

North East Precinct Demographic Profile

This profile is a snapshot of the demographic characteristics of Banyule's North 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 **Briar Hill, Montmorency, St Helena** and part of the suburb of **Eltham North** make up the North East Precinct. It is an established residential area with some commercial land use.

The area is green and leafy with good access to many recreation opportunities including parklands.



Population & age group



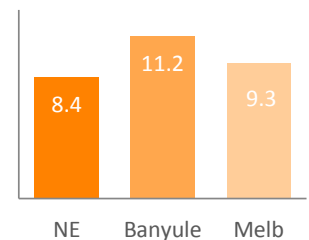
The total resident population in the precinct is 16,942. Over half (51.7%) of residents live in the suburb of Montmorency.

The population density is 21.3 persons per hectare.

Relative to the municipality, the precinct has:

- the highest proportion of residents aged 12-17 years.
- the highest proportion of older workers and pre-retirees (aged 50-59 years).
- the lowest proportion of senior and elderly residents (aged 70+ years).

Aged 70 years and above (%)



Forecast

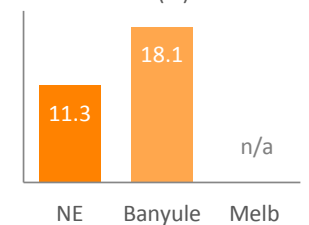


From 2011 to 2017, the population is forecast to increase by 813 residents to 17,757. The largest increase (+394) is forecast for the empty nesters and retirees age group (60-69 years), followed by the seniors age group (70-84 years).

From 2011 to 2031, the population is forecast to increase by 1,906 residents to 18,848. A majority of this increase (62.8% or 1,197 residents) is expected to occur in the 70-84 years age group. The number of school children (aged 5-17 years) is expected to increase by 422 (from 2,670 to 3,092 persons).

The overall population change is relatively low - see chart.

Forecast population change from 2011 to 2031 (%)



Country of birth

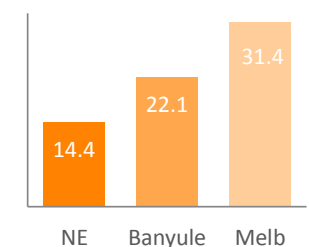


The North East Precinct has the lowest proportion of overseas born residents across the municipality. However, from 2006 to 2011 the number and proportion of overseas born increased.

The precinct also has a relatively low proportion of recent overseas arrivals (11.6% compared to Banyule 19.3% and Greater Melbourne 23.2%); the majority (45.8%) having arrived in Australia over 40 years ago.

The main overseas countries of birth are: United Kingdom, Italy, New Zealand and Germany.

Overseas born residents (%)



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Language

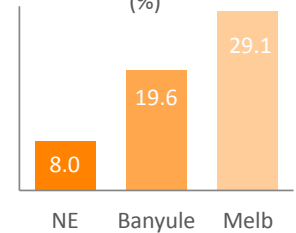


Residents that speak a language other than English at home make up 8.2% of the population. This is the lowest across the municipality and significantly lower compared to Greater Melbourne - see chart.

A small proportion of residents indicated difficulty speaking English (0.6%, 110 persons), compared to Banyule (2.7%, 3156 persons) and Greater Melbourne (5%).

The main non-English languages spoken at home are: Italian, Greek and Mandarin.

Language other than English spoken at home (%)



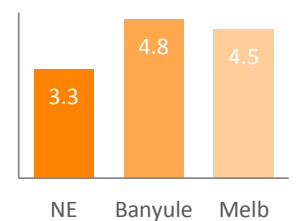
Need for assistance



Overall, 560 residents indicate a **need for assistance**¹ with core activities due to a disability, long-term health condition, or old age.

This represents 3.3% of the precinct population and is the lowest proportion across the municipality.

Need of assistance (%)

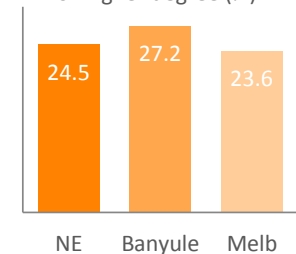


Education



A lower proportion of residents completed Year 12 or equivalent (54.6%) compared to Banyule (56%). A lower proportion also completed a bachelor or higher degree - see chart. However, the proportion that completed a diploma or vocational training was higher. At the suburb level, residents from Montmorency were more likely to have completed Year 12 and more likely to have completed a university qualification compared to Banyule and Greater Melbourne.

Completed a bachelor or higher degree (%)



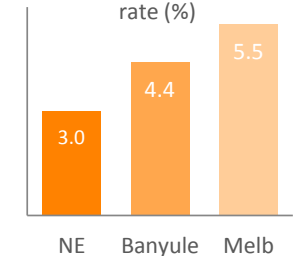
Employment



Residents were more likely to have been employed compared to residents in Banyule and Greater Melbourne. The unemployment rate is one of the lowest in the municipality and lower compared to Banyule and Greater Melbourne. The total labour force (residents aged 15 and above and available for work) is 69.5%, the largest across the municipality. In comparison the total labour force for Banyule is 63.1%.

