

Fraser Coast Regional Council

population forecast

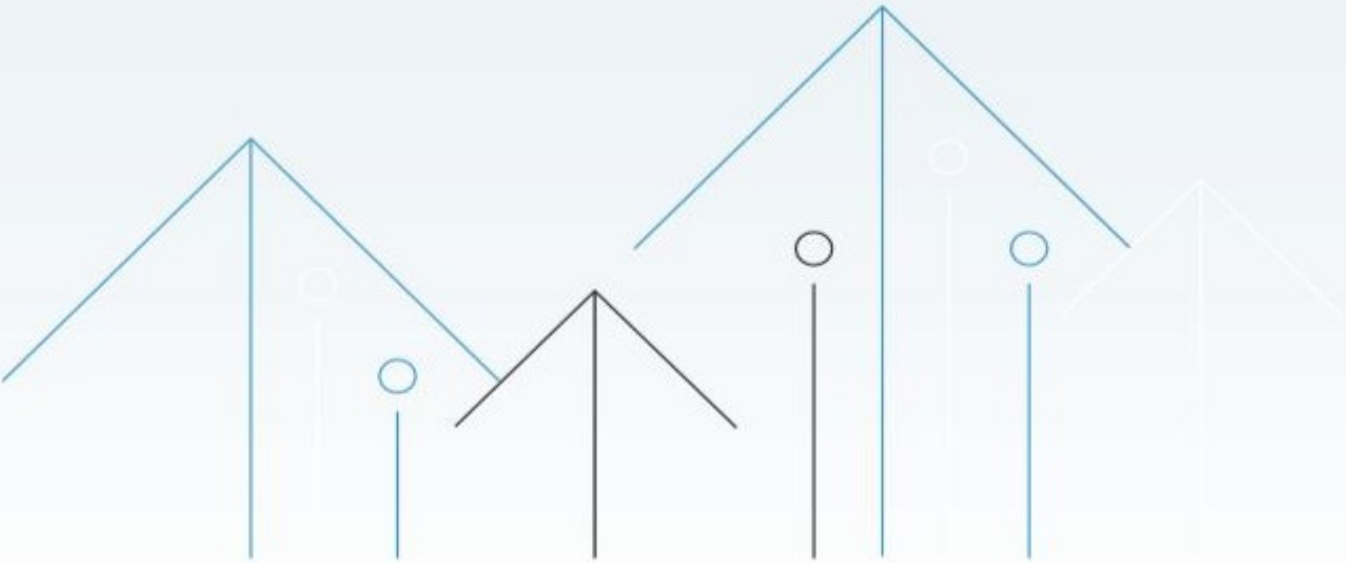


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Fraser Coast Regional Council

Drivers of population change

Fraser Coast Regional Council is located in the Wide Bay Burnett are of Queensland. The largest town, Hervey Bay, is located approximately 290 kms north of Brisbane. The other large town in the Regional Council, Maryborough, is located 40 km away. There are several coastal communities, particularly along the northern coastline, and smaller coastal villages on the eastern coastline abutting the Great Sandy Strait. The Region is traversed by the Bruce Highway, the major road link along the Queensland coast. Fraser Island, a national park with UNESCO World Heritage status, lies off the coast and provides a focal point for tourism.

