



Planning and Strategy Committee of the Whole

14 February 2018

**UNDER SEPARATE COVER
ATTACHMENTS**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 FEBRUARY 2018

ITEM 4.1 MODIFICATION APPLICATION MOD.2017.060 - 62 ELLENDON
STREET, BUNGENDORE - MODIFICATION

ATTACHMENT 1 MOD.2017.060 - 62 ELLENDON STREET, BUNGENDORE -
SECTION 79C TABLE - MATTERS FOR CONSIDERATION

ATTACHMENT (1) - SECTION 79C(1) TABLE – Matters For Consideration

This application has been assessed under Section 79C(1) of the Environmental Planning and Assessment Act 1979 and the following matters are of relevance to Modification Application MOD.2017.060.

Section 79C(1)(a)(i) the provisions of any environmental planning instrument;

State Environmental Planning Policies (SEPP)

There are no SEPPs applying to the proposal as modified.

Local Environmental Plans

Palerang Local Environmental Plan 2014 – R1 (General Residential Zone)

The subject modification application does not change the compliance of the development with the relevant objectives and development standards of the Palerang Local Environmental Plan 2014 from that of the parent development as approved under DA.2016.006 and the later modified plans of MOD.2016.113.

The proposed dormer windows and staircase entry does not affect the housing needs of the community and ensures the variety of housing types and densities are not affected. The proposed development does not hinder the ability to provide facilities or services to meet the day to day needs of residents on the proposed site or adjoin lots. The development is also designed in regards to the character and amenity of the locality with a redesign to complement the heritage of the area in close consultation with Council's heritage advisor.

Section 79C(1)(a)(ii) Any draft environmental planning instrument that is or has been placed on public exhibition, details of which have been notified to the consent authority;

No draft instrument to be considered.

Section 79C(1)(a)(iii) Any development control plan;

Palerang Development Control Plan 2015

An assessment of the proposed development as modified against the relevant provisions of the PDCP 2015 follows:

Part B General Provisions

B10 Heritage – European (non-Indigenous): The site is locally listed dwelling (No.177) which is subject to the alterations and additions. The application was referred to the Council Heritage advisor (David Hobbs) who provided comment and is satisfied the proposed dormer windows and staircase access to the attic area are sympathetic to the heritage design of the dwelling and should be supported.

C2 Residential Development

C2.1 Objectives and controls applicable to all land use zones and dwelling types:

Subject to the recommended conditions of consent, it is considered that the proposed development is consistent with the objectives and controls of the DCP. The development is consistent with the residential character of the locality and it is considered that the proposal will not detract from the existing built and landscape environment or the existing amenity of the area.

C2.1.1 Acoustic privacy: The proposed dormer windows and staircase access is into a non-habitable room proposes no additional acoustic privacy issues. The space will be conditioned to remain un-habitable and a storage space.

C2.1.2 Visual privacy: The proposed access to the attic area via stairs and the installation of dormer windows creates a visual privacy concern to Lot 2 DP 612225. The bedroom on this lot has a bedroom and window in the northern elevation which may be visible from the balcony area on the first floor. Screening/buffering on the southern elevation of the landing and verandah is to be a condition of consent to ensure there is no potential impacts on privacy on the adjoining lot. This condition to screen/buffer will be to the satisfaction of council prior to construction to ensure adequate 1.8m screening is installed. Additionally, the redesign for heritage consideration has the dormer windows on the south be obscure glass to avoid any overlooking opportunity that may arise, however the room is non-habitable and only for storage with no extended period of occupation predicted. By implementing the above conditions in the consent there will be minimal to no impact on privacy of the adjoining lot.

C2.1.3 Dwelling articulation: NA

C2.1.4 Dwelling exteriors: The application was referred to the Heritage Advisor and the proposed materials and colours are acceptable and within the heritage character of the building. The consent will include a condition to ensure materials are non-reflective.

C2.1.5 Development of a heritage item or in the vicinity of a heritage item: As discussed in s.B10, the works are located on a locally listed dwelling which was referred to the Council Heritage advisor. The design is consistent with the heritage advice and is considered not be within the character of the heritage structure.

