

An aerial satellite view of a city, likely Sydney, Australia, showing a dense urban area with a river and several waterways. The text is overlaid on the image.

Georges River
Council-
December 2023

forecast.id Adjustment Summary

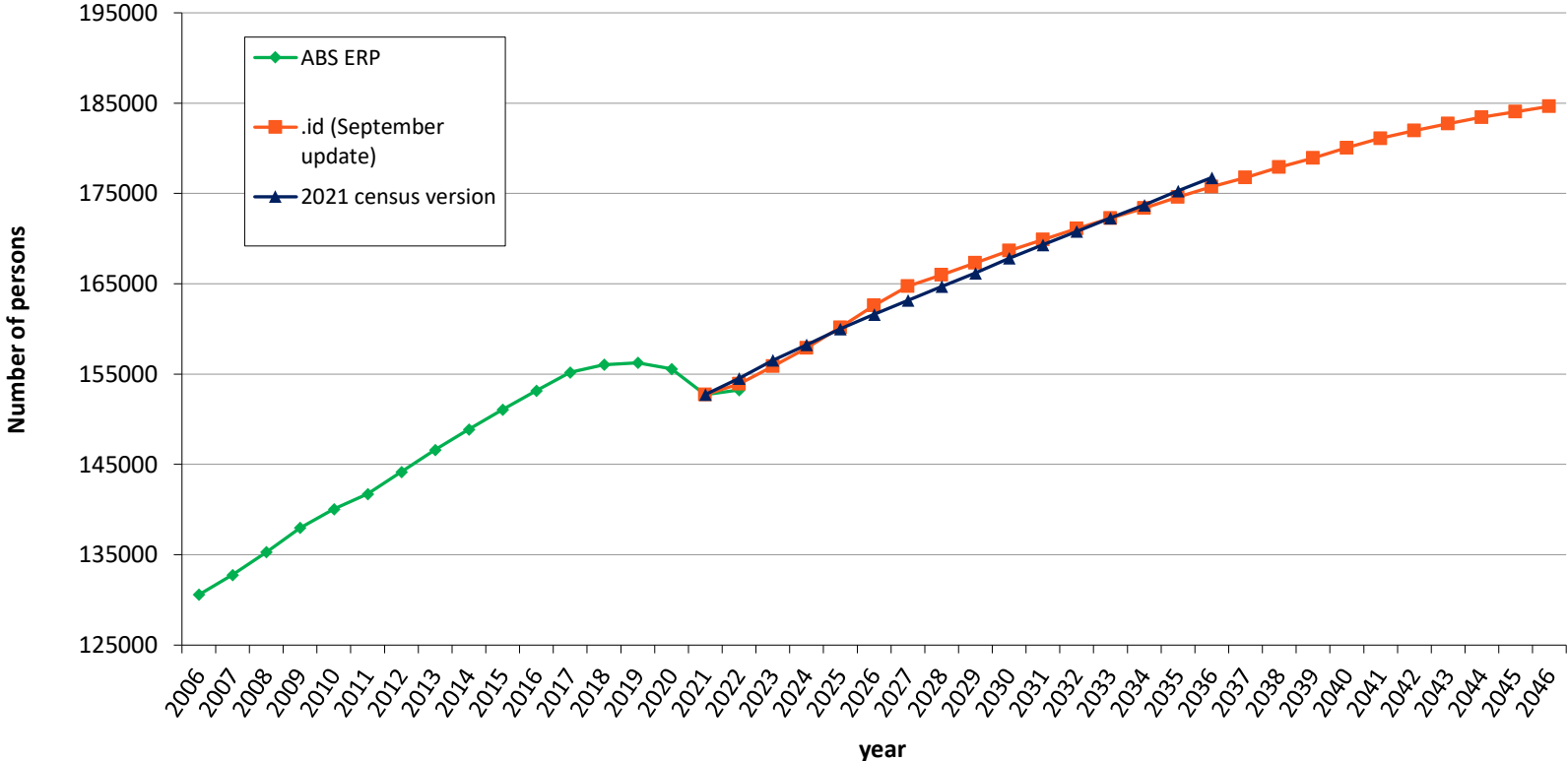
.id (informed decisions)