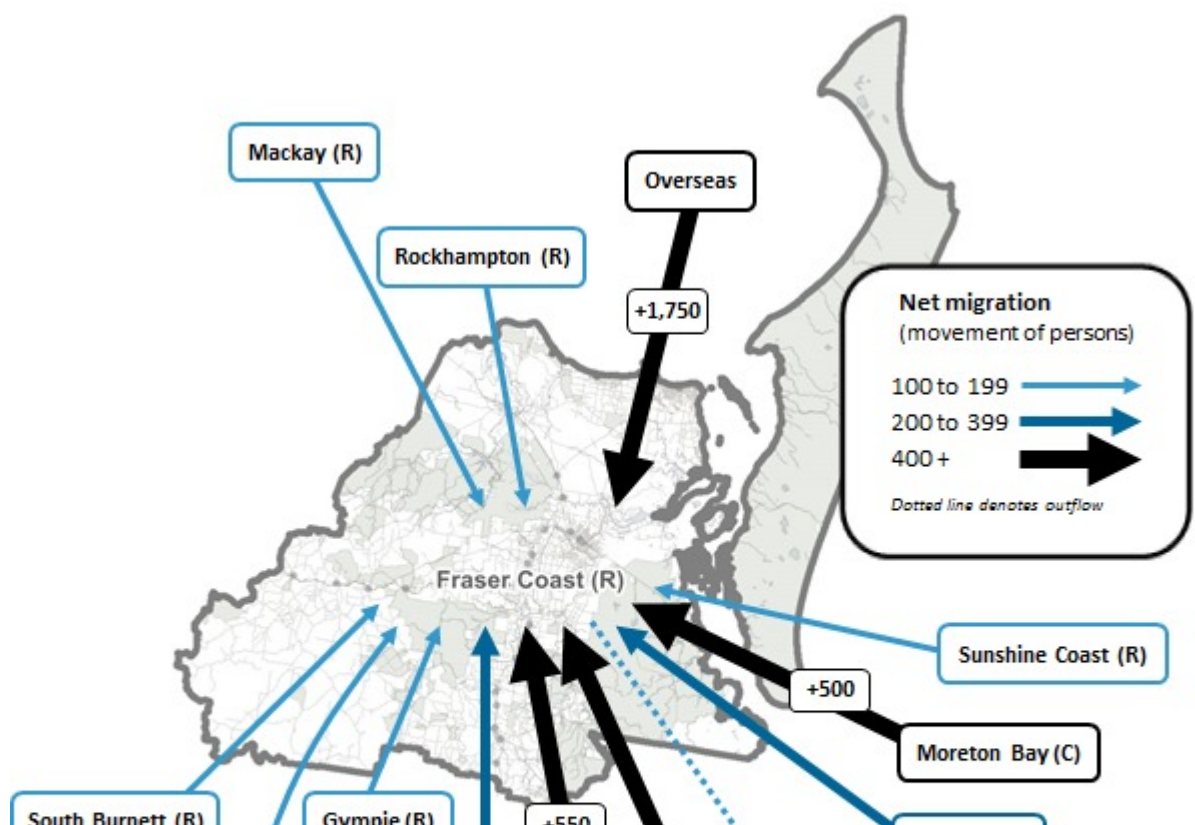
Development history

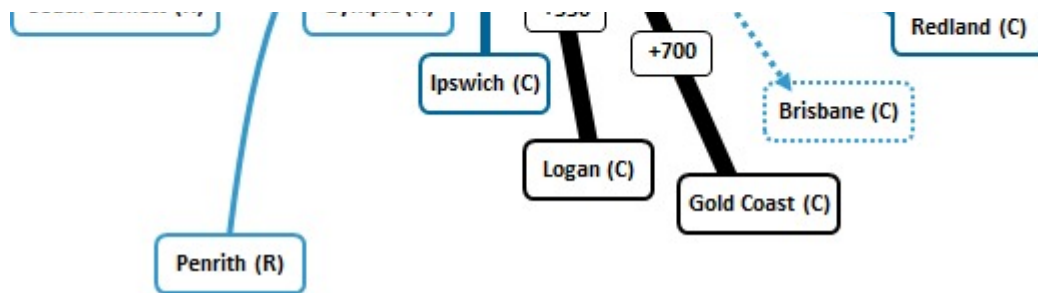
European settlement in the region dates back to the mid nineteenth century with an agriculture based economy and a regional centre focused on Maryborough. From the late 1970s, the town of Hervey Bay began to grow rapidly, spurred by amenity led and retirement migration. This resulted in a major shift in the settlement pattern and in the late 1980s, Hervey Bay's population overtook that of Maryborough's. The local economy also shifted from its rural focus to one based more on services and tourism.

Migration patterns

Fraser Coast's recent growth has been driven by net in-migration, led not just by retirees, but also families (both young and established). The major source of new residents is from other parts of south eastern Queensland and neighbouring councils such as Gympie Region and South Burnett. In contrast, in-migration from interstate is less significant. Like most regional areas of Australia, Fraser Coast Regional Council loses young adults (18-24 years), who move to Brisbane and elsewhere for education and employment opportunities.

Historical migration flows, Fraser Coast Regional Council, 2011-





Population and household forecasts, 2016 to 2041, prepared by .id the population experts, September 2020.



Note: The migration flows depicted above are historical and do not represent future or forecast migration flows or subsequent council boundary changes. 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. Overseas flow shows overseas arrivals based on answers to the census question "where did the person usually live 5-years ago" and .id estimates of international out-migration.

Housing role and function

The role traditionally played by Fraser Coast Regional Council is to provide home owning opportunities to families from other parts of Queensland. Since the 1970s retirement migration has played an increasingly important role in fuelling population growth and there are a number of retirement/lifestyle villages which cater for the needs of these mature households. Fraser Coast Regional Council is also seen as a relatively affordable location for housing, particularly away from the coastal strip. This encourages in-migration of family households and results in a dual housing market.

Housing supply

There is a large supply of residential land which will influence housing and population outcomes across Fraser Coast Regional Council. Significant supply has been identified in Hervey Bay - South West and the Dundowran - Nikenbah Growth Area, an expansion of the Hervey Bay urban area. There is also greenfield supply in Craignish - Dundowran Beach. In contrast the rural areas are expected to record modest growth, centred around rural residential estates and smaller subdivisions, particularly those parts with good proximity to Maryborough or the Bruce Highway. Overall, there are 17,990 dwelling additions assumed in the forecast period, with the population forecast to reach 138,350 at 2041.

Fraser Coast Regional Council

Population summary

This table summarises the population for Fraser Coast Regional Council 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 2016 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

Fraser Coast Regional Council	Forecast year						Change between 2016 and 2041	
Area	2016	2021	2026	2031	2036	2041	Total change	Avg. annual % change
Fraser Coast Regional Council	102,965	108,574	115,007	123,460	131,401	138,433	+35,468	+1.19
Booral - River Heads	3,100	3,287	3,524	3,850	4,208	4,502	+1,402	+1.50
Burrum Heads - Toogoom	4,323	4,508	4,674	4,964	5,130	5,245	+922	+0.78
Craignish - Dundowran Beach	4,003	4,197	5,312	7,086	9,373	12,212	+8,209	+4.56
Dundowran - Nikenbah Growth Area	1,599	2,401	4,063	6,359	7,476	7,487	+5,888	+6.37
Fraser Island - Great Sandy Strait	1,566	1,466	1,351	1,409	1,447	1,483	-83	-0.22
Glenwood and District	1,821	1,925	2,054	2,201	2,356	2,520	+699	+1.31
Granville and surrounds	3,365	3,298	3,286	3,397	3,581	3,592	+227	+0.26
Hervey Bay - North East	29,482	31,195	32,506	33,794	34,685	35,581	+6,099	+0.75
Hervey Bay - South West	18,068	20,196	21,022	22,205	24,136	25,962	+7,894	+1.46
Howard - Torbanlea - Pacific Haven district	3,582	3,587	4,012	4,186	4,397	4,582	+1,000	+0.99
Maryborough Central-North	17,909	17,902	18,143	18,325	18,522	18,763	+854	+0.19
Oakhurst - Yengarie and District	2,582	2,678	2,783	3,007	3,163	3,288	+706	+0.97
Rural West	832	914	974	1,067	1,139	1,204	+372	+1.49
Sunshine Acres - Walligan - Takura district	2,067	1,983	1,912	1,969	2,044	2,117	+50	+0.10
Tiaro - Bauple and District	2,122	2,197	2,298	2,410	2,533	2,663	+541	+0.91
Tinana and District	6,545	6,841	7,092	7,230	7,212	7,231	+686	+0.40

Population and household forecasts, 2016 to 2041, prepared by [.id](#) (informed decisions), September 2020.

Historical Estimated Resident Population

Fraser Coast Regional Council

Population, households and dwellings

This summary shows the results of the forecasts for population, households and dwellings in Fraser Coast Regional Council. The period 2016 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.

