

Fishermans Bend

Population & Demographics

September 2016



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Chapter 1: Population & Demographics

Fishermans Bend hinges on successful delivery of key infrastructure and services, the planning of which requires a strong foundation in predicting a likely population and demographic mix.

Fishermans Bend is the largest urban renewal area in Australia, comprising approximately 480 hectares of inner city land adjacent to Melbourne's CBD. This report informs the preparation of the Fishermans Bend Framework and identifies the potential population and employment capacity underpinned by a number of assumptions.

The Fishermans Bend Taskforce, in its 2051 vision, is planning for up to 80,000 residents in Fishermans Bend, forming approximately 37,400 households and occupying approximately 40,000 dwellings. This will involve a range of planning and infrastructure actions and decisions. An informed picture of the potential staging of residential development and population and household growth will assist in planning and delivery.

The four mixed use precincts of Fishermans Bend are each expected to have a distinctive character, which will influence the timing and the type of development. This in turn shapes each precinct's household and population composition. This section of the report summarises the growth of each area, while more detail is provided in the profiles provided in the next chapter.

Predicting population and household growth for Fishermans Bend is challenging. The time scale is long (to 2051). The final planning controls are unknown, as is the precise timing of major infrastructure delivery. The population and household results in this exercise are therefore referred to as 'indicative planning populations' rather than forecasts or projections. Should the scale, timing or distribution of development vary then the actual population and household distributions will necessarily vary from these indications.

Methodology

Modelling of indicative populations begins with the end point: a 2051 vision for each precinct developed by the Fishermans Bend Taskforce (see **Table 1** in Assumptions below). The vision specifies the number of households expected in each precinct and the share of those households in each of four household categories:

- family with children;
- couple family (without children);
- lone person household;
- group and other households.

Population age structures for each precinct at 2051 are based on the typical age profile of each household type across inner Melbourne, derived from 2011 Census data.

The starting point for each precinct is virtually a blank slate, as there are currently only approximately 200 residents in all of Fishermans Bend. (A relatively small number of dwellings are under construction in Montague and Wirraway and are expected to be occupied by 2018.) The path from start to end is defined primarily by the indicative growth staging of each precinct, developed for this report by DELWP's demographers in conjunction with the Fishermans Bend Taskforce (see **Table 2** below). This construction trajectory controls the number of households in each precinct at 30 June in each future year.

The estimated population in each precinct depends on the average size of the households at any given point in time. Average household size is influenced by the distribution of household types within each

precinct. Where there are more family households the average household size will tend to be larger, where lone person households dominate it will be smaller. The household type distributions shown in **Table 1** (below) differ from those seen in inner Melbourne today. They represent a target to be achieved by 2051, which implements the Fishermans Bend Vision, September 2016. Over the life of the precinct staging processes (2017 to 2051), the household mix gradually evolves from a current inner city distribution to the target distributions.

For each future year, the household distribution is converted into a total population and distributed by age and sex. Demographic modelling allows for the effects of births and deaths on the population over time, as well as a proportion of ageing in place and some population ‘churn’ (people of different ages and sexes moving in and out of the precincts over time).

Household assumptions

The two key assumptions driving the development of the indicative populations for Fishermans Bend are the 2051 household visions and the indicative construction staging.

The 2051 vision is shaped by the expected capacity of each precinct to accommodate households, and the anticipated residential/community character. These are summarised in **Table 1** and in the descriptions below. It must be re-stated though, that the 2051 vision comprises targets, or aspirations, these figures are not to be taken as an exact prediction or forecast of the future.

Table 1: Fishermans Bend Taskforce household visions by precinct for 2051

Households	Montague	Lorimer	Sandridge	Wirraway
Total	8,533	5,882	17,374	5,581
Couple family	25%	35%	35%	20%
Family with children	35%	25%	20%	50%
Lone Person household	30%	35%	35%	20%
Group and other households	10%	5%	10%	10%

Sandridge accommodates the most households, but as a commercial centre, and primary area for job growth, has the lowest proportion of families with children. This is, however, still a higher proportion of families with children than is currently seen in Docklands (14 per cent) or Southbank (12 per cent). Areas of Melbourne with similar distributions today include South Melbourne and St Kilda East.

Wirraway, at the other extreme, allows for far fewer households, but a much more family-friendly character. The household distribution seen here is similar to that in Kew East, Hampton and Pascoe Vale South.

Montague and Lorimer, closest to the Melbourne CBD, are expected to provide a significant proportion of dwellings suitable for families – be they two-bedroom, three-bedroom or more. As Montague is a larger precinct it accommodates more households.

The assumed rates of development across the precinct vary considerably (see **Table 2**). Overall, development starts slowly, based on the current projects under construction (287 townhouses in Sandridge and 155 apartments in Montague). In the short term and through the 2020s the majority of development is assumed to be in Montague and Lorimer. These areas border existing apartment precincts where many buildings have been constructed in recent years.

Development in Sandridge and Wirraway is expected to start slowly, before taking over as the key locations once capacity becomes constrained in Montague and Lorimer. By the 2040s, Sandridge is expected to have achieved the highest annual rate of construction and occupancy, as it a higher-density precinct, yielding larger projects.

Table 2: Assumed annual household additions by precinct, 2017 to 2051

Year	Montague	Lorimer	Sandridge	Wirraway	Total
2017	0	0	0	0	0
2018	155	0	287	0	442
2019	150	0	0	0	150
2020	150	0	0	0	150
2021	150	0	0	0	150
2022	450	450	0	50	950
2023	450	450	50	50	1,000
2024	450	500	50	50	1,050
2025	450	500	100	50	1,100
2026	500	500	100	100	1,200
2027	500	500	200	100	1,300
2028	500	500	200	200	1,400
2029	500	500	200	200	1,400
2030	500	500	200	200	1,400
2031	500	450	200	200	1,350
2032	500	325	325	200	1,350
2033	450	300	400	200	1,350
2034	400	150	600	200	1,350
2035	450	100	600	200	1,350
2036	400	100	650	200	1,350
2037	300	57	800	225	1,382
2038	250	0	900	225	1,375
2039	175	0	900	250	1,325
2040	125	0	900	250	1,275
2041	78	0	900	250	1,228
2042	0	0	900	250	1,150
2043	0	0	900	250	1,150
2044	0	0	900	250	1,150
2045	0	0	900	250	1,150
2046	0	0	900	200	1,100
2047	0	0	900	200	1,100
2048	0	0	900	200	1,100
2049	0	0	900	200	1,100
2050	0	0	850	200	1,050
2051	0	0	762	181	943
TOTAL	8,533	5,882	17,374	5,581	37,370

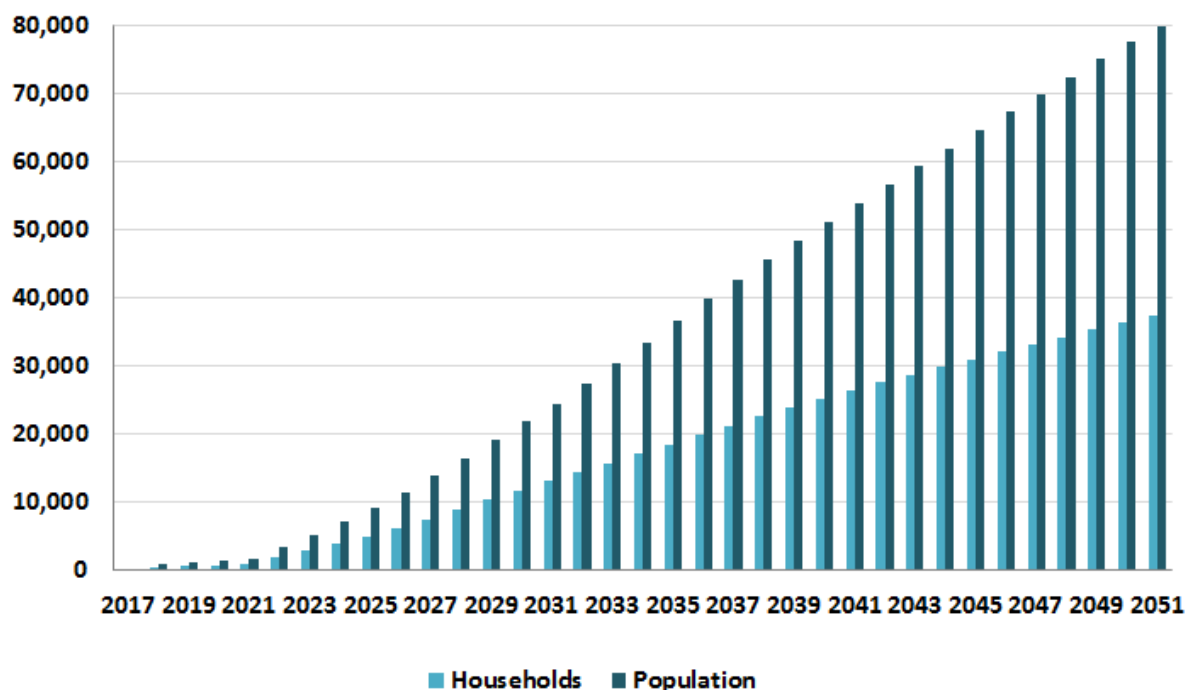
Note: Households totals for 2018 assume occupancy of dwellings currently under construction, all other years are indicative totals. Household additions cease in Montague and Lorimer as assumed dwelling capacity is reached.

