



Goulburn Demographic Analysis

June 2024

Demonstrating the need for a greater variety of housing types and sizes and greater affordability.

Goulburn's Population, Household, House Type & Affordability

Planning for the future of Goulburn requires an insight into what the population looks like, how people live, where and what type of homes people live in and who they live with to provide an understanding of where we are and what we need now. Planning also requires an insight into how the population and their needs may change over time to ensure planning can prepare for these future needs.

Table 1 provides a headline summary of the population, household and housing affordability and supply indicators drawn from statistical data from the Australian Bureau of Statistics (ABS), i.d, Forcast i.d and Realestate.com. These indicators require, in part, planning solutions to ensure Goulburn can meet the needs of its growing and changing population into the future.

Headline Summary

Table 1: Headline Summary of population & Housing indicators in Goulburn

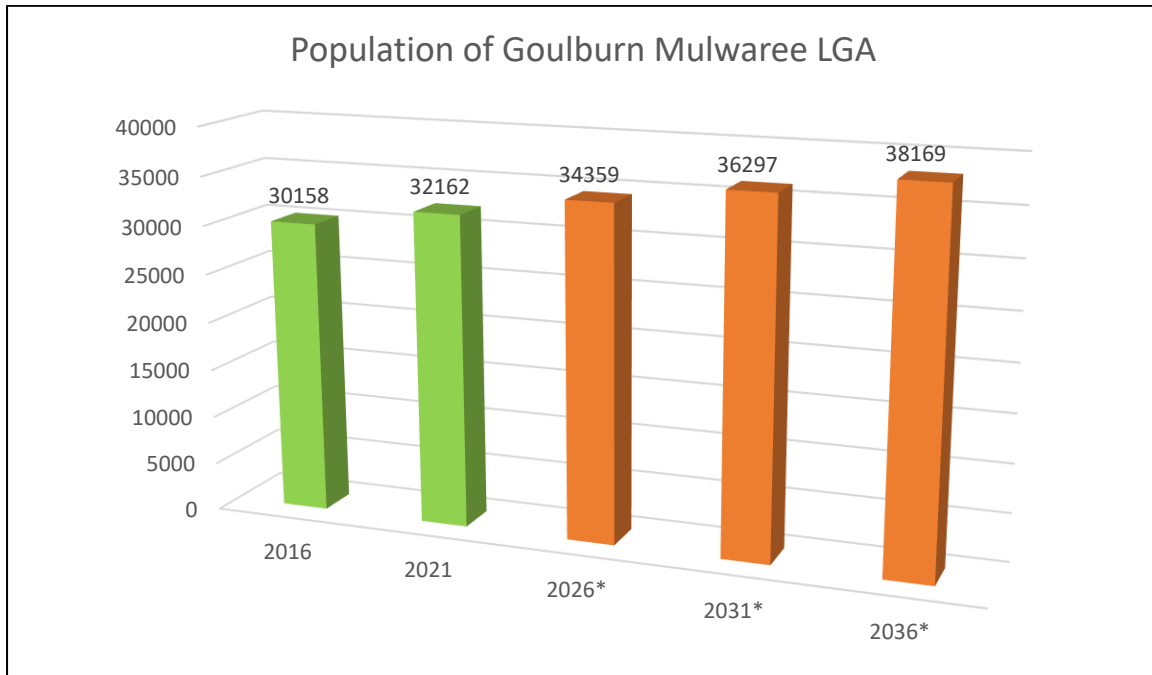
Indicators	Broad Actions
Goulburn`s population is increasing	We need to build more houses
Goulburn`s aging population is growing	We require suitable housing for an ageing population
Goulburn`s house prices are increasing	We need more affordable housing options
Goulburn`s average household size is reducing	We need to ensure a good supply and range of housing land
Goulburn`s households will include less children in the future	We need smaller property options
Goulburn`s range of house types and sizes lacks variety	
Net Zero & Climate change considerations are growing	We need to reduce the need to travel
	We need to ensure our existing infrastructure is used efficiently
Evening activity in the CBD is relatively low	We need to increase footfall in the CBD in the evening

The graphs and summaries below provide further detailed information on:

- Goulburn`s population growth and age profile
- Household composition both now and into the future
- House type and size
- House and rental price increases

