

This profile is a snapshot of the demographic characteristics of Banyule's East Precinct. It is part of a suite of profiles produced to help understand the characteristics of the municipality, assist in planning services and facilities to better meet needs, provide consistent evidence-based data and to anticipate future population changes.

Location



The suburbs of **Lower Plenty, Viewbank** and **Yallambie** make up the East Precinct.

The land use in the precinct varies. Lower Plenty is a mainly low density residential and parkland area, with some rural residential areas and a small commercial centre. Viewbank is an established residential and parkland area and Yallambie is an established residential area that includes the Simpson Army Barracks.



Population & age group

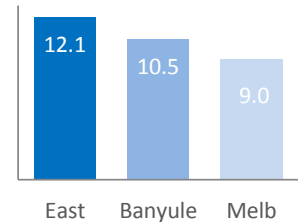


The total resident population in the precinct is 14,514. Almost half of the residents (47%) live in the suburb of Viewbank. The population density in the precinct is 10.2 persons per hectare, the lowest in the municipality.

Relative to the municipality the East Precinct has:

- the second lowest number of newborns and pre-schoolers (aged 0-4 years).
- the second highest proportion of primary school children (aged 5-11 years).
- the lowest proportion of residents aged 25-34 years.
- the highest proportion of residents aged 35-49 years.
- a relatively high proportion of empty nesters and retirees (aged 60-69 years) - see chart.

Proportion of residents aged 60 to 69 years (%)

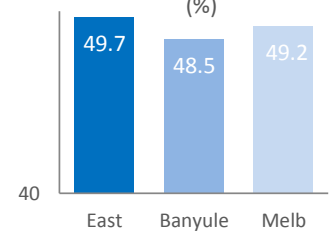


Gender



The East Precinct has a gender breakdown that is closest to a 50-50 split across the municipality. The proportion of males (49.7%) is highest across the municipality and higher compared to Banyule and Greater Melbourne - see chart. At the suburb level, Yallambie has the highest proportion of males (52.3%) across all 18 suburbs in the municipality - all other suburbs have a proportion below 50%.

Proportion of males (%)



Forecast

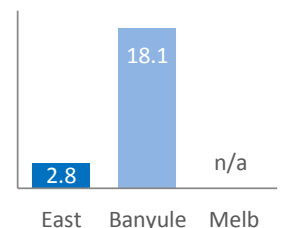


From 2011 to 2017, the population is forecast to have a net increase of 313 residents, bringing the total precinct population to 14,827.

The largest increase (+466) is forecast for the seniors age group (70-84 years), followed by the older workers and pre-retirees age group (50-59 years).

From 2011 to 2031, the population is forecast to have a net increase of 401 residents (the lowest across the municipality), bringing the total precinct population to 14,915. The largest growth (+673 residents) is forecast for the seniors age group (70-84 years). The largest decline (-403 residents) is forecast for the 35-49 years age group. A decline is also forecast in the younger population (aged 0-24 years).

Forecast population change from 2011 to 2031 (%)

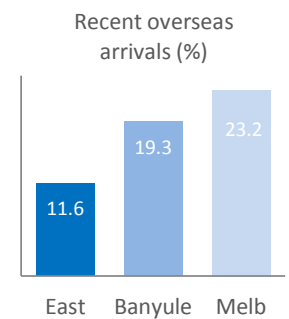


Country of birth



The proportion of residents born overseas (19.3%) is lower compared to Banyule (22.1%) and considerably lower compared to Greater Melbourne (31.4%). However at the suburb level, Viewbank has a higher proportion (25.4%) than Banyule. In the precinct, the proportion of recent overseas arrivals is relatively low - see chart.

The main overseas countries of birth are: United Kingdom, Italy, New Zealand and Greece. Between 2006 and 2011, the greatest growth occurred from China and India.

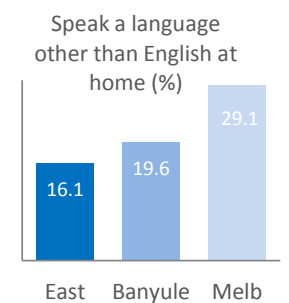


Language



A relatively low proportion of residents speak a language other than English at home - see chart. At the suburb level, Viewbank has a higher proportion at 24.4%.

