

CHAPTER 3

POPULATION GROWTH





Key points

- About two-thirds of the Queensland population lives in the South East Queensland (SEQ) region. As of 30 June 2020, SEQ has 3.8 million people, with 33.5 per cent living in the Brisbane Local Government Area (LGA), 16.7 per cent in the Gold Coast LGA, and 12.6 per cent in the Moreton Bay LGA.
- In 2020, Greater Brisbane accommodated 66 per cent of the SEQ population. The remaining 34 per cent live in the rest of SEQ, primarily in the Gold Coast (16.9 per cent) and Sunshine Coast (8.8 per cent) sub-regions.
- Within Greater Brisbane, nearly half of the population (48.8 per cent) live in the Outer Ring, 39.2 per cent in the Middle Ring, and 12.0 per cent in the Inner Ring.
- Over the last four years (2016–2020), the SEQ population has grown from 3.46 million to 3.76 million, with an annual growth rate of 2.1 per cent. With a total of 300,510 residents gained by the SEQ region, the main growth LGAs were Brisbane (88,247), Gold Coast (59,888) and Moreton Bay (40,347).
- The Ipswich LGA has the highest annual average growth rate of 3.5 per cent from 2016 to 2020, followed by Sunshine Coast (2.7 per cent) and Gold Coast LGA (2.5 per cent). Logan and Moreton Bay LGAs also had growth rates that exceeded the SEQ rate.
- Greater Brisbane has a 2.0 per cent annual growth rate between 2016 to 2020. Inner Brisbane (2.8 per cent) and Outer Brisbane (2.3 per cent) have grown faster than Middle Brisbane (1.5 per cent). Greater Brisbane accommodated nearly 64 per cent of the population growth of SEQ over the last four years. Outside of Greater Brisbane, the Gold Coast housed a significant share of SEQ's growth (at 19.9 per cent).
- The most dominant source of population growth for the SEQ region was internal migration, which was responsible for 38 per cent of growth between 2017 and 2020. International migration contributed a further 33 per cent of the population growth in SEQ, with natural increase responsible for the rest of the growth.
- Brisbane LGA had the highest population-weighted density (PWD) among the SEQ LGAs, and Gold Coast LGA had the second-highest PWD in 2020.
- SEQ's overall PWD was 4196 persons per km² in 2020, which increased by 485 persons per km² from 2016.
- Inner Brisbane has the highest population density of the SEQ rings/sub-regions and experienced the highest increase in PWD (2425 persons per km²) over the past four years. Outside of Greater Brisbane, Gold Coast has had the highest increase in PWD over the last four years (501 persons per km²).
- By 2041, SEQ is expected to add 1.64 million new residents and reach 5.41 million population. In SEQ, significant future population growth is projected in Outer Brisbane areas, such as the Ripley, Jimboomba, and Greenbank SA2s, which are located in the Ipswich and Logan LGAs.
- The Ipswich LGA is projected to add 327,804 new residents by 2041, the largest growth in the SEQ region. Gold Coast LGA is projected to add a further 308,495 residents and the City of Brisbane LGA a further 278,150 new residents.
- The proportion of the SEQ population aged 65 and over is expected to increase from 15.5 per cent in 2021 to 20.3 per cent in 2041. Overall, SEQ will have a much older population in the future; this will necessitate careful planning of social services in the region.

3.1 Introduction

This chapter provides an analysis of the SEQ region population to understand the growth patterns and trends in the region over time. Population growth is intrinsically connected to housing, jobs, transport and liveability. By 2041, the region is expected to accommodate an additional 1.64 million residents (Queensland Government 2018a).

The chapter is divided into four sections – population snapshot, population growth, population-weighted density and future population projections. Firstly, the chapter provides a snapshot of the population in 2020, based on the Australian Bureau of Statistics (ABS) Estimated Residential Population (ERP) data as of 30 June 2020 (see Box 3.1).⁶ The second section of the chapter analyses population growth from 2016 to 2020, using the ERP data for 2016 and 2020. In addition, this section also gives information about the sources of population growth and information on changes in the population composition by age. The third part of the chapter provides information on population-weighted density (PWD) in the SEQ region. The last section shows the projected future population and its spatial distribution.

Most of the spatial analysis is based on the following geographies: the 12 LGAs, the SEQ sub-regions, and SA2s. The definition of SEQ sub-regions is provided in Chapter 1, Table 1.3.

Box 3.1 What is Estimated Resident Population?

According to the ABS, ERP refers to all usual residents, regardless of nationality or citizenship, who usually live in Australia, excluding foreign diplomatic personnel and their families (ABS n.d.). It includes usual residents who are overseas for less than 12 months and excludes overseas visitors who are in Australia for less than 12 months. The ERP is based on the Census of Population and Housing results, adjusted for the net undercount and Australian usual residents temporarily overseas on census night. Two main steps are involved in estimating the national and state/territory population:

- calculating the base population (Census year population estimates)
- updating this base population (post-censal population estimates).

The post-censal population estimates are derived by ageing the base population, then adjusting for subsequent components of population growth (births, deaths, overseas and interstate migration) (ibid).

⁶ This was the latest available ERP data at the time the research was undertaken in late 2021. However, the ABS has subsequently produced updated and revised ERP estimates, most recently in July 2022.

3.2 Population snapshot

SEQ is the third most populous area in Australia. Table 3.1 below shows the capital cities population as of 30 June 2020 along with SEQ. Around 15 per cent of the Australian population lives in the SEQ region.

Table 3.1: Population of capital cities and SEQ as of 30 June 2020

Capital cities	Estimated Resident Population, 2020	Proportion of Australian total (per cent)
Sydney	5,367,206	20.9
Melbourne	5,159,211	20.1
Brisbane	2,560,720	10.0
Adelaide	1,376,601	5.4
Perth	2,125,114	8.3
Hobart	238,834	0.9
Darwin	147,231	0.6
Canberra	431,380	1.7
SEQ	3,764,756	14.7
Australia	25,687,041	100.0

Source: Australian Bureau of Statistics (ABS), regional population 2019–20.

Population snapshot of SEQ in 2020: LGAs

The ABS ERP for the 12 LGAs of the SEQ region was 3.80 million as of 30 June 2020, up from 3.49 million in 2016. Table 3.2 gives the LGA population snapshot. Among the 12 LGAs, the highest population is in Brisbane LGA, at 1.27 million. Gold Coast (635,191) and Moreton Bay (479,639) have the second and third highest populations. The Sunshine Coast, Logan and Ipswich LGAs also make a significant contribution, with each having between 200,000 and 350,000 residents. The Somerset LGA has the lowest ERP in the region (26,279) in 2020.

Proportionately, Brisbane LGA has the highest share of the total population of the 12 LGAs (33.5 per cent). Gold Coast and Moreton Bay are the second and third most populated LGAs, with population shares of 16.7 per cent and 12.6 per cent, respectively. The Lockyer Valley, Scenic Rim, and Somerset LGAs each contribute less than 1.2 per cent of the region's ERP.

These 12 LGAs account for 73.3 per cent of the entire Queensland population. Nearly three-quarters of the state population is living in the region, which reinstates the region's significance. Taken together, the Brisbane, Gold Coast and Moreton Bay LGAs comprise almost 50 per cent of the State's population.

Table 3.2: Snapshot of the estimated residential population of LGAs in SEQ as of 30 June 2020

LGAs	Estimated Resident Population, June 2020	Population share within SEQ, 2020	Population share within QLD, 2020
Brisbane	1,272,999	33.5	24.6
Gold Coast	635,191	16.7	12.3
Ipswich	229,845	6.1	4.4
Lockyer Valley	42,267	1.1	0.8
Logan	341,985	9.0	6.6
Moreton Bay	479,639	12.6	9.3
Noosa	56,587	1.5	1.1
Redland	160,331	4.2	3.1
Scenic Rim	43,625	1.1	0.8
Somerset	26,279	0.7	0.5
Sunshine Coast	336,482	8.9	6.5
Toowoomba	170,356	3.7	2.7
12 LGAs total	3,795,586	100.0	73.3
TOTAL QUEENSLAND	5,176,186		100.0

Note: The 12 LGAs total differs from the total for SEQ, as the rural areas of Toowoomba LGA are excluded from the definition of SEQ.

Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Population snapshot of SEQ in 2020: BCARR rings and sub-regions

As previously shown in Figure 1.2, Greater Brisbane is divided into nine sub-regions, which includes the Inner sub-region (ring), plus four middle and four outer sub-regions. Brisbane LGA is comprised of the Inner and four middle sub-regions. Outer Brisbane comprises four LGAs that surround the Brisbane LGA and have a significant commuter connection with the Inner and Middle sub-regions. The rest of SEQ is made up of the seven remaining LGAs of the SEQ region. Inner Brisbane, Middle Brisbane, Outer Brisbane, and the Rest of SEQ are referred to as BCARR rings for this research.

Greater Brisbane is home to 66 per cent of the SEQ population. Table 3.3 provides the population snapshot of the SEQ BCARR rings and sub-regions. Twelve per cent of the Greater Brisbane population live in the Inner Ring. The Middle Ring has 39.2 per cent of the residential population of the Greater Brisbane area, while the Outer Ring comprises the highest share of the Greater Brisbane population, which is 48.8 per cent.

Within the Middle Ring, Middle South has the highest proportion of the residential population (15.4 per cent). By contrast, the Middle East has the lowest share of the residential population (3.3 per cent). Among the Outer Brisbane Ring, Moreton Bay has the highest percentage of the residential population (19.3 per cent), followed by Logan (13.8 per cent) and Ipswich (9.2 per cent). Outside of Greater Brisbane, the Gold Coast sub-region has the highest percentage (16.9 per cent) of ERP within the SEQ region, followed by Sunshine Coast (8.8 per cent). The Outer Brisbane ring has the highest population (1,212,039) among the BCARR rings, followed by Middle Brisbane (974,234).

Table 3.3: Snapshot of the estimated resident population of SEQ sub-regions as of 30 June 2020

BCARR rings/sub-regions	Estimated Resident Population, June 2020	Share of Greater Brisbane population (per cent)	Share of SEQ population (per cent)
INNER Brisbane*	298,546	12.0	7.9
MIDDLE Brisbane – TOTAL*	974,234	39.2	25.9
Middle East	82,790	3.3	2.2
Middle North	228,486	9.2	6.1
Middle South	381,849	15.4	10.1
Middle West	281,109	11.3	7.5
OUTER Brisbane – TOTAL	1,212,039	48.8	32.2
Ipswich	229,818	9.2	6.1
Redland	160,331	6.5	4.3
Logan	341,985	13.8	9.1
Moreton Bay	479,905	19.3	12.7
TOTAL – GREATER BRISBANE	2,484,819	100.0	66.0
Rest of SEQ	1,279,937		34.0
Gold Coast	635,191		16.9
Sunshine Coast	332,562		8.8
Noosa	60,487		1.6
Toowoomba (urban part)	139,526		3.7
Scenic Rim	43,625		1.2
Lockyer Valley	42,263		1.1
Somerset	26,283		0.7
TOTAL – SOUTH EAST QUEENSLAND	3,764,756[^]		100.0

Notes:

* The Inner and Middle Brisbane Rings together comprise the City of Brisbane LGA. See Table 1.3 and Figure 1.2 in Chapter 1 for these classifications.

[^] The SEQ total differs from the 12 LGA total in the preceding table, which includes the whole of Toowoomba LGA. This table includes only the urban parts of Toowoomba LGA.

Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

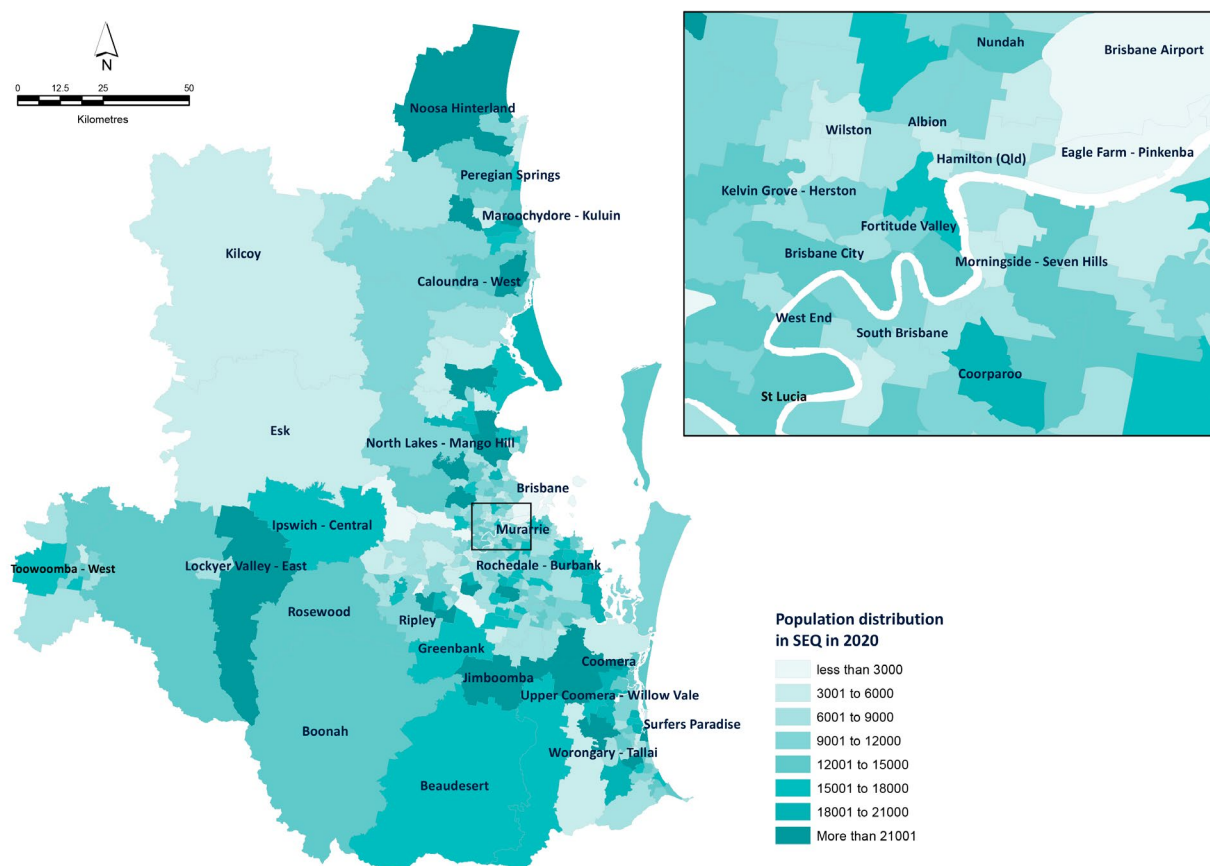
Population snapshot of SEQ in 2020: SA2s

To illustrate the spatial distribution of the population, Figure 3.1 shows the number of people living in each SA2 in 2020. Some of the SA2s have less than 30 population and were mainly nature reserve, such as Mount Coot-tha and Lake Manchester – England Creek. According to the 2016 Australian Statistical Geography Standard (ASGS) boundaries, the SEQ region contains 332 SA2s.

As shown in Table 3.4, the three most populous SA2s are North Lakes – Mango Hill (39,565), Upper Coomera – Willow Vale (37,148) and Jimboomba (35,571). They are located in the Moreton Bay, Gold Coast, and Logan LGAs, respectively (see Table 3.4). Among the ten most populous SA2s, four are located in the Moreton Bay LGA, and Gold Coast LGA contains three. Caboolture in the Moreton Bay LGA is one of the future growth areas identified by the Queensland Government. A detailed discussion of this growth area is included in Chapter 4.

Some of the least populous SA2s in the SEQ region include Eagle Farm – Pinkenba in the Middle North sub-regions (1,485 persons), Riverview in Ipswich (3,002) and Upper Caboolture in Moreton Bay (3,425). The average population size across the SA2s in the SEQ region is 11,340 people. The Noosa LGA has the lowest population average per SA2 (7,240).

Figure 3.1: Distribution of population by SA2s in SEQ as of 30 June 2020



Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

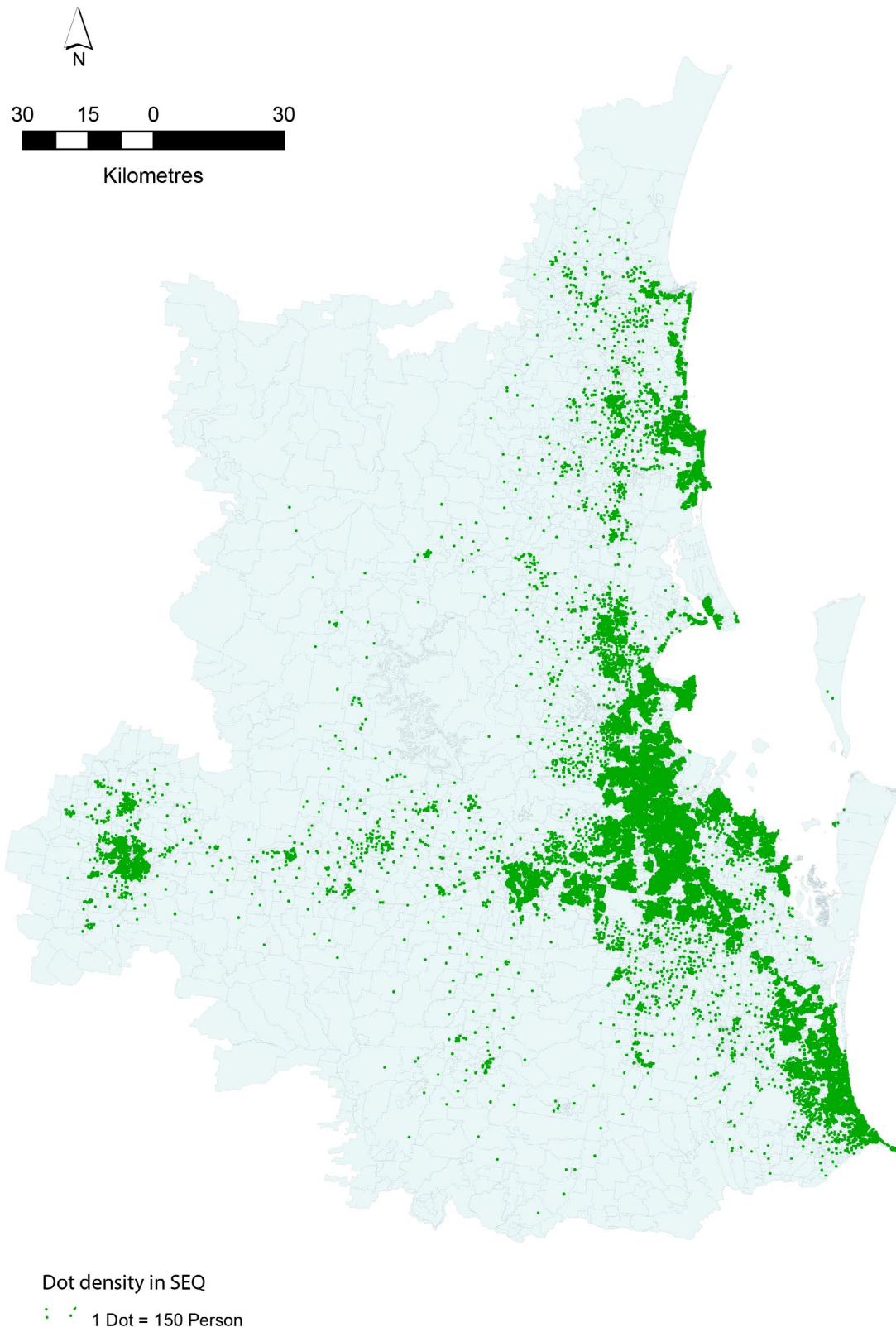
Table 3.4: Ten SA2s with the largest estimated resident population in SEQ as of 30 June 2020

SA2s	BCARR rings/ sub-regions	Estimated resident population, 2020	Population share within SEQ 2020
North Lakes – Mango Hill	Moreton Bay	39,565	1.1
Upper Coomera – Willow Vale	Gold Coast	37,148	1.0
Jimboomba	Logan	35,571	0.9
Forest Lake – Doolandella	Middle West	31,267	0.8
Caboolture	Moreton Bay	30,284	0.8
Surfers Paradise	Gold Coast	28,160	0.7
Caloundra – West	Sunshine Coast	27,992	0.7
Dakabin – Kallangur	Moreton Bay	27,952	0.7
Robina	Gold Coast	26,486	0.7
The Hills District	Moreton Bay	24,604	0.7

Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Figure 3.2 shows the distribution of the population of SEQ in 2016. Here one dot represents 150 population. Population density is higher along the coast and in the middle region. The North West and South West of SEQ have lower population density.

Figure 3.2: Distribution of population in SEQ in 2016



Source: BCARR analysis of Census of Population and Housing, 2016: Mesh Block Counts, Australia, 2016.

3.3 Population growth

Population growth of SEQ from 2016 to 2020: LGAs

The total population of the 12 LGAs has increased by an average of 2.1 per cent per annum between 2016 and 2020, adding 302,842 people. The highest growth occurred in Brisbane LGA (88,247), followed by Gold Coast (59,888), Moreton Bay (40,347) and Sunshine Coast (33,641). They are the four main SEQ growth centres over the last four years (see Table 3.5).

However, the Ipswich LGA is growing at a faster rate. Among the 12 LGAs, Ipswich has experienced the highest annual growth (3.5 per cent), followed by Sunshine Coast (2.7 per cent) and Gold Coast (2.5 per cent) (see Table 3.5). Logan and Moreton Bay LGAs have also grown by more than 2 per cent annually in the same period. The Toowoomba LGA has the lowest annual growth in the region (0.9 per cent) from 2016 to 2020, followed by Somerset and Noosa.

Brisbane LGA accounted for 29.1 per cent of the increased population from 2016 to 2020, which is the highest in the region. Other than Brisbane, Gold Coast (19.8 per cent), Moreton Bay (13.3 per cent), and Sunshine Coast (11.1 per cent) each accounted for over 10 per cent of population growth throughout 2016 to 2020. Somerset has the lowest growth within the SEQ region, followed by Scenic Rim, Noosa and Lockyer Valley, with these 4 LGAs each contributing less than 1 per cent of the region's growth in the same period.

Table 3.5: Population growth in the LGAs of SEQ from 2016 to 2020

LGAs	Estimated resident population, 2020	Estimated resident population, 2016	Changes 2016–2020	Average annual growth rate (per cent)	Share of growth (per cent)
Brisbane	1,272,999	1,184,752	88,247	1.8	29.1
Gold Coast	635,191	575,303	59,888	2.5	19.8
Ipswich	229,845	200,103	29,742	3.5	9.8
Lockyer Valley	42,267	39,499	2,768	1.7	0.9
Logan	341,985	314,511	27,474	2.1	9.1
Moreton Bay	479,639	439,292	40,347	2.2	13.3
Noosa	56,587	53,922	2,665	1.2	0.9
Redland	160,331	152,216	8,115	1.3	2.7
Scenic Rim	43,625	40,984	2,641	1.6	0.9
Somerset	26,279	25,153	1,126	1.1	0.4
Sunshine Coast	336,482	302,841	33,641	2.7	11.1
Toowoomba	170,356	164,168	6,188	0.9	2.0
12 LGAs total	3,795,586	3,492,744	302,842	2.1	100.0

Note: The 12 LGAs total differs from the total for SEQ, as the rural areas of Toowoomba LGA are excluded from the definition of SEQ.

Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020 and 2016.

Population growth of SEQ from 2016 to 2020: BCARR rings and sub-regions

From 2016 to 2020, SEQ had a 2.1 per cent average annual growth rate and added 300,510 more population (Table 3.6). Altogether Greater Brisbane grew 2.0 per cent annually from 2016 to 2020. Within Greater Brisbane, Ipswich and Inner Brisbane have the highest population growth (2.8 per cent). Middle Brisbane has an average annual growth rate lower than the SEQ average, while Outer Brisbane slightly exceeds the SEQ average yearly growth rate. Between 2016 and 2020, Greater Brisbane added 191,929 people, which accounts for nearly 64 per cent of the total growth of SEQ. Within Greater Brisbane, Outer Brisbane has added 105,433 more people over the past four years.

Outer Brisbane has accommodated 54.9 per cent, Middle Brisbane 28.6 per cent, and Inner Brisbane 16.5 per cent of population growth within the Greater Brisbane region throughout 2016 to 2020. Within the outer sub-regions, Moreton Bay has the highest share of the increase in population (21.0 per cent). Within the Middle ring, the Middle South sub-region added the most population.

Within SEQ, the Rest of SEQ is responsible for 36.1 per cent of population growth, followed by the Outer Brisbane ring (35.1 per cent), Middle Brisbane (18.3 per cent) and Inner Brisbane (16.5 per cent). In the Rest of SEQ, Gold Coast (19.9 per cent) and Sunshine Coast (11.1) have been responsible for a significant share of SEQ's population growth.