C2.1.6 Driveways, entrances, access, parking and utilities: NA

C2.1.7 Energy and water efficiency: NA

C2.1.8 Gates and fencing: NA

C2.1.9 Height: The proposed dormer windows and staircase access will not exceed the current roof pitch which is roughly 6.1m from natural ground level. This is under the LEP maximum of 8.5m for this lot.

C2.1.10 Landscaping: NA

C2.1.11 Overshadowing: the new development will not increase the shadowing impact that already exists given there is no increase in overall height or bulk and scale.

C2.1.12 Solar access: The development is for a non-habitable room but the northern windows do utilise the northern aspect and do not hinder the ability of the current dwelling or adjoin dwelling to achieve adequate northern sun/aspect.

C2.1.13 Siting and orientation: The proposed development will not impact on the existing heritage characteristic to the front road.

C2.1.14 Roof form (shape): The proposed addition of dormer windows on the roof of the heritage dwelling was referred to the heritage advisor. The windows are within character of the heritage structure and do not create unreasonable bulk and scale to the development.

C2.1.15 Street frontage: NA

C2.1.16 Streetscape: NA

C2.1.17 Tree and Vegetation Management: NA

C2.1.18 Unsewered sites: NA

C2.1.19 Potable water and sewage disposal: NA

C2.2 Dwelling houses, secondary dwellings, semi-detached dwellings and dual occupancies in residential (R1, R2 and R5), business (B4) and RU5 Village land use zones

The proposed development does not add additional bulk and scale to the dwelling which would affect the heritage and rural character of the dwelling. The design was referred to Council's heritage advisor and is considered to be consistent with the character of that heritage item. Furthermore, the proposed development is not expected to affect the front building line and should maintain the streetscape character and façade of the heritage listed Dwelling. The development will be conditioned to ensure no visual privacy concerns occur through the proposed development and there is minimal to no impact on surrounding lots.

Part E Notification of Development Applications: Part E of the PDCP 2015 establishes requirements for the public notification of certain types of development. The subject modification application was notified from 14 August 2017 to 28 August 2017. Five (5) written submission were received. The matters raised within these submissions were discussed with the applicant who amended plans to reduce Council concerns. The amended plans were then renotified from 1 November 2017 to 15 November 2017, Council then received Six (6) written submissions about the proposed development.

It's important to note that privacy was mentioned in all submissions, although only one (1) property is potentially affected by this issue. The issues raised in the submissions are addressed below.

Section 79C(1)(a)(iia) The provisions of any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F of the EP&A Act;

There are no planning agreements applying to the subject site.

Section 79C(1)(a)(iv) The provisions of any matters prescribed by the regulations;

The proposed modification application does not involve any changes to the performance of the development against clauses 92, 93, 94, and 94A of the Environmental Planning and Assessment Regulation 2000 from that of the parent consent.

Section 79C (1)(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;

The proposed development has no foreseen additional impacts on the environment, natural environments, and social and economic impacts on the locality from the parent consent. The addition on the external staircase and concerns of the existing verandah propose possible visual impacts on an adjoining lot to the south. The development will be conditioned to ensure that the dormer windows on the south are of obscure glass and the balcony is to provide screening at 1.8m in height on the southern elevation of the proposed landing and balcony to the satisfaction of Council to reduce any foreseen impact on visual privacy.

Subject to the imposition of the recommended conditions the proposed modification is not foreseen to have any additional impacts on the above from the parent consent.

Section 79C(1)(c) The Suitability of the site for the development;

The site is considered suitable for the development.

**Section 79C(1)(d) Any submissions made in accordance with this Act or the Regulations;
Submissions**

In accordance with the requirements of Part E of the PDCP 2015 the subject modification application was notified from 14 August 2017 to 28 August 2017, then later notified from 1 November 2017 to 15 November 2017. Six (6) written submission were received on the re-notification. The relevant issues raised are as follows:

Issue: *Non-Compliance with Environmental Planning and Assessment Regulation 2000- Clause 51*(The legislative requirement for all relevant parties of a development to sign the development application form is questioned.)

Comment: The submission outlines that the eaves of the existing dwelling on 62 Ellendon Street encroach into Lot 2 DP 612225 by "0.18" on a hand drawn survey plan attached to the rear of a letter by a registered surveyor (R W Elgood). The plan supplied looks to be bought out of context and there are no units of measurement. It is therefore considered that Council cannot rely on this for evidenced of the claim of encroachment.