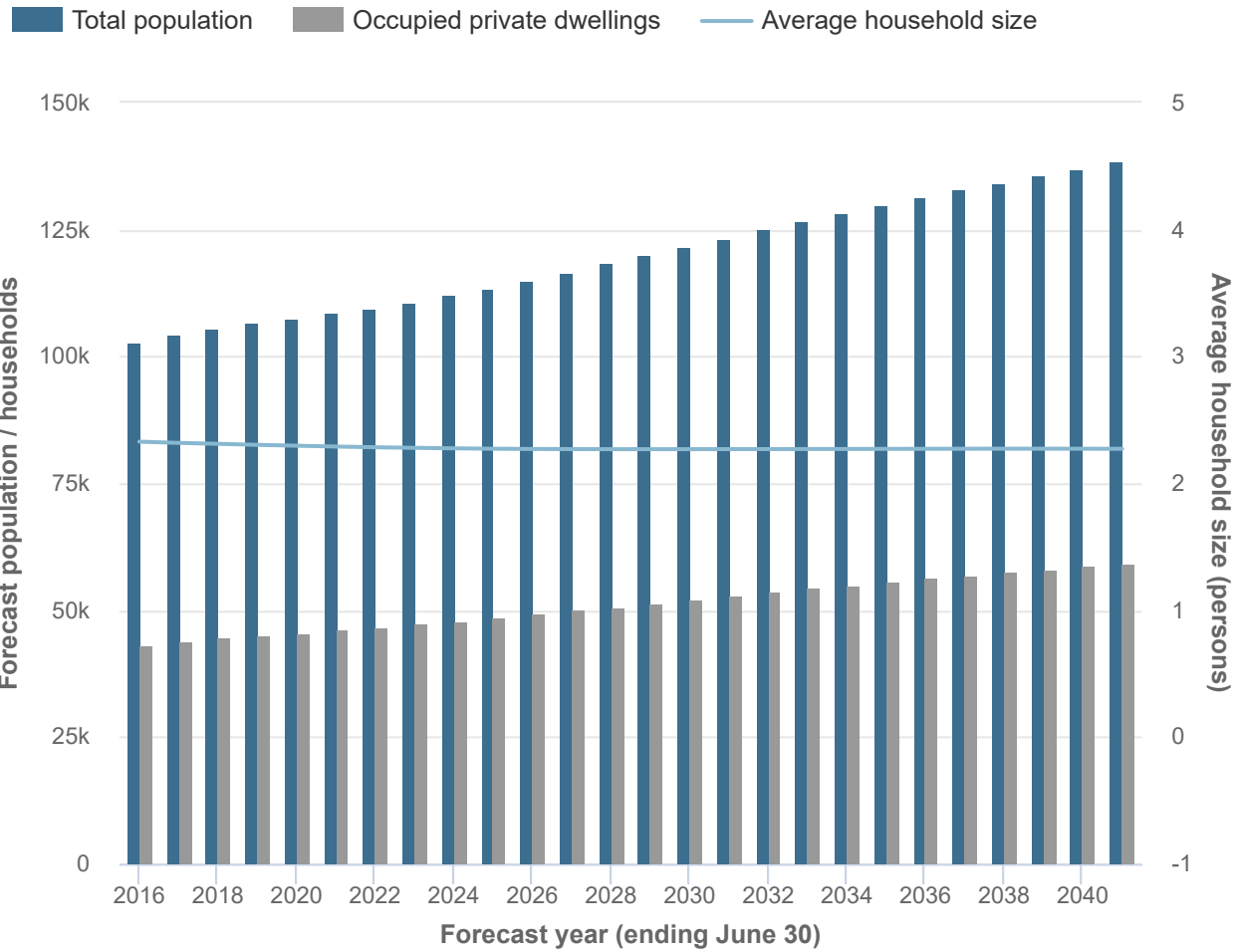
Forecast population, households and dwellings

Fraser Coast Regional Council	Forecast year					
Summary	2016	2021	2026	2031	2036	2041
Population	102,966	108,574	115,007	123,460	131,401	138,433
Change in population (5yrs)	--	5,609	6,433	8,453	7,941	7,033
Average annual change	--	1.07%	1.16%	1.43%	1.25%	1.05%
Households	43,251	46,240	49,326	53,036	56,421	59,451
Average household size	2.33	2.29	2.27	2.27	2.27	2.27
Population in non private dwellings	2,284	2,713	3,023	3,113	3,248	3,383
Dwellings	48,510	51,749	55,469	59,535	63,214	66,528
Dwelling occupancy rate	89.16	89.35	88.93	89.08	89.25	89.36

Population and household forecasts, 2016 to 2041, prepared by [.id](#) (informed decisions), September 2020.

Forecast population, households and average household size

Fraser Coast Regional Council



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, September 2020.

Key findings

In 2016, the total population of Fraser Coast Regional Council was estimated to be 102,966 people. It is expected to increase by over 20,494 people to 123,460 by 2026, at an average annual growth rate of 1.83%. This is based on an increase of over 9,785 households during the period, with the average number of persons per household falling from 2.33 to 2.27 by 2026.

Fraser Coast Regional Council

Household types

Analysing the future household structure in Fraser Coast Regional Council, especially in conjunction with age structure, provides insight to the role the area plays in the housing market. Some areas, usually with separate housing stock, are dominated by families. Others, with more dense housing in inner city locations have significant numbers of lone person households and couples without dependents.

Forecast household types

Fraser Coast Regional Council	2016		2026		2041		Change between 2016 and 2041
Type	Number	%	Number	%	Number	%	Number
Couple families with dependents	9,358	21.6	10,193	20.7	12,520	21.1	+3,162
Couples without dependents	14,914	34.5	17,340	35.2	20,941	35.2	+6,027
Group households	1,577	3.6	1,711	3.5	1,960	3.3	+383
Lone person households	11,670	27.0	13,829	28.0	16,674	28.0	+5,004
One parent family	4,790	11.1	5,258	10.7	6,152	10.3	+1,362
Other families	945	2.2	999	2.0	1,203	2.0	+258

Population and household forecasts, 2016 to 2041, prepared by [.id](#) (informed decisions), September 2020.

