



# Demographic Insights

September 2018

This document brings together data which gives insights into characteristics of the local population, which assist in the planning of facilities, amenities and services for our current and future communities.





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# Demographic Insights Summary

This report draws together data from the 2011 and 2016 ABS Census, along with data from other recognised sources, in order to paint a general picture of the diverse communities living in the City of Armadale (City) suburbs. The data gives some insights into the social trends which have shaped the communities, and laid the foundations for the City's future communities.

The City is rapidly growing and is forecast to reach 141,805 by 2036. At the 2016 Census the City's population was 82,280 which was an increase of 16,885 since 2011 and more than 5% growth per annum which is double the rate of the Greater Perth area. This growth has significant implications for infrastructure, amenity and service provision. As well as the rapid growth in population, the City's demographic composition is also changing. The 2016 Census revealed the number of people of Aboriginal or Torres Strait Islander origin (ATSI) residents is increasing. There is also a growing proportion of people who were born overseas and speak languages other than English at home. The biggest trend in new overseas born residents was from India, with an increase of 2,449 Indian born residents. The City is becoming more culturally and linguistically diverse, which provides both opportunities and challenges. New residents require support to assist them to connect with the wider community, make social connections, feel a sense of belonging, and easily access local services and amenities.

The 2016 Census data shows the age profile for the City is significantly younger than Greater Perth, particularly throughout new housing developments, and we can expect this trend to continue over the coming years as young families move in to the City. In 2016 the City had a median age of 33 years whilst Greater Perth was 36 years. The median age of ATSI residents was significantly younger at only 20 years. The median age varied across the City's suburbs from a low of 28 years in Brookdale-Wungong to a high of 49 years in Mount Richon. There were a high proportion of children aged zero to four years and five to nine years compared to Greater Perth. In the City's ATSI community this proportion is significantly higher again, with almost 45% aged between zero and seventeen years compared to 26% aged zero and seventeen years across the whole of the City.

The City's median weekly household income increased significantly from \$1,276 in 2011 to \$1,493 in 2016. This was lower than the Greater Perth median weekly household income of \$1,636. However it should be noted that the median income varied significantly across the City's suburbs from a low of \$901 in Armadale (South) to a high of \$2,222 in Piara Waters. Because of this variance it is important to view income data by each City suburb, to understand where economic advantage and disadvantage are being experienced. Education data similarly revealed significant variations across the City's suburbs. The number of residents holding a university degree increased from 10.6% in 2011 to 16.0% in 2016, however this ranged from a low of 7.0% in Armadale (South) to a high of 32.8% in Piara Waters.

The 2016 Census also showed that there was a decrease in the proportion of people walking, cycling or catching public transport to get to work, and an increase in private vehicle use. The South Metropolitan Health Unit data reveals that City residents have lower rates of obesity than the rest of WA, however a significantly higher proportion of people not doing enough physical activity, and a higher proportion suffering from chronic conditions. With a plethora of outstanding recreation amenities, walking, cycling and public transport infrastructure across the City, residents require information and support to connect them to recreation areas and take up active transport options in order to improve their health and wellbeing outcomes.

The Demographic Insights report provides some brief insights into the City's population provided by the 2016 Census. It is a holistic overview of several highly complex areas, and provides a reference point for discussion, examination and further research.



# Introduction

The City of Armadale (City) is one of the fastest growing local government areas in Australia. Not only is the population increasing rapidly, the demographic composition is also changing, and these changes differ across the 19 suburbs. The following report examines the City's demographic trends, which are captured in the 2011 and 2016 Australian Bureau of Statistics Censuses.<sup>1</sup> The Censuses collected data on key characteristics of people across Australia on Census night. This report brings together key characteristics of the local population, in order to provide insights for service delivery planning for current and future communities.

## History and Heritage<sup>2</sup>

The present area of the City of Armadale stretches over three traditional Aboriginal owned lands. For thousands of years Nyoongar families managed their lands and moved around their properties along networks of trails. The Nyoongar people called the land known today as Kelmscott, Goolamrup. It was this land which was settled as a town by Europeans in 1830. Over the preceding decades both the traditional Aboriginal land owners, and new settlers, faced numerous struggles and challenges, but contributed to establish Armadale as the significant regional centre we know today.

Kelmscott station was built in 1893, and Armadale in 1897, which increased opportunities for land development. In 1894 the 'Armadale – Kelmscott Road Board' became the local representative authority. The Armadale district was recognised as being ideal for orchards and vineyards, and farming, all of which became viable after construction of the railway line. The area became known for vineyards, and the beautiful hills, and was popular for picnics and holidays. Later industries included brick works and timber.

In 1909 Armadale was gazette as a township and continued to grow rapidly, despite the world war and depression. The Armadale-Kelmscott Road Board had an enormous task of maintaining roads for the steadily increasing number of cars. In 1940 Canning Dam was opened, being the biggest in WA, with 5 times the capacity of Mundaring. The post war population boom saw an increase in residential development, followed by the new migration programs which added to the population.

In 1961 Armadale-Kelmscott became a Shire Council, and the population doubled from 1966 to 1971. In 2001 the Armadale Redevelopment Act was passed, paving the way for the extensive commercial and residential development along with environmental preservation, which is propelling the City towards being a model for sustainable urban development.

## Context

The City is located in Perth's south-east suburbs, 28kms from the Perth CBD, and is one of Australia's fastest growing local government areas. The City spans 545 square kms which includes 19 suburbs<sup>3</sup> and localities and 1431 hectares of parks and reserves. It is bounded by the local government areas of Gosnells, Kalamunda, York, Beverley, Wandering, Serpentine Jarrahdale, and Cockburn.

The City is an important Strategic Metropolitan Centre, with significant elements being delivered in partnership with the Metropolitan Redevelopment Authority. Over the next 20 years the City's population will almost double with infill and greenfield housing developments. The City continues to benefit from a massive economic investment attracting new industrial and commercial businesses. Along with the economic investment the City is developing many new community facilities and infrastructure to meet the growing and changing community needs.

<sup>1</sup> <http://www.abs.gov.au/websitedbs/censushome.nsf/home/2016>

<sup>2</sup> Carter, Jennie and Bevan (2011) Settlement to City: A history of Armadale district and its people, City of Armadale

<sup>3</sup> Suburbs and localities -Armadale, Ashendon, Bedforddale, Brookdale, Camillo, Champion Lakes, Forrestdale, Harrisdale, Haynes, Hilbert, Karragullen, Kelmscott, Lesley, Mount Nasura, Mount Richon, Piara Waters, Roleystone, Seville Grove and Wungong.





## Major Amenities

The City has a number of natural and built form amenities which are of local and regional significance.

These include:

### Town Centres

Armadale City Centre, Kelmscott Town Centre.

### Facilities

Armadale Health Service (hospital), Armadale TAFE Campus, Armadale Library, Perth Hills Armadale Visitor Centre.

### Recreation

Champion Lakes Regatta Centre, The Springs Club (formerly the Armadale Golf Club), Armadale Fitness and Aquatic Centre, Armadale Recreation Centre, Araluen Golf Resort, Munda Biddi Trail.

### Parks

Minnawarra Park, Araluen Botanic Park.

### Infrastructure

Armadale Train Station, Canning Reservoir, Churchman Brook Reservoir, Wungong Reservoir.

### Natural

Korong National Park, Midgegooroo National Park, Banyowla Regional Park, Jandakot Regional Park, Wungong National Park, Forrestdale Lake, Bungendore Park.

### Other Places of Interest

Armadale Society of Artist's Art House and Gallery, History House Museum, Minnawarra Chapel, The Roleystone Theatre, Armadale Reptile and Wildlife Centre.

## Boundaries

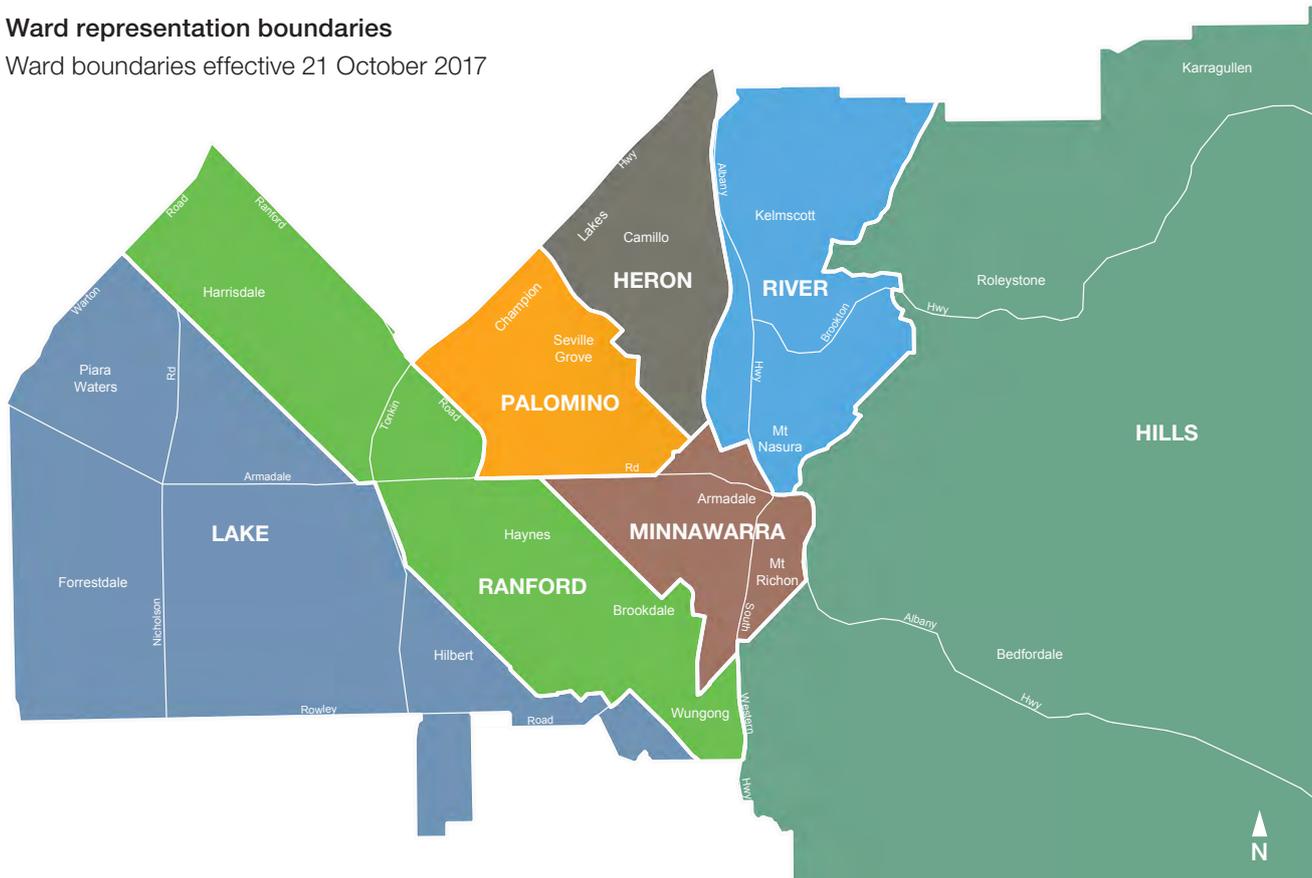
In 2017 Council completed a review of its ward representation boundaries and on 21 October 2017 the new ward boundaries took effect.

These changes include:

A seven (7) ward representation model was retained but with modified boundaries so that each ward has a councillor/elector ratio that is within the required plus or minus 10% of the average councillor/elector ratio for the entire City. Each ward continues to have two (2) councillors, creating a total of fourteen (14) councillors. The Jarrah and Neerigen Wards were renamed to Hills and Ranford Wards respectively.

### Ward representation boundaries

Ward boundaries effective 21 October 2017



## Suburbs and Localities

Although there are 19 suburbs and localities which make up the City of Armadale, (Ashendon, Bedforddale, Brookdale, Camillo, Champion Lakes, Forrestdale, Harrisdale, Haynes, Hilbert, Karragullen, Kelmescott, Lesley, Mount Nasura, Mount Richon, Piara Waters, Roleystone, Seville Grove and Wungong), the following document groups some areas together and splits other areas. The reason for the grouping of some areas and splitting of others is simply because they are either linked or have distinct differences.

Bedforddale and Ashendon are examined together as the areas are adjacent, predominantly rural and state forest, with some rural-residential areas in Bedforddale, and no residential areas in Ashendon. Roleystone and Karragullen are also examined together as the areas are adjacent, predominantly rural-residential, rural and state forest. The suburb of Lesley has not been included as there are currently no rateable properties in the area.

Brookdale and Wungong are examined together as the areas are adjacent, predominantly rural and residential areas, with growing residential areas. As Wungong is rapidly developing the areas will be examined separately after the next Census.

Forrestdale and Haynes are examined together as the areas are adjacent, predominantly rural and residential areas, with growing residential areas. As both are rapidly developing the areas will be examined separately after the next Census.

Armadale North and South, and Kelmescott East and West, have reasonably distinct demographic profiles. Splitting the suburbs is useful to better understand these different demographic profiles for things such as planning service delivery.

# City of Armadale Demographic Summary





Another component of the City's rapidly changing ethnic profile is the recent and significant increase in new residents who were born overseas.

### City of Armadale Demographic Profile: Changes 2011–2016

The City's demographic composition is changing, along with a rapidly growing population. These two major changes are occurring simultaneously and need to be clearly understood in order to effectively plan for the future community. Comparing the 2011 Census data with that of 2016 provides an indication of the trends around population growth and changes in demographic composition. The following data is based on 2011 and 2016 Census data, and supplemented with data from other recognised authorities.

In 2016 the City's age profile was significantly younger than that of Greater Perth<sup>4</sup>, in particular the proportion of children. As the City is growing rapidly, particularly through greenfield development, this trend will continue over the coming years as young families move in to the City. These children will be teenagers in 10 years, and young adults in 20 years, however the proportion of young children will continue to be high due to the new greenfield developments of Wungong, Hillbert, Haynes, Forrestdale, Harrisdale and Piara Waters. There will be a very high demand for children and family services, and as these children grow up, the demand for youth services will be very high also.

The age profile differed across the City with several of the more established hills suburbs attracting older age groups, another trend which will continue due to the high level of services allowing City residents to comfortably age in place.

As well as the growth in population, the ethnic profile of many suburbs is rapidly changing. Between 2011 and 2016 the number of Aboriginal and Torres Strait Islander origin (ATSI) people increased. Due to the significant population growth among non-ATSI residents,

the proportion of ATSI origin people decreased (2.6%), though remained higher than that of Greater Perth (1.6%). The age profile of the City's ATSI community is extremely young compared to that of all City residents. There is an extremely high demand for children and family services for these residents, and this is a trend which will continue over the coming years.

Another component of the City's rapidly changing ethnic profile is the recent and significant increase in new residents who were born overseas. Many of these new residents come from culturally and linguistically diverse (CaLD) backgrounds. In the 2016 Census several suburbs had a rapid increase, and high proportion of CaLD residents, many of whom were speaking a language other than English (LOTE) at home. A small but growing proportion of the LOTE speakers identified that they either didn't speak English proficiently or at all.

In analysing Census data, along with economic, health, and social data, it is clear that the City is rapidly changing. The following table sets out some of the key demographic data for the wider City, along with an overview of what the data tells us.

<sup>4</sup> Greater Capital City Statistical Area - Australian Bureau of Statistics (ABS).



## Key Demographic Information

### GROWTH

2016 population: **82,280<sup>5</sup>**

An increase of **+16,885** since 2011

An average annual increase **5%** (Perth 2.5%)

The population is increasing at twice the rate of the Perth area, requiring significant effort to ensure infrastructure and services are delivered in alignment with growth.



### AGE PROFILE

Age profile change from 2011 to 2016  
(compared to Greater Perth 2016)

AGE	CITY 2011	CITY 2016	PERTH 2016
0-4	7.9%	8.7%	6.5%
5-9	6.8%	7.4%	6.5%
10-14	6.7%	6.1%	6.0%
15-19	7.1%	5.9%	6.2%
20-24	7.4%	6.6%	6.9%
25-29	7.8%	8.2%	7.7%
30-34	7.1%	9.1%	8.0%
35-39	6.6%	7.7%	7.1%
40-44	6.7%	6.5%	6.9%
45-49	6.8%	6.2%	6.9%
50-54	6.5%	6.0%	6.4%
55-59	5.8%	5.4%	5.8%
60-64	5.6%	4.8%	5.1%
65-69	3.7%	4.2%	4.6%
70-74	2.8%	2.8%	3.3%
75-79	2.0%	2.0%	2.5%
80-84	1.4%	1.2%	1.7%
85+	1.1%	1.2%	1.8%

The data shows that between 2011 and 2016 the proportion of young people in the City increased significantly, and was also significantly higher than the proportion of young people across Greater Perth. In particular there was an increase, and high proportion, of children aged 0-4 years and 5-9 years.

The proportion of people aged 25-29 years, 30-34 years and 35-39 years also increased. There was a decrease in the proportion of those aged 10-14 years, 15-19 years, and 20-24 years. There was also a decrease in the proportion of people aged 45-49 years, 50-54 years, 55-59 years and 60-64 years.

This trend towards an increasing number of children indicates a prevalence of young families. In the short term this will affect the demand for age specific services such as child health, early learning, schools and family support services. In the longer term there will be a greater need for youth focused services, as these children become teenagers.

An increase in young families will also increase demand for community facilities such as community centres, libraries, parks and playgrounds, sporting pavilions, courts, connected cycling and walking infrastructure, and an effective tree canopy for cooling and shade.



Median age in 2016: **33 years** Greater Perth: **36 years**

Median age varied across suburbs:

< lowest Brookdale-Wungong **28 years**  
> highest Mount Richon **49 years**



### HOUSEHOLD INCOME

Median weekly household income increased significantly from **2011** to **2016**

City of Armadale	\$1,276	\$1,493
Greater Perth	\$1,448	\$1,636
Suburbs: Armadale (South)	\$876	\$901
Armadale (North)	\$966	\$994
Kelmscott West	\$1,047	\$1,074
Camillo	\$1,105	\$1,226

The median weekly household income is significantly lower than Greater Perth, and also lower than the WA median. However this varies throughout the City from a low of \$901 in Armadale (South) to a high of \$2,222 in Piara Waters.

Because of this variance it is important to view this data by suburb to understand local levels of advantage and disadvantage.



<sup>5</sup> Estimated Resident Population – which factors in an estimate of those missed in the Census and those who were overseas on Census night.



## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### ATSI Origin



City's Aboriginal and Torres Strait Islander (ATSI) origin population increased by +291 people:

2011 was 1,744 (2.8%)  
2016 was 2,035 (2.6%) Perth (1.6%)

City's suburbs with the highest proportion of ATSI residents:

- Brookdale – Wungong (5.8%)
- Armadale (South) (5.1%)
- Armadale (North) (4.6%)
- Camillo (4.1%)
- Kelmscott (West) (3.8%)
- Seville Grove (3.7%)

Though there was an increase in the number of ATSI people, the proportion of the total population of the City decreased from 2.8% to 2.6%. This is due to the large population increase which was predominantly of non-ATSI people.

The proportion of ATSI people living in the City (2.6%) was significantly higher than that of Greater Perth (1.6%).

The number and proportion of ATSI origin people varies considerably across the City.

### ATSI Origin Age Profile



ATSI residents' age groups compared with the wider City's age profile (service age groups)

AGE	2011	2016	CITY'S AGE PROFILE
0 to 4	14.2%	15.1%	8.7%
5 to 11	16.8%	18.3%	10.0%
12 to 17	13.7%	11.5%	7.0%
18 to 24	12.6%	13.2%	9.0%
25 to 34	13.2%	14.0%	17.2%
35 to 49	16.5%	14.2%	20.4%
50 to 59	7.7%	7.6%	11.4%
60 to 64	2.8%	3.0%	4.8%
65+	2.4%	3.1%	11.4%

Analysis of the Aboriginal and Torres Strait Islander service age groups in the City in 2016 compared to the total population in City, shows that there was a higher proportion of people in the younger age groups (0 to 17 years) and a lower proportion of people in the older age group (65+ years).

Almost 45% of the City's ATSI population were aged between 0–17 years, whereas in the wider City only 26% of the population were aged 0–17 years.

The greatest proportional change was in the +65 years age group which increased by +22 people (representing a 52% increase). This trend was also seen in the proportion of ATSI people aged 50–59 years and 60–64 years, indicating people are ageing in place in the City.

The largest proportional decrease was in the 12–17 year age group, down to 11.5%. (This trend had continued from the 2006 Census when this age group made up 17.6% of the City's ATSI population).

### Birth Place



Australian born 58.7% (Perth 57.3%)  
Overseas born 34.6% (Perth 36.1%)

Increase in overseas born from 2011 to 2016 was 47.7% (Perth 30.8%)

Trends – largest arrivals 2011–2016:

- India (+2,449 persons)
- Philippines (+842 persons)
- New Zealand (+646 persons)
- Malaysia (+594 persons)
- Year of Arrival – The greatest number of new residents entered the City in 2008, when 1,768 arrived in Western Australia.
- In 2016 the City was home to 62,835 (78.9%) Australian Citizens.
- In 2016 the most common religion within the City was Christianity, followed by Other Secular Beliefs, Hinduism and Buddhism.

In 2016, there were 46,722 Australian born residents, making Australia the most common country of birth in the City. The next most common country of birth was England, followed by India, New Zealand and South Africa. However the trend has changed since 2011, and in recent years the largest number of new residents who were born overseas came from India, Philippines, New Zealand and Malaysia.

The overall proportion of people born overseas was lower than Perth, however the proportional increase since 2011 exceeds that of Perth.

The City is rapidly becoming multicultural, which provides both opportunities and challenges. New residents require support to assist them to connect with the wider community, make social connections, feel a sense of belonging, and easily access local services and amenities.

## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### Language other than English (LOTE)



Increase from 2011 to 2016 in speakers of LOTE at home +1,220 people (+171%).

Trend – languages which increased from 2011–2016:

Mandarin	(+961 speakers)
Punjabi	(+905 speakers)
Malayalam	(+812 speakers)
Filipino/Tagalog	(+735 speakers)
Tamil	(+571 speakers)

The City had a significant increase in the number of people speaking another language at home, as well as the number of people who speak English either not well or not at all. The trend was towards an increase in Asian languages being spoken at home. This may indicate the need for services such as community language classes, library resources in other languages, English language support, and translation services.

### Education



2016 education and qualifications data:

Completed Year 12	48.5%	(Perth 55.3%)
Bachelor or higher	16.0%	(Perth 22.9%)
Advanced/diploma	9.1%	(Perth 9.3%)
Vocational	23.6%	(Perth 19.4%)
Currently at University	3.4%	(Perth 5.1%)

Between 2011 and 2016 there was an increase in the number of people holding a Bachelor or Higher degree (+4,676). This varied across suburbs with 32.8% of people in Piara Waters holding a Bachelor degree or higher, through to 7.0% of Armadale (South) residents.

Though there are a lower proportion of people in the City with a Bachelor or higher degree compared to Greater Perth, between 2011 and 2016 there was a significant increase (from 10.6% in 2011, to 16.0% in 2016).

This increase can likely be attributed to an increase in people moving in to the area who hold a Bachelor or higher degree. This trend indicates that City residents will increasingly require access to tertiary education in the future.

### On-line at home



Access to the internet at home 2016:

City	81.4%	(74.7% in 2011)
Greater Perth	82.2%	

Internet access at home varied across the City with a low of 65.7% in Armadale (South) to a high of 93.7% in Piara Waters.

Quantifying internet access at home assists in gauging the extent to which the population has access to service and information delivery via electronic means, or whether they require access to the internet through facilities such as the City's libraries.

### Volunteer



The proportion of people volunteering in 2016:

City	16.1%	(14.1% in 2011)
Perth	17.9%	(15.6% in 2011)

The number of people volunteering in City increased by +3,031 from 2011 to 2016. Volunteering levels varied across the City with the highest level in Roleystone – Karragullen 22.0%, and lowest level in Camillo 13.3%.

The proportion of people volunteering indicates the cohesiveness of the community and how readily people are able to contribute to that community.

The City had a lower proportion of people volunteering compared with Greater Perth. This indicates a lower level of community participation which can be addressed through the promotion of volunteering and connecting people with appropriate volunteer roles.

### Unpaid Carers



People who provided unpaid assistance to a person with a disability, long term illness or old age:

City	10.0%	(9.8% in 2011)
Perth	9.9%	(9.4% in 2011)

Unpaid Carer levels varied across the City with the highest level in Brookdale – Wungong 12.1%, and the lowest level in Harrisdale 6.9%.

The proportion of people providing unpaid care for family and others can be an important indicator of the level of need for disability and aged care services and facilities. An increasing proportion of carers among the population may indicate inadequate service provision, or the need for greater in-home support, as well as the need for support for the carers themselves.



## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### Disability



People who reported needing help in their day-to-day lives due to disability:

City 3.8% (3.6% in 2011)  
Perth 3.9% (3.6% in 2011)

This varied across suburbs with the highest proportion needing help in Armadale (South) 7.6%, and the lowest proportion in Piara Waters 1.2%

This dataset identifies people who report a need for assistance due to a 'profound or severe core activity limitation'. This population is defined as people who need assistance in their day-to-day lives with any or all of the following activities – self-care, body movements or communication – because of a disability, long-term health condition, or old age.

This data can be used in the planning of local facilities, services, and in the provision of information and support to carers.

### Work



Unemployment increased from 2011 to 2016:

City 9.2% (5.4% in 2011)  
Perth 8.1% (4.8% in 2011)

Suburbs:

Armadale (South)	15.7%	(11.7% in 2011)
Armadale (North)	13.2%	(7.6% in 2011)
Camillo	12.8%	(7.1% in 2011)
Kelmscott West	12.5%	(8.7% in 2011)
Brookdale – Wungong	12.1%	(7.8% in 2011)

This data provides a good indicator of the likely locations where people are experiencing economic disadvantage, and having difficulties meeting their commitments.

The City had a higher unemployment rate than greater Perth. A low unemployment rate can indicate an affluent area with a high rate of access to jobs, or a place where those who can't find jobs leave the area. A high rate can indicate a residential area with a significantly disadvantaged population.

