

Bella Vista Station Precinct Demographic Profile

October 2014

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1 Introduction

This profile provides background on population statistics to assist in the planning of the redevelopment of the Bella Vista Priority Precinct as defined by NSW Department of Planning and Environment.

The Bella Vista precinct comprises parts of the suburbs of Bella Vista, Kellyville and Glenwood in Sydney's North West and includes the area surrounding the Bella Vista Station along the North West Rail Line.

The precinct is located within The Hills and Blacktown Local Government Areas.

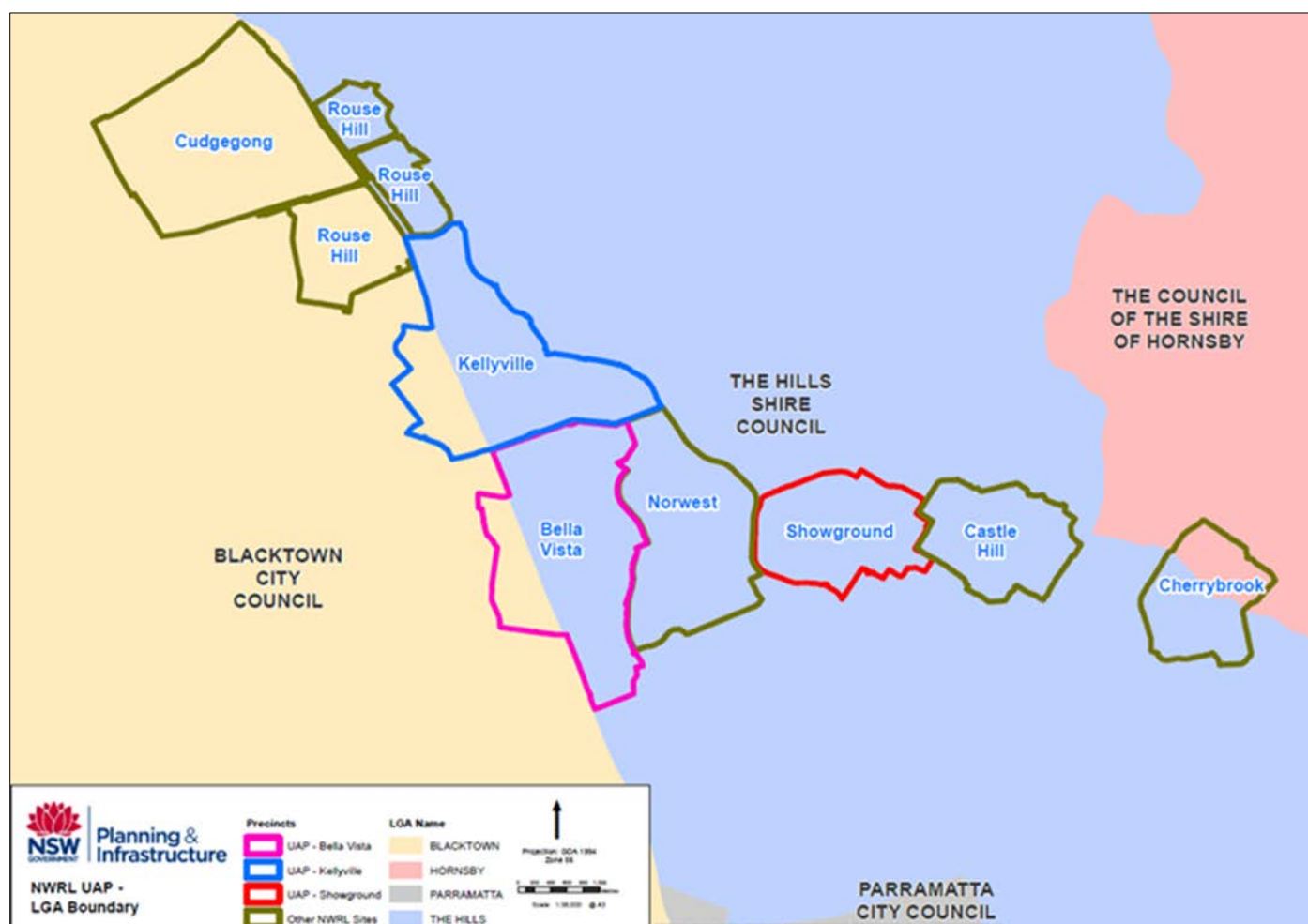


Figure 1 Location of Bella Vista Precinct and the North West Rail Link Strategy study areas

