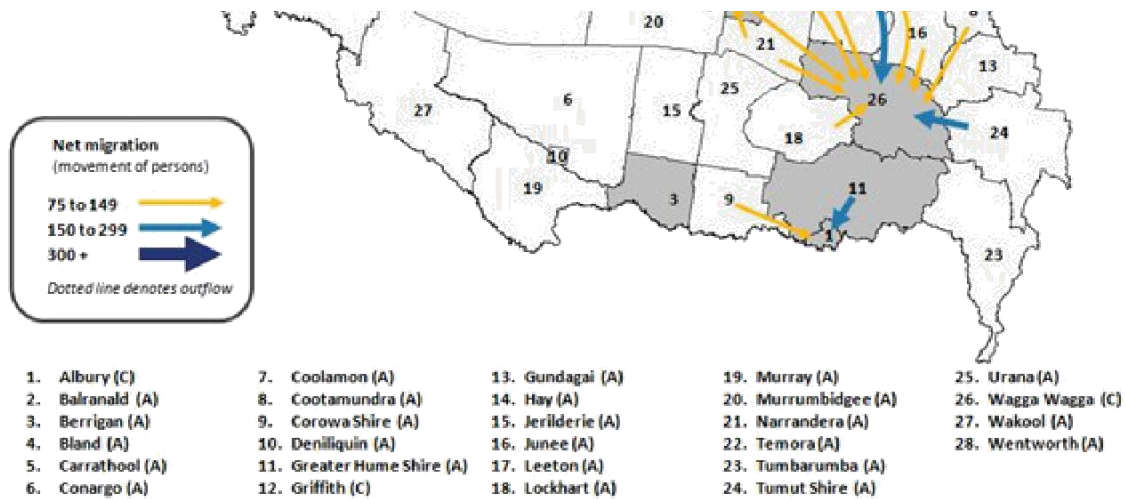
Migration patterns

The three main cities in the Riverina-Murray area are Albury, Wagga Wagga and Griffith. Smaller centres include Tumut, Gundagai, Corowa, West Wyalong, Cootamundra, Holbrook, Narrandera, Leeton, Balranald and Wentworth. In recent years, the main population trend has been growth in the larger centres, fed by decline through rural districts. Rural decline has been due to consolidation of agricultural holdings and concentration of employment in larger towns and cities. Rural areas generally have lost younger people and retain an older age profile. Albury, Wagga Wagga and Griffith, as the main centres, attract most of the development in the area. Wagga Wagga in particular has had strong growth, with new housing developments on the city fringes attractive to young families from the region, and also from Sydney, attracted by the relative affordability of housing and significant employment prospects in the area.

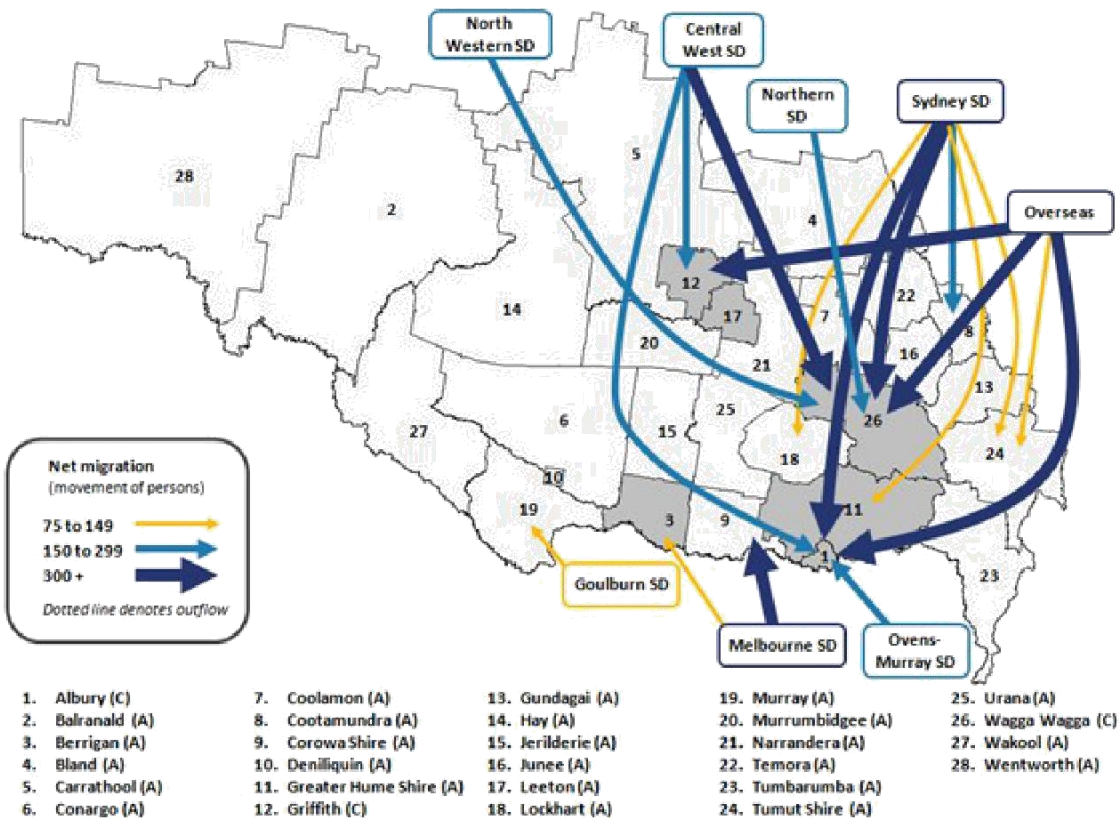
Historical migration flows, Riverina Cities, 2006-2011

