

PART C – APPENDICES

2. Town of Victoria Park Local Profile



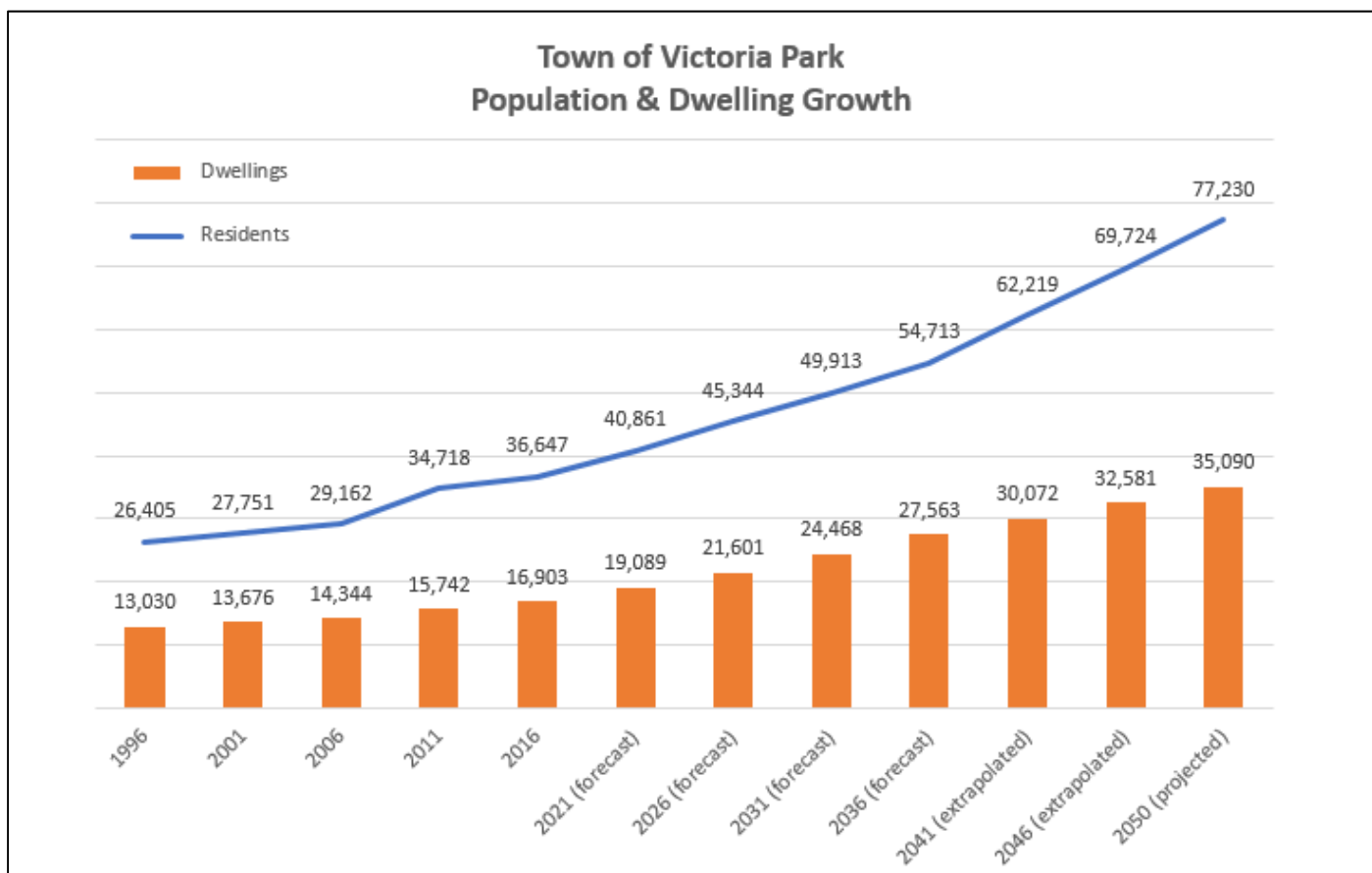
APPENDIX 2 – LOCAL PROFILE

This appendix provides an outline of key demographic and dwelling statistics for the Town of Victoria Park based on data from the Australian Bureau of Statistics (ABS) Census of Population and Housing that is presented in the Town’s community profiles which can be found at <https://www.victoriapark.wa.gov.au/About-Council/Who-are-we/Demographics-and-statistics>

At the 2016 Census:

- the Town was home to 36, 647 residents, although the Estimated Resident Population fell slightly at 2018 to 36,601 residents.¹
- there were 16,942 dwellings (private and non-private dwellings).
- the gross population density was 20.4 people per hectare and gross dwelling density was 9.4 dwellings per hectare².
- the average household size was 2.28 people per dwelling compared with Greater Perth at 2.55 people per dwelling.

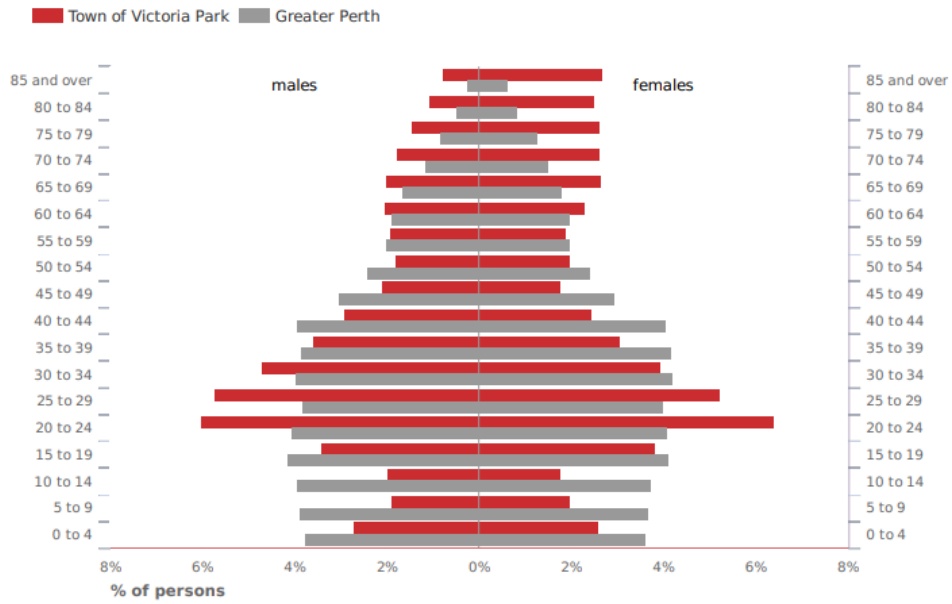
Between 2006 and 2011, the Town grew strongly at an annual average of 3.6% per year compared with Greater Perth at 2.7% per year, although growth slowed between 2011 and 2016 to an average of 1.1% per year compared with Greater Perth at 2.4% per year.