[Historical household types](#)

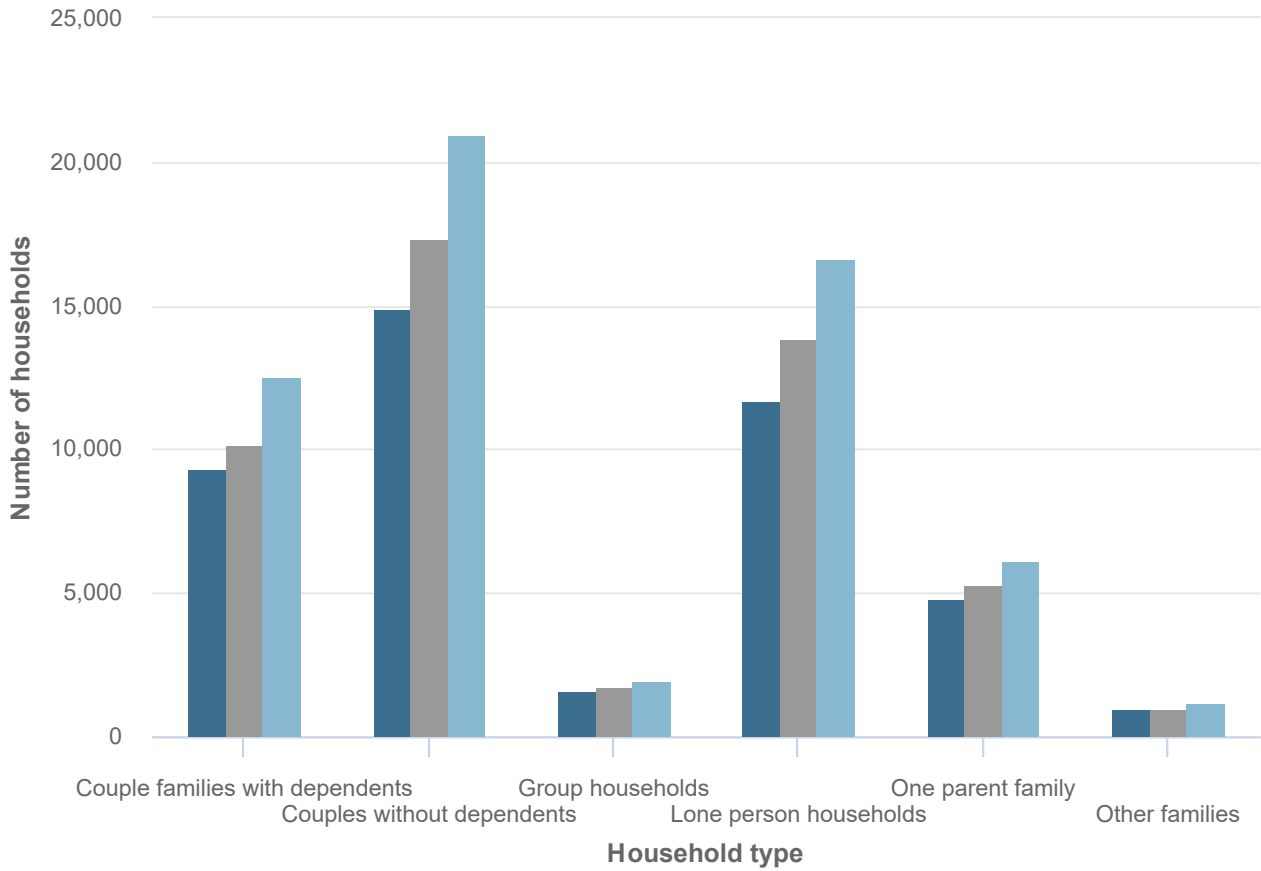
[Households with children](#)

[Historical households without children](#)