Goulburn Mulwaree Overall Current & Projected Population

Graph 1: Current & Projected population of Goulburn Mulwaree LGA

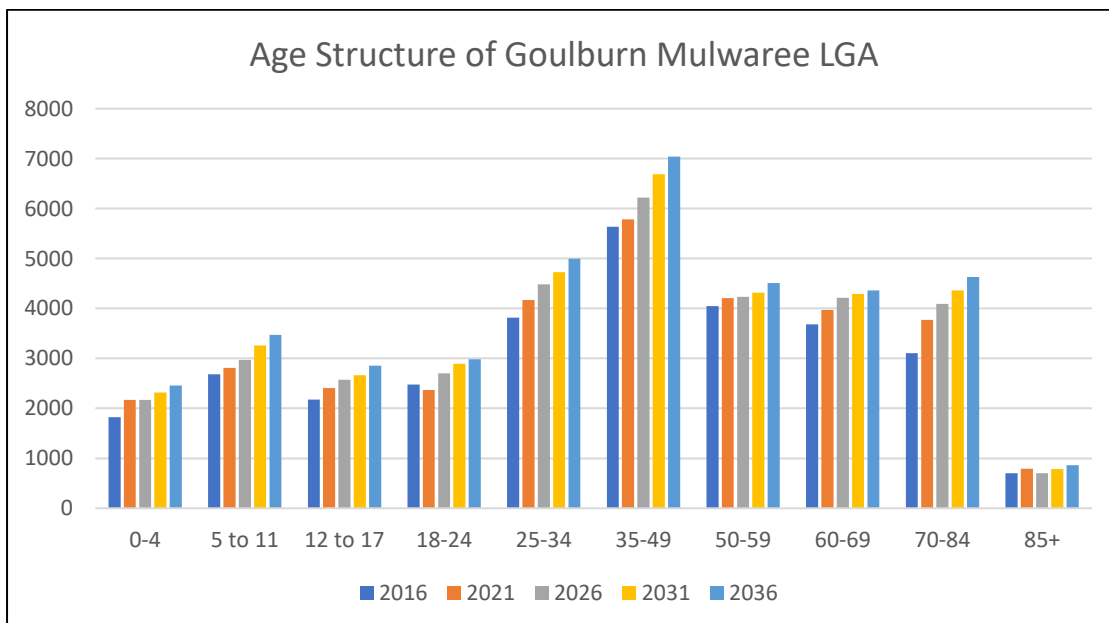


Graph 1 above illustrates the recorded population of Goulburn Mulwaree Local Government Area in 2016 and 2021 which saw a population increase of over 2000 people. This population increase is estimated to continue with a population estimate of 38,169 residents by 2036. This is an additional population increase of over 6000 people from 2021 levels.

Goulburn Mulwaree’s population is increasing.

Goulburn Mulwaree Current & Projected Population by Age.