¹ ABS Estimated Resident Population – figure calculated following the 2016 Census.

² Total local government area of 1,792 hectares.

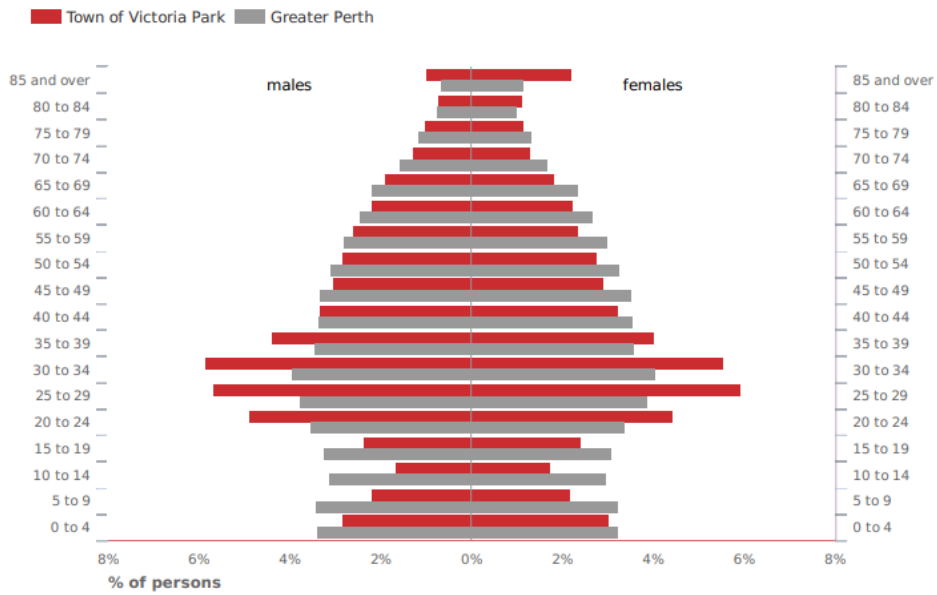
Age-sex pyramid, 1991



Source: Australian Bureau of Statistics, Census of Population and Housing, selected years between 1991-2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.

.id the population experts

Age-sex pyramid, 2016



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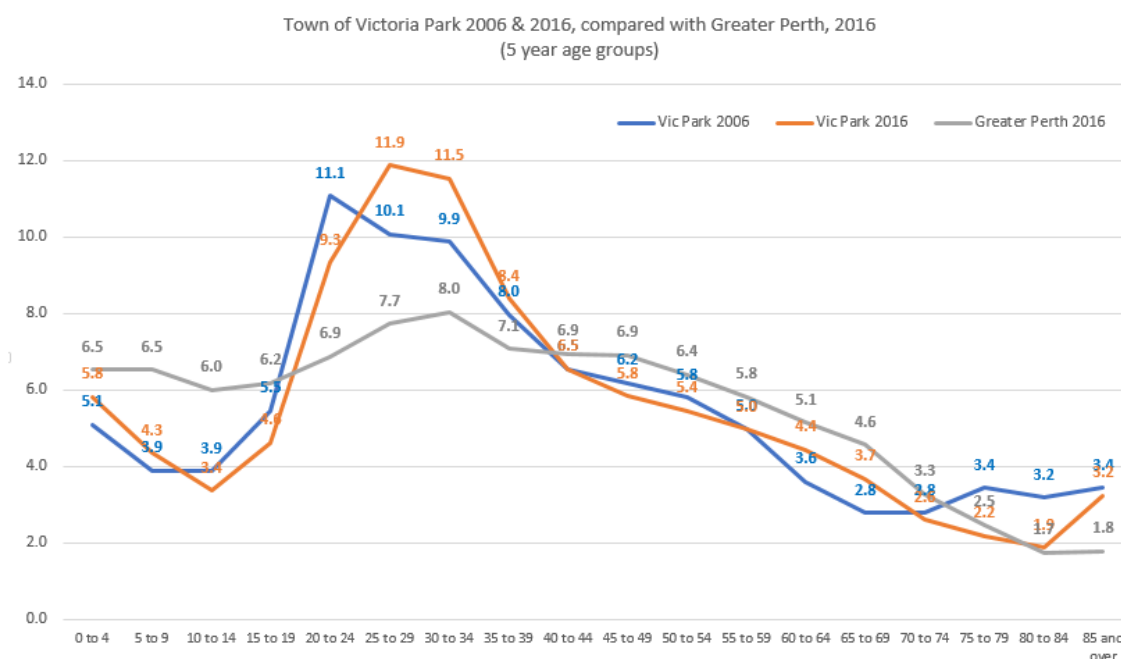
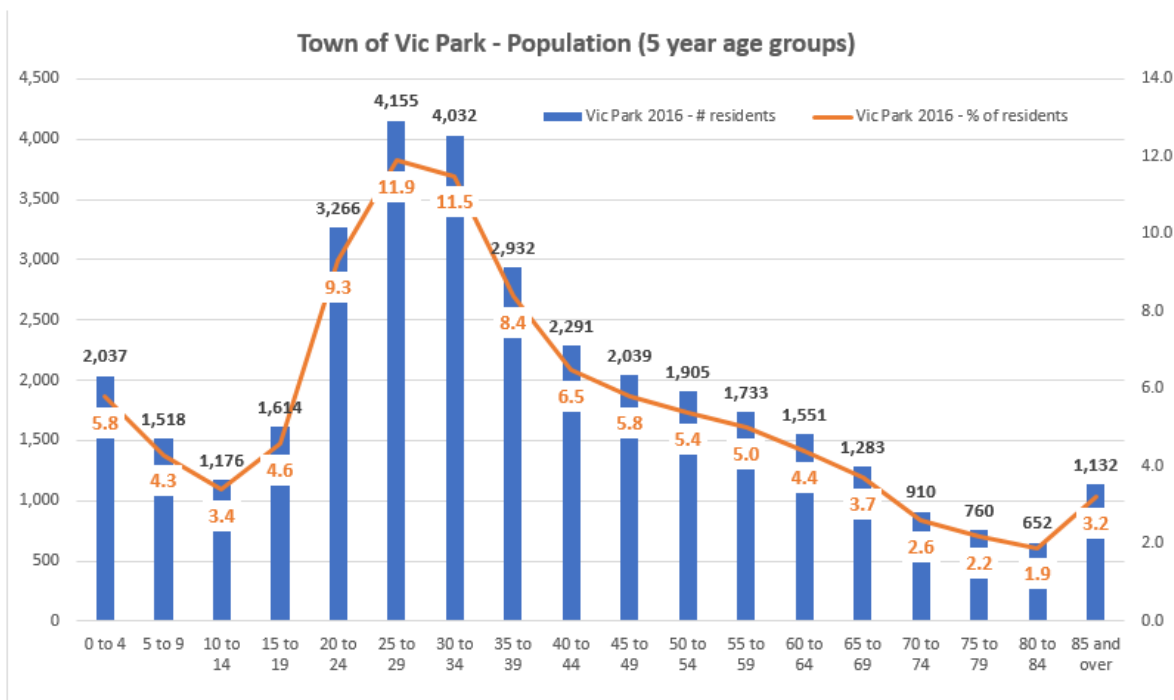
Age-sex pyramid graphs provide a snapshot of the changing 'shape' of the community over the last 25 years compared with 'average' profile across Greater Perth. The most obvious change between 1991 and 2016 is the growing dominance of the population aged between 30 to 55 years and the decline in proportions of the population 70 years and over.