The overall development rates shown in **Table 2** are strong but not unreasonable assumptions for a future inner city precinct. Once major projects are underway in Montague and Lorimer, it is expected that at least 1,000 additional households per year can be accommodated across Fishermans Bend. The peak overall rate is 1,400 extra households per annum in 2029 and 2030, when all precincts are under way. In comparison, over the last five years Melbourne CBD has averaged an estimated 1,350 additional households per annum while Southbank and Docklands have averaged over 700 each.

Population growth and distribution

Melbourne is expected to grow from a city of 4.5 million people to 8 million by mid-century. Fishermans Bend is one of a number of inner city urban renewal precincts expected to accommodate a proportion of that growth. The rate of population growth is dependent on the number of additional households and the average household size. Both of these rates vary by precinct, but the overall effect can be seen in **Chart 1** below. As each precinct houses a larger proportion of families over time, their average household sizes increase. Thus the rate of population growth is slightly faster than that of dwelling growth over time.

Chart 1: Fishermans Bend indicative population and households, 2017 to 2051



The relative distributions of population between precincts over time can be seen in **Table 3**. The populations of Montague and Lorimer are assumed to continue increasing beyond the point where dwelling construction capacity is exhausted, due to ongoing natural increase and migration. The final indicative population across Fishermans Bend is 80,000 persons at 2051.

Table 3: Population by precinct, 2017 to 2051

Year	Montague	Lorimer	Sandridge	Wirraway	Total
2017	0	0	0	0	0
2018	280	0	520	0	800
2019	550	0	520	0	1,070
2020	820	0	520	0	1,340
2021	1,090	0	520	0	1,610
2022	1,910	810	520	90	3,340
2023	2,750	1,630	610	180	5,170
2024	3,590	2,530	700	270	7,100
2025	4,450	3,440	880	360	9,130
2026	5,410	4,340	1,060	540	11,360
2027	6,340	5,280	1,430	740	13,800
2028	7,270	6,240	1,810	1,130	16,450
2029	8,200	7,200	2,190	1,540	19,130
2030	9,140	8,180	2,580	1,960	21,850
2031	10,070	9,070	2,970	2,390	24,500
2032	11,200	9,740	3,590	2,880	27,420
2033	12,280	10,370	4,370	3,390	30,410
2034	13,290	10,720	5,530	3,930	33,470
2035	14,430	10,980	6,710	4,490	36,600
2036	15,500	11,240	7,990	5,070	39,800
2037	16,130	11,410	9,590	5,590	42,710
2038	16,660	11,470	11,400	6,110	45,630
2039	17,030	11,530	13,230	6,680	48,470
2040	17,310	11,590	15,080	7,260	51,240
2041	17,490	11,650	16,950	7,840	53,930
2042	17,710	11,720	18,730	8,470	56,630
2043	17,920	11,790	20,520	9,110	59,330
2044	18,130	11,860	22,300	9,750	62,040
2045	18,350	11,930	24,080	10,410	64,760
2046	18,560	12,000	25,860	10,950	67,370
2047	18,690	12,000	27,640	11,620	69,950
2048	18,820	12,000	29,430	12,300	72,540
2049	18,940	12,000	31,210	13,000	75,150
2050	19,070	12,000	32,890	13,720	77,680
2051	19,200	12,000	34,400	14,400	80,000

Note: Indicative population totals are rounded to the nearest ten

Chapter 2: Demographic Profiles

Demographic profiles have been developed for each residential precinct in Fishermans Bend, summarising the assumptions and aspirations which drive population and household modelling and some of the results. The profiles are indicative and provide a useful picture of the possible future characteristics of the precincts at 2031 and at full capacity at 2051. They are neither a forecast nor an exact prediction of the final population and/or characteristics.

Each profile contains:

- Total population
- Total households
- Total jobs
- Average household size
- Jobs per household
- Median age
- Age profile (population in five-year age groups)
- Share of total households by type
- Share of total dwellings by bedroom number
- Motor vehicle ownership per household
- Primary method of travel to work

Montague

2051 Population:	19,200
2051 Households:	8,533
2051 Jobs:	4,000



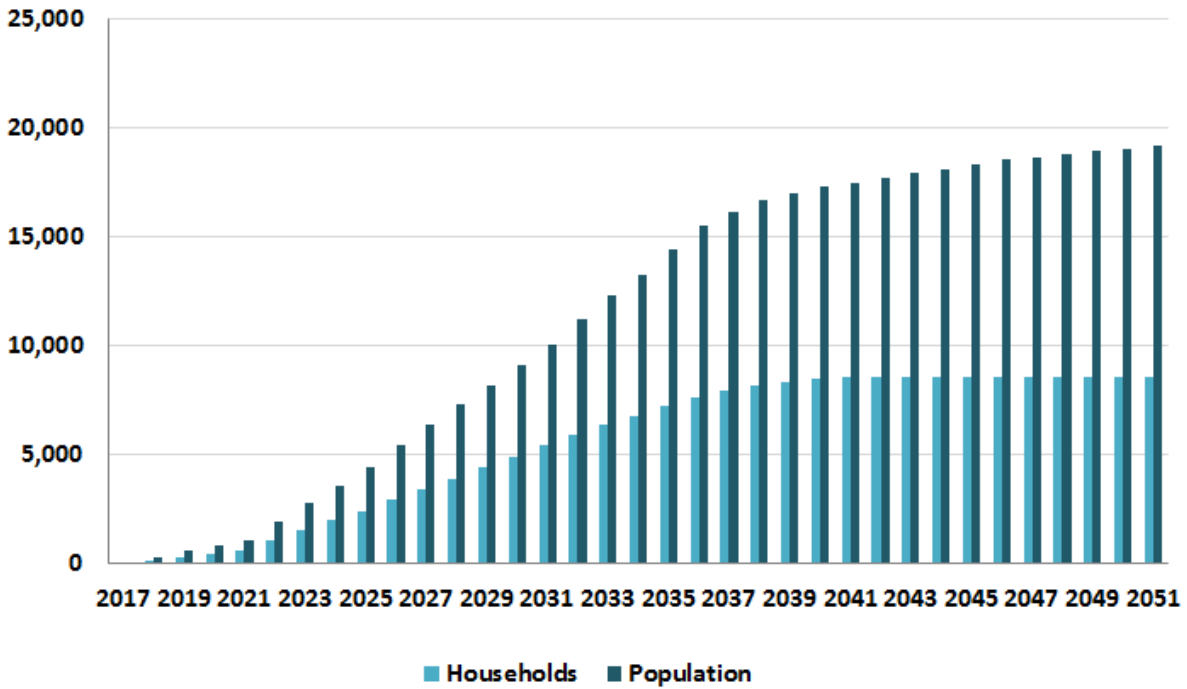
The Montague Precinct reaches an indicative population of approximately 9,880 by 2031. Growth is rapid in Montague as development rates lead to an additional 500 households per annum, until capacity begins to be exhausted in the 2030s and both dwelling construction and population growth taper off (see growth chart below). By 2051, there are 8,533 households and a total of 19,200 people in the precinct.

Initial development in Montague is expected to serve a population similar in age structure to inner city precincts such as Southbank and Docklands, i.e. small households, predominantly couples without children and lone persons in smaller dwellings. Over time, a combination of factors will see the population age (the median increasing from 35 years to 38 - see summary table) and more families with children in the precinct.