Graph 2: Goulburn Mulwaree Current & Projected Population by age

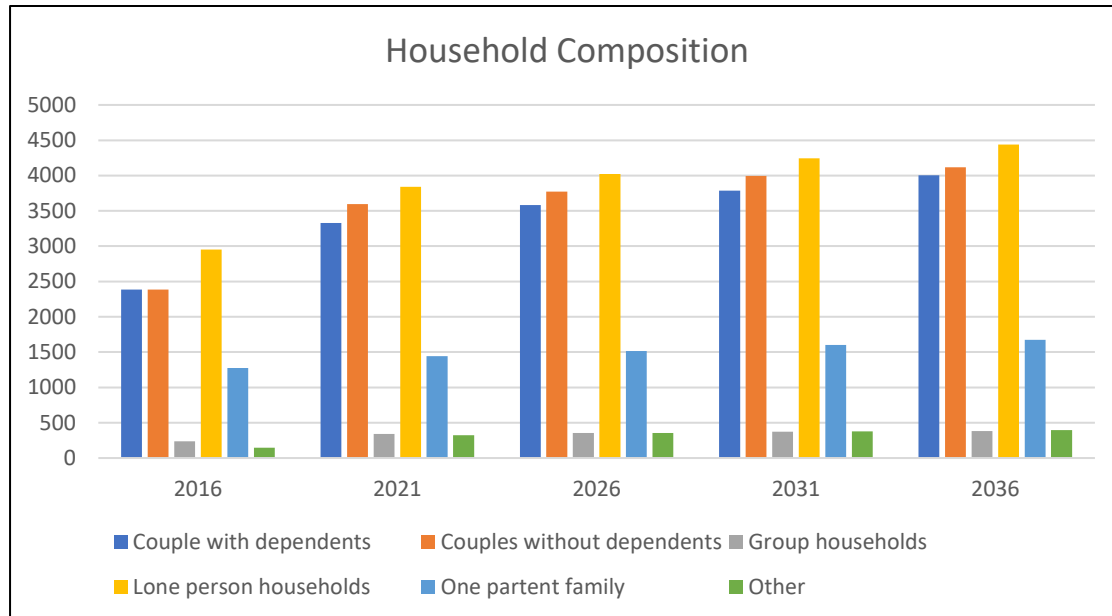


Graph 2 shows that the increase in population will come from all age groups but with significant percentage increases in the 18-24 year old, 25-34 year old, 35 to 49 year old and 70-84 year old categories with increases of 25.9%, 19.7%, 21.7% and 22.7% respectively between 2021 and 2036. An additional 922 people in the 70+ year category are expected in Goulburn Mulwaree by 2036 indicating a need for accommodation suitable for aging in place.

Goulburn Mulwaree’s aging population is growing.

Goulburn Mulwaree Current and Projected Housing Type

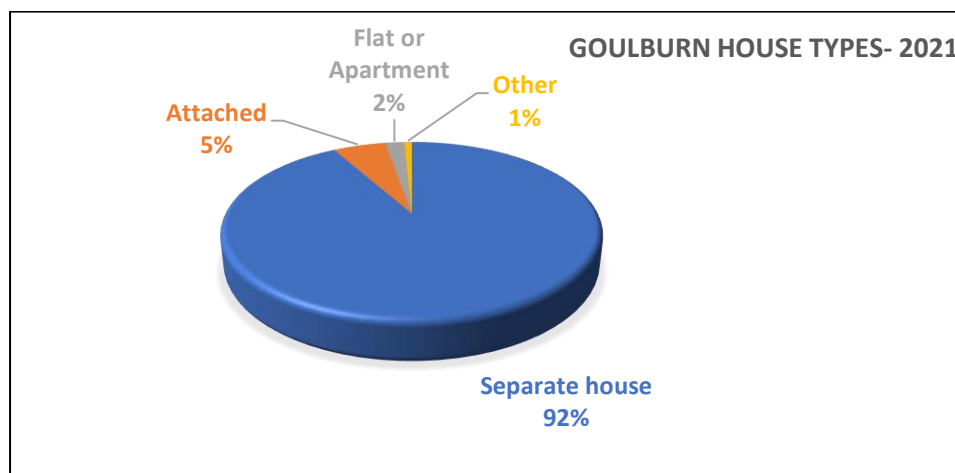
Graph 3: Goulburn Mulwaree current & Projected Household Composition



Graph 3 above illustrates that currently the largest household types in Goulburn are lone person and couples without dependents accounting for 57.7% of all households in Goulburn. It also highlights a projected increase of 1119 additional lone person and couples without dependent households by 2036. **This indicates a current and future demand for smaller dwelling types.**