Forecast household types

Fraser Coast Regional Council

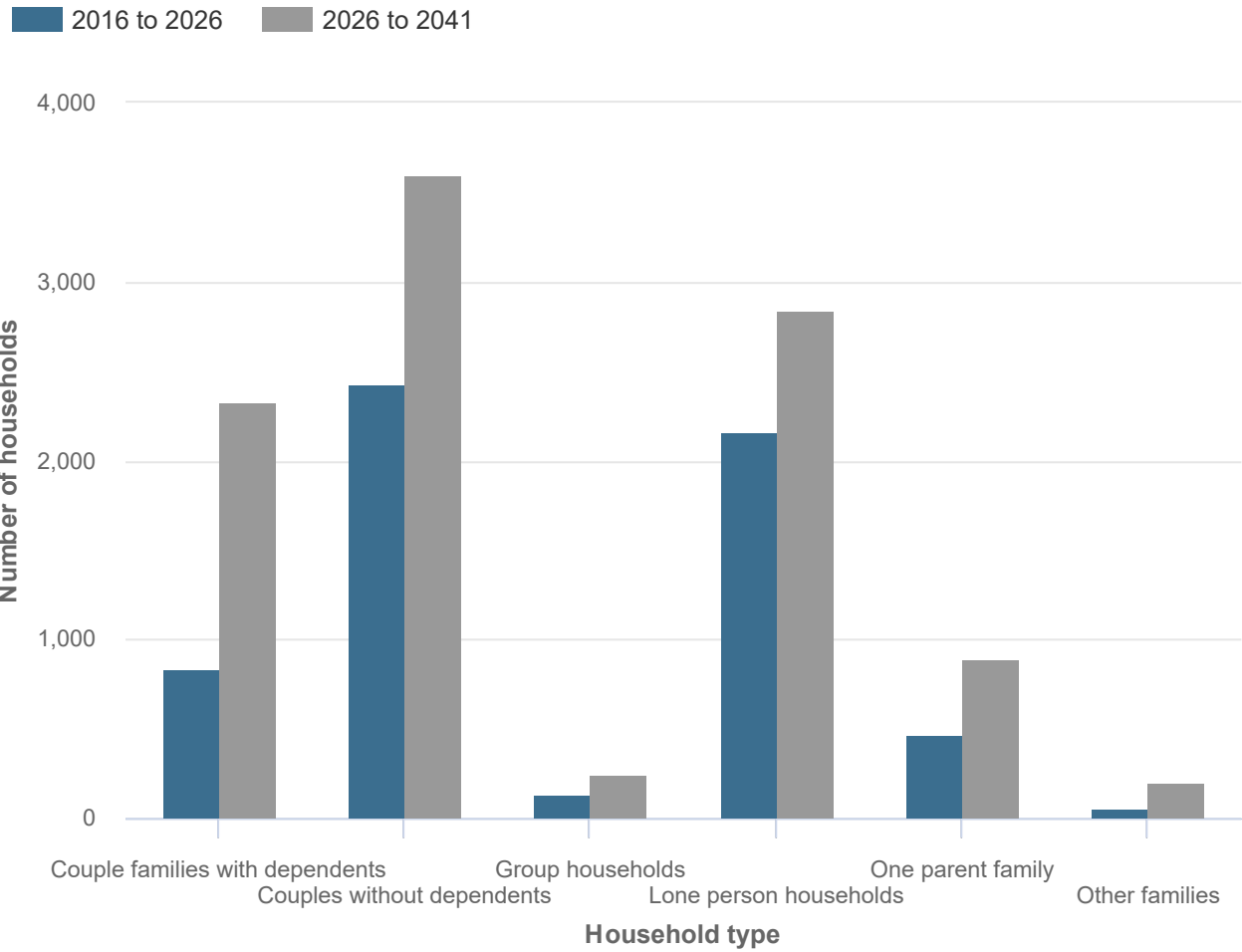
2016 2026 2041



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, September 2020.

Forecast change in household types, 2016 to 2041

Fraser Coast Regional Council



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, September 2020.

Key findings

In 2016, the dominant household type in Fraser Coast Regional Council was Couples without dependents, which accounted for 34.5% of all households.

The largest increase between 2016 and 2026 is forecast to be in Couples without dependents, which will increase by 2,426 households and account for 35.2% of all households.

In contrast Other families is forecast to increase by 54 households, to comprise 2.0% of all households in 2026, compared to 2.2% in 2016.

Fraser Coast Regional Council

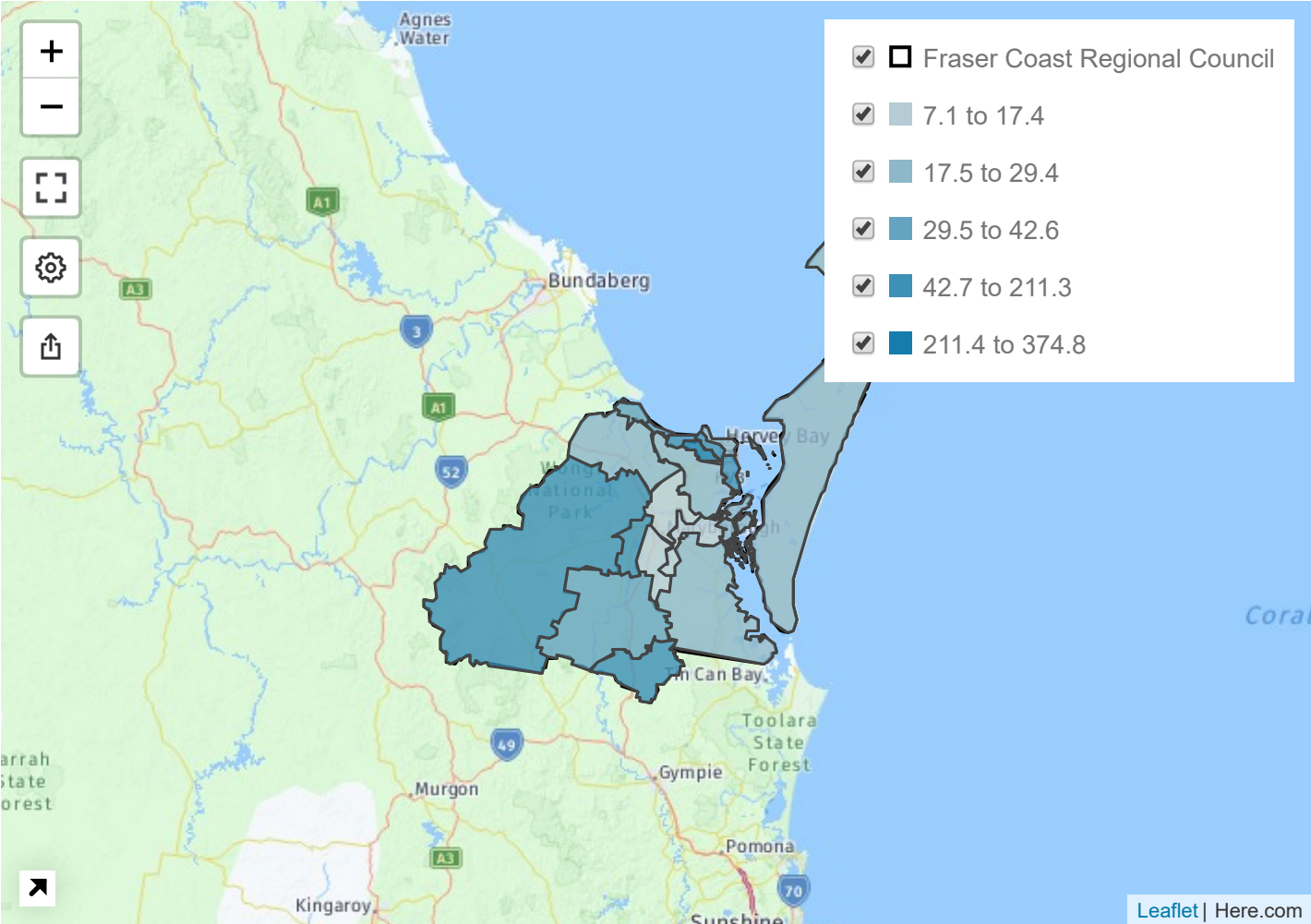
Dwellings and development map

Visualising the geographic pattern of growth in dwelling stock across Fraser Coast Regional Council is a good starting point for assessing the scale and type of change each part of the area is undergoing. Some areas will be experiencing significant growth in new dwellings, either through greenfield development or densification and renewal.