Migration flows within the Riverina Cities region

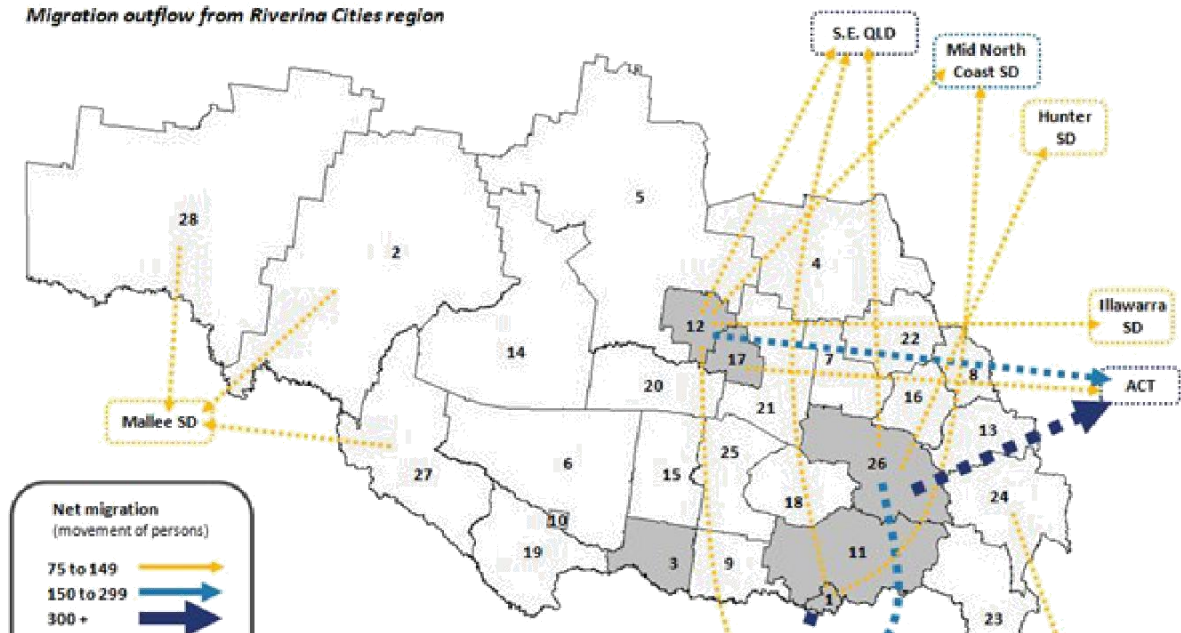


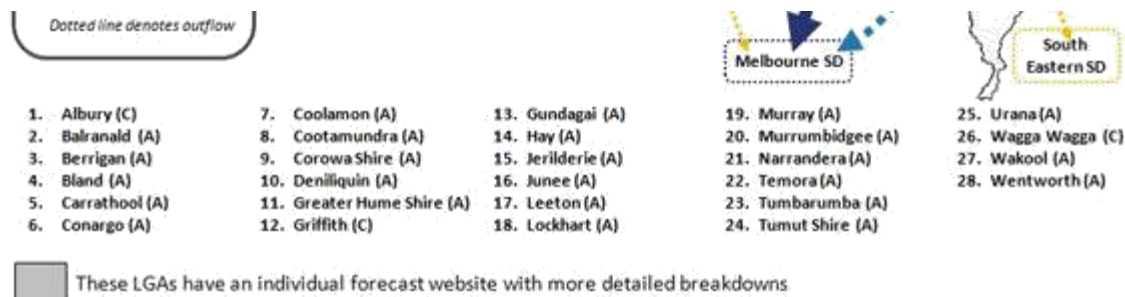


Migration inflow to the Riverina Cities region



Migration outflow from Riverina Cities region





Population and household forecasts, 2011 to 2031, prepared by .id the population experts, August 2014.



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

Housing role and function

Different areas within the region have different economic and housing market roles to play. Wagga Wagga and Albury both attract a younger population, due to large employment bases, particularly defence force employment, and the Charles Sturt University campuses. Albury is part of a larger urban centre with Wodonga, on the Victorian side of the border, which also features strong growth. Some of the smaller towns along the Murray, such as Corowa, Moama and Barooga have a significant tourism focus, and are retirement destinations, particularly for people from Melbourne, which is much closer to these towns than Sydney. As such, these towns are expected to retain an older age profile, catering for empty nesters. It should also be noted that many of these towns are close to a much larger town on the Victorian side, and their futures are linked to those towns as well as the wider Riverina-Murray region. Rural areas away from the main rivers in contrast, are expecting little development, and are expected to retain a stable or slightly declining population, with significant ageing over the forecast period.