### Work Youth (15–24 years)



Youth unemployment increased from 2011 to 2016:

City 17.4% (10.9% in 2011)  
Perth 16.2% (10.1% in 2011)

There were significant unemployment rates across several suburbs:

Armadale (South)	27.6%	(19.1% in 2011)
Camillo	25.7%	(11.1% in 2011)
Armadale (North)	23.2%	(15.0% in 2011)
Brookdale – Wungong	21.5%	(12.6% in 2011)
Kelmscott West	20.1%	(12.5% in 2011)

Persons in this category are particularly vulnerable to unemployment as the age group represents a transition from education to work, with generally higher unemployment rates than other age groups in most areas.

(People in this category are defined as those aged 15–24 who, did not have a job but were actively looking for and available to start work.)

### Disengaged Youth (15–24 years)



The proportion of 'disengaged' youth increased significantly from 2011 to 2016:

City 14.8% (13.1% in 2011)  
Perth 9.5% (8.5% in 2011)

There were significant levels of disengaged youth across several suburbs:

Armadale (South)	27.7%	(20.3% in 2011)
Armadale (North)	24.0%	(21.5% in 2011)
Camillo	21.5%	(16.6% in 2011)
Brookdale – Wungong	20.9%	(18.5% in 2011)

Disengaged youth are 15–24 year-olds who are 'Unemployed or Not in the labour force' and not attending an educational institution. Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

Young people who feel valued, have the skills and capacity to participate and feel connected to family, friends and their community, are less likely to experience disengagement. In the long term, young people who feel valued and connected have better health and mental health as adults.<sup>6</sup>

<sup>6</sup> Australian Research Alliance for Children & Youth: Preventing Youth Disengagement and Promoting Engagement [www.aracy.org.au/publications](http://www.aracy.org.au/publications).

## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### Household types



The City's 2016 household structures:

Couples with children	34.9%	(Perth 32.3%)
Couples without children	24.2%	(Perth 25.4%)
One parent families	12.2%	(Perth 9.8%)
Other families	1.3%	(Perth 1.3%)
Group household	2.8%	(Perth 3.8%)
Lone person	19.3%	(Perth 21.7%)
Older lone person +65 years	6.5%	(Perth 8.4%)

Compared to greater Perth, the City had a higher proportion of one parent families and couples with children, and less lone person households.

The data on household structure is indicative of the area's history of settlement and provides insights into what services and facilities will be most needed for particular locations.

### Homeless<sup>7</sup>



In 2016 the City was estimated to have 226 people who were homeless, which was an increase from 150 people in 2011. This increase highlights the increasing demand for homelessness support services.

According to the 2016 Census estimates<sup>8</sup>, young people, ATSI people, males, and people aged over 55 years, have proportionately higher rates of homelessness than other groups.

Homelessness is not just the result of too few houses. Its causes are many and varied. Domestic violence, a shortage of affordable housing, unemployment, mental illness, family breakdown and drug and alcohol abuse all contribute to the level of homelessness. Homelessness is one of the most potent examples of disadvantage and social exclusion in the community.

### Mortgage/Rental Stress



In 2016 11.2% of the City's households purchasing their dwelling were experiencing mortgage stress compared to 9.0% in Greater Perth. However this varied across the City. From a low of 6.3% in Bedforddale to a high of 14.7% in Brookdale – Wungong.

Mortgage/Rental Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on home loan repayments/rent.

### Journey to work



In 2016, 25,788 (71.2%) resident workers travelled outside of the area to work, while 8,607 (23.8%) live and work locally.

Method of travel to work:

Car–driver	68.6%	(64.7% in 2011)
Car–passenger	4.6%	(5.7% in 2011)
Train	6.3%	(7% in 2011)
Bus	1.7%	(1.5% in 2011)
Walk	1.1%	(1.5% in 2011)
Bike	0.3%	(0.3% in 2011)

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, all of which contribute significantly to improving community connections, and improving health and wellbeing outcomes. For people to walk and cycle for transport there must be safe infrastructure and conditions. Increasing the number of people on the streets walking and cycling improves community safety.

### Local Jobs



In 2016, of the 17,507 people working in local jobs, 8,607 (49%) were held by people who also live in the City.

Understanding where workers reside assists in understanding the degree to which the local area provides employment, to make the City self-sufficient.

<sup>7</sup> The ABS categories of homeless include people living in; improvised dwellings, tents or sleeping out; supported accommodation for the homeless; temporarily with other households; boarding houses; other temporary lodging; 'severely' crowded dwellings.

<sup>8</sup> <http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2049.02016?OpenDocument>



## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### SEIFA



Index of Relative Socio-economic Disadvantage (percentile score):

	2011	2016
City of Armadale	996.1 (44)	994.0 (41)
Greater Perth	1,033.4 (65)	1025 (60)
Piara Waters	Not available	1,096.1 (96)
Bedforddale District	1,086.0 (91)	1,091.0 (95)
Harrisdale	Not available	1,086.6 (93)
Hilbert	1,105.4 (96)	1,042.0 (71)
Roleystone - Karragullen	1,082.6 (90)	1,072.8 (88)
Mount Richon	1,066.9 (83)	1,019.6 (57)
Mount Nasura	1,055.0 (77)	1,035.3 (67)
Kelmscott (East)	1,034.2 (65)	1,019.5 (57)
Forrestdale - Haynes	1,024.4 (59)	1,013.7 (53)
Champion Lakes	997.3 (44)	1,030.1 (64)
Seville Grove	988.6 (40)	986.6 (37)
Brookdale - Wungong	938.2 (20)	910.6 (12)
Camillo	937.7 (20)	911.5 (12)
Armadale (North)	927.1 (17)	883.8 (8)
Kelmscott (West)	919.7 (16)	894.1 (9)
Armadale (South)	873.3 (8)	840.2 (4)

The Socio-Economic Indexes For Areas (SEIFA) index for disadvantage is an aggregate measure of general disadvantage derived from 2011 and 2016 Census data. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.

Areas with an index above 1,000 are above the Australian average and are relatively less disadvantaged. Areas below 1,000 indicate relatively greater disadvantage when compared to the rest of Australia. The percentile number in brackets indicates the approximate position of this small area in a ranked list of Australia's suburbs. A higher number indicates a higher socio-economic area.

### Health



South Metropolitan Population Health Unit (SMPHU) data: Armadale and WA Self-Reported Health Behaviours<sup>9</sup>

- 16% smoke regularly (WA 13.2%)
- 55% do not do enough physical activity (WA 36.5%)
- 45% consumes excessive alcohol (WA 31.4%)

Chronic Conditions

- 35% overweight (WA 39.1%)
- 7% had diabetes (WA 6%)
- 7% had heart disease (WA 5.9%)
- 15% +16 years had a mental health issue (WA 14.4%)

The City has several health priorities which are clearly identified in the SMPHU data. This data is addressed in the City's Public Health and Wellbeing Plan 2014–2017. The City can have an impact on some factors which influence health, wellbeing and quality of life which include:

- Increasing opportunities for residents to lead healthy, active lifestyles by providing parks, sport and recreation facilities and infrastructure
- Providing health information and raising awareness
- Providing connected footpaths and cycleways throughout the City.

<sup>9</sup> South Metropolitan Public Health Unit. City of Armadale Health and Wellbeing Profile. Fremantle. South Metropolitan Public Health Unit. Department of Health Western Australia 2012





## Forecast population, households and dwellings City of Armadale

In 2016, the total population of the City was estimated to be 82,280 people. It is expected to increase by over 34,600 people to 116,880 by 2026, at an average annual growth rate of 3.58%. This is based on an increase of over 11,500 households during the period, with the average number of persons per household rising from 2.71 to 2.78 by 2026.

### Forecast population, households and dwellings, City of Armadale

FORECAST YEAR	2016	2021	2026	2031	2036
Population	82,280	102,277	116,880	130,158	141,805
Change in population (5 years)		19,997	14,603	13,278	11,647
Average annual change		4.45%	2.71%	2.18%	1.73%
Households	30,220	36,740	41,813	46,571	50,954
Average household size	2.71	2.77	2.78	2.78	2.77
Dwellings	32,226	38,790	43,907	48,635	52,972

## Forecast Age Structure

In 2016, the dominant age structure for persons in the City was ages 30 to 34 years, which accounted for 9.2% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 10 to 14 years, which is expected to increase by 3,336 and account for 7.1% of the total persons.

The largest five year age group in 2026 is forecast to be in the 0 to 4 years, with a total of 10,097 persons.

## 2015 Australian Early Development Census Scores

The Australian Early Development Census<sup>10</sup> (AEDC) is a community measure of young children's development, based on the scores from a teacher completed checklist consisting of over 100 questions.

The AEDC checklist measures five areas of child development:

- Physical health and wellbeing
- Social competence
- Emotional maturity
- Language and cognitive skills
- Communication skills and general knowledge.

Teachers of children in their first year of formal schooling complete the checklist on each child after they have had a chance to observe their development.

The AEDC provides communities from around Australia with the opportunity to better understand how they can allocate resources and concentrate their efforts towards improving outcomes for children.

The table below illustrates child development scores in the City compared with those across Western Australia and Australia. A total of 1128 children are included in the data for the whole City area. The data tells us that the City's child development scores in the majority of domains children are on track with the exception being the Physical Health & Wellbeing domain.

<sup>10</sup> [www.aedc.gov.au](http://www.aedc.gov.au)



However this is an average across the City, and when AEDC scores are viewed by suburb (in the following sections) the data shows the levels of vulnerability were variable, with some suburbs having high rates of children who are vulnerable on one or more domains of the AEDC.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5



# Armadale (North) and Armadale (South)



# Armadale (North) and Armadale (South)



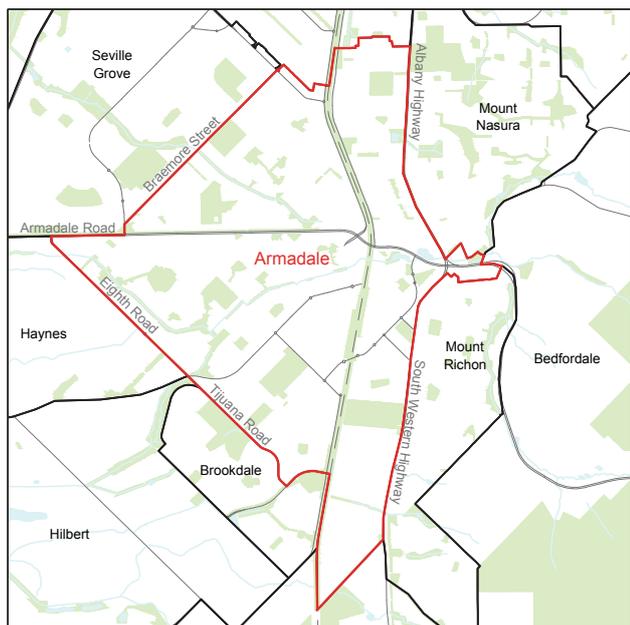
## Armadale (North) and Armadale (South), Location and Boundaries

For the purpose of closely examining the data, the suburb of Armadale is divided into two areas Armadale (North) and Armadale (South).

Armadale (North) is bounded by Champion Drive, the railway line, Pearson Street, Kembla Street and Lilian Avenue in the north, Albany Highway, Wangoola Terrace, Angorra Road and Carradine Road in the east, Armadale Road in the south and Seville Drive, Braemore Street and Williams Road in the west.

Armadale (South) is bounded by Armadale Road in the north, the southern boundary of Pioneer Village School and South Western Highway in the east, Stone Street, the railway line and Harbor Drive in the south and Tijuana Road and Eighth Road in the west.

Armadale (North) is located in the Palomino and Minnowarra Wards. Armadale (South) is predominately in the Minnowarra Ward with a small portion located in the Ranford Ward.



## Armadale (North) and Armadale (South) Demographic Profile: Changes 2011–2016

Armadale (North) and Armadale (South) are becoming increasingly culturally diverse, and experiencing significant population growth.

Armadale (North) had experienced a growth in the Aboriginal and Torres Strait Islander origin (ATSI) and the Culturally and Linguistically Diverse (CaLD) populations. These trends can be expected to continue in the future as the area becomes more culturally diverse. The CaLD population are predominantly from Indian and South East Asian backgrounds, and there are an increasing number of people who speak a language other than English at home.

Armadale (South) is experiencing significant population growth, which is forecast to double over the next 20 years. There are a significant proportion of ATSI people currently, however this proportion is decreasing as the population grows. There had been an influx of CaLD people in recent years, which will continue into the future, many of whom will be speaking a language other than English at home.

Unlike the wider City, Armadale (North) and Armadale (South) have a higher proportion of older people. This indicates that people are attracted to the area as a place to age in place, with housing choice and located close to services and amenities.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Armadale (North) and Armadale (South).

### GROWTH

**Armadale (North)**  
2016 population **6,098** increased by **+263** from 2011

**Armadale (South)**  
2016 population **7,786** increased by **+171** from 2011

The population is growing steadily with infill development in both Armadale (North) and Armadale (South), which is increasing the demand on existing services and facilities.



### SERVICE AGE GROUPS



ARMADALE (NORTH)	2016
Babies and pre-schoolers 0–4 years	7.8% (City 8.7%)
Primary schoolers 5–11 years	9.7% (City 10.0%)
Secondary schoolers 12–17 years	6.6% (City 7.0%)
Tertiary education, independence 18–24 years	9.4% (City 9.0%)
Young workforce 25–34 years	15.2% (City 17.2%)
Parents and homebuilders 35–49 years	18.8% (City 20.4%)
Older workers and pre-retirees 50–59 years	11.7% (City 11.4%)
Empty nesters and retirees 60–69 years	10.8% (City 9.1%)
Seniors 70–84 years	8.3% (City 6.0%)
Elderly aged +85 years	1.7% (City 1.2%)

ARMADALE (SOUTH)	2016
Babies and pre-schoolers 0–4 years	8.0% (City 8.7%)
Primary schoolers 5–11 years	8.3% (City 10.0%)
Secondary schoolers 12–17 years	5.8% (City 7.0%)
Tertiary education, independence 18–24 years	10.3% (City 9.0%)
Young workforce 25–34 years	13.7% (City 17.2%)
Parents and homebuilders 35–49 years	16.3% (City 20.4%)
Older workers and pre-retirees 50–59 years	11.7% (City 11.4%)
Empty nesters and retirees 60–69 years	11.2% (City 9.1%)
Seniors 70–84 years	11.4% (City 6.0%)
Elderly aged +85 years	3.2% (City 1.2%)

#### Armadale (North)

The most significant characteristic of the age profile change for this suburb is the larger number and proportion of adults, and people in the older age groups, those aged 50 years and above. These groups are significantly higher than the City average.

#### Armadale (South)

The most significant age profile change was in the older age groups, from aged 50 years and above. These groups increased in number, and increased as a proportion of the suburb, and are significantly higher than the City average.

### HOUSEHOLD INCOME

Median weekly household income increased marginally from 2011 to 2016 however the increase was proportionately lower than the wider City, and was well below the City's median.

These are the two lowest median weekly household incomes across the City's suburbs.

Household Income is an important indicator of socio-economic status and financial vulnerability.



Armadale (North)	Armadale (South)
2011 \$966 (City \$1,276)	2011 \$876 (City \$1,276)
2016 \$994 (City \$1,493)	2016 \$901 (City \$1,493)



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Armadale (North)'s Aboriginal or Torres Strait Islander (ATSI) population increased by +34 people (+14%):

2011 was 239 (4.3%) (City 2.8%)  
 2016 was 273 (4.6%) (City 2.6%)

Armadale (South)'s Aboriginal or Torres Strait Islander (ATSI) population decreased by -26 people (-6%):

2011 was 418 (5.7%) (City 2.8%)  
 2016 was 392 (5.1%) (City 2.6%)

Armadale (North) had a high proportion of ATSI people (4.6%) compared with the whole of the City (2.6%).

Despite a decrease, Armadale (South) had a higher proportion of ATSI people (5.1%) and also had the largest number across the City's suburbs.

**Birth Place**



**Armadale (North)**

Australian born 62.8% (City 58.7%)  
 Overseas born 28.0% (City 34.6%)

Trends: largest number of new residents 2011–2016 who were born overseas:

- India (+81)
- Philippines (+38)
- Thailand (+25)

**Armadale (South)**

Australian born 61% (City 58.7%)  
 Overseas born 26.7% (City 34.6%)

Trends: largest number of new residents 2011–2016 who were born overseas:

- India (+53)
- Philippines (+48)
- New Zealand (+20)

Armadale (North) had a smaller proportion of people born overseas than the City. The largest change 2011–2016 was a decrease in those born in UK (-106), and increase from India (+81).

Armadale (South) also had a smaller proportion of people born overseas, a decrease in the UK born (-84) and an increase from India (+53).

**Language other than English (LOTE)**



Between 2011 and 2016 Armadale (North) had an increase in the number of LOTE speakers at home +180 (34.5%) bringing the total speakers of LOTE at home to 12% (City 18.8%).

The top three LOTE spoken at home in Armadale (North) were:

- Malayalam 93 speakers (1.6%)
- Filipino/Tagalog 70 speakers (1.2%)
- Karen 38 speakers (0.6%)

Between 2011 and 2016 Armadale (South) had an increase in the number of LOTE speakers at home +298 (48.2%) bringing the total speakers of LOTE at home to 12.1% (City 18.8%).

The top three LOTE spoken at home in Armadale (South) were:

- Filipino/Tagalog 106 speakers (1.4%)
- Dutch 64 speakers (0.8%)
- Arabic 54 speakers (0.7%)

Armadale (North) had a trend toward the number of people increasing who speak a language other than English at home.

In Armadale (South) this trend is greater. Between 2011–2016, people who spoke a LOTE at home increased by 48.2%, and people speaking only English decreased by 5%.

## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### Education



**Armadale (North)**  
**Highest level of schooling 2016**

Completed year 12	38.0%	(City 48.5%)
Bachelor or higher	8.7%	(City 16.0%)
Advanced/diploma	7.1%	(City 9.1%)
Vocational	23.1%	(City 23.6%)
No Qualification	48.8%	(City 41.7%)
Currently attending University	2.2%	(City 3.4%)
Currently attending TAFE	2.3%	(City 2.1%)
Increase in Bachelor or Higher degree 2011–2016:	+149 people	

Educational qualifications relate to education outside of primary and secondary school and are one of the most important indicators of socio-economic status, and help to evaluate the economic opportunities and skill gaps in the local labour market.

There are a significantly lower proportion of people in Armadale (North) and Armadale (South) who completed year 12, or hold a qualification. However both Armadale (North) and Armadale (South) have a higher proportion of people currently attending TAFE.

**Armadale (South)**  
**Highest level of schooling 2016**

Completed year 12	32.7%	(City 48.5%)
Bachelor or higher	7.0%	(City 16.0%)
Advanced/diploma	5.9%	(City 9.1%)
Vocational	21.5%	(City 23.6%)
No Qualification	48.1%	(City 41.7%)
Currently attending University	1.8%	(City 3.4%)
Currently attending TAFE	2.4%	(City 2.1%)
Increase in Bachelor or Higher degree 2011–2016:	+146 people	

### On-line at home



Access to the internet at home:

**Armadale (North)**  
 2011: 63.4% (City 74.7%)  
 2016: 71.1% (City 81.4%)

**Armadale (South)**  
 2011: 61.4% (City 74.7%)  
 2016: 65.7%\* (City 81.4%)

\*Lowest access to the internet at home across the City.

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and will require access to the internet, and perhaps support, through facilities such as the City's libraries.

### Volunteer



The number of people who volunteered for an organisation or group changed from 2011 to 2016:

**Armadale (North)**  
 2011: 13.0% (City 14.1%)  
 2016: 14.3% (City 16.1%)

**Armadale (South)**  
 2011: 12.3% (City 14.1%)  
 2016: 13.5% (City 16.1%)

Volunteering levels indicate the cohesiveness and social connection of the community. This data indicates a lower level of community participation in Armadale (North) and Armadale (South) compared to the wider City.

### Work



Unemployment increased significantly from 2011 to 2016:

**Armadale (North)**  
 2011: 7.6% (City 5.4%)  
 2016: 13.2% (City 9.2%)

**Armadale (South)**  
 2011: 11.7% (City 5.4%)  
 2016: 15.7% (City 9.2%)

Employment data is an important indicator of socio-economic status, the strength of the local economy and social characteristics of the population.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work Youth (15–24 years)**



Youth unemployment increased significantly from 2011 to 2016:  
**Armadale (North)**  
 2011: 15.0% (City 10.9%)  
 2016: 23.2% (City 17.4%)  
**Armadale (South)**  
 2011: 19.1% (City 10.9%)  
 2016: 27.6% (City 17.4%)

Large numbers of people in this category can indicate a lack of access to employment and the need of targeted services to assist them. 2016 youth unemployment is significantly higher than the City average.

**Disengaged Youth (15–24 years)**



In 2016 24% of Armadale (North) Youth were considered 'disengaged' (City 14.8%). This was an increase from 21.5% in 2011.  
 In 2016 27.7% of Armadale (South) Youth were considered 'disengaged' (City 14.8%). This was an increase from 20.3% in 2011.

People in this group are at increased risk of long term unemployment, chronic alcohol and drug use, homelessness, and mental health issues.

**Mortgage/ Rental Stress**



**Armadale (North)**  
 Mortgage stress  
 2011: 11.4% (City 9.7%)  
 2016: 11.2% (City 11.2%)  
 Rental stress  
 2011: 33.6% (City 30.1%)  
 2016: 41.3% (City 35.7%)  
**Armadale (South)**  
 Mortgage stress  
 2011: 14.9% (City 9.7%)  
 2016: 12.3% (City 11.2%)  
 Rental stress  
 2011: 32.7% (City 30.1%)  
 2016: 43.5% (City 35.7%)

While stress can be very dependent on individual circumstances, this data provides a good indication of the areas in the City where households may be having problems meeting their housing and other financial commitments.

**Travel to work**



**Armadale (North)**  
 Method of travel to work:  
 Car 74.4% (2011 71.1%)  
 Public transport 8.3% (2011 9.5%)  
 Bike 0.5% (2011 0.4%)  
 Walk 1.8% (2011 1.8%)  
**Armadale (South)**  
 Method of travel to work:  
 Car 74.7% (2011 68.5%)  
 Public transport 7.8% (2011 9.1%)  
 Bike 0.1% (2011 0.0%)  
 Walk 2.2% (2011 2.4%)

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

Both Armadale (North) and Armadale (South) increased private car usage, and reduced other transport modes from 2011 to 2016.

The trend was for lower proportion of people cycling, walking and catching public transport, and more travelling to work by car.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

	2011	2016
Armadale (North)	927.1	883.8
Armadale (South)	873.3	840.2
City	996.1	994.0

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Armadale (North)

In 2016, the total population of Armadale North was 6,098. It is expected to increase to 6,796 by 2026, at an average annual growth rate of 1.07%. This is based on an increase of over 360 households during the period, with the average number of persons per household falling from 2.32 to 2.27 by 2026.

### Forecast population, households and dwellings in Armadale (North)

FORECAST YEAR	2016	2021	2026	2031	2036
Population	6,098	6,517	6,796	7,232	7,707
Change in population (5 years)		407	278	436	475
Average annual change		1.30%	0.84%	1.25%	1.28%
Households	2,630	2,833	2,992	3,176	3,382
Average household size	2.32	2.30	2.27	2.28	2.28
Dwellings	2,815	3,018	3,168	3,346	3,544

## Forecast Age Structure

In 2016, the dominant age structure for persons in Armadale (North) was ages 25 to 29 years, which accounted for 7.7% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 20 to 24 years, which is expected to increase by 135 and account for 8.0% of the total persons. The largest five year age group in 2026 will be 20 to 24 years, with a total of 541 persons.

## Forecast population, households and dwellings in Armadale (South)

In 2016, the total population of Armadale South was 7,786. It is expected to increase to 9,657 by 2026, at an average annual growth rate of 2.18%. This is based on an increase of over 600 households during the period, with the average number of persons per household rising from 2.20 to 2.30 by 2026.

### Forecast population, households and dwellings in Armadale (South)

FORECAST YEAR	2016	2021	2026	2031	2036
Population	7,786	8,832	9,657	10,395	11,075
Change in population (5 years)		1,046	825	737	680
Average annual change		2.55%	1.80%	1.48%	1.28%
Households	3,471	3,798	4,091	4,376	4,692
Average household size	2.20	2.28	2.30	2.30	2.29
Dwellings	3,689	3,993	4,278	4,555	4,857

## Forecast Age Structure

In 2016, the dominant age structure for persons in Armadale (South) was ages 20 to 24 years, which accounted for 8.4% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 5 to 9 years, which is expected to increase by 270 and account for 7.5% of the total persons. The largest five year age group in 2026 will be 0 to 4 years, with a total of 804 persons.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Armadale (North) and Armadale (South) combined, compared with those across the wider City, WA and Australia. The scores for Armadale (North) and Armadale (South) reveal a relatively greater proportion of children are developmentally vulnerable in all domains. A total of 185 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Armadale (North) & Armadale (South)	73.0	11.4	15.7	73.0	12.4	14.6	73.0	12.4	14.6	75.1	13.5	11.4	77.3	11.9	10.8
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5



## Major Amenities

### Centres

Armadale City Centre.

### Facilities

Armadale Health Service (hospital); Armadale Library; Armadale Recreation Centre; Council offices; Armadale District Court; History House Museum; Armadale District Hall; Minnowarra Chapel.

### Parks & Recreation

Damerham Reserve; Galliers Avenue Reserve; George Foster Reserve; Lions Park; Morgan Park; William Turner Reserve; Allawah Reserve; Angelo Street Reserve; Dawson Street Reserve; Gwynne Park; Horrie Hill

Reserve; Memorial Park; Minnowarra Park; Pelham Street Reserve; Reg Williams Reserve; Rotary Park; Sixty Reserve; Wyee Place Reserve.

### Infrastructure

Armadale Train Station; Sherwood Railway Station.