Table 3.6: Population growth in SEQ sub-regions from 2016 to 2020

BCARR rings/sub-regions	Estimated resident population, June, 2016	Estimated resident population, June, 2020	Changes (2016–2020)	Average annual growth rate, 2016–2020 (per cent)	Proportion of Greater Brisbane's increase 2016–2020 (per cent)	Proportion of SEQ's increase, 2016–2020 (per cent)
INNER Brisbane*	266,968	298,546	31,578	2.8	16.5	10.5
MIDDLE Brisbane – TOTAL*	919,316	974,234	54,918	1.5	28.6	18.3
Middle East	79,187	82,790	3,603	1.1	1.9	1.2
Middle North	214,765	228,486	13,721	1.6	7.1	4.6
Middle South	356,779	381,849	25,070	1.7	13.1	8.3
Middle West	268,585	281,109	12,524	1.1	6.5	4.2
OUTER Brisbane – TOTAL	1,106,606	1,212,039	105,433	2.3	54.9	35.1
Ipswich	200,203	229,818	29,615	3.5	15.4	9.9
Redland	152,216	160,331	8,115	1.3	4.2	2.7
Logan	314,511	341,985	27,474	2.1	14.3	9.1
Moreton Bay	439,676	479,905	40,229	2.2	21.0	13.4
TOTAL – GREATER BRISBANE	2,292,890	2,484,819	191,929	2.0	100.0	63.9
Rest of SEQ	1,171,356	1,279,937	108,581	2.2		36.1
Gold Coast	575,303	635,191	59,888	2.5		19.9
Sunshine Coast	299,225	332,562	33,337	2.7		11.1
Noosa	57,538	60,487	2,949	1.3		1.0
Toowoomba (urban part)	133,654	139,526	5,872	1.1		2.0
Scenic Rim	40,984	43,625	2,641	1.6		0.9
Lockyer Valley	39,503	42,263	2,760	1.7		0.9
Somerset	25,149	26,283	1,134	1.1		0.4
TOTAL – SOUTH EAST QUEENSLAND [^]	3,464,246	3,764,756	300,510	2.1		100.0

Notes:

* The Inner and Middle Brisbane Rings together comprise the City of Brisbane LGA. See Table 1.3 and Figure 1.2 in Chapter 1 for these classifications.

[^] The SEQ total differs from the 12 LGA total in the preceding table, which includes the whole of Toowoomba LGA. This table includes only the urban parts of Toowoomba LGA. Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Population growth of SEQ from 2016 to 2020: SA2s

Tables 3.7 and 3.8 below show the population growth of the SA2s in SEQ from 2016 to 2020. According to Table 3.7, Pimpama (12,609) had the most significant increase in population over the four years, followed by Jimboomba (9,011) and North Lakes – Mango Hill (8,226). The highest average annual growth rates occurred in Pimpama (23.5 per cent), Ripley (19.7 per cent) and Eagle Farm – Pinkenba (14.9 per cent). While most of the top growth SA2s were located in Outer Brisbane or Rest of SEQ, there is some evidence of urban infill in established suburbs such as Newstead-Bowen Hills and Eagle Farm-Pinkenba. The rapid recent population growth in Eagle Farm-Pinkenba reflects Mirvac's ongoing development of the Eagle Farm Residential Precinct, adjoining the Eagle Farm Racecourse.

Table 3.7: SA2s with the largest increase in population in SEQ from 2016 to 2020

SA2s	BCARR rings/ sub-regions	Estimated resident population, 2020	Estimated resident population, 2016	Changes in number 2016–2020	Average annual growth rate, 2016–2020 (per cent)
Pimpama	Gold Coast	22,093	9,484	12,609	23.5
Jimboomba	Logan	35,571	26,560	9,011	7.6
North Lakes – Mango Hill	Moreton Bay	39,565	31,339	8,226	6.0
Springfield Lakes	Ipswich	23,535	16,037	7,498	10.1
Caloundra – West	Sunshine Coast	27,992	20,815	7,177	7.7
Coomera	Gold Coast	19,724	13,685	6,039	9.6
Murrumba Downs – Griffin	Moreton Bay	23,557	18,181	5,376	6.7
Ripley	Ipswich	9,759	4,755	5,004	19.7
Upper Coomera – Willow Vale	Gold Coast	37,148	32,204	4,944	3.6
Newstead – Bowen Hills	Inner	16,042	11,355	4,687	9.0

Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

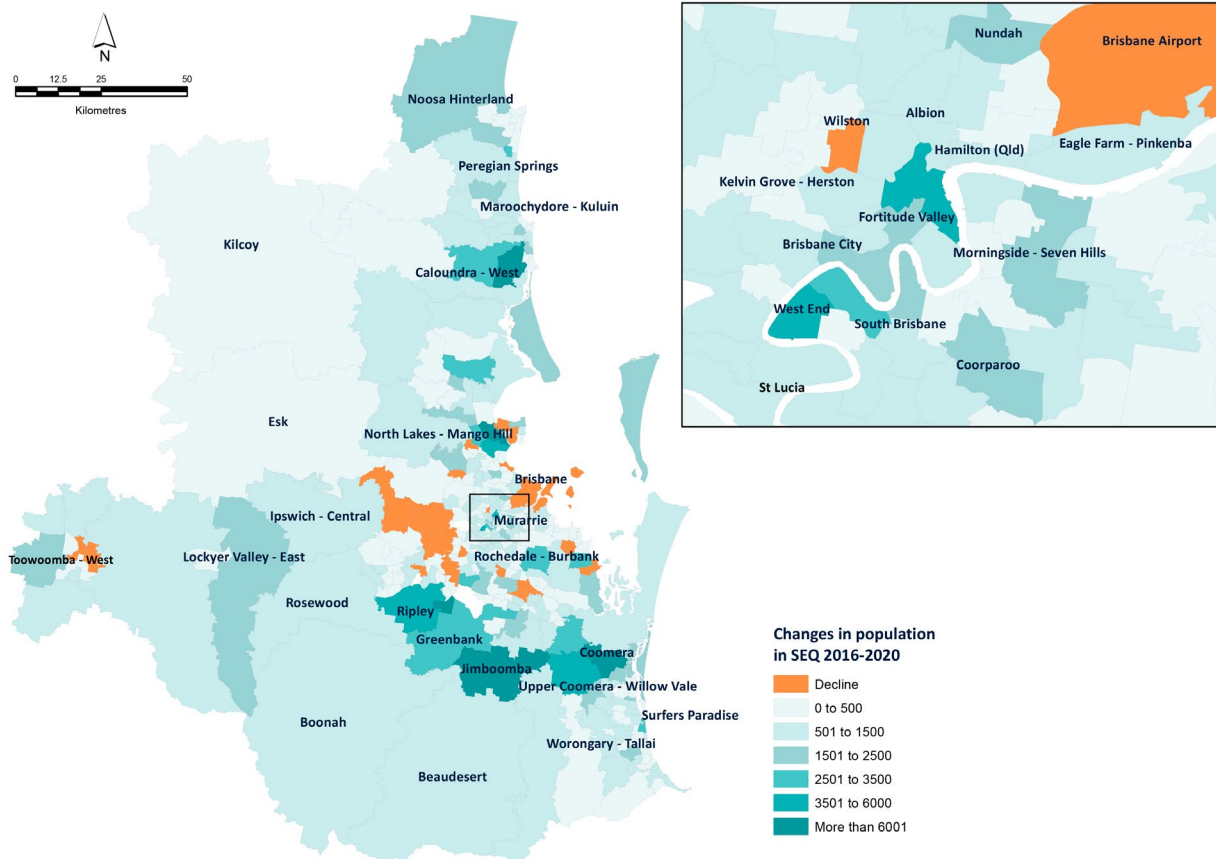
Table 3.8: SA2s with the largest proportional change in population in SEQ from 2016 to 2020

SA2s	BCARR rings/ sub-regions	Estimated resident population, 2020	Estimated resident population, 2016	Changes in Number 2016–2020	Average annual growth rate, 2016–2020 (per cent)
Pimpama	Gold Coast	22,093	9,484	12,609	23.5
Ripley	Ipswich	9,759	4,755	5,004	19.7
Eagle Farm – Pinkenba	Middle North	1,485	852	633	14.9
Springfield Lakes	Ipswich	23,535	16,037	7,498	10.1
Coomera	Gold Coast	19,724	13,685	6,039	9.6
Rochedale – Burbank	Middle South	9,541	6,665	2,876	9.4
Newstead – Bowen Hills	Inner	16,042	11,355	4,687	9.0
Peregian Springs	Sunshine Coast	10,536	7,489	3,047	8.9
Chambers Flat – Logan Reserve	Logan	7,260	5,245	2,015	8.5
Pallara – Willawong	Middle South	6,771	4,892	1,879	8.5

Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Figure 3.3 shows population changes across the SA2s in SEQ between 2016 and 2020. A feature of the map is the cluster of SA2s with large population increases to the south of Brisbane, extending from Ripley in the Ipswich LGA, through Jimboomba in the Logan LGA, and on to Pimpama and Coomera in the northern part of the Gold Coast (as previously highlighted in Table 3.7).

Figure 3.3: Changes in population in SEQ SA2s 2016–2020



Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2016 to 2020.

Figure 3.3 also shows some pockets of population decline. Table 3.9 shows the SA2s that experienced the largest population decreases between 2016 and 2020. The largest decline was for the Woodridge SA2 in the Logan LGA, which lost 481 residents between 2016 and 2020.

Table 3.9: SA2s with the largest decrease in population in SEQ from 2016 to 2020

SA2s	BCARR rings/ sub-regions	Estimated resident population, 2020	Estimated resident population, 2016	Change in Number 2016–2020	Average annual growth rate, 2016–2020 (per cent)
Woodridge	Ipswich	12,530	13,011	–481	–0.9
Rothwell – Kippa-Ring	Logan	17,450	17,717	–267	–0.4
Toowoomba – East	Logan	9,780	10,012	–232	–0.6
Slacks Creek	Toowoomba	10,627	10,837	–210	–0.5
Kingston (Qld.)	Middle North	10,544	10,730	–186	–0.4

Source: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Sources of population growth in SEQ

Natural increase, internal migration (including interstate migration, intrastate migration) and overseas migration are the three primary sources of population growth in Australia. Table 3.10 shows the components of population change in the capital cities of Australia. Brisbane is the most popular destination for internal migrants in Australia. Brisbane has received the largest net internal migration inflow of the capital cities, whereas Sydney and Melbourne lost a large number of internal migrants from 2018–19 to 2019–20. Brisbane had a similar net natural increase (34,850) and net overseas migration (34,958).

Table 3.10: Components of population change in the capital cities from 2018–2019 to 2019–2020

Capital cities	Net natural increase	Net internal migration	Net overseas migration
Melbourne	67,130	- 7,014	133,452
Sydney	75,812	- 55,642	124,002
Brisbane	34,850	29,693	34,958
Perth	29,447	- 667	36,184
Adelaide	9,763	- 6,301	26,565
Canberra	6,786	- 844	5,478
Hobart	1,665	551	3,839
Darwin	3,078	- 5,077	674

Source: Australian Bureau of Statistics, Regional population 2018–2019 to 2019–2020 financial year.

Table 3.11 shows the sources of population growth of the 12 LGAs of the SEQ region from 2017 to 2020. The total population increase for that period was 225,698. Internal migration is the most dominant source of population growth in the region. Gold Coast, Sunshine Coast and Moreton Bay LGAs have received the highest internal migration between 2017 and 2020, reflecting people's coastal living preferences. The Toowoomba LGA has received negative internal migration in this period (-95). Overseas migration is the second most important source of population growth in the region. Brisbane LGA has received the most overseas migrants in the region (35,672), followed by Gold Coast (15,287).

