

City of South Perth

Population and household forecasts 2016 to 2041

population forecast

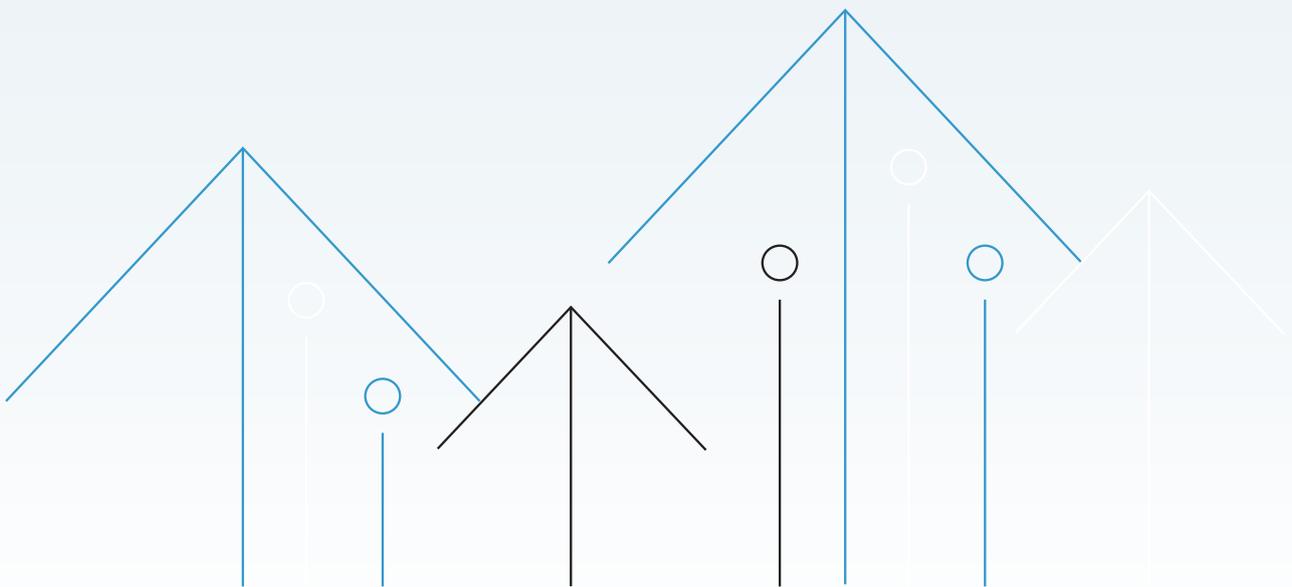


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City of South Perth

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 the City of South Perth. Select each small area to see detailed assumptions.

Forecast residential development, 2016 to 2041

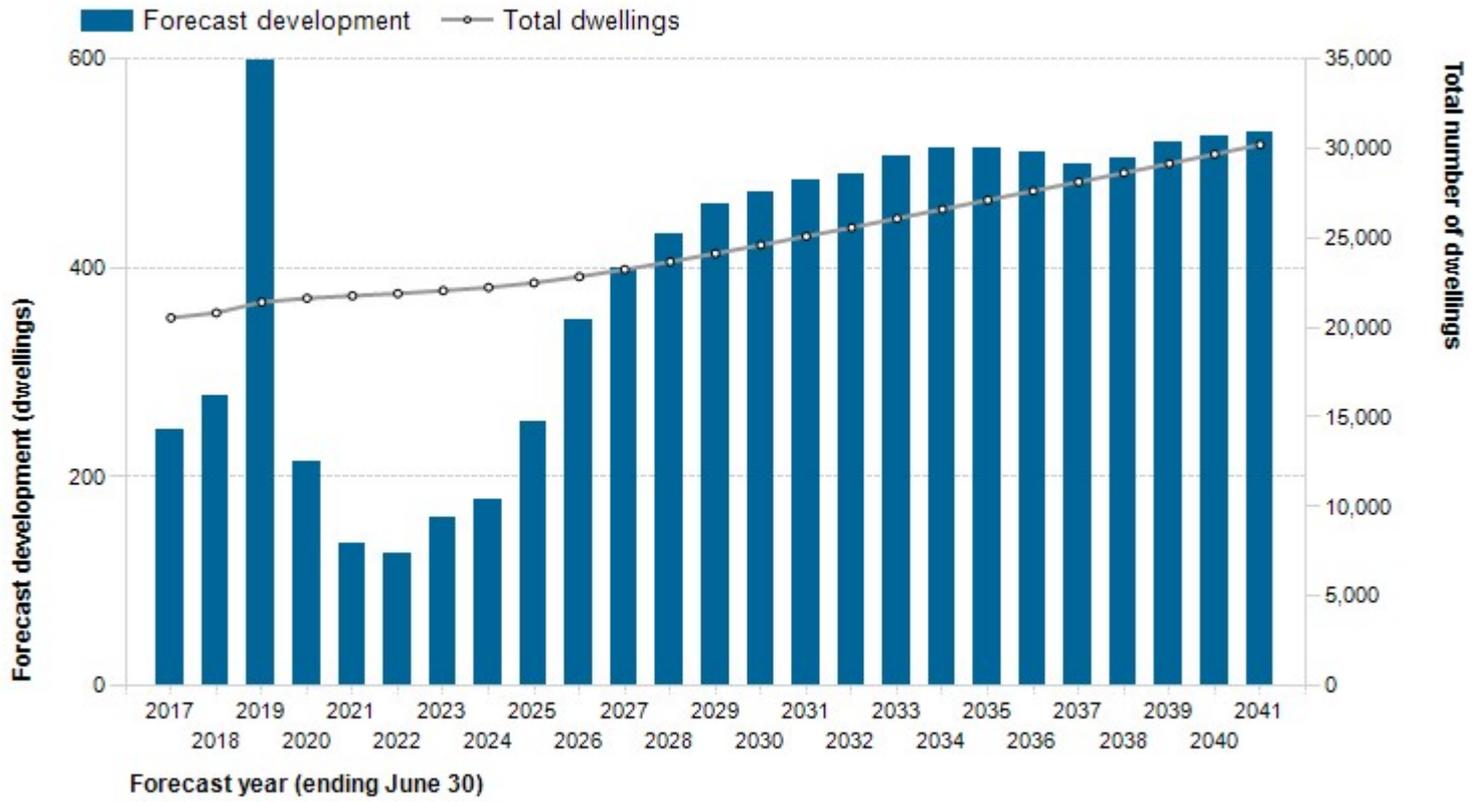
City of South Perth	Change in dwellings between 2016 and 2041	
	number	%
City of South Perth	+9,891	+48.8
Como	+3,963	+52.2
Karawara	+27	+3.9
Kensington	+1,086	+64.3
Manning	+404	+24.8
Salter Point	+227	+22.1
South Perth	+3,588	+52.7
Waterford	+596	+70.7