A lower proportion of residents indicated difficulty speaking English in the East Precinct (1.5%) compared to Banyule (2.7%) and Greater Melbourne (5.0%).



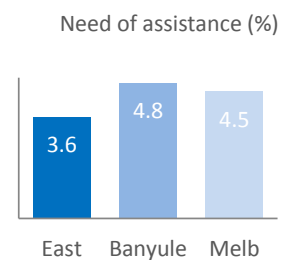
Need for assistance



Overall 516 residents indicate a **need for assistance**¹ with core activities due to a disability, long-term health condition, or old age.

This represents a proportion that is lower compared to Banyule and Greater Melbourne - see chart.

At the suburb level, Lower Plenty has a slightly higher proportion (5%).

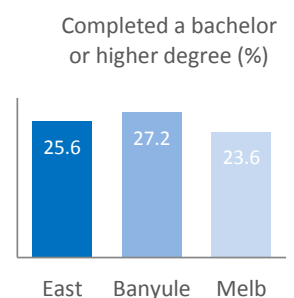


Education



The proportion of residents that completed Year 12 or equivalent is around 56%, similar to Banyule.

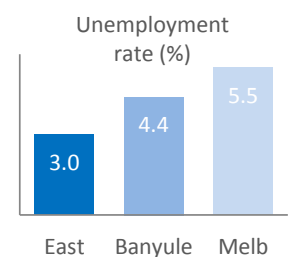
However, the proportion that completed a bachelor or higher degree is a little lower (25.6% compared to 27.2%). At the suburb level, Yallambie has one of the lowest proportions at 20.8%.



Employment



The precinct has the equal lowest unemployment rate (3%) across the municipality. **Health care and social assistance** is the most common industry of employment followed by **public administration and safety**. The suburb of Yallambie has a large number of residents (539) employed in public administration and safety, representing a proportion that is considerably higher than that for Banyule (26.1% compared to 7.1%).



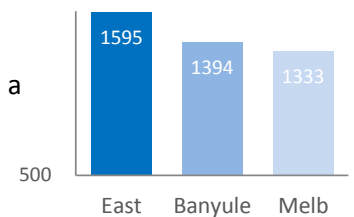
Income



Households in the East Precinct were less likely to have earned a low income and more likely to have earned a high income than those in Banyule and Greater Melbourne.

The proportion of households that earned a low income was second lowest across the municipality. Similarly, the proportion of households that earned a high income was second highest across the municipality.

Median weekly household income (\$)



SEIFA

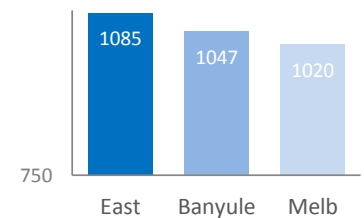


A higher score on the **Socio-Economic Index for Areas** indicates a lower level of disadvantage.

The East Precinct has an index higher than Banyule and Greater Melbourne and the second highest across the municipality.

This suggests the East is not disadvantaged. However, one area in the suburb of Lower Plenty has a lower index (1,020) than Banyule, thus indicating some disadvantage.

SEIFA



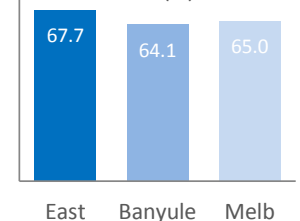
Travel to work



The proportion of residents aged 15 years and above, that travel to work by car is higher than the proportion for Banyule but around the same compared to Greater Melbourne - see chart. The suburb of Yallambie has a lower proportion (56.8%) and a significantly higher proportion that walk to work (14% compared to 2.5% each for Banyule and Greater Melbourne).

Between the years 2006 and 2011, the proportion of persons in the East Precinct that travelled to work by train increased, except in the suburb of Lower Plenty. Lower Plenty has the lowest proportion of all 18 suburbs in the municipality travelling to work by public transport.