However, the proposed works to the dwelling are to be solely within the boundary of Lot 1 DP 612225 (subject Site) with no amendment to the 'possible' encroachment of the eaves. It is considered that if all works are located solely within the boundaries of the property only the owners of that property are to sign the development application form. There is full compliance with Environmental Planning and Assessment Regulation- Clause 51.

Issue: *Modification application is not substantially the same.*

Comment: The original application was for alterations and additions, mainly located on the ground floor of the dwelling. The proposed modification to the parent consent seeks to install dormer windows and an external staircase to the dwelling. Whilst it doesn't directly relate to the ground floor, the dominant use of the structure is a residential dwelling and the proposed modification is an alteration to that dwelling. The proposed modification is considered a substantially the same development to that of the parent consent and satisfies the provisions of section 96(1A).

Issue: *Overlooking/Privacy Concerns.*

Comment: All 6 submissions outline privacy and overlooking concerns into Lot 2 DP 612225 from the proposed dormer windows on the southern side. Submission outline key planning principles of invasion of privacy into private open spaces and effect on amenity from invasion of privacy. The space in the attic area where the dormer windows will be installed is to only be used as a storage area and not a habitable space. No extended occupation of this space is expected. Additionally, the windows on the southern side are indicated as obscure glass to alleviate any possible overlooking concerns from inside the storage area.

The overlooking into the front yard indicated by submissions as an invasion into the Private Open Space (POS) is unfounded given the front yard is visible from Ellendon Street and Rutledge Street. The POS on this lot would be considered directly opposite the northern elevation of the dwelling and the eastern yard 'Backyard'. The dormers proposes no privacy impact to these areas and the obscure glass removes most overlooking opportunities into the front yard.

The submissions also outline the existing balcony and the staircase entry create an area that looks directly into the bedroom at Lot 2 DP 612225. This is a valid concern given the window on the northern elevation is only located roughly 5m away from the common boundary. The balcony is pre-existing and the small landing from the staircase access will create an increased balcony area. The attic area is to be non-habitable and no extended occupation is predicted, however to reduce privacy concerns a condition will be included to provide adequate screening along the southern elevation of the balcony/landing area to the satisfaction of council and the heritage advisor.

Issue: *Impacts on Heritage.*

Comment: Submissions outlined that the proposed development to include dormer windows and the external staircase is unsympathetic to the heritage character of the locally Heritage listed dwelling. The application was referred to the Council Heritage Advisor who provided comment on the development and considered the proposed development consistent with the heritage character of the dwelling and does not compromise the heritage value.

Issue: *Maintenance Issues.*

Comment: Ongoing maintenance of the dwelling is raised as a concern by the adjoining property and a number submissions. The building has pre-existed on the boundary since the registration of subdivision 12/79 in 1980 and was constructed in the late 1800's and early 1900's, ongoing maintenance is expected. Additional maintenance issues because of the additional development is not expected. Concerns around access to maintenance of the dwelling side wall is not an issue solely arisen from this development. The proposed windows and staircase entry are within the boundaries of Lot 1 DP 612225 and are predicted to be maintained from within the boundaries of 62 Ellendon Street. It will be conditioned that all construction is to be conducted within the property boundaries. Future maintenance concerns for the existing wall and/or gutter will be addressed by the Neighbouring Land Act 2000.

Section 79C(1 (e) The public interest;

The public interest is considered to be best served through the consistent application of State and Local Planning controls through detailed assessment and consideration of any submissions received relating to it by Council. In giving weight to these matters the proposed development as modified is consistent with all the relevant legislation and controls. Submissions from the public have been adequately addressed through the discussion above and also the addition of conditions to the consent to reduce possible privacy issues. It's considered the conditional approval of this application would not be contrary to the greater public interest.

Conditions to be amended/added:

SCHEDULE OF CONDITIONS

Development Consent MOD.2017.060

Amend Condition 1 as follows:

The development referred to in the application is to be carried out in accordance with the original approved plans except as modified by the plans numbered MOD.2016.113, MOD.2017.060 and in accordance with this schedule of conditions.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

Add new condition.