forecast.id

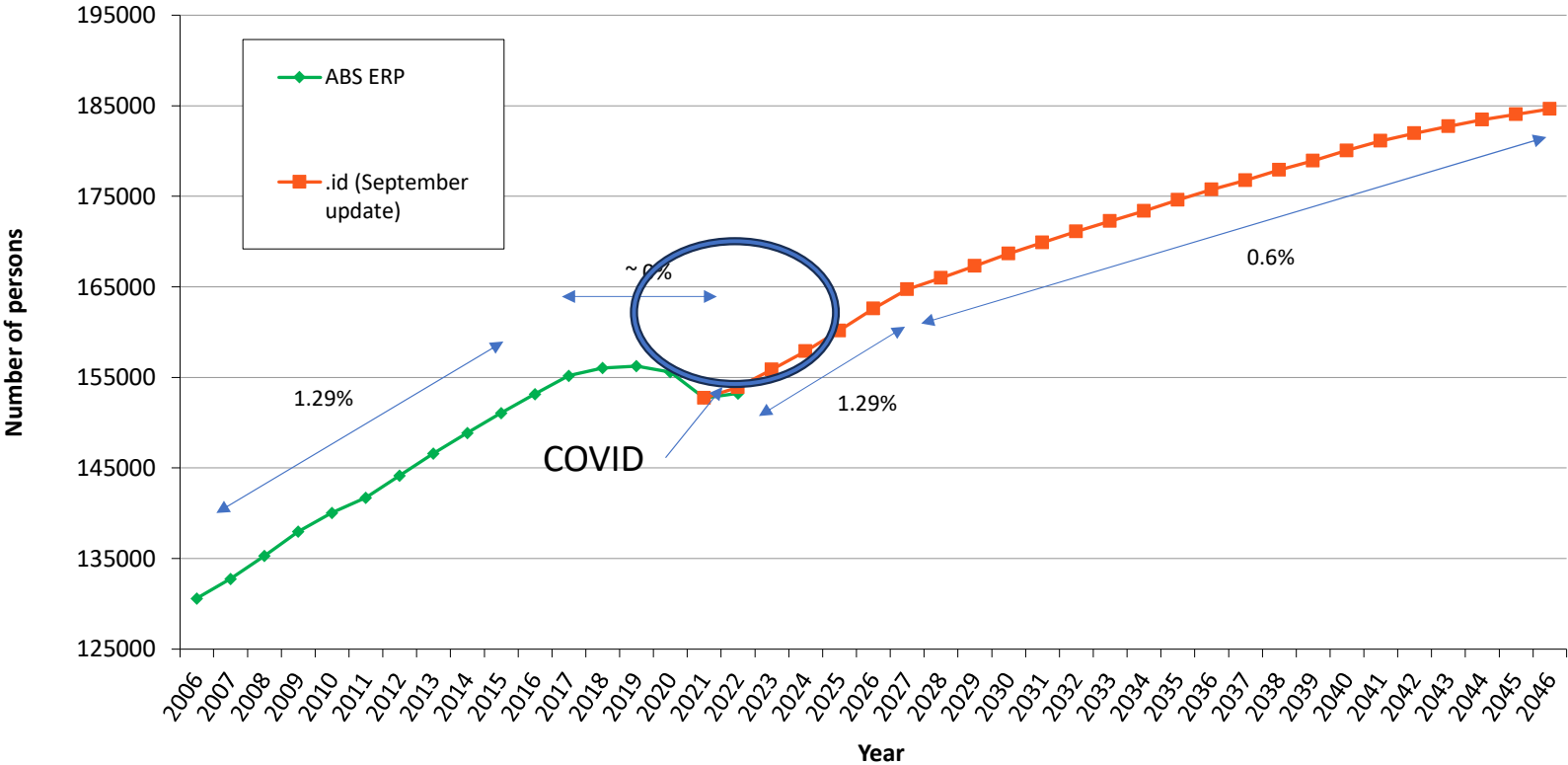
- Produced in collaboration with Council
- Methodology & assumptions are explicit & publicly available
- We deliver small area forecasts to over 130 councils across Australia & NZ, since the late 1990s
- Clients include Sydney, Bayside, Sutherland, and Canterbury-Bankstown Councils
- Third population forecast for Georges River (as a merged Council)

Georges River is forecast to reach 184,426 residents by 2046



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0), and .id (informed decisions).

Georges River is forecast to add 31, 699 residents from 2021 by 2046



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0), and .id (informed decisions)

Georges River is forecast to add 31, 699 residents from 2021 by 2046

Population summary Home | News

Georges River Council	Forecast year						Change between 2021 and 2046	
	2021 [†]	2028 [†]	2031 [†]	2035 [†]	2041 [†]	2046 [†]	Total change [†]	Avg. annual % change [†]
Georges River Council	152,727	162,451	168,328	175,563	190,075	204,435	+51,699	+3.7%
Albion	8,277	8,522	8,551	8,544	8,511	8,511	-122	-1.5%
Armidale Park - Kingsgate	2,347	2,310	2,301	2,274	2,284	2,285	+111	+4.8%
Beverly Hills - Hurstville	16,657	17,132	17,106	17,564	17,267	17,659	+1,002	+6.2%
Blairgowrie	8,810	8,880	7,100	7,420	7,600	8,180	+1,800	3.3%
Carlton	8,859	7,877	8,206	8,303	8,601	8,884	+1,025	+11.0%
Concord - North - Kingsgate	2,712	2,705	2,628	2,618	2,613	2,615	-21	-0.8%
Maroubra City Centre	8,848	12,107	11,774	11,288	11,607	16,615	+4,800	+41.6%
Maroubra Green	2,775	2,750	2,717	2,678	2,655	2,656	-17	-0.7%
Maroubra - Kingsgate	20,575	21,850	22,250	23,759	24,075	24,320	+3,745	+18.2%
Maroubra - Kingsgate	2,100	2,100	2,100	2,100	2,100	2,100	0	0.0%
Maroubra - Kingsgate	7,157	8,819	11,714	12,022	12,227	12,671	+5,514	+77.2%
Maroubra - Kingsgate - Kingsgate	2,470	2,577	2,592	2,618	2,657	2,685	+105	+4.3%
Maroubra - Kingsgate	4,281	4,321	4,374	4,375	4,374	4,375	0	0.0%
Maroubra - Kingsgate	16,785	16,295	16,244	16,164	16,156	16,156	-630	-3.8%
Maroubra - Kingsgate	10,072	10,741	10,822	10,832	10,838	10,843	+771	+7.7%
Maroubra - Kingsgate	12,169	12,689	12,851	12,894	13,172	13,322	+1,153	+9.5%
Maroubra - Kingsgate	2,518	2,470	2,499	2,456	2,436	2,433	-55	-2.2%
Maroubra - Kingsgate	11,047	12,261	12,120	12,248	12,211	12,208	+1,161	+10.5%
Maroubra - Kingsgate	3,885	4,287	4,235	4,235	4,235	4,235	+350	+9.0%
Maroubra - Kingsgate	2,729	2,904	2,830	2,830	2,831	2,834	+105	+3.8%
Maroubra - Kingsgate	1,423	1,509	1,539	1,446	1,426	1,412	+89	+6.2%
Maroubra - Kingsgate	10,961	11,561	11,270	11,140	11,101	11,100	+1,139	+10.4%

† Data is based on the latest available data. All figures are rounded to the nearest integer. Source: IHS.