At the 2016 Census:

- the dominant age group was 25 to 29 year olds (4,155 people) followed by 30 to 34 year olds (4,032 people).
- 41% of the population are 20 to 39 year olds.

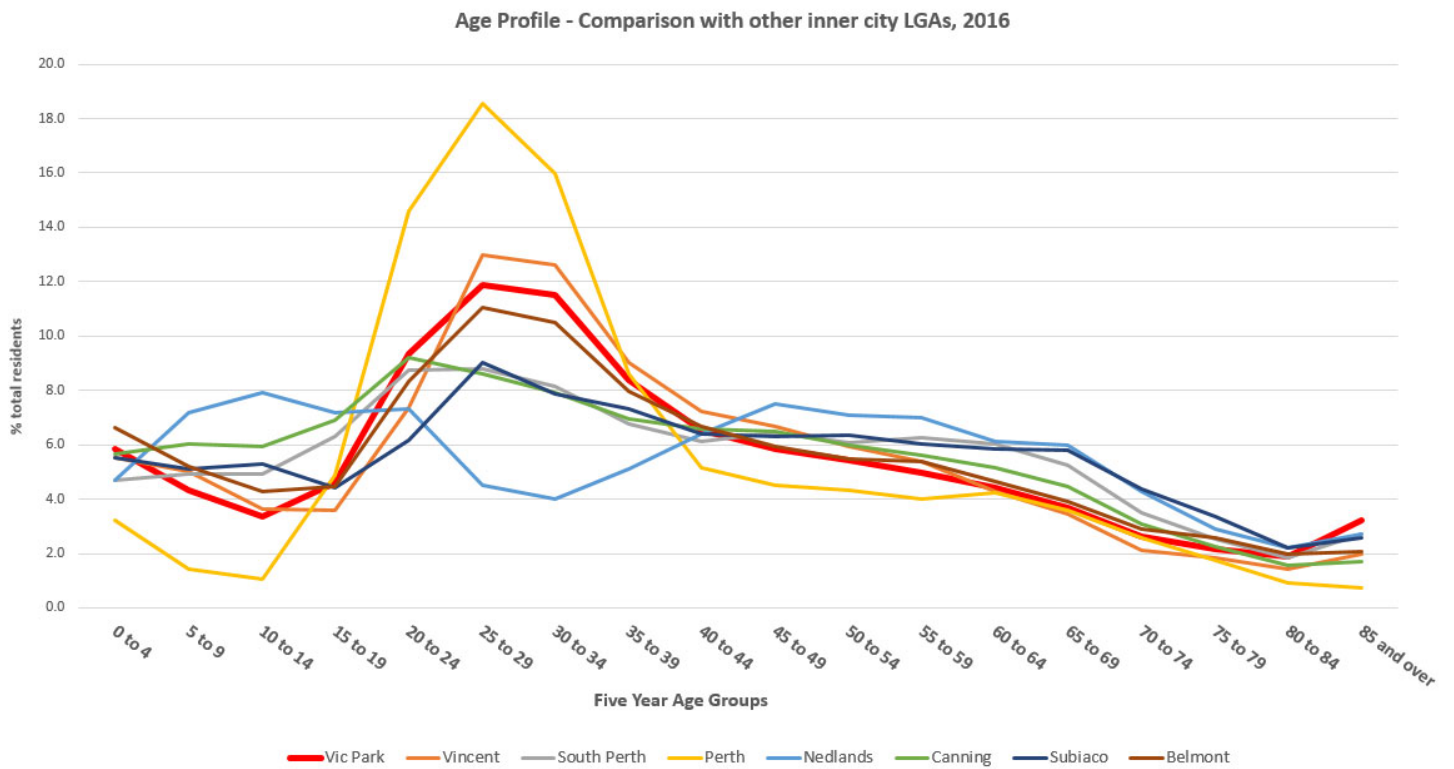
In 2016, compared with Greater Perth:

- the Town had lower proportions of younger children aged 5 to 14 years.
- the Town had much higher proportions of younger people aged 20 to 39 years.
- the Town had slightly lower proportions of people from 45 to 69 years.
- the Town had much higher proportion of people aged 85 and over.