Use of Attic Space

The existing attic space is to remain a non-habitable space and for storage purposes only.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

Add new condition.

Privacy – Treatment to Dormer Windows – Southern Elevation

Prior to the issue of the Construction Certificate (Building) the applicant shall submit to, and have endorsed by Council, a revised dormer window design showing the windows along the southern elevation having:

- Obscure glass over the entire surface of the window; and
- Windows being fixed glass or, in the alternate, bottom opening awning style windows.

Reason: To reduce privacy concerns to the neighbouring lot.

Add new condition.

Privacy – Treatment to Existing Raised Deck and Proposed Staircase Landing

Prior to the issue of the Construction Certificate (Building) the applicant shall submit to, and have endorsed by Council, a design for privacy screening on the southern elevation of the existing deck and on the southern and eastern elevations of the proposed staircase landing. The screening shall be a minimum height of 1.8m from the deck/landing surface and shall be constructed in materials and colours that are sympathetic to the heritage character of the existing dwelling.

Screening shall be installed prior to the issue of any Occupation Certificate.

Reason: To reduce privacy concerns to the neighbouring lot.

Add new condition.

All construction work associated with this development shall be carried out from within the premises unless otherwise authorised by the owners of neighbouring premises.

Reason: To reduce impacts from construction activities on neighbouring premises.

“ATTACHMENT A”
Proposed SCHEDULE OF CONDITIONS

Development Approval

Approved development and plans

1. The development referred to in the application is to be carried out in accordance with the original approved plans except as modified by the plans numbered MOD.2016.113, MOD.2017.060 and accordance with this schedule of conditions.
Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.
2. *Use of Attic Space* - The existing attic space is to remain a non-habitable space and for storage purposes only.
Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.
3. All construction work associated with this development shall be carried out from within the premises unless otherwise authorised by the owners of neighbouring premises.
Reason: To reduce impacts from construction activities on neighbouring premises

Privacy

4. Privacy – Treatment to Dormer Windows – Southern Elevation
Prior to the issue of the Construction Certificate (Building) the applicant shall submit to, and have endorsed by Council, a revised dormer window design showing the windows along the southern elevation having:
 - Obscure glass over the entire surface of the window; and
 - Windows being fixed glass or, in the alternate, bottom opening awning style windows.*Reason: To reduce privacy concerns to the neighbouring lot.*
- 4A. Privacy – Treatment to Existing Raised Deck and Proposed Staircase Landing
Prior to the issue of the Construction Certificate (Building) the applicant shall submit to, and have endorsed by Council, a design for privacy screening on the southern elevation of the existing deck and on the southern and eastern elevations of the proposed staircase landing. The screening shall be a minimum height of 1.8m from the deck/landing surface and shall be constructed in materials and colours that are sympathetic to the heritage character of the existing dwelling.
Screening shall be installed prior to the issue of any Occupation Certificate.
Reason: To reduce privacy concerns to the neighbouring lot.

Plans to be kept on site

5. Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.
Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

Construction certificate & occupation certificate

6. Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.
7. Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

8. Do not occupy or use the storage space until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.
9. The final occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

Home warranty insurance

10. Comply with the requirements of Part 6 of the *Home Building Act 1989* before undertaking any work and provide the following to Palerang Council and the principal certifying authority (if not Palerang Council) at least 2 days before undertaking any work;
 - the name and licence number of the builder who has contracted to do the work and a copy of the certificate of currency for the home warranty insurance, or
 - a copy of the owner builder permit.

Reason: Works are properly insured.

Site identification

11. The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;
 - the development application number,
 - name, address and telephone number of the principal certifying authority,
 - name of the principal contractor (if any) and 24 hour contact telephone number, and
 - a statement that “unauthorised entry to the work site is prohibited”.

Reason: The site is managed in a safe manner.

Construction standard

12. All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

Aboriginal objects

13. The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and DECCW are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

Building materials and finishes

14. The alterations and additions are to be finished in materials that have a low reflectivity.

Reason: The building is not visually intrusive in the landscape and does not cause glare.

15. External building materials and colour scheme are to match the existing structure.

Reason: Building work is harmonious with the existing building.

Stormwater

16. Convey roof water to a water tank or into Queanbeyan-Palerang Regional Council's stormwater system. Divert the overflow of any water tank into Queanbeyan-Palerang Regional Council's stormwater system or a suitably constructed rubble drain.