### Education Facilities

Armadale Primary; Challis Primary; Kingsley Primary; Neerigen Brook Primary; Dale Christian School; John Calvin Christian College; Pioneer Village School; Cecil Andrews Senior High School; Armadale Senior High School; South Metropolitan TAFE.



# Bedforddale District

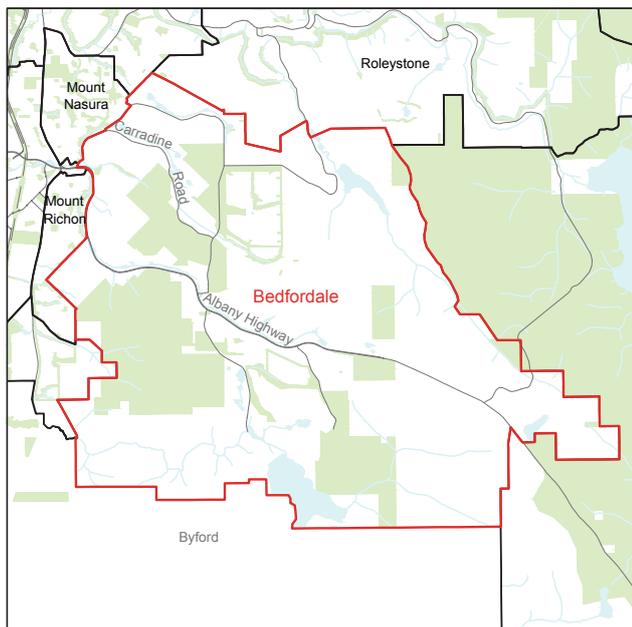


# Bedforddale District



## Bedforddale Location and Boundaries

Bedforddale District is bounded by the localities of Roleystone, Karragullen, Lesley and the Brookton Highway in the north, the Shires of Beverley and Wandering in the east, Serpentine Jarrahdale Shire in the south, and the localities of Wungong and Mount Richon, Albany Highway, Pioneer Village School, South Western Highway, Wangoola Terrace, Angorra Road and Carradine Road in the west. Bedforddale District encompasses the localities of Ashendon and Bedforddale, and is located in the Hills Ward.



## Bedforddale District Demographic Profile: Changes 2011–2016

Bedforddale District's demographic composition is not changing significantly, and the population is growing at a much lower rate than the wider City of Armadale.

Bedforddale District had relatively low proportions of Aboriginal and Torres Strait Islander (ATSI) and Culturally and Linguistically Diverse (CaLD) people, and any recent increases in are too small to indicate any projected changes in the cultural diversity of the area.

The area had a significantly smaller proportion of people born overseas, and from a non-English speaking background compared with the wider City.

Over the next 20 years the population is only forecast to increase by 8.7%, while the wider City of Armadale is forecast to grow by 72%.

Bedforddale had relatively low levels of disadvantage, with high median incomes, internet access, and lower rates of unemployment. The Australian Early Development Census scores reveal a relatively high proportion of children in the area are developmentally 'on track' across all domains.

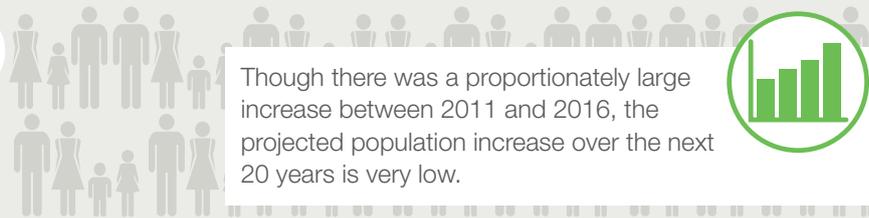
Unlike the wider City, Bedforddale had a higher proportion of people of retirement age. This indicates that people are attracted to the area, or remain in the area, to retire.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about the Bedforddale District.

### GROWTH

2016 population **2,956**  
an increase of **+597** from 2011



Though there was a proportionately large increase between 2011 and 2016, the projected population increase over the next 20 years is very low.

### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers 0–4 years	6.1% (City 8.7%)
Primary schoolers 5–11 years	10.8% (City 10.0%)
Secondary schoolers 12–17 years	9.6% (City 7.0%)
Tertiary education, independence 18–24 years	7.9% (City 9.0%)
Young workforce 25–34 years	9.2% (City 17.2%)
Parents and homebuilders 35–49 years	23.6% (City 20.4%)
Older workers and pre-retirees 50–59 years	15.3% (City 11.4%)
Empty nesters and retirees 60–69 years	10.7% (City 9.1%)
Seniors 70–84 years	6.4% (City 6.0%)
Elderly aged +85 years	0.5% (City 1.2%)



The most significant characteristic of the age profile for this suburb is the far smaller proportion of people aged 25–34 years, and the elderly. It can be assumed that young people leave for work, and a lower proportion of people are ageing in place.



### HOUSEHOLD INCOME

Median weekly household income increased marginally from 2011 to 2016, and was significantly higher than the City's median, and one of the highest across the City.

2011 **\$2,190** (City \$1,276)  
2016 **\$2,199** (City \$1,493)



Household income is an important indicator of socio-economic status. With other data sources, such as qualifications and occupation, it helps to evaluate the economic opportunities of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Bedforddale District's ATSI population increased by +9 people (+75%):  
 2011 was 12 people (0.5%) City (2.8%)  
 2016 was 21 people (0.7%) City (2.6%)

Bedforddale District had a low proportion of ATSI people compared with the whole of the City, however the population increased between 2011 and 2016.

**Birth Place**



Australian born:  
 2011: 66.5% (City 63.6%)  
 2016: 66.7% (City 58.7%)  
 Overseas born:  
 2011: 30.6% (City 29.9%)  
 2016: 26.6% (City 34.6%)  
 Trends: largest number of new residents between 2011 and 2016 who were born overseas:  
 • New Zealand (+43)  
 • United Kingdom (+36)  
 • Singapore (+10)

Bedforddale had a smaller proportion of people born overseas, and 71% of those born overseas arrived during or before 2001, making them well established in the area.

**Language other than English (LOTE)**



Between 2011 and 2016 Bedforddale had an increase in the number of LOTE speakers at home +23 (15.1%), bringing the total speakers of LOTE at home to 4.5% (City 18.8%).  
 The top three LOTE spoken at home in Bedforddale were:  
 • Dutch 28 speakers (1.0%)  
 • Afrikaans 25 speakers (0.9%)  
 • German 20 speakers (0.7%)

Between 2011–2016 there had been a small increase in the number of people who speak a language other than English at home. Only 0.2% of the population speaks English either not well or not at all.

**Education**



Completed year 12	48.5%	(City 48.5%)
Bachelor or higher	15.7%	(City 16.0%)
Advanced/diploma	10.5%	(City 9.1%)
Vocational	27.6%	(City 23.6%)
No Qualification	38.3%	(City 41.7%)
Currently attending University	2.8%	(City 3.4%)
Currently attending TAFE	2.3%	(City 2.1%)

Increase in Bachelor or Higher degree 2011–2016, +109 people

Education and qualifications are one of the most important indicators of socio-economic status, and help to evaluate the economic opportunities and skill gaps in the local labour market.

**On-line at home**



Access to the internet at home:  
 2011: 88.9% (City 74.7%)  
 2016: 87.8% (City 81.4%)  
 Bedforddale had a high proportion of homes with internet access compared to the wider City. Only 5.5% identified as having no internet connection at home (with the remainder not stated).

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and will require access to the internet, and perhaps support, through facilities such as the City's libraries.

**Volunteer**



In Bedforddale District 21% of the population reported doing some form of voluntary work in 2016 (City 16.1%)  
 The number of volunteers in Bedforddale District increased by 120 people between 2011 and 2016.

Volunteering levels indicate community cohesiveness and social connection. This data indicates a really high level of community participation.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased by 2% from 2011 to 2016 but remained significantly lower than the wider City.

2011: 3.2% (City 5.4%)  
2016: 5.2% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +229, and the number unemployed increased by +37.

Employment data is an important indicator of socio-economic status, the strength of the local economy and social characteristics of the population.

**Work:  
Youth  
(15–24 years)**



Youth unemployment increased from 2011 to 2016:

2011: 6.1% (City 10.9%)  
2016: 8.4% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 6.6% of Bedforddale youth were considered 'disengaged' (City 14.8%).

This was a decrease from 11% in 2011 (City 13.1%).

This is a particularly vulnerable group who may have failed to engage with either the employment or education system.

**Mortgage/  
Rental Stress**



Mortgage stress:

2011: 6.2% (City 9.7%)  
2016: 6.3% (City 11.2%)

Rental stress:

2011: 0.0% (City 30.1%)  
2016: 0.0% (City 35.7%)

Of the 46 households who were renting in the Bedforddale District in 2016, none were experiencing rental stress, which is significantly below the proportion of households in the City.

Mortgage/Rental stress is defined as households in the lowest 40% of equivalised<sup>11</sup> incomes who are paying more than 30% of their usual gross weekly income on mortgage/rent.

**Travel to work**



Method of travel to work:

By car 75.7% (2011 69.3%)  
Public transport 3.6% (2011 5.8%)  
Bike 0.0% (2011 0.3%)  
Walk 0.2% (2011 0.8%)

The trend is a lower proportion of people cycling, walking and catching public transport, and more travelling to work by car.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Bedforddale 1,086 (City 996.1)  
2016: Bedforddale 1,091 (City 994)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.

<sup>11</sup> Income adjusted using equivalence factors to remove the effect of household size and composition on income.



## Forecast population, households and dwellings in Bedforddale

In 2016, the total population of Bedforddale District was 2,956. It is expected to grow to 3,152 by 2026, at an average annual growth rate of 0.62%. This is based on an increase of over 90 households during the period, with the average number of persons per household falling from 3.09 to 2.97 by 2026.

### Forecast population, households and dwellings in Bedforddale

FORECAST YEAR	2016	2021	2026	2031	2036
Population	2,956	3,125	3,152	3,179	3,219
Change in population (5 years)		163	27	27	40
Average annual change		1.08%	0.17%	0.17%	0.25%
Households	958	1,037	1,060	1,084	1,109
Average household size	3.09	3.01	2.97	2.93	2.90
Dwellings	977	1,058	1,082	1,107	1,132

## Forecast Age Structure

In 2016, the dominant age structure for persons in Bedforddale-Ashendon was ages 45 to 49 years, which accounted for 8.7% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 50 to 54 years, which is expected to increase by 47 and account for 8.4% of the total persons.

The largest five year age group in 2026 will be 50 to 54 years, with a total of 264 persons.

Unlike the wider City, Bedforddale had a higher proportion of people of retirement age. This indicates that people are attracted to the area, or remain in the area, to retire.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Bedforddale, compared with those across the wider City, WA and Australia. The scores for Bedforddale reveal a relatively greater proportion of children are developmentally on track in all domains, with a very low proportion developmentally vulnerable. A total of 28 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Bedforddale	92.9	3.6	3.6	89.3	7.1	3.6	89.3	7.1	3.6	96.4	3.6	0	89.3	7.1	3.6
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Facilities

Bedforddale Hall, Churchman Brook Community Centre, Narbethong Equestrian Park.

### Parks & Recreation

Wungong Regional Park, Armadale Settlers Common, Bungedore Park, several State Forests.

### Infrastructure

Canning Reservoir, Churchman Brook Reservoir, Wungong Reservoir.

### Education Facilities

Southern Hills Christian College, Armadale Primary School.

# Brookdale – Wungong

CITY OF  Armadale

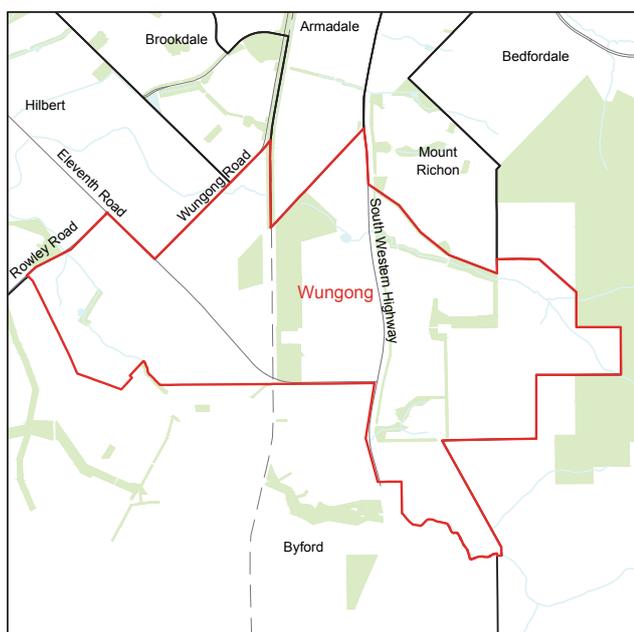


# Brookdale – Wungong



## Brookdale – Wungong Location and Boundaries

Brookdale – Wungong is bounded by Tijuana Road, Harber Drive, the railway line, Stone Street, South Western Highway and Leys Rise in the north, Bedforddale in the east, Wungong Brook, South Western Highway, Eleventh Road, Keenan Street, Serpentine Jarrahdale Shire and Phar Lap Drive in the south, and Rowley Road, Eleventh Road, Wungong Road, Ninth Road and Powell Crescent in the west. Brookdale is located in the Ranford Ward. Wungong is located in the Ranford, Hills and Lakes Wards.



## Brookdale – Wungong Demographic Profile: Changes 2011–2016

Brookdale – Wungong will experience significant growth over the next 20 years with the population more than doubling. It had a significant proportion of Aboriginal and Torres Strait Islander (ATSI) people, although this proportion decreased over the last 5 years, a trend which could continue. Given the influx of Culturally and Linguistically Diverse (CaLD) people in recent years, it can be expected that this area will continue to attract CaLD people, many of whom will be speaking a language other than English at home. In 2016 it had a smaller proportion of people born overseas, and from a non-English speaking background compared to the wider City, however since 2011 there has been a rapid increase.

Brookdale – Wungong had a significantly higher proportion of people of ATSI origin compared with the wider City; in fact the highest proportion of all suburbs across the City.

Brookdale – Wungong had relatively high levels of disadvantage, with lower median incomes, educational attainment, and higher rates of unemployment and disengaged youth. The Australian Early Development Census scores reveal a relatively high proportion of children in the area are developmentally 'vulnerable' across all domains.

Compared with the wider City, Brookdale – Wungong had a high proportion of children and young people aged 0–24 years. This trend will undoubtedly continue with new housing developments attracting a high proportion of families.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Brookdale - Wungong.

### GROWTH

2016 population **3,394**  
 an increase of **+440** from 2011  
 an average change of **3.31%** per year

Brookdale - Wungong will experience significant growth over the next 20 years with the population more than doubling.



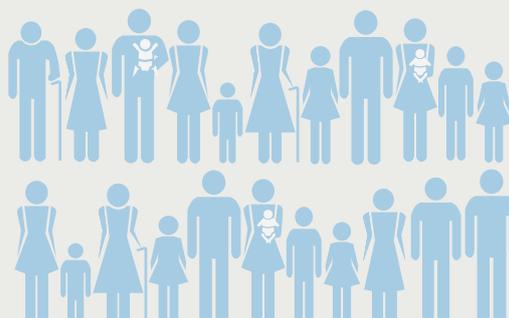
### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers 0-4 years	9.5% (City 8.7%)
Primary schoolers 5-11 years	13.4% (City 10.0%)
Secondary schoolers 12-17 years	9.1% (City 7.0%)
Tertiary education, independence 18-24 years	10.7% (City 9.0%)
Young workforce 25-34 years	16.7% (City 17.2%)
Parents and homebuilders 35-49 years	20.7% (City 20.4%)
Older workers and pre-retirees 50-59 years	9.9% (City 11.4%)
Empty nesters and retirees 60-69 years	6.8% (City 9.1%)
Seniors 70-84 years	3.0% (City 6.0%)
Elderly aged +85 years	0.3% (City 1.2%)

There are a higher proportion of babies, primary schoolers and young people, and a lower proportion of older adults.

Largest changes between 2011 and 2016 were in:

- 35-49 years (+109 people)
- 25-34 years (+100 people)
- 5-11 years (+70 people)
- 60-69 years (+65 people).



### HOUSEHOLD INCOME

Median weekly household income increased from 2011 to 2016, though still remained lower than the City's median, and one of the highest across the City.

2011 **\$1,198** (City \$1,276)  
 2016 **\$1,291** (City \$1,493)

Household income is an important indicator of socio-economic status. Combined with other data sources, such as qualifications and occupation, it helps to illustrate the economic opportunities of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Brookdale - Wungong's ATSI population decreased by -11 people (-6%):  
 2011 was 205 people (7.2%) City (2.8%)  
 2016 was 194 people (5.8%) City (2.6%)

Brookdale - Wungong had a significant proportion of ATSI people, though this proportion decreased slightly over the last 5 years, and this trend will continue due to the area's population growth.

**Birth Place**



Australian born:  
 2011: 72.1% (City 63.6%)  
 2016: 67.2% (City 58.7%)  
 Overseas born:  
 2011: 21.6% (City 29.9%)  
 2016: 24.4% (City 34.6%)

The proportion of Australian born people decreased between 2011 and 2016, as the population grew, and the proportion of people born overseas increased. This trend will continue over time, with Brookdale - Wungong becoming increasingly multicultural.

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- India (+64)
- Philippines (+31)
- New Zealand (+27)

**Language other than English (LOTE)**



Between 2011 and 2016 Brookdale - Wungong had an increase in the number of LOTE speakers at home +198 (72.3%) bringing the total speakers of LOTE at home to 14% (City 18.8%).

There had been a proportionately large increase in the number of people who speak a language other than English at home, including an increase in those who speak English either not well or not at all, by 1.6%.

The top three LOTE spoken at home in Brookdale - Wungong were:

- Filipino/Tagalog 60 speakers (1.8%)
- Malayalam 40 speakers (1.2%)
- Hindi 26 speakers (0.8%)

**Education**



Completed year 12	39.5 %	(City 48.5%)
Bachelor or higher	8.2%	(City 16.0%)
Advanced/diploma	7.4%	(City 9.1%)
Vocational	23.9%	(City 23.6%)
No Qualification	48.5%	(City 41.7%)
Currently attending University	2.5%	(City 3.4%)
Currently attending TAFE	1.9%	(City 2.1%)

Increase in Bachelor or Higher degree  
 2011-2016, +115 people

Brookdale - Wungong's education and qualification data is a useful indicator of socio-economic status and help to evaluate the economic opportunities and skill gaps in the local labour market.

**On-line at home**



Access to the internet at home:  
 2011: 75.8% (City 74.7%)  
 2016: 79.2% (City 81.4%)  
 Brookdale - Wungong had a lower proportion of homes with internet access compared to the wider City. 9% identified as having no internet connection at home (with the remainder not stated).

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and will require access to the internet, and perhaps support, through facilities such as the City's libraries.

**Volunteer**



In 2016, 13.9% of the population reported doing some form of voluntary work in 2016 (City 16.1%).  
 The number of volunteers in Brookdale - Wungong increased by 92 people between 2011 and 2016.

Volunteering levels indicate community cohesiveness and social connection. This data indicates a relatively low level of community participation.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased by 4.3% from 2011 to 2016 and remained higher than the wider City.

2011: 7.8% (City 5.4%)  
2016: 12.1% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +94, and the number unemployed increased by +76. The size of Brookdale - Wungong's labour force in 2016 was 1,457, of which 451 were part-time and 797 were full time workers.

Employment status is linked to a number of factors including age structure, which influences the number of people in the workforce; the economic base and employment opportunities available and; the skill base of the population.

**Work:  
Youth  
(15-24 years)**



Youth unemployment increased significantly from 2011 to 2016:

2011: 12.6% (City 10.9%)  
2016: 21.5% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15-24 years)**



In 2016, 20.9% of Brookdale - Wungong youth were considered 'disengaged' (City 14.8%).

This was an increase from 18.5% in 2011 (City 13.1%).

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:

2011: 15.5% (City 9.7%)  
2016: 14.7% (City 11.2%)

Rental stress:

2011: 26.6% (City 30.1%)  
2016: 27.7% (City 35.7%)

Housing affordability is a significant social problem with many households struggling to afford rent, or struggling to buy their home and spending a large proportion of their income on their mortgage.

**Travel to work**



Method of travel to work:

By car 75.2% (2011 69.3%)  
Public transport 5.6% (2011 7.6%)  
Bike 0.5% (2011 0.0%)  
Walk 1.5% (2011 2.3%)

The trend is a lower proportion of people cycling, walking and catching public transport, and more travelling to work by car.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Brookdale - Wungong 938.2 (City 996.1)  
2016: Brookdale - Wungong 910.6 (City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Brookdale – Wungong

In 2016, the total population of Brookdale – Wungong was 3,394. It is expected to decrease slightly by 2026, but increase significantly to 5,234 by 2036. This is based on a slight increase of households during the period, with the average number of persons per household falling from 2.98 to 2.81 by 2026.

### Forecast population, households and dwellings in Brookdale – Wungong

FORECAST YEAR	2016	2021	2026	2031	2036
Population	3,394	3,359	3,321	4,135	5,234
Change in population (5 years)		-27	-38	814	1,100
Average annual change		-0.16%	-0.23%	4.48%	4.83%
Households	1,136	1,162	1,180	1,464	1,841
Average household size	2.98	2.89	2.81	2.82	2.84
Dwellings	1,199	1,214	1,219	1,502	1,887

## Forecast Age Structure

In 2016, the dominant age structure for persons in Brookdale – Wungong was ages 0 to 4 years, which accounted for 10.2% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 70 to 74 years, which is expected to increase by 55 and account for 2.5% of the total persons.

The largest five year age group in 2026 will be 0 to 4 years, with a total of 323 persons.

Brookdale – Wungong had a high proportion of children and young people aged 0–24 years. This trend will undoubtedly continue with new housing developments attracting a high proportion of families.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Brookdale, compared with those across the wider City, WA and Australia. The scores for Brookdale reveal a relatively greater proportion of children are developmentally vulnerable in all domains, and relatively lower proportions are developmentally on track. A total of 69 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Brookdale	55.1	17.4	27.5	56.5	23.2	20.3	56.5	23.2	20.3	63.8	20.3	15.9	58.0	23.2	18.8
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Facilities

Armadale Reptile & Wildlife Centre.

### Parks & Recreation

Bronze Wing Reserve, Don Simmons Reserve, Fletcher Park and Powell Crescent Reserve.

### Education Facilities

Gwynne Park Primary School.

Camillo



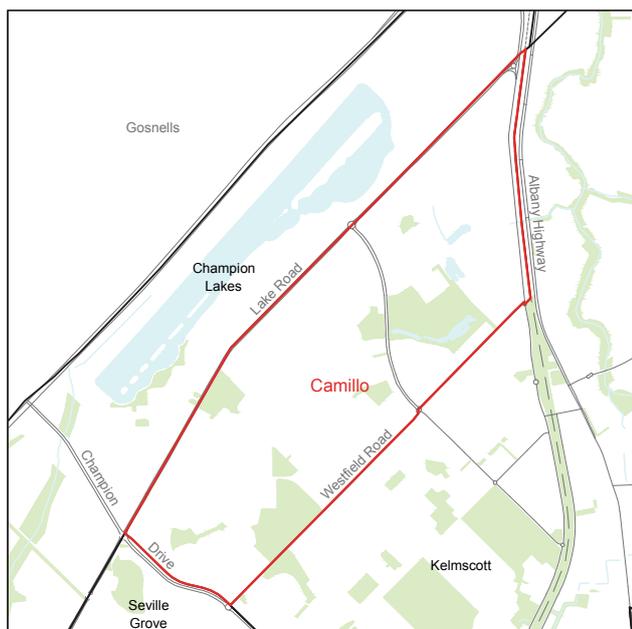
# Camillo



## Camillo Location and Boundaries

Camillo is bounded by Lake Road in the north, the railway line in the east, Westfield Road in the south, and Champion Drive in the west. It was previously known as Westfield.

Camillo is located in the Heron Ward.



## Camillo Demographic Profile: Changes 2011–2016

Camillo will experience significant growth over the next 20 years. The proportion of Aboriginal and Torres Strait Islander (ATSI) people is relatively high, though there had been a marginal decrease in recent years which could continue as the suburb composition changes and the population grows.

The proportion of people born overseas had not changed significantly, but the composition had. The trend is towards an increase in Culturally and Linguistically Diverse (CaLD) people, and a significant increase in people speaking a language other than English at home (predominantly Asian languages), and there are a relatively high number of people who are not proficient in English or don't speak it at all.

Camillo had relatively high levels of disadvantage, with lower median incomes, educational attainment, and higher rates of unemployment and disengaged youth. The Australian Early Development Census scores reveal a relatively high proportion of children in the area are developmentally 'vulnerable' across several domains.

Compared with the wider City, Camillo had a high proportion of older people, indicating people are ageing in place in the area.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Camillo.

### GROWTH

2016 population **4,544**

a decrease of **-254** from 2011

Forecast for suburb:

- to grow with new housing developments
- will become increasingly multicultural

Camillo will experience growth over the next 20 years, with the population increasing by 37%.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers <b>0–4 years</b>	7.0% (City 8.7%)
Primary schoolers <b>5–11 years</b>	9.2% (City 10.0%)
Secondary schoolers <b>12–17 years</b>	8.3% (City 7.0%)
Tertiary education, independence <b>18–24 years</b>	8.8% (City 9.0%)
Young workforce <b>25–34 years</b>	15.9% (City 17.2%)
Parents and homebuilders <b>35–49 years</b>	18.8% (City 20.4%)
Older workers and pre-retirees <b>50–59 years</b>	13.5% (City 11.4%)
Empty nesters and retirees <b>60–69 years</b>	11.0% (City 9.1%)
Seniors <b>70–84 years</b>	6.5% (City 6.0%)
Elderly aged <b>+85 years</b>	1.0% (City 1.2%)

Camillo had a lower proportion of babies and primary schoolers and a higher proportion of people aged over 50 years. Between 2011 and 2016 empty nesters and retirees (60–69 years) increased by +84 people, which was the biggest age group change.



### HOUSEHOLD INCOME

Median weekly household income **increased from 2011 to 2016, though still remained lower than the City's median, and one of the lowest across the City.**

**2011 \$1,105** (City \$1,276)

**2016 \$1,291** (City \$1,493)

Household income is an important indicator of socio-economic status. Combined with other data sources, such as qualifications and occupation, it helps to illustrate the economic opportunities of an area.



## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### ATSI Origin



Between 2011 and 2016 Camillo's ATSI population decreased by -12 people (-6%):  
 2011 was 195 people (4.3%) City (2.8%)  
 2016 was 183 people (4.1%) City (2.6%)

Camillo had a significant proportion of ATSI people, though this proportion decreased slightly over the last 5 years, and this trend will continue due to the area's population growth.

### Birth Place



Australian born:  
 2011: 66.0% (City 63.6%)  
 2016: 64.6% (City 58.7%)  
 Overseas born:  
 2011: 27.1% (City 29.9%)  
 2016: 28.5% (City 34.6%)

The proportion of Australian born people decreased between 2011 and 2016, as the population grew, and the proportion of people born overseas increased. This trend will continue over time, with Camillo becoming increasingly multicultural.

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- Philippines (+78)
- Afghanistan (+36)
- Burma/Myanmar (+27)

### Language other than English (LOTE)



Between 2011 and 2016 Camillo had an increase in the number of LOTE speakers at home +179 (45.2%) bringing the total speakers of LOTE at home to 13% (City 18.8%).

There had been a proportionately large increase in the number of people who speak a language other than English at home, including an increase in those who speak English either not well or not at all, 3.1%.

The top three LOTE spoken at home in Camillo were:

- Karen 112 speakers (2.6%)
- Filipino/Tagalog 78 speakers (1.8%)
- Persian/Dari 52 speakers (1.2%)

### Education



Completed year 12	35.4 % (City 48.5%)
Bachelor or higher	7.5 % (City 16.0%)
Advanced/diploma	6.5% (City 9.1%)
Vocational	24.8% (City 23.6%)
No Qualification	51.5% (City 41.7%)
Currently attending University	2.2% (City 3.4%)
Currently attending TAFE	2.4% (City 2.1%)

Camillo's education and qualification data is an indicator of socio-economic status and the economic opportunities and skill gaps in the local labour market.

Increase in Bachelor or Higher degree 2011–2016, +112 people.

### On-line at home



Access to the internet at home:  
 2011: 74.7% (City 74.7%)  
 2016: 78.2% (City 81.4%)

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and they depend on access and support through facilities such as the City's libraries.

Camillo had a lower proportion of homes with internet access compared to the wider City.

15.7% identified as having no internet connection at home (with the remainder not stated).

### Volunteer



In 2016, 13.3% of the population reported doing some form of voluntary work which is lower than the wider City 16.1%.

Volunteering indicates a level of community cohesiveness, belonging, and social connection. Camillo had a relatively low level of volunteering.

The number of volunteers in Camillo increased by 69 people between 2011 and 2016.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased by 5.7% from 2011 to 2016 and remained significantly higher than the wider City.

2011: 7.1% (City 5.4%)  
2016: 12.8% (City 9.2%)

From 2011 to 2016, the number of people employed decreased by -229, and the number unemployed increased by +111. The size of Camillo's labour force in 2016 was 2,093, of which 629 were part-time and 1,152 were full time workers.

Employment status is linked to a number of factors including age structure, which influences the number of people in the workforce; the economic base and employment opportunities available in the area and the education and skill base of the population.

**Work:  
Youth  
(15–24 years)**



Youth unemployment increased significantly from 2011 to 2016

2011: 11.1% (City 10.9%)  
2016: 25.7% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 21.5% of Camillo's youth were considered 'disengaged' which was an increase from 2011, and higher than the City.

2011: 16.6% (City 13.1%)  
2016: 21.5% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:

2011: 10.6% (City 9.7%)  
2016: 12.0% (City 11.2%)

Rental stress:

2011: 34.1% (City 30.1%)  
2016: 40.0% (City 35.7%)

Housing affordability is a significant social problem with many households struggling to afford rent, or struggling to buy their home and spending a large proportion of their income on their mortgage.

**Travel to work**



Method of travel to work:

By car 78.8% (2011 71.5%)  
Public transport 7.4% (2011 7.7%)  
Bike 0.0% (2011 0.5%)  
Walk 0.2% (2011 1.2%)

The trend in Camillo is a decreasing proportion of cycling, walking and catching public transport, and an increase in people travelling to work by car.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Camillo 937.7 (City 996.1)  
2016: Camillo 911.5 (City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Camillo

In 2016, the total population of Camillo was 4,544. It is expected to increase by over 1,200 people to 5,833 by 2026, at an average annual growth rate of 2.75%. This is based on an increase of over 490 households during the period, with the average number of persons per household rising from 2.61 to 2.66 by 2026.

### Forecast population, households and dwellings in Camillo

FORECAST YEAR	2016	2021	2026	2031	2036
Population	4,544	5,591	5,833	5,971	6,118
Change in population (5 years)		1,142	242	138	146
Average annual change		4.67%	0.85%	0.47%	0.49%
Households	1,688	2,082	2,180	2,239	2,302
Average household size	2.61	2.67	2.66	2.65	2.64
Dwellings	1,820	2,222	2,301	2,341	2,381

## Forecast Age Structure

In 2016, the dominant age structure for persons in Camillo was ages 25 to 29 years, which accounted for 8.5% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 5 to 9 years, which is expected to increase by 170 and account for 8.2% of the total persons.

The largest five year age group in 2026 will be 0 to 4 years, with a total of 481 persons.

Compared with the wider City, Camillo had a high proportion of older people, indicating people are ageing in place in the area.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Camillo, compared with those across the wider City, WA and Australia. The scores for Camillo reveal a relatively greater proportion of children are developmentally vulnerable in most domains, and relatively lower proportions are developmentally on track. A total of 61 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Camillo	60.7	23.0	16.4	78.7	9.8	11.5	78.7	9.8	11.5	78.7	11.5	9.8	63.9	29.5	6.6
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Centres

Westfield Shopping Town.

### Facilities

Harold King Community Centre.

### Parks & Recreation

Eva & Bill Moore Reserve, Grovelands Drive Reserve, Kuhl Park, Redtingle Reserve, Troon Reserve, Westfield Heron Reserve, Westfield Reserve.

### Education Facilities

Westfield Primary, Grovelands Primary, John Wollaston Anglican Community School.

# Champion Lakes

CITY OF  Armadale



*Barnardius Zonarius*

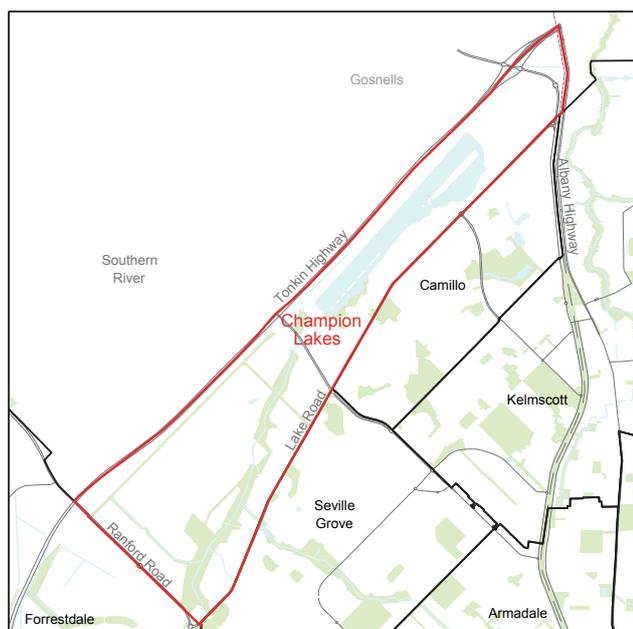
# Champion Lakes



## Champion Lakes Location and Boundaries

Champion Lakes is bounded by Albany Highway in the north, Lake Road in the east, Ranford Road in the south, and Tonkin Highway in the west.

Champion Lakes is located in the Heron and Palomino Wards.



## Champion Lakes Demographic Profile: Changes 2011–2016

Champion Lakes will experience high growth over the next 20 years with the population forecast to almost triple.

Champion Lakes had a low proportion of Aboriginal and Torres Strait Islander (ATSI) origin people, and in recent years, there had been a significant influx of people from Culturally and Linguistically Diverse (CaLD) backgrounds, and it can be expected that this trend will continue. Champion Lakes will become increasingly multicultural with significant levels of people from CaLD backgrounds, and significant levels of people speaking a language other than English at home.

Champion Lakes had relatively low levels of disadvantage, with higher median incomes, educational attainment, and lower rates of unemployment and disengaged youth.

Compared with the wider City, Champion Lakes had a high proportion of older people, indicating people are ageing in place, or moving in to the area to retire.



## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Champion Lakes.

### GROWTH

2016 population **1,156**  
an increase of **+443** from 2011

Forecast for suburb:

- to grow with new housing developments
- will become increasingly multicultural

Champion Lakes will experience growth over the next 20 years, with the population forecast to triple.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers 0–4 years	6.4% (City 8.7%)
Primary schoolers 5–11 years	8.3% (City 10.0%)
Secondary schoolers 12–17 years	7.2% (City 7.0%)
Tertiary education, independence 18–24 years	8.6% (City 9.0%)
Young workforce 25–34 years	15.2% (City 17.2%)
Parents and homebuilders 35–49 years	20.4% (City 20.4%)
Older workers and pre-retirees 50–59 years	16.4% (City 11.4%)
Empty nesters and retirees 60–69 years	10.0% (City 9.1%)
Seniors 70–84 years	7.5% (City 6.0%)
Elderly aged +85 years	0% (City 1.2%)

Compared to the wider City, Champion Lakes had a relatively low proportion of babies, children, young people and young adults, and a high proportion of people aged over 50 years.



### HOUSEHOLD INCOME

Median weekly household income increased significantly from 2011 to 2016, and remained higher than the City's median.

2011 **\$1,363** (City \$1,276)

2016 **\$1,655** (City \$1,493)

Household income is an important indicator of socio-economic status. Combined with data such as qualifications and occupation, it helps to illustrate the economic profile of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Champion Lakes ATSI population increased by +5 people:  
 2011 was 3 people (0.4%) City (2.8%)  
 2016 was 8 people (0.7%) City (2.6%)

Compared with the wider City, Champion Lakes had a relatively low proportion of ATSI people, and this trend will continue due to the area's forecast population growth.

**Birth Place**



Australian born:  
 2011: 61.7% (City 63.6%)  
 2016: 57.8% (City 58.7%)  
 Overseas born:  
 2011: 29.9% (City 29.9%)  
 2016: 36.9% (City 34.6%)

The proportion of Australian born people decreased between 2011 and 2016, as the population grew, and the proportion of people born overseas increased. This trend will continue over time, with Champion Lakes becoming increasingly multicultural.

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- India (+57)
- United Kingdom (+43)
- New Zealand (+32)

**Language other than English (LOTE)**



Between 2011 and 2016 Champion Lakes had an increase in the number of LOTE speakers at home +152 (181%), bringing the total speakers of LOTE at home to 19% (City 18.8%).

There had been a proportionately large increase in the number of people who speak a language other than English at home, and an increase in those who speak English either not well or not at all, 1.6%.

The top three LOTE spoken at home in Champion Lakes were:

- Malayalam 27 speakers (2.5%)
- Punjabi 20 speakers (1.8%)
- Sinhalese 20 speakers (1.8%)

**Education**



Completed year 12	50.2%	(City 48.5%)
Bachelor or higher	20.0%	(City 16.0%)
Advanced/diploma	11.7%	(City 9.1%)
Vocational	22.1%	(City 23.6%)
No Qualification	37.7%	(City 41.7%)
Currently attending University	2.8%	(City 3.4%)
Currently attending TAFE	2.1%	(City 2.1%)

Champion Lakes' education and qualification data is an indicator of socio-economic status and the economic opportunities and skilled workforce available in the local labour market.

Increase in Bachelor or Higher degree 2011–2016, +112 people.

**On-line at home**



Access to the internet at home:  
 2011: 67.7% (City 74.7%)  
 2016: 85.4% (City 81.4%)

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and they depend on access and support through facilities such as the City's libraries.

Champion Lakes had a higher proportion of homes with internet access compared to the wider City.

8.1% identified as having no internet connection at home (with the remainder not stated).

**Volunteer**



In 2016, 21.0% of the population reported doing some form of voluntary work which is higher than the wider City's volunteering figures of 16.1%.

Volunteering indicates a level of community cohesiveness, belonging, and social connection. Champion Lakes had a relatively high level of volunteering.

The number of volunteers in Champion Lakes increased by +109 people between 2011 and 2016.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased marginally from 2011 to 2016 and was lower than the wider City.  
 2011: 5.4% (City 5.4%)  
 2016: 5.8% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +164, and the number unemployed increased by +27. The size of Champion Lakes' labour force in 2016 was 587, of which 192 were part-time and 353 were full time workers.

Employment status is linked to a number of factors including Age Structure, which influences the number of people in the workforce; the economic base and employment opportunities available in the area and; the education and skill base of the population.

**Work: Youth (15–24 years)**



Youth unemployment was significantly lower in Champion Lakes than the wider City, and decreased from 2011 to 2016:  
 2011: 7.6% (City 10.9%)  
 2016: 6.1% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged Youth (15–24 years)**



In 2016, 14% of Champion Lakes' youth were considered 'disengaged' which was an increase from 2011 but still lower than the City.  
 2011: 5.9% (City 13.1%)  
 2016: 14.0% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/ Rental Stress**



Mortgage stress:  
 2011: 3.3% (City 9.7%)  
 2016: 7.2% (City 11.2%)

Rental stress:  
 2011: 24.7% (City 30.1%)  
 2016: 33.3% (City 35.7%)

Stress is as defined households in the lowest 40% of equivalised incomes who are paying more than 30% of their usual gross weekly income on housing.

Champion Lakes had a relatively high proportion of people living in privately rented housing 23.3% (City 18.4%)

**Travel to work**



Method of travel to work:  
 By car 76.2% (2011 69.5%)  
 Public transport 6.8% (2011 6.7%)  
 Bike 0.0% (2011 0.0%)  
 Walk 1.7% (2011 0.0%)

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

The trend in Champion Lakes is a marginal increase in the proportion of people walking and using public transport, however there is a greater increase in people travelling to work by car.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:  
 2011: Champion Lakes 997.3 (City 996.1)  
 2016: Champion Lakes 1030.1 (City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Champion Lakes

In 2016, the total population of Champion Lakes was 1,156. It is expected to increase by over 2,500 people to 3,740 by 2026, at an average annual growth rate of 12.46%. This is based on an increase of over 880 households during the period, with the average number of persons per household rising from 2.61 to 2.81 by 2026.

### Forecast population, households and dwellings in Champion Lakes

FORECAST YEAR	2016	2021	2026	2031	2036
Population	1,156	2,085	3,740	4,303	4,274
Change in population (5 years)		929	1,655	563	-29
Average annual change		12.52%	12.40%	2.85%	-0.14%
Households	443	772	1,330	1,542	1,562
Average household size	2.61	2.70	2.81	2.79	2.74
Dwellings	481	831	1,415	1,622	1,627

## Forecast Age Structure

In 2016, the dominant age structure for persons in Champion Lakes was ages 50 to 54 years, which accounted for 8.7% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 30 to 34, which is expected to increase by 328 and account for 10.8% of the total persons.

The largest five year age group in 2026 will be 30 to 34 years, with a total of 405 persons.

## 2015 Australian Early Development Census Scores

There was no AEDC data for this area in 2012 or 2015. However the census will be undertaken again in 2018.

## Major Amenities

### Facilities

Champion Lakes Regatta Centre.

### Parks & Recreation

Wright Lake and Palomino Reserve.

### Education Facilities

Kelmscott John Calvin School.

# Forrestdale – Haynes

CITY OF  Armadale



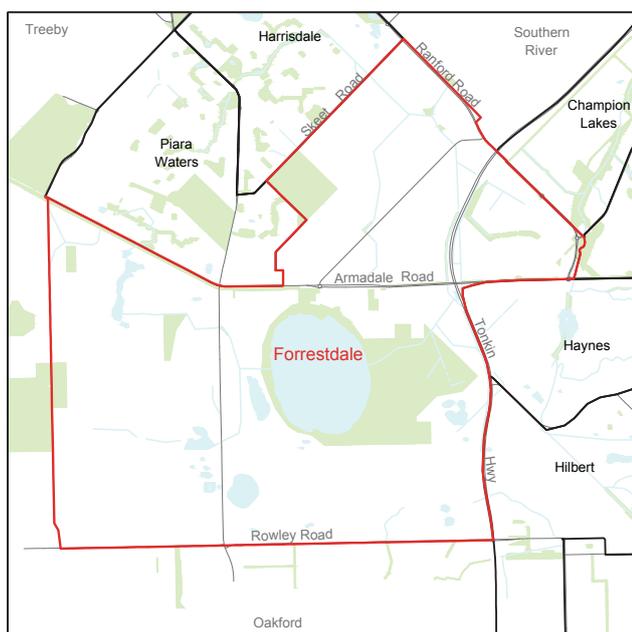
# Forrestdale – Haynes



## Forrestdale and Haynes Location and Boundaries

The suburbs of Forrestdale and Haynes are bounded by Ranford Road in the north, Armadale Road, Eighth Road, Forrest Road and Tonkin Highway in the east, Rowley Road in the south, and the City of Cockburn, Armadale Road, the suburb of Piara Waters and Skeet Road in the west.

The majority of Forrestdale is located in the Lake Ward with approximately one quarter of Forrestdale located in the Ranford Ward. Haynes is located in the Ranford Ward.



## Forrestdale and Haynes Demographic Profile: Changes 2011–2016

Forrestdale and Haynes are a mix of new residential growth areas, planned industrial areas, the existing Forrestdale Townsite and rural lifestyle areas. The Forrestdale area includes two planned industrial areas – Forrestdale Business Park and South Forrestdale/Rowley Industrial area.

Forrestdale and Haynes will experience massive growth over the next 20 years. Forrestdale is forecast to increase by over 400% and Haynes by over 800%.

In 2016 Forrestdale and Haynes had a low proportion of Aboriginal and Torres Strait Islander (ATSI) origin people, and in recent years, there had been a significant influx of people from Culturally and Linguistically Diverse (CaLD) backgrounds, which is a trend that will continue. The suburbs will become increasingly multicultural with significant levels of people from CaLD backgrounds, and significant levels of people speaking a language other than English at home.

Forrestdale and Haynes had relatively low levels of disadvantage, with higher median incomes, access to the internet, and lower rates of unemployment.

## Key Demographic Information

Much of the data for these suburbs is grouped together, as they were previously less populated and similarly zoned either rural or rural-residential. However the suburbs will increasingly become urban with major housing developments underway, which will create greater population density. Consequently there will be more data available for each individual suburb, and where it's available it will be referred to in the following demographic profile.

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Forrestdale and Haynes.

### GROWTH

2016 population **1,869**  
an increase of **+605** from 2011



Forecast for suburb:

- to grow with extensive new housing developments
- will become increasingly multicultural
- land which was once zoned rural and rural-residential will become urban

Over the next 20 years Forrestdale and Haynes will experience significant population growth and changing demographics.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers 0–4 years	8.6% (City 8.7%)
Primary schoolers 5–11 years	10.7% (City 10.0%)
Secondary schoolers 12–17 years	6.8% (City 7.0%)
Tertiary education, independence 18–24 years	9.5% (City 9.0%)
Young workforce 25–34 years	18.3% (City 17.2%)
Parents and homebuilders 35–49 years	19.7% (City 20.4%)
Older workers and pre-retirees 50–59 years	12.5% (City 11.4%)
Empty nesters and retirees 60–69 years	8.7% (City 9.1%)
Seniors 70–84 years	4.6% (City 6.0%)
Elderly aged +85 years	0.6% (City 1.2%)

Forrestdale and Haynes had a relatively similar profile to the wider City, with a high proportion of younger people. Between 2011 and 2016 the largest increase was in the 25–34 years group (+185) followed by children 0–4 years (+98) and 5–11 years (+86).



### HOUSEHOLD INCOME

Median weekly household income increased significantly from 2011 to 2016, and was higher than the City's median.

2011 **\$1,197** (City \$1,276)

2016 **\$1,689** (City \$1,493)

Household income is an important indicator of socio-economic status. Combined with data such as qualifications and occupation, it helps to illustrate the economic profile of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Forrestdale and Haynes ATSI population increased by +21 people:

2011 was 11 people (0.9%) City (2.8%)  
2016 was 32 people (1.8%) City (2.6%)

Compared with the wider City, Forrestdale and Haynes had a relatively low proportion of ATSI people.

With the forecast population growth the proportion of ATSI people will decrease, however there could continue to be an increase in the overall number of ATSI people.

**Birth Place**



Australian born:  
2011: 73.8% (City 63.6%)  
2016: 64.5% (City 58.7%)

Overseas born:  
2011: 20.1% (City 29.9%)  
2016: 28.9% (City 34.6%)

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- India (+63)
- New Zealand (+58)
- Philippines (+26)

The proportion of Australian born people decreased between 2011 and 2016, as the population grew, and the proportion of people born overseas increased. This trend will continue over time, with Forrestdale and Haynes becoming increasingly multicultural.

**Language other than English (LOTE)**



Between 2011 and 2016 Forrestdale and Haynes had an increase in the number of LOTE speakers at home +194 (242.5%), bringing the total speakers of LOTE at home to 16% (City 18.8%).

The top three LOTE spoken at home in Forrestdale and Haynes were:

- Mandarin 36 speakers (2.0%)
- Italian 27 speakers (1.5%)
- Filipino/Tagalog 25 speakers (1.4%)

There had been a proportionately large increase in the number of people who speak a language other than English at home, and an increase in those who speak English either not well or not at all, 1.7%.

**Education**



Completed year 12	46.0%	(City 48.5%)
Bachelor or higher	15.9%	(City 16.0%)
Advanced/diploma	9.1%	(City 9.1%)
Vocational	23.6%	(City 23.6%)
No Qualification	42.7%	(City 41.7%)

Currently attending University 2.9% (City 3.4%)  
Currently attending TAFE 2.4% (City 2.1%)

Increase in Bachelor or Higher degree 2011–2016, +133 people.

Forrestdale and Haynes education and qualification data is an indicator of socio-economic status and the economic opportunities and skilled workforce available in the local labour market.

**On-line at home**



Access to the internet at home:  
2011: 76.4% (City 74.7%)  
2016: 84.5% (City 81.4%)

Forrestdale and Haynes had a higher proportion of homes with internet access compared to the wider City.

9.1% identified as having no internet connection at home (with the remainder not stated).

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and they depend on access and support through facilities such as the City's libraries.

**Volunteer**



In 2016, 17.5% of the population reported doing some form of voluntary work which is marginally higher than the wider City, 16.1%.

The number of volunteers in Forrestdale and Haynes increased by +99 people between 2011 and 2016.

Volunteering indicates a level of community cohesiveness, belonging, and social connection. Forrestdale and Haynes had a relatively average level of volunteering.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased marginally from 2011 to 2016 and was lower than the wider City.

2011: 4.2% (City 5.4%)  
2016: 6.5% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +273, and the number unemployed increased by +35. The size of the labour force in Forrestdale and Haynes in 2016 was 965, of which 300 were part-time and 588 were full time workers.

Employment status is linked to a number of factors including age structure, which influences the number of people in the workforce; the economic base and employment opportunities available in the area and; the education and skill base of the population.

**Work:  
Youth  
(15–24 years)**



Youth unemployment was lower in Forrestdale and Haynes than the wider City, and increased from 2011 to 2016:

2011: 9.0% (City 10.9%)  
2016: 14.6% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 17.5% of Forrestdale and Haynes youth were considered 'disengaged' which was an increase from 2011, and higher than the wider City.

2011: 10.8% (City 13.1%)  
2016: 17.5% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:  
2011: 15.5% (City 9.7%)  
2016: 10.2% (City 11.2%)

Rental stress:  
2011: 27.7% (City 30.1%)  
2016: 23.5% (City 35.7%)

Stress is defined as households in the lowest 40% of equivalised incomes who are paying more than 30% of their usual gross weekly income on housing.

**Travel to work**



Method of travel to work:

By car 73.8% (2011 68.7%)  
Public transport 4.1% (2011 2.2%)  
Bike 0.0% (2011 0.0%)  
Walk 2.1% (2011 3.3%)

The trend in Forrestdale and Haynes is a marginal increase in the proportion of people using public transport, however there is a greater increase in people travelling to work by car.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:  
2011: Forrestdale and Haynes 1,024.4 (City 996.1)  
2016: Forrestdale and Haynes 1,013.7 (City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.





## Forecast population, households and dwellings in Forrestdale

As Haynes is predicted to have a massive projected growth over the next 20 years, the suburbs have separate projections in the tables below.

In 2016, the total population of Forrestdale was estimated to be 1,115 people. It is expected to increase by over 1,400 people to 2,545 by 2026, at an average annual growth rate of 8.60%. This is based on an increase of over 400 households during the period, with the average number of persons per household rising from 2.66 to 3.09 by 2026.

### Forecast population, households and dwellings in Forrestdale

FORECAST YEAR	2016	2021	2026	2031	2036
Population	1,115	1,365	2,545	4,770	5,919
Change in population (5 years)		250	1,180	2,225	1,149
Average annual change		4.13%	13.27%	13.39%	4.41%
Households	419	483	824	1,481	1,847
Average household size	2.66	2.83	3.09	3.22	3.20
Dwellings	428	494	840	1,511	1,879

## Forecast Age Structure

In 2016, the dominant age structure for persons in Forrestdale was ages 50 to 54, which accounted for 9.0% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 30 to 34, which is expected to increase by 222 and account for 10.9% of the total persons.

The largest five year age group in 2026 will be 30 to 34 years, with a total of 277 persons.

...in recent years, there had been a significant influx of people from CaLD backgrounds, which is a trend that will continue.

## Forecast population, households and dwellings in Haynes

In 2016, the total population of Haynes was estimated to be 739 people. It is expected to increase by over 2,200 people to 3,003 by 2026, at an average annual growth rate of 15.05%. This is based on an increase of over 740 households during the period, with the average number of persons per household falling from 3.34 to 3.11 by 2026. In 2016/17 192 lots were created in Haynes, and 149 lots in 2017/18.