Table 3.11: Sources of population growth in the LGAs from 2017–18 to 2019–20

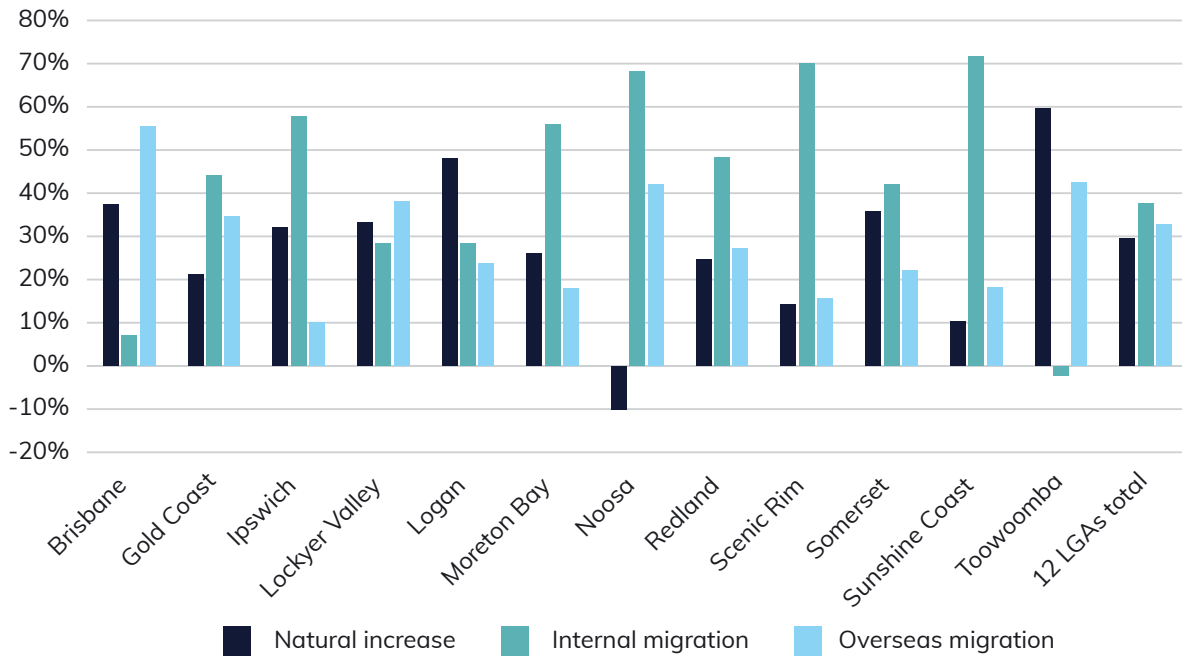
LGAs	Estimated resident population, 2017	Estimated resident population, 2020	Estimated resident population, changes 2017–2020	Total natural increase 2017–2020	Total net internal migration 2017–2020	Total net overseas migration 2017–2020
Brisbane	1,208,663	1,272,999	64,336	24,076	4,588	35,672
Gold Coast	591,141	635,191	44,050	9,379	19,384	15,287
Ipswich	206,500	229,845	23,345	7,498	13,484	2,363
Lockyer Valley	40,219	42,267	2,048	683	582	783
Logan	320,487	341,985	21,498	10,314	6,079	5,105
Moreton Bay	449,213	479,639	30,426	7,950	17,042	5,434
Noosa	54,642	56,587	1,945	-197	1,325	817
Redland	154,590	160,331	5,741	1,412	2,775	1,554
Scenic Rim	41,749	43,625	1,876	266	1,316	294
Somerset	25,529	26,279	750	268	316	166
Sunshine Coast	311,142	336,482	25,340	2,626	18,134	4,580
Toowoomba	166,013	170,356	4,343	2,593	- 95	1,845
12 LGAs total	3,569,888	3,795,586	225,698	66,868	84,930	73,900

Source: BCARR analysis of ABS.Stat, ERP and components by LGA (ASGS 2020), 2017 to 2020.

The highest natural increase in the population has occurred in Brisbane (24,076), Logan (10,314), Gold Coast (9,379) and Ipswich (7,498). Noosa has experienced a net negative change in population due to deaths exceeding births in this period (-197).

From 2017 to 2020, 37.6 per cent growth came from internal migration, 32.7 per cent from overseas migration and 29.6 from natural increase in the 12 LGAs of SEQ (see Figure 3.4). Toowoomba has the highest proportion of its population increase due to natural increase, which accounts for nearly 60 per cent of its growth. Logan (48.0 per cent) and Brisbane (37.4 per cent) have the next highest natural increase as their source of growth. However, for Noosa, this category made a negative contribution to the LGA's population growth during this period. Internal migration was the major source of population growth in the Sunshine Coast (71.6 per cent), Scenic Rim (70.1 per cent) and Noosa (68.1 per cent) LGAs in the period of 2017–2020. Moreton Bay and Ipswich also received over 50 per cent of their population growth from net internal migration. Only the Toowoomba LGA recorded a negative contribution from net internal migration.

Figure 3.4: Sources of population growth as a proportion of the population increase from 2017–18 to 2019–20 by LGAs



Source: BCARR analysis of ABS.Stat, ERP and components by LGA (ASGS 2020), 2017 to 2020.

In the Brisbane LGA, overseas migration was the main source of population growth (55.4 per cent). Overseas migration was also an important contributor to population growth for Toowoomba (42.5 per cent), Noosa (42.0 per cent) and Lockyer Valley (38.2 per cent) from 2017 to 2020. However, overseas migration made a relatively minor contribution to population growth in the Ipswich and Scenic Rim LGAs.

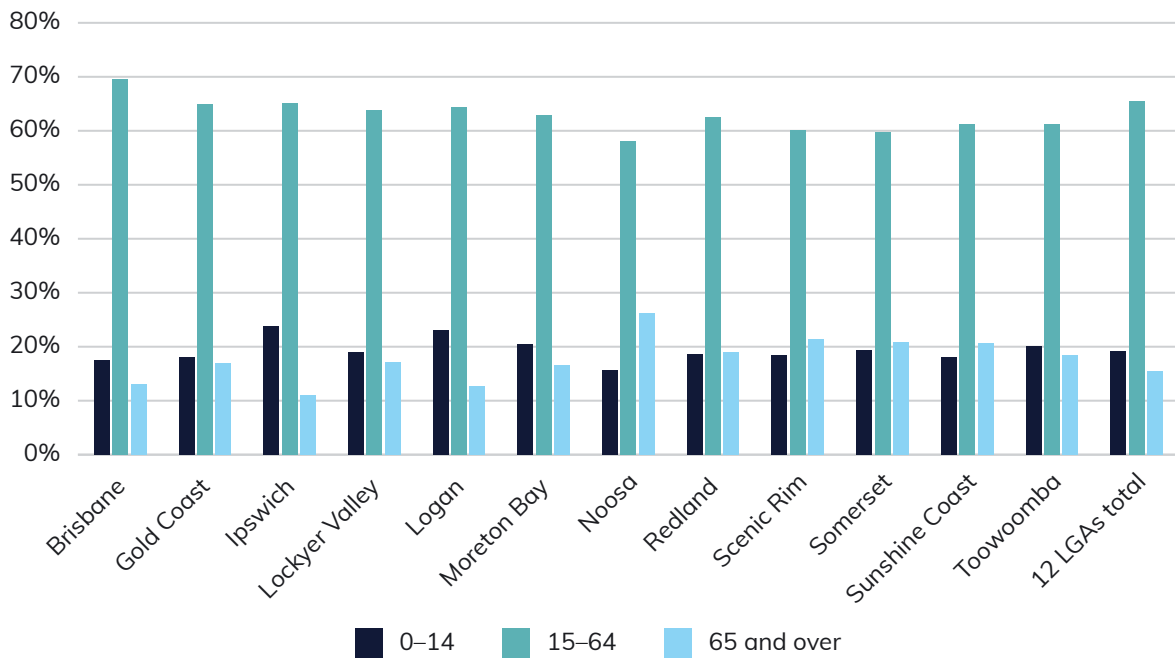
Composition of population growth: age breakdown

This section gives the data on the age composition of the SEQ population and how it has changed over the four years. Figure 3.5 divides the population into 0–14, 15 to 64, and 65 and above age groups, representing children, working-age and older populations. Overall, in the 12 LGAs, 15.5 per cent of people are aged 65 and over, and 19.1 per cent are children, and the rest are the working-age population. Ipswich LGA has the highest representation of children, and Noosa has the lowest representation of children. Brisbane LGA has the highest percentage of the working-age population, and Noosa LGA has the lowest working-age population. On the other hand, Ipswich has the lowest percentage of the older age population. Noosa and Somerset have the highest proportion of the population aged 65 and over in the SEQ region.

Figure 3.6 shows changes in population composition over time in the 12 LGAs. Overall, across the 12 LGAs, the population aged 65 and over has increased more than the other two age groups. All the LGAs, except Toowoomba and Brisbane, have experienced more than 15 per cent increases in their older age population, which shows the widespread effect of an ageing population on the SEQ region. Ipswich (23.0 per cent), Logan (19.9 per cent) and Somerset (21.0 per cent) all show particularly rapid growth in the population aged 65 and over during this period. In contrast, the population of children showed negative growth in Somerset (–2.9 per cent) and Noosa (–0.9 per cent) between 2016 and 2020.

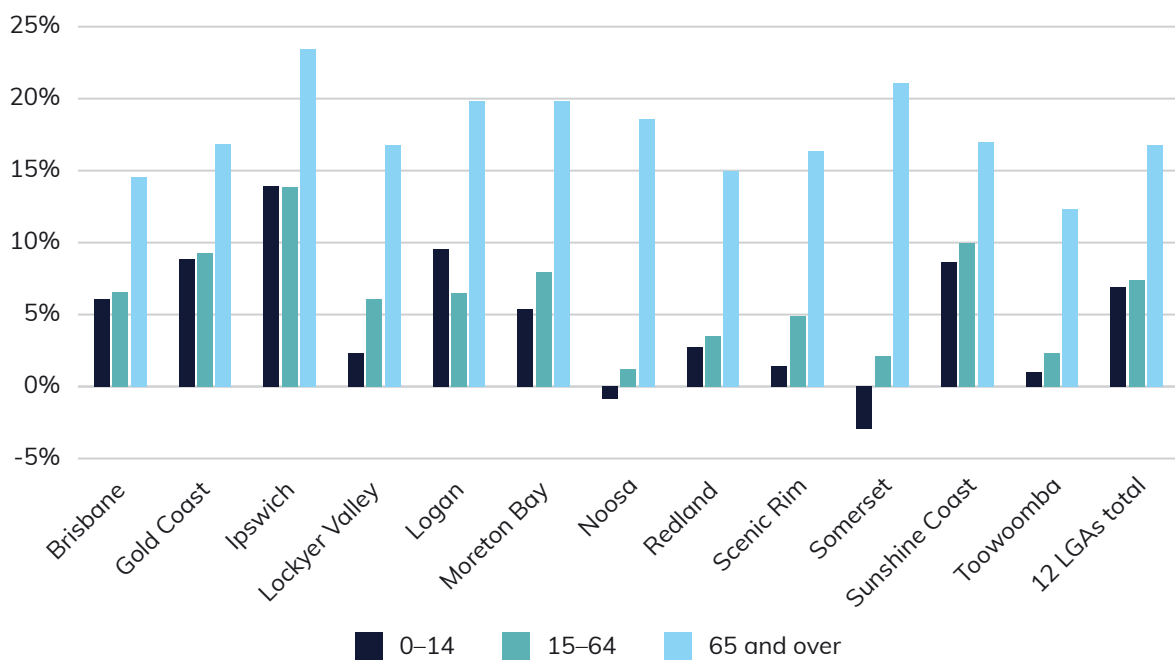
Also of interest is the very strong population growth in the Ipswich LGA across all age groups, with a 13.9 per cent increase in the population aged 0 to 14 years, a 13.9 per cent increase in people aged 15 to 64 years, and 23.0 per cent increase in the older age population.

Figure 3.5: Distribution of population by age groups for 12 SEQ LGAs in 2020



Source: BCARR analysis of ABS.Stat, Regional population by age and sex, 2020.

Figure 3.6: Changes in population by age group in 12 SEQ LGAs, 2016–2020



Source: BCARR analysis of ABS.Stat, Regional population by age and sex, 2016–2020.

3.4 Population-weighted density (PWD)

This report uses PWD instead of average population density. Average population density covers rural land, nature reserves, industrial and other land uses, whereas PWD excludes those land uses. A city where a large proportion of people live in dense areas will have a much higher PWD than the average population density. For more details, see Box 3.2.

Box 3.2 What is PWD? Why is it important?

PWD is a weighted average of the density of all the parcels of land in the city, with the population of each parcel of land providing the weighting. PWD gives equal weight to each person rather than to the land (Barnes 2001). This means land that is not populated is excluded from the measurement (Morton 2014). This altered method of measurement increases the density results that would have otherwise been presented using the average density calculation that includes all of the lands within the official city boundaries. Morton (2014) considers PWD more as a measurement of clustering of people. The results present unequal weighting based on the relative density of the neighbourhood.

PWD can be calculated in census years based on Mesh Block population counts, where Mesh Blocks are used to represent parcels of land, and Mesh Blocks with a zero population are excluded from the measurement. BCARR has developed estimates of Mesh Block populations for 2020 that adjust the 2016 census Mesh Block population counts based on the change in the ABS' ERP between 2016 and 2020 at the SA2 scale. The estimated Mesh Block populations for 2020 are then used to derive PWD estimates for the required SEQ geographies.

Population-weighted density in 2020: LGAs

Population density varies across the SEQ region. The level of population density in any area depends on housing density, average household size, and non-residential land in an area. Therefore this report measures the population-weighted density. The densest LGA in SEQ is Brisbane LGA (5,445 persons per km²), followed by Gold Coast (5,308 persons per km²) and Logan (2,887 persons per km²). The Somerset, Lockyer Valley and Scenic Rim LGAs have the lowest PWD (See Table 3.12).

Table 3.12: Population-weighted density in the LGAs as at 30 June 2020

LGAs	Population-weighted density, 2020
Brisbane	5,445
Gold Coast	5,308
Ipswich	2,828
Lockyer Valley	629
Logan	2,887
Moreton Bay	2,852
Noosa	1,643
Redland	2,504
Scenic Rim	641
Somerset	594
Sunshine Coast	2,724
Toowoomba	1,765
12 LGAs total	3,976

Note: The PWD estimates in this table are calculated by directly aggregating the Mesh Block data to the LGA scale and differ from the estimates in Table 3.13, which were derived via a two-stage calculation method (from Mesh Blocks to SA2s to sub-regions).

Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020 and Census of Population and Housing: Mesh Block Counts, Australia, 2016 (ABS 2017b).

Population-weighted density in 2020: BCARR rings and sub-regions⁷

The PWD in the SEQ region overall is 4,196 persons per km². Inner Brisbane has the highest PWD in the region, which is 12,444 persons per km². No other sub-region has such a high density, which is not surprising since it contains the Brisbane CBD (see Table 3.13). Middle South (4,333 persons per km²) and Middle North (4,130 persons per km²) have the second and third highest PWD in the Greater Brisbane region after Inner Brisbane. Middle Brisbane ring has a PWD of 3,986 people per km², whereas the Outer Brisbane average is 2,813 persons per km². In the Outer Brisbane sub-region, Ipswich and Moreton Bay have the highest densities.

Outside of Greater Brisbane, Gold Coast has the highest density per km², followed by the Sunshine Coast, Toowoomba urban area and Noosa. Toowoomba urban area has a higher population density than Toowoomba LGA as a whole (see Table 3.12 and 3.13), which is expected. The Somerset, Lockyer Valley and Scenic Rim LGAs have the lowest population density in the region.

Table 3.13: Population-weighted density in the SEQ sub-regions as of 30 June 2020

BCARR rings/sub-regions	Population-weighted density, 2020
INNER Brisbane*	12,444
MIDDLE Brisbane – TOTAL*	3,986
Middle East	3,377
Middle North	4,129
Middle South	4,333
Middle West	3,579
OUTER Brisbane –TOTAL	2,813
Ipswich	2,973
Redland	2,492
Logan	2,726
Moreton Bay	2,906
TOTAL – GREATER BRISBANE	4,430
Rest of SEQ	3,742
Gold Coast	5,385
Sunshine Coast	2,776
Noosa	1,526
Toowoomba (urban part)	2,027
Scenic Rim	644
Lockyer Valley	627
Somerset	602
TOTAL – SOUTH EAST QUEENSLAND	4,196

Note: The PWD estimates in this table are derived via a two-stage calculation method (from Mesh Blocks to SA2s to sub-regions), and differ from the estimates in Table 3.12, which were directly aggregated from Mesh Blocks to LGAs.

* The Inner and Middle Brisbane Rings together comprise the City of Brisbane LGA. See Table 1.3 and Figure 1.2 in Chapter 1 for these classifications.

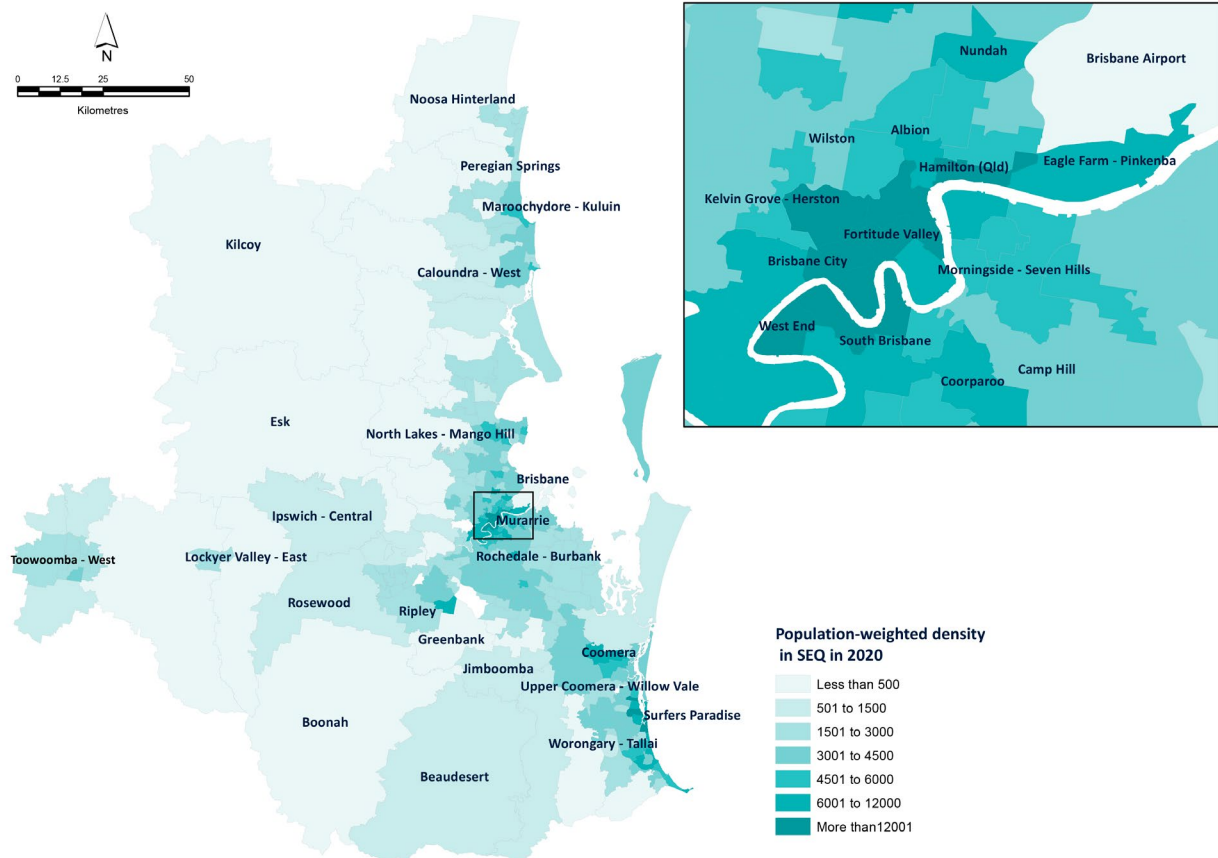
Sources: BCARR analysis of ABS Cat.3218.0 Regional Population Growth Data, 2020 and Census of Population and Housing: MeshBlock Counts, Australia, 2016 (ABS 2017b).

⁷ The population –weighted density estimates for sub-regions are based on aggregating data from Mesh Blocks to SA2s and then sub-regions, and differ from the LGA-based estimates in the previous section.

Population-weighted density of SEQ in 2020: SA2s

The level of PWD varies a lot across the SA2s in the SEQ region. Figure 3.7 below shows the PWD across SEQ. The density is more along the coast, becoming less toward inland areas. There is a clear pattern of high-density SA2s along the Brisbane River. The ten most densely populated SA2s in SEQ are shown in Table 3.14. The most densely populated SA2s are Fortitude Valley, Brisbane City and South Brisbane. Of the ten most densely populated SA2s, eight are located in Inner Brisbane. The other densely populated SA2s are mainly in the Gold Coast sub-region. Thirteen out of 332 SA2s have a population density of more than 10,000 persons per km².

Figure 3.7: Distribution of population-weighted density in SEQ in 2020



Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020 and Census of Population and Housing: Mesh Block Counts, Australia, 2016.

Table 3.14: The ten most densely populated SA2s in SEQ as of 30 June 2020

SA2s	BCARR rings/sub-regions	Population-weighted density, 2020
Fortitude Valley	Inner	49,133
Brisbane City	Inner	46,208
South Brisbane	Inner	25,046
Hamilton (Qld)	Inner	24,885
Newstead – Bowen Hills	Inner	22,504
Spring Hill	Inner	21,549
Southport – North	Gold Coast	20,808
Kelvin Grove – Herston	Inner	15,773
Surfers Paradise	Gold Coast	14,720
West End	Inner	14,709

Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020 and Census of Population and Housing: Mesh Block Counts, Australia, 2016 (ABS 2017b).

Table 3.15 shows the least densely populated SA2s in the SEQ region, and they are primarily rural or industrial areas. Lake Manchester – England Creek, Brisbane Port – Lytton and Enoggera Reservoir are the three least-populated SA2s in the region. Around 29 SA2s in SEQ have PWD of less than 500 persons per km², and 45 SA2s have less than 1000 persons per km².

Table 3.15: Five least densely populated SA2s in SEQ as of 30 June 2020

SA2s	BCARR rings/sub-regions	Population-weighted density, 2020
Lake Manchester – England Creek	Middle West	0
Brisbane Port – Lytton	Middle East	4
Enoggera Reservoir	Middle West	5
Carole Park	Ipswich	24
Lockyer Valley – West	Lockyer Valley	200

Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020 and Census of Population and Housing: Mesh Block Counts, Australia, 2016 (ABS 2017b).

Change in population-weighted density from 2016 to 2020: LGAs

The SEQ region has around 8.7 per cent population growth from 2016 to 2020, with an average annual growth rate of 2.1 per cent. The population growth has led to a density increase in the region. Table 3.16 shows the density changes across the 12 LGAs in the SEQ region between 2016 to 2020. Gold Coast LGA has the most significant changes in this period; PWD increased from 4,808 persons per km² in 2016 to 5,308 in 2020.

Table 3.16: Changes in population-weighted density of LGAs, 2016 to 2020

LGAs	Population-weighted density, 30 June 2020	Population-weighted density, 30 June 2016	Changes 2016–2020
Brisbane	5,445	5,068	377
Gold Coast	5,308	4,808	500
Ipswich	2,828	2,462	366
Lockyer Valley	629	588	41
Logan	2,887	2,655	232
Moreton Bay	2,852	2,612	240
Noosa	1,643	1,566	77
Redland	2,504	2,378	127
Scenic Rim	641	602	39
Somerset	594	568	25
Sunshine Coast	2,724	2,451	272
Toowoomba	1,765	1,701	64
12 LGAs total	3,976	3,657	318

Note: The PWD estimates in this table are calculated by directly aggregating the Mesh Block data to the LGA scale, and differ from the estimates in Table 3.17, which were derived via a two-stage calculation method (from Mesh Blocks to SA2s to sub-regions).

Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2016–2020 and Census of Population and Housing: Mesh Block Counts, Australia, 2016 (ABS 2017b).

Brisbane LGA has the second-highest shift in population density which is 378 persons per km², followed by Ipswich (366 persons per km²). Other LGAs which have significant changes in PWD were Logan (232 persons per km²), Moreton Bay (240 persons per km²) and Sunshine Coast (272 persons per km²). The lowest changes in PWD occur in Somerset (25 persons per km²), Scenic Rim (39 persons per km²) and Toowoomba (64 persons per km²).

Change in population-weighted density from 2016 to 2020: BCARR rings and sub-regions

Table 3.17 below shows the PWD changes in the SEQ sub-regions. Overall the SEQ region density has increased 485 persons per km² between 2016 to 2020. The highest increase (2425 persons per km²) in PWD has occurred in Inner Brisbane, from 10,019 persons per km² to 12,444 persons per km² from 2016 to 2020. In the Middle ring, the largest increases in density occurred in the Middle North and Middle South. In the Outer Ring, a significant increase in density occurred in Ipswich and Moreton Bay. Greater Brisbane's PWD has increased by 539 persons per km² from 2016 to 2020. Outside of Greater Brisbane, Gold Coast has the highest increase in PWD in the region, followed by Sunshine Coast.

Table 3.17: Changes in population-weighted density in the SEQ sub-regions from 2016 to 2020

BCARR rings/sub-region	Population-weighted density, 2020	Population-weighted density, 2016	Changes 2016–2020
INNER Brisbane*	12,444	10,019	2,425
MIDDLE Brisbane – TOTAL*	3,986	3,719	268
Middle East	3,377	3,221	156
Middle North	4,129	3,817	313
Middle South	4,333	4,043	290
Middle West	3,579	3,356	223
OUTER Brisbane – TOTAL	2,813	2,568	245
Ipswich	2,973	2,468	505
Redland	2,492	2,379	113
Logan	2,726	2,660	67
Moreton Bay	2,906	2,614	292
TOTAL – GREATER BRISBANE	4,430	3,891	539
Rest of SEQ	3,742	3,365	377
Gold Coast	5,385	4,837	547
Sunshine Coast	2,776	2,494	282
Noosa	1,526	1,489	37
Toowoomba (urban part)	2,027	1,979	49
Scenic Rim	644	602	42
Lockyer Valley	627	590	37
Somerset	602	569	32
TOTAL – SOUTH EAST QUEENSLAND	4,196	3,711	485

Note: The PWD estimates in this table are derived via a two-stage calculation method (from Mesh Blocks to SA2s to sub-regions), and differ from the estimates in Table 3.16, which were directly aggregated from Mesh Blocks to LGAs.

* The Inner and Middle Brisbane Rings together comprise the City of Brisbane LGA. See Table 1.3 and Figure 1.2 in Chapter 1 for these classifications.

Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2016–2020 and Census of Population and Housing: Mesh Block Counts, Australia (ABS 2017b).