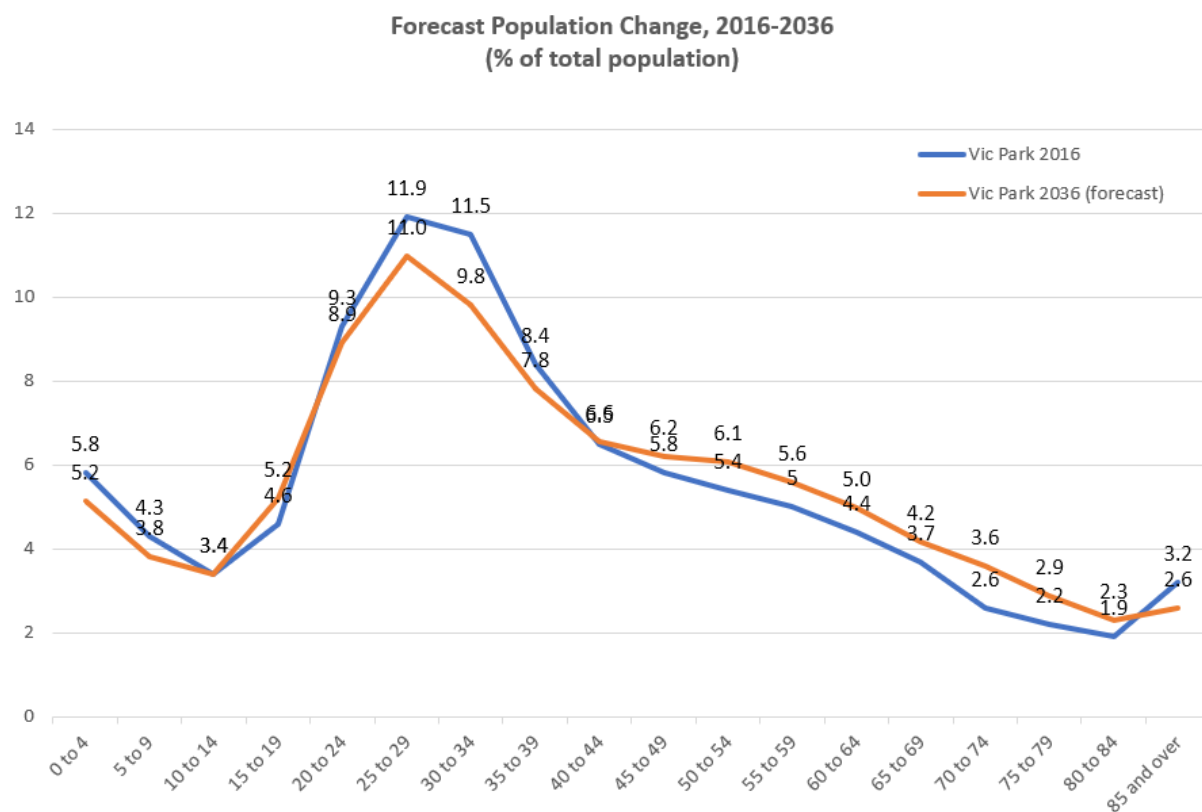
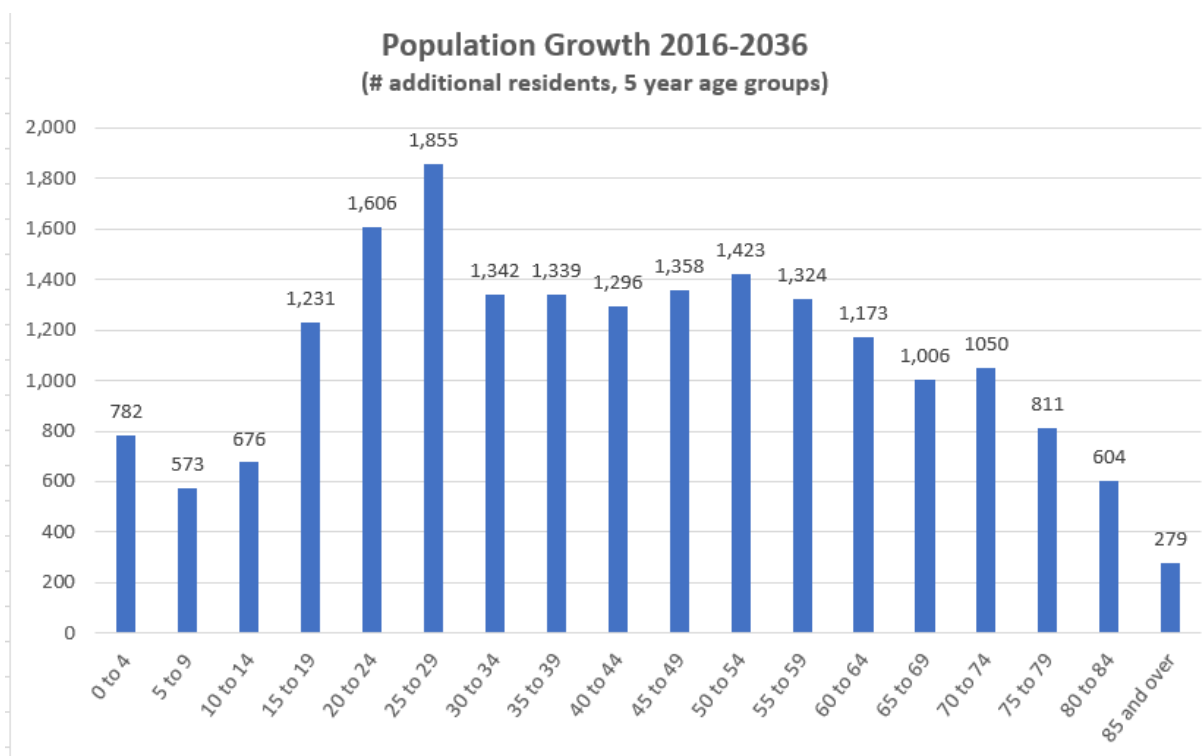
For the Town, the strongest growth rate between 2006 and 2016 was people aged 25 to 34 years, followed by 60 to 69 year olds, with a notable decline in the 75 to 84 year olds.