17. Direct surface water drainage to existing natural drainage or to Queanbeyan-Palerang Regional Council drainage infrastructure. Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

Power supply

18. The building shall be connected to a suitable power supply.

Reason: To allow for a power supply to be available.

Construction Activities

19. Construction work shall only be undertaken between the hours of 7 am and 6 pm Mondays to Fridays and between the hours of 7.00 am and 5.00 pm Saturdays. No construction work shall take place on Sundays or Public Holidays unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Palerang Council if a variation of hours is required.

Reason: To ensure that noise impacts do not result from construction work.

20. Do not excavate within 500 mm of the boundary.

Reason: To ensure excavation does not impact on adjoining property and compliance with WorkCover requirements.

21. All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of WorkCover.

Reason: To ensure excavation does not impact on adjoining property and compliance with WorkCover requirements.

22. The demolition of the existing building must be carried out in accordance with the:

(a) requirements of the WorkCover Authority of New South Wales,

- (b) *NSW Occupational Health and Safety Act 2000*, and
- (c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

Reason: To ensure compliance with WorkCover and occupational health and safety requirements.

23. If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an appropriate manner, and
- (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- (d) satisfy the requirements of WorkCover.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

24. Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

25. Asbestos material must be removed and disposed of in accordance with the *Occupational Health and Safety Act 2000* and the New South Wales WorkCover guidelines. Asbestos material must be disposed of to a landfill site approved for that purpose by the Environmental Protection Authority of New South Wales or the equivalent authority in the Australian Capital Territory. Written evidence that the material has been disposed of to the approved landfill site must be submitted to Council.

Reason: To ensure the proper disposal of asbestos material.

26. No building materials are to be stored or construction activities undertaken on public or adjoining land.

Reason: To prevent unnecessary disturbance to public land.

Waste Management

27. All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

Erosion Control - Building

28. Install sediment and erosion controls, prior to any construction activity, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows,

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,

- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

29. Maintain erosion and sedimentation controls for as long as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

Retaining walls & batters

30. Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

31. No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

32. Rehabilitation grass mix is to be applied to all disturbed surfaces at the recommended rate of dispersal prior to the issue of the final occupation/completion certificate. Do not use species that are listed under the *Noxious Weeds Act 1993*.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

Heritage

34. Gutters to be traditional galvanised steel, quad or ogee profile and the downpipes should be round profile galvanised steel.

Reason: Development is to be consistent with the heritage character.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 FEBRUARY 2018

**ITEM 6.1 2016 CENSUS AND YOUR POPULATION FORECAST
QUEANBEYAN-PALERANG REGIONAL COUNCIL**

**ATTACHMENT 1 2016 CENSUS AND YOUR POPULATION FORECAST
QUEANBEYAN-PALERANG REGIONAL COUNCIL**

2016 Census and your population forecast



Queanbeyan-Palerang Regional Council

forecast.id



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What is the 2016 Census and how is it used?

The Census of Population and Housing (Census) is Australia's largest statistical collection undertaken every five years by the Australian Bureau of Statistics (ABS). *For more than 100 years, the Census has provided a snapshot of Australia, showing how our nation has changed over time, allowing us to plan for the future*

The Census provides critical information for forecast.id and every five years this data is incorporated into our forecasts in two main ways:

- 1.It gives us the opportunity to compare our current forecasts** particularly how have we tracked and what can we learn
- 2.To align and rebase our population forecasts with up-to-date information** including detailed population by age and sex, household formation, age-specific migration flows, dwellings, vacancy rates and average household size

In this report we benchmark our 2016 forecast population and dwellings to the 2016 Census based Estimated Resident Population (ERP) and dwellings

What has the 2016 Census revealed?