### Forecast population, households and dwellings in Haynes

FORECAST YEAR	2016	2021	2026	2031	2036
Population	739	2,183	3,003	4,865	7,062
Change in population (5 years)		1,444	820	1,861	2,198
Average annual change		24.20%	6.59%	10.12%	7.74%
Households	221	699	965	1,572	2,286
Average household size	3.34	3.12	3.11	3.09	3.09
Dwellings	297	777	1,061	1,711	2,461

## Forecast Age Structure

In 2016, the dominant age structure for persons in Haynes was ages 25 to 29 years, which accounted for 16.9% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 0 to 4 years, which is expected to increase by 250 and account for 11.3% of the total persons.

The largest five year age group in 2026 will be 0 to 4 years, with a total of 339 persons.



Forrestdale and Haynes had relatively low levels of disadvantage, with higher median incomes, access to the internet, and lower rates of unemployment.

## 2015 Australian Early Development Census Scores

There was no AEDC data for this area in 2009, 2012 or 2015. However the census will be undertaken again in 2018 and will include this area.

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### Major Amenities

#### Centres

Haynes Shopping Centre, Forrestdale Business Park (Includes Industrial Estate).

#### Facilities

Forrestdale Skate Park, Forrestdale Hall, The Springs Club (formerly the Armadale Golf Club), Sandeli Park Equestrian Centre, Forrestdale Sporting Association, Armadale Soccer Club.

#### Parks & Recreation

Alfred Skeet Reserve, Skeet Memorial Park, and William Skeet Reserve.

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#### Education Facilities

Forrestdale Primary, Carey Baptist College Forrestdale, Forrestdale Community Kindergarten.

#### Natural Environment

Forrestdale Lake, Forrestdale Lake Nature Reserve.

Harrisdale

CITY OF  Armadale



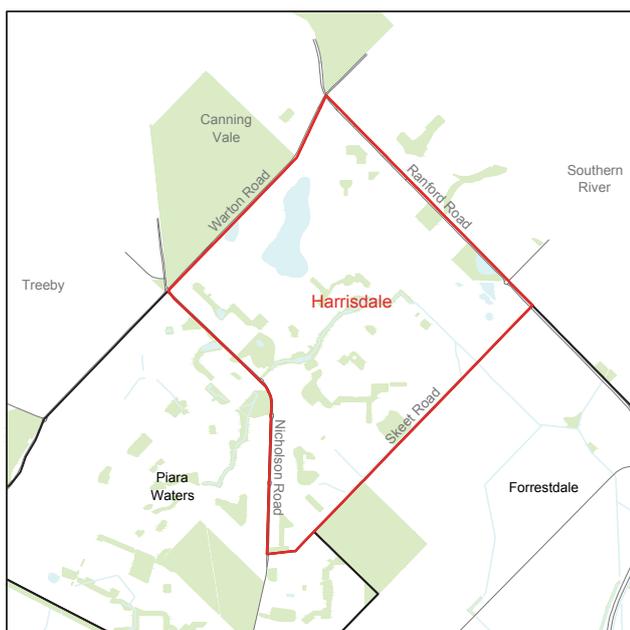
# Harrisdale



## Harrisdale Location and Boundaries

Harrisdale is bounded by Ranford Road in the north, Skeet Road in the east, Nicholson Road in the south, and Warton Road in the west. It is located predominately in the Ranford Ward (approximately 80%) with the remaining portion in the Lake Ward.

Harrisdale is a rapidly developing residential area, with substantial parklands. Harrisdale was formerly part of the suburb of Forrestdale.



## Harrisdale Demographic Profile: Changes 2011–2016

Harrisdale will experience significant population growth over the next 20 years. Though proportionately low, there had been growth in the Aboriginal and Torres Strait Islander (ATSI) population. There are a significantly high proportion of people born overseas, from many different countries, making Harrisdale highly multicultural. Harrisdale also had a significantly high proportion of people speaking a language other than English at home, with some people not speaking English well (or at all). This suburb will continue to have a significantly high proportion of Culturally and Linguistically Diverse (CaLD) people.

Harrisdale had relatively low levels of disadvantage, with higher median incomes, educational attainment, internet access, and lower rates of unemployment and disengaged youth.

The Australian Early Development Census scores reveal a relatively high proportion of children in the area are developmentally 'on track' across several domains.

Compared with the wider City, Harrisdale had a high proportion of children and young adults, indicating a high proportion of young families living in the area.



## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Harrisdale.

### GROWTH

2016 population **9,479**

an increase of **+5,533** from 2011

Forecast for suburb:

- will continue to grow with new housing developments
- will continue to be highly multicultural

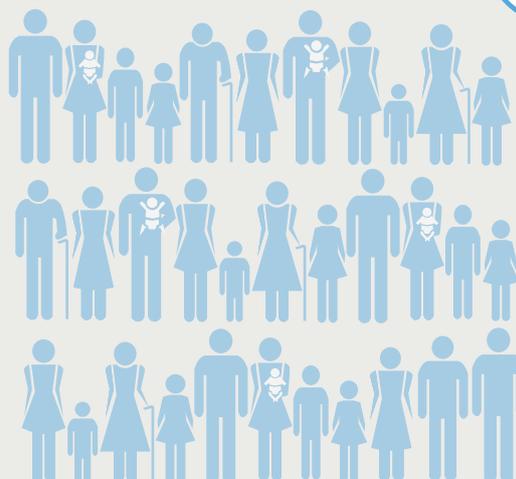
Harrisdale will continue to experience significant growth over the next 20 years.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers 0–4 years	11.1% (City 8.7%)
Primary schoolers 5–11 years	11.3% (City 10.0%)
Secondary schoolers 12–17 years	6.4% (City 7.0%)
Tertiary education, independence 18–24 years	9.0% (City 9.0%)
Young workforce 25–34 years	24.7% (City 17.2%)
Parents and homebuilders 35–49 years	23.4% (City 20.4%)
Older workers and pre-retirees 50–59 years	8.1% (City 11.4%)
Empty nesters and retirees 60–69 years	4.5% (City 9.1%)
Seniors 70–84 years	1.5% (City 6.0%)
Elderly aged +85 years	0.1% (City 1.2%)

Compared to the wider City, Harrisdale had a higher proportion of children (0–11 years) and adults (25–49 years) and a much lower proportion of people in the older adults (50+ years).



### HOUSEHOLD INCOME

Median weekly household income increased from 2011 to 2016, and remained significantly higher than the City's median.

2011 **\$1,923** (City \$1,276)

2016 **\$2,177** (City \$1,493)

Median weekly household income is the level at which there are as many households below that income as above.

Household income is an important indicator of socio-economic status. Combined with data such as qualifications and occupation, it helps to illustrate the economic profile of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Harrisdale's ATSI population increased by +58 people:  
 2011 was 21 people (0.6%) City (2.8%)  
 2016 was 79 people (0.9%) City (2.6%)

Compared with the wider City, Harrisdale had a relatively low proportion of ATSI people, and this trend will continue due to the area's forecast population growth.

**Birth Place**



Australian born:  
 2011: 55.1% (City 63.6%)  
 2016: 50.6% (City 58.7%)  
 Overseas born:  
 2011: 41.6% (City 29.9%)  
 2016: 46.2% (City 34.6%)  
 Trends: largest number of new residents between 2011 and 2016 who were born overseas:  
 • India (+700)  
 • Malaysia (+232)  
 • United Kingdom (+207)

Between 2011 and 2016 the proportion of Australian born people decreased, and people born overseas increased. This trend will continue with Harrisdale becoming increasingly multicultural. Harrisdale also had the highest number of different countries of birth compared to other suburbs in the City.

**Language other than English (LOTE)**



Between 2011 and 2016 Harrisdale had an increase in the number of LOTE speakers at home +2,193 (284%), bringing the total speakers of LOTE at home to 33% (City 18.8%).  
 The top three LOTE spoken at home in Harrisdale were:  
 • Mandarin 469 speakers (5.2%)  
 • Punjabi 377 speakers (4.2%)  
 • Filipino/Tagalog 184 speakers (2.0%)

One in every three people in Harrisdale speaks a language other than English at home. There are also a significant proportion of people who speak English either not well or not at all, 3.8% (City 2.4%).

**Education**



Completed year 12	68.0%	(City 48.5%)
Bachelor or higher	28.8%	(City 16.0%)
Advanced/diploma	11.6%	(City 9.1%)
Vocational	21.6%	(City 23.6%)
No Qualification	33.0%	(City 41.7%)
Currently attending University	5.2%	(City 3.4%)
Currently attending TAFE	2.1%	(City 2.1%)

Increase in Bachelor or Higher degree  
 2011–2016, +1,295

The Harrisdale education and qualifications data is an indicator of socio-economic status and the economic opportunities and skilled workforce available in the local labour market.

**On-line at home**



Access to the internet at home:  
 2011: 90.8% (City 74.7%)  
 2016: 92.6% (City 81.4%)  
 Only 3.3% (City 11.5%) of households identified as having no internet connection at home (with the remainder not stated).

Harrisdale had a higher proportion of homes with internet access compared to the wider City. This indicates socio-economic advantage and a greater ability to participate in the digital economy.

**Volunteer**



In 2016, 15.6% of the population reported doing some form of voluntary work which is lower than the wider City, 16.1%.  
 The number of volunteers in Harrisdale increased by +722 people between 2011 and 2016.

Volunteering indicates a level of community cohesiveness, connection and belonging. Harrisdale is yet to develop the community connectivity of more established suburbs.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased from 2011 to 2016, and was lower than the wider City.  
 2011: 3.8% (City 5.4%)  
 2016: 7.1% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +2,716, and the number unemployed increased by +292. The size of Harrisdale's labour force in 2016 was 5,326, of which 1,533 were part-time and 3,336 were full time workers.

Employment statistics are an indicator of socio-economic status. Analysis of the employment status (% of the labour force) in Harrisdale in 2016 compared to the wider City shows that there was a higher proportion in employment, and a lower proportion unemployed.

**Work:  
Youth  
(15–24 years)**



Youth unemployment was lower in Harrisdale than the wider City, however it increased significantly from 2011 to 2016:  
 2011: 8.4% (City 10.9%)  
 2016: 14.6% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 7.6% of Harrisdale youth were considered 'disengaged' which was a marginal increase from 2011, although remained significantly lower than the wider City.  
 2011: 6.1% (City 13.1%)  
 2016: 7.6% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:  
 2011: 5.2% (City 9.7%)  
 2016: 9.1% (City 11.2%)

Rental stress:  
 2011: 23.6% (City 30.1%)  
 2016: 17.7% (City 35.7%)

Harrisdale households are experiencing a lower level of mortgage and rental stress than the wider City of Armadale. This can be attributed to the significantly higher household incomes.

Stress is defined as households in the lowest 40% of equivalised incomes who are paying more than 30% of their usual gross weekly income on housing.

**Travel to work**



Method of travel to work:

By car	75.3%	(2011 72.4%)
Public transport	9.6%	(2011 11.4%)
Bike	0.2%	(2011 0.0%)
Walk	0.6%	(2011 0.5%)

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

The trends in Harrisdale were an increase in the proportion of people travelling to work by car, cycling and walking, and a decrease in those going to work by public transport.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:  
 2011: Harrisdale No data (City 996.1)  
 2016: Harrisdale 1086.6 (City 994.0)

The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Harrisdale

In 2016, the total population of Harrisdale was estimated to be 9,479 people. It is expected to increase by over 2,300 people to 11,809 by 2026, at an average annual growth rate of 2.22%. This is based on an increase of over 700 households during the period, with the average number of persons per household falling from 3.05 to 3.08 by 2026.

### Forecast population, households and dwellings in Harrisdale

FORECAST YEAR	2016	2021	2026	2031	2036
Population	9,479	10,758	11,809	13,155	14,498
Change in population (5 years)		1,279	1,052	1,346	1,342
Average annual change		2.56%	1.88%	2.18%	1.96%
Households	3,105	3,467	3,839	4,330	4,818
Average household size	3.05	3.10	3.08	3.04	3.01
Dwellings	3,362	3,735	4,135	4,665	5,190

## Forecast Age Structure

In 2016, the dominant age structure for persons in Harrisdale was ages 30 to 34 years, which accounted for 13.3% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 10 to 14, which is expected to increase by 358 and account for 7.8% of the total persons.

The largest five year age group in 2026 will be 0 to 4 years, with a total of 1,145 persons.

Harrisdale had relatively low levels of disadvantage, with higher median incomes, educational attainment, internet access, and lower rates of unemployment and disengaged youth.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Harrisdale, compared with those across the wider City, WA and Australia. The scores for Harrisdale reveal a relatively greater proportion of children are developmentally on track in all domains. A total of 150 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Harrisdale	79.3	16.7	4.0	89.3	8.7	2.0	89.3	8.7	2.0	88.0	9.3	2.7	83.3	10.7	6.0
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Centres

Harrisdale Shopping Centre.

### Facilities

Harrisdale Pavilion, Baker's House.

### Parks & Recreation

Harrisdale Park, Heron Park, Heronwood Reserve, Jim & Alma Baker Park and William Lockard Park.

### Education Facilities

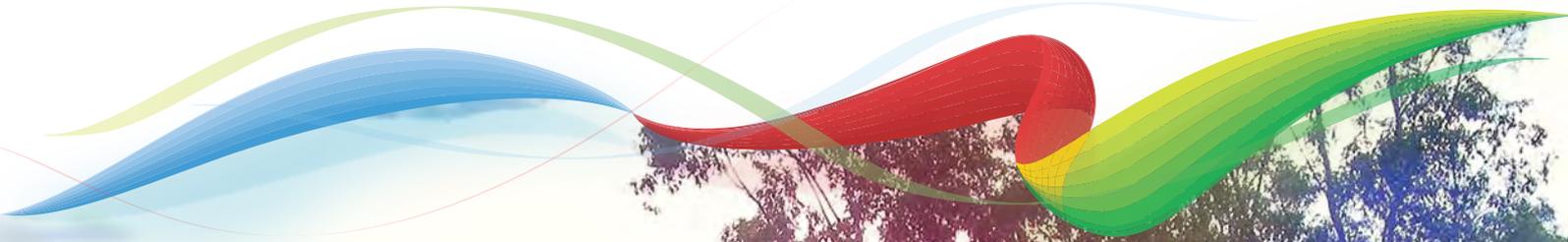
Carey Baptist College, Harrisdale Primary.

### Natural environment

Harrisdale Swamp.

Hilbert

CITY OF  Armadale



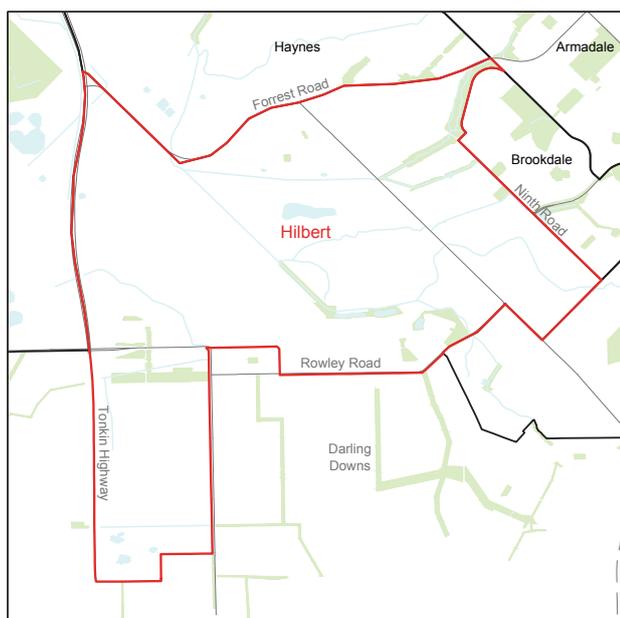
# Hilbert



## Hilbert Location and Boundaries

Hilbert is bounded by Forrest Road in the north, Powell Crescent, Ninth Road and Wungong Road in the east, Eleventh Road, Rowley Road, Hilbert Road, Hopkinson Road and Serpentine Jarrahdale Shire in the south, and Tonkin Highway in the west.

Hilbert is located in the Ranford and Lake Wards.



## Hilbert Demographic Profile: Changes 2011–2016

Hilbert is a new suburb and will experience massive growth over the next 20 years. Over the last five years Hilbert had experienced an influx of people from Culturally and Linguistically Diverse (CaLD) backgrounds, and an increase in the Aboriginal and Torres Strait Islander (ATSI) population. This trend can be expected to continue, and it will become increasingly multicultural. Hilbert also had a high proportion of people speaking a language other than English at home, with some people not speaking English well or at all.

Hilbert had relatively low levels of disadvantage, with higher median incomes, educational attainment, internet access, and lower rates of unemployment and disengaged youth.

Compared with the wider City, Hilbert had a high proportion of children and young adults, indicating a high proportion of young families living in the area.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 census to 2016 census, along with an overview of what the data tells us about Hillbert.

### GROWTH

2016 population **1,613**

an increase of **+1,046** from 2011

Forecast for suburb:

- continue to grow with new housing developments

By 2036 the population is forecast to increase by an additional 13,000 people.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers <b>0–4 years</b>	10.8% (City 8.7%)
Primary schoolers <b>5–11 years</b>	11.9% (City 10.0%)
Secondary schoolers <b>12–17 years</b>	6.9% (City 7.0%)
Tertiary education, independence <b>18–24 years</b>	9.2% (City 9.0%)
Young workforce <b>25–34 years</b>	20.3% (City 17.2%)
Parents and homebuilders <b>35–49 years</b>	22.4% (City 20.4%)
Older workers and pre-retirees <b>50–59 years</b>	10.6% (City 11.4%)
Empty nesters and retirees <b>60–69 years</b>	5.4% (City 9.1%)
Seniors <b>70–84 years</b>	2.4% (City 6.0%)
Elderly aged <b>+85 years</b>	0.0% (City 1.2%)

Compared to the wider City, Hillbert had a higher proportion of children (0–11 years) and adults (18–49 years) and a much lower proportion of older adults (50+ years).



### HOUSEHOLD INCOME

Median weekly household income actually decreased from 2011 to 2016, although remained significantly higher than the City's median. This household income decrease could be attributed to the significant increase in unemployment.

2011 **\$1,776** (City \$1,276)

2016 **\$1,702** (City \$1,493)

Household income, combined with data such as employment, qualifications and occupation, helps to illustrate the economic profile of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Hilbert's ATSI population increased by +27 people:  
 2011 was 5 people (0.9%) City (2.8%)  
 2016 was 32 people (2.0%) City (2.6%)

Compared with the wider City, Hilbert had a lower proportion of ATSI people, though the number and proportion are increasing with population growth.

**Birth Place**



Australian born:  
 2011: 75.3% (City 63.6%)  
 2016: 63.3% (City 58.7%)  
 Overseas born:  
 2011: 19.7% (City 29.9%)  
 2016: 33.3% (City 34.6%)  
 Trends: largest number of new residents between 2011 and 2016 who were born overseas:  
 • India (+78)  
 • United Kingdom (+58)  
 • New Zealand (+40)

Between 2011 and 2016 the proportion of Australian born people decreased, and people born overseas increased. People born overseas increased by +410, and of those, the number of people from a non-English speaking background increased by +277 people.

**Language other than English (LOTE)**



Between 2011 and 2016 Hilbert had an increase in the number of LOTE speakers at home +334 (284%), bringing the total speakers of LOTE at home to 22.6% (City 18.8%).  
 The top three LOTE spoken at home in Hilbert were:  
 • Filipino/Tagalog 81 speakers (1.6%)  
 • Tamil 63 speakers (1.3%)  
 • Malayalam 27 speakers (2.5%)

One in every five people in Hilbert speaks a language other than English at home. There are also a significant proportion of people who speak English either not well or not at all, 3.5% (City 2.4%).

**Education**



Completed year 12	51.2%	(City 48.5%)
Bachelor or higher	13.9%	(City 16.0%)
Advanced/diploma	11.3%	(City 9.1%)
Vocational	30.5%	(City 23.6%)
No Qualification	39.6%	(City 41.7%)
Currently attending University	3.3%	(City 3.4%)
Currently attending TAFE	1.8%	(City 2.1%)

Increase in Bachelor or Higher degree 2011–2016, +124 people.

The Hilbert education and qualifications data is an indicator of socio-economic status and the economic opportunities and skilled workforce available in the local labour market.

**On-line at home**



Access to the internet at home:  
 2011: 85.6% (City 74.7%)  
 2016: 90.4% (City 81.4%)  
 6.8% (City 11.5%) of households identified as having no internet connection at home (with the remainder not stated).

Hilbert had a higher proportion of homes with internet access compared to the wider City. This indicates socio-economic advantage and a greater ability to participate in the digital economy.

**Volunteer**



In 2016, 15.5% of the population reported doing some form of voluntary work which is lower than the wider City, 16.1%.  
 The number of volunteers in Hilbert increased by +110 people between 2011 and 2016.

Volunteering indicates a level of community cohesiveness, connection and belonging. Hilbert is yet to develop the community connectivity of more established suburbs.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased from 2011 to 2016, and was lower than the wider City.

2011: 2.0% (City 5.4%)  
2016: 8.2% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +547, and the number unemployed increased by +67. The size of Hilbert's labour force in 2016 was 887, of which 252 were employed part-time and 545 were full time workers.

Employment statistics are an indicator of socio-economic status. Analysis of the employment status (% of the labour force) in Hilbert in 2016 compared to the wider City shows that there was a higher proportion in employment, and a lower proportion unemployed.

**Work:  
Youth  
(15–24 years)**



Youth unemployment was higher in Hilbert than the wider City in 2016, having increased significantly from 2011 to 2016:

2011: 5.5% (City 10.9%)  
2016: 18.2% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 11.8% of Hilbert youth were considered 'disengaged' which was a marginal increase from 2011, and lower than the wider City.

2011: 9.4 % (City 13.1%)  
2016: 11.8% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:

2011: 7.5% (City 9.7%)  
2016: 12.3% (City 11.2%)

Rental stress:

2011: 29.6% (City 30.1%)  
2016: 17.1% (City 35.7%)

Stress is defined as households in the lowest 40% of equivalised incomes who are paying more than 30% of their usual gross weekly income on housing.

Hilbert households are experiencing a marginally higher rate of mortgage stress and a lower rate of rental stress, than the wider City. Stress is directly related to household income, which did not increase in Hilbert from 2011 to 2016.

**Travel to work**



Method of travel to work:

By car	74.3%	(2011 75.9%)
Public transport	7.0%	(2011 1.9%)
Bike	0.0%	(2011 0.0%)
Walk	1.2%	(2011 1.5%)

Hilbert had a significant increase in the proportion of people travelling to work by public transport. Car use decreased marginally along with walking, and no one identified cycling as their method of travelling to work.

Transport usage data is useful for understanding transport behaviour, and how effective public transport and active transport infrastructure is for an area. Public transport, walking and cycling improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Hilbert 1,105.4 (City 996.1)  
2016: Hilbert 1,042.0 (City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Hilbert

In 2016, the total population of Hilbert was estimated to be 1,618 people. It is expected to increase by over 8,200 people by 2026, at an average annual growth rate of 19.81%. This is based on an increase of over 2,600 households during the period, with the average number of persons per household rising from 2.98 to 3.12 by 2026. In 2016/17 310 lots were created in Hilbert, and 123 lots in 2017/18.

### Forecast population, households and dwellings in Hilbert

FORECAST YEAR	2016	2021	2026	2031	2036
Population	1,613	6,026	9,859	11,895	14,700
Change in population (5 years)		4,408	3,833	2,035	2,806
Average annual change		30.08%	10.35%	3.82%	4.33%
Households	543	1,926	3,159	3,859	4,819
Average household size	2.98	3.13	3.12	3.08	3.05
Dwellings	655	2,175	3,527	4,263	5,263

## Forecast Age Structure

In 2016, the dominant age structure for persons in Hilbert was ages 0 to 4, which accounted for 10.8% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 0 to 4, which is expected to increase by 963 and account for 11.5% of the total persons.

The largest five year age group in 2026 will be 0 to 4 years, with a total of 1,138 persons.

## 2015 Australian Early Development Census Scores

There was no AEDC data for this area in 2009, 2012 or 2015. However the census will be undertaken again in 2018 and will include this area.

## Major Amenities

### Facilities

Evelyn Gribble Community Centre.

### Parks & Recreation

Shipwreck Park with Dog Adventure Playground, Gerald Russell Park, Letterkenny Park, Allwood Park.

### Education Facilities

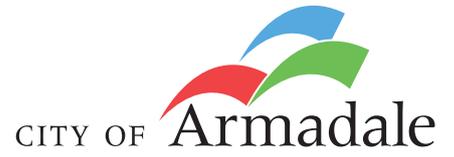
Xavier Catholic Primary School.

### Natural environment

Wungong River.



# Kelmscott East and Kelmscott West



# Kelmscott East and Kelmscott West



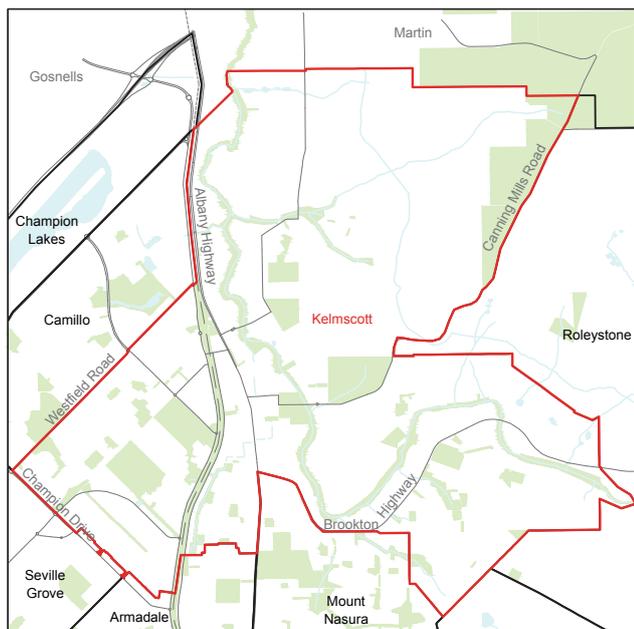
## Kelmscott East and West Location and Boundaries

Kelmscott is divided into two areas Kelmscott East and Kelmscott West, as each area had distinct demographic characteristics and needs.