Headline Results



- The number of dwellings is forecast to increase from **58,397 (2021) to 71,340 (2046)**

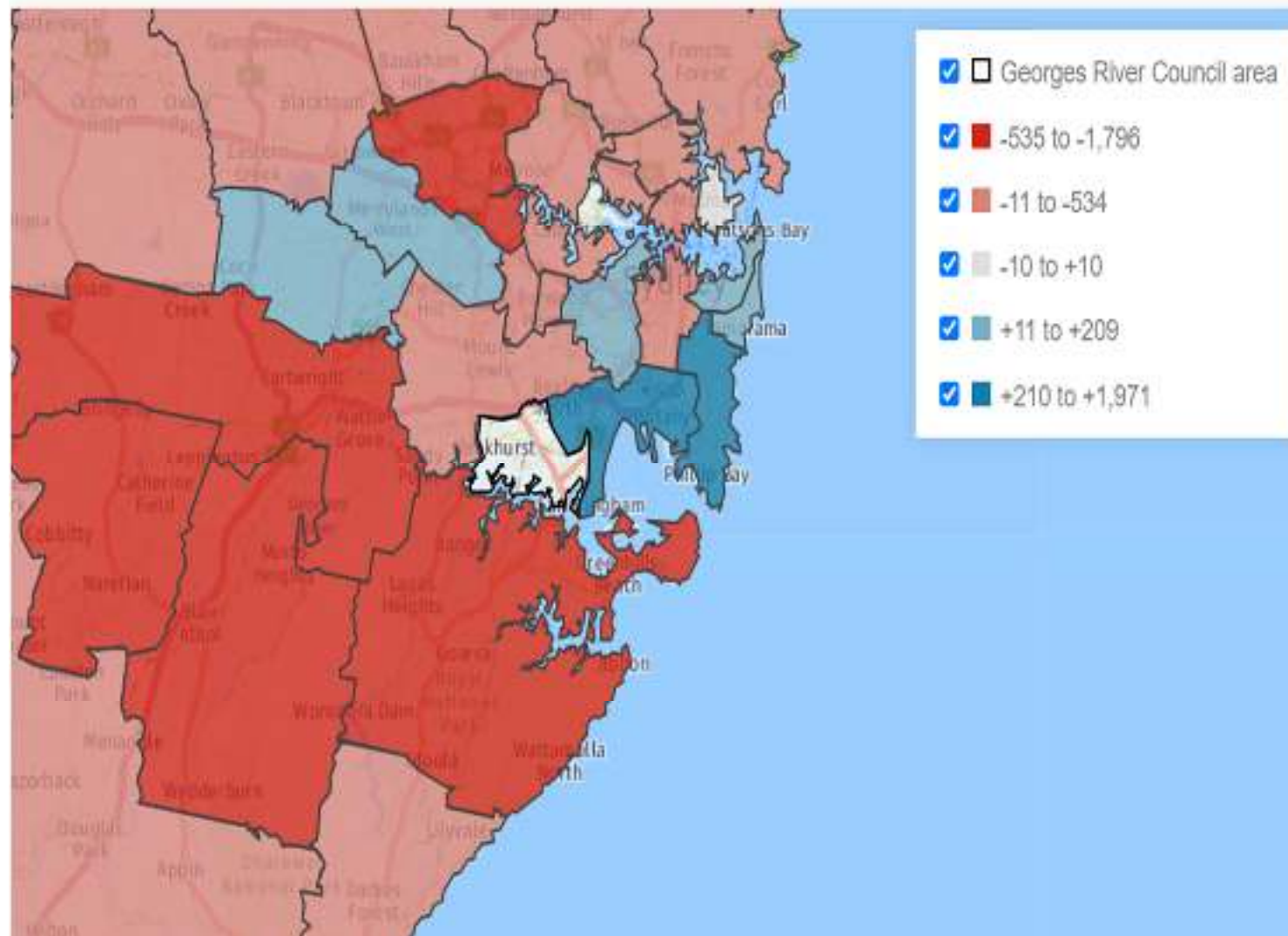


- Number of households to increase from **54,275 (2021) to 67,750 (2046)**



- The average household size to fall slightly from **2.78 (2021) to 2.68 (2046)**

Georges River attracts residents from Bayside, Randwick and overseas, while losing population to the outer south-west