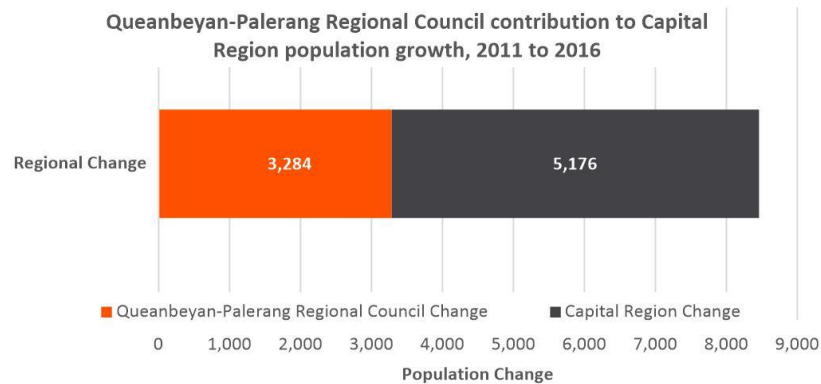
Is the 2016 Census data reliable?

Yes. The 2016 Census had a response rate of over 95%, which is similar to the 2011 rate. According to the *Independent Census Assurance Panel* **“2016 Census data is of a comparable quality to previous Censuses, is useful and useable, and will support the same variety of uses of Census data as was the case for previous Censuses”**

And what are the trends in New South Wales?

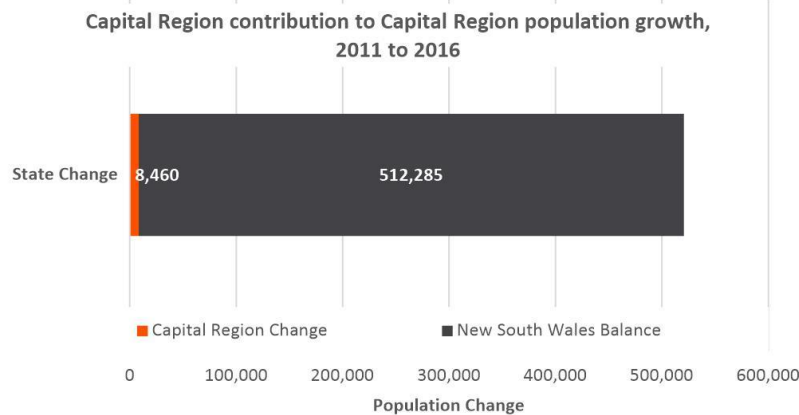
The population of NSW at 2016 was 7.74 million, an increase of 520,750 since 2011. This represents an average annual increase of 1.4%. Greater Sydney accounted for 81% of population growth in NSW between 2011 and 2016.

Queanbeyan-Palerang Regional Council's population role in the region



▶ Between 2011 and 2016 the Capital Region region population increased by 8,460 people

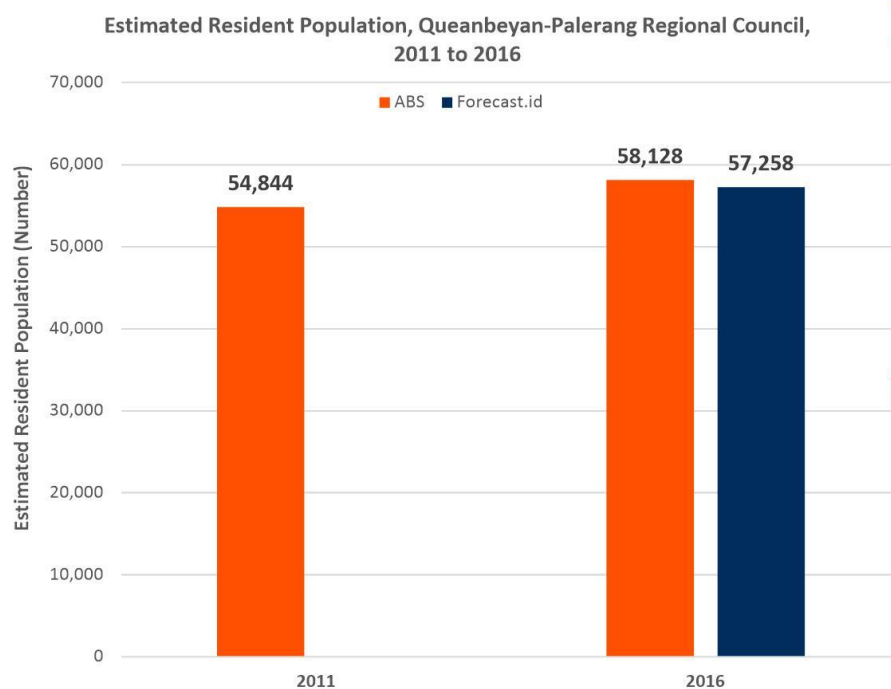
▶ Queanbeyan-Palerang Regional Council contributed 38.8% to the total population increase in the Capital Region region



▶ The Capital Region region as a whole contributed 1.6% to the total State population increase

What happened between 2011 and 2016?