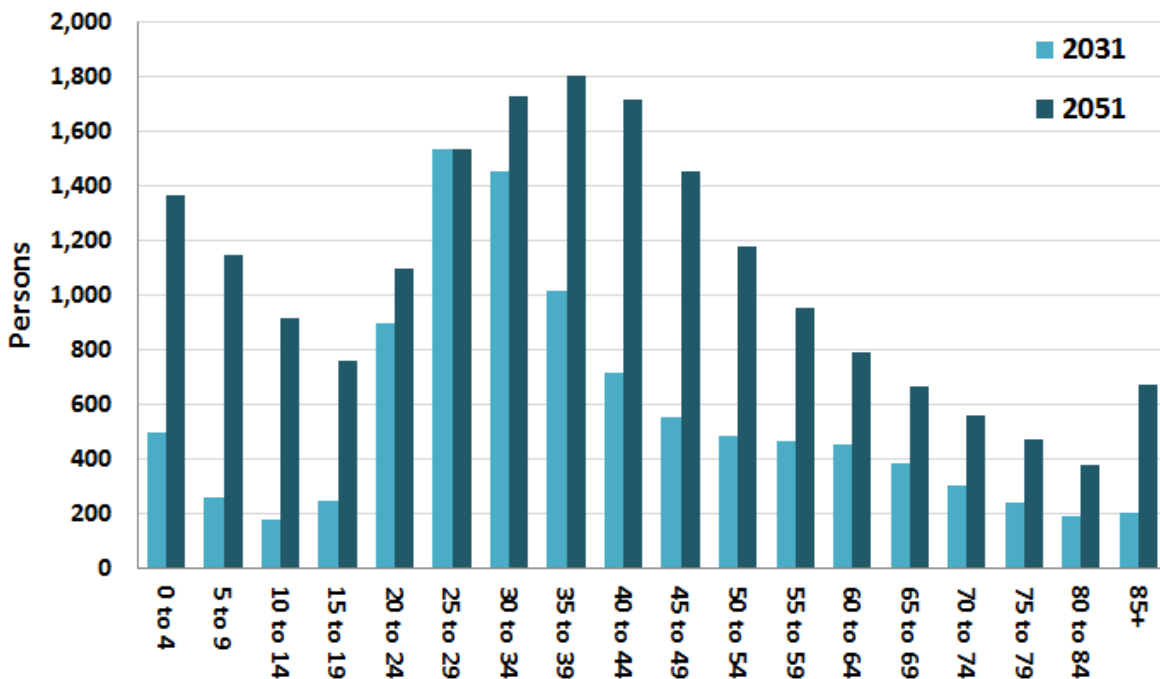
As the apartment market matures in future years, construction of more large, family-friendly dwellings is expected. These will cater to both new residents to the area and existing residents looking to remain in the area at family formation ages and beyond. The indicative population chart below shows a 2031 population with relatively few children. By 2051 the processes described above have taken effect and there are considerable numbers of children, plus many residents are ageing in place in Montague.

Due to Montague's proximity to public transport provision, planning controls in place to discourage private transport, and provision of high quality cycling infrastructure, the rate of car ownership is dramatically lower than comparable urban renewal areas locally. This is also reflected in the anticipated journey to work metric, which identifies Montague as having a much higher uptake of cycling, walking and public transport than Southbank or Docklands.

Indicative population and household growth, Montague Precinct, 2017 to 2051



Indicative population by age, Montague Precinct, 2031 and 2051

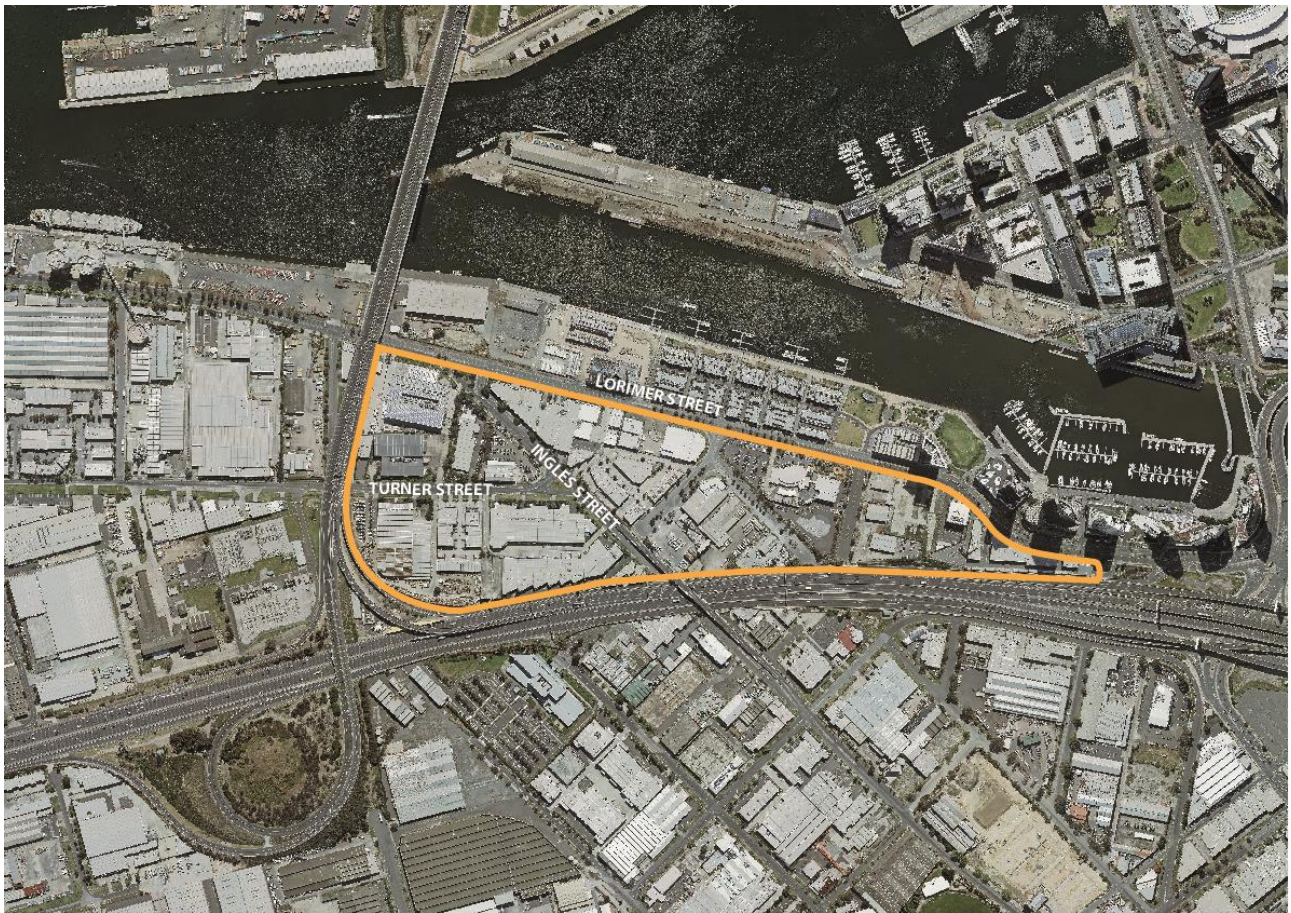


Summary Table – Montague Precinct

Montague Demographic Profile	2031	2051
Total Population	10,070	19,200
Total Households	5,410	8,533
Average Household Size	1.86	2.25
Jobs per Household	0.4	0.5
Median age in years	34.9	37.9
Age profile		
	%	%
0 to 4 years	4.9	7.1
5 to 9 years	2.6	6.0
10 to 14 years	1.8	4.8
15 to 19 years	2.4	4.0
20 to 24 years	8.9	5.7
25 to 29 years	15.2	8.0
30 to 34 years	14.4	9.0
35 to 39 years	10.1	9.4
40 to 44 years	7.1	9.0
45 to 49 years	5.5	7.6
50 to 54 years	4.8	6.2
55 to 59 years	4.6	5.0
60 to 64 years	4.5	4.1
65 to 69 years	3.8	3.5
70 to 74 years	3.0	2.9
75 to 79 years	2.4	2.4
80 to 84 years	1.9	2.0
85 years and over	2.0	3.5
Household Types		
	%	%
Couple family	30	25
Family with children	15	35
Lone Person household	40	30
Group and other households	15	10
Number of Bedrooms per Dwelling		
	%	%
None (includes bedsitters)	0	0
1 bedroom	28	22
2 bedrooms	53	50
3 bedrooms	19	27
4 or more bedrooms	1	1
Motor Vehicle Ownership per Household		
	%	%
None	50	50
1 motor vehicle	30	30
2 motor vehicles	19	19
3 or more motor vehicles	1	1
Primary Method of Travel to Work		
	%	%
Public Transport	40	40
Private Transport	20	20
Cycling	15	15
Walking	25	25
Other	0	0

Lorimer

2051 Population:	12,000
2051 Households:	5,882
2051 Jobs:	4,000



The Lorimer Precinct reaches an indicative population of approximately 9,030 by 2031. Growth begins in Lorimer in the early 2020s and by mid-decade development rates lead to an additional 500 households per annum. Capacity begins to be exhausted in the early 2030s and both dwelling construction and population growth taper off (see growth chart below). By 2051, there are 5,882 households and a total of 12,000 people in the precinct.