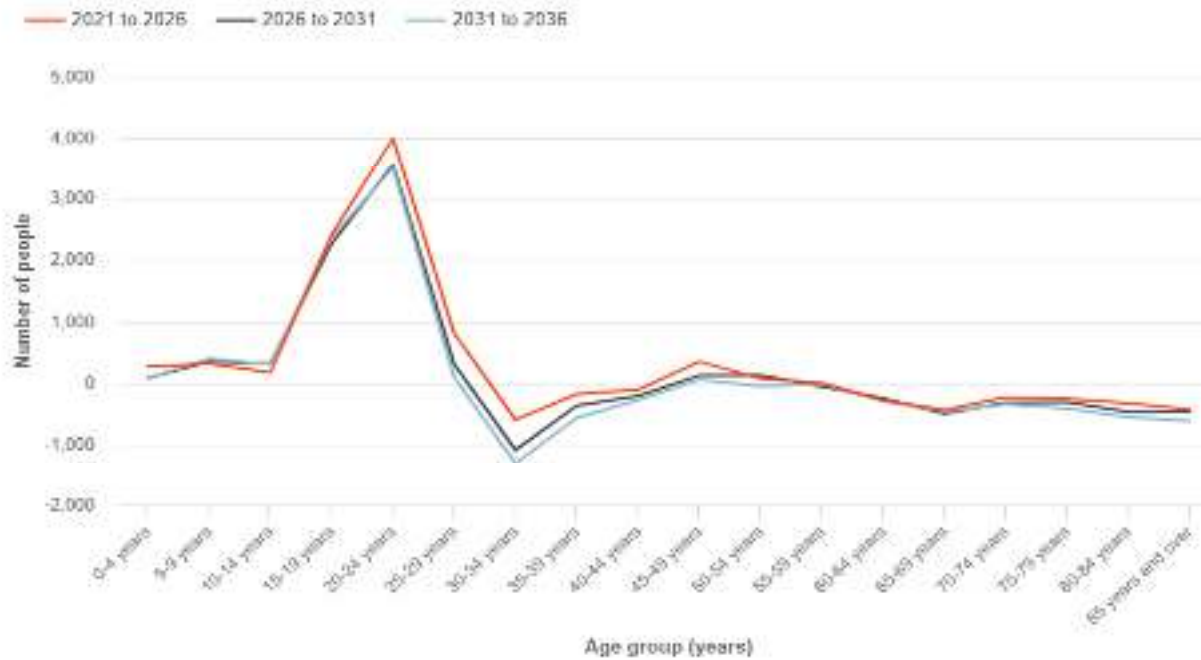


Source: Australian Bureau of Statistics, Census of Population and Housing 2021.
Compiled and presented in profile.id by [.id](#) (informed decisions).

Georges River attracts young adults... and loses some family forming aged adults

Forecast net migration by age group

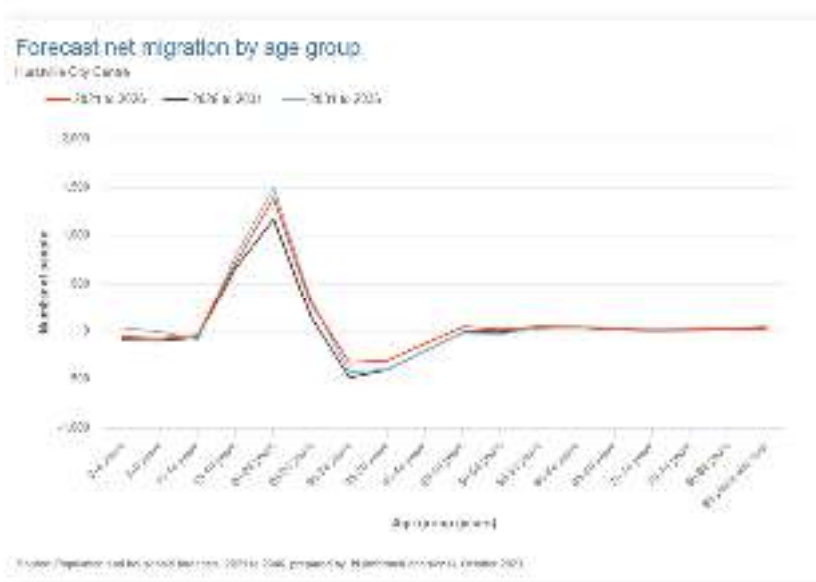
Georges River Council



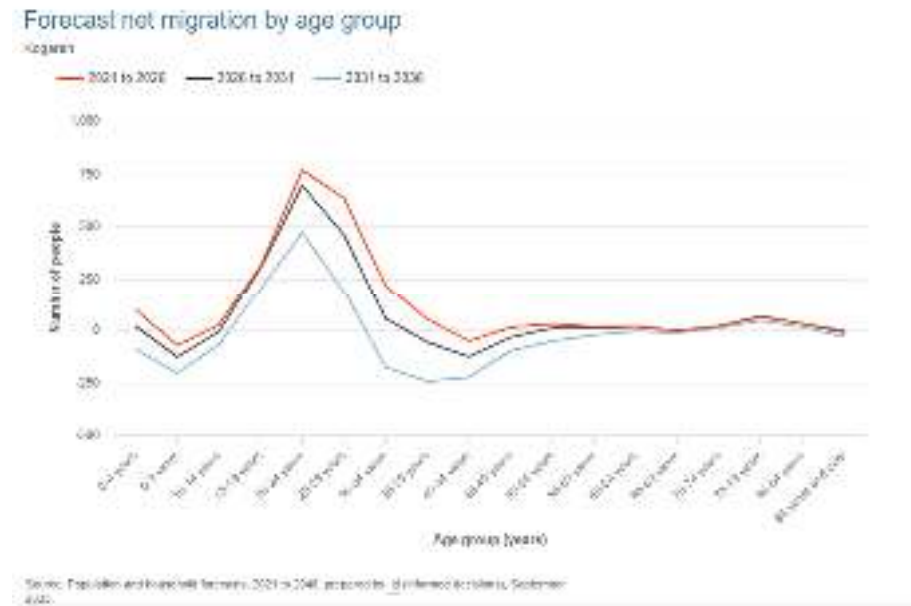
Source: Population and household forecasts, 2021 to 2048, prepared by .id (Informed Decisions), September 2023

this varies from suburb to suburb...