Kelmscott (East) is bounded by the City of Gosnells in the north, Canning Mills Road, Bullockbush Road, the locality of Roleystone and Stocker Road in the east, the locality of Bedforddale, Paterson Road, Hill Street and Brookton Highway in the south and Albany Highway in the west.

Kelmscott (East) is mostly in the River Ward with a portion located in the Hills Ward. Kelmscott (West) is located in the Heron Ward.

Kelmscott (West) is bounded by Westfield Road in the north, Albany Highway in the east, Lilian Avenue, Kembla Street, Pearson Street and the railway line in the south and Champion Drive in the west.



## Kelmscott East and West Demographic Changes 2011–2016

Kelmscott East will experience some population growth over the next 20 years. The population is predominantly Australian born, with relatively low proportions of Aboriginal and Torres Strait Islander (ATSI) and Culturally and Linguistically Diverse (CaLD) people, however both groups increased between 2011 and 2016. Any population changes in recent years are probably too small to indicate any trends for projected changes in the cultural diversity of the area.

Kelmscott West experienced a growth in the ATSI and CaLD populations, a trend which can be expected to continue in the coming years. The CaLD population are predominantly from Indian and South East Asian backgrounds. There is a trend toward an increase in the number of people speaking a language other than English at home.

Kelmscott East and West had relatively higher levels of disadvantage, with lower median incomes and educational attainment. Kelmscott West also had relatively higher rates of unemployment and disengaged youth. The Australian Early Development Census scores reveal a relatively high proportion of children in the area are developmentally 'on track' across all domains.

Compared with the wider City, Kelmscott East and West had a high proportion of people aged over 60 years, and a significantly higher proportion of elderly people. This indicates that there are appropriate housing options and amenities for people to be able to age in place in Kelmscott.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Kelmscott East and West.

### GROWTH

<b>Kelmscott East</b> 2016 population <b>5,534</b>	a decrease of <b>-66</b> from 2011	 <p>Kelmscott East will grow gradually over time with some infill development.</p>
<b>Kelmscott West</b> 2016 population <b>5,333</b>	an increase of <b>+192</b> from 2011	



### SERVICE AGE GROUPS

KELMSCOTT EAST		KELMSCOTT WEST	
Babies and pre-schoolers <b>0–4 years</b>	5.7% (City 8.7%)	Babies and pre-schoolers <b>0–4 years</b>	7.7% (City 8.7%)
Primary schoolers <b>5–11 years</b>	8.2% (City 10.0%)	Primary schoolers <b>5–11 years</b>	8.3% (City 10.0%)
Secondary schoolers <b>12–17 years</b>	7.4% (City 7.0%)	Secondary schoolers <b>12–17 years</b>	6.8% (City 7.0%)
Tertiary education, independence <b>18–24 years</b>	8.6% (City 9.0%)	Tertiary education, independence <b>18–24 years</b>	8.8% (City 9.0%)
Young workforce <b>25–34 years</b>	11.3% (City 17.2%)	Young workforce <b>25–34 years</b>	17.1% (City 17.2%)
Parents and homebuilders <b>35–49 years</b>	19.1% (City 20.4%)	Parents and homebuilders <b>35–49 years</b>	19.2% (City 20.4%)
Older workers and pre-retirees <b>50–59 years</b>	15.0% (City 11.4%)	Older workers and pre-retirees <b>50–59 years</b>	11.1% (City 11.4%)
Empty nesters and retirees <b>60–69 years</b>	12.8% (City 9.1%)	Empty nesters and retirees <b>60–69 years</b>	11.3% (City 9.1%)
Seniors <b>70–84 years</b>	10.0% (City 6.0%)	Seniors <b>70–84 years</b>	7.4% (City 6.0%)
Elderly aged <b>+85 years</b>	1.9% (City 1.2%)	Elderly aged <b>+85 years</b>	2.3% (City 1.2%)
<p><b>Kelmscott East</b> Compared to the wider City, Kelmscott East had a lower proportion of younger people (0–11 years), and a much higher proportion of people in the older adults age group (50+ years). This community is ageing in place, and this trend can be expected to continue in the future.</p>		<p><b>Kelmscott West</b> Compared to the wider City, Kelmscott West had a marginally lower proportion of younger people (0–17 years), and young adults (18–34 years). It also had a lower proportion of adults (35–59 years), but a much higher proportion of older adults (60+ years). This community is also ageing in place.</p>	



### HOUSEHOLD INCOME

<p><b>Kelmscott East's</b> median weekly household income increased from 2011 to 2016, and was lower than the City's median.</p>	<p><b>Kelmscott East</b> 2011 <b>\$1,387</b> (City \$1,276) 2016 <b>\$1,451</b> (City \$1,493)</p>	<p>Median weekly household income is the level at which there are as many households below that income as above. Household income is an important indicator of socio-economic status. Combined with data such as qualifications and occupation, it helps to illustrate the economic profile of an area.</p> 
<p><b>Kelmscott West's</b> median weekly household income increased from 2011 to 2016, and was significantly lower than the City's median, and one of the lowest across all suburbs.</p>	<p><b>Kelmscott West</b> 2011 <b>\$1,047</b> (City \$1,276) 2016 <b>\$1,074</b> (City \$1,493)</p>	



**DEMOGRAPHIC DATA****WHAT DOES THIS TELL US?****ATSI Origin****Kelmscott East**

Between 2011 and 2016 the ATSI population increased by +37 people:

2011 was 61 people (1.2%) City (2.8%)

2016 was 98 people (1.8%) City (2.6%)

**Kelmscott West**

Between 2011 and 2016 the ATSI population increased by +7 people:

2011 was 186 people (3.8%) City (2.8%)

2016 was 193 people (3.8%) City (2.6%)

Compared with the wider City, Kelmscott East had a relatively low proportion of ATSI people.

Kelmscott West had a relatively high proportion of ATSI people compared to the wider City, similar to the adjacent suburbs of Camillo, Seville Grove and Armadale North.

**Birth Place****Kelmscott East**

Australian born:

2011: 62.0% (City 63.6%)

2016: 64.4% (City 58.7%)

Overseas born:

2011: 31.4% (City 29.9%)

2016: 29.5% (City 34.6%)

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- South Africa (+27)
- New Zealand (+14)
- Papua New Guinea (+13)

**Kelmscott West**

Australian born:

2011: 63.5% (City 63.6%)

2016: 57.8% (City 58.7%)

Overseas born:

2011: 27.4% (City 29.9%)

2016: 30.7% (City 34.6%)

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- India (+92)
- Philippines (+59)
- Sri Lanka (+47)

Kelmscott East was one of the few suburbs with an increase in Australian born, and decrease in overseas born residents. Many of the overseas born residents of East Kelmscott arrived prior to 2001 and are well established in the area.

In contrast, Kelmscott West's proportion of Australian born people decreased, and people born overseas increased. New residents who were born overseas are predominantly of Asian origin, and many speaking a language other than English at home. This trend will continue and the suburb will become increasingly multicultural in the coming years.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Language other than English (LOTE)**



**Kelmscott East**  
Between 2011 and 2016 Kelmscott East had an increase in the number of LOTE speakers at home +40 (13.4%), bringing the total speakers of LOTE at home to 7% (City 18.8%).

The top three LOTE spoken at home in Kelmscott East were:

- Italian 71 speakers (1.4%)
- Malay 19 speakers (0.4%)
- Afrikaans 18 speakers (0.3%)

**Kelmscott West**  
Between 2011 and 2016 Kelmscott West had a significant increase in the number of LOTE speakers at home +359 (67.1%), bringing the total speakers of LOTE at home to 17% (City 18.8%).

The top three LOTE spoken at home in Kelmscott West were:

- Filipino/Tagalog 81 speakers (1.6%)
- Tamil 63 speakers (1.3%)
- Punjabi 61 speakers (1.2%)

Kelmscott East had a marginal increase in those speaking a LOTE at home, and a relatively small proportion across the suburb.

Kelmscott West had experienced a significant increase in the number of people speaking a LOTE at home. There was also a relatively large proportion of people who speak English not well or not at all, 3% (City 2.4%).

**Education**



**Kelmscott East**

Completed year 12	45.6%	(City 48.5%)
Bachelor or higher	14.5%	(City 16.0%)
Advanced/diploma	9.0%	(City 9.1%)
Vocational	24.5%	(City 23.6%)
No Qualification	41.5%	(City 41.7%)
Currently attending University	2.9%	(City 3.4%)

Currently attending TAFE 1.8% (City 2.1%)

Increase in Bachelor or Higher degree 2011–2016, +165 people.

**Kelmscott West**

Completed year 12	39.5%	(City 48.5%)
Bachelor or higher	10.5%	(City 16.0%)
Advanced/diploma	6.9%	(City 9.1%)
Vocational	21.8%	(City 23.6%)
No Qualification	46.9%	(City 41.7%)
Currently attending University	3.0%	(City 3.4%)

Currently attending TAFE 2.4% (City 2.1%)

Increase in Bachelor or Higher degree 2011–2016, +174 people.

Despite an increase in the number of people holding a Bachelor or Higher degree and Vocational qualification, Kelmscott East had a marginally lower proportion of people holding post-secondary qualifications than the wider City.

Kelmscott West had a lower proportion of qualified people, however had an increase in the proportion of people attending post-secondary institutions. This data provides an insight into the skills in the local economy.

**On-line at home**



Access to the internet at home:  
**Kelmscott East**  
2011: 76.4% (City 74.7%)  
2016: 80.4% (City 81.4%)  
Only 12.2% (City 11.5%) of households identified as having no internet connection at home (with the remainder not stated).

**Kelmscott West**  
2011: 64.0% (City 74.7%)  
2016: 71.2% (City 81.4%)  
18.3% (City 11.5%) of households identified as having no internet connection at home (with the remainder not stated).

Both Kelmscott East and West had a lower proportion of homes with access to the internet compared to the wider City. Kelmscott West had a high proportion of homes without access. Internet access is an indicator of people's ability to participate in our increasingly digital economy.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Volunteer**



**Kelmscott East**

In 2016, 15.6% of the population reported doing some form of voluntary work which is lower than the wider City, 16.1%. The number of volunteers increased by +182 people between 2011 and 2016.

**Kelmscott West**

In 2016, 13.0% of the population reported doing some form of voluntary work which is lower than the wider City, 16.1%. The number of volunteers increased by +16 people between 2011 and 2016.

Volunteering indicates a level of community cohesiveness, connection and belonging. Kelmscott East fell below the City average, and Kelmscott West was even lower. Despite being established suburbs there are lower levels of community connection and volunteering for local groups.

**Work**



**Kelmscott East**

Unemployment increased from 2011 to 2016, and was lower than the wider City.

2011: 4.4% (City 5.4%)  
2016: 7.5% (City 9.2%)

From 2011 to 2016, the number of people employed decreased by -45, and the number unemployed increased by +85. The size of Kelmscott (East)'s labour force in 2016 was 2,703, of which 939 were employed part-time and 1,504 were full time workers.

**Kelmscott West**

Unemployment increased from 2011 to 2016, and was higher than the wider City.

2011: 8.7% (City 5.4%)  
2016: 12.5% (City 9.2%)

From 2011 to 2016, the number of people employed decreased by -32, and the number unemployed increased by +92. The size of Kelmscott West's labour force in 2016 was 2,285, of which 769 were employed part-time and 1,187 were full time workers.

Analysis of the employment status (% of the labour force) in Kelmscott East in 2016 compared to the wider City shows that there was a higher proportion in employment, and a lower proportion unemployed.

Kelmscott West, compared to the wider City, shows that there was a lower proportion in employment, and a higher proportion unemployed.

These statistics are a useful indicator of general socio-economic status across the suburbs.

**Work:  
Youth  
(15–24 years)**



**Kelmscott East**

Youth unemployment was lower in Kelmscott East than the wider City, however it increased significantly from 2011 to 2016:

2011: 6.5% (City 10.9%)  
2016: 14.3% (City 17.4%)

**Kelmscott West**

Youth unemployment was higher in Kelmscott West than the wider City, and it increased significantly from 2011 to 2016

2011: 12.8% (City 10.9%)  
2016: 20.7% (City 17.4%)

Youth unemployment is an issue of serious concern for the community. Youth are particularly vulnerable to unemployment, since the age group represents a transition from education to work, with generally higher unemployment rates than other age groups in most areas.



## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### Disengaged Youth (15–24 years)



#### Kelmscott East

In 2016, 10.3% of Kelmscott East youth were considered 'disengaged' which was an increase from 2011, although remained significantly lower than the wider City.

2011: 6.2% (City 13.1%)  
2016: 10.3% (City 14.8%)

#### Kelmscott West

In 2016, 17.2% of Kelmscott West youth were considered 'disengaged' which was a marginal increase from 2011 and remained significantly higher than the wider City.

2011: 17.1% (City 13.1%)  
2016: 17.2% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

### Mortgage/Rental Stress



#### Kelmscott East

Mortgage stress:

2011: 8.2% (City 9.7%)  
2016: 7.6% (City 11.2%)

Rental stress:

2011: 26.8% (City 30.1%)  
2016: 34.6% (City 35.7%)

#### Kelmscott West

Mortgage stress:

2011: 12.6% (City 9.7%)  
2016: 12.8% (City 11.2%)

Rental stress:

2011: 31.6% (City 30.1%)  
2016: 35.9% (City 35.7%)

Housing affordability has become a significant social and economic problem in recent years. Stress is defined as households in the lowest 40% of equivalised incomes who are paying more than 30% of their income on housing.

Households in Kelmscott East and West are experiencing mortgage and rental stress at similar levels to the wider City.

### Travel to work



#### Kelmscott East

Method of travel to work:

By car	75.3%	(2011 68.8%)
Public transport	6.3%	(2011 7.8%)
Bike	0.0%	(2011 0.0%)
Walk	0.8%	(2011 1.0%)

The trends in Kelmscott East were an increase in the proportion of people travelling to work by car and walking, and a decrease in public transport. No one indicated they were cycling to work.

#### Kelmscott West

Method of travel to work:

By car	71.0%	(2011 70.0%)
Public transport	11.2%	(2011 12.0%)
Bike	0.2%	(2011 0.4%)
Walk	1.8%	(2011 1.9%)

The trends were an increase in the proportion of people travelling to work by car, and a marginal decrease in the proportion of people using public transport, cycling and walking.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which are important for improving social connection, physical activity, health and wellbeing.

### SEIFA



Index of Relative Socio-economic Disadvantage 2011 and 2016:

	2011	2016
Kelmscott (East)	1034.2	1019.5
Kelmscott (West)	919.7	894.1
City	996.1	994.0

The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Kelmscott East

In 2016, the total population of Kelmscott East was estimated to be 5,534 people. It is expected to increase by over 800 people to 6,338 by 2026, at an average annual growth rate of 1.37%. This is based on an increase of over 340 households during the period, with the average number of persons per household falling from 2.61 to 2.52 by 2026.

### Forecast population, households and dwellings in Kelmscott East

FORECAST YEAR	2016	2021	2026	2031	2036
Population	5,534	6,103	6,338	6,711	7,251
Change in population (5 years)		569	235	373	540
Average annual change		1.98%	0.76%	1.15%	1.56%
Households	2,103	2,327	2,447	2,588	2,780
Average household size	2.61	2.55	2.52	2.50	2.49
Dwellings	2,277	2,493	2,593	2,713	2,884

## Forecast Age Structure

In 2016, the dominant age structure for persons in Kelmscott East was ages 50 to 54, which accounted for 8.0% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 75 to 79 years, which is expected to increase by 159 and account for 4.7% of the total persons.

The largest five year age group in 2026 will be 50 to 54 years, with a total of 430 persons.

## Forecast population, households and dwellings in Kelmscott West

In 2016, the total population of Kelmscott West was estimated to be 5,333 people. It is expected to increase by over 860 people to 6,295 by 2026, at an average annual growth rate of 1.49%. This is based on an increase of over 350 households during the period, with the average number of persons per household remaining stable from 2.42 to 2.42 by 2026.

### Forecast population, households and dwellings in Kelmscott West

FORECAST YEAR	2016	2021	2026	2031	2036
Population	5,333	5,840	6,295	6,749	7,194
Change in population (5 years)		411	456	454	445
Average annual change		1.47%	1.51%	1.40%	1.29%
Households	2,203	2,368	2,559	2,752	2,951
Average household size	2.42	2.43	2.42	2.42	2.41
Dwellings	2,389	2,541	2,716	2,891	3,066

## Forecast Age Structure

In 2016, the dominant age structure for persons in Kelmscott West was ages 25 to 29 years, which accounted for 9.8% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 5 to 9 years, which is expected to increase by 118 and account for 7.1% of the total persons.

The largest five year age group in 2026 will be 25 to 29 years, with a total of 528 persons.

Compared with the wider City, Kelmscott East and West had a high proportion of people aged over 60 years, and a significantly higher proportion of elderly people. This indicates that there are appropriate housing options and amenities for people to be able to age in place in Kelmscott.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Kelmscott (East & West combined), compared with those across the wider City, WA and Australia. The scores reveal a relatively greater proportion of children are developmentally on track in all domains. A total of 127 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Kelmscott	69.3	22.8	7.9	86.6	7.9	5.5	86.6	7.9	5.5	86.6	5.5	7.9	66.1	29.1	4.7
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5



## Major Amenities

### Centres

Kelmscott Village, Stargate Kelmscott.

### Facilities

Kelmscott Library, Frye Park Pavilion, John Dunn Hall, Creyk Park Pavilion, Kelmscott Hall, John Dunn Pavilion.

### Parks & Recreation

Frye Park, Creyk Park, John Dunn Reserve, Rushton Park, Fancote Park.

### Infrastructure

Kelmscott Station, Kelmscott Industrial Area, City Dog Pound, City Depot, State Emergency Services.

### Education Facilities

Kelmscott Primary, Clifton Hills Primary, Good Shepherd Primary, Sowillo Community High, Kelmscott Senior High School, Kindamanna Community Kindy, Kelmscott Kindy.

### Natural environment

Banyowla Regional Park, Canning River.



Mount Nasura



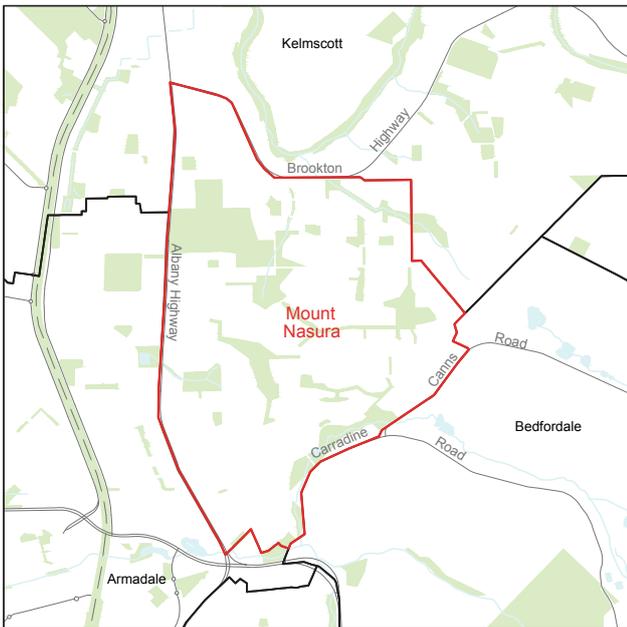
# Mount Nasura



## Mount Nasura Location and Boundaries

Mount Nasura is bounded by Brookton Highway and Hill Street in the north, Paterson Road, Canns Road and Carradine Road in the east, Angorra Road, Lions Park, Wangoola Terrace and the suburb of Armadale in the south, and Albany Highway in the west.

Mount Nasura is located in the River Ward. Mount Nasura is named after a former vineyard in the area called 'Derrynasura'.



## Mount Nasura Demographic Profile: Changes 2011–2016

Mount Nasura had a relatively small population which is forecast to grow marginally over the next 20 years. It had a relatively low proportion of Aboriginal and Torres Strait Islander origin (ATSI) and Culturally and Linguistically Diverse (CaLD) residents. The number of people born overseas decreased between 2011 and 2016, whilst the trend across the wider City was an increase in people born overseas and greater cultural diversity. The demographic composition of the population is an older age profile than the wider City, and over the coming years Mount Nasura will continue to be an attractive suburb to age in place.

Mount Nasura had relatively lower levels of disadvantage, with higher median incomes and internet access, and lower rates of unemployment and disengaged youth. The Australian Early Development Census scores reveal a relatively high proportion of children in the area are developmentally 'on track' across all domains.

Compared with the wider City, Mount Nasura had a high proportion of people aged over 50 years. This indicates that there are appropriate housing options and amenities for people to be able to age in place.

## GROWTH

2016 population **3,060**  
a decrease of **-64** from 2011



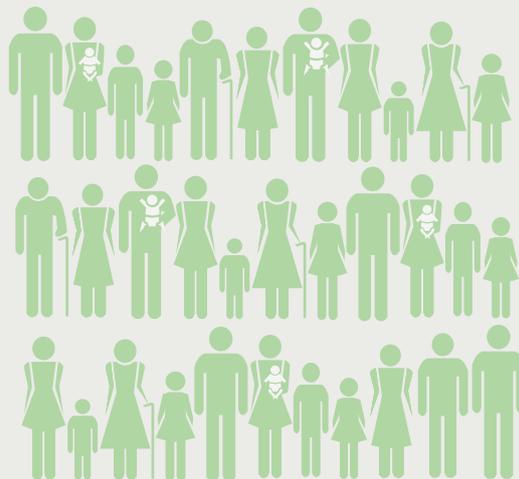
The suburb will continue to grow marginally over the next 20 years.



## SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers <b>0–4 years</b>	5.2% (City 8.7%)
Primary schoolers <b>5–11 years</b>	7.4% (City 10.0%)
Secondary schoolers <b>12–17 years</b>	7.5% (City 7.0%)
Tertiary education, independence <b>18–24 years</b>	9.2% (City 9.0%)
Young workforce <b>25–34 years</b>	11.1% (City 17.2%)
Parents and homebuilders <b>35–49 years</b>	18.3% (City 20.4%)
Older workers and pre-retirees <b>50–59 years</b>	16.1% (City 11.4%)
Empty nesters and retirees <b>60–69 years</b>	13.7% (City 9.1%)
Seniors <b>70–84 years</b>	10.3% (City 6.0%)
Elderly aged <b>+85 years</b>	1.2% (City 1.2%)

Compared with the wider City, Mount Nasura had a lower proportion of children (0–11 years) and adults (25–49 years). However it had significantly higher proportion of older adults and retirees (50–84 years) compared with the City.



## HOUSEHOLD INCOME

Median weekly household income decreased from 2011 to 2016, although it remained higher than the City's median.

2011 **\$1,594** (City \$1,276)

2016 **\$1,579** (City \$1,493)

Median weekly household income is the level at which there are as many households below that income as above.

Given unemployment in Mount Nasura is relatively low, the decrease in median income could be attributed to the ageing population retiring from the workforce.



## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Mount Nasura.

	DEMOGRAPHIC DATA	WHAT DOES THIS TELL US?																					
<b>ATSI Origin</b> 	Between 2011 and 2016 Mount Nasura's ATSI population decreased by -1 person: 2011 was 35 people (1.2%) City (2.8%) 2016 was 34 people (1.1%) City (2.6%)	Compared with the wider City, in 2016 Mount Nasura had a low proportion of ATSI origin people.																					
<b>Birth Place</b> 	Australian born: 2011: 59.6% (City 63.6%) 2016: 61.6% (City 58.7%)  Overseas born: 2011: 35.9% (City 29.9%) 2016: 31.7% (City 34.6%)  Trends: largest number of new residents between 2011 and 2016 who were born overseas: <ul style="list-style-type: none"> <li>• India (+13)</li> <li>• Singapore (+12)</li> <li>• Canada (+7)</li> </ul>	The proportion of Australian born people increased, and people born overseas decreased. 74% of the overseas born residents arrived prior to 2011 (City 45%), with only 8% arriving after 2011 (City 20%). The major country of birth was the United Kingdom with 17.2% of residents born there (City 10.4%).																					
<b>Language other than English (LOTE)</b> 	Between 2011 and 2016 Mount Nasura had a decrease in the number of LOTE speakers at home -39 (-13.8%), bringing the total speakers of LOTE at home to 8% (City 18.8%).  The top three LOTE spoken at home were: <ul style="list-style-type: none"> <li>• Italian 31 speakers (1.1%)</li> <li>• German 26 speakers (0.9%)</li> <li>• Afrikaans 23 speakers (0.8%)</li> </ul>	Mount Nasura had a very low proportion of LOTE speakers at home, with very few people who speak English either not well or not at all, 0.9% (City 2.4%).																					
<b>Education</b> 	<table border="0"> <tr> <td>Completed year 12</td> <td>48.4%</td> <td>(City 48.5%)</td> </tr> <tr> <td>Bachelor or higher</td> <td>16.3%</td> <td>(City 16.0%)</td> </tr> <tr> <td>Advanced/diploma</td> <td>9.2%</td> <td>(City 9.1%)</td> </tr> <tr> <td>Vocational</td> <td>25.5%</td> <td>(City 23.6%)</td> </tr> <tr> <td>No Qualification</td> <td>39.9%</td> <td>(City 41.7%)</td> </tr> <tr> <td>Currently attending University</td> <td>3.4%</td> <td>(City 3.4%)</td> </tr> <tr> <td>Currently attending TAFE</td> <td>2.0%</td> <td>(City 2.1%)</td> </tr> </table> Increase in Bachelor or Higher degree 2011–2016, +74 people.	Completed year 12	48.4%	(City 48.5%)	Bachelor or higher	16.3%	(City 16.0%)	Advanced/diploma	9.2%	(City 9.1%)	Vocational	25.5%	(City 23.6%)	No Qualification	39.9%	(City 41.7%)	Currently attending University	3.4%	(City 3.4%)	Currently attending TAFE	2.0%	(City 2.1%)	The Mount Nasura education and qualifications data are similar to those of the wider City, and are an indicator of residents' socio-economic status and the skilled workforce in the local labour market.
Completed year 12	48.4%	(City 48.5%)																					
Bachelor or higher	16.3%	(City 16.0%)																					
Advanced/diploma	9.2%	(City 9.1%)																					
Vocational	25.5%	(City 23.6%)																					
No Qualification	39.9%	(City 41.7%)																					
Currently attending University	3.4%	(City 3.4%)																					
Currently attending TAFE	2.0%	(City 2.1%)																					
<b>On-line at home</b> 	Access to the internet at home: 2011: 81.8% (City 74.7%) 2016: 84.3% (City 81.4%)  Only 9.6% (City 11.5%) of households identified as having no internet connection at home (with the remainder not stated).	Mount Nasura had a slightly higher proportion of homes with internet access compared with the City. This is an indicator of socio-economic advantage and ability to participate in the digital economy.																					
<b>Volunteer</b> 	In 2016, 18.7% of the population reported doing some form of voluntary work which was higher than the wider City, 16.1%.  The number of volunteers in Mount Nasura increased by +35 people between 2011 and 2016.	This data indicates community cohesiveness, connection and belonging.  Mount Nasura's volunteering data indicates it had an established and well connected community.																					

