What does a future Australian City look like?
How to plan for a population of 62 million by 2100

National Housing Conference
October 2015

charterkc.com.au

ADVISORY.
RESEARCH.
VALUATIONS.
PROJECTS.
2015 – Australia Today

Percentage of Urban Population by Countries
2015 – Urbanisation & Concentration

% of Total Population in Two Largest Cities

Urban Population Distribution by Metropolitan Area Size (Aus v USA)

Leaders in Property Intelligence.
2015 - Housing Impacts of Concentration

- Structural constraints to provide new housing at a reasonable cost because of its population concentration (particularly Sydney & Melbourne)

Median House Prices – Australian Capital Cities

- Adelaide, SA: $464,860
- Brisbane, QLD: $526,430
- Canberra, ACT: $639,770
- Darwin, NT: $540,020
- Hobart, TAS: $332,720
- Melbourne, VIC: $819,720
- Perth, WA: $620,020
- Sydney, NSW: $1,014,530

2015 – 2050 Continued Concentration

- 40% of workforce has high probability of disappearing in the next 10-15 years
- Jobs least at risk to automation are based in major capitals (Sydney & Melbourne)

Weighted probability of job loss through computerisation & automation in LGAs of Melbourne and Sydney

Australia's Future Workforce; CEDA June 2015
2050

7.7 MILLION EACH

SYDNEY | MELBOURNE

2050
Where? 62 Million @ 2100

- Brisbane @12.5m?
- Perth @ 7.5m?
- Adelaide @ 5m?
- Darwin @ 5m?
- Hobart @ 2m?
- Canberra @ 2m?
- Regionals –@3m?

- SYDNEY & MELB @ 12.5m EACH (40% of Total Pop)
- 37 M?
- 25 M
62 Million @ 2100 – Issues & Opportunities

• Increasing **concentration of population in two largest cities is a high risk** approach to managing Australian cities

• **Costs of agglomeration** (congestion / affordability) plus changing work structure will provide impetus to mid size cities

• **Alternatives to households seeking to avoid high housing costs** in the largest cities, while still offering **job opportunities**

• **Competitive advantages** to be exploited
Australian Cities in 2100

- Development of Northern Australia
- Rise of Mid-Size / Regional Cities
- New Cities
- Growth in Second Tier Cities
- Continued expansion of Capitals

Leaders in Property Intelligence.
Role of Planning - 62 million @ 2100

WHAT?

- Evidence based approach to housing policy
- Recognise evolving role of Australian cities in the national and global context
- Regional Planning (over Neighbourhood Planning)

HOW?

National Growth Agenda

Minister for Cities

Reform of Federation