Hurstville



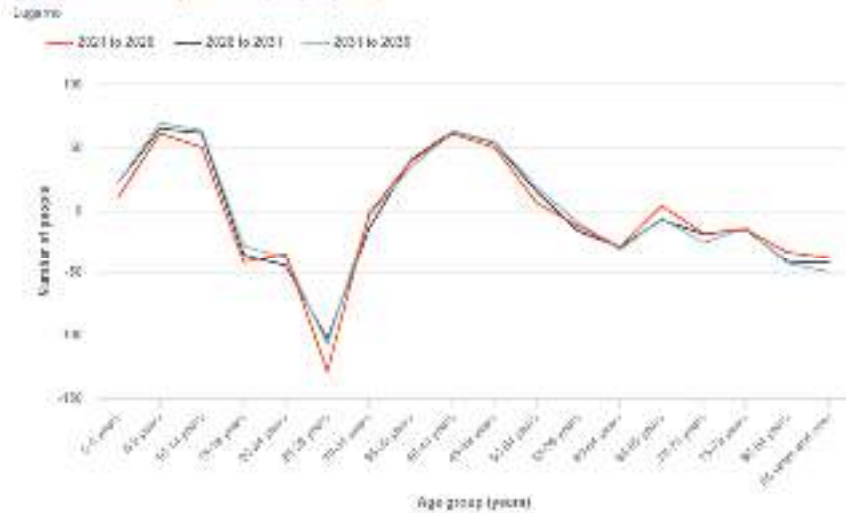
Kogarah



this varies from suburb to suburb...

Lugarno

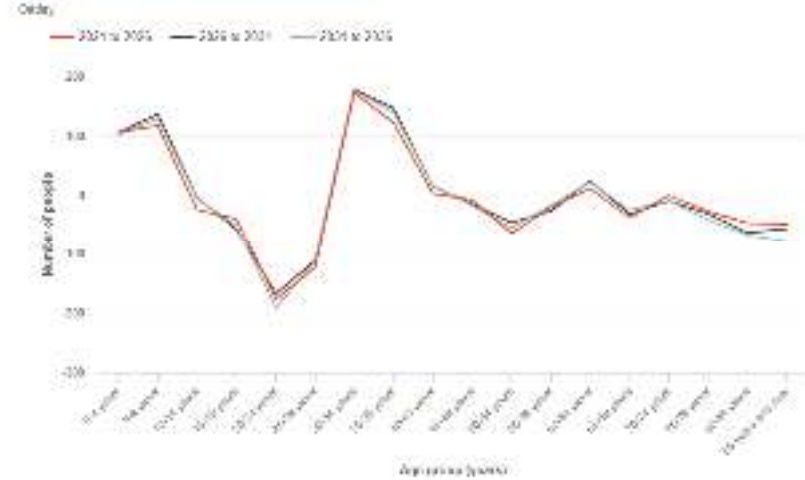
Forecast net migration by age group



Source: Population and Demographic Statistics 2021 to 2023, prepared by the Internal Services, Population, 2023