Travel to work by car (%)



Housing & tenure



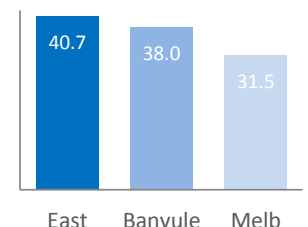
The majority of households live in separate houses and fully own their home, except in the suburb of Yallambie which has a relatively high proportion of households renting privately (25.6% compared to 16.1% in Lower Plenty and 10.5% in Viewbank).

The proportion of medium density housing is relatively low (13.3% compared to 18.7% for Banyule and 21.1% for Greater Melbourne). However it varies considerably across the 3 suburbs (4.5% in Yallambie, 10.5% in Viewbank and 25% in Lower Plenty).

Overall the East Precinct has a higher proportion of fully owned or mortgaged housing compared to Banyule and Greater Melbourne. The **rental stress**² in the precinct is relatively low (17.2% of households) but higher in the suburb of Lower Plenty (24.9%). The precinct also has:

- the lowest proportion of households renting social housing across the municipality (2.0%)
- an average median monthly mortgage repayment of \$2,002
- an average median weekly rental payment of \$292.

Proportion of households that fully own their home (%)



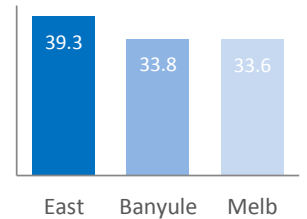
Households



In relation to household and family structure, the East Precinct has:

- mostly couples with children followed by couples without children.
- a lower proportion of lone persons compared to Banyule and Greater Melbourne but higher in the suburb of Lower Plenty.
- emerging household types consisting of lone persons in the suburbs of Lower Plenty and Yallambie and one parent families in Viewbank.

Couples with children (%)

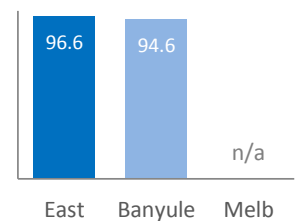


Early development



Children in the East Precinct were least likely to have been **developmentally vulnerable**³ across the municipality. They were more likely to be in day care compared to Banyule but less likely than Greater Melbourne. The proportion of preschool participation is second highest in the municipality and the proportion of residents providing unpaid childcare is slightly higher than Banyule and Greater Melbourne.

Preschool participation (%)



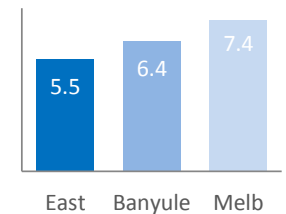
Source: 2012 AEDI

Youth



The rate of **disengaged youth**⁴ is lower than the rate for Banyule and Greater Melbourne - see chart. Similarly the youth unemployment rate is also lower (8% compared to 11.2% for Banyule and 12.3% for Greater Melbourne). At the suburb level, Lower Plenty has a slightly higher proportion of disengaged youth (6.5%).

Disengaged youth (%)



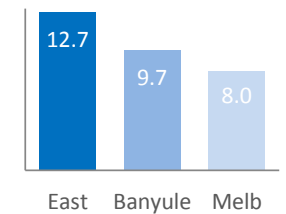
Older people



The East Precinct has 2,301 residents aged 65 years and over, representing 15.9% of the total population - a proportion that is about the average for Banyule but higher compared to Greater Melbourne.

The proportion of older lone person households is second lowest across the municipality (8.2%) while the proportion of older couples without children is highest across the municipality (12.7%).

Older couples without children (%)

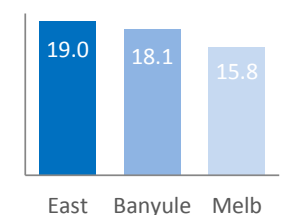


Volunteering & unpaid care



A slightly higher proportion of residents aged 15 and over volunteered for an organisation or group compared to Banyule - see chart. The number of residents that provided unpaid care or assistance to family members or others because of a disability, long term illness or old age was 1,356. This represents 11.4% of the population and is slightly lower than the proportion for Banyule (12.3%). Between 2006 and 2011, there was relatively little change in the proportion of volunteers and unpaid carers.