Housing supply

The regions within the Riverina-Murray also differ in the supply of residential land. Significant new growth opportunities have been identified on the outskirts of Wagga Wagga, Albury and Griffith, with some moderate development found in Murray, Berrigan, Tumut, Greater Hume and Leeton. In contrast, due to a low level of demand, little development is expected in Jerilderie and Urana, Conargo, Carrathool, Narrandera, Lockhart, Hay and Balranald.

Other resources

Population summary

This table summarises the population for Riverina Cities and each of its small areas. This enables you to see how population change is affecting different parts of the LGA in different ways. Some small areas may be rapidly growing whilst others are stable or even declining in population.

Continue to the forecast results section to see detailed forecasts of [population](#), [households](#), and [dwellings](#) for each of the small areas.

Please note that population numbers in forecast.id for the 2011 base year are derived from Estimated Resident Population from the Australian Bureau of Statistics. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.

Population summary

Riverina Cities	Forecast year					Change between 2011 and 2031	
Area	2011	2016	2021	2026	2031	Total change	Avg. annual % change
Riverina Cities	275,491	285,941	299,247	312,885	326,479	+50,988	+0.85
Albury City	49,479	54,357	59,497	64,007	68,572	+19,093	+1.65
Balranald Council area	2,372	2,331	2,333	2,332	2,336	-36	-0.08
Berrigan Shire	8,299	8,502	8,845	9,224	9,580	+1,281	+0.72
Bland Shire	6,035	5,995	6,004	6,007	6,024	-11	-0.01
Carrathool Council area	2,644	2,621	2,608	2,606	2,581	-63	-0.12
Conargo Council area	1,585	1,581	1,580	1,607	1,628	+43	+0.13
Coolamon Council area	4,237	4,353	4,411	4,510	4,627	+390	+0.44
Cootamundra Council area	7,556	7,633	7,773	7,993	8,160	+604	+0.39
Corowa Shire	11,327	11,748	12,268	12,804	13,339	+2,012	+0.82
Deniliquin Council area	7,303	7,309	7,365	7,449	7,520	+217	+0.15
Greater Hume Shire	10,064	10,243	10,587	10,959	11,347	+1,283	+0.60
Griffith City	25,363	25,683	26,427	27,597	28,874	+3,511	+0.65
Gundagai Council area	3,766	3,810	3,902	4,014	4,147	+381	+0.48
Hay Council area	3,051	2,968	2,948	2,975	3,005	-46	-0.08
Jerilderie and Urana Council areas	2,725	2,672	2,647	2,659	2,664	-61	-0.11
Junee Council area	6,129	6,371	6,699	6,876	7,045	+916	+0.70
Leeton Shire	11,409	11,601	11,846	12,100	12,336	+927	+0.39
Lockhart Council area	3,089	2,988	2,947	2,927	2,933	-156	-0.26
Murray Council area	7,184	7,798	8,293	8,929	9,575	+2,391	+1.45
Murrumbidgee Council area	2,350	2,303	2,331	2,376	2,426	+76	+0.16
Narrandera Council area	6,123	6,119	6,193	6,241	6,310	+187	+0.15
Temora Council area	5,943	6,087	6,209	6,407	6,574	+631	+0.51
Tumbarumba Council area	3,485	3,597	3,671	3,770	3,888	+403	+0.55
Tumut Shire	11,272	11,523	11,833	12,197	12,566	+1,294	+0.54
Wagga Wagga City	61,810	64,751	68,777	72,760	76,546	+14,736	+1.07
Wakool Council area	4,054	4,089	4,148	4,188	4,245	+191	+0.23
Wentworth Council area	6,837	6,908	7,105	7,371	7,631	+794	+0.55

Population, households and dwellings

This summary shows the results of the forecasts for population, households and dwellings in Riverina Cities. The period 2011 to 2026, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes.

It is important to look at the relationship between population and average household size. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