Population

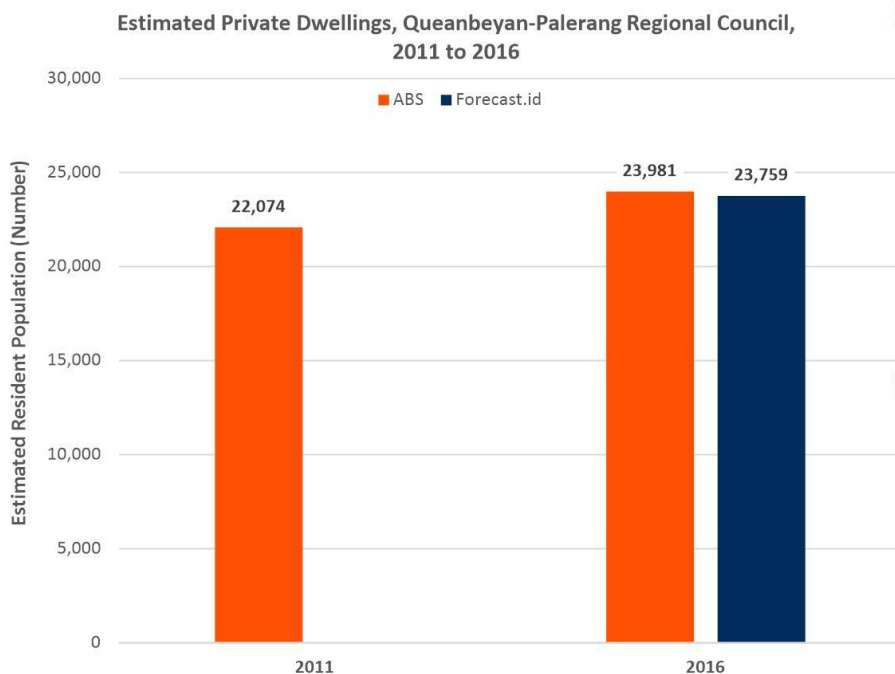


▣ Queanbeyan-Palerang Regional Council's population was 58,128 in 2016, increasing by 3,284 people, at an average rate of 1.17% p/a

▣ Forecast.id population in 2016 was -870 people fewer than the ABS ERP (post Census), or -1.5% lower

What happened between 2011 and 2016?

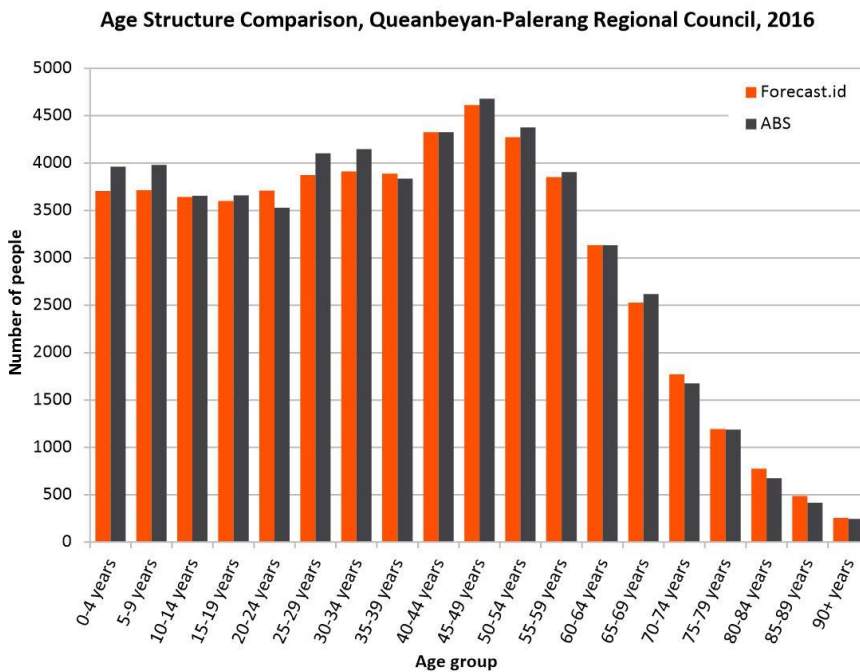
Dwellings



▣ Queanbeyan-Palerang Regional Council's dwellings were 23,981 in 2016 increasing by 1,907 dwellings, at an average of 381 p/a