Oatley

Forecast net migration by age group

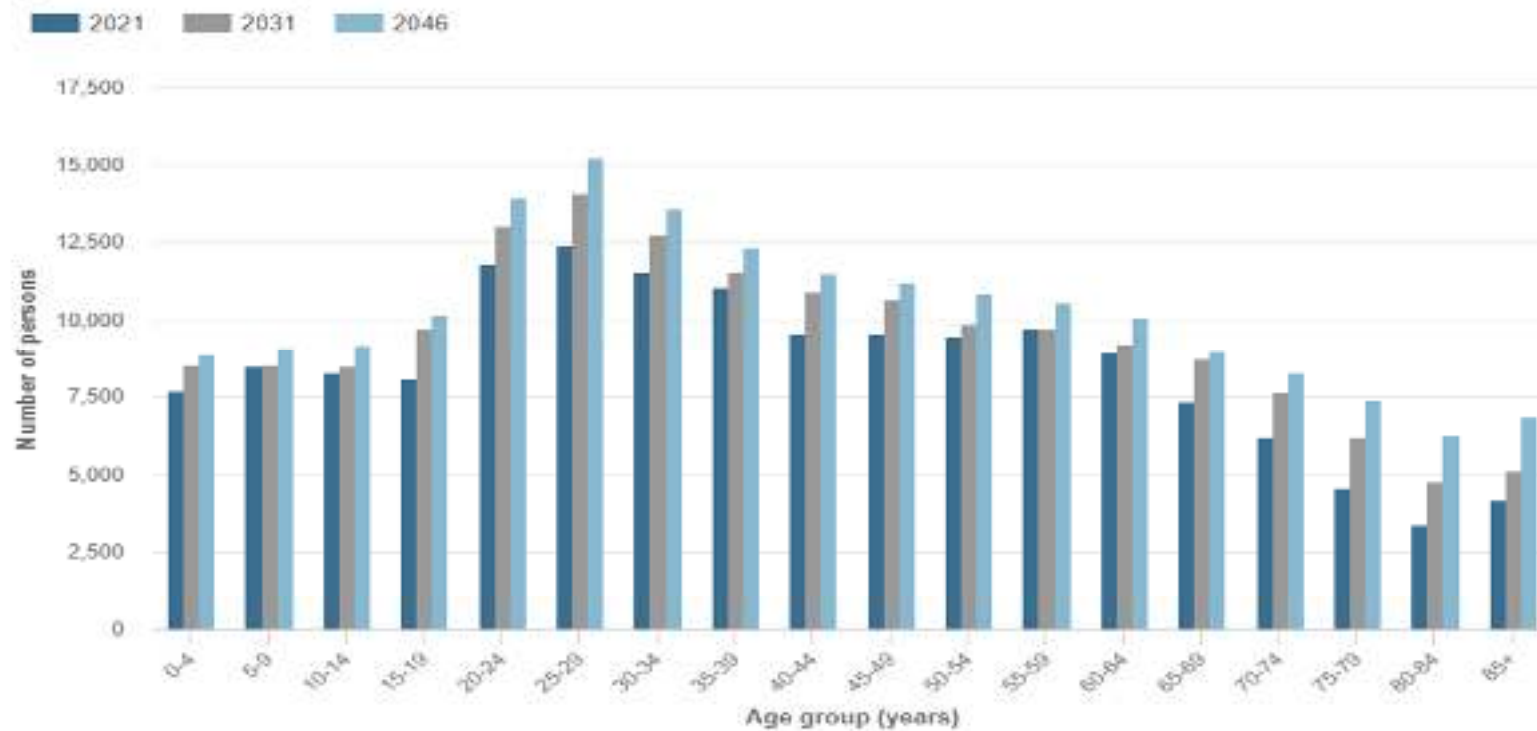


Source: Population and Demographic Statistics 2021 to 2023, prepared by the Internal Services, Population, 2023

Relatively stable age profile...starting to age

Forecast age structure - 5 year age groups

Georges River Council - Total persons



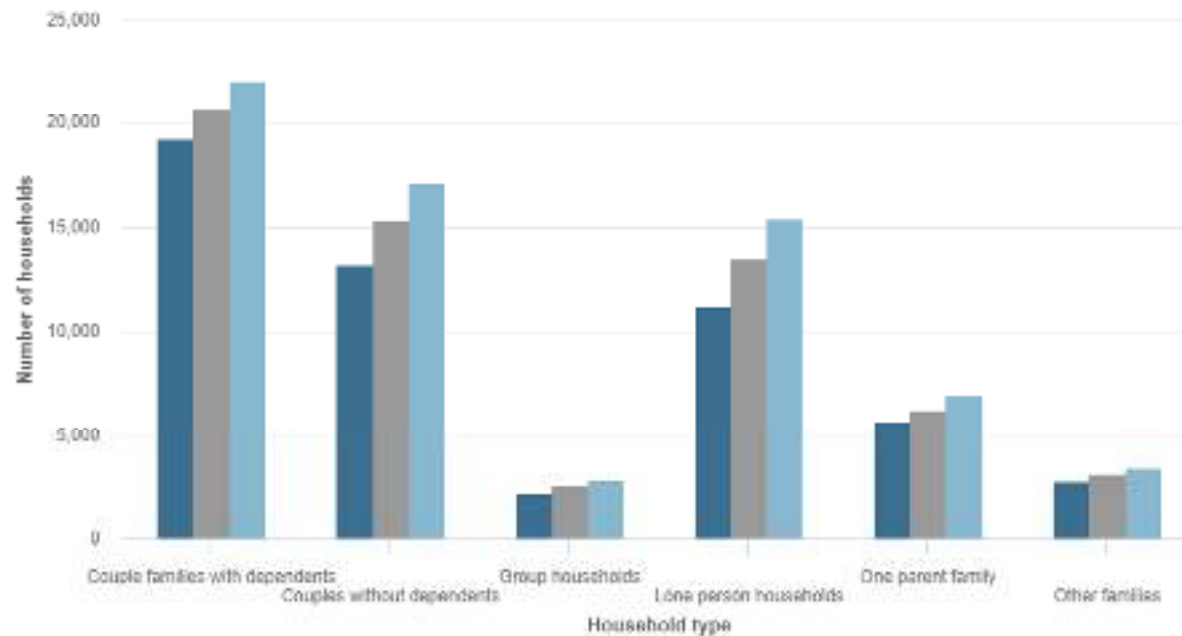
Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), September 2023.

Couple families with dependents to remain most common household type, lone person households growing the fastest