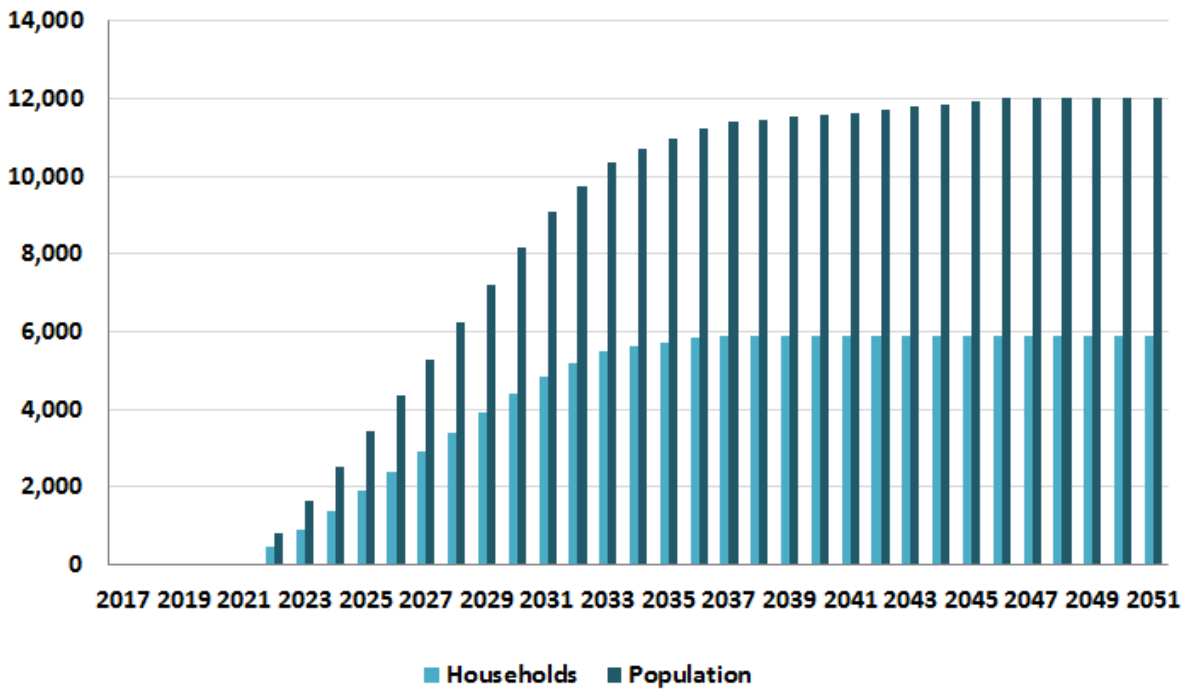
Initial development in Lorimer is expected to serve a population similar in age structure to inner city precincts such as Southbank and Docklands, i.e. small households, predominantly couples without children and lone persons in smaller dwellings. Over time, a combination of factors will see the population age (the median increasing from 35 years to 40 - see summary table) and more families with children in the precinct.

As the apartment market matures in future years construction of more large, family-friendly dwellings are expected. These will cater to both new residents to the area and existing residents looking to remain in the area at family formation ages and beyond. Without further construction of new dwellings in the 2040s, the influx of new (younger) population is expected to be restricted and more of the population to age in place. The indicative population chart below shows a 2031 population with relatively few children. By 2051 the processes described above have taken effect and there are increased numbers of children, plus many residents are ageing in place in Lorimer.

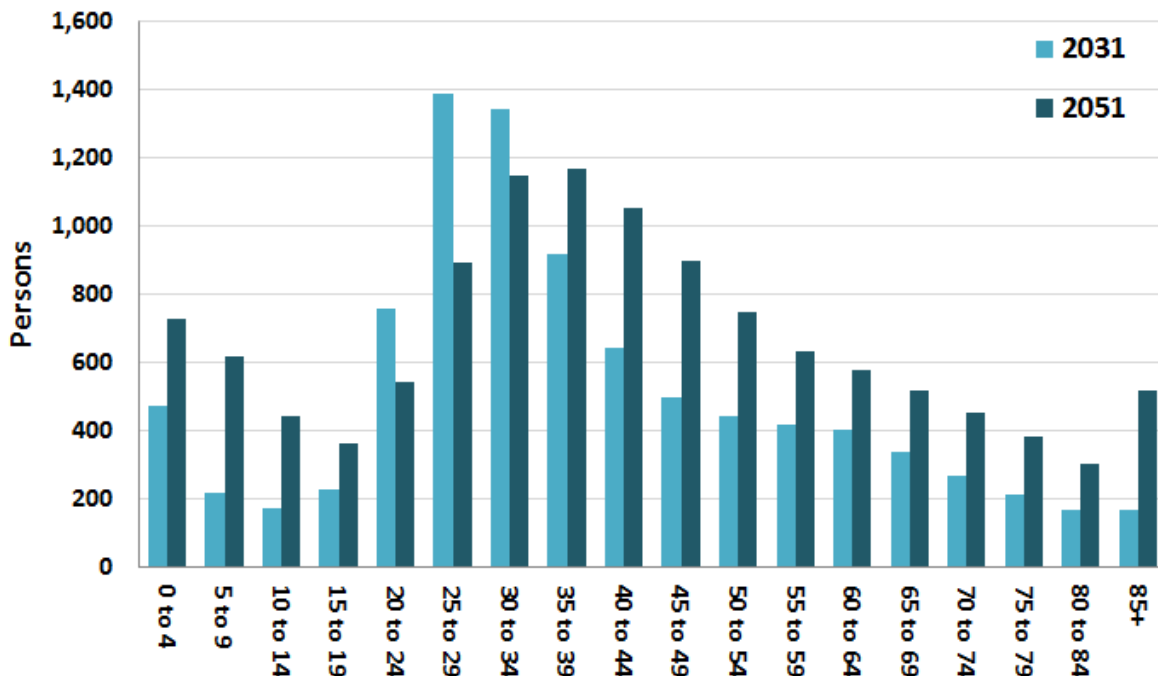
The precinct's proximity to employment rich Melbourne CBD and Docklands ensures a greater proportion of walking, cycling and public transport than seen in areas such as Docklands currently. This greater

percentage is reflected in the primary journey to work mode, and the low number of motor vehicle ownership in the precinct.

Indicative population and household growth, Lorimer Precinct, 2017 to 2051



Indicative population by age, Lorimer Precinct, 2031 and 2051



Summary Table – Lorimer Precinct

Lorimer Demographic Profile	2031	2051
Total Population	9,070	12,000
Total Households	4,850	5,882
Average Household Size	1.87	2.04
Jobs per Household	0.3	0.7
Median age in years	34.8	40.4
Age profile		
	%	%
0 to 4 years	5.2	6.1
5 to 9 years	2.4	5.2
10 to 14 years	1.9	3.7
15 to 19 years	2.5	3.0
20 to 24 years	8.4	4.5
25 to 29 years	15.3	7.5
30 to 34 years	14.8	9.6
35 to 39 years	10.1	9.8
40 to 44 years	7.1	8.8
45 to 49 years	5.5	7.5
50 to 54 years	4.9	6.2
55 to 59 years	4.6	5.3
60 to 64 years	4.5	4.8
65 to 69 years	3.7	4.3
70 to 74 years	3.0	3.8
75 to 79 years	2.4	3.2
80 to 84 years	1.8	2.5
85 years and over	1.9	4.3
Household Types		
	%	%
Couple family	30	35
Family with children	15	25
Lone Person household	40	35
Group and other households	15	5
Number of Bedrooms per Dwelling		
	%	%
None (includes bedsitters)	0	0
1 bedroom	28	26
2 bedrooms	53	50
3 bedrooms	19	23
4 or more bedrooms	1	1
Motor Vehicle Ownership per Household		
	%	%
None	60	60
1 motor vehicle	35	35
2 motor vehicles	5	5
3 or more motor vehicles	0	0
Primary Method of Travel to Work		
	%	%
Public Transport	30	30
Private Transport	20	20
Cycling	10	10
Walking	40	40
Other	0	0