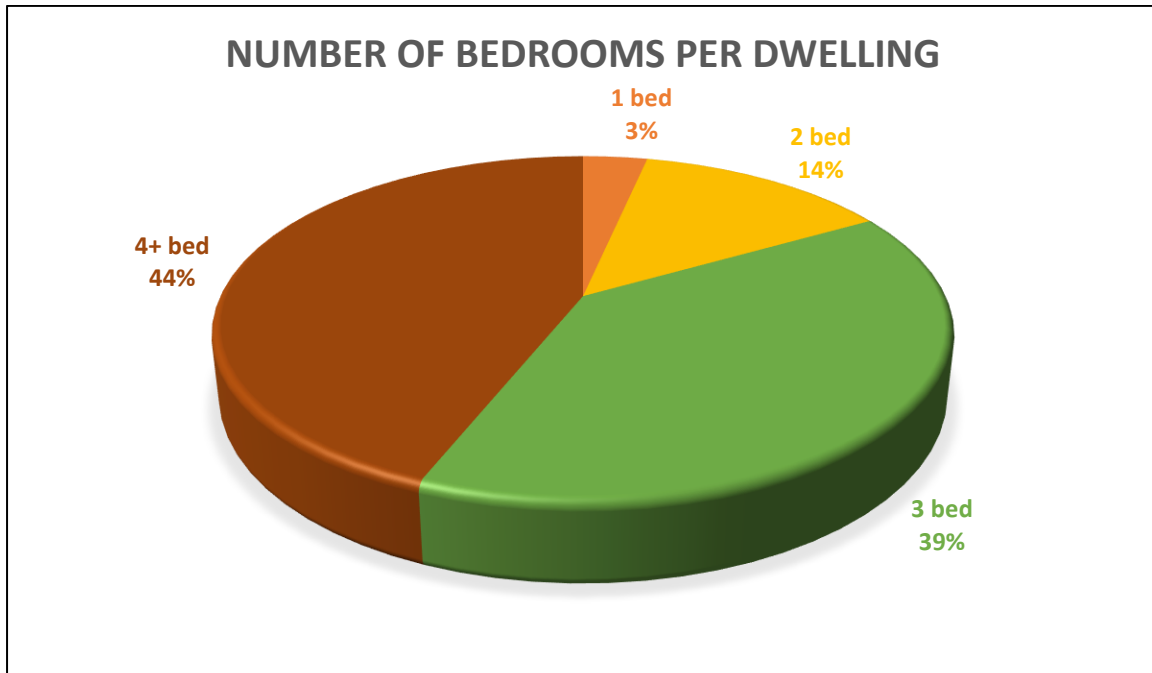
Goulburn’s Current Housing Stock

Graph 4: Goulburn House Types in 2021



Graph 4 illustrates that separate houses dominate Goulburn`s current housing stock with over 92% of currently occupied private dwellings falling within this category. It also highlights that a tiny fraction of house types in Goulburn fall within the flat or apartment category indicating an undersupply of this type of housing. Separate houses tend to accommodate more bedrooms than other dwelling types and this is reflected in **Graph 5** which illustrates that 83% of all occupied private dwellings in Goulburn accommodate 3 bedrooms or more.

Graph 5: Number of bedrooms per dwelling in Goulburn in 2021



This indicates a significant imbalance in the variety of housing types and sizes in Goulburn.

Housing Occupancy

The above data on house type and size sharply contrasts with the Household composition data (**Graph 3**) which highlights the majority of households include only two people. **This indicates that properties in Goulburn are being under-occupied.** This is reinforced through the ABS figure for the average number of people per household of 2.5 compared to the average number of bedrooms per dwelling of 3.4 (**Figure 1**). The imbalance between the size of properties and the number of people in a household is only projected to widen up to 2036.

Figure 1: Average number of people per household in Goulburn in 2021

*Average No. people per Household
2021*

2.5

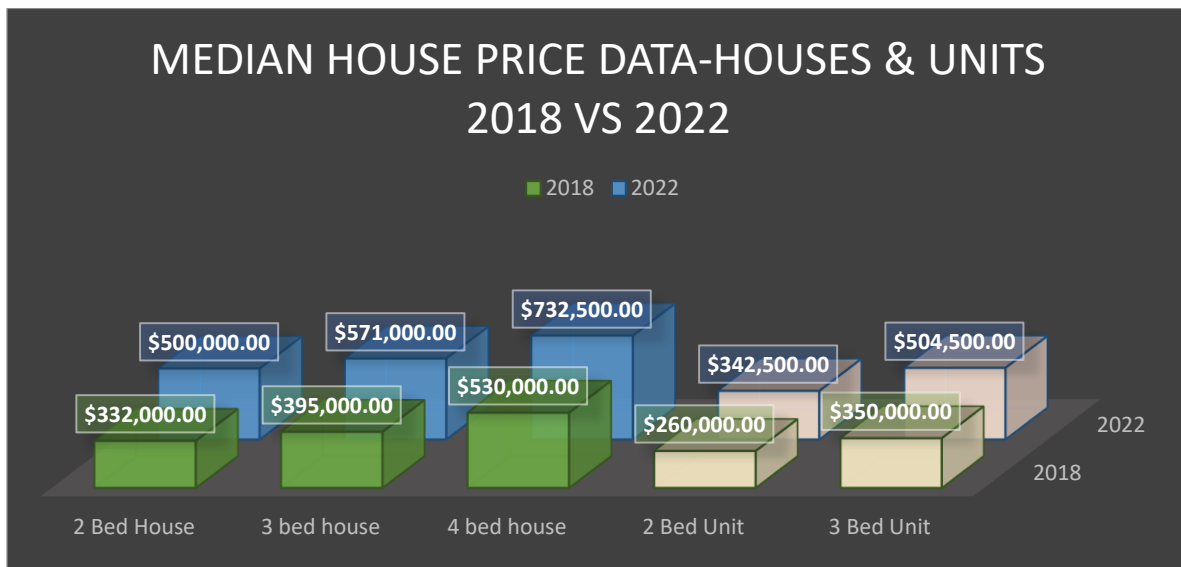
*Average No. of bedrooms per dwelling
2021*