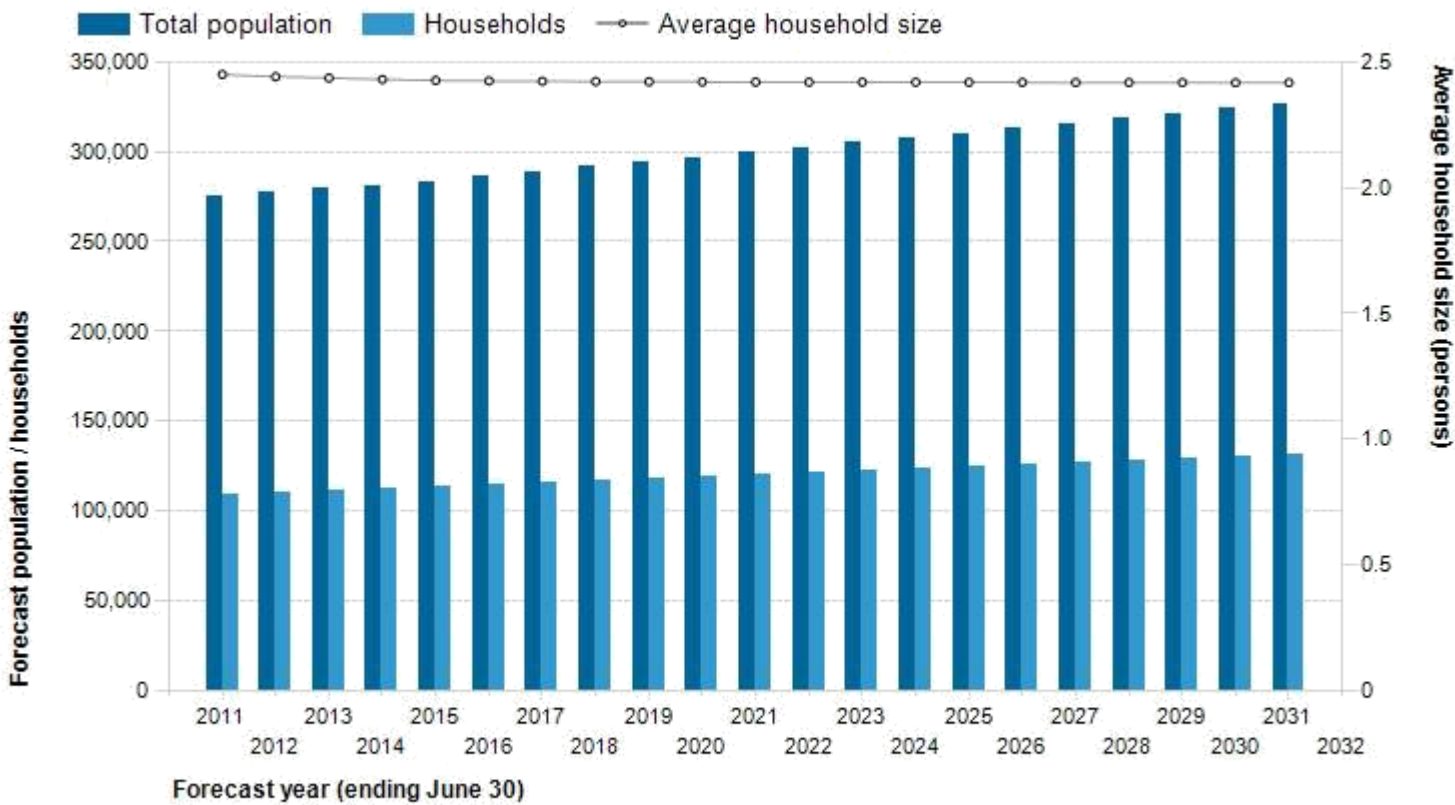
Forecast population, households and dwellings

Riverina Cities	Forecast year				
	2011	2016	2021	2026	2031
Summary					
Population	275,485	285,935	299,241	312,879	326,473
Change in population (5yrs)	--	10,450	13,306	13,638	13,594
Average annual change	--	0.75	0.91	0.90	0.85
Households	109,454	114,775	120,335	125,846	131,456
Average household size	2.45	2.42	2.42	2.42	2.42
Population in non private dwellings	7,338	7,662	8,039	8,487	8,739
Dwellings	121,450	126,884	132,720	138,592	144,553
Dwelling occupancy rate	90.12	90.46	90.67	90.80	90.94

Population and household forecasts, 2011 to 2031, prepared by [.id](#) The population experts, August 2014.

Forecast population, households and average household size

Riverina Cities



Population and household forecasts, 2011 to 2031, prepared by .id the population experts, August 2014.



Key findings

In 2011, the total population of Riverina Cities was estimated to be 275,485 people. It is expected to increase by over 37,300 people to 312,879 by 2026, at an average annual growth rate of 0.85%. This is based on an increase of over 16,300 households during the period, with the average number of persons per household falling from 2.45 to 2.42 by 2026.



Components of population change

There are two ways in which populations can change, through net migration and/or through natural increase (births minus deaths). Some areas are more driven by one or other of these factors. Migration is largely driven by housing development, whereas natural increase is a function of the age of the population.

