



SHIRE BUILDING APPROVAL RATES IMPACT ON POPULATION PROJECTIONS

ADDENDUM TO COUNCIL'S SUBMISSION 12th JUNE 2007

Issue:

1. Part of Council's 1997 Strategy Plan detailed the then DSE population projections¹ for the Central Goldfields Shire for the 30 year period 2001-2031.
2. In summary, the population was projected to experience little growth during this period, namely 13,087 to 13,357, a difference of only 270 persons over 30 years.
3. The population increase was predicated on a net 1,228² new homes being established across the shire between 2000/2001 and 2030/2031.

Noting that annual variation will occur, 1,228 dwellings is an average of 41 new homes per annum.

4. Council, knowing its territory and understanding social and economic changes occurring in its community, has constantly challenged these projections and the new dwelling assumptions underpinning them.

Discussion:

5. Within Council's written submission of 12th June, Section 4.3 b, stated:

However, Maryborough has experienced both stronger population and housing growth than forecast at the time. For example:

- building activity produced 300 houses, approximately 100 new houses and 100 units in Maryborough and 100 houses across the rest of the Shire, in the 5 years to 2005.

Note: The statistical prediction made from the 1996 Census data was an additional 1,228 dwellings between 2000 and 2031 throughout the Shire.

- The actual housing activity was 50% greater than predicted in the 2000 – 2005 period, **and continues to occur.**
- Thus population and household growth is growing beyond the official statistical forecasts prevailing in 1997.

6. This statement was founded on the following shire-wide calculation:

¹ Generated from the 1996 Census of housing and Population

² Nett of other factors contributing to population change.