For the purpose of this profile:

- the Bella Vista precinct (see Figure 2) refers to the following:
 - Australian Bureau of Statistics (ABS) Statistical Areas Level 1 (SA1s): 1129101, 1129126, 1129127, 1129137, 1129138, 1129540, 1130925, 1130926, 1130930, 1130931, 1130932, 1130934, 1130935, 1130936
- Bureau of Transport Statistics (BTS) Travel Zones: 3900, 3902, 4513, 4516, 4521, 4567, 4568, 4571, 4572.
- The Hills refers to The Hills Shire local government area, as defined on 1 July 2011.
- Blacktown refers to the Blacktown local government area, as defined on 1 July 2011.
- Sydney refers to the Sydney Metropolitan planning region.

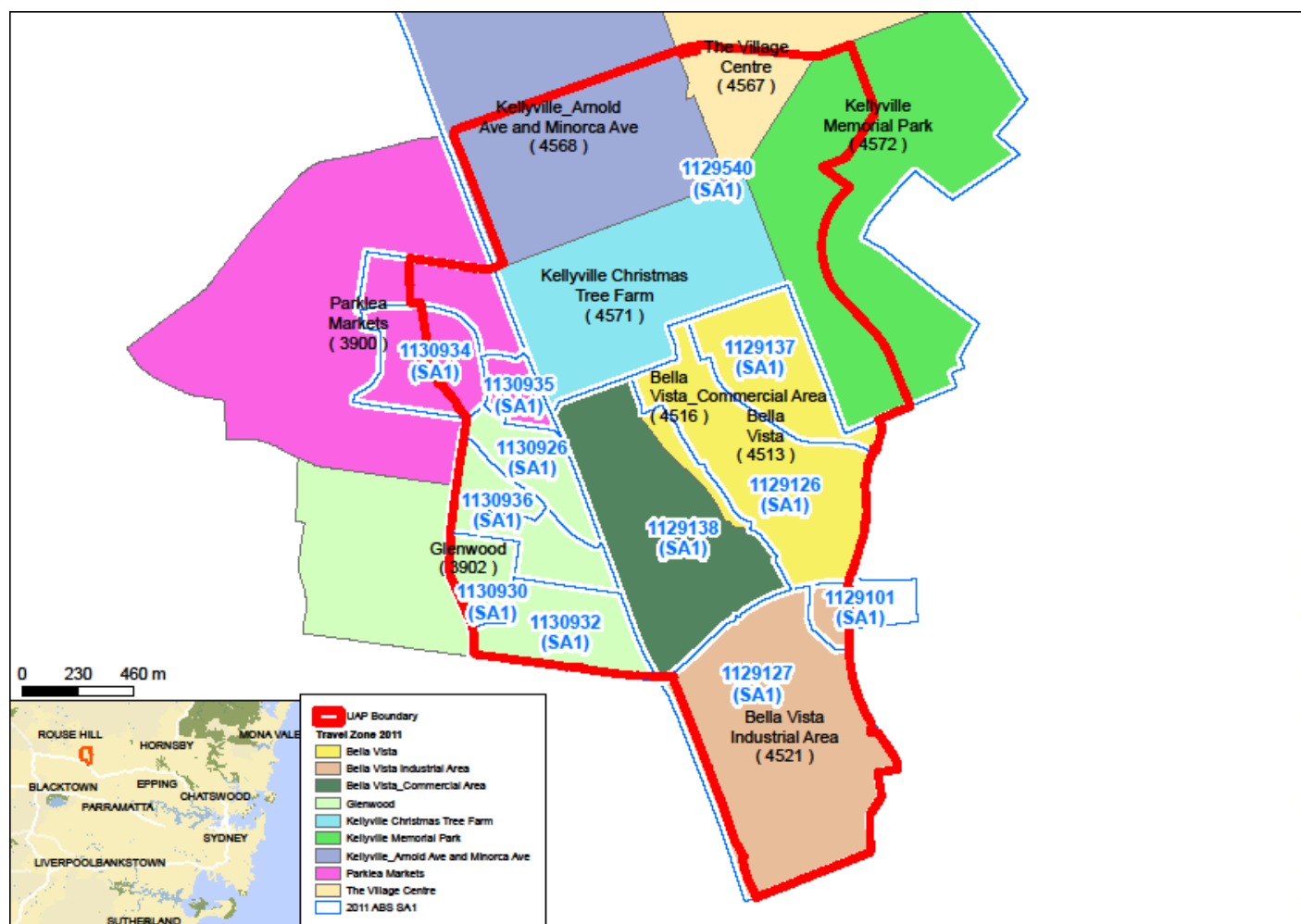


Figure 2 Bella Vista Precinct map identifying the Australian Bureau of Statistics' Statistical Area Level 1 (SA1) and Bureau of Transport's Travel Zones

In 2011, the Bella Vista Precinct was home to 5,541 people. More than half of them (57%) were living in Blacktown and the remainder (43%) lived in The Hills. As this profile will show, Bella Vista's population has a greater resemblance to The Hills population as a whole (please refer to Section 2. Age structure). For this reason, reference will not be made to Blacktown in this profile.

2 Age structure

In 2011, a large proportion of Bella Vista residents were school aged children and people in their late-30s, 40s, and 50s. There were a larger proportion of young children, teenagers and mid-age adults compared to Sydney as a whole. The precinct's age profile mirrored that of The Hills as a whole. Even though a significant proportion of the Bella Vista population lives in Blacktown, there is no similarity to Blacktown's age profile (see Figure 3). This reflects Bella Vista, and The Hills location, as a part of Sydney dominated by families with older children.

There were a smaller proportion of older residents and those in their late-20s and early-30s in Bella Vista. Overall, the 'average' Bella Vista resident was slightly younger compared to The Hills and Sydney as a whole.