Sandridge

2051 Population:	34,400
2051 Households:	17,374
2051 Jobs:	28,000



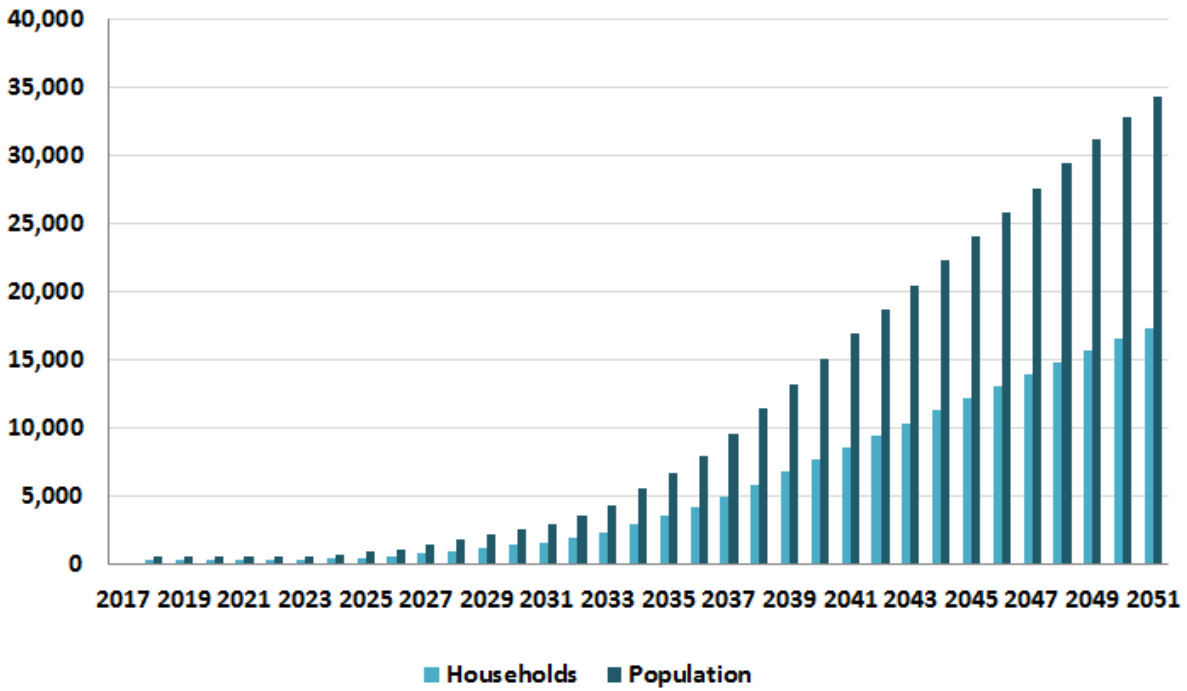
The Sandridge Precinct reaches an indicative population of approximately 2,960 by 2031. Development in Sandridge does not start in earnest until the mid-2030s, but by 2040 it adds 900 households a year – the highest annual rate of any of the precincts (see growth chart below). By 2051, there are 17,374 households and a total of 34,400 people in the precinct.

Initial development in Sandridge is expected to serve a population similar in age structure to inner city precincts such as Southbank and Docklands, i.e. small households, predominantly couples without children and lone persons in smaller dwellings. While more family-friendly dwellings are expected over time, Sandridge is expected to have the smallest proportion of large dwellings and therefore of families with children within the four precincts.

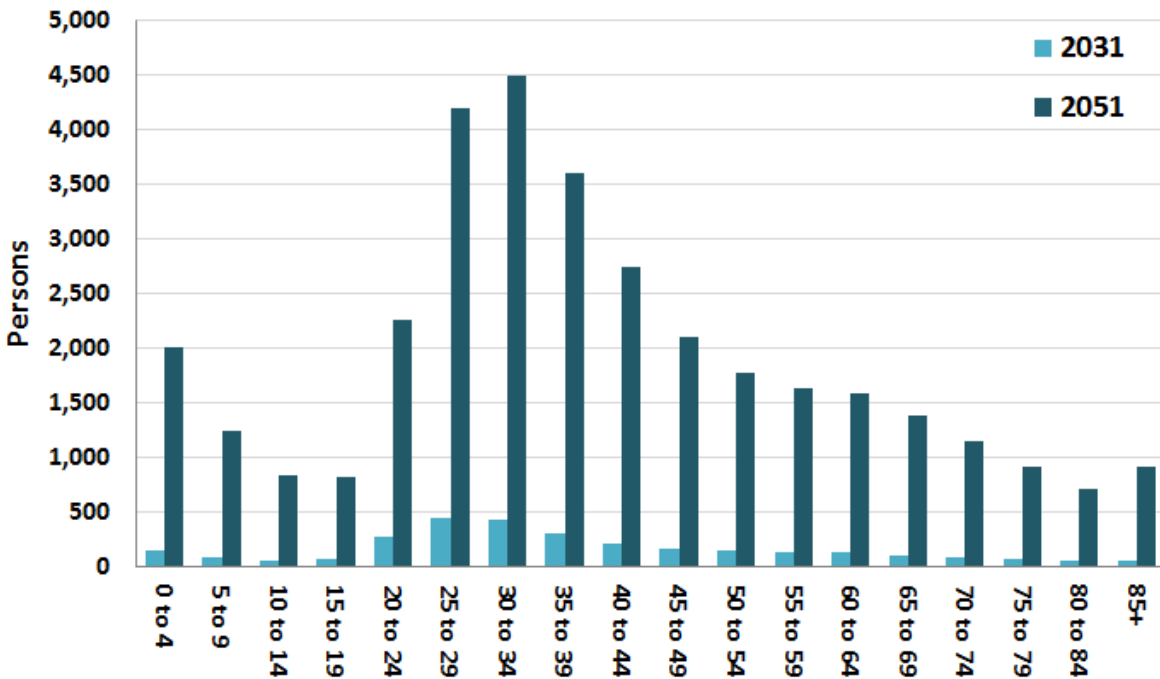
By 2051, new arrivals in the 25 to 39 age groups still represent a major part of the population increase, leading to a slower increase in the median age of the population than in Montague or Lorimer. The indicative population chart below shows a limited increase in the proportion of children in the 2051 population, such that Sandridge has the lowest proportion of its population age 14 years and under of any precinct, at just under 12 per cent.

Public transport is anticipated to be the primary mode of journey to work in the precinct, with high uptake of walking and cycling to complement. Motor vehicle ownership will be low as in all precincts, with half of all households not needing to own a car.

Indicative population and household growth, Sandridge Precinct, 2017 to 2051



Indicative population by age, Sandridge Precinct, 2031 and 2051



Summary Table – Sandridge Precinct

Sandridge Demographic Profile	2031	2051
Total Population	2,970	34,400
Total Households	1,590	17,374
Average Household Size	1.87	1.98
Jobs per Household	2.6	1.6
Median age in years	34.8	36.9
Age profile		
	%	%
0 to 4 years	4.9	5.8
5 to 9 years	2.8	3.6
10 to 14 years	1.9	2.4
15 to 19 years	2.6	2.4
20 to 24 years	9.0	6.6
25 to 29 years	15.2	12.2
30 to 34 years	14.2	13.1
35 to 39 years	10.1	10.5
40 to 44 years	7.3	8.0
45 to 49 years	5.5	6.1
50 to 54 years	4.9	5.2
55 to 59 years	4.6	4.7
60 to 64 years	4.4	4.6
65 to 69 years	3.6	4.0
70 to 74 years	3.0	3.4
75 to 79 years	2.4	2.7
80 to 84 years	1.8	2.1
85 years and over	1.9	2.7
Household Types		
	%	%
Couple family	30	35
Family with children	15	20
Lone Person household	40	35
Group and other households	15	10
Number of Bedrooms per Dwelling		
	%	%
None (includes bedsitters)	0	0
1 bedroom	28	26
2 bedrooms	53	52
3 bedrooms	19	21
4 or more bedrooms	1	1
Motor Vehicle Ownership per Household		
	%	%
None	50	50
1 motor vehicle	30	30
2 motor vehicles	15	15
3 or more motor vehicles	5	5
Primary Method of Travel to Work		
	%	%
Public Transport	40	40
Private Transport	20	20
Cycling	20	20
Walking	20	20
Other	0	0

Wirraway

2051 Population:	14,400
2051 Households:	5,581
2051 Jobs:	4,000



The Wirraway Precinct reaches an indicative population of approximately 2,390 by 2031 under the Fishermans Bend Taskforce growth scenario. Wirraway development is expected to increase slowly from 2020 to reach its maximum of 250 additional households per annum by 2040 (see growth chart below). By 2051, there are 5,581 households and a total of 14,400 people in the precinct.