With the exception of the City of Perth (more young adults) and the City of Nedlands (less young adults), the age profile of the Town is similar to other inner-city local governments.



At 2036 the Town is forecast to have 54,713 residents³. The Town’s growth forecasts estimate an additional 18,000 people (rounded) and an additional 10,500 (rounded) dwellings between 2016 and 2036 (20 years).

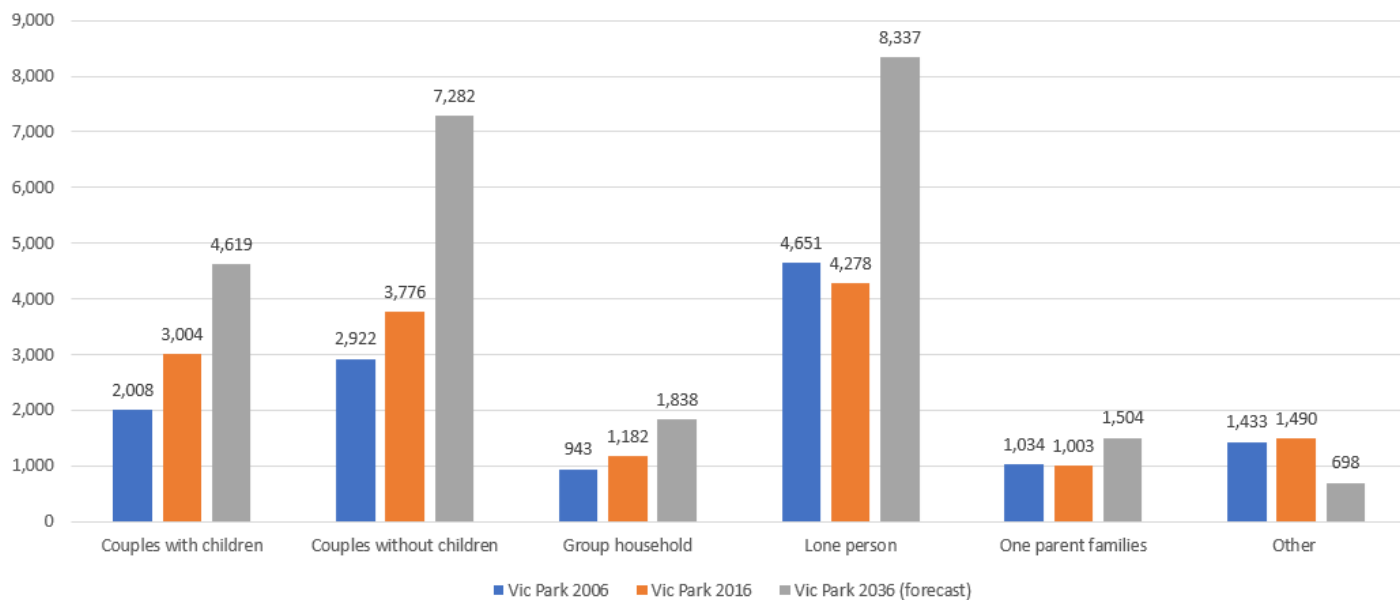
There is forecast growth across all age groups between 2016 and 2036. The gradual aging of the Town is evident in the higher proportion of residents aged 50-79 years in 2036 and lower proportions of younger children and young adults.



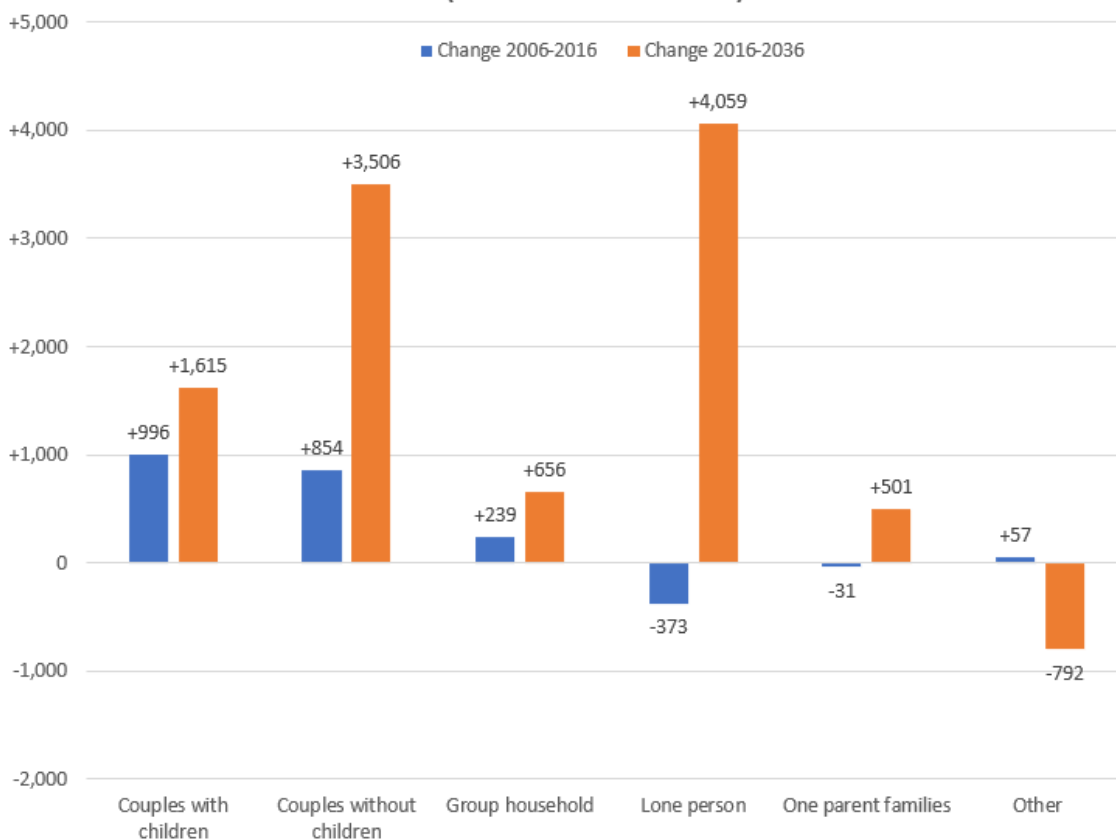
³ Id. the population experts (2015) Town of Victoria Park Forecasts, <https://forecast.id.com.au/victoria-park>