Change in population-weighted density from 2016 to 2020: SA2s

Table 3.18 shows the highest and lowest PWD changes in the SA2s of the SEQ region from 2016 to 2020. The highest increases in density occurred in Fortitude Valley, Brisbane City and South Brisbane. All of them are located in Inner Brisbane, and these 3 SA2s also had the highest PWD in 2020. Most of the density increase has occurred in the Inner Brisbane and Gold Coast areas.

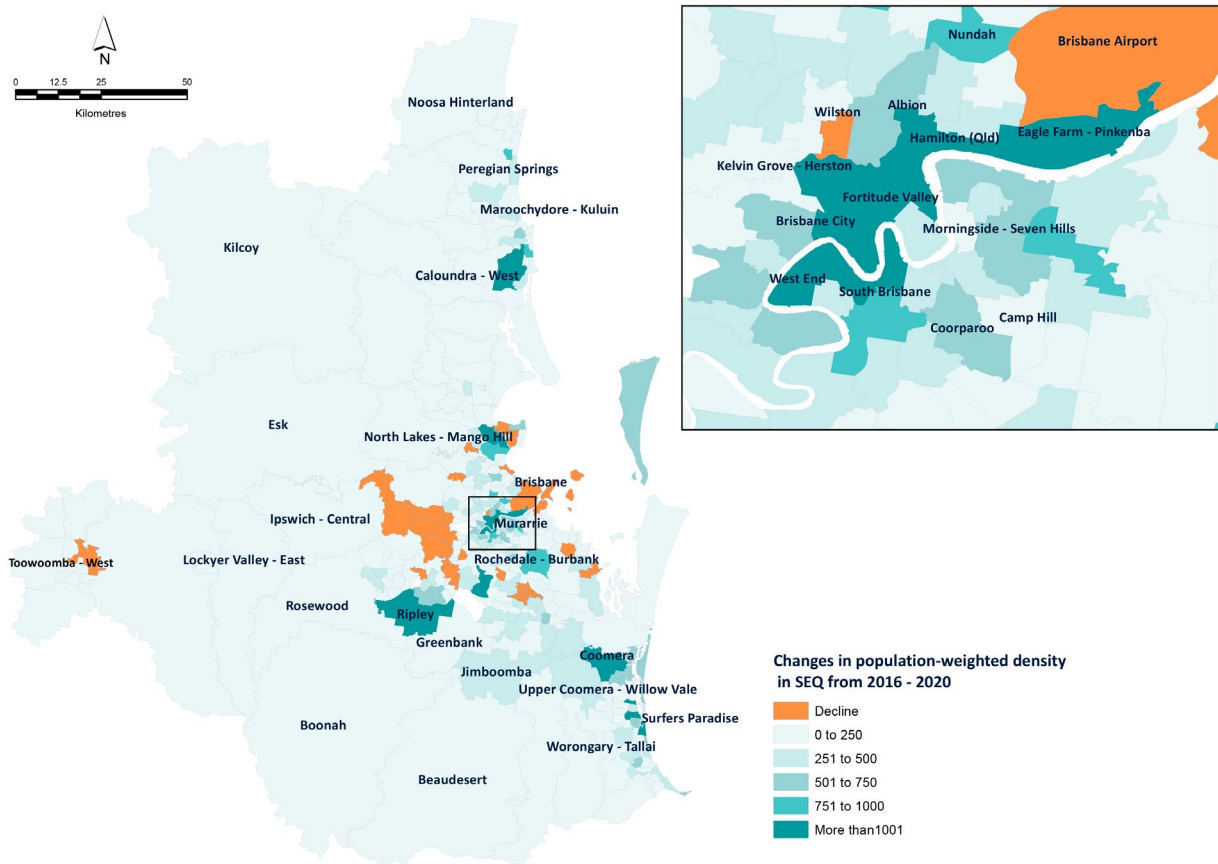
Table 3.18: Highest and lowest changes of population-weighted density in SA2s from 2016 to 2020

SA2s	BCARR rings/ sub-region	Highest changes 2016–2020	SA2s	BCARR rings/ sub-region	Lowest changes 2016–2020
Fortitude Valley	Inner	10,389	Woodridge	Logan	–200
Brisbane City	Inner	7,018	Riverview	Ipswich	–118
South Brisbane	Inner	6,721	Logan Central	Logan	–102
Newstead – Bowen Hills	Inner	6,575	Sandgate – Shorncliffe	Middle North	–80
Pimpama	Gold Coast	3,851	Slacks Creek	Logan	–73

Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2016–2020 and Census of Population and Housing: Mesh Block Counts, Australia (ABS 2017b).

Among the 332 SA2s, nearly three hundred of them experienced a positive increase of PWD, five had no changes, and the rest of them experienced negative density changes. Woodridge, Riverview and Logan Central had the largest decrease of PWD in the region. Figure 3.8 shows changes in PWD in SEQ from 2016 to 2020.

Figure 3.8: Changes in population-weighted density in SEQ from 2016 to 2020



Sources: BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2016–2020 and Census of Population and Housing: Mesh Block Counts, Australia (ABS 2017b).

3.5 Projected future population

This section presents the Queensland Government’s projections of the future population of SEQ at the LGA, sub-region and SA2 scale (Queensland Government 2018b). The projections were published in 2018 and cover the period out to 2041. Given the timing of their release, the projections do not factor in the impacts of the pandemic on migration flows and future population growth. The Queensland Government report presents low, medium and high projections, and this report largely relies on the medium series of population projections. Further information on the Queensland Government projections is provided in Box 3.3.

Projected future population: LGAs

Table 3.19 shows the SEQ low, medium and high population projections. According to the high projections, the 12 LGAs of SEQ are projected to increase their total population by 57.4 per cent to reach a population of 5.97 million by 2041. With the low projections, the population is projected to be 4.98 million in 2041, which is a 31.3 per cent increase.

Table 3.19: SEQ low, medium and high population projection for 2021–2041 and estimated resident population 2020

12 LGA's total projection	Estimated resident population, 2020	2041 projection	Percentage increase
Low	3,795,586	4,983,609	31.3
Medium	3,795,586	5,442,029	43.4
High	3,795,586	5,973,170	57.4

Note: Based on data for 12 LGAs, and so includes rural areas of Toowoomba LGA that are not part of SEQ.

Sources: BCARR analysis of Queensland Government population projections, 2018 and BCARR analysis of ABS Cat.3218.0 Regional Population Growth Data, 2020.

Box 3.3 What is a population projection, and how is it calculated?

The Queensland Government's population projections (Queensland Government 2018b) consider issues such as fertility and mortality rates, overseas and internal migration, demand for housing versus supply of dwellings, data reliability and availability, the rate of population change, and a region's share of the overall state population. The future size, distribution, and age structure of the population of Queensland and its regions will be the outcome of future levels of fertility, mortality and migration. As such, a demographic cohort component model (incorporating assumptions about future levels of these components of population change) is used to model these populations.

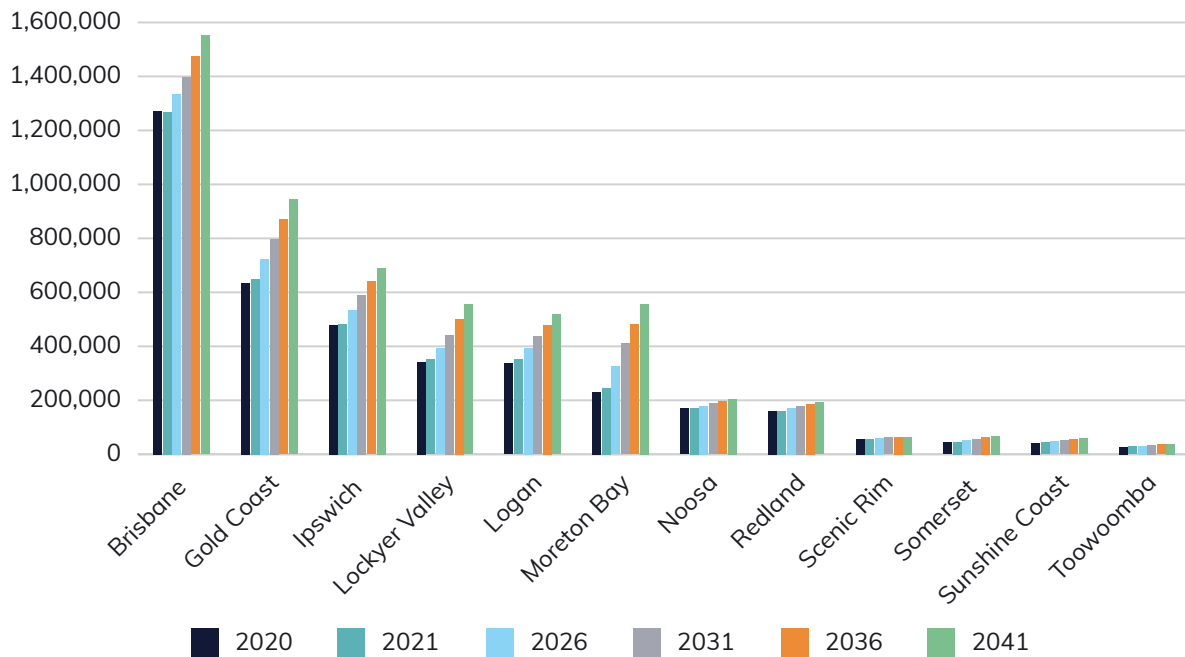
Future population change for smaller geographical levels, such as LGAs and SA2s, is less likely to result from demographic factors alone. Population change in small geographical urban areas is mainly a function of available land supply and constraints and consequent dwelling construction. For example, large amounts of available land supply are expected to result in significant future population growth in areas such as Ripley, Jimboomba (Yarrabilba) and Greenbank (Greater Flagstone). Constraints on land availability for future dwelling construction are projected to result in slowing population growth in areas such as Noosa.

Moreover, the 2018 edition of the Queensland Government's population projections also incorporate information on estimated dwelling yields in Priority Development Areas (PDAs), formerly known as Urban Development Areas, in the Greater Brisbane geographical region. PDAs are parcels of land within Queensland that have been identified for specific accelerated development with a focus on economic growth. Data on PDAs were provided by Economic Development Queensland.

Figure 3.9 and Table 3.20 shows the projected population increase of the 12 LGAs between 2020 and 2041. This is based on the Queensland Government's medium series of forecasts. The 2020 ABS ERP data is used as a reference point. Overall, the 12 LGAs population in 2041 is projected to be 5.44 million, which is a 43.4 per cent increase compared to the 2020 ERP (Figure 3.10).

Between 2020 and 2041, the largest population increases are projected for the Ipswich (327,804), Gold Coast (308,495) and Brisbane (278,150) LGAs. Logan and Moreton Bay are also expected to add more than 200,000 new residents each. The Noosa LGA has the lowest projected growth of the 12 LGAs, at just 8,412 extra persons.

Amongst the 12 LGAs, Ipswich LGA is expected to experience the highest percentage increase in population, around 142 per cent, which is three times higher than the SEQ projection. Significant increases in population are also projected for Logan (62.1 per cent), Scenic Rim (54.2 per cent) and Sunshine Coast (53.9 per cent) over the next 20 years. Amongst the LGAs, Noosa (14.9 per cent), Toowoomba (19.9 per cent) and Redland (20.0 per cent) are projected to have the lowest rates of growth, according to Queensland Government projections. As mentioned earlier, some of the LGAs have land constraints which are expected to inhibit future growth, such as Noosa. Other LGAs might have more scope for future development, with plenty of land availability. These factors are considered during the development of the population projections.