Forecast household types

Georges River Council

2021 2031 2046

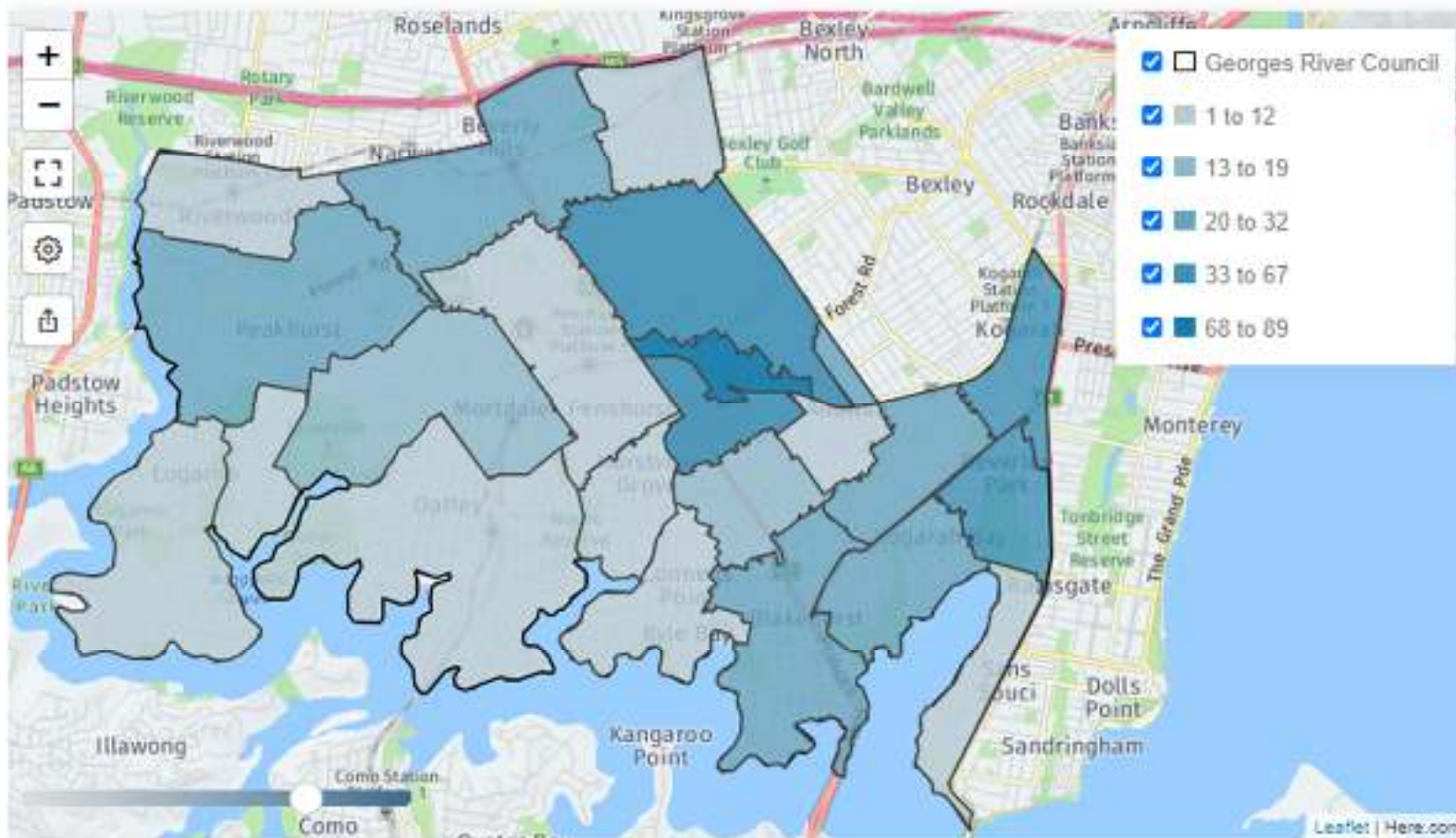


Source: Population and household forecasts, 2021 to 2046, prepared by [id](#) (internal decision), September 2023.

Kogarah and Hurstville continue to grow...

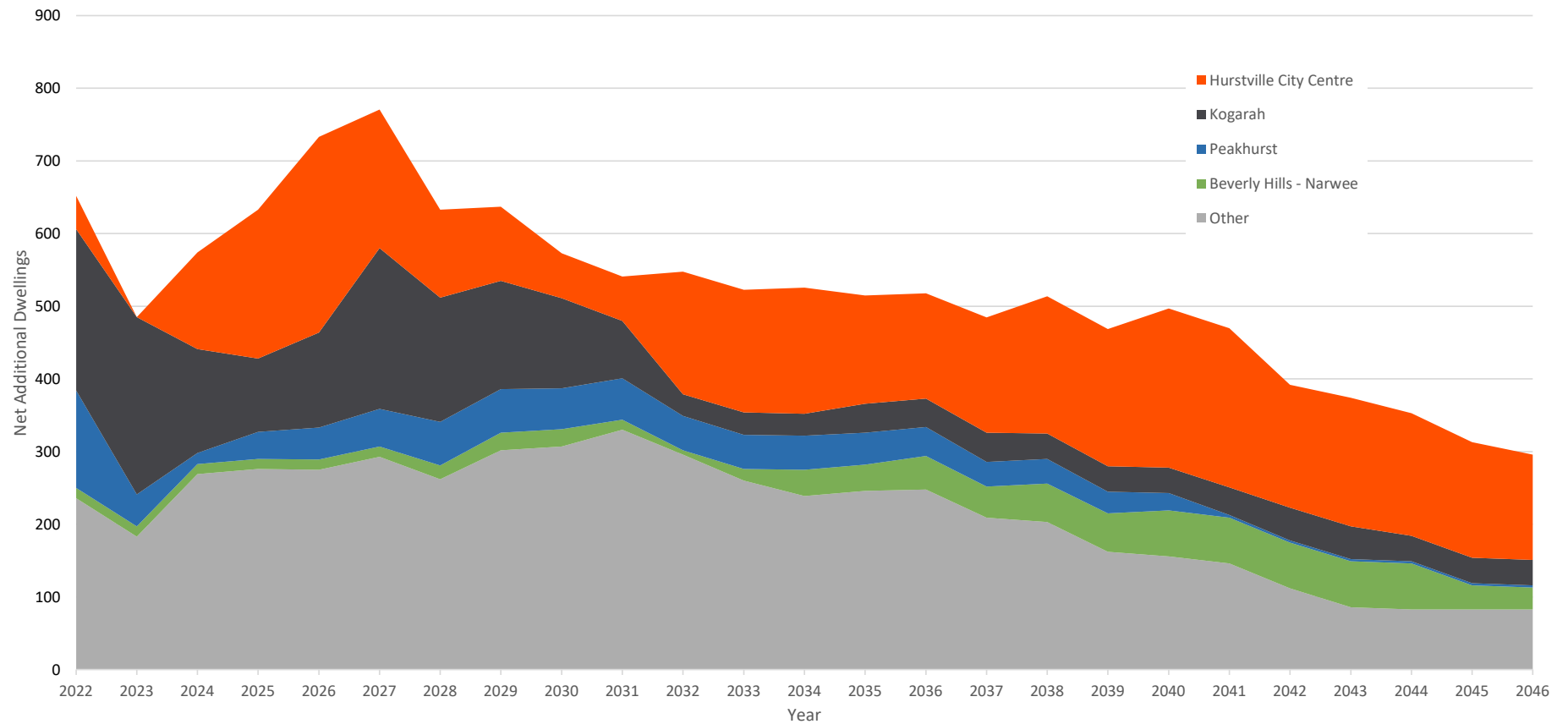
Forecast dwellings and development map

Georges River Council, 2021 to 2046 percent change



Source: Population and household forecasts, 2021 to 2046, prepared by [id](#) (informed decisions), September 2023.