3.4

House Prices and Affordability

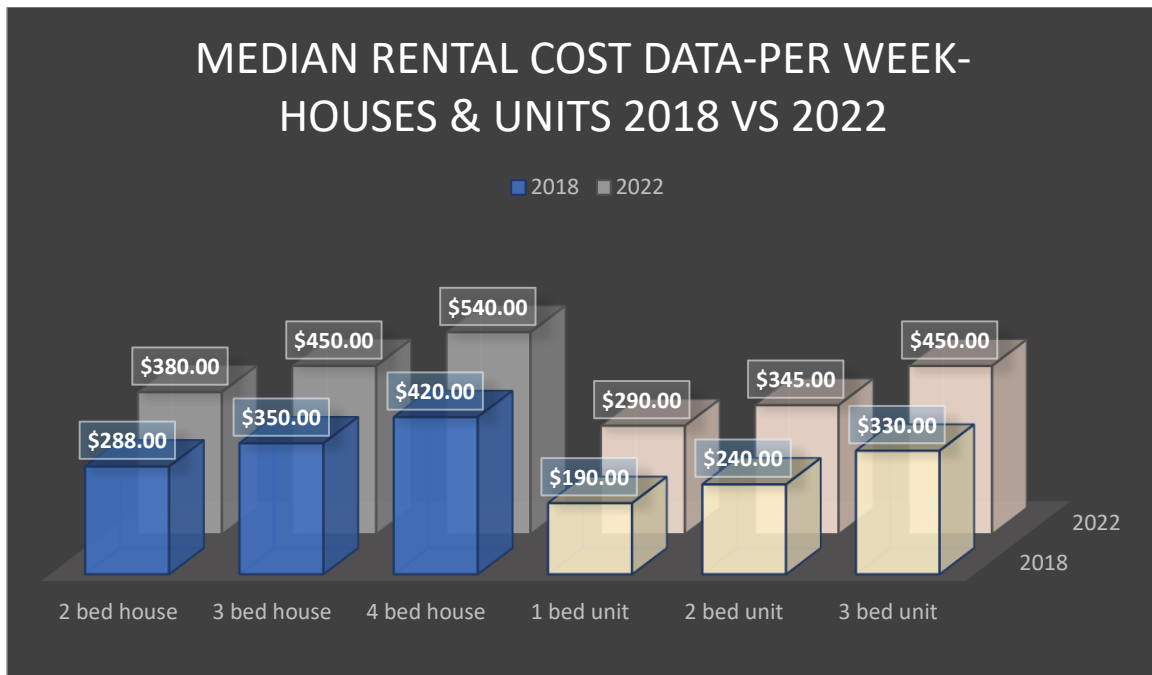
Graph 6 illustrates an increase in average house prices (including units) between 2018 and 2022 with a significant increase in prices across all dwelling types and sizes in Goulburn. The most expensive properties are 4 bedroom houses with an average sale price of \$732,500. These property types saw a 38% increase in value between 2018 and 2022. The most significant increase in house prices are evident in the 2 bedroom house category which saw over a 50% increase in value between 2018 and 2022. **This indicates that the greater demand and more limited supply of 2 bedroom houses maybe an additional driver of increased prices for this property type.**