However it would be a mistake to assume that areas not experiencing significant housing development are not undergoing change. Other processes will be at work such as the aging-in-place of the existing population and changing household structures. The age structure and household type maps will uncover these population shifts.

Forecast dwellings and development map

Fraser Coast Regional Council, 2016 to 2041 percent change



Source: Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions), September 2020.

Forecast dwellings and development

Fraser Coast Regional Council	2016		2041		Change between 2016 and 2041	
Area	Number	%	Number	%	Number	%
Fraser Coast Regional Council	48,512	100.0	66,530	100.0	+18,018	+37.1
Booral - River Heads	1,344	2.8	2,093	3.1	+749	+55.7
Burrum Heads - Toogoom	2,418	5.0	3,448	5.2	+1,030	+42.6
Craignish - Dundowran Beach	1,561	3.2	4,860	7.3	+3,299	+211.3
Dundowran - Nikenbah Growth Area	589	1.2	2,798	4.2	+2,209	+374.8
Fraser Island - Great Sandy Strait	1,211	2.5	1,427	2.1	+216	+17.8
Glenwood and District	980	2.0	1,480	2.2	+500	+51.0
Granville and surrounds	1,448	3.0	1,643	2.5	+195	+13.5
Hervey Bay - North East	15,563	32.1	19,166	28.8	+3,603	+23.2
Hervey Bay - South West	7,540	15.5	10,999	16.5	+3,459	+45.9
Howard - Torbanlea - Pacific Haven district	1,703	3.5	2,204	3.3	+501	+29.4
Maryborough Central-North	8,218	16.9	8,804	13.2	+586	+7.1
Oakhurst - Yengarie and District	980	2.0	1,433	2.2	+453	+46.2
Rural West	404	0.8	608	0.9	+204	+50.5
Sunshine Acres - Walligan - Takura district	750	1.5	911	1.4	+161	+21.5
Tiaro - Bauple and District	1,050	2.2	1,425	2.1	+375	+35.7
Tinana and District	2,751	5.7	3,229	4.9	+478	+17.4

Population and household forecasts, 2016 to 2041, prepared by id (informed decisions), September 2020.

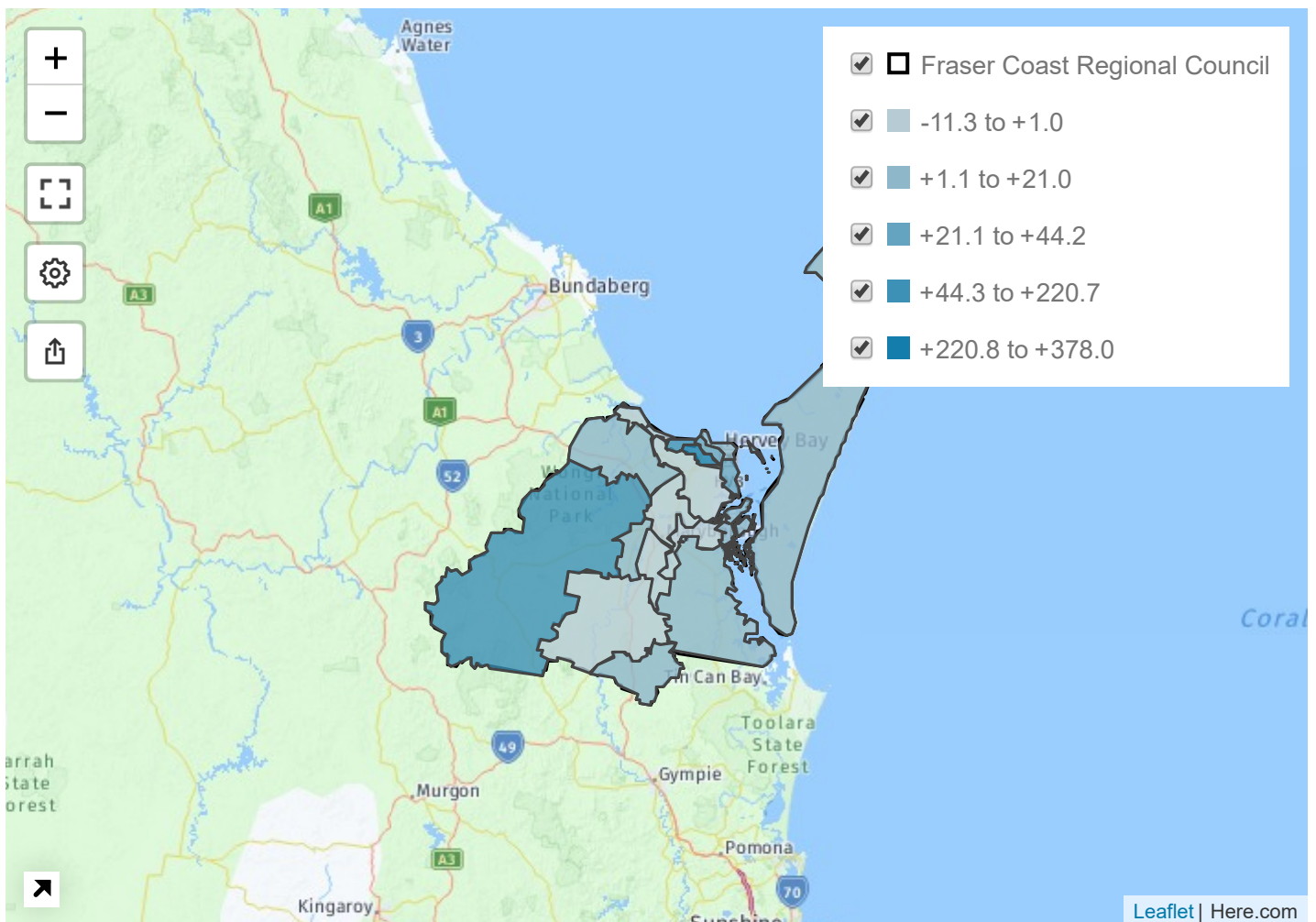
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Population and age structure map

Knowing when and where to deliver age-based services is an essential part of local government planning. Mapping the distribution of selected age groups across Fraser Coast Regional Council provides the evidence-base for efficiently targeting and delivering these services. You can learn more about how places move through cycles of change which affect their age by visiting [population and age structure](#).