Most residents are employed in **health care and social assistance** followed by **education and training**.

Unemployment rate (%)

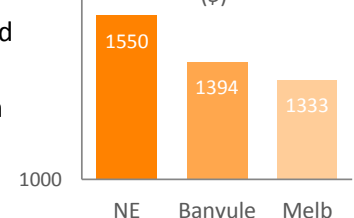


Income



A smaller proportion of households earn an income in the lower range (16.6% compared to 20.6% for Banyule and 22.9% for Greater Melbourne). A larger proportion of households earn an income in the higher range (31.2% compared to 30.6% for Banyule and 28.3% for Greater Melbourne). In the suburb of St Helena/Eltham North, over one-third of households (34.4%) earn an income in the higher range.

Median household income (\$)

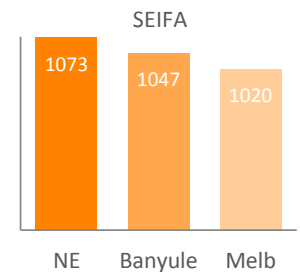


SEIFA



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

All three suburbs in the North East Precinct have an index higher than Banyule and Greater Melbourne. This suggests the North East Precinct is not disadvantaged. However there are a few pockets of disadvantage.

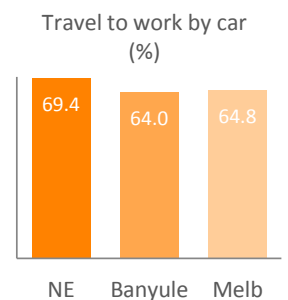


Travel to work



Across the municipality, the North East Precinct has the highest proportion of residents (aged 15 and above) that travel to work by car - see chart.

Between 2006 to 2011, the proportion travelling by car slightly decreased while the proportion travelling by public transport increased. At the suburb level, 3 out of every 4 persons (74.5%) in St Helena/Eltham North travelled to work by car - the highest proportion of all 18 suburbs in the municipality.



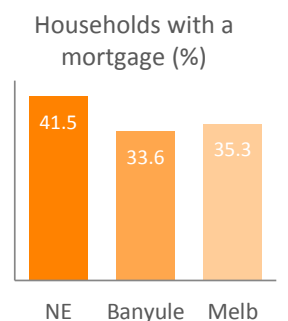
Housing & tenure



The North East Precinct has:

- no high density dwellings.
- the highest proportion of households with a mortgage across the municipality - see chart.
- the lowest proportion of residents renting privately and considerably lower in the suburb of St Helena/Eltham North.
- second lowest **mortgage stress**² across the municipality but higher **rental stress**².
- an average median monthly mortgage repayment of \$1835.
- an average median weekly rental payment of \$292.

At the suburb level, St Helena/Eltham North has a relatively high proportion of households in social housing (4.6%, 75 households).

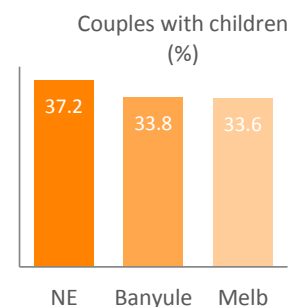


Households



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

- a higher proportion of couples with children compared to Banyule and Greater Melbourne. It is significantly higher (50.4%) in the suburb of St Helena/Eltham North.
- a lower proportion of lone persons compared to Banyule and Greater Melbourne.
- the second highest proportion of single parent families across the municipality.
- emerging households consisting of couples with children in the suburbs of Briar Hill and Montmorency but lone persons in St Helena/Eltham North.



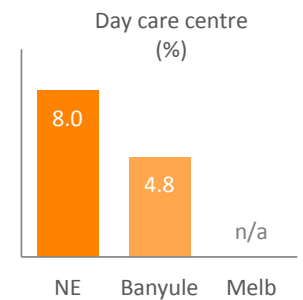
Early development



The proportion of children that are **developmentally vulnerable**³ in one or more domain⁽¹⁾ is lower than Banyule (14.3% compared to 16.5%). However, the proportion of children that are developmentally vulnerable on two or more domains is marginally higher (8.1% compared to 7.7%). At the suburb level, St Helena/Eltham North has a lower proportion at 4.3%.

The proportion of children in day care is second highest across the municipality while the proportion of preschool participation is second lowest.

The proportion of residents providing unpaid childcare is 30.5% compared to 28.4% for Banyule.



Source: 2012 AEDI

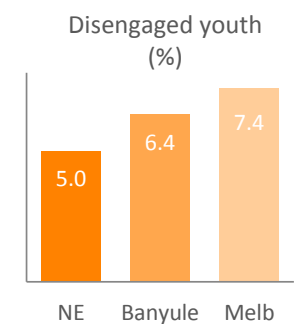
Youth



The North East Precinct has the highest proportion of secondary school aged children (12 to 17 years) across the municipality (7.9%). The suburb of St Helena/Eltham North has the highest proportion (11.4%) of all 18 suburbs.