Population and household forecasts, 2016 to 2041, prepared by [.id](#), the population experts, July 2018.



Forecast residential development

City of South Perth



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, July 2018.



City of South Perth

Net migration by age

Migration is one of the most important components of population change. Once you have established the amount of development activity in an area, the next step is to make assumptions about who will move into the area as well as who is leaving the area.

Net migration by age is an excellent way of understanding housing markets. The most mobile age groups in the population are young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. Market research has shown that empty nesters are more likely to move to smaller accommodation when appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.

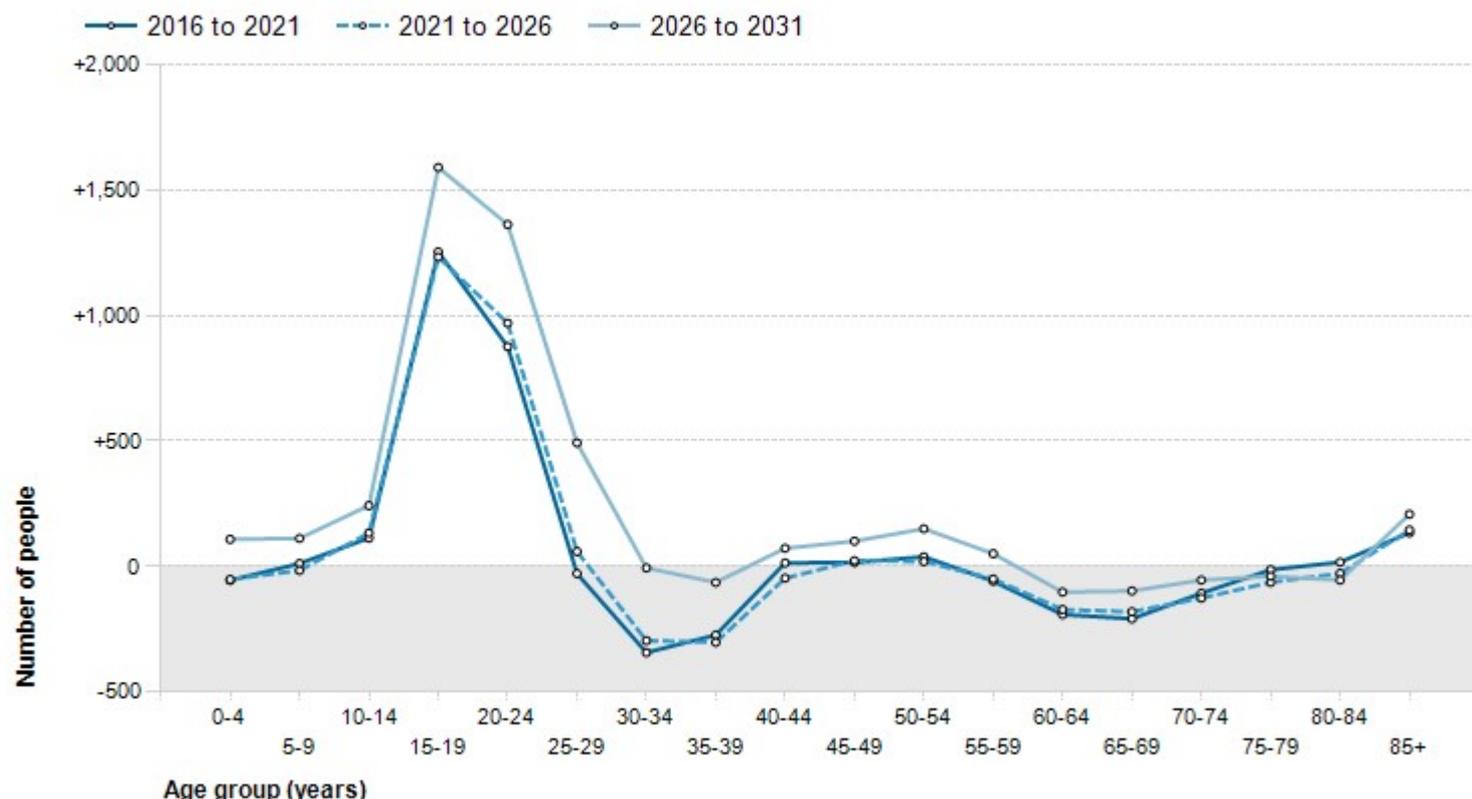
Select each small area to see how migration patterns differ for each area across City of South Perth depending on their housing markets and stage in the suburb life cycle.