Population and age structure map - persons aged 0 to 16 years

Fraser Coast Regional Council, 2016 to 2041 percent change



Source: Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions), September 2020.

Population and age structure - persons aged 0 to 16 years

Fraser Coast Regional Council	2016		2041		Change between 2016 and 2041	
Area	Number	%	Number	%	Number	%
Fraser Coast Regional Council	20,321	19.7	25,714	18.6	+5,393	+26.5
Booral - River Heads	624	20.1	837	18.6	+213	+34.1
Burrum Heads - Toogoom	735	17.0	652	12.4	-83	-11.3
Craignish - Dundowran Beach	841	21.0	2,697	22.1	+1,856	+220.7
Dundowran - Nikenbah Growth Area	421	26.4	2,013	26.9	+1,591	+378.0
Fraser Island - Great Sandy Strait	97	6.2	118	7.9	+20	+21.0
Glenwood and District	251	13.8	257	10.2	+6	+2.3
Granville and surrounds	738	21.9	705	19.6	-33	-4.4
Hervey Bay - North East	5,382	18.3	5,857	16.5	+475	+8.8
Hervey Bay - South West	3,864	21.4	5,571	21.5	+1,707	+44.2
Howard - Torbanlea - Pacific Haven district	676	18.9	725	15.8	+49	+7.2
Maryborough Central-North	3,582	20.0	3,226	17.2	-356	-9.9
Oakhurst - Yengarie and District	608	23.6	672	20.4	+63	+10.4
Rural West	157	18.8	242	20.1	+85	+54.4
Sunshine Acres - Walligan - Takura district	505	24.4	486	22.9	-19	-3.8
Tiaro - Bauple and District	376	17.7	350	13.1	-26	-7.0
Tinana and District	1,463	22.4	1,307	18.1	-156	-10.7

Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions), September 2020.

Fraser Coast Regional Council

Residential development

The addition of dwellings to the housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas or new households to form locally (such as young people leaving the family home or separations/divorces).

Residential development can take various forms depending on the availability of land. These include new housing estates on greenfield sites, subdivision in existing residential neighbourhoods (often called infill development), conversion of industrial lands to residential lands, and densification of housing by building up.

.id's forecasters worked with Council planners to understand the likely development activity in each small area. This forms the development assumptions for the forecasts. This table shows the quantity of new development assumed in each small area in Fraser Coast Regional Council. Select each small area to see detailed assumptions.

Forecast residential development, 2016 to 2041

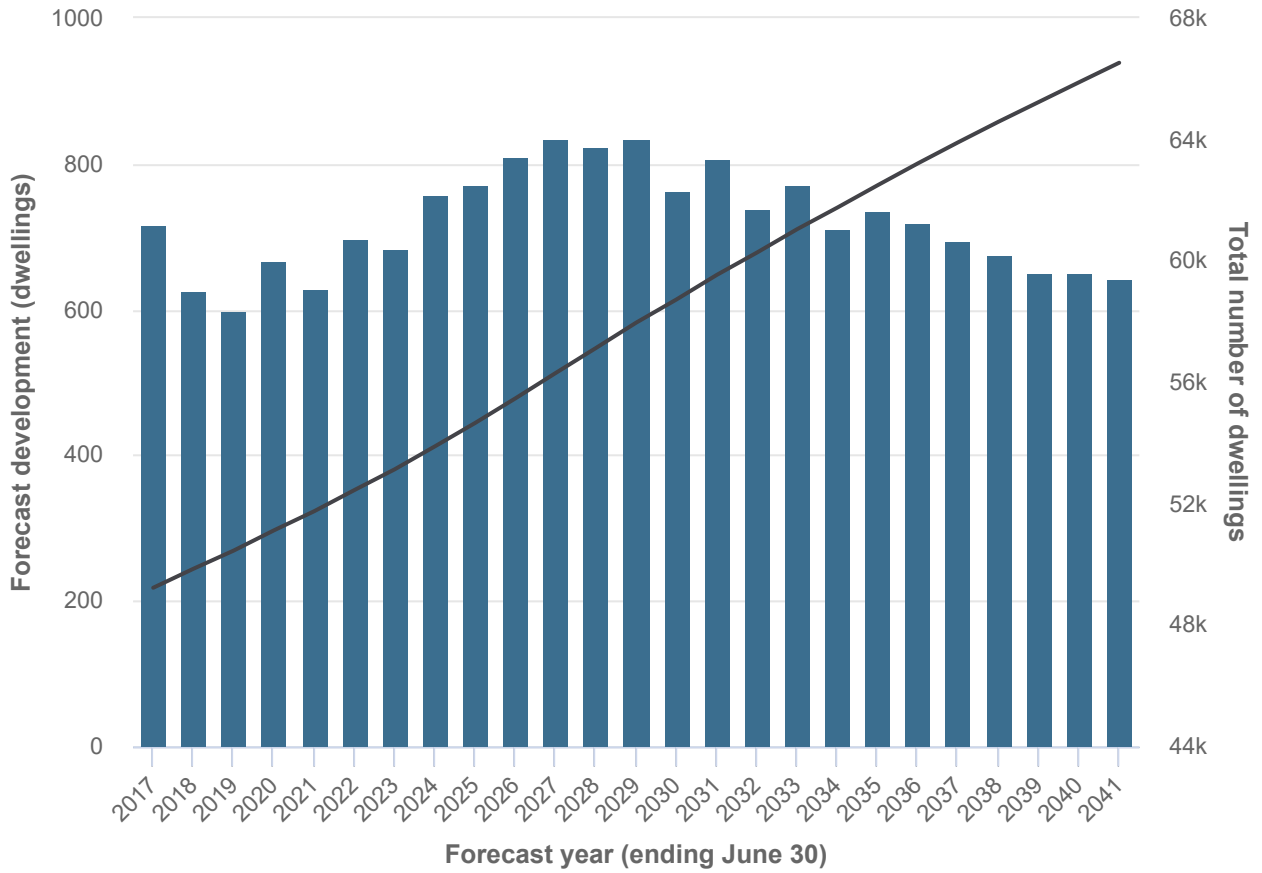
Fraser Coast Regional Council	Change in dwellings between 2016 and 2041	
	number	%
Fraser Coast Regional Council	+18,018	+37.1
Booral - River Heads	+749	+55.7
Burrum Heads - Toogoom	+1,030	+42.6
Craignish - Dundowran Beach	+3,299	+211.3
Dundowran - Nikenbah Growth Area	+2,209	+374.8
Fraser Island - Great Sandy Strait	+216	+17.8
Glenwood and District	+500	+51.0
Granville and surrounds	+195	+13.5
Hervey Bay - North East	+3,603	+23.2
Hervey Bay - South West	+3,459	+45.9
Howard - Torbanlea - Pacific Haven district	+501	+29.4
Maryborough Central-North	+586	+7.1
Oakhurst - Yengarie and District	+453	+46.2
Rural West	+204	+50.5
Sunshine Acres - Walligan - Takura district	+161	+21.5
Tiaro - Bauple and District	+375	+35.7
Tinana and District	+478	+17.4

