

INNER CITY DEVELOPMENT

INTRODUCTION

This article examines changes in residential development over the last fifteen years in inner areas of selected Australian capital cities. The data presented on dwellings approved were obtained from the Building Approvals Collection. Data on the stock of dwellings and population count were obtained from the Census of Population and Housing of 1991 and 2001.

DEFINITIONS

Building Approvals data is presented by Australian Capital City Statistical Divisions and Inner City areas. Inner cities have been defined using the *2002 Australian Standard Geographic Classification (ASGC)* (cat. no. 1216.0) Statistical Local Area's (SLA):

Inner Sydney—7070 South Sydney (C), 7201 Sydney (C) Inner,
7202 Sydney (C) Remainder, 5950 North Sydney (A)

Inner Melbourne—4601 Melbourne (C) Inner, 4605 Melbourne (C)
Southbank–Docklands, 4608 Melbourne (C) Remainder

Inner Brisbane—1143 City Inner, 1146 City Remainder, 1228 Fortitude Valley Inner,
1233 Fortitude Valley Remainder, 1304 Kangaroo Point, 1421 Newfarm,
1427 Newstead, 1525 South Brisbane, 1528 Spring Hill

Inner Adelaide—0070 Adelaide (C)

Inner Perth—7081 Perth (C) Inner, 7082 Perth (C) Remainder

TOTAL RESIDENTIAL DWELLINGS

Building approvals data show a trend of growth in building approvals for residential dwellings in inner city areas of many Australian cities. In inner Sydney, approvals for residential dwellings were below 6% of all residential approvals in the Sydney Statistical Division for the five year period between 1987 and 1992. In 1992–93, the proportion of all dwellings in the inner city to the capital city rose to 9.7%. This growth in residential approvals is sustained through to 2001–02 where residential approvals totalled 5,120 in inner Sydney, 16% of approvals for Sydney as a whole.

DWELLING APPROVALS IN INNER CITY AND CAPITAL CITY, Sydney

Period	Inner city	Capital city	Proportion
	no.	no.	%
1987–88	642	27 131	2.4
1988–89	898	26 877	3.3
1989–90	584	19 702	3.0
1990–91	976	18 762	5.2
1991–92	338	21 606	1.6
1992–93	2 586	26 705	9.7
1993–94	2 361	29 038	8.1
1994–95	4 730	33 661	14.1
1995–96	3 454	27 226	12.7
1996–97	4 853	32 223	15.1
1997–98	4 419	35 809	12.3
1998–99	3 784	35 766	10.6
1999–00	3 506	33 547	10.5
2000–01	2 851	22 560	12.6
2001–02	5 120	31 865	16.1

INNER CITY DEVELOPMENT *continued*

TOTAL RESIDENTIAL DWELLINGS *continued*

The growth in approvals for residential dwellings is also evident in inner Melbourne where approvals were 1% or less of all residential approvals in the Melbourne Statistical Division until 1992–93. This rose to 5% in 1993–94, and has generally risen in later years to just over 10% in 2000–01 and 2001–02.

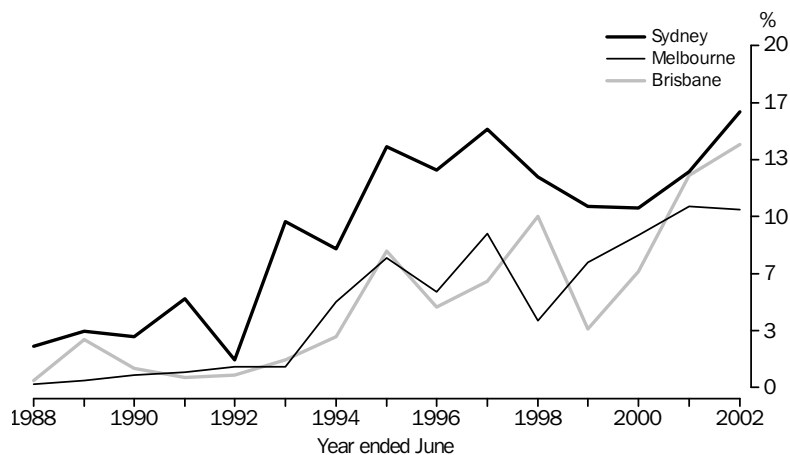
While approvals for residential dwellings in inner Brisbane show greater fluctuation, growth in approvals in the inner areas increased in comparison to the Brisbane Statistical Division since 1994–95, with more sustained growth evident in the last three years. In 2001–02, 14% of residential approvals in the capital city were for inner Brisbane.

Although the number and proportion of inner city residential approvals in Adelaide and Perth are not as substantial, growth in these approvals is also apparent.