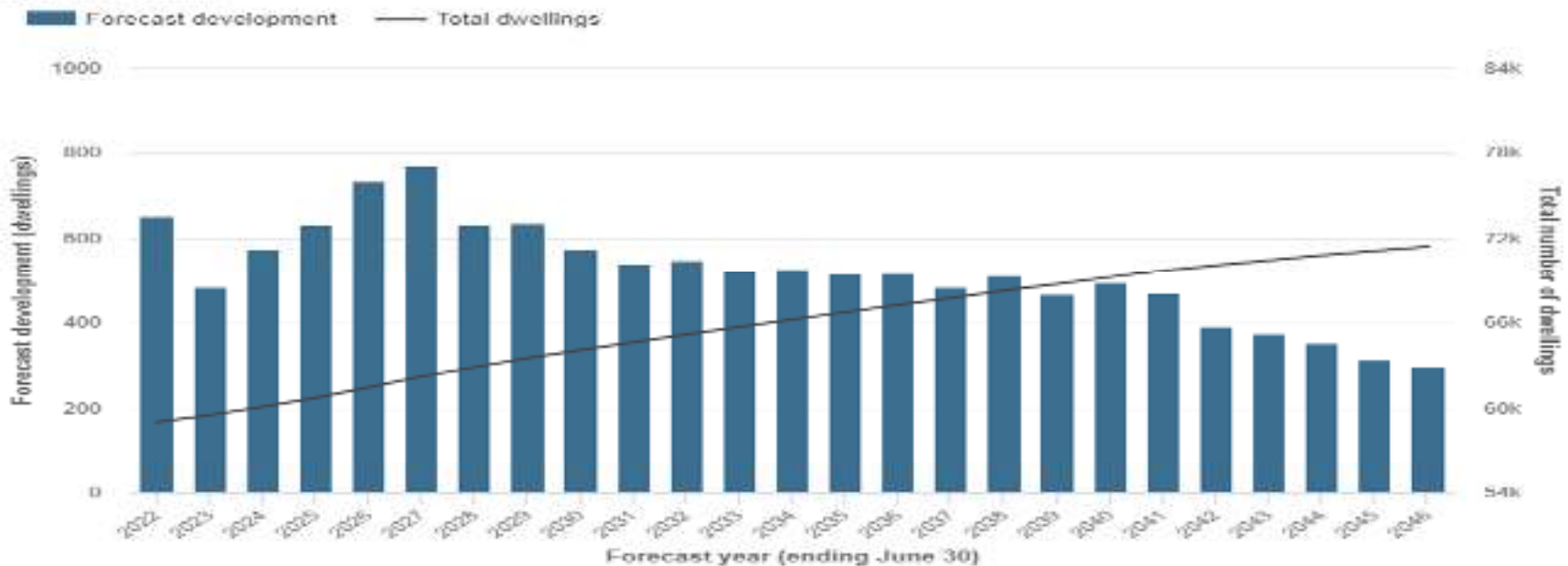
Kogarah and Hurstville continuing to supply growth



LGA net additional dwellings breakdown

Forecast residential development

Georges River Council



Source: Population and household forecasts, 2021 to 2046, prepared by id (informed decisions), September 2023

Overall average 520 net additional dwellings per annum (with considerable variation, weighted to the near future)

Accounting for “Major Sites”

- Sites with Approvals are assumed to deliver the number of net additional dwellings nominated
- Activity Centres are assumed to deliver a take up rate representing the chance that not all opportunity will be realised.
 - Specifically:
 - Kogarah New City Plan High density residential zoned areas (R4): 90%
 - Kogarah New City Plan Mixed Use Zones (MU1): 70%
 - Beverly Hills Master Plan: 70%
 - Mortdale Master Plan: 70%
 - Housing Investigation Areas: 70%
 - Peakhurst High density residential remainder: 90%

A small number of sites as assumed to contribute significantly

- Beverly Hills Master Plan study area (607 dwellings assumed)
- Mortdale Masterplan Core Study area (404 dwellings assumed, in addition to the 2 sites within this area already identified as progressing)
- Hurstville Westfield (456 dwellings assumed)
- East Quarter “Beyond” (392 dwellings)
- 9 Gloucester Road (350 dwellings)
- Kogarah Railway Redevelopment (288 dwellings)
- Kogarah New City Plan Precincts (Blakehurst, Carlton and South Hurstville) are assumed to deliver in total approximately 1,750 dwellings (including some already under construction or with Approved Development applications).

These six sites are assumed to contribute approximately 4,200 dwellings, or just under half of the 8,547 Major Site dwelling assumptions.

In summary:

- By 2046, the population of Georges River LGA is forecast to be 184,426. This is an increase of 31,699 people in the 25 years to 2046.
- By 2046, there are forecast to be 71,340 dwellings in Georges River. This is an increase of 12,943 dwellings between 2021 and 2046.
- One-third of these dwellings (4,396 or 34%) are forecast to be non-specific and infill development.

	2021	2046	Change, 2021-2046
Total population	152,727	184,426	+31,699
Structural Private Dwellings	58,397	71,340	+12,943

Dwellings	Total Additional by 2046
Major (announced)*	5,756
Major (Activity Centre)*	2,791
Non-specific and Infill^	4,396
Total	12,943

*Identifiable locations with greater than 10 net additional dwellings likely to be constructed

^General, non-specific development assumptions including infill where fewer than 10 net additional dwellings likely to be constructed

Thank you

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