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased from 2011 to 2016, and was lower than the wider City.

2011: 3.3% (City 5.4%)  
2016: 6.9% (City 9.2%)

From 2011 to 2016, the number of people employed decreased by -101, and the number unemployed increased by +55. The size of workforce in 2016 was 1,578, of which 596 were part-time and 849 were full time workers.

Employment statistics are an indicator of socio-economic status. Analysis of the employment status (% of the labour force) in 2016 compared with the wider City shows there was a higher proportion in employment, and a lower proportion unemployed.

**Work:  
Youth  
(15–24 years)**



Youth unemployment was lower in Mount Nasura than the wider City, however it increased significantly from 2011 to 2016:

2011: 7.6% (City 10.9%)  
2016: 13.5% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 7.6% of Mount Nasura youth were considered 'disengaged' which was a marginal decrease from 2011, and remained significantly lower than the wider City.

2011: 7.8% (City 13.1%)  
2016: 7.6% (City 14.8%)

Large numbers in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:

2011: 7.7% (City 9.7%)  
2016: 6.9% (City 11.2%)

Rental stress:

2011: 26.8% (City 30.1%)  
2016: 25.5% (City 35.7%)

Stress is defined as households in the lowest 40% of incomes paying more than 30% of their weekly income on housing.

Mount Nasura households are experiencing a lower level of housing stress than the wider City. This could be attributed to the higher median household incomes, and higher levels of fully owned homes 36.1% (City 20.9%).

**Travel to work**



Method of travel to work:

By car	76.6% (2011 70.2%)
Public transport	4.6% (2011 6.4%)
Bike	0.0% (2011 0.0%)
Walk	1.1% (2011 2.2%)

The trends in Mount Nasura were an increase in the proportion of people travelling to work by car, and a decrease in the use of public transport, cycling and walking.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Mount Nasura 1,055.0 (City 996.1)  
2016: Mount Nasura 1,035.3 (City 994.0)

The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Mount Nasura and Mount Richon

For forecasting purposes, Mount Nasura and Mount Richon have been combined to look at projections.

In 2016, the total population of Mount Nasura – Mount Richon was estimated to be 5,100 people. It is expected to increase by over 360 people to 5,467 by 2026, at an average annual growth rate of 0.70%. This is based on an increase of over 160 households during the period, with the average number of persons per household falling from 2.57 to 2.55 by 2026.

### Forecast population, households and dwellings in Mount Nasura and Mount Richon

FORECAST YEAR	2016	2021	2026	2031	2036
Population	5,100	5,289	5,467	5,639	5,826
Change in population (5 years)		189	178	172	187
Average annual change		0.73%	0.66%	0.62%	0.65%
Households	1,963	2,046	2,124	2,203	2,290
Average household size	2.57	2.56	2.55	2.54	2.52
Dwellings	2,159	2,189	2,249	2,309	2,373

## Forecast Age Structure

In 2016, the dominant age structure for persons in Mount Nasura and Mount Richon was ages 55 to 59 years, which accounted for 8.3% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 40 to 44 years, which is expected to increase by 97 and account for 6.5% of the total persons. The largest five year age group in 2026 will be 60 to 64 years, with a total of 416 persons.



Mount Nasura had relatively lower levels of disadvantage, with higher median incomes and internet access, and lower rates of unemployment and disengaged youth.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Mount Nasura, compared with those across the wider City, WA and Australia. The scores reveal a relatively greater proportion of children are developmentally on track in all domains. A total of 31 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Mount Nasura	80.6	6.5	12.9	77.4	9.7	12.9	77.4	9.7	12.9	80.6	9.7	9.7	90.3	6.5	3.2
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Facilities

Armadale Health Service (Armadale Kelmscott Memorial Hospital).

### Parks & Recreation

Derry Avenue Reserve, Mazzega Park and Millen Street Reserve.

# Mount Richon



 **ERROL GREEN RESERVE**



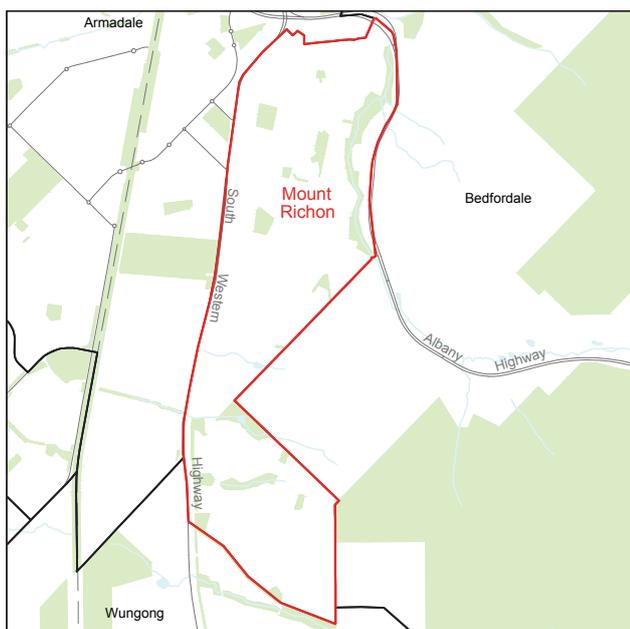
# Mount Richon



## Mount Richon Location and Boundaries

Mount Richon is bounded by the Pioneer Village School and Albany Highway in the north, Albany Highway and Bungendore Park in the east, Leys Rise and the locality of Wungong in the south, and South Western Highway in the west.

Mount Richon is mostly in the Minnowarra Ward with a sizable portion also located in the Hills Ward.



## Mount Richon Demographic Profile: Changes 2011–2016

Mount Richon had a relatively small population which is forecast to grow marginally over the next 20 years. It had a relatively low proportion of Aboriginal and Torres Strait Islander (ATSI) origin and Culturally and Linguistically Diverse (CaLD) residents. The number of people born overseas decreased between 2011 and 2016, whilst the trend across the wider City was an increase in people born overseas and greater cultural diversity.

The demographic composition of the population is an older age profile than the wider City, and over the coming years Mount Richon will continue to be an attractive suburb to age in place.

Mount Richon had relatively lower levels of disadvantage, though the median household income was lower (which was likely due to the high number of residents who are retired). There were also lower levels of internet access and unemployment.

The Australian Early Development Census scores revealed a relatively high proportion of children in the area were developmentally 'on track' across all domains.

Compared with the wider City, Mount Richon had a high proportion of people aged over 50 years, and a significantly high proportion of elderly people. This indicates that there are appropriate housing options and amenities for people to be able to age in place.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Mount Richon.

### GROWTH

2016 population **2,045**  
a decrease of **-37** from 2011



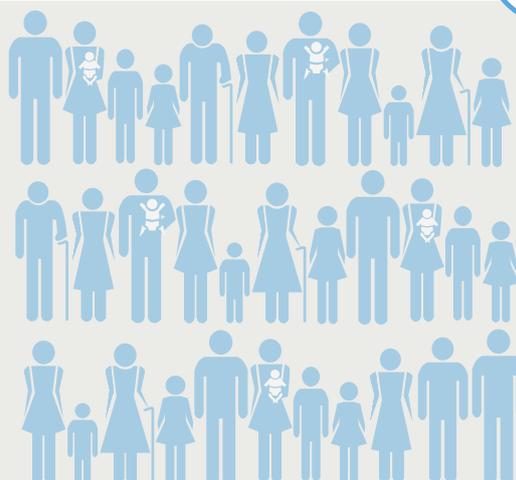
The suburb will grow marginally over the next 20 years.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers <b>0–4 years</b>	4.5% (City 8.7%)
Primary schoolers <b>5–11 years</b>	6.5% (City 10.0%)
Secondary schoolers <b>12–17 years</b>	5.3% (City 7.0%)
Tertiary education, independence <b>18–24 years</b>	7.3% (City 9.0%)
Young workforce <b>25–34 years</b>	9.6% (City 17.2%)
Parents and homebuilders <b>35–49 years</b>	16.2% (City 20.4%)
Older workers and pre-retirees <b>50–59 years</b>	16.0% (City 11.4%)
Empty nesters and retirees <b>60–69 years</b>	16.7% (City 9.1%)
Seniors <b>70–84 years</b>	14.9% (City 6.0%)
Elderly aged <b>+85 years</b>	2.9% (City 1.2%)

Compared with the wider City, Mount Richon had a lower proportion of children and young people (0–17 years) and adults (18–49 years). However it had significantly higher proportion of older adults and retirees (50–85+ years).



### HOUSEHOLD INCOME

Median weekly household income decreased from 2011 to 2016, although it remained higher than the City's median.

2011 **\$1,243** (City \$1,276)

2016 **\$1,267** (City \$1,493)

Median weekly household income is the level at which there are as many households below that income as above.

Workforce participation was relatively low, so the lower median income can be attributed to the ageing population profile, with a greater number of people retiring and household income coming from the aged pension.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Mount Richon's ATSI population increased by +6 people:  
 2011 was 17 people (0.9%) City (2.8%)  
 2016 was 23 people (1.2%) City (2.6%)

Compared with the wider City, in 2016 Mount Richon had a low proportion of ATSI origin people.

**Birth Place**



Australian born:  
 2011: 53.8% (City 63.6%)  
 2016: 58.2% (City 58.7%)

Overseas born:  
 2011: 37.0% (City 29.9%)  
 2016: 34.1% (City 34.6%)

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- Netherlands (+13)
- USA (+8)
- Singapore (+7)

Between 2011 and 2016 the proportion of Australian born people increased, and people born overseas decreased. 80% of the overseas born residents arrived prior to 2001 (City 45%), with only 6% arriving after 2011 (City 20%). The major country of birth was the United Kingdom with 20.6% of residents born there (City 10.4%).

**Language other than English (LOTE)**



Between 2011 and 2016 Mount Richon had an increase in the number of LOTE speakers at home 48 (49.5%), bringing the total speakers of LOTE at home to 7% (City 18.8%).

The top three LOTE spoken at home were:

- German 19 speakers (1.0%)
- Mandarin 14 speakers (0.7%)
- Dutch 13 speakers (0.7%)

Mount Richon had a low proportion of LOTE speakers at home compared with the City, and few who speak English either not well or not at all, 0.9% (City 2.4%).

**Education**



Completed year 12	42.3%	(City 48.5%)
Bachelor or higher	11.3%	(City 16.0%)
Advanced/diploma	9.6%	(City 9.1%)
Vocational	25.5%	(City 23.6%)
No Qualification	44.4%	(City 41.7%)
Currently attending University		
	3.2%	(City 3.4%)
Currently attending TAFE	1.1%	(City 2.1%)

Increase in Bachelor or Higher degree 2011–2016, +39 people.

The Mount Richon education and qualifications data are an indicator of residents' socio-economic status and the skilled workforce available for the local labour market.

**On-line at home**



Access to the internet at home:  
 2011: 68.4% (City 74.7%)  
 2016: 77.7% (City 81.4%)

Only 16.4% (City 11.5%) of households identified as having no internet connection at home (remainder not stated). Internet access is important in order to participate in the digital economy.

Mount Richon had a slightly lower proportion of homes with internet access compared with the wider City, which could be attributed to the older age profile of the suburb.

**Volunteer**



In 2016, 16.6% of the population reported doing some form of voluntary work which was higher than the wider City, 16.1%.

The number of volunteers in Mount Richon increased by +38 people between 2011 and 2016.

Volunteering data indicates a level of community cohesiveness, connection and belonging.

Mount Richon's volunteering data was similar to the average for the wider City.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased, and was lower than the wider City.

2011: 5.4% (City 5.4%)  
2016: 7.7% (City 9.2%)

From 2011 to 2016, the number employed decreased by -59, and the number unemployed increased by +40. In 2016 the workforce had 925, of which 304 were part-time, 545 full time.

The labour force participation rate showed there was a low proportion in the labour force (54.0%) compared with the wider City (64.6%).

**Work:  
Youth  
(15–24 years)**



Youth unemployment was lower in Mount Richon than the wider City, however it increased significantly from 2011 to 2016:

2011: 7.6% (City 10.9%)  
2016: 15.8% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 12.2% of Mount Richon youth were considered 'disengaged' which was an increase from 2011 and remained lower than the wider City.

2011: 9.8% (City 13.1%)  
2016: 12.2% (City 14.8%)

Large numbers in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:

2011: 11.0% (City 9.7%)  
2016: 9.6% (City 11.2%)

Rental stress:

2011: 26.8% (City 30.1%)  
2016: 17.8% (City 35.7%)

Stress refers to the lowest 40% of equivalised incomes, who are paying more than 30% of weekly income on housing.

Mount Richon households have a lower level of mortgage and rental stress than the wider City. This can be attributed to the higher levels of fully owned homes 47.4% (City 20.9%), and lower level of renting 8.2% (City 21.4%).

**Travel to work**



Method of travel to work:

By car 74.0% (2011 73.0%)  
Public transport 5.0% (2011 6.4%)  
Bike 0.0% (2011 0.0%)  
Walk 1.9% (2011 0.9%)

The trends in Mount Richon were a marginal increase in the proportion of people travelling to work by car and walking, a decrease in public transport use, and no one cycling to work.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Mount Richon 1,066.9 (City 996.1)  
2016: Mount Richon 1,019.6 (City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Mount Nasura and Mount Richon

For forecasting purposes, Mount Nasura and Mount Richon have been combined to look at projections.

In 2016, the total population of Mount Nasura – Mount Richon was estimated to be 5,100 people. It is expected to increase by over 360 people to 5,467 by 2026, at an average annual growth rate of 0.70%. This is based on an increase of over 160 households during the period, with the average number of persons per household falling from 2.57 to 2.55 by 2026.

### Forecast population, households and dwellings in Mount Nasura and Mount Richon

FORECAST YEAR	2016	2021	2026	2031	2036
Population	5,100	5,289	5,467	5,639	5,826
Change in population (5 years)		189	178	172	187
Average annual change		0.73%	0.66%	0.62%	0.65%
Households	1,963	2,046	2,124	2,203	2,290
Average household size	2.57	2.56	2.55	2.54	2.52
Dwellings	2,159	2,189	2,249	2,309	2,373

## Forecast Age Structure

In 2016, the dominant age structure for persons in Mount Nasura and Mount Richon was ages 55 to 59, which accounted for 8.3% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 40 to 44 years, which is expected to increase by 97 and account for 6.5% of the total persons. The largest five year age group in 2026 will be 60 to 64 years, with a total of 416 persons.

The demographic composition of the population is an older age profile than the wider City, and over the coming years Mount Richon will continue to be an attractive suburb to age in place.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Mount Richon, compared with those across the wider City, WA and Australia. The scores reveal a relatively greater proportion of children are developmentally on track in all domains. A total of 27 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Mount Richon	100	0	0	92.6	3.7	3.7	92.6	3.7	3.7	92.6	3.7	3.7	96.3	3.7	0
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Facilities

Hillside Garden Village.

### Parks & Recreation

Errol Green Park, Treecrest Gardens, Tredale Field, Rails Crescent Bridle Trail.

### Natural environment

Neerigen Brook Reserve.

# Piara Waters



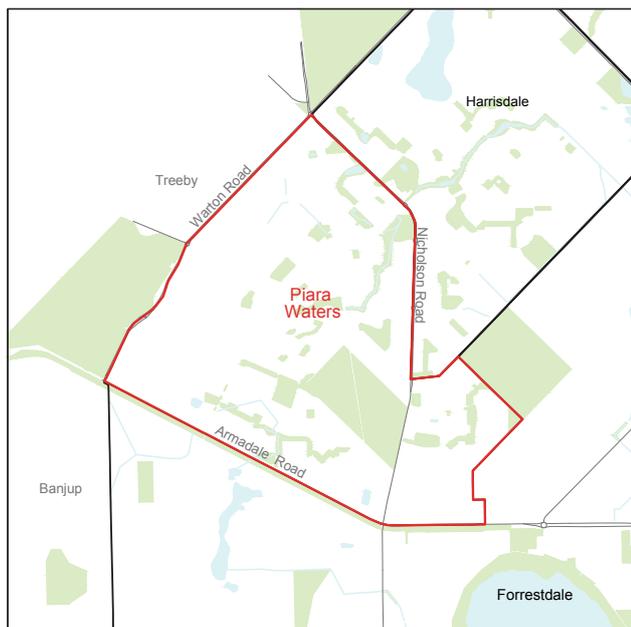
# Piara Waters



## Piara Waters Location and Boundaries

Piara Waters is bounded by Nicholson Road in the north, Skeet Road and the locality of Forrestdale in the east, Armadale Road in the south, and Warton Road in the west. Piara Waters is located in the Lake Ward.

Piara Waters is a rapidly developing residential area, with substantial parklands. Piara Waters was formerly part of the suburb of Forrestdale.



## Piara Waters Demographic Profile: Changes 2011–2016

Piara Waters is growing rapidly, and will experience continued and significant population growth over the next 20 years with the population more than doubling. There are more people born overseas than Australian born, with people coming from many different countries. Piara Waters also had a significantly high proportion of people speaking a language other than English at home, and some not speaking English well (or at all). This suburb will continue to have a very high proportion of Culturally and Linguistically Diverse (CaLD) people.

Piara Waters had relatively low levels of disadvantage, with higher median incomes, educational attainment, internet access, and lower rates of unemployment and disengaged youth.

The Australian Early Development Census scores reveal a relatively high proportion of children in the area are developmentally 'on track' across all domains.

Compared with the wider City, Piara Waters had a high proportion of children and young adults, indicating a high proportion of young families living in the area.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Piara Waters.

### GROWTH

2016 population **9,517**  
an increase of **+6,824** from 2011

Forecast for suburb:

- continue to grow with new housing developments
- continue to be highly multicultural

Piara Waters will continue to experience significant population growth over the next 20 years.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers <b>0–4 years</b>	13.8% (City 8.7%)
Primary schoolers <b>5–11 years</b>	10.9% (City 10.0%)
Secondary schoolers <b>12–17 years</b>	5.0% (City 7.0%)
Tertiary education, independence <b>18–24 years</b>	7.6% (City 9.0%)
Young workforce <b>25–34 years</b>	28.5% (City 17.2%)
Parents and homebuilders <b>35–49 years</b>	22.9% (City 20.4%)
Older workers and pre-retirees <b>50–59 years</b>	6.5% (City 11.4%)
Empty nesters and retirees <b>60–69 years</b>	3.6% (City 9.1%)
Seniors <b>70–84 years</b>	1.3% (City 6.0%)
Elderly aged <b>+85 years</b>	0.0% (City 1.2%)

Compared to the wider City, Piara Waters had a high proportion of children (0–11 years) and adults (25–49 years). The relatively low proportion of older adults (50+ years) will increase in coming years as people age in place.



### HOUSEHOLD INCOME

Median weekly household income increased from 2011 to 2016, and remained significantly higher than the City's median.

2011 **\$1,840** (City \$1,276)

2016 **\$2,222** (City \$1,493)

Median weekly household income is the level at which there are as many households below that income as above.

Household income is an important indicator of socio-economic status. Combined with data such as qualifications and occupation, it helps to illustrate the economic profile of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Piara Waters ATSI population increased by +29 people:  
 2011 was 10 people (0.4%) City (2.8%)  
 2016 was 39 people (0.4%) City (2.6%)

Piara Waters had a relatively low proportion of ATSI people, and this trend will continue due to the area's forecast population growth.

**Birth Place**



Australian born:  
 2011: 54.7% (City 63.6%)  
 2016: 47.3% (City 58.7%)  
 Overseas born:  
 2011: 41.3% (City 29.9%)  
 2016: 49.2% (City 34.6%)

The proportion of Australian born people decreased, and people born overseas increased. This trend will continue with Piara Waters becoming increasingly multicultural. Piara Waters also had the highest number of different countries of birth.

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- India (+915)
- United Kingdom (+359)
- Malaysia (+294)

**Language other than English (LOTE)**



Between 2011 and 2016 Piara Waters had an increase in the number of LOTE speakers at home 2,898 (503%), bringing the total speakers of LOTE at home to 33.5% (City 18.8%).

One in every three people speak a language other than English at home. There are also a significant proportion of people who speak English either not well or not at all, 4.6% (City 2.4%).

The top three LOTE spoken at home in Piara Waters were:

- Mandarin 533 speakers (5.9%)
- Punjabi 352 speakers (3.9%)
- Malayalam 301 speakers (3.3%)

**Education**



Completed year 12	71.0%	(City 48.5%)
Bachelor or higher	32.8%	(City 16.0%)
Advanced/diploma	11.3%	(City 9.1%)
Vocational	20.3%	(City 23.6%)
No Qualification	30.2%	(City 41.7%)
Currently attending University	5.1%	(City 3.4%)
Currently attending TAFE	2.1%	(City 2.1%)

The education and qualifications data is an indicator of socio-economic status, the economic opportunities, and skilled workforce available in the local labour market.

Increase in number of people holding a Bachelor or Higher degree from 2011 to 2016, +1,740

**On-line at home**



Access to the internet at home:  
 2011: 90.1% (City 74.7%)  
 2016: 93.7% (City 81.4%)

Piara Waters had a higher proportion of homes with internet access compared to the wider City. This indicates socio-economic advantage and a greater ability to participate in the digital economy.

Only 2.8% (City 11.5%) of households identified as having no internet connection at home (with the remainder not stated).

**Volunteer**



In 2016, 14.8% of the population reported doing some form of voluntary work which was lower than the wider City, 16.1%.

Volunteering indicates a level of community cohesiveness, connection and belonging. Piara Waters is yet to develop the community connectivity of more established suburbs.

The number of volunteers in Piara Waters increased by +803 people between 2011 and 2016.

## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### Work



Unemployment increased from 2011 to 2016, and was lower than the wider City.

2011: 3.8% (City 5.4%)  
2016: 7.0% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +3,284, and the number unemployed increased by +302. The size of Piara Waters' labour force in 2016 was 5,236, of which 1,413 were employed part-time and 3,390 were full time workers.

Employment statistics are an indicator of socio-economic status. Analysis of the employment status (% of the labour force) in Piara Waters in 2016 compared to the wider City shows that there was a higher proportion in employment, and a lower proportion unemployed.

### Work: Youth (15–24 years)



Youth unemployment was lower in Piara Waters than the wider City, however it increased significantly from 2011 to 2016.

2011: 6.1% (City 10.9%)  
2016: 15.4% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

### Disengaged Youth (15–24 years)



In 2016, 10.2% of Piara Waters youth were considered 'disengaged' which was a marginal increase from 2011, although remained lower than the wider City.

2011: 9.0% (City 13.1%)  
2016: 10.2% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

### Mortgage/ Rental Stress



Mortgage stress:

2011: 5.3% (City 9.7%)  
2016: 9.1% (City 11.2%)

Rental stress:

2011: 18.4% (City 30.1%)  
2016: 19.8% (City 35.7%)

Stress refers to the lowest 40% of equivalised incomes, who are paying more than 30% of weekly income on housing.

Piara Waters households are experiencing a lower level of mortgage and rental stress than the wider City of Armadale. This can be attributed to the significantly higher household incomes.

### Travel to work



Method of travel to work:

By car	74.5%	(2011 72.4%)
Public transport	10.2%	(2011 11.7%)
Bike	0.0%	(2011 0.0%)
Walk	0.3%	(2011 0.6%)

The trends in Piara Waters were an increase in the proportion of people travelling to work by car, cycling and walking, and a decrease in those going to work by public transport.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

### SEIFA



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Piara Waters No data (City 996.1)  
2016: Piara Waters 1,096.1 (City 994.0)

The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Piara Waters

In 2016, the total population of Piara Waters was estimated to be 9,517 people. It is expected to increase by over 9,500 people to 19,087 by 2026, at an average annual growth rate of 7.21%. This is based on an increase of over 2,800 households during the period, with the average number of persons per household rising from 3.03 to 3.16 by 2026. In 2016/17 383 lots were created in Piara Waters, and 488 lots in 2017/18.

### Forecast population, households and dwellings in Piara Waters

FORECAST YEAR	2016	2021	2026	2031	2036
Population	9,517	15,915	19,087	21,060	21,569
Change in population (5 years)		6,398	3,172	1,973	509
Average annual change		10.83%	3.70%	1.99%	0.48%
Households	3,140	5,011	6,039	6,773	7,076
Average household size	3.03	3.17	3.16	3.11	3.05
Dwellings	3,238	5,057	6,023	6,687	6,946

## Forecast Age Structure

In 2016, the dominant age structure for persons in Piara Waters was ages 30 to 34, which accounted for 16.1% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 10 to 14, which is expected to increase by 1,067 and account for 8.0% of the total persons. The largest five year age group in 2026 will be 0 to 4 years, with a total of 1,986 persons.

Compared with the wider City, Piara Waters had a high proportion of children and young adults, indicating a high proportion of young families living in the area.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Piara Waters, compared with those across the wider City, WA and Australia. The scores for Piara Waters reveal a relatively greater proportion of children are developmentally on track in all domains. A total of 113 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Piara Waters	81.4	12.4	6.2	81.4	14.2	4.4	81.4	14.2	4.4	90.3	6.2	3.5	85.0	9.7	5.3
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Facilities

Piara Waters Pavilion, Rossiter Pavilion.