Despite a decline in the number of Lone Person households between 2006 and 2016, Lone Person households remain the largest type of household in 2016 forming 29% of all households, followed by Couples without Children (25.6%) and Couples with Children (20.4%). The majority of growth forecast to 2036 will be from Lone Person households (rising to 34.3% of all households) and Couples without Children Households (30% of all households).

Household Types, 2006, 2016 & 2036 (forecast)
(total # households)

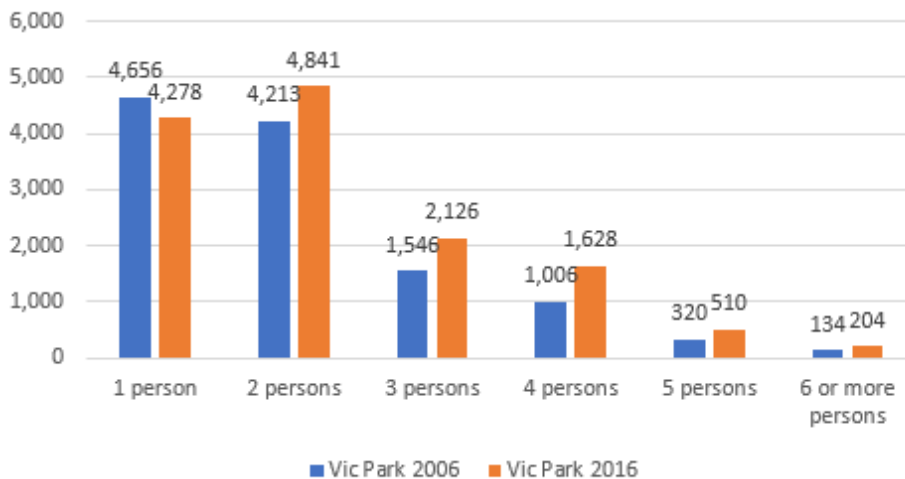


Change in Household Types, 2006-2016 and 2016-2036
(# of additional households)

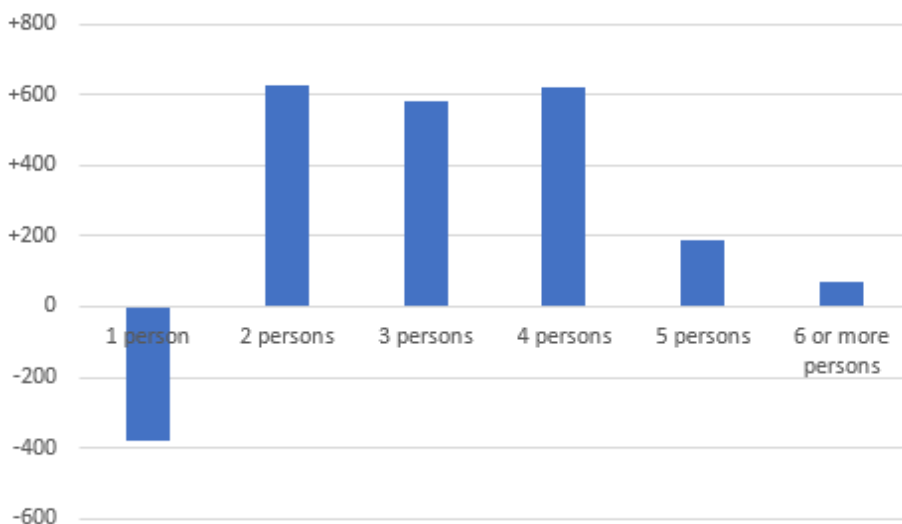


In 2016, the dominant household size was households with one or two persons (67% all households), while the dominant dwelling size was dwellings with three or more bedrooms (72%). Dwellings with two or less bedrooms comprised 28% of dwelling stock. When comparing the forecast growth in lone person households with prevailing housing types, there is an increasing mismatch between household size and dwelling size.