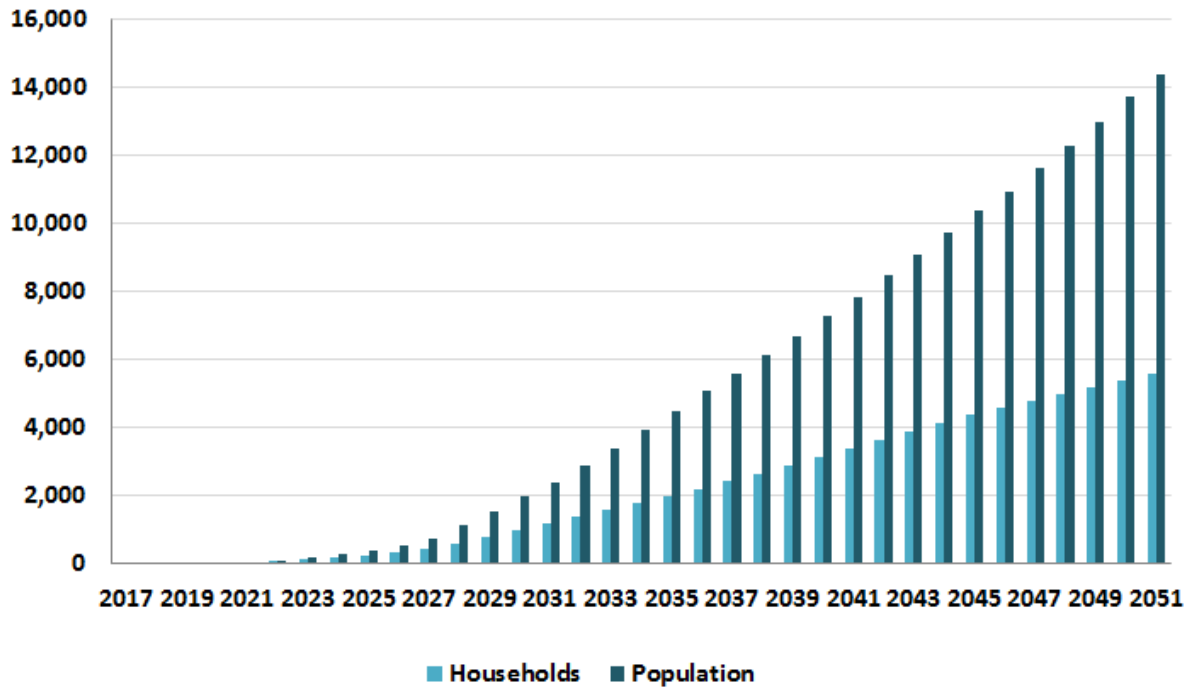
The initial population of Wirraway is expected to be similar in age structure to inner city precincts such as Southbank and Docklands - i.e. small households, predominantly couples without children and lone persons in smaller dwellings. This pattern is expected to change quickly, however, as construction of lower density buildings and dwellings with more bedrooms encourages the settlement and retention of families in the precinct.

The indicative population chart below shows that by 2031 the proportion of children is already higher than in other precincts, leading to the lowest median age of any of the precincts (under 36 years). By 2051 the profile of Wirraway is more typical of regenerating inner suburban areas, with half of the households being families with children, and almost 20 per cent of the population aged 14 years and under.

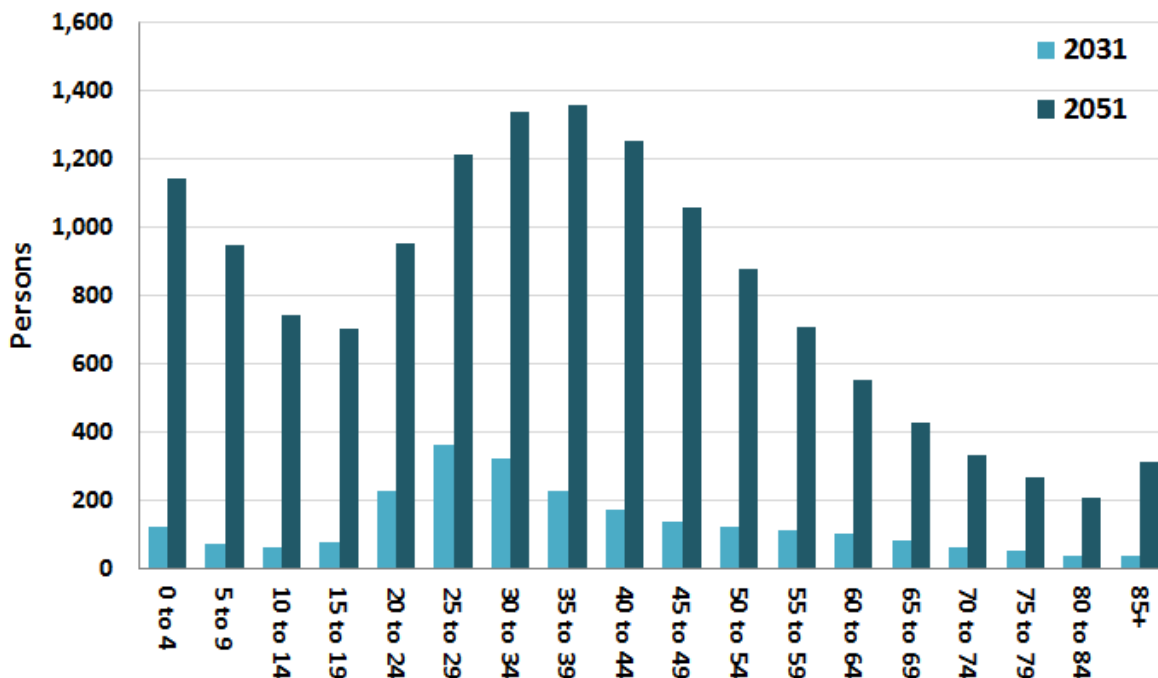
Private transport usage will be marginally higher than elsewhere in Fishermans Bend due to Wirraway's relative isolation from early infrastructure delivery. Its development pattern reflects this with a much slower seed period followed by a significant peak post-2040 when major infrastructure is delivered.

Public transport still represents the highest proportion of journeys to work, with a sizeable proportion of cycling also enabled by cycling infrastructure along the Plummer Street spine.

Indicative population and household growth, Wirraway Precinct, 2017 to 2051



Indicative population by age, Wirraway Precinct, 2031 and 2051



Summary Table – Wirraway Precinct

Wirraway Demographic Profile	2031	2051
Total Population	2,390	14,400
Total Households	1,200	5,581
Average Household Size	2.00	2.58
Jobs per Household	0.5	0.7
Median age in years	34.1	35.6
Age profile		
	%	%
0 to 4 years	5.2	7.9
5 to 9 years	3.1	6.6
10 to 14 years	2.5	5.2
15 to 19 years	3.3	4.9
20 to 24 years	9.6	6.6
25 to 29 years	15.1	8.4
30 to 34 years	13.5	9.3
35 to 39 years	9.5	9.4
40 to 44 years	7.2	8.7
45 to 49 years	5.7	7.3
50 to 54 years	5.1	6.1
55 to 59 years	4.6	4.9
60 to 64 years	4.3	3.9
65 to 69 years	3.4	3.0
70 to 74 years	2.7	2.3
75 to 79 years	2.1	1.9
80 to 84 years	1.6	1.4
85 years and over	1.5	2.2
Household Types		
	%	%
Couple family	30	20
Family with children	20	50
Lone Person household	35	20
Group and other households	15	10
Number of Bedrooms per Dwelling		
	%	%
None (includes bedsitters)	0	0
1 bedroom	25	17
2 bedrooms	53	48
3 bedrooms	21	34
4 or more bedrooms	1	1
Motor Vehicle Ownership per Household		
	%	%
None	40	40
1 motor vehicle	40	40
2 motor vehicles	15	15
3 or more motor vehicles	5	5
Primary Method of Travel to Work		
	%	%
Public Transport	35	35
Private Transport	30	30
Cycling	20	20
Walking	15	15
Other	0	0

Chapter 3: Employment & Jobs

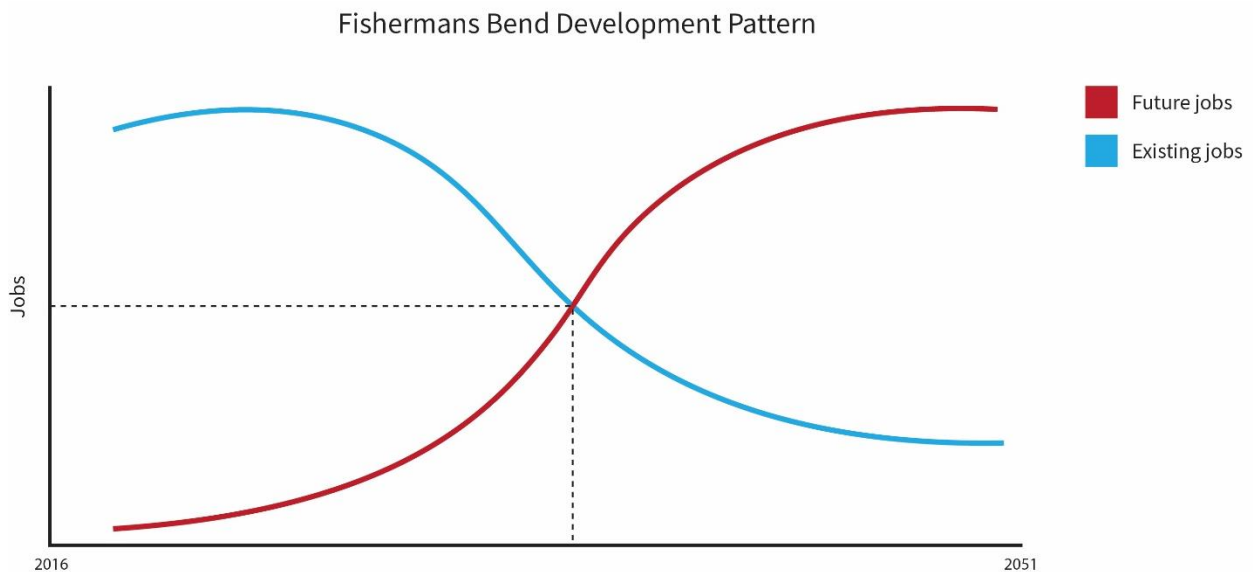
Employment Target

Fishermans Bend is estimated to likely accommodate 80,000 jobs by 2051. This represents one job per household in the four residential precincts, and assumes a conservative growth of jobs in the Employment Precinct from the 12,500 it currently accommodates in 2016 to an estimated 40,000 by 2051.