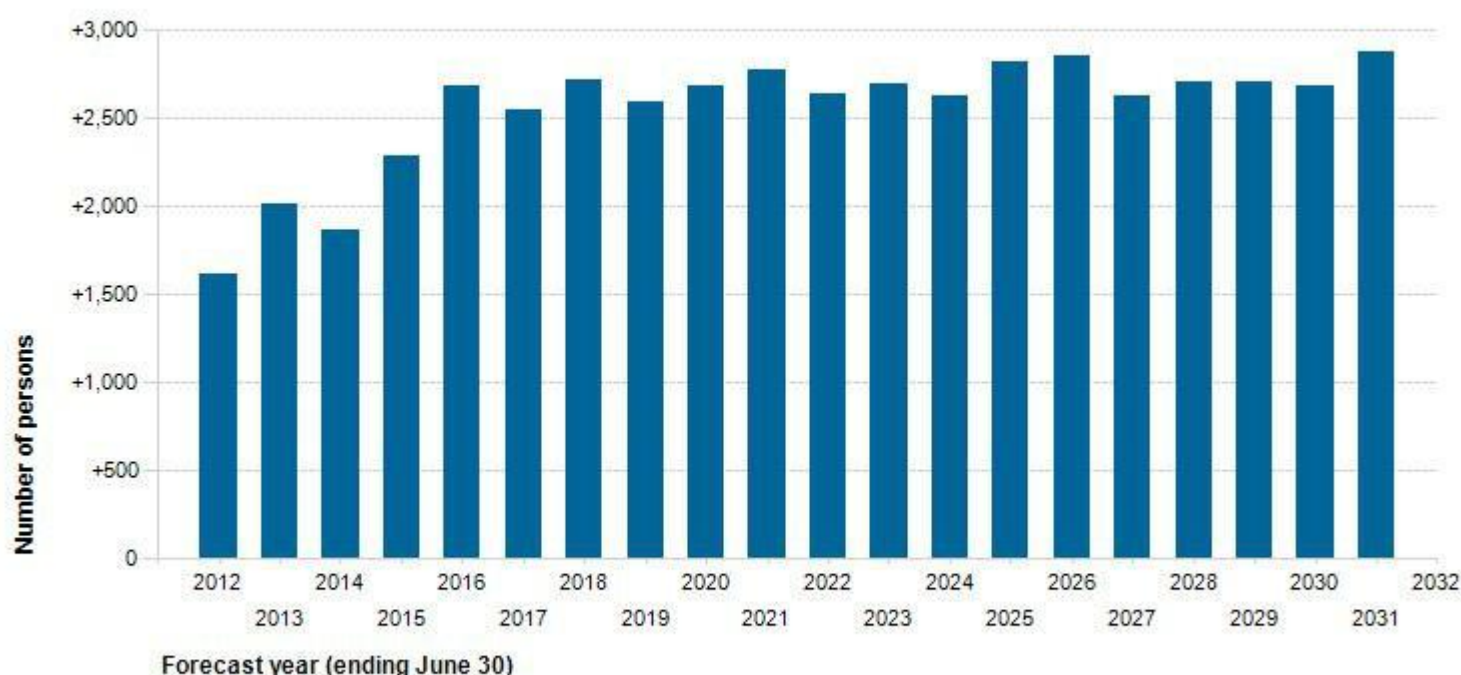
Components of population change

Riverina Cities	Forecast period			
	2012 to 2016	2017 to 2021	2022 to 2026	2027 to 2031
Births	18,101	19,083	19,794	20,461
Deaths	11,941	12,687	13,316	13,990
Natural increase/decrease	6,160	6,395	6,478	6,471
Net migration	3,964	6,533	6,715	6,869
Change in persons in non-private dwellings	324	377	448	252
Total population change	10,448	13,305	13,641	13,591

Population and household forecasts, 2011 to 2031, prepared by [.id](#) The population experts, August 2014.