Major migration assumptions:

- Relatively stable migration profile expected across the 2016-2031 period
- New housing opportunities across the Municipality are expected to attract young singles and couples (18-24 years)
- Loss of young families (25-39 years and 0-9 years) due to affordability and market preference
- Some gain of older families (40-54 and 10-17 years)
- Small loss of 'empty-nester' and retiree age groups (55-74 years)
- Small gain of the elderly (80 years +)

Forecast net migration by age group

City of South Perth



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, July 2018.

.id the population experts

City of South Perth

Non-private dwellings

Residential non-private dwellings include aged care facilities as well as defence force facilities, hospitals, prisons, staff quarters and boarding houses. As a general rule, an increase in people aged 18 to 24 living in non-private dwellings indicates a growth in student accommodation, defence force facilities or prisons. Similarly an increase in people aged over 75 living in non-private dwellings indicates growth in aged care facilities.

Persons in non-private dwellings

City of South Perth	Year		Change between 2016 and 2041		
	2016	2041	Total change	Aged 18 to 24 years	Aged 75+ years
City of South Perth	1,761	2,510	+749	0	+748
Como	301	408	+107	0	+106
Karawara	426	426	0	0	0
Kensington	104	104	0	0	0
Manning	93	93	0	0	0
Salter Point	473	533	+60	0	+59
South Perth	315	897	+582	0	+581
Waterford	48	48	0	0	0
Canning Bridge Structure Plan area	10	10	0	0	0
South Perth Station Precinct	23	605	+582	0	+581

Population and household forecasts, 2016 to 2041, prepared by [.id](#), the population experts, July 2018.

Key findings

There were 1,761 people estimated to be living in non-private dwellings in the City of South Perth in 2016. The number of persons in non-private dwellings in the City of South Perth is expected to increase to 2,210 persons in 2026 and to 2,510 persons in 2041.

Between 2016 and 2026, South Perth is forecast to experience the greatest change, with a gain of 582 persons in non-private dwellings. This is due to an increase of persons in non-private dwellings aged 75 years and over, which is predominantly aged care.

City of South Perth

Births and deaths

The number of births in the City of South Perth 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.

Birth rates are especially influential in determining the number of children in an area, with most inner urban areas having relatively low birth rates, compared to outer suburban or rural and regional areas. Birth rates have been changing, with a greater share of women bearing children at older ages or not at all, with overall increases in fertility rates. This can have a large impact on the future population profile.

Forecast fertility rates (births per woman)

City of South Perth	Year		Change between 2016 and 2041
	2016	2041	Number
City of South Perth	1.38	1.30	-0.08
Como	1.28	1.31	+0.02
Karawara	1.45	1.54	+0.09
Kensington	2.28	2.27	-0.02
Manning	2.26	2.21	-0.04
Salter Point	1.21	1.19	-0.02
South Perth	1.08	0.90	-0.18
Waterford	1.31	1.25	-0.07

Population and household forecasts, 2016 to 2041, prepared by [.id](#), the population experts, July 2018.

Death rates

The forecast number of deaths in the City of South Perth is a reflection of death rates assumed for small areas. For historical years, this will equal the number of deaths published by the ABS, where this information was available at the time of forecasting. These rates are based on historical estimates for the City of South Perth, which have been extrapolated into the future, assuming an increase in expectation of life in all age groups (except 85 years and over). Death rates are influential in shaping the numbers of older people in an area's population. Death rates too have been changing, with higher life expectancy at most ages, with men's life expectancy increasing more than that of women.

Como

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.

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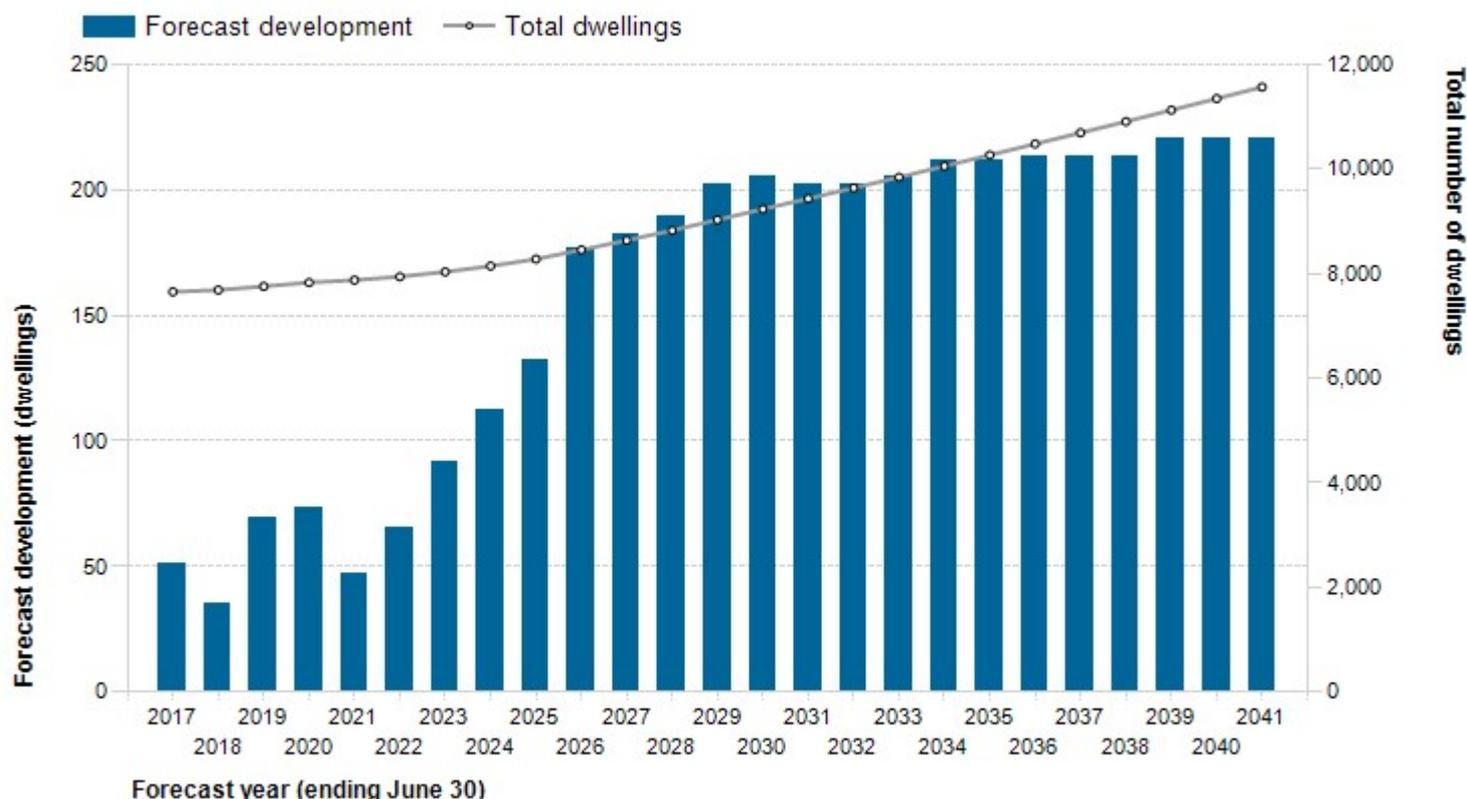
List of forecast land developments and infill assumptions:

2017 dwelling additions are based on building approvals, lagged by 12-18 months. From 2016 onwards:

- Ivy Apartments - 16 dwellings (2017)
- 7 Mary Street - 34 dwellings (2019)
- Eric in Como Apartments - 38 dwellings (2020)
- Canning Bridge Structure Plan area development- 2,395 dwellings (2021-2041)
- Canning Highway Corridor development - 752 dwellings (2025-2041)
- High level of Infill development (27-40 dwellings per annum)

Forecast residential development

Como



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Karawara

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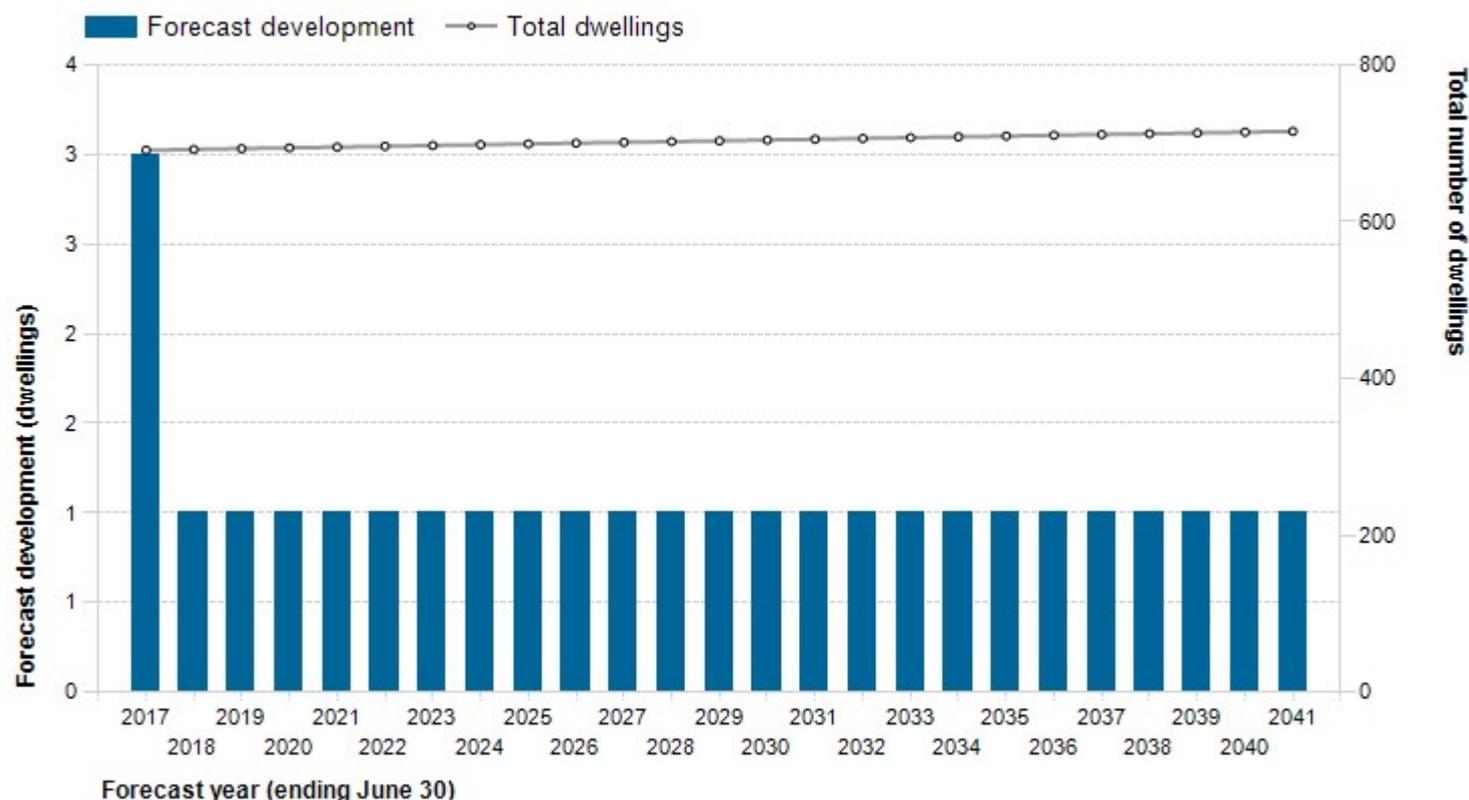
[List of forecast land developments and infill assumptions:](#)