While there are a substantial number of existing jobs across the four Capital City Zoned precincts, it is anticipated that these industries may decant out of the precincts or potentially shift into the Employment Precinct where land values will continue to be depressed.

It is difficult to speculate on the growth or decline of the existing employment in the area and as such the employment numbers discussed are indicative of the likely job **growth** associated with the transformative process Fishermans Bend will undergo.

While many facets of existing employment may be retained, it is expected that Fishermans Bend by 2051 will accommodate 80,000 workers. A likely 'equilibrium point' as illustrated below will be reached in the intervening years where jobs added by growth and development outstrip the existing jobs in Fishermans Bend.



Distribution

While 40,000 jobs in the four mixed use precincts equates to one job per household, it is not anticipated that this will be the case across the entire renewal area. Each precinct will be unique, with its own character, vision and characteristics which will define its employment role. Table 3 below outlines the individual precincts job growth between 2016 and 2051.

Fishermans Bend Employment Distribution

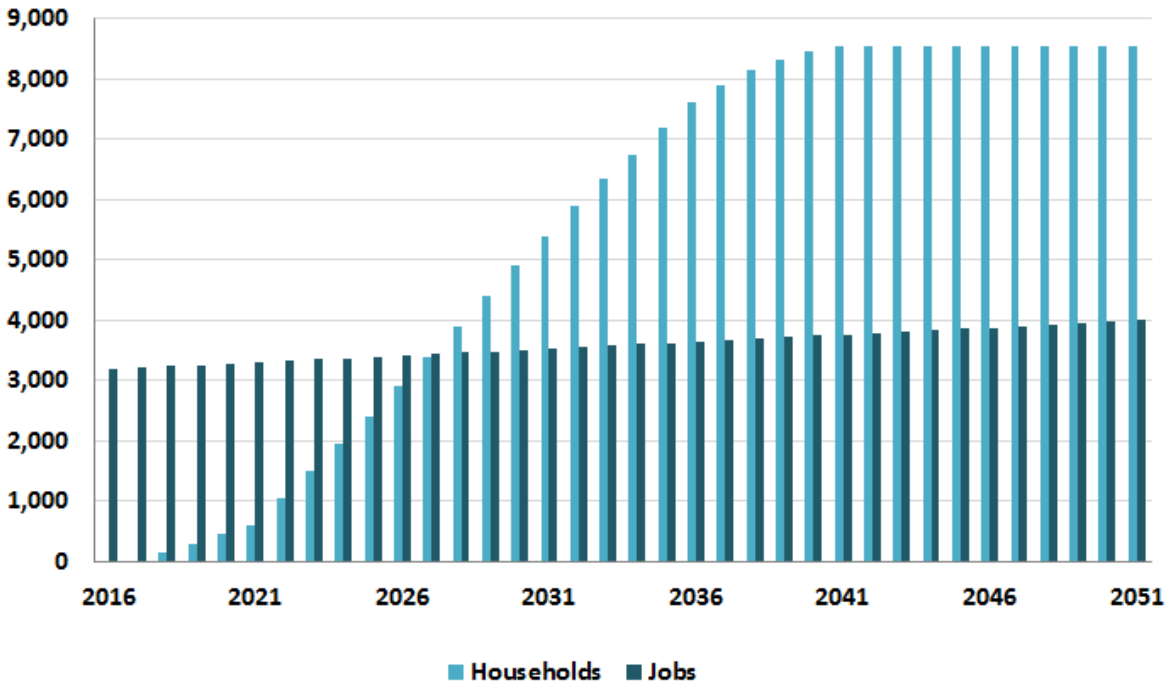
Year	Montague	Lorimer	Sandridge	Wirraway	Employment Precinct
2016	3,200	1,700	5,200	2,300	12,500
2017	3,210	1,760	5,880	2,360	12,600
2018	3,240	1,820	6,530	2,410	12,700
2019	3,260	1,890	7,180	2,450	12,800
2020	3,280	1,960	7,830	2,500	12,900
2021	3,300	2,020	8,480	2,550	13,000
2022	3,330	2,090	9,130	2,600	13,250
2023	3,350	2,150	9,780	2,650	13,500
2024	3,370	2,220	10,430	2,700	13,750
2025	3,400	2,290	11,080	2,740	14,000
2026	3,420	2,350	11,730	2,790	14,500
2027	3,440	2,420	12,380	2,840	15,000
2028	3,470	2,480	13,030	2,890	15,500
2029	3,490	2,550	13,680	2,940	16,000
2030	3,510	2,620	14,340	2,990	16,500
2031	3,540	2,680	14,990	3,030	17,000
2032	3,560	2,750	15,640	3,080	18,000
2033	3,580	2,810	16,290	3,130	19,000
2034	3,610	2,880	16,940	3,180	20,000
2035	3,630	2,950	17,590	3,230	21,000
2036	3,650	3,010	18,240	3,280	22,000
2037	3,680	3,080	18,890	3,320	23,000
2038	3,700	3,140	19,540	3,370	24,000
2039	3,720	3,210	20,190	3,420	25,000
2040	3,750	3,270	20,840	3,470	26,250
2041	3,770	3,340	21,490	3,520	27,500
2042	3,790	3,410	22,140	3,570	28,750
2043	3,810	3,470	22,790	3,610	30,000
2044	3,840	3,540	23,450	3,660	31,250
2045	3,860	3,600	24,100	3,710	32,500
2046	3,880	3,670	24,750	3,760	33,750
2047	3,910	3,740	25,400	3,810	35,000
2048	3,930	3,800	26,050	3,860	36,250
2049	3,950	3,870	26,700	3,900	37,500
2050	3,980	3,930	27,350	3,950	38,750
2051	4,000	4,000	28,000	4,000	40,000

Employment numbers in each of the precincts have been determined by the number of households and the long term vision for the respective areas.

Montague Employment Growth Profile

Montague has an employment ratio of **0.5** jobs per household as the precinct is anticipated to be strongly mixed use with a focus on fostering the existing arts and creative industries which exist there while facilitating a bolstering of the residential presence in the area. The high density parts of Montague, north of the 109 tram line, are anticipated to be predominantly residential with ancillary commercial and civic uses accompanying it. The southern portion however is envisioned as being much more broadly mixed use, with commercial uses and creative industries being fostered.

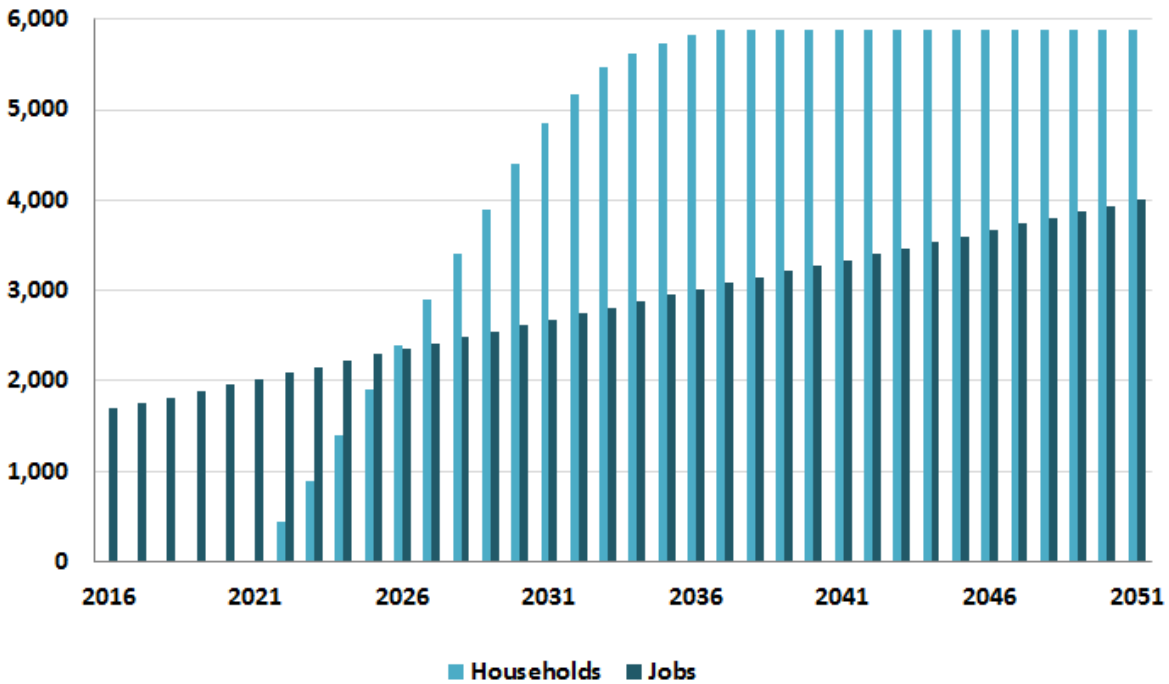
Indicative household and job growth, Montague Precinct, 2016 to 2051