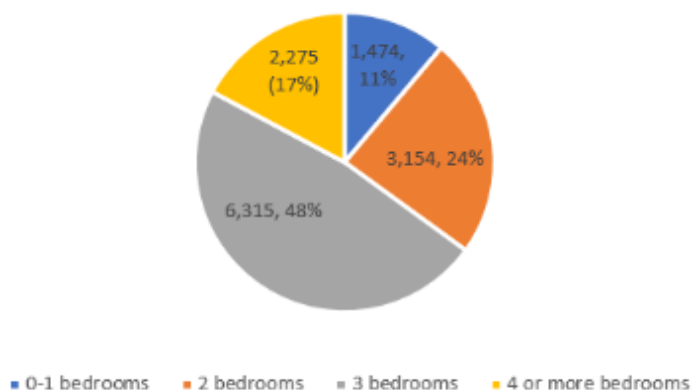
Household Size, 2006 to 2016
(persons/household, number households)



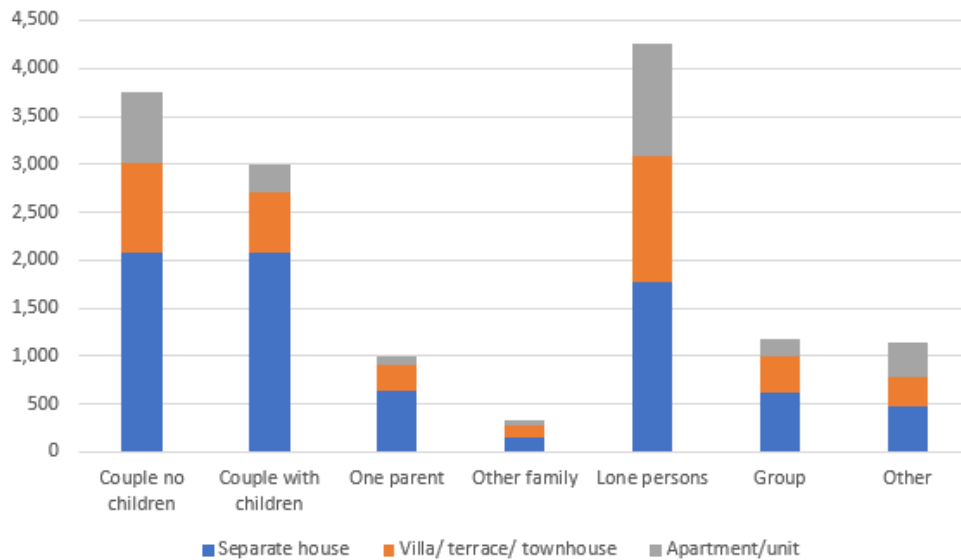
Household Size, net change 2006 to 2016



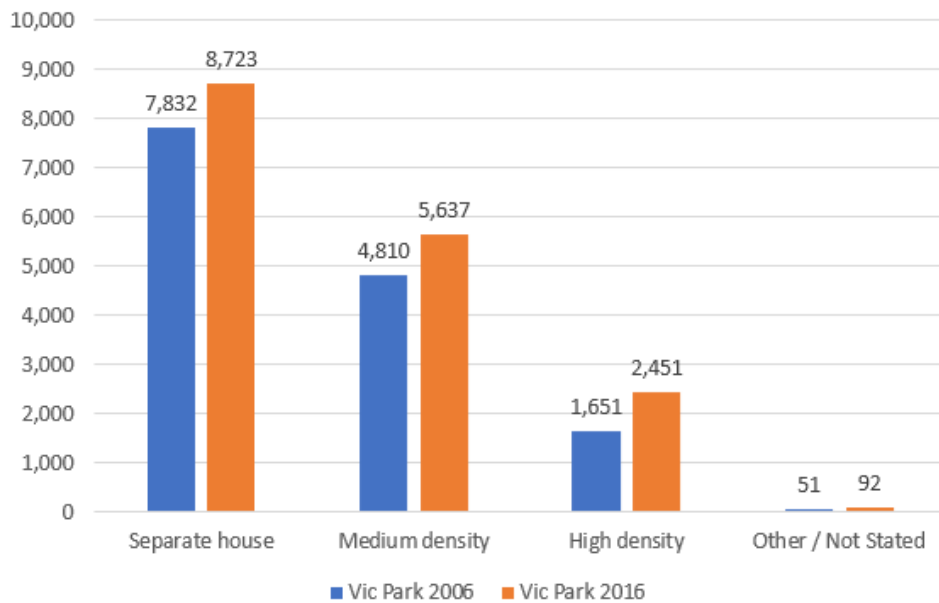
/ % bedrooms per dwelling, 2016



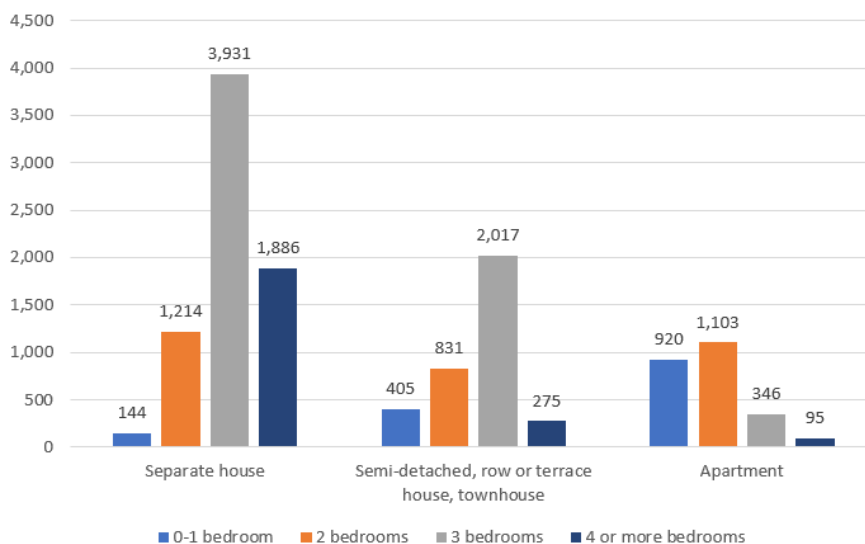
Density by Household Type, 2016



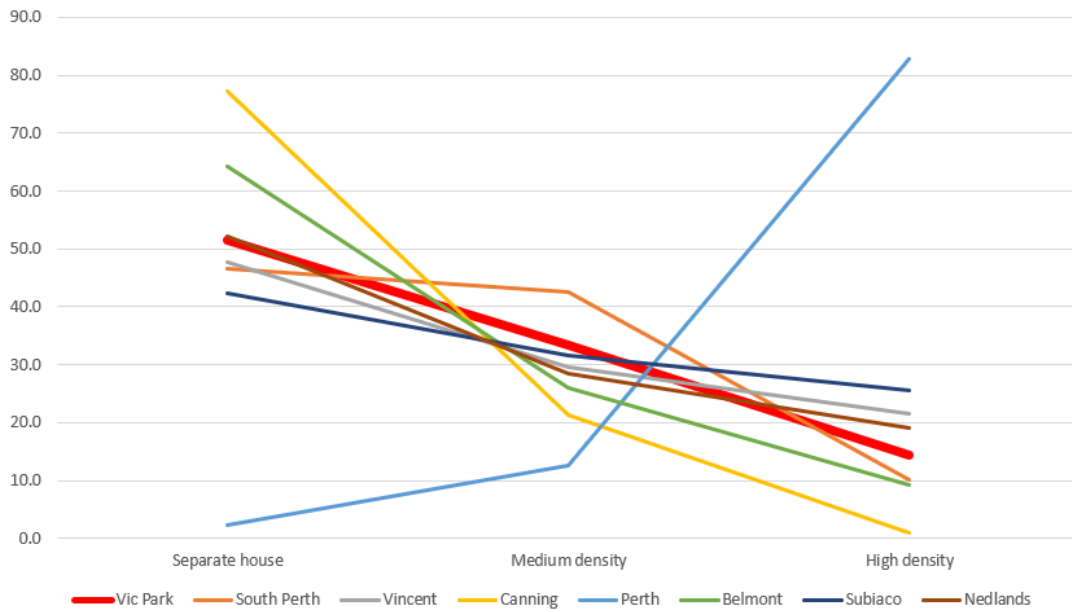
Dwellings by Density Type, 2006 and 2016 (number dwellings, enumerated)



Dwelling Size by Density Type, 2016 (# bedrooms)

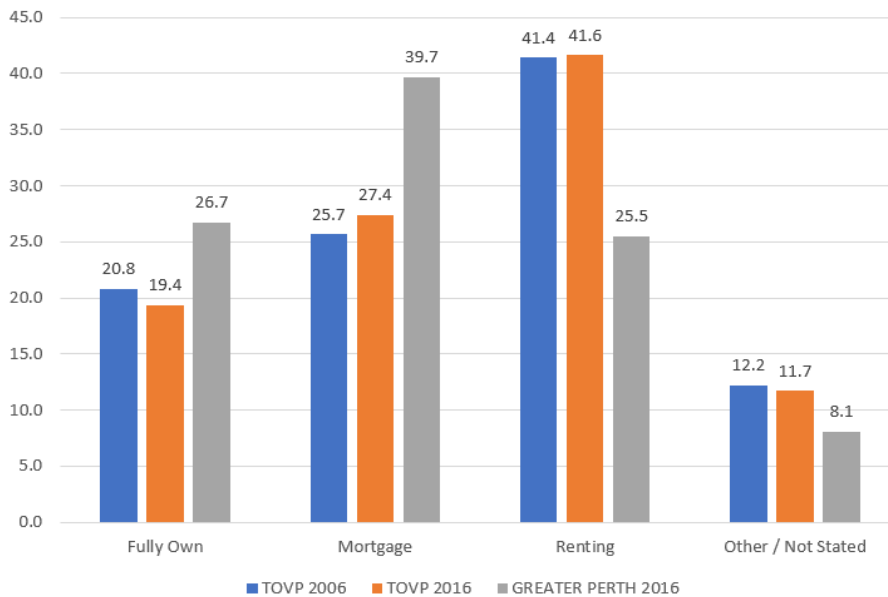


Dwelling by Density Types, 2016
Vic Park compared with other Inner City LGAs
(% total private dwellings)



In 2016, 41.6% of households rented and 46.7% owned or mortgaged their home. The Town has a much higher proportion of renters when compared to Greater Perth.

Housing Tenure, TOVP 2006-2016, compared with Greater Perth 2016
(as % of total households, enumerated)



Housing 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 housing costs. Housing affordability is a significant issue if mortgage and rent payments rapidly increase as a share of income. While stress can be highly dependent on individual circumstances, although Census data can provide an overview of the problem.

In 2016, 12.9% of households (1,764 total households, comprising 1,442 rental households) were experiencing housing stress compared to 10.7% across Greater Perth. While the Town of Victoria Park had a higher proportion of households experiencing housing stress, it is important to note that this varied across the Town. Proportions ranged from a low of 5.4% in Burswood to a high of 18.0% in Bentley.