▣ Forecast.id were -222 dwellings less than the ABS Census count, or -0.4% lower

How has the forecast age structure compared?

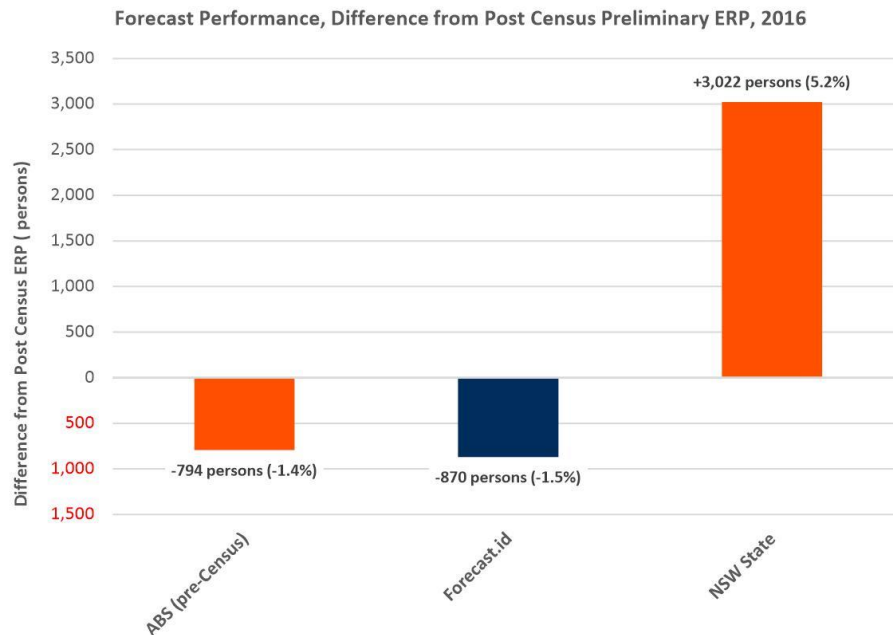


The Census reveals that between 2011 and 2016 Queanbeyan-Palerang Regional Council

- ▶ more children than previously forecast
- ▶ more young adults than previously forecast
- ▶ about the same number adults than previously forecast
- ▶ slightly more mature adults than previously forecast
- ▶ about the same number empty-nesters and retirees than previously forecast
- ▶ fewer elderly people than previously forecast

How have other forecasts performed?

Forecast.id has a proven track record. Over two-thirds of our forecasts are within 2% of the 2016 post-Census ERP



- ▶ The ABS estimates that Queanbeyan-Palerang Regional Council's resident population in 2016 is 58,128
- ▶ Forecast.id estimated -870 fewer people, or -1.5% difference
- ▶ The ABS pre-Census ERP estimated -794 fewer people, or -1.4% difference
- ▶ NSW State estimated 3,022 more people, or 5.2% difference

Where to from here?

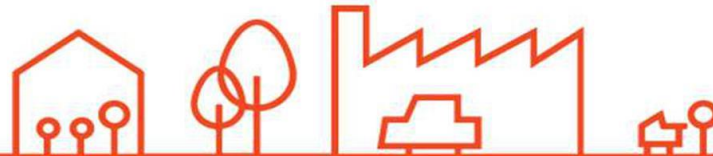
Ongoing review of population forecasts (beginning 2018)

Fit for purpose - We will continue to monitor your forecast and assess its suitability and accuracy. When needed we will undertake a comprehensive population forecast update, including a review of forecast geography and comprehensive and fresh set of residential development assumptions

Any questions?

Feel free to contact your client manager (Glenn Capuano on 03 9417 2205, or Glenn@id.com.au)

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