Forecast population change

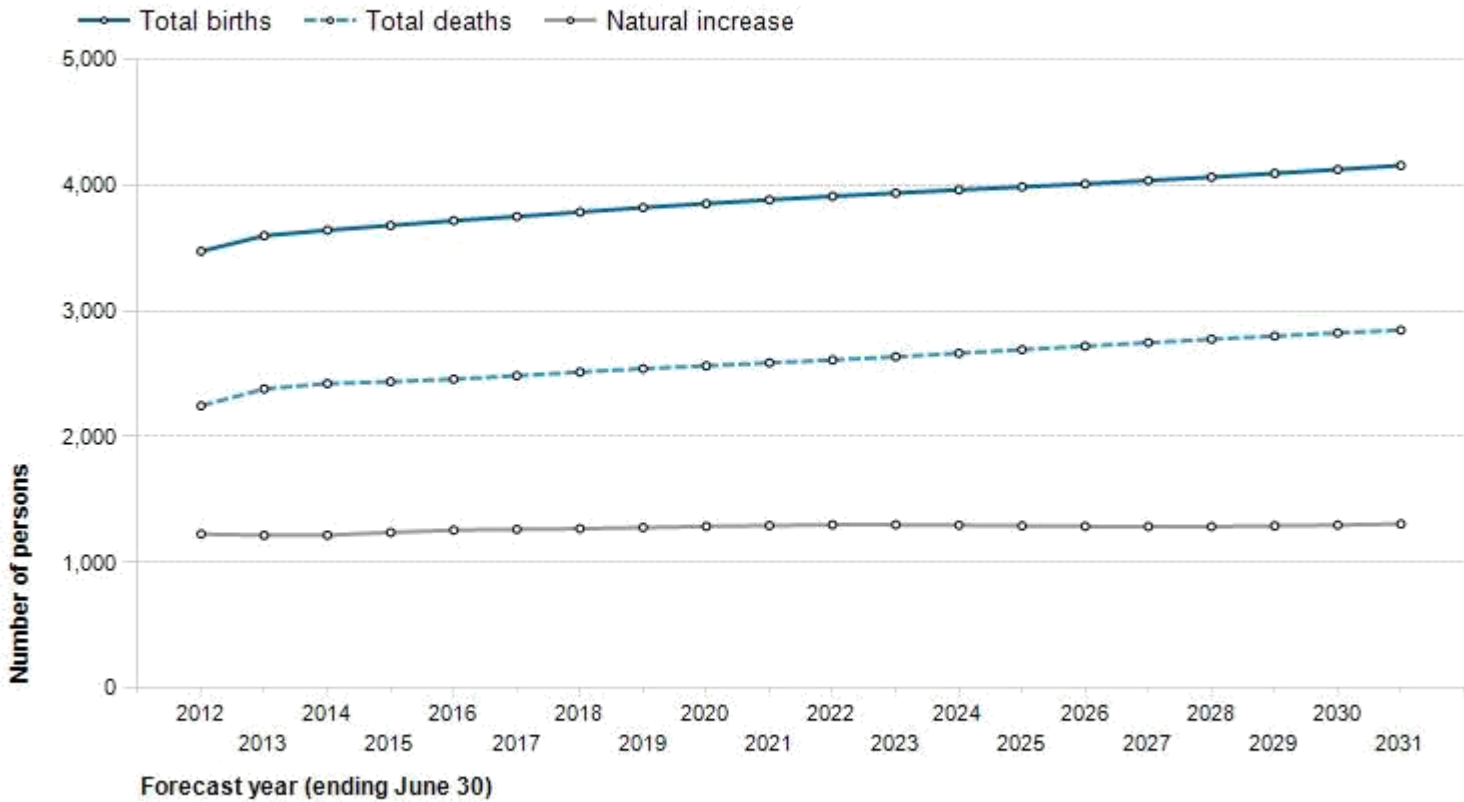
Riverina Cities



Population and household forecasts, 2011 to 2031, prepared by [.id](#) the population experts, August 2014.

Forecast births, deaths and natural increase/decrease

Riverina Cities

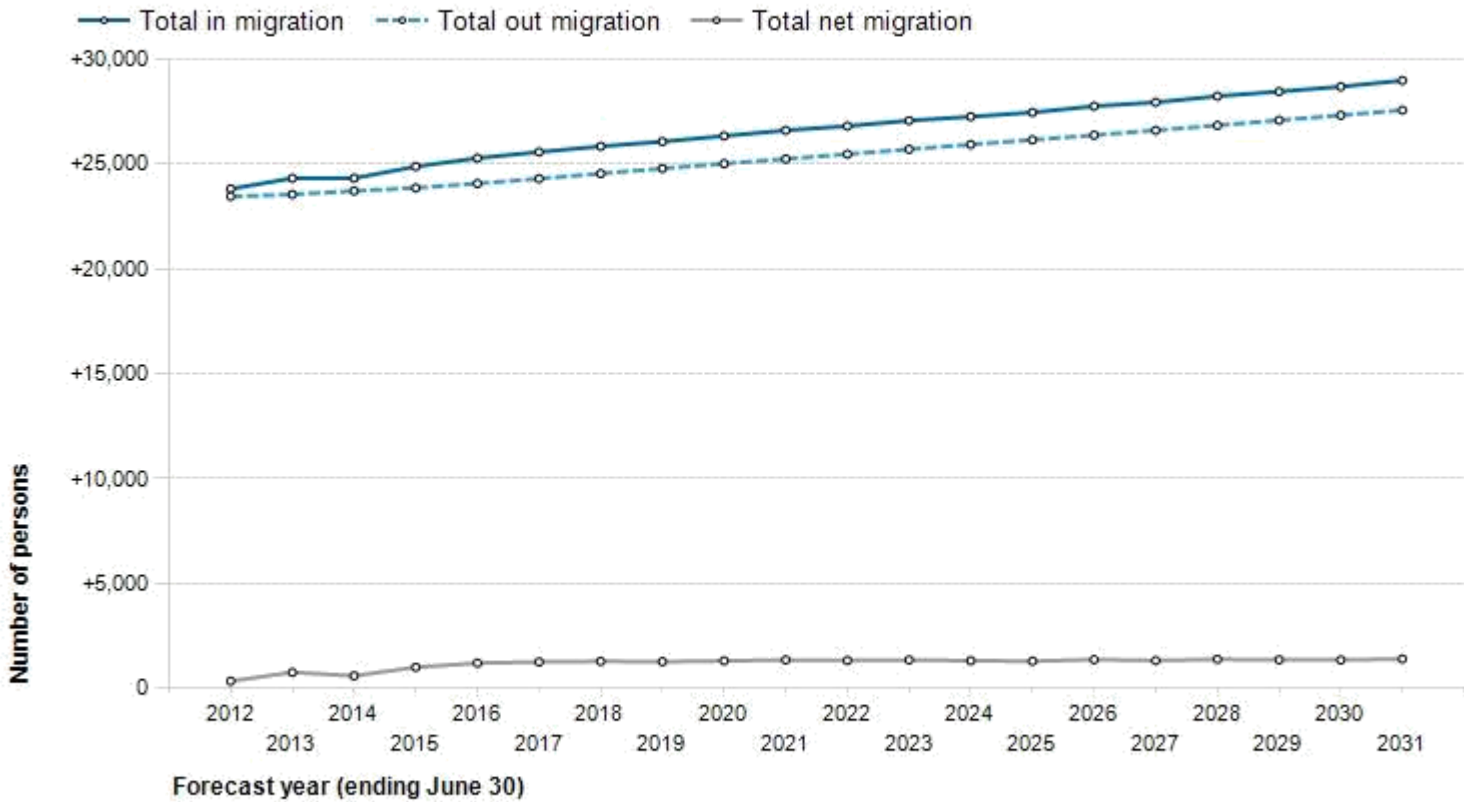


Population and household forecasts, 2011 to 2031, prepared by .id the population experts, August 2014.



Forecast in, out and net migration

Riverina Cities



Population and household forecasts, 2011 to 2031, prepared by .id the population experts, August 2014.



Population and age structure

Knowledge of how the age structure of the population is changing is essential for planning age-based facilities and services, such as child care, recreation and aged care.

