



NATIONAL
Growth Areas
ALLIANCE

Transit Oriented Developments in Growth Areas

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Australia's fast growing outer suburbs are located within 31 local government areas that are designated residential growth zones. Their populations are growing at double the national average.



Members – WA

- City of Wanneroo
- City of Swan
- City of Cockburn
- Serpentine-Jarrahdale Shire
- City of Kwinana
- City of Armadale
- City of Gosnells

Members –SA

- District Council of Mount Barker
- City of Playford

Members - NSW

- Blacktown City Council
- Camden Council
- Campbelltown City Council
- Liverpool City Council
- Penrith City Council
- Wollondilly Shire Council

Members – VIC

- City of Casey
- Cardinia Shire Council
- Wyndham City Council
- City of Melton
- Hume City Council
- City of Whittlesea

Strategic Partners - QLD

- Council of Mayors South East Queensland

Population growth is rapid and sustained



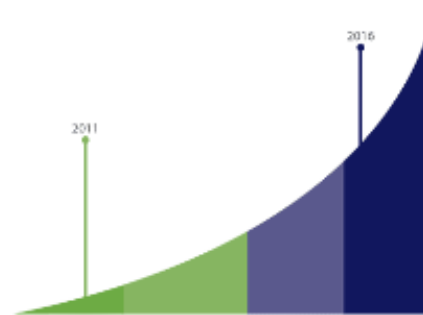
Population size (2016)



4.6 million

1 in 5 Australian's called the fast growing outer suburbs home

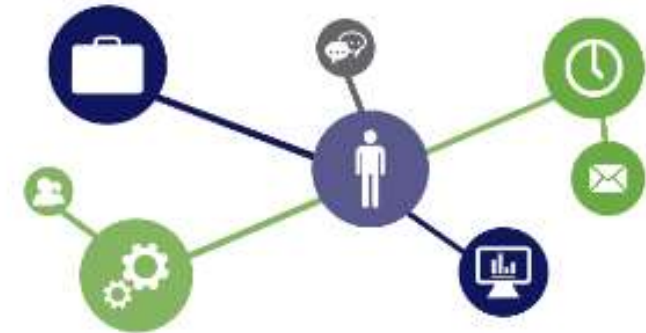
Population growth (2011-16)



3.0%

Almost double the annual average growth rate of Australia (1.6%)

Workforce



2.21m

18.7% of Australia's workforce. UP from 14% in 2006



What is transit oriented development

Development around transport hubs designed to encourage public transport use including:

- medium to high density residential housing
- key services such as health, education, government, retail
- associated employment opportunities



Cockburn Central Station, Perth



Plans for Mandurah, Perth

Transit oriented development is vital in growth areas



- Congestion
- Housing and lifestyle affordability
- Changing Demographic – age groups, cultural background
- Changing lifestyles