2017 dwelling additions are based on building approvals, lagged by 12-18 months. From 2016 onwards:

- No major sites identified
- Low level of Infill development (1-3 dwellings per annum)

Forecast residential development

Karawara



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Kensington

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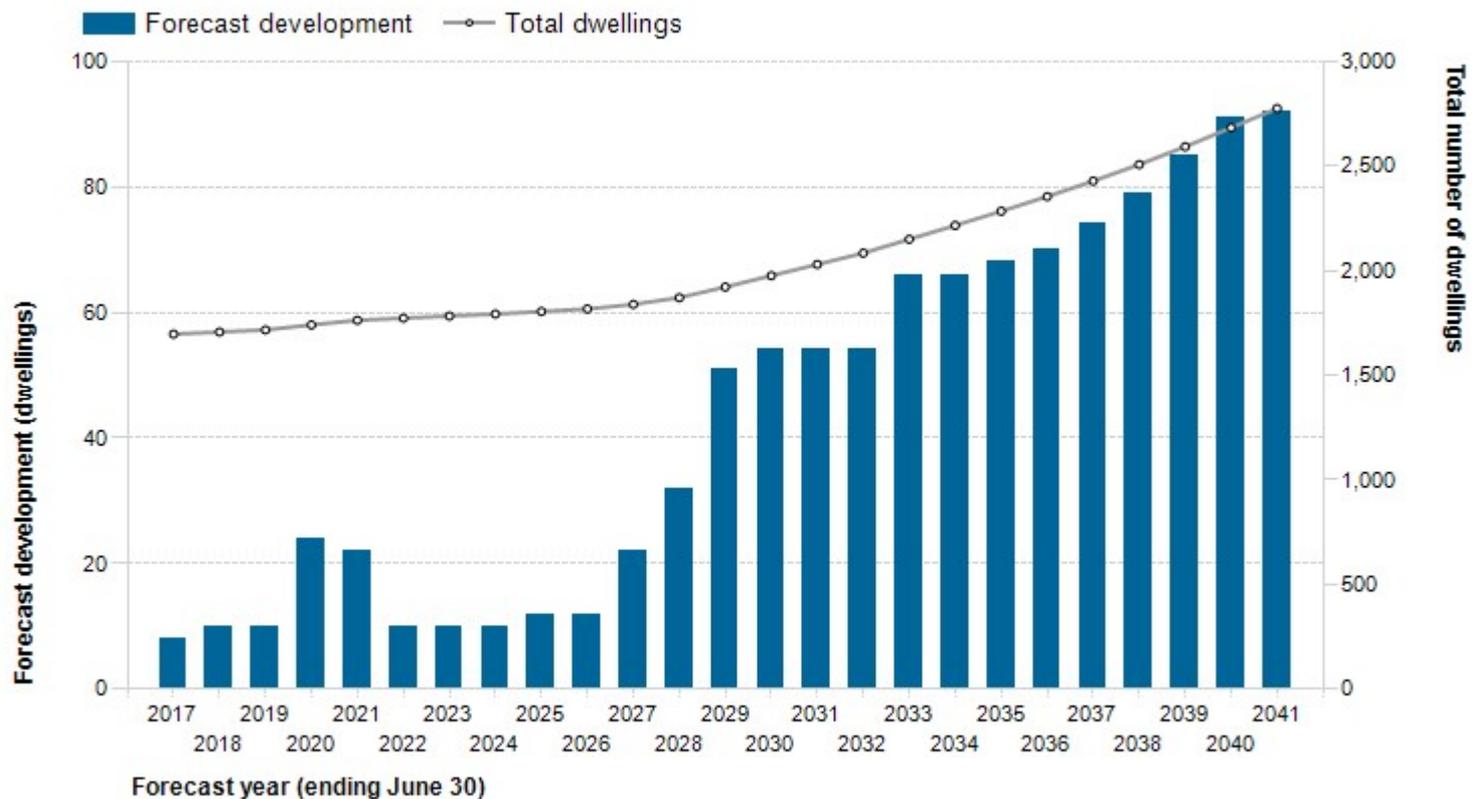
List of forecast land developments and infill assumptions:

2017 dwelling additions are based on building approvals, lagged by 12-18 months. From 2016 onwards:

- 10-12 First Avenue - 14 dwellings (2020)
- 1-3 Gwentyfred Road - 12 dwellings (2021)
- Canning Highway Corridor development - 182 dwellings (2025-2041)
- Bentley-Curtin Specialised Activity Centre development - 630 dwellings (2027-2041)
- Low-moderate level of Infill development (8-13 dwellings per annum)