Overall the rate of **disengaged youth**⁴ (i.e. not in employment or education) is lower than the rate for Banyule and Greater Melbourne - see chart. However the rate for the suburb of Montmorency is higher - youth were around twice as likely to be disengaged compared to youth in the other two suburbs.

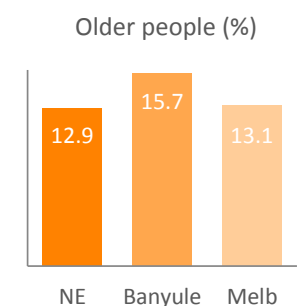
The youth unemployment rate (13.2%) is higher than Banyule (11.2%) and Greater Melbourne (12.3%). This is mostly due to the large proportion (17.5%) of unemployed youth in the suburb of Montmorency.



Older people



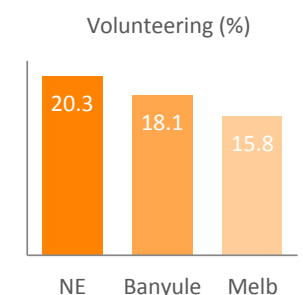
The number of residents aged 65 years and over is 2192, up by 869 persons (67% increase) since 2006. The proportion rose from 7.8% in 2006 to 12.9% in 2011. The proportion of older people in the seniors age group (70 to 84 years) is currently 6.9%, the lowest across the municipality. However, it is forecast to increase to 12.6%, equal highest across the municipality by the year 2031.



Volunteering & unpaid care



A relatively high proportion of residents aged 15 and over volunteered for an organisation or group - 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 1792 (12.9%) - slightly higher than the proportion for Banyule (12.3%). Between the years 2006 to 2011, the proportion and number of volunteers and unpaid carers increased for all 3 suburbs in the precinct.



Community views

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



Top 3 likes

- Community feel of the area
- Distance to shops
- Trees/natural vegetation



Top 3 dislikes

- Car parking
- Traffic issues
- Cost of housing in the area

In addition, households were more likely than average to like the country atmosphere and the people who live in the area.

Key findings and challenges

The distinguishing characteristics of the North East Precinct include a higher than average socio-economic profile, households that mostly own or are purchasing their home and lower cultural diversity.

The precinct has the lowest proportion of **overseas born residents** and the highest **English proficiency** across the municipality. This indicates the precinct does not face the same language and cultural challenges as some of the other Banyule precincts. Although the number of CALD residents has increased in the area, the overall growth rate for the area is projected to be slow.

The age profile suggests there may be challenges for the precinct. The area has a relatively high proportion of households consisting of **couples with children** and it is particularly high in the suburb of St Helena/Eltham North (around 50% compared to around 34% for Banyule and Greater Melbourne). The precinct also has the highest proportion of residents in their **early years and youth** (ages 0-24 years) across the municipality. This has implications for child, youth and family services.

In relation to childcare, the precinct has a relatively high proportion of **unpaid childcare** and children in **day care**. This suggests current childcare services may not meet current demands. This may be a challenge for the area which has a higher than average proportion of **mothers in the workforce**. In particular, it may be a challenge for the suburb of Briar Hill where the proportion of **single parent families** is second highest across all 18 suburbs in the municipality, children have the second lowest **pre-school participation rate** and children were more likely to have been **developmentally vulnerable**.

The precinct has the highest proportion of secondary school aged children (12-17 years) across the municipality. The number of school children (aged 5-17 years), is forecast to increase by 422 by the year 2031 and this may have implications for provision of school places. The **education level** of the precinct does not vary significantly from Banyule's average, however the proportion of residents without a qualification in the suburb of St Helena/Eltham North is relatively high. So too is the **youth unemployment rate**, particularly in the suburb of Montmorency where it is highest of all 18 suburbs in the municipality at 17.5%.

Currently the precinct has the highest proportion of young people in the municipality and the lowest proportion of older residents. However, in the next two decades it is likely the population will change. Forecasts indicate the number of seniors (aged 70-84 years) will double by the year 2031. This projected increase is likely to affect and increase demand for services related to **older people**. Therefore, it may likely increase the number of residents in **need of assistance** and the demand for smaller and more suitable housing.

The precinct has relatively low **medium density housing** and is the only precinct across the municipality with no **high density housing** - though this perhaps is not suited to its landscape, which is a distinguishing and appealing feature of the area. As the younger population become independent, they may move out of the area into higher density areas and in close proximity to transport - currently the precinct has the largest proportion of residents that **travel to work by car**. Thus the emerging household types are **couples without children** and **lone persons**.

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 **Mortgage stress** and **rental stress** are defined as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on home loan repayments or 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.