Graph 6: Median House Price Data 2018 vs 2022



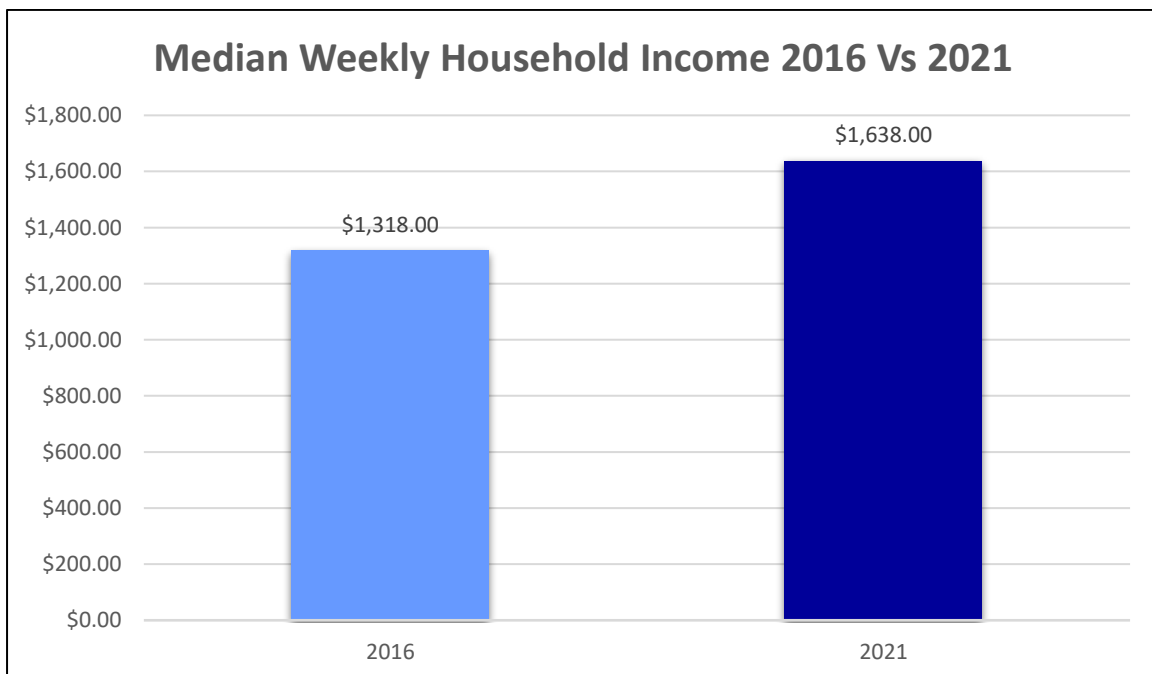
Graph 7 illustrates an increase in average weekly rental prices for houses and units across all house types in Goulburn. Price increases from 2018 levels are more pronounced in the unit rental market compared to the house rental market. 2 bedroom house rentals have increased by 28% between 2018 and 2022 compared to a 43% increase for 2 bedroom unit rentals.

Graph 7: Median Rental Costs 2018 vs 2022



Graph 8 identifies the average weekly household income in Goulburn in both 2016 and 2021 and demonstrates an average increase of \$320 over the 5 year period. This increase equates to a 24% uplift in average weekly household income. **This increase in income is comparatively lower than house price and rental price increases indicating that housing is becoming less affordable over time.**