Population and household forecasts, 2016 to 2041, prepared by [.id](#) (informed decisions), September 2020.

Forecast residential development

Fraser Coast Regional Council

Forecast development — Total dwellings



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, September 2020.

Fraser Coast Regional Council

About the forecasts

The Fraser Coast Regional Council population and household forecasts are undertaken by .id, informed decisions, on behalf of the Fraser Coast Regional Council.

During the forecast modeling process, .id assesses what is driving population change in the area and forecasts how the age structure and household types will change as result.

Forecasts are only as good as the assumptions they are based on, and .id works closely with the council to ensure we have detailed information about current and planned residential development activity. The forecasts are updated on a rolling cycle to take into account changes in the real world. All assumptions, as well as the results of the forecasts, are made available in this site.

The forecasts were last updated in September 2020. Forecasts are available for Fraser Coast Regional Council and small areas for each year from 2016 to 2041.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

Whilst all due care has been taken to ensure the content of this website is accurate and current, there may be errors or omissions in it and no legal responsibility is accepted for the information and opinions in this report. In addition, as the website is based on historic information which is subject to revision, we do not guarantee its currency.

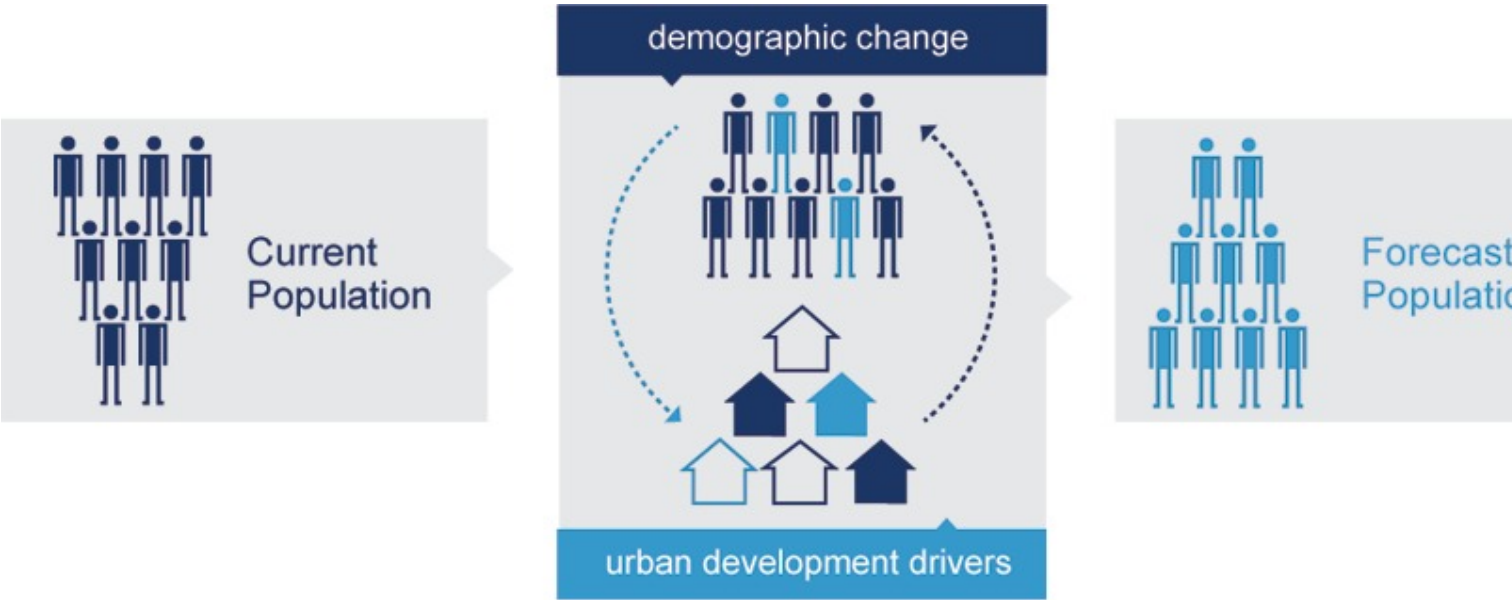
Fraser Coast Regional Council

Forecast modelling process

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 15-49 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 2016 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, boarding houses, 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 2016 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 2016 with some adjustments, depending on the type of area. While for some areas, it is assumed that a greater share of the population will live in smaller households in the future, many areas will go against this trend, depending on their place within the life cycle of suburbs.