The forecast age groups of Riverina Cities is a function of the current age of the population (people aging each year, being born and dying) as well as the age of people migrating into and out of the area. This in turn is driven by location (fringe, city centre, regional or rural) the existing housing stock (separate dwellings, medium or high density), the amount and type of new residential development (same as existing stock, or diversifying) and where the area is in a cycle of change. We call this the area's residential role and function. You can learn more about this in the section [household and suburb life cycles](#).

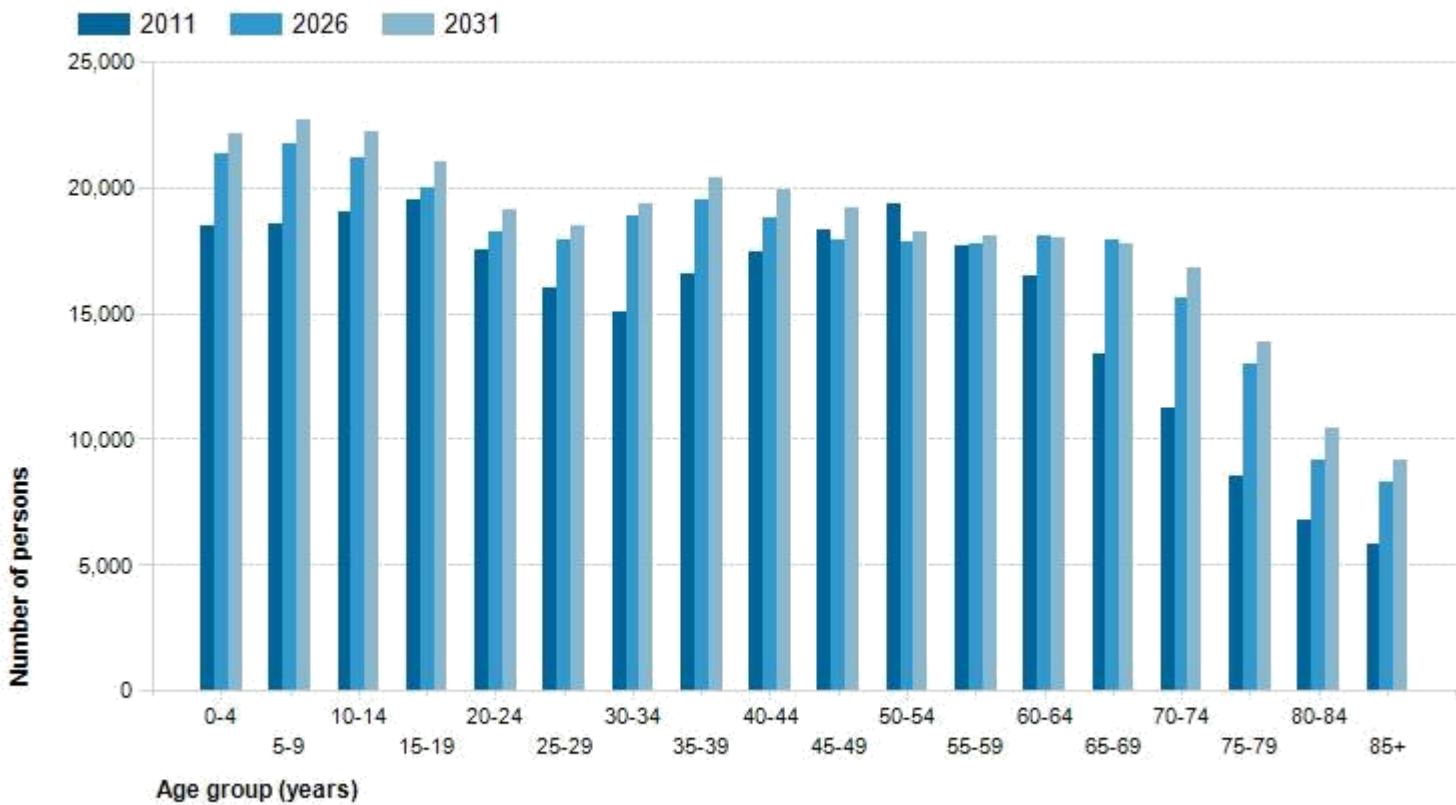
Forecast age structure - 5 year age groups

Riverina Cities - Total persons		2011		2026		2031		Change between 2011 and 2031
Age group (years)		Number	%	Number	%	Number	%	Number
0 to 4		18,443	6.7	21,300	6.8	22,085	6.8	+3,643
5 to 9		18,516	6.7	21,738	6.9	22,641	6.9	+4,125
10 to 14		19,011	6.9	21,164	6.8	22,222	6.8	+3,211
15 to 19		19,459	7.1	19,956	6.4	20,965	6.4	+1,505
20 to 24		17,522	6.4	18,220	5.8	19,100	5.9	+1,578
25 to 29		16,011	5.8	17,891	5.7	18,461	5.7	+2,450
30 to 34		15,026	5.5	18,858	6.0	19,353	5.9	+4,328
35 to 39		16,559	6.0	19,475	6.2	20,343	6.2	+3,784
40 to 44		17,415	6.3	18,784	6.0	19,910	6.1	+2,495
45 to 49		18,268	6.6	17,884	5.7	19,206	5.9	+938
50 to 54		19,359	7.0	17,819	5.7	18,218	5.6	-1,141
55 to 59		17,630	6.4	17,770	5.7	18,095	5.5	+465
60 to 64		16,446	6.0	18,097	5.8	17,951	5.5	+1,505
65 to 69		13,397	4.9	17,904	5.7	17,714	5.4	+4,317
70 to 74		11,264	4.1	15,610	5.0	16,754	5.1	+5,490
75 to 79		8,558	3.1	12,954	4.1	13,862	4.2	+5,304
80 to 84		6,745	2.4	9,139	2.9	10,465	3.2	+3,720
85 and over		5,858	2.1	8,320	2.7	9,127	2.8	+3,269
Total persons		275,488	100.0	312,882	100.0	326,473	100.0	+50,985