Outer Suburbs are not just for first home buyers

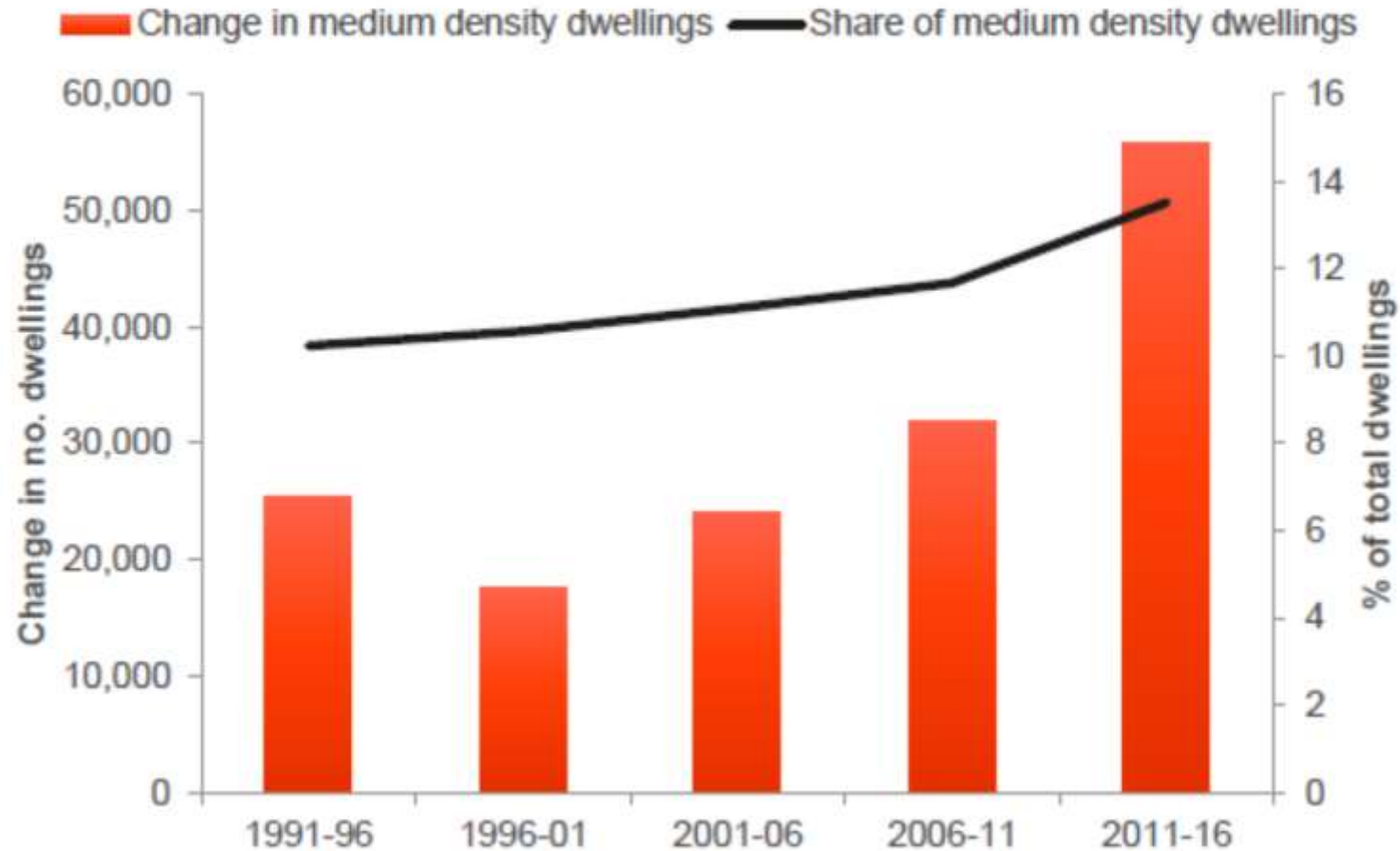


The largest changes in the age structure between 2011-2016 were:

- Young workforce (25 to 34) (+117,385 people)
- Parents and homebuilders (35 to 49) (+98,918 people)
- Empty nesters and retirees (60 to 69) (+78,035 people)
- Older workers and pre-retirees (50 to 59) (+73,734 people)

More than house and land packages

The number of medium density dwellings in the FGOS increased by 33% between 2011 and 2016.