Forecast residential development

Kensington



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Manning

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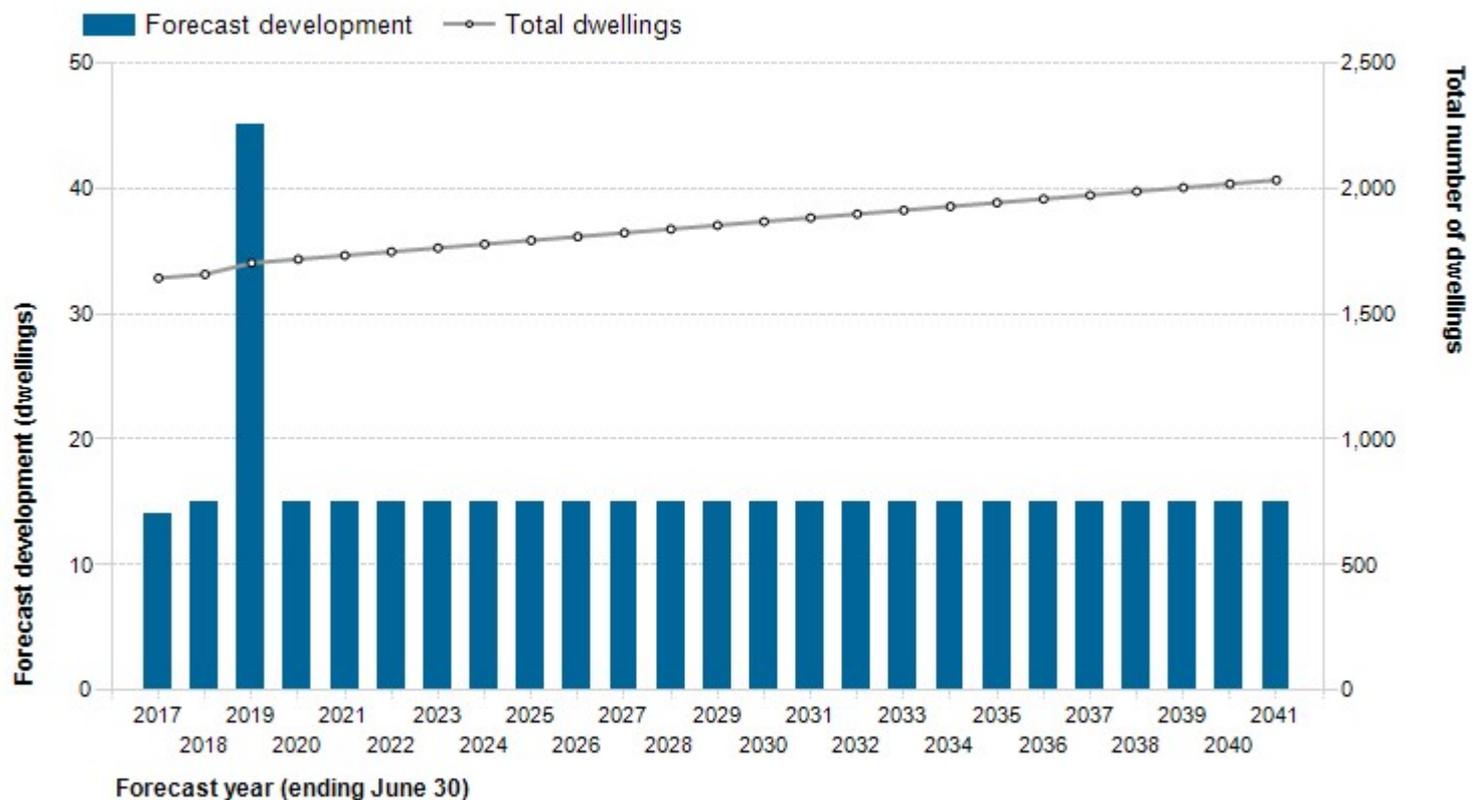
List of forecast land developments and infill assumptions:

2017 dwelling additions are based on building approvals, lagged by 12-18 months. From 2016 onwards:

- 9 Bradshaw Crescent & 10 Conochie Crescent - 30 dwellings (2019)
- Moderate level of Infill development (14-19 dwellings per annum)

Forecast residential development

Manning



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Salter Point

Residential development

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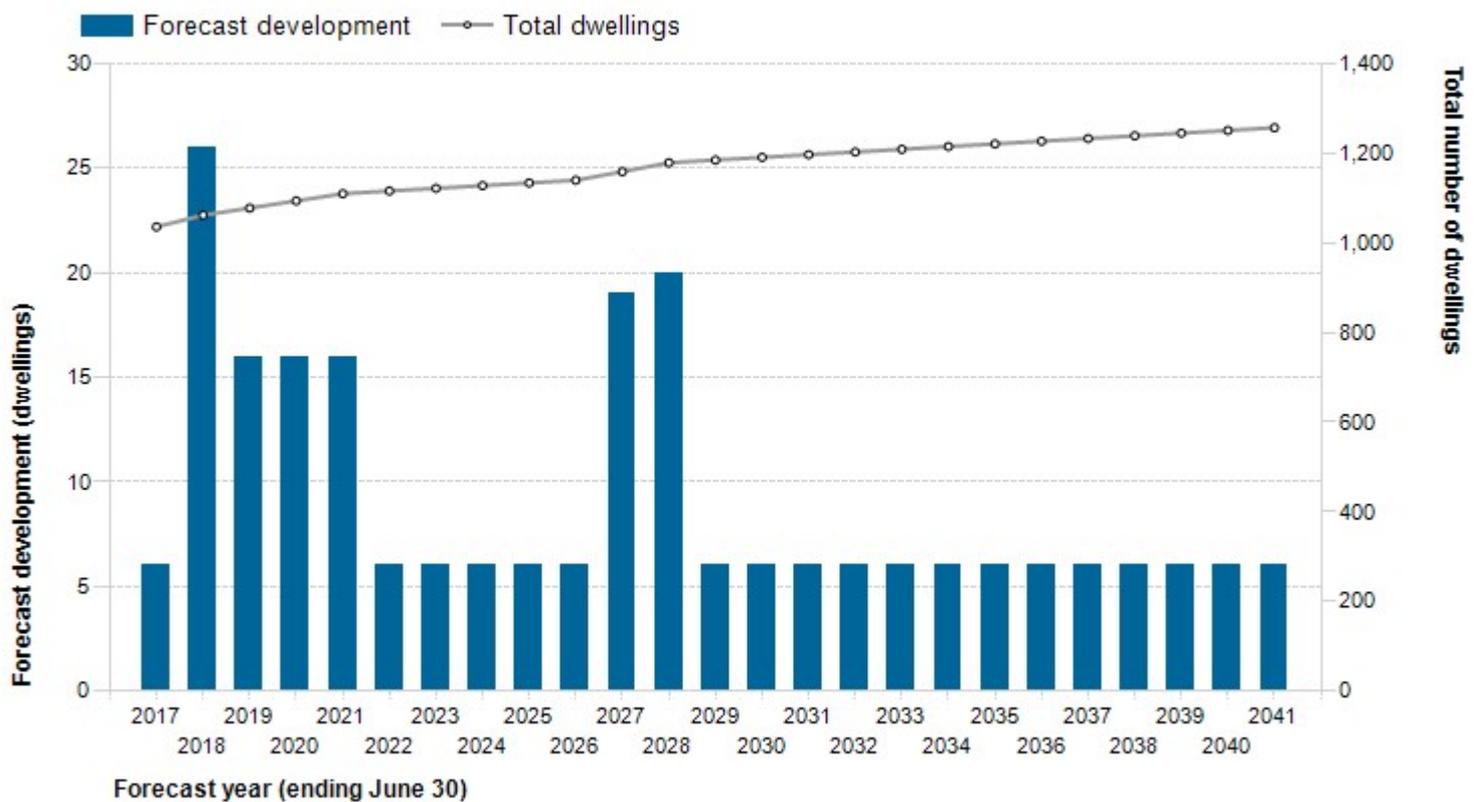
List of forecast land developments and infill assumptions:

2017 dwelling additions are based on building approvals, lagged by 12-18 months. From 2016 onwards:

- Riverside Village Expansion - 20 dwellings (2018)
- Salters Landing Estate - 30 dwellings (2019-2021)
- Genesis Lodge - 27 dwellings (2027-2028)
- Low level of Infill development (6-8 dwellings per annum)

Forecast residential development

Salter Point



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South Perth

Residential development

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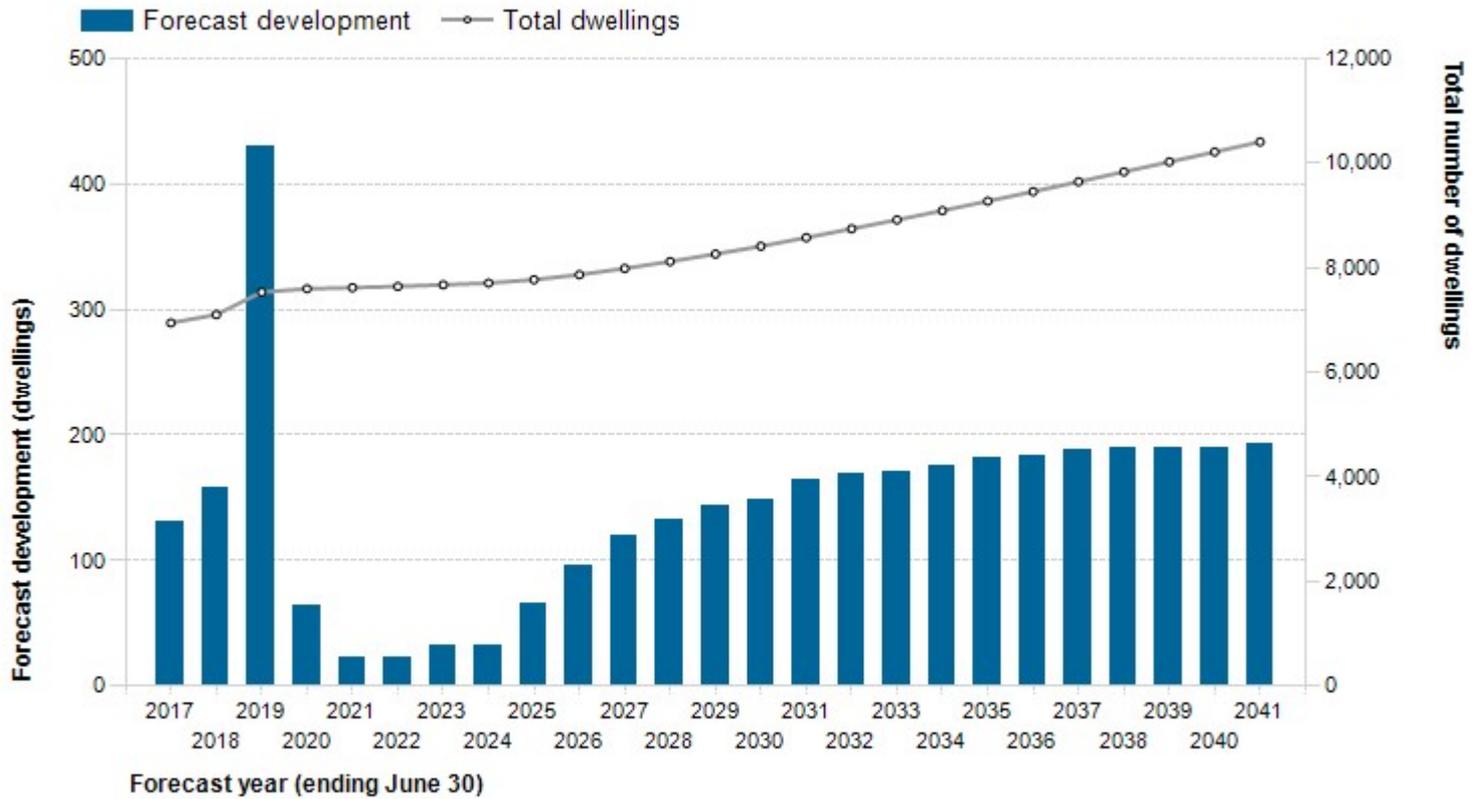
[List of forecast land developments and infill assumptions:](#)