Volunteering (%)



Community views

What respondents to the 2014 Household Survey like and dislike about living in the area.



Top 3 likes

- Safety of the area/streets
- Quality of homes in the area
- Familiarity with the area



Top 3 dislikes

- Traffic issues
- Width of roads
- Car parking

In addition, households were more likely than average to like the country atmosphere and dislike the distance to shops, access to public transport, access to recreation opportunities and access to community facilities.

Key findings and challenges

The East Precinct has a higher than average socio-economic profile and is distinguished by its physical characteristics that include extensive parkland, a military area and low population density.

The precinct has the highest proportion of **couples with children** and the second highest proportion of residents in their **early years and youth** (ages 0 to 24 years) across the municipality. This has implications for child, youth and family services.

Over the next two decades the **population growth** is projected to be slow with a net increase of 401 residents, the lowest across the municipality. Most of the population growth is forecast for the 70-84 years age group. The number of families in the precinct will decline while the number of **older persons** is forecast to increase. The emerging **lone person households** may increase the demand for smaller and more suitable housing in the area.

The challenges in the precinct vary for each of the 3 suburbs. In the suburb of Yallambie the demographic profile is typical of a military community. Across all 18 suburbs in the municipality, Yallambie has the largest proportion of **males**, the largest proportion of **18 to 24 year olds**, over one quarter of its working population employed in the **public administration and safety** industry and a low **unemployment rate**. In addition, it is the only suburb where **walking to work** is more popular than travelling to work by **public transport** - this is likely due to the proximity of the Simpson Army Barracks. The challenge for the suburb of Yallambie is that it has the highest proportion of **children in day care** across the municipality, and a high proportion of **unpaid childcare** which may suggest current childcare services do not meet current demands.

The East Precinct has the lowest proportion of **recent overseas arrivals** across the municipality and a lower proportion of **culturally and linguistically diverse** population compared to Banyule. However, the suburb of Viewbank has a higher proportion of **overseas born** residents than Banyule and a higher proportion of residents that **speak a language other than English at home**. The proportion of residents with **low English proficiency** is also slightly higher compared to Banyule. This may present a challenge for the area because low English proficiency can affect a person's ability to access services and take advantage of opportunities.

The suburb of Lower Plenty has an older age profile and subsequently a higher proportion of residents in **need of assistance** with their daily core activities, as well as a higher proportion of **lone person households**. The **rental stress** is higher compared to the other two suburbs. Further analysis may determine likely factors contributing to this.

The suburb of Lower Plenty also has a slightly higher proportion of **disengaged youth** and a slightly higher **unemployment rate** compared to the other two suburbs in the precinct. The availability of **public transport** may be a reason for the difference and may be a challenge for the area. Hence the proportion of residents in Lower Plenty that **travel to work by public transport** is lowest across all 18 suburbs in the municipality. In the 2014 Household Survey, the proportion of households that disliked access to public transport was highest in the East Precinct. Furthermore, the distance to shops was ranked in the top 3 likes for all precincts except for the East Precinct.

More information

This profile is part of a suite of resources produced by Banyule's Community and Social Planning Unit which includes seven more detailed Precinct Profiles.

More resources can be found at www.banyule.vic.gov.au/stats



Notes

- 1 Identifies people who report a **need for assistance** due to a profound or severe core activity limitation. It does not necessarily represent the total number of residents with a disability - hence not all persons with a disability require assistance with their daily
- 2 **Rental stress** is defined as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on rent.
- 3 **Developmentally vulnerable** is based on the Australian Early Development Index (AEDI), a population measure of 5 areas or domains of children's development as they enter school. Children who score in the lowest 10 per cent of the AEDI population are classified as 'developmentally vulnerable'.
- 4 **Disengaged youth** is defined as 15-24 year olds not in employment or education. The rate is based on the total number of 15-24 year olds. In contrast the Youth Unemployment rate is based on 15-24 year olds seeking and available for work.

Data source

Unless otherwise stated, data is sourced from id - compiled by id consultants using Australian Bureau of Statistics, Census of Population and Housing 2011.