Figure 3.9: Projected population of LGAs (medium projection), 2021–2041 and estimated resident population, 2020

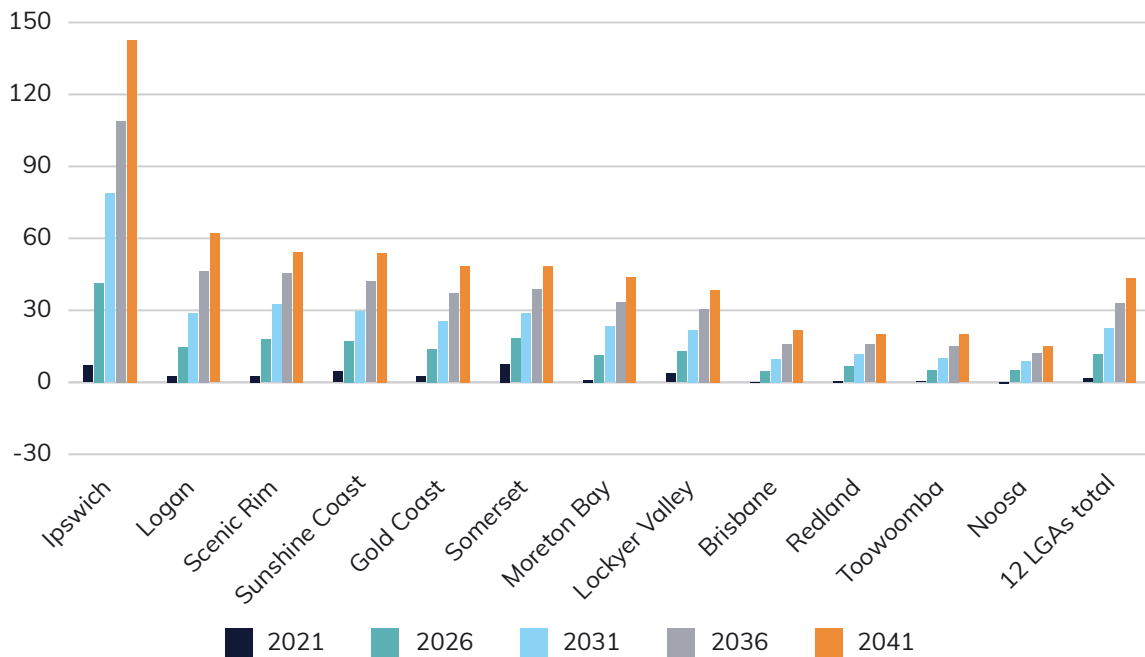
Sources: BCARR analysis of Queensland Government population projections, 2018 and BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Table 3.20: Projected population of LGAs (medium projection), 2021–2041 and estimated resident population 2020

LGAs	Estimated resident population, 2020	Population according to 2041 medium projection	Change in population, 2020–2041 (medium projection)	Percentage change in population, 2020–2041 (medium projection)
Brisbane	1,272,999	1,551,149	278,150	21.9
Gold Coast	635,191	943,686	308,495	48.6
Moreton Bay	479,639	690,602	210,963	44.0
Logan	341,985	554,327	212,342	62.1
Sunshine Coast	336,482	518,004	181,522	53.9
Ipswich	229,845	557,649	327,804	142.6
Toowoomba	170,356	204,332	33,976	19.9
Redland	160,331	192,431	32,100	20.0
Noosa	56,587	64,999	8,412	14.9
Scenic Rim	43,625	67,290	23,665	54.2
Lockyer Valley	42,267	58,542	16,275	38.5
Somerset	26,279	39,017	12,738	48.5
12 LGAs total	3,795,586	5,442,029	1,646,443	43.4

Sources: BCARR analysis of Queensland Government population projections, 2018 and BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Figure 3.10: Percentage change in LGAs medium population projection, 2021–2041, based on ERP 2020



Source: BCARR analysis of Queensland Government population projections, 2018.

Projected future population: BCARR rings and sub-regions

Table 3.21 shows the population projections for the SEQ sub-regions. Within Greater Brisbane, Inner Brisbane is projected to grow from 298,546 to 406,004, which is a 36 per cent increase over the 20 years. Middle Brisbane is projected to grow 17.5 per cent (170,426 new residents) and Outer Brisbane 64.6 per cent, which is 783,456 additional new residents. In Outer Brisbane, Ipswich is projected to grow 142 per cent, followed by Logan (62 per cent) and Moreton Bay (44 per cent). The Ipswich sub-region alone is projected to add 327,937 more new residents in 20 years.

Redland has the least projected growth within the Outer Brisbane ring. Within the rest of SEQ, Sunshine Coast (54.7 per cent), Scenic Rim (54.2 per cent), and Gold Coast (48.6 per cent) have the highest projected growth rates, while Gold Coast and Sunshine Coast have the largest projected increases in population (at 308,495 and 181,790 persons, respectively).

To illustrate more visibly, Figures 3.11 and 3.12 show growth projections for Brisbane's Inner, Middle and Outer rings as well as the Rest of SEQ, looking at how the population is expected to change at 5-year intervals between 2021 and 2041. It shows that Outer Brisbane will accommodate more of the future population growth along with Inner Brisbane.

Table 3.21: SEQ sub-regions population projection 2021–2041 and estimated resident population, 2020

BCARR rings/sub-regions	Estimated resident population, 2020	Projected population, 2041	2041 number increase	2041 per cent increase
INNER Brisbane*	298,546	406,004	107,458	36.0
MIDDLE Brisbane – TOTAL*	974,234	1,144,660	170,426	17.5
Middle East	82,790	92,059	9,269	11.2
Middle North	228,486	268,513	40,027	17.5
Middle South	381,849	462,367	80,518	21.1
Middle West	281,109	321,721	40,612	14.4
OUTER Brisbane – TOTAL	1,212,039	1,995,495	783,456	64.6
Ipswich	229,818	557,755	327,937	142.7
Redland	160,331	192,431	32,100	20.0
Logan	341,985	554,327	212,342	62.1
Moreton Bay	479,905	690,982	211,077	44.0
TOTAL – GREATER BRISBANE	2,484,819	3,546,159	1,061,340	42.7
Rest of SEQ	1,279,937	1,862,046	582,109	45.5
Gold Coast	635,191	943,686	308,495	48.6
Sunshine Coast	332,562	514,352	181,790	54.7
Noosa	60,487	68,651	8,164	13.5
Toowoomba (urban part)	139,526	170,508	30,982	22.2
Scenic Rim	43,625	67,290	23,665	54.2
Lockyer Valley	42,263	58,545	16,282	38.5
Somerset	26,283	39,014	12,731	48.4
TOTAL – SOUTH EAST QUEENSLAND	3,764,756	5,408,205	1,643,449	43.7

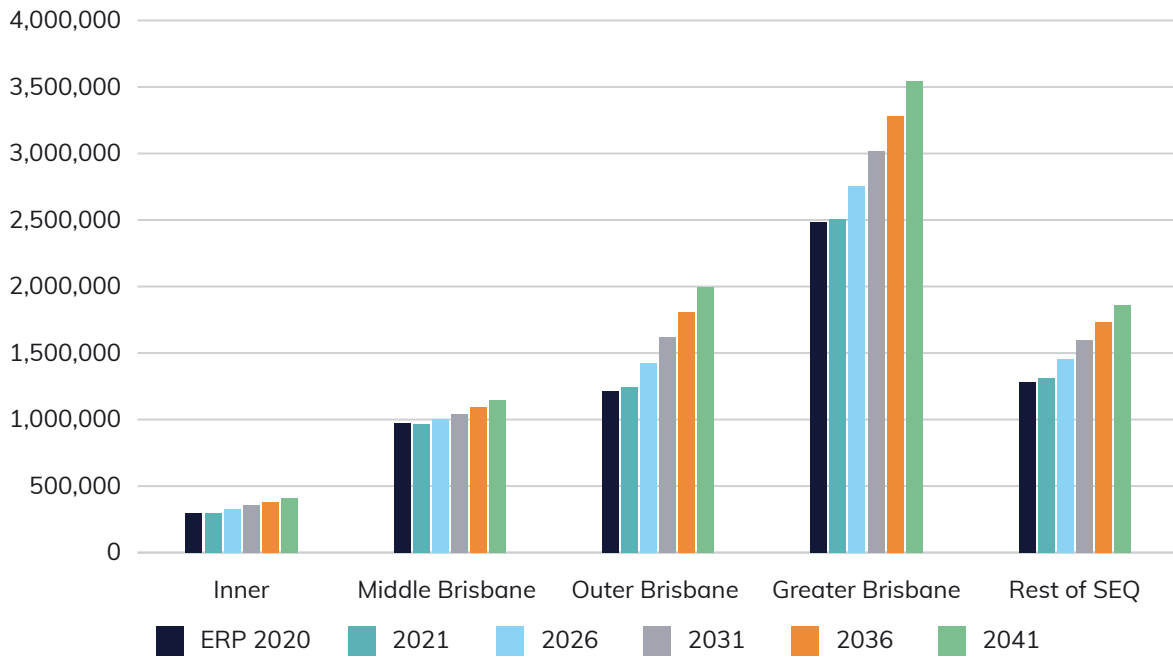
Notes:

* The Inner and Middle Rings together comprise the City of Brisbane LGA. See Table 1.3 and Figure 1.2 in Chapter 1 for these classifications.

^ The SEQ total differs from the 12 LGA total in the preceding table, which includes the whole of Toowoomba LGA. This table includes only the urban parts of Toowoomba LGA.

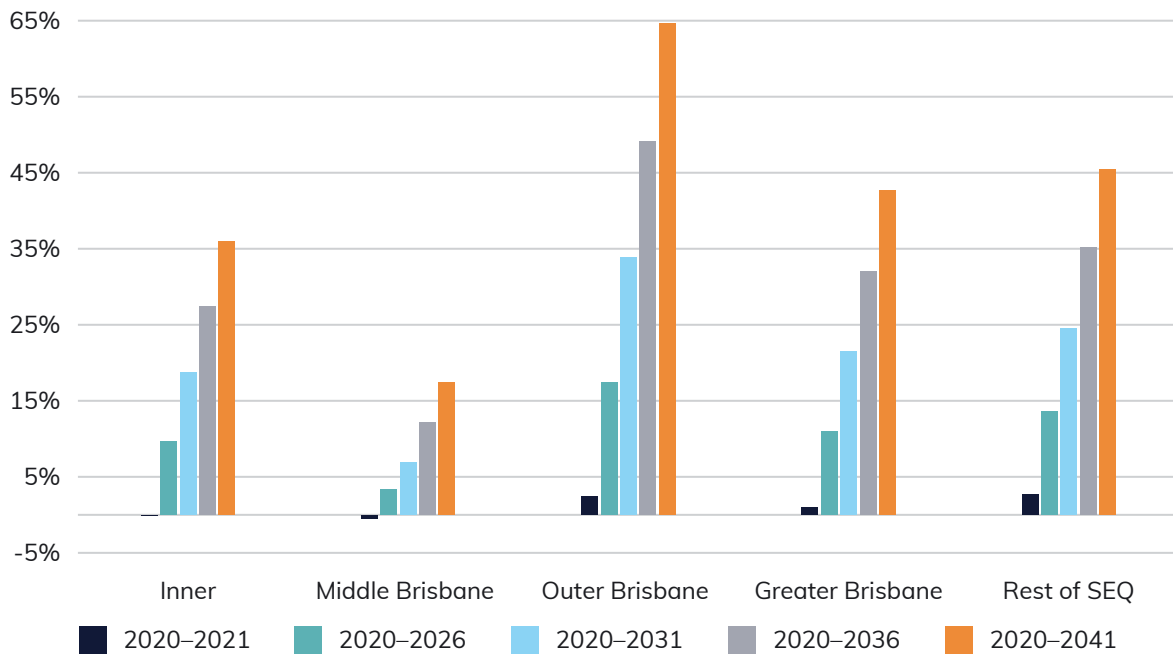
Sources: BCARR analysis of Queensland Government population projections, 2018 (medium projections) and BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Figure 3.11: SEQ BCARR rings population projections from 2021 to 2041 and estimated resident population, 2020



Sources: BCARR analysis of Queensland Government population projections, 2018 (medium projections) and BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Figure 3.12: Projected population growth rates of SEQ sub-regions, 2020–2041



Source: BCARR analysis of Queensland Government population projections, 2018 (medium projections).

Projected future population: SA2s

Table 3.22 shows the SA2s that are projected to have the largest population increase between 2020 and 2041. The largest projected increases are for Ripley (116,575), Greenbank (74,109) and Jimboomba (57,890). Ripley is a newly developing area in the Ipswich LGA, which is expected to see an 1195 per cent increase in its population over the 20 years. As can be seen from Figure 3.13, Greenbank and Jimboomba are neighbouring SA2s in the Logan LGA, located on the southern fringe of the existing Brisbane urban area. In addition to the very rapid growth projected for Ripley, the Greenbank and Rosewood SA2s are also projected to have more than a 400 per cent increase in their population between 2020 and 2041.

Four of the 10 SA2s with the largest projected population increases are located in the Ipswich LGA, which is the fastest-growing region in SEQ. Others are located in the Logan, Gold Coast and Sunshine Coast LGAs.