### Parks & Recreation

Piara Waters Oval, Rossiter Playing field, Willowdale Park, Robot Park, Broadway Park, Erade Park, Aspiri Park, Genomics Park, Moraba Park.

### Education Facilities

Piara Waters Primary School, St John Bosco College.

### Natural environment

Piara Nature Reserve (Bush Forever).

# Roleystone – Karragullen

CITY OF  Armadale



# Roleystone – Karragullen

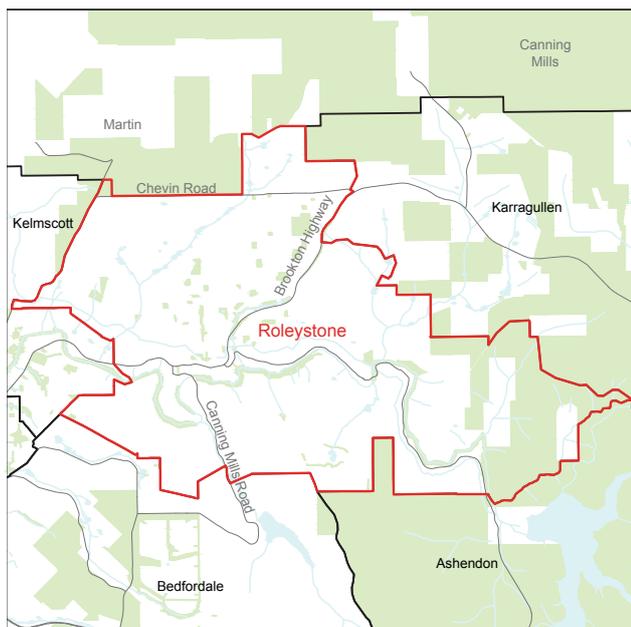


## Roleystone and Karragullen Location and Boundaries

The following section provides a summary of demographic data for Roleystone and the district of Karragullen combined. Roleystone and Karragullen are bounded by the City of Gosnells and the City of Kalamunda in the north, the Shires of York and Beverley in the east, Brookton Highway and the localities of Ashendon and Bedforddale in the south, and the locality of Kelmscott and Canning Mills Road in the west. Roleystone is in the Hills Ward.

Roleystone and Karragullen are predominantly rural areas, with rural-residential areas in Roleystone. The rural area is characterised by parklands and agricultural use, particularly orchards.

Roleystone is named after an original property in the area. Karragullen is thought to be named from an Aboriginal word meaning 'red gully'.



## Roleystone and Karragullen Demographic Profile: Changes 2011–2016

Roleystone and Karragullen's demographic composition is not changing significantly, and the population is growing at a much lower rate than the wider City of Armadale.

Roleystone and Karragullen had relatively low proportions of Aboriginal and Torres Strait Islander (ATSI) and Culturally and Linguistically Diverse (CaLD) people, and there are no indications that there will be significant changes in the cultural diversity of the area. The area had a lower proportion of people born overseas, and from a non-English speaking background compared with the wider City.

Over the next 20 years the population is only forecast to increase by 8.4%, while the wider City of Armadale is forecast to grow by 72%.

Roleystone and Karragullen had relatively low levels of disadvantage, with higher median incomes, educational attainment, internet access, and lower rates of unemployment and disengaged youth.

The Australian Early Development Census scores revealed a relatively high proportion of children in the area are developmentally 'on track' across the domains, with a few domains indicating a proportion of children are 'at risk'.

Compared with the wider City, Roleystone and Karragullen had a high proportion of people aged between 50 and 84 years, and a lower proportion of children and young adults.

## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about the Roleystone and Karragullen district.

### GROWTH

2016 population **7,336**  
an increase of **+138** from 2011



Though there was a proportionately large increase between 2011 and 2016, the projected population increase over the next 20 years will be very low.



### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers 0–4 years	5.7% (City 8.7%)
Primary schoolers 5–11 years	9.7% (City 10.0%)
Secondary schoolers 12–17 years	7.7% (City 7.0%)
Tertiary education, independence 18–24 years	7.7% (City 9.0%)
Young workforce 25–34 years	9.4% (City 17.2%)
Parents and homebuilders 35–49 years	21.3% (City 20.4%)
Older workers and pre-retirees 50–59 years	15.0% (City 11.4%)
Empty nesters and retirees 60–69 years	14.8% (City 9.1%)
Seniors 70–84 years	7.8% (City 6.0%)
Elderly aged +85 years	0.8% (City 1.2%)

In Roleystone–Karragullen there is a lower proportion of people aged 25–34 and 85+ years, and the higher proportion aged 50–69 years. It can be assumed that young adults leave for work, and though people retire in the area, a low proportion of elderly are ageing in place.



### HOUSEHOLD INCOME

Median weekly household income **decreased marginally** from 2011 to 2016, though remained **significantly higher** than the City's median, and one of the highest across the City.

2011 **\$1,885** (City \$1,276)

2016 **\$1,855** (City \$1,493)

Household income is an important indicator of socio-economic status. With other data sources, such as qualifications and occupation, it helps to evaluate the economic opportunities of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Roleystone and Karragullen District's ATSI population increased by +14 people (+42%):  
 2011 was 33 people (0.5%) City (2.8%)  
 2016 was 47 people (0.7%) City (2.6%)

Roleystone and Karragullen District had a low proportion of ATSI people compared with the wider City, however the ATSI population increased between 2011 and 2016.

**Birth Place**



Australian born:  
 2011: 64.7% (City 63.6%)  
 2016: 67.3% (City 58.7%)  
 Overseas born:  
 2011: 32.1% (City 29.9%)  
 2016: 26.9% (City 34.6%)

Roleystone and Karragullen had a smaller proportion of people born overseas, and 71% of those born overseas arrived during or before 2001, making them well established in the area.

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- South Africa (+54)
- China (+8)
- Poland (+5)

**Language other than English (LOTE)**



Between 2011 and 2016 Roleystone and Karragullen had an increase in the number of LOTE speakers at home +15 (13.8%) bringing the total speakers of LOTE at home to 8% (City 18.8%).

Between 2011 and 2016 there was a small increase in the number of people who speak a language other than English at home. Only 0.1% of the population speaks English either not well or not at all.

The top three LOTE spoken at home in Roleystone and Karragullen were:

- Italian 75 speakers (1.1%)
- Afrikaans 52 speakers (0.8%)
- German 43 speakers (0.6%)

**Education**



Completed year 12	51.3%	(City 48.5%)
Bachelor or higher	19.7%	(City 16.0%)
Advanced/diploma	11.3%	(City 9.1%)
Vocational	24.6%	(City 23.6%)
No Qualification	36.6%	(City 41.7%)
Currently attending University	3.8%	(City 3.4%)
Currently attending TAFE	1.7%	(City 2.1%)

Education and qualifications are one of the most important indicators of socio-economic status, and help to evaluate the economic opportunities and skill gaps in the local labour market.

Increase in Bachelor or Higher degree 2011–2016, +88 people

**On-line at home**



Access to the internet at home:  
 2011: 85.6% (City 74.7%)  
 2016: 88.9% (City 81.4%)

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and will require access to the internet, and perhaps support, through facilities such as the City's libraries.

Roleystone and Karragullen had a high proportion of homes with internet access compared to the wider City. Only 4.7% identified as having no internet connection at home (with the remainder not stated).

**Volunteer**



In Roleystone and Karragullen District 22% of the population reported doing some form of voluntary work in 2016 (City 16.1%)

Volunteering levels indicate community cohesiveness and social connection. This data indicates a high level of community connection and participation.

The number of volunteers in Roleystone and Karragullen District increased by +94 people between 2011 and 2016.

## DEMOGRAPHIC DATA

## WHAT DOES THIS TELL US?

### Work



Unemployment increased by 3.6% from 2011 to 2016 but remained significantly lower than the wider City.

2011: 2.2% (City 5.4%)  
2016: 5.8% (City 8.8%)

From 2011 to 2016, the number of people employed decreased by -172, and the number unemployed increased by +138.

Employment data is an important indicator of socio-economic status, the strength of the local economy and social characteristics of the population.

### Work: Youth (15–24 years)



Youth unemployment increased significantly from 2011 to 2016:

2011: 4.8% (City 10.9%)  
2016: 13.8% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

### Disengaged Youth (15–24 years)



In 2016, 10.0% of Roleystone and Karragullen youth were considered 'disengaged' (City 14.8%).

This was a decrease from 8.5% in 2011 (City 13.1%).

This is a particularly vulnerable group who may have failed to engage with either the employment or education system.

### Mortgage/ Rental Stress



Mortgage stress:

2011: 6.2% (City 9.7%)  
2016: 7.1% (City 11.2%)

Rental stress:

2011 27.8% (City 30.1%)  
2016 13.4% (City 35.7%)

Of the 163 households renting in area in 2016, a relatively low proportion were experiencing rental stress, significantly below the proportion of households in the wider City.

Mortgage/Rental stress is defined as households in the lowest 40% of equivalised<sup>12</sup> incomes who are paying more than 30% of their usual gross weekly income on mortgage/rent.

### Travel to work



Method of travel to work:

By car	70.7%	(2011 67.2%)
Public transport	5.3%	(2011 6.5%)
Bike	0.1%	(2011 0.1%)
Walk	0.9%	(2011 1.8%)

The trend was a lower proportion of people cycling, walking and catching public transport, and more travelling to work by car.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

### SEIFA



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Roleystone and Karragullen 1,082.6  
(City 996.1)  
2016: Roleystone and Karragullen 1,072.8  
(City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.

<sup>12</sup> Income adjusted using equivalence factors to remove the effect of household size and composition on income.





## Forecast population, households and dwellings in Roleystone and Karragullen

In 2016, the total population of Roleystone and Karragullen District was 7,336. It is expected to increase by over 400 people to 7,766 by 2026, at an average annual growth rate of 0.58%. This is based on an increase of over 220 households during the period, with the average number of persons per household falling from 2.77 to 2.70 by 2026.

### Forecast population, households and dwellings in Roleystone and Karragullen

FORECAST YEAR	2016	2021	2026	2031	2036
Population	7,336	7,591	7,766	7,872	7,943
Change in population (5 years)		262	174	107	71
Average annual change		0.70%	0.46%	0.27%	0.18%
Households	2,646	2,778	2,871	2,934	2,973
Average household size	2.77	2.73	2.70	2.68	2.67
Dwellings	2,738	2,874	2,971	3,036	3,076

## Forecast Age Structure

In 2016, the dominant age structure for persons in Roleystone and Karragullen was ages 45 to 49 years, which accounted for 7.7% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 75 to 79 years, which is expected to increase by 178 and account for 4.4% of the total persons.

The largest five year age group in 2026 will be 50 to 54 years, with a total of 610 persons.

Roleystone and Karragullen had relatively low levels of disadvantage, with higher median incomes, educational attainment, internet access, and lower rates of unemployment and disengaged youth.



## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Roleystone, compared with those across the wider City, WA and Australia. The scores for Roleystone reveal a relatively greater proportion of children are developmentally on track in all domains, with a lower proportion developmentally vulnerable. A total of 98 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable	% On Track	% At Risk	% Vulnerable
Roleystone	71.4	19.4	9.2	81.6	12.2	6.1	81.6	12.2	6.1	82.7	15.3	2.0	77.6	15.3	7.1
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5



## Major Amenities

### Facilities

Roley Pool, Springdale Pavilion, Roleystone Hall, Araluen Golf Resort, Roleystone Theatre, YAL Camp Simons, Cross Park Pavilions and Guide Hall, Lance Morgan Pavillion, Karragullen Hall.

### Parks & Recreation

Araluen Botanic Park, Warwick Savage Park, Borello Park, Cross Park, Karragullen Oval, Lina Hart Reserve, Raeburn Orchards.

### Infrastructure

Roleystone Fire Station, Roleystone Green Waste Facility.

### Education Facilities

Roleystone Community College.

### Natural Environment

Korong National Park, Midgegooroo National Park, Banyowla Regional Park, Stinton Cascades Nature Reserve, State Forest.



# Seville Grove



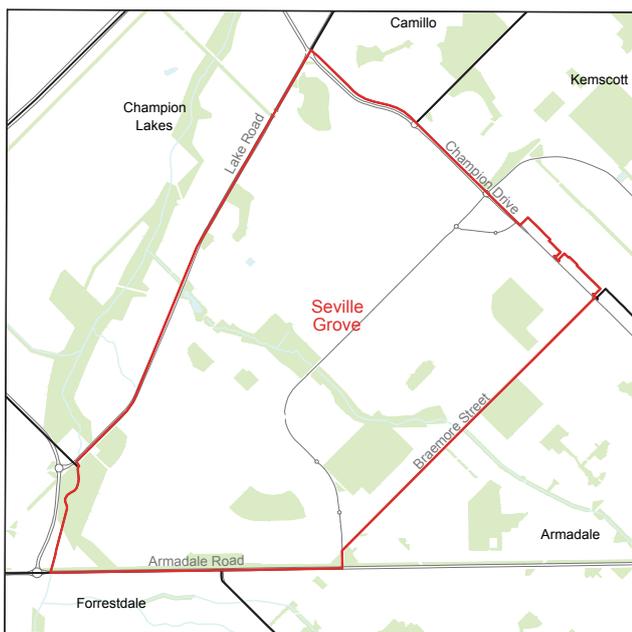
# Seville Grove



## Seville Grove Location and Boundaries

Seville Grove is bounded by Champion Drive in the north, Williams Road, Braemore Street and Seville Drive in the east, Armadale Road in the south and Wungong Brook, Ranford Road and Lake Road in the west. Seville Grove is located in the Heron Ward.

Seville Grove was named for the citrus orchards in the area.



## Seville Grove Demographic Profile: Changes 2011–2016

Over the last few years Seville Grove has had a significant growth in the Aboriginal and Torres Strait Islander (ATSI) and Culturally and Linguistically Diverse (CaLD) populations. The proportion of ATSI people is relatively high, though there had been a marginal decrease in recent years which could continue as the suburb composition changes and the population grows. The proportion of people born overseas had not changed significantly, but the composition had. The trend is towards an increase in CaLD people, and a significant increase in people speaking a language other than English at home (predominantly Asian languages), and there are a relatively high number of people who are not proficient in English or don't speak it at all.

Seville Grove had similar levels of disadvantage compared to the wider City, with education and qualification levels increasing, and had lower rates of unemployment and disengaged youth.

The Australian Early Development Census scores reveal a proportion of children in the area are developmentally 'vulnerable' or 'at risk' across a few of the domains.

Compared with the wider City, Seville Grove had a high proportion of children and young adults, indicating a high proportion of young families living in the area.



## Key Demographic Information

The following table sets out some of the key demographic profile changes from the 2011 Census to 2016 Census, along with an overview of what the data tells us about Seville Grove.

### GROWTH

2016 population **10,560**

an increase of **+922** from 2011

Forecast for suburb:

- will become increasingly multicultural



Seville Grove will experience infill growth over the next 20 years, with the population increasing and becoming more culturally diverse.

### SERVICE AGE GROUPS

AGE	
Babies and pre-schoolers 0–4 years	10.5% (City 8.7%)
Primary schoolers 5–11 years	11.6% (City 10.0%)
Secondary schoolers 12–17 years	8.7% (City 7.0%)
Tertiary education, independence 18–24 years	9.8% (City 9.0%)
Young workforce 25–34 years	19.3% (City 17.2%)
Parents and homebuilders 35–49 years	21.1% (City 20.4%)
Older workers and pre-retirees 50–59 years	9.5% (City 11.4%)
Empty nesters and retirees 60–69 years	5.7% (City 9.1%)
Seniors 70–84 years	3.2% (City 6.0%)
Elderly aged +85 years	0.5% (City 1.2%)

Seville Grove had a relatively high proportion of babies, primary and secondary schoolers and young adults. It had a lower proportion of people aged over 50 years. However the largest changes were in the age groups; 35–49 years (+319), 60–69 years (+172), 25–34 years (+166)



### HOUSEHOLD INCOME

Median weekly household income increased from 2011 to 2016, and remained higher than the City's median, and one of the lowest across the City.

2011 **\$1,464** (City \$1,276)

2016 **\$1,508** (City \$1,493)

Household income is an important indicator of socio-economic status. Combined with other data sources, such as qualifications and occupation, it helps to illustrate the economic opportunities of an area.



**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**ATSI Origin**



Between 2011 and 2016 Seville Grove's ATSI population increased by +79 people (+27%):  
 2011 was 298 people (3.2%) City (2.8%)  
 2016 was 377 people (3.7%) City (2.6%)

Seville Grove had a relatively high proportion of ATSI people, and an increase in the number between 2011 and 2016.

**Birth Place**



Australian born:  
 2011: 63.6% (City 63.6%)  
 2016: 62.8% (City 58.7%)

Overseas born:  
 2011: 25.1% (City 29.9%)  
 2016: 31.0% (City 34.6%)

Trends: largest number of new residents between 2011 and 2016 who were born overseas:

- India (+306)
- Philippines (+191)
- Burma/Myanmar (+89)

The proportion of Australian born people decreased marginally between 2011 and 2016, as the population grew and the proportion of people born overseas increased. This trend will continue over time, with Seville Grove becoming increasingly multicultural.

**Language other than English (LOTE)**



Between 2011 and 2016 Seville Grove had an increase in the number of LOTE speakers at home +1,088 (116.4%) bringing the total speakers of LOTE at home to 18% (City 18.8%).

The top three LOTE spoken at home in Seville Grove were:

- Filipino/Tagalog 264 speakers (2.6%)
- Tamil 180 speakers (1.8%)
- Karen 150 speakers (1.5%)

There had been a proportionately large increase in the number of people who speak a language other than English at home, including an increase in those who speak English either not well or not at all, 3.1%.

**Education**



Completed year 12	46.0%	(City 48.5%)
Bachelor or higher	10.1%	(City 16.0%)
Advanced/diploma	8.9%	(City 9.1%)
Vocational	26.6%	(City 23.6%)
No Qualification	45.5%	(City 41.7%)

Currently attending University 3.1% (City 3.4%)  
 Currently attending TAFE 2.4% (City 2.1%)

Increase in Bachelor or Higher degree 2011–2016, +345 people.

Seville Grove's education and qualification data is an indicator of socio-economic status and the economic opportunities and skill gaps in the local labour market.

**On-line at home**



Access to the internet at home:  
 2011: 78.7% (City 74.7%)  
 2016: 83.0% (City 81.4%)

Seville Grove had a higher proportion of homes with internet access compared to the wider City.

9.4% identified as having no internet connection at home (with the remainder not stated).

Internet access has become crucial in economic participation. Those without access are placed at a distinct disadvantage, and they depend on access and support through facilities such as the City's libraries.

**Volunteer**



In 2016, 14.3% of the population reported doing some form of voluntary work which was lower than the wider City, 16.1%.

The number of volunteers in Seville Grove increased by +301 people between 2011 and 2016.

Volunteering indicates a level of community cohesiveness, belonging, and social connection. Seville Grove had a lower level of volunteering than the wider City, though it was increasing steadily.

**DEMOGRAPHIC DATA**

**WHAT DOES THIS TELL US?**

**Work**



Unemployment increased by 3.8% from 2011 to 2016 and remained marginally lower than the wider City.

2011: 5.0% (City 5.4%)  
2016: 8.8% (City 9.2%)

From 2011 to 2016, the number of people employed increased by +153, and the number unemployed increased by +214. In 2016 Seville Grove's labour force was 5,111, of which 1,637 were employed part-time and 2,930 were full time workers.

Employment status is linked to a number of factors including Age Structure, which influences the number of people in the workforce; the economic base and employment opportunities available in the area and; the education and skill base of the population.

**Work:  
Youth  
(15–24 years)**



Seville Grove youth unemployment increased from 2011 to 2016.

2011: 9.8% (City 10.9%)  
2016: 16.7% (City 17.4%)

Youth are particularly vulnerable to unemployment as they transition from education to work.

**Disengaged  
Youth  
(15–24 years)**



In 2016, 12.8% of Seville Grove's youth were considered 'disengaged' which was one of the only suburbs across the City which experienced a decrease.

2011: 14.1% (City 13.1%)  
2016: 12.8% (City 14.8%)

Large numbers of people in this category can indicate a lack of access to employment or education facilities or a population in need of targeted services.

**Mortgage/  
Rental Stress**



Mortgage stress:

2011: 10.7% (City 9.7%)  
2016: 12.4% (City 11.2%)

Rental stress:

2011: 29.8% (City 30.1%)  
2016: 24.3% (City 35.7%)

Housing affordability is a significant social problem with many households struggling to afford rent, or struggling to buy their home and spending a large proportion of their income on their mortgage.

**Travel to work**



Method of travel to work:

By car 78.0% (2011 75.2%)  
Public transport 6.7% (2011 7.7%)  
Bike 0.1% (2011 0.4%)  
Walk 0.5% (2011 0.7%)

The trend in Seville Grove was a decreasing proportion of cycling, walking and catching public transport, and an increase in people travelling to work by car.

Transport usage data is useful for understanding transport behaviour, and to address barriers to public transport, walking and cycling, which improve community connection, health and wellbeing.

**SEIFA**



Index of Relative Socio-economic Disadvantage 2011 and 2016:

2011: Seville Grove 988.6 (City 996.1)  
2016: Seville Grove 986.6 (City 994.0)

The index is derived from attributes including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## Forecast population, households and dwellings in Seville Grove

In 2016, the total population of Seville Grove was 10,560. It is expected to increase by over 1,600 people to 12,210 by 2026, at an average annual growth rate of 1.45%. This is based on an increase of over 600 households during the period, with the average number of persons per household falling from 2.98 to 2.94 by 2026.

### Forecast population, households and dwellings in Seville Grove

FORECAST YEAR	2016	2021	2026	2031	2036
Population	10,560	11,697	12,210	12,227	12,216
Change in population (5 years)		1,127	513	17	-12
Average annual change		2.05%	0.86%	0.03%	-0.02%
Households	3,551	3,951	4,153	4,198	4,226
Average household size	2.98	2.96	2.94	2.91	2.89
Dwellings	3,702	4,119	4,329	4,376	4,406

## Forecast Age Structure

In 2016, the dominant age structure for persons in Seville Grove was ages 0 to 4 years, which accounted for 10.6% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 10 to 14 years, which is expected to increase by 238 and account for 8.2% of the total persons.

The largest five year age group in 2026 will be 25 to 29 years, with a total of 1,086 persons.

Compared with the wider City, Seville Grove had a high proportion of children and young adults, indicating a high proportion of young families living in the area.

## 2015 Australian Early Development Census Scores

The table below illustrates AEDC scores in Seville Grove, compared with those across the wider City, WA and Australia. The scores for Seville Grove reveal a relatively greater proportion of children are developmentally vulnerable in most domains, and relatively lower proportions are developmentally on track. A total of 187 children were included in the data for this area.

	PHYSICAL HEALTH & WELLBEING			SOCIAL COMPETENCE			EMOTIONAL MATURITY			LANGUAGE & COGNITIVE SKILLS			GENERAL KNOWLEDGE & COMMUNICATION SKILL		
	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %	On Track %	At Risk %	Vulnerable %
Seville Grove	77.0	10.7	12.3	71.7	11.8	16.6	71.7	11.8	16.6	80.7	11.8	7.5	79.7	15.0	5.3
City of Armadale	74.7	14.2	11.1	78.7	11.3	9.9	78.7	11.3	9.9	81.9	11.0	7.1	77.5	15.2	7.4
Western Australia	78.8	11.3	9.9	77.1	14.5	8.7	77.1	14.5	8.7	82.7	10.6	6.6	79.4	12.6	8.0
Australia	77.3	13.0	9.7	75.2	15.0	9.9	75.2	15.0	9.9	84.6	8.9	6.5	76.3	15.1	8.5

## Major Amenities

### Centres

Champion Drive Shopping Centre.

### Facilities

Seville Grove Library, Armadale Fitness and Aquatic Centre, Champion Centre.

### Parks & Recreation

Bob Blackburn Reserve, Barry Poad Reserve, Matthew Stott Reserve, San Jacinta Reserve, Seminole Reserve.

### Education Facilities

Willandra Primary.

# Explanatory Notes

## Data Source

Unless otherwise stated the data referred to in this document is derived from the 2011 and 2016 Australian Bureau of Statistics Censuses. Primary analysis of this data was undertaken by the City's demographic consults .id.<sup>13</sup>

## Estimated Resident Population

The most accurate count of the total population is 'Estimated Resident Population,' which factors in an estimate of those missed in the Census and those who were overseas on Census night. It is usually higher than either Census count, and is also updated annually after the Census, providing preliminary estimates for up to 5 years. This document uses the Estimated Resident Population Census totals.

## Forecast Population Data

Each section contains 'forecast' population data. The way in which the forecast data is calculated differs slightly from the historic demographic profile as the forecasts use slightly different geographic splits of the ABS data. This can result in very slight discrepancies between the base year population totals.

## 2015 AEDC – Australian Early Development Census

AEDC is a measure of child development. It is a measure of young children's development based on a teacher completed instrument across the five developmental domains; physical health and wellbeing, social competence, emotional maturity, learning and cognitive skills, and general knowledge and communication skills.

## 2011 and 2016 SEIFA – Index of Disadvantage

The City's SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. It is a good place to start to get a general view of the relative level of disadvantage in one area compared to others and is used to advocate for an area based on its level of disadvantage.

The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. When targeting services to disadvantaged communities, it is important to also look at these underlying characteristics as they can differ markedly between areas with similar SEIFA scores and shed light on the type of disadvantage being experienced.

A higher score on the index means a **lower** level of disadvantage. A lower score on the index means a **higher** level of disadvantage

## Further information

- Additional data, including SEIFA data, can be obtained from on the City's Community Profile at: <https://www.armadale.wa.gov.au/community-profile>.
- Additional AEDC information can be found at: <https://www.aedc.gov.au/>
- Additional information regarding the City owned facilities can be found at: <https://www.armadale.wa.gov.au/community-facilities-hire>

<sup>13</sup> <https://profile.id.com.au/armadale/home>



[armadale.wa.gov.au](http://armadale.wa.gov.au)