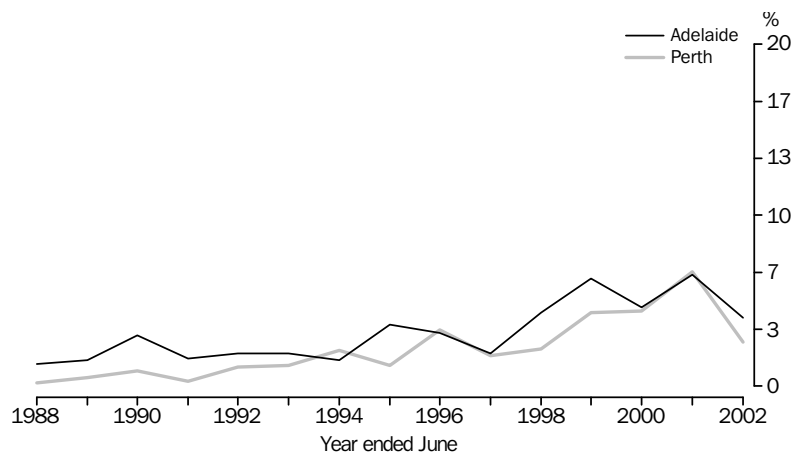
DWELLING APPROVALS IN INNER CITY AND CAPITAL CITY

Period	MELBOURNE.....			BRISBANE.....		
	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>
	no.	no.	%	no.	no.	%
1987–88	52	22 556	0.2	46	12 265	0.4
1988–89	105	26 663	0.4	478	16 972	2.8
1989–90	134	18 110	0.7	148	13 138	1.1
1990–91	128	14 315	0.9	71	12 369	0.6
1991–92	206	17 107	1.2	119	17 619	0.7
1992–93	243	19 839	1.2	340	20 726	1.6
1993–94	1 140	22 894	5.0	655	21 995	3.0
1994–95	1 757	23 098	7.6	1 515	18 968	8.0
1995–96	978	17 314	5.6	608	12 918	4.7
1996–97	1 898	21 078	9.0	916	14 822	6.2
1997–98	1 104	28 152	3.9	1 685	16 798	10.0
1998–99	2 230	30 614	7.3	466	13 552	3.4
1999–00	3 453	39 015	8.9	1 078	15 829	6.8
2000–01	2 958	27 855	10.6	1 514	12 258	12.4
2001–02	3 873	37 283	10.4	2 357	16 642	14.2

TOTAL RESIDENTIAL BUILDING, Proportion of inner city to capital city



TOTAL RESIDENTIAL BUILDING, Proportion of inner city to capital city



OTHER RESIDENTIAL DWELLINGS

Most of the residential dwelling approvals in inner city areas are for other residential buildings (e.g. semi-detached dwellings and flats, units and apartments), with the majority of these being in buildings of four or more storeys. Data for inner cities clearly show a growth in these approvals.

In inner Sydney there was a marked increase in other residential dwelling approvals from 1992–93, where approvals rose to 2,551. Since then, building approvals of this type has continued to grow, rising to 5,060 in 2001–02. Similarly, a rise in other residential approvals in inner Melbourne occurred in 1993–94, where they numbered 1,113 rising to 3,821 in 2001–02.

In inner Brisbane the first significant increase in other residential dwelling approvals occurred in 1994–95 where they numbered 1,505.

The main increase in other residential approvals in inner Adelaide has occurred over the last four years. Inner Perth has also shown an increase from 1993–94.

NUMBER OF APPROVALS FOR OTHER RESIDENTIAL DWELLINGS IN INNER CITIES

Period	Inner Sydney	Inner Melbourne	Inner Brisbane	Inner Adelaide	Inner Perth
1987–88	598	39	38	69	31
1988–89	850	76	463	118	106
1989–90	536	102	132	267	106
1990–91	932	128	71	141	32
1991–92	310	161	108	148	149
1992–93	2 551	153	324	157	197
1993–94	2 292	1 113	640	100	410
1994–95	4 669	1 737	1 505	220	202
1995–96	3 406	953	598	103	364
1996–97	4 790	1 818	900	55	185
1997–98	4 364	996	1 670	196	226
1998–99	3 740	2 136	452	336	548
1999–00	3 463	3 352	1 052	300	693
2000–01	2 819	2 912	1 496	307	740
2001–02	5 060	3 821	2 318	267	361

INNER CITY DEVELOPMENT *continued*

STOCK OF DWELLINGS

The table below shows the total stock of dwellings enumerated in the Census of Population and Housing 1991 and 2001 for both inner city areas, and capital city statistical divisions. All five of the main capital cities have seen an increase in the proportion of dwelling stock in inner city areas, highlighting residential growth in these inner cities. For example, in 1991, the stock of dwellings in inner Sydney was 5.2% of all dwellings in the Sydney Statistical Division. This rose to 6.2% in 2001.

STOCK OF DWELLINGS(a), 1991 and 2001 Census—Inner cities and capital cities

Period	1991.....			2001.....		
	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>
	no.	no.	%	no.	no.	%
Sydney	68 579	1 313 885	5.2	96 269	1 546 691	6.2
Melbourne	14 086	1 144 094	1.2	26 982	1 344 624	2.0
Brisbane	10 352	487 121	2.1	17 872	642 106	2.8
Adelaide	5 563	403 350	1.4	7 334	458 002	1.6
Perth	2 426	434 368	0.6	5 170	552 006	0.9

(a) Includes occupied and unoccupied dwellings.

The proportion of the population residing in inner city areas has also increased in all of the five main capital cities between 1991 and 2001, with the largest proportional growth (0.8 percentage points) occurring in inner Sydney.

TOTAL POPULATION(a), 1991 and 2001 Census—Inner cities and capital cities

Period	1991.....			2001.....		
	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>
	no.	no.	%	no.	no.	%
Sydney	119 323	3 432 737	3.5	167 342	3 869 344	4.3
Melbourne	25 970	2 948 655	0.9	48 846	3 277 809	1.5
Brisbane	17 669	1 292 373	1.4	28 724	1 574 327	1.8
Adelaide	8 884	992 286	0.9	11 188	1 037 671	1.1
Perth	3 245	1 107 389	0.3	7 318	1 296 981	0.6

(a) Enumerated in private dwellings only.

FURTHER INFORMATION

For more information on this topic contact Roger Mableson on 08 8237 7494.