



ECONOMIC & DEMOGRAPHIC EVIDENCE: HOMEWORK

Thursday 19th April 2018

POPULATION AND HOUSING DISTRIBUTION BETWEEN ESTABLISHED AND GREENFIELD AREAS

Plan Melbourne refers to the housing distribution between established areas and greenfields in Figure 7 (page 47). The figure refers to net dwelling additions 2015-51 with 35% located in greenfields areas. The footnote states “greenfields areas include land in a growth area council that is either currently under development or identified for future development”.

The Urbis population detailed in Table 7 of the Economic Expert Witness Statement reflects the rebased Victoria In Future forecasts by Central, Inner, Middle and Outer sectors. These sectors do not show the difference between population growth in established and greenfields areas specifically (refer Table 1).

The analysis shown in Table 2 of this document shows the Victoria in Future population forecasts by Local Government Area (LGA). Assuming that each LGA, or council area, is either *established* or *greenfields*, 42% of population growth from 2015 – 2051 is expected to occur in greenfields areas.

The difference between the 35% indicated in the Plan Melbourne document and 42% based on the VIF analysis is a result of two influences, as follows:

1. Population in greenfields locations tend to be households with higher average household size; and
2. It is possible that the Plan Melbourne net dwelling additions figure includes parts of growth area councils rather than the whole council area (i.e. it may be that part of each council area has been classified as established or greenfields rather than the whole).

It should also be noted that the Plan Melbourne assessment is based on 2015 estimates. We now have the 2016 census data which shows that the growth envisaged in 2015 has been exceeded by about 2%.

In summary, there is unlikely to be a significant difference between Plan Melbourne and the economic evidence provided. In both documents, the focus is on achieving a greater level of urban consolidation.



MELBOURNE POPULATION FORECASTS

POPULATION & HOUSING DISTRIBUTION

TABLE 1

	Resident Population ¹			Additional population 2015-51	% Growth 2015-51	Net dwelling additions 2015-51 ²		
	2015	2031	2051			Total	Established	Greenfield
Plan Melbourne Region								
Inner Metro	325,000	495,000	695,000	370,000	11%	215,000	215,000	0
Western	838,000	1,238,000	1,758,000	920,000	27%	385,000	150,000	235,000
Northern	912,000	1,282,000	1,742,000	830,000	24%	355,000	175,000	180,000
Inner South East	531,000	621,000	761,000	230,000	7%	110,000	110,000	0
Eastern	892,000	1,032,000	1,282,000	390,000	11%	175,000	175,000	0
Southern	982,000	1,312,000	1,672,000	690,000	20%	310,000	185,000	125,000
Total Melbourne	4,480,000	5,980,000	7,910,000	3,430,000	100%	1,550,000	1,010,000	540,000
Urbis Sectors	2016	2031	2051	2016-51	2016-51			
Central	348,000	514,000	705,000	357,000	10%			
Inner	856,000	1,040,000	1,284,000	428,000	12%			
Middle	1,429,000	1,679,000	2,031,000	602,000	17%			
Outer	2,092,000	2,936,000	4,184,000	2,092,000	60%			
Total Melbourne	4,725,000	6,169,000	8,204,000	3,479,000	100%			

¹ Data sourced from Plan Melbourne Implementation Plan and the Urbis Base Case Scenario for the Urbis Sectors

² Data sourced from Plan Melbourne, Figure 7 - Scenario 1

Source: Plan Melbourne Implementation Plan; Urbis



MELBOURNE POPULATION FORECASTS

VICTORIA IN FUTURE POPULATION DISTRIBUTION

TABLE 2

			Resident Population ¹			Additional population	% Growth
			2015	2031	2051	2016-51	
Established/Greenfield							
Established			3,389,800	4,096,300	5,363,000	1,973,200	58%
Greenfields			1,144,900	1,887,800	2,552,800	1,407,900	42%
Total Melbourne			4,534,700	5,984,100	7,915,800	3,381,100	100%
Local Government Area	Plan Melbourne	Est. / Greenfield	2015	2031	2051	2015-51	
Melbourne (C)	Inner Metro	Established	138,600	229,800	322,600	184,000	5%
Port Phillip (C)	Inner Metro	Established	106,400	143,100	200,900	94,500	3%
Yarra (C)	Inner Metro	Established	90,400	122,000	171,300	80,900	2%
Brimbank (C)	Western	Established	202,200	227,500	323,100	120,900	4%
Hobsons Bay (C)	Western	Established	91,700	109,400	155,400	63,700	2%
Maribyrnong (C)	Western	Established	85,200	130,400	185,100	99,900	3%
Moonee Valley (C)	Western	Established	120,400	146,400	208,000	87,600	3%
Melton (C)	Western	Greenfields	135,300	266,000	377,700	242,400	7%
Wyndham (C)	Western	Greenfields	214,900	361,400	513,200	298,300	9%
Knox (C)	Eastern	Established	159,100	180,300	223,900	64,800	2%
Manningham (C)	Eastern	Established	121,200	139,100	172,900	51,700	2%
Maroondah (C)	Eastern	Established	113,300	132,200	164,200	50,900	2%
Monash (C)	Eastern	Established	189,500	216,000	268,300	78,800	2%
Whitehorse (C)	Eastern	Established	167,200	193,600	240,500	73,300	2%
Yarra Ranges (S)	Eastern	Established	153,600	170,300	211,600	58,000	2%
Bayside (C)	Inner South East	Established	101,200	116,800	143,200	42,000	1%
Boroondara (C)	Inner South East	Established	175,000	199,300	244,200	69,200	2%
Glen Eira (C)	Inner South East	Established	146,400	170,400	208,800	62,400	2%
Stonnington (C)	Inner South East	Established	108,600	135,600	166,200	57,600	2%
Banyule (C)	Northern	Established	126,400	145,000	197,100	70,700	2%
Darebin (C)	Northern	Established	152,000	191,900	260,800	108,800	3%
Moreland (C)	Northern	Established	167,900	216,300	293,900	126,000	4%
Nilumbik (S)	Northern	Established	63,800	67,600	91,900	28,100	1%
Hume (C)	Northern	Greenfields	199,000	293,900	399,300	200,300	6%
Mitchell (S) - PART	Northern	Greenfields	5,200	53,300	72,400	67,200	2%
Whittlesea (C)	Northern	Greenfields	197,700	314,000	426,600	228,900	7%
Frankston (C)	Southern	Established	137,900	155,200	197,800	59,900	2%
Greater Dandenong (C)	Southern	Established	156,800	193,600	246,700	89,900	3%
Kingston (C)	Southern	Established	156,500	182,700	232,900	76,400	2%
Mornington Peninsula (S)	Southern	Established	158,500	181,800	231,700	73,200	2%
Cardinia (S)	Southern	Greenfields	92,400	161,700	206,100	113,700	3%
Casey (C)	Southern	Greenfields	300,400	437,500	557,500	257,100	8%
Total Melbourne			4,534,700	5,984,100	7,915,800	3,381,100	100%

¹ Data sourced from Victoria In Future 2016. Forecasts have not been rebased to 2016 and do not reflect the Urbis scenarios. Forecasts for 2051 are based on the Plan Melbourne distribution of population by sector.

Source: Victoria In Future (2016); Urbis