Armadale Activity Centre & Underground Rail Line City of Armadale, WA



Projected Outcomes

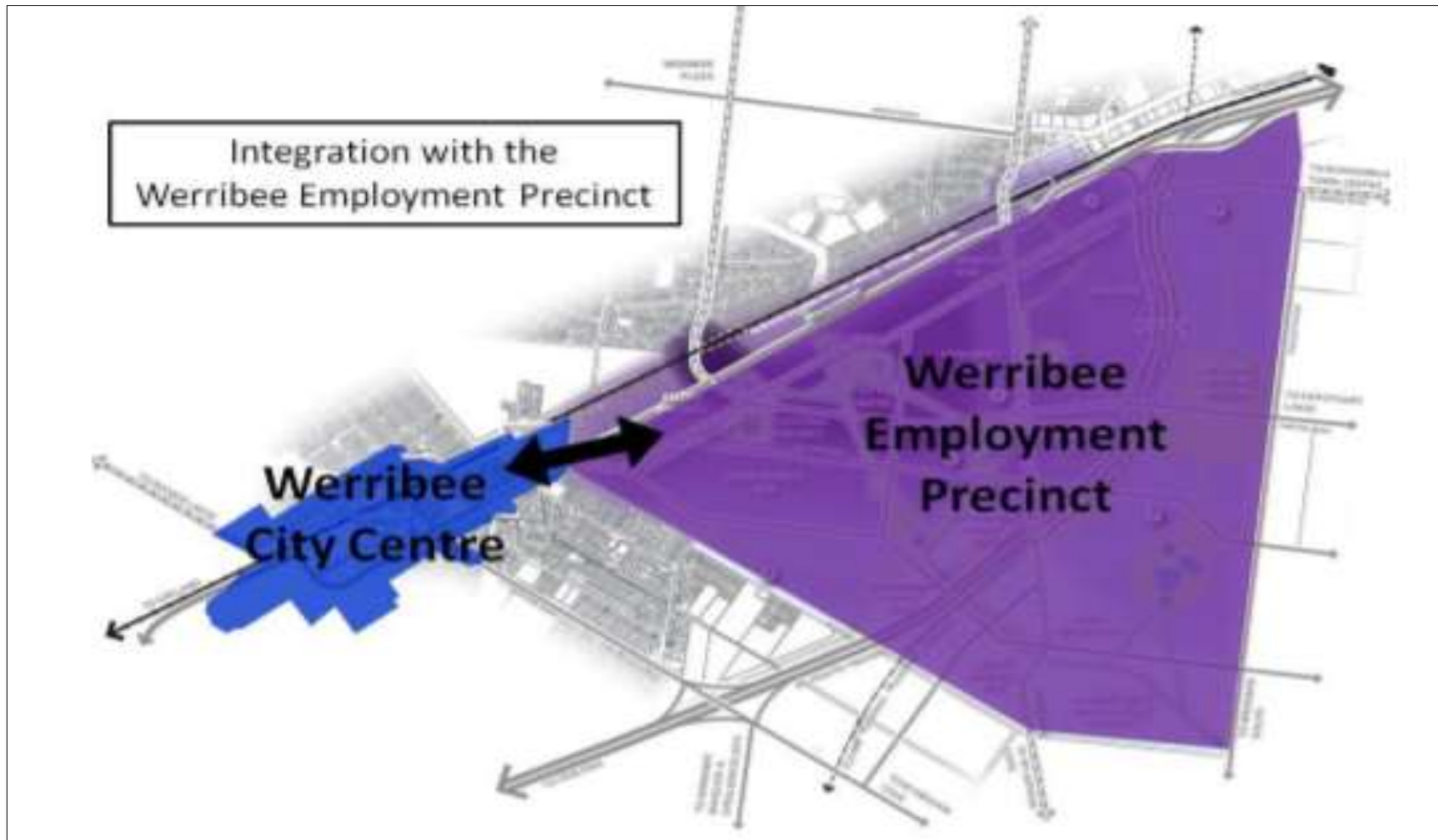
Source: Syme & Co and Hassell, 2017



Projected Output/Outcome	Project Outcomes
Residents	7,000
Employment (jobs)	18,000
Students	1,600
Residential Dwellings	3,500
Commercial / Office Floorspace (sqm)	300,000
Retail Floor Area (sqm)	157,000
Education Floor Area (sqm)	25,000
Civic Floor Area (sqm)	20,000
Total Private Sector Investment (\$m)	\$2,253m

Werribee City Centre – City of Wyndham, VIC





Sydney Metro North West – Castle Hill



42% of all dwelling applications within 800m of station



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