Between 2006 and 2016, the proportion of households renting public and community housing declined from 6.6% (928 households) to 5.9% of households (871 households), compared with 3.6% and 3.1% respectively in Greater Perth. (Public and community housing is rented from a government housing authority, church, community housing or housing cooperative).

Between 2006 and 2016 there was a similar growth in dwelling categories with 891 additional separate houses, 827 medium density dwellings and 800 apartments. Spatial analysis of the location of new development between 2007 and 2016 found that around 20% of growth occurred on the Burswood Peninsula, 18.5% in other Activity Centres and 61.5% in general neighbourhood areas⁴. The large proportion of growth occurring in residential neighbourhoods is attributed to the incremental demolition and replacement of aging housing stock and subdivision of land facilitated by larger, original lot sizes and application of medium Residential Density Codes.

In 2016, 12.8% of private dwellings were unoccupied (2,177 dwellings), increasing from 9.4% in 2006, compared with 10.5% for Greater Perth.

	2006		2016		
	Vic Park		Vic Park		Greater Perth
	#	%	#	%	%
Occupied private dwellings	12,991	90.3	14,734	87.0	89.4
Unoccupied private dwellings	1,355	9.4	2,177	12.8	10.5
Non private dwellings	35	0.2	31	0.2	0.1
Total dwellings	14,381	100.0	16,942	100.0	100.0

⁴ Analysis of housing consumption and opportunities, by ID for the Town of Victoria Park, Sept 2016