Graph 8: Median Weekly Household Income 2016 vs 2021

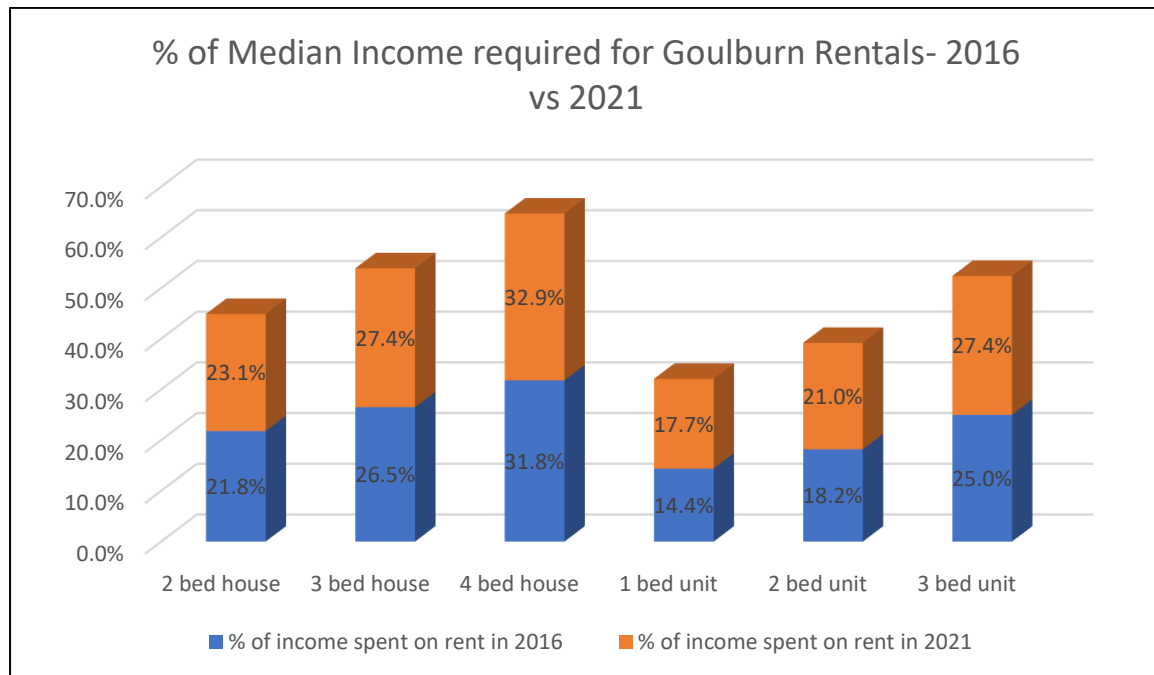


Source ABS- <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SED10031>

Graph 9 compares the median average household income in Goulburn (as presented in Graph 8) with the average rental cost for the different house/unit types (as presented in

Graph 7) to determine the percentage of a household income required to rent a property in Goulburn and the variation between 2016 and 2021. It demonstrates that whilst average wages have increased, the proportion of the average household income required to rent any type of house or unit within Goulburn is getting larger. **Therefore residents renting in Goulburn are paying an increasing share of their income on rent indicating that renting is becoming less affordable.**

Graph 9: Percentage of Median income required for Goulburn rentals 2016 vs 2021



In addition to rental increases, **Graph 9** above illustrates a significant increase in property values (albeit on a slightly differing time period) with over a 50% increase in the value of 2 bedroom houses between 2018 and 2022. The increase in the value of 2 bedroom houses is twice that of the increase in average wages. **This highlights that property prices are increasing faster than average wages and indicates houses in Goulburn are become less affordable to buy for local people.**

The above statistics have demonstrated a substantial projected increase in Goulburn's population up to 2036, particularly within the younger working age bands and the retired age group. The majority of current and future households have only 1 or 2 residents but 83% of Goulburn's housing stock contains 3 or more bedrooms. House/unit rental and purchase costs are increasing faster than wages with particularly pronounced increases in 2 bed property purchase and rental prices.

This highlights a need for more housing generally and a need for smaller properties to more appropriately accommodate smaller households through more affordable property options.

Goulburn's Housing Supply

The Urban and Fringe Housing Strategy sets out the future housing land supply within the Goulburn Mulwaree LGA and Goulburn City specifically to meet the projected population growth and requirement for an additional 3500 dwellings up to 2036. 87% of this increase is anticipated to be accommodated in Goulburn. The vast majority of this growth at 70% is proposed to be accommodated through greenfield serviced residential development,

predominantly through low density zoning with lot sizes at 700m² on the edge of the urban area.

This type of development primarily accommodates single family dwellings, although multi-dwelling units and secondary dwellings are also regularly developed in low density residential areas. Multi-dwelling and secondary dwelling developments are more likely to provide smaller and more affordable accommodation options than single family dwellings and address existing and future shortfalls but these form the exception rather than the norm. In addition, these dwelling types will be located on the edge of the urban area and away from the concentration of services within the centre of Goulburn.

10% of the housing growth in Goulburn is anticipated to be accommodated through urban fringe large lot residential development with large lots sizes greater than 1 hectare in area. Due to the large lot area per dwelling and overall low density these dwellings are expected to be large with a number of bedrooms and consequentially priced within the more expensive housing type range. These dwellings are not anticipated to meet the current and future need for smaller and more affordable housing options.

The remaining 7% of Goulburn's housing growth is to be met through infill development within the existing urban area. This provides the opportunity for redevelopment and intensification of existing urban areas which are already served by water, sewer, power and telecommunications infrastructure. It also provides the opportunity to locate new higher density housing in locations with access to existing commercial and community services within walking distance. Infill development growth provides the most suitable opportunity to increase residential density, provide smaller and more affordable housing options and diversify and rebalance the current housing stock in Goulburn in accessible and sustainable locations.