2017 dwelling additions are based on building approvals, lagged by 12-18 months. From 2016 onwards:

- Pinnacle South Perth - 100 dwellings (2017)
- Southbank - 14 dwellings (2017)
- One Richardson - 70 dwellings (2019)
- Aurelia - 118 dwellings (2018)
- Civic Heart - 326 dwellings (2019)
- Echelon - 12 dwellings (2019)
- 5-7 Harper Terrace - 41 dwellings (2020)
- Southstone Apartments - 18 dwellings (2018)
- 81-83 Strickland Street - 10 dwellings (2023)
- 83 Canning Highway - 20 dwellings (2024-2025)
- Canning Highway Corridor development - 691 dwellings (2025-2041)
- Further South Perth Station Precinct development - 1,561 dwellings (2025-2041)
- Small sites - 15 dwellings
- Moderate-high level of Infill development (16-30 dwellings per annum)

Forecast residential development

South Perth



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Waterford

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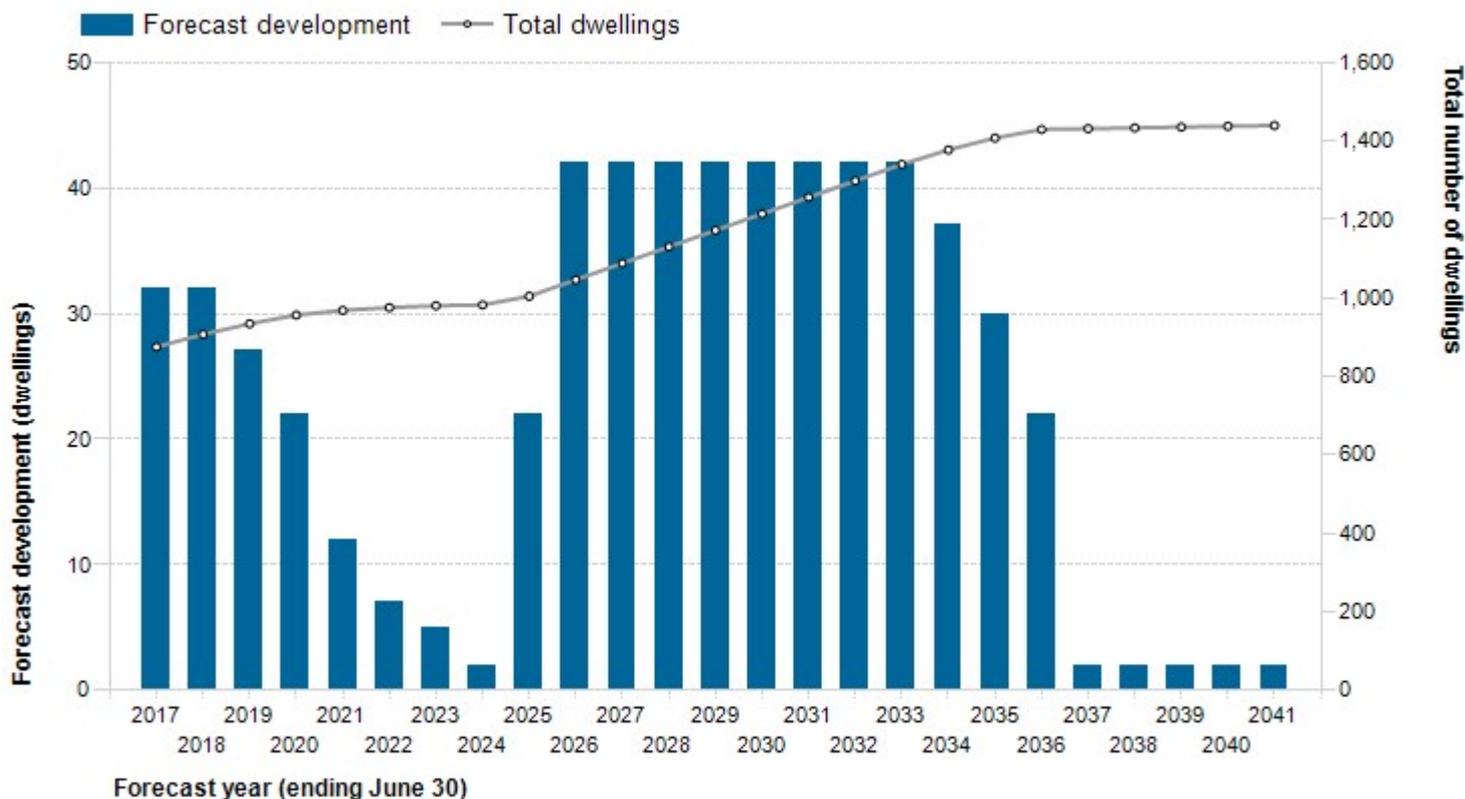
[List of forecast land developments and infill assumptions:](#)

2017 dwelling additions are based on building approvals, lagged by 12-18 months. From 2016 onwards:

- Cygnia Cove Estate - 224 dwellings (2013-2023)
- Waterford Triangle development - 423 dwellings (2025-2036)
- Low level of Infill development (2-3 dwellings per annum)

Forecast residential development

Waterford



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