Population and household forecasts, 2011 to 2031, prepared by [.id](#) The population experts, August 2014.

Forecast age structure - 5 year age groups

Riverina Cities - Total persons

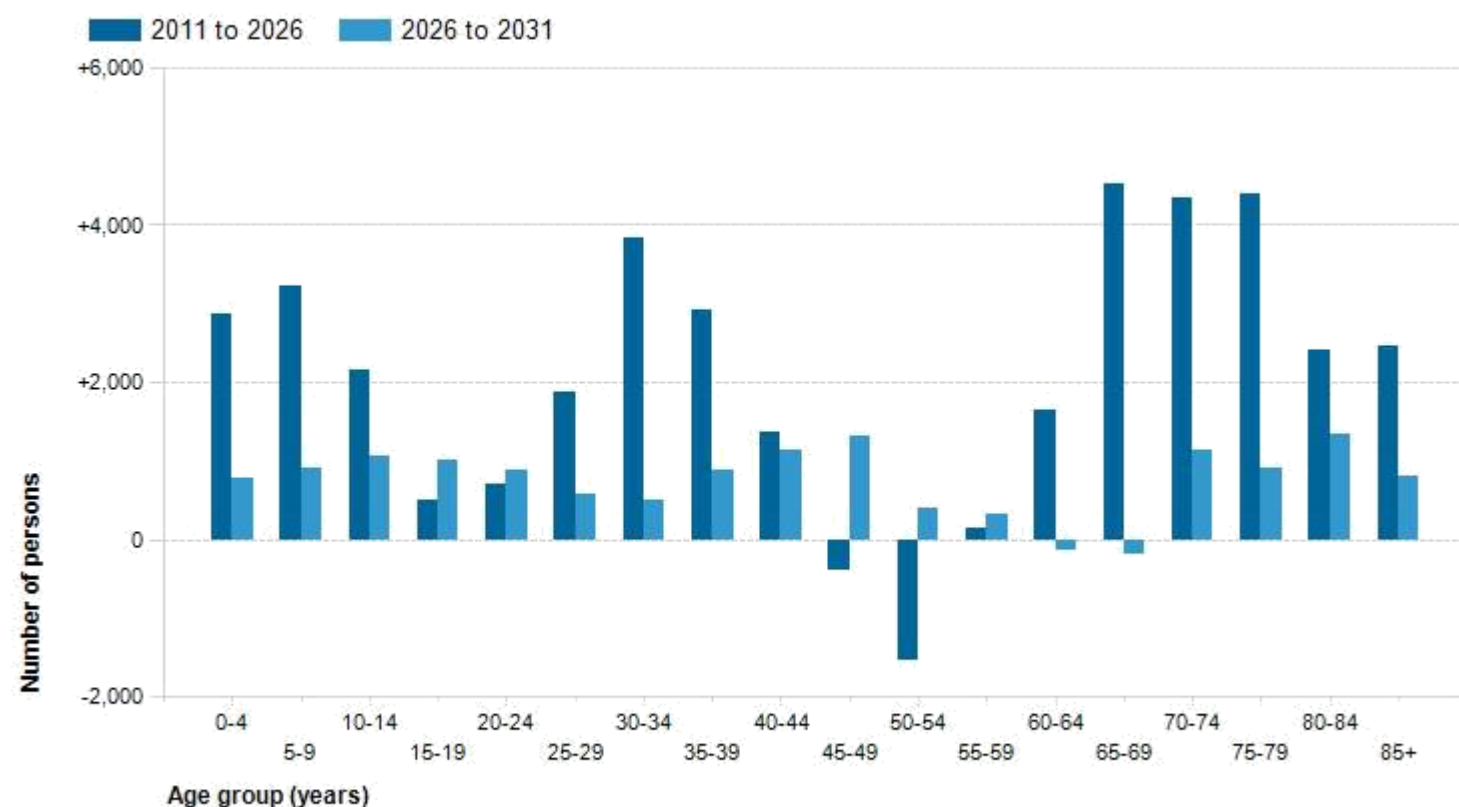


Population and household forecasts, 2011 to 2031, prepared by .id the population experts, August 2014.



Forecast change in age structure - 5 year age groups

Riverina Cities - Total persons



Population and household forecasts, 2011 to 2031, prepared by .id the population experts, August 2014.



Key findings

In 2011, the dominant age structure for persons in Riverina Cities was ages 15 to 19 , which accounted for 7.1% of the total persons.

The largest increase in persons between 2011 and 2026 is forecast to be in ages 65 to 69 , which is expected to increase by 4,507 and account for 5.7% of the total persons.