Lorimer Employment Growth Profile

The vision for Lorimer as a high density mixed use precinct with a low-rise civic centre means that an employment ratio of **0.7** jobs per household is more likely. Not unlike Docklands it is expected that large floor-plate commercial uses would be supported along transport spines, however the bulk of development is anticipated to have a residential focus and as such will have a lower than **1:1** employment ratio.

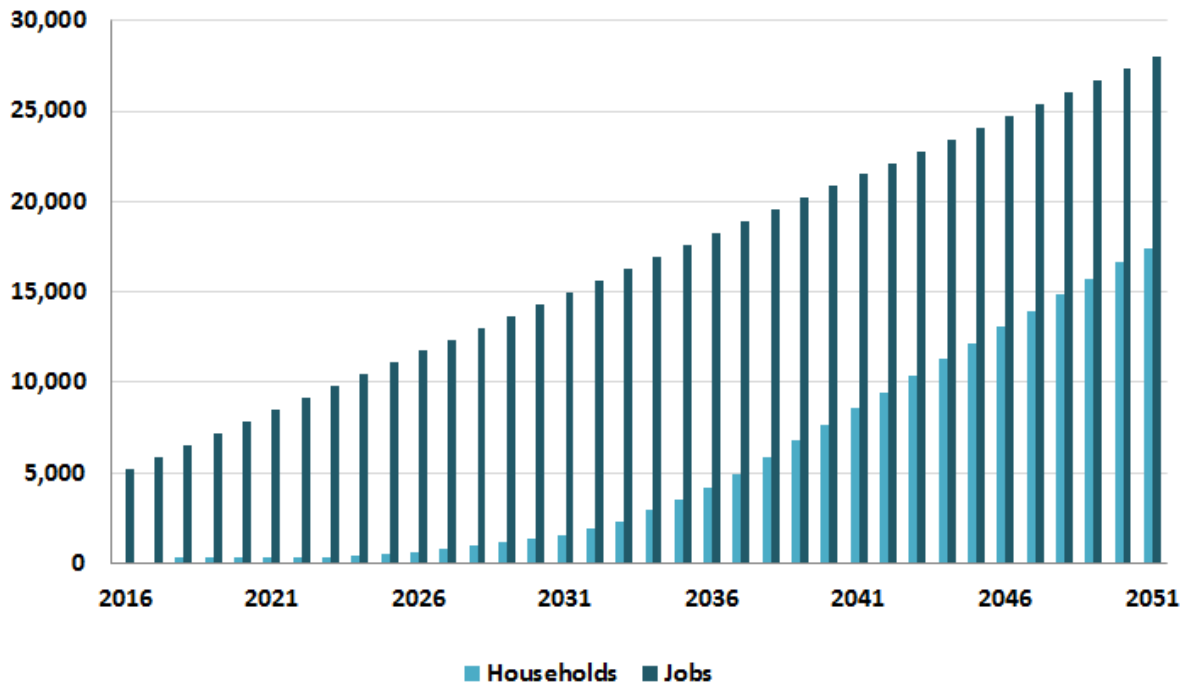
Indicative household and job growth, Lorimer Precinct, 2016 to 2051



Sandridge Employment Growth Profile

Sandridge is expected to support a significant portion of employment in Fishermans Bend as it is likely to have a future public transport corridor along Fennell and Plummer Street, has large property boundaries which could comfortably accommodate commercial development and has existing established employers such as Toyota within the precinct. The vision for Sandridge supports the idea of it as being a premier commercial precinct for Fishermans Bend on the doorstep of the Melbourne CBD. A prescribed employment rate of 1.7 jobs per households in the precinct reflects this vision and results in approximately 28,000 workers being accommodated in the precinct.

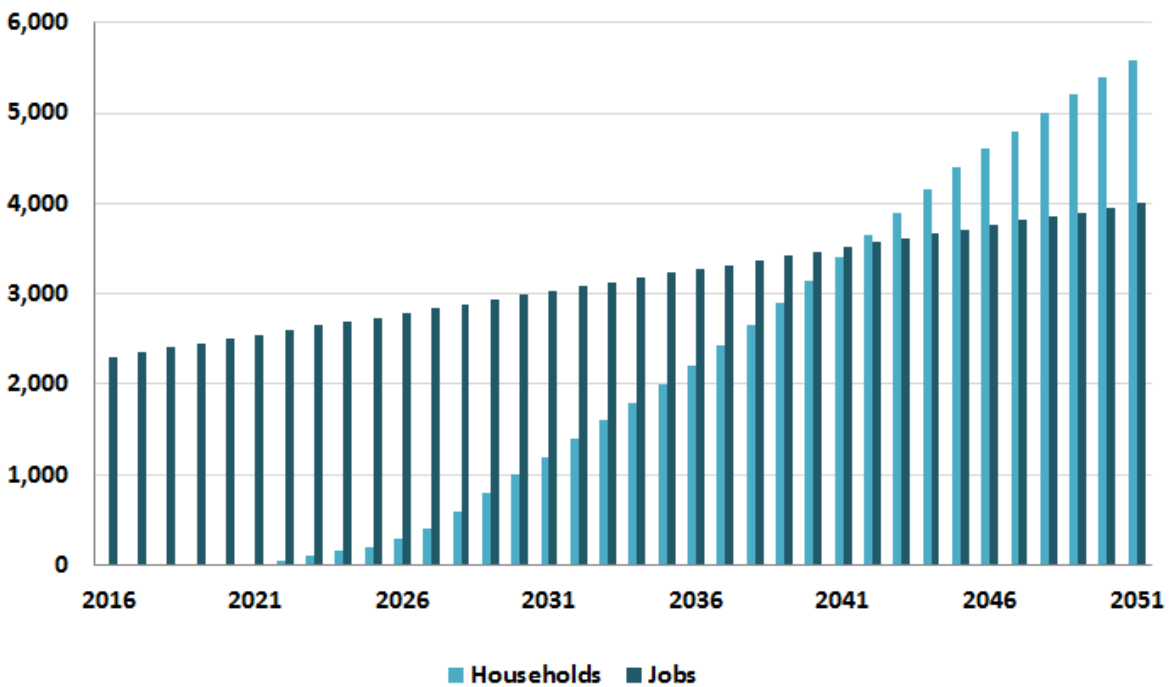
Indicative household and job growth, Sandridge Precinct, 2016 to 2051



Wirraway Employment Growth Profile

The employment ratio of **0.7** jobs per household in Wirraway is reflective of the civic and family focus of the precinct. While there will be supporting employment in the neighbourhood centres in Wirraway, the primary focus of the precinct will be to deliver medium density housing for families. Arts and culture will be supported in the precinct as well as smaller business and industry, however the higher density commercial development which is fostered in the other precincts is not expected to be reflected in Wirraway.

Indicative household and job growth, Wirraway Precinct, 2016 to 2051



Employment Precinct Growth Profile

The Employment Precinct is projected to reach 40,000 jobs by 2051. Existing employers in the area generate 12,500 jobs currently and as further planning for the precinct progresses this capacity is expected to increase. The Employment Precinct has provided heavy industrial jobs in Port Melbourne for decades, and while these job typologies are anticipated to decline in Victoria and Australia more broadly, the precinct has the capacity to transition into more advanced forms of RND and manufacturing. A cluster of these jobs already exist in the area, with specialist manufacturing and design occurring in Boeing, GMH Holden and the Defence Science and Technology offices in the Employment Precinct.

An initial slower seeding period of employment growth is anticipated as noted in the figure below, however as existing employers in the area transition and infrastructure is provided the growth is expected to increase in the latter years of development before reaching 40,000 by 2051.

Indicative job growth, Employment Precinct, 2016 to 2051