Table 3.22: SA2s with the largest projected population increase in number between 2020 and 2041

SA2s	BCARR rings/ sub-region	2041 projection	Estimated resident population, 2020	Change in population, 2020–2041	Percentage change, 2020–2041
Ripley	Ipswich	126,334	9,759	116,575	1,195
Greenbank	Logan	89,924	15,815	74,109	469
Jimboomba	Logan	93,461	35,571	57,890	163
Coomera	Gold Coast	75,606	19,724	55,882	283
Rosewood	Ipswich	67,975	13,478	54,497	404
Caloundra – West	Sunshine Coast	81,280	27,992	53,288	190
Springfield Lakes	Ipswich	73,256	23,535	49,721	211
Landsborough	Sunshine Coast	49,658	13,094	36,564	279
Bellbird Park – Brookwater	Ipswich	54,874	18,554	36,320	196
Surfers Paradise	Gold Coast	50,209	28,160	22,049	78

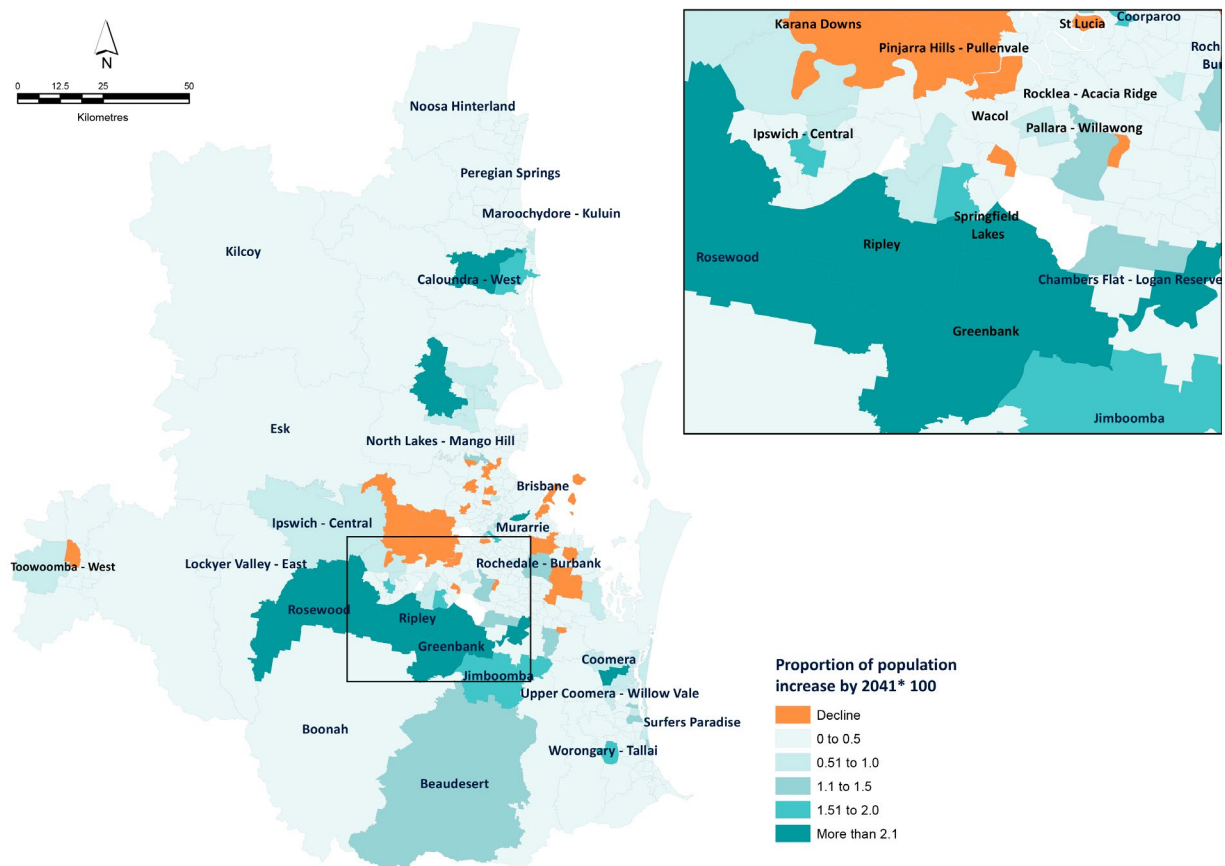
Sources: BCARR analysis of Queensland Government population projections, 2018 (medium projections) and BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Table 3.23 shows the SA2s that are expected to experience the most rapid population growth over the 20 year period. Most of these SA2s are located in the Ipswich, Moreton Bay, Logan, Gold Coast and Sunshine Coast sub-regions. As discussed above, Ripley and Greenbank are projected to see the most rapid population increase along with Upper Caboolture (434 per cent). Upper Caboolture is another future growth area of SEQ. As discussed in the next chapter, the Caboolture West priority growth area is forecast to accommodate more than 65,000 people by 2041.

Table 3.23: SA2s with largest population percentage increase between 2020 to 2041

SA2s	BCARR rings/ sub-region	Estimated resident population, 2020	2041 projection	Changes in population, 2020–2041	Percentage change, 2020–2041
Ripley	Ipswich	9,759	126,334	116,575	1,195
Greenbank	Logan	15,815	89,924	74,109	469
Upper Caboolture	Moreton Bay	3,425	18,306	14,881	434
Rosewood	Ipswich	13,478	67,975	54,497	404
Eagle Farm – Pinkenba	Middle North	1,485	7,246	5,761	388
Morayfield	Moreton Bay	5,412	24,771	19,359	358
Wamuran	Moreton Bay	4,381	18,673	14,292	326
Coomera	Gold Coast	19,724	75,606	55,882	283
Landsborough	Sunshine Coast	13,094	49,658	36,564	279
Springfield Lakes	Ipswich	23,535	73,256	49,721	211
Chambers Flat – Logan Reserve	Logan	7,260	22,404	15,144	209

Sources: BCARR analysis of Queensland Government population projections, 2018 (medium projections) and BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Figure 3.13: Projected growth rate of SA2 population from 2020 to 2041

Source: BCARR analysis of Queensland Government population projections, 2018 (medium projections) and BCARR analysis of ABS Cat. 3218.0 Regional Population Growth Data, 2020.

Table 3.24 shows the top five projected population increase SA2s over the four sub-periods: 2021–2026, 2026–2031, 2031–2036 and 2036–2041. This shows how these SA2s will evolve over time and the shifting focus areas of development in SEQ. Ripley in the Ipswich LGA is the principal growth SA2 in all four sub-periods. However, Jimboomba is more prominent early in the period, Greenbank becomes a more significant contributor to growth as time progresses, and Springfield Lakes emerges as an important contributor after 2036. These projected top growth SA2s are located mainly in the Ipswich, Logan and Gold Coast LGAs.

Table 3.24: Top five population increase SA2s 2021–2026, 2026–2031, 2031–2036 and 2036–2041

SA2s	BCARR rings	2021–2026	SA2s	BCARR rings	2026–2031
Ripley	Ipswich	29,585	Ripley	Ipswich	27,674
Jimboomba	Logan	17,798	Greenbank	Logan	16,148
Coomera	Gold Coast	12,661	Coomera	Gold Coast	15,798
Rosewood	Ipswich	12,358	Caloundra – West	Sunshine Coast	15,047
Caloundra – West	Sunshine Coast	11,620	Rosewood	Ipswich	14,999

SA2s	BCARR rings	2031–2036	SA2s	BCARR rings	2036–2041
Ripley	Ipswich	23,554	Ripley	Ipswich	29,953
Greenbank	Logan	21,348	Greenbank	Logan	22,670
Coomera	Gold Coast	14,682	Springfield Lakes	Ipswich	14,460
Jimboomba	Logan	13,478	Rosewood	Ipswich	13,346
Caloundra – West	Sunshine Coast	12,935	Coomera	Gold Coast	13,018

Sources: BCARR analysis of Queensland Government population projections, 2018 (medium projections) and BCARR analysis of ABS Cat.3218.0 Regional Population Growth Data, 2020.

Projected future population by age groups

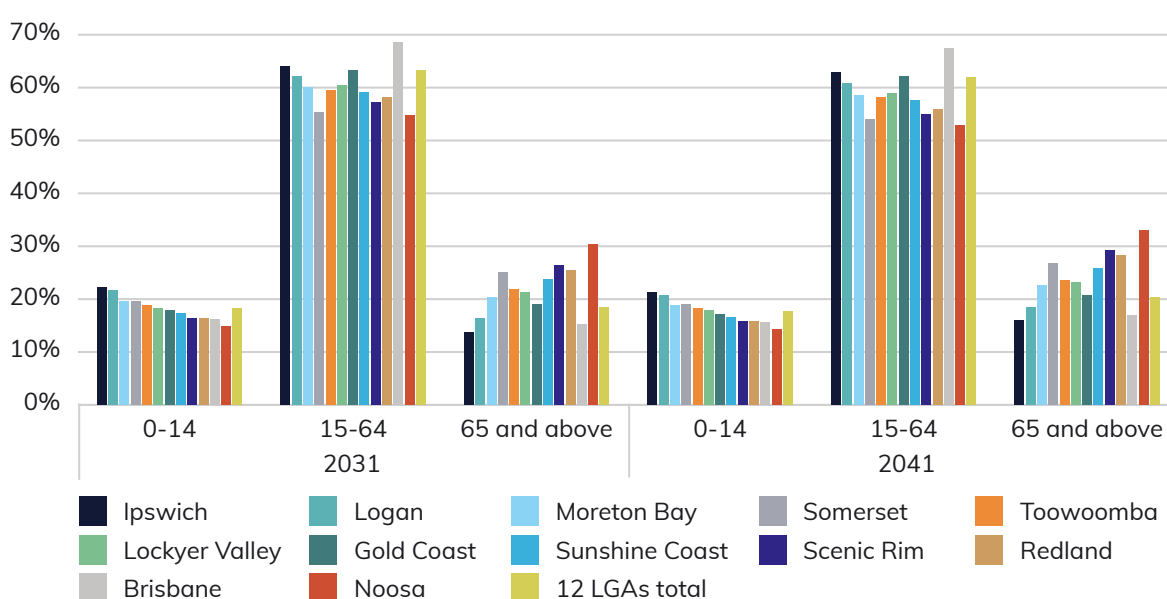
Table 3.25 and Figure 3.14 shows the population projection by age groups and LGA in ten and twenty years. The Ipswich LGA will have the most significant percentage of the younger population both in 2031 and 2041, followed by Logan, Moreton Bay and Somerset LGAs. Brisbane, Ipswich and Gold Coast are projected to have the highest percentage of the working-age population both in 2041 and in 2031. The highest proportion of the older population in both 2031 and 2041 is projected to be in Noosa (30.3 and 33.0 per cent), Scenic Rim (26.4 and 29.2 per cent) and Redland (25.5 and 28.3 per cent).

Table 3.25: Projected population (medium series) by five-year age groups by LGA, 2031 and 2041

LGAs	2031			2041		
	0–14 years	15–64 years	65 and above	0–14 years	15–64 years	65 and above
Brisbane	16.3	68.5	15.2	15.6	67.4	17.0
Gold Coast	17.8	63.2	19.0	17.2	62.1	20.7
Ipswich	22.3	64.0	13.8	21.3	62.8	15.9
Lockyer Valley	18.3	60.5	21.2	17.9	58.9	23.2
Logan	21.6	62.1	16.3	20.7	60.9	18.5
Moreton Bay	19.6	60.0	20.4	18.9	58.6	22.5
Noosa	14.9	54.8	30.3	14.3	52.8	33.0
Redland	16.4	58.1	25.5	15.7	56.0	28.3
Scenic Rim	16.4	57.2	26.4	15.8	54.9	29.2
Somerset	19.6	55.4	25.0	19.1	54.1	26.8
Sunshine Coast	17.2	59.1	23.7	16.6	57.6	25.8
Toowoomba	18.8	59.4	21.8	18.3	58.1	23.6

Source: BCARR analysis of Queensland Government population projection, 2018 (medium projection).

Noosa, Brisbane, and Redland are expected to have the lowest proportion of children in 2031 and 2041. Noosa, Somerset and Scenic Rim are expected to have the lowest proportion of the working-age population in 2031. The lowest proportion of the population aged 65 and over in both 2031 and 2041 is expected to be in Ipswich (13.8 and 15.9 per cent), Brisbane (15.2 and 17.0 per cent) and Logan (16.3 and 18.5 per cent). These findings will need to inform future service design in the LGAs.

Figure 3.14: Projected population (medium series) by five-year age groups by LGAs, 2031 and 2041

Source: BCARR analysis of Queensland Government population projection, 2018.

3.6 Conclusion

This chapter summarised the population distribution of the SEQ region in 2020 and how it has changed from 2016 to 2020. In 2020, the SEQ population was 3.76 million, and the region added 300,510 residents in four years. The average population growth per annum was 2.1 per cent between 2016 to 2020 in SEQ.

Over this four year period, the LGAs that accommodated most of SEQ's growth were Brisbane (88,247), Gold Coast (59,888) and Moreton Bay (40,347). At the small area scale, the Pimpama SA2 had the largest population increase in the four years, followed by Jimboomba and North Lakes – Mango Hill.

The most densely populated sub-regions were in Inner Brisbane and Gold Coast, and also the largest increases in density happened in these two sub-regions. Fortitude Valley and Brisbane City SA2s had the highest PWD among the SA2s.

The chapter also presented future population projections for SEQ through to 2041. By 2041 the population is projected to grow by 1.64 million to reach 5.41 million, a 44 per cent population increase over 20 years. Much of this additional population is projected to be accommodated in the Ipswich and Gold Coast LGAs, which are projected to add 327,804 and 308,495 new residents, respectively. SEQ is projected to have a much older population by 2041.