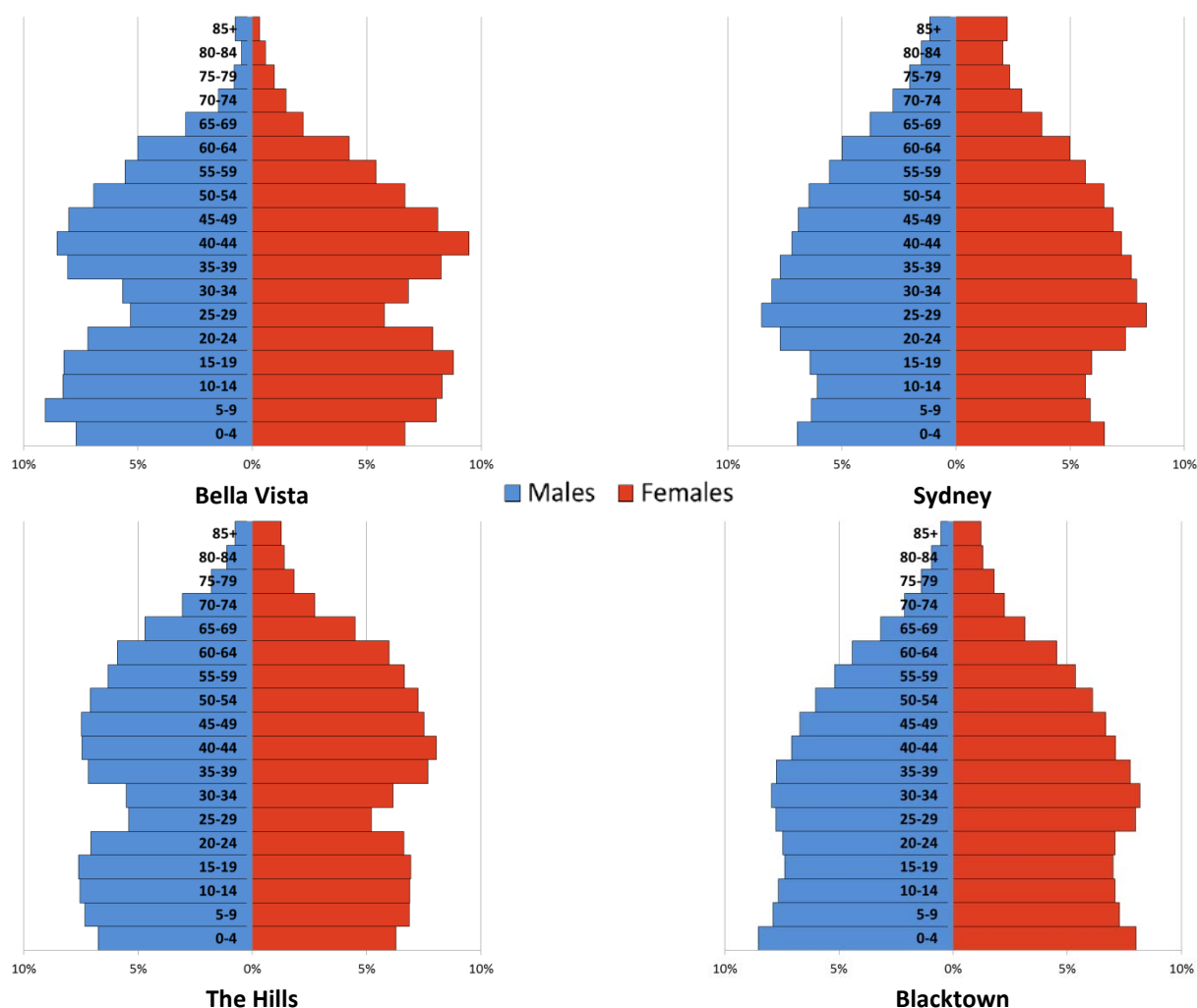
Table 1 Population by age group, 2011

	Number				Age Distribution			
	Bella Vista	The Hills	Blacktown	Sydney	Bella Vista	The Hills	Blacktown	Sydney
Under 15	1,330	36,877	72,630	801,837	24.0%	20.8%	23.3%	18.7%
15-39	1,996	57,887	119,286	1,622,604	36.0%	32.7%	38.2%	37.9%
40-64	1,883	61,745	92,475	1,336,048	34.0%	34.9%	29.6%	31.2%
65 and older	332	20,505	27,955	525,728	6.0%	11.6%	9.0%	12.3%
Total	5,541	177,014	312,346	4,286,217				

Table 2 Median Age (years), 2011

Bella Vista	The Hills	Blacktown	Sydney
33.5	37.6	32.7	35.7

Figure 3 Population pyramids, 2011



3 Culture and Language

In 2011, more than half of Bella Vista residents were born in Australia, slightly lower than The Hills and Sydney as whole. Additionally, Bella Vista had a higher proportion of its residents who were the children of migrants. The overseas-born population (2,234 residents) in Bella Vista was culturally diverse.

Table 3 Population by place of birth, 2011

	Australia	Overseas
Bella Vista	58.7%	41.3%
The Hills	66.4%	33.6%
Sydney	62.0%	38.0%

Table 4 Population with one or both parents born overseas, 2011

	One or more parent born overseas
Bella Vista	69.1%
The Hills	58.6%
Sydney	63.5%

Table 5 Top 10 Countries of Birth of people who live in Bella Vista Precinct

1. Australia (58.7%)
2. India (6.5%)
3. Philippines (4.2%)
4. England (2.7%)
5. Fiji (2.1%)
6. Sri Lanka (2.0 %)
7. China (excludes SARs and Taiwan) (1.8%)
8. New Zealand (1.7%)
9. South Africa (1.5%)
10. Malaysia (1.1%)

A smaller proportion of the residents in Bella Vista spoke English at home compared to The Hills and Sydney. Of the people that spoke a language other than English, a greater share (73%) spoke English very well compared to other parts of Sydney. This is also reflective of the larger share of residents with at least one parent born overseas. Many other languages were spoken by residents of the Bella Vista community, reflecting the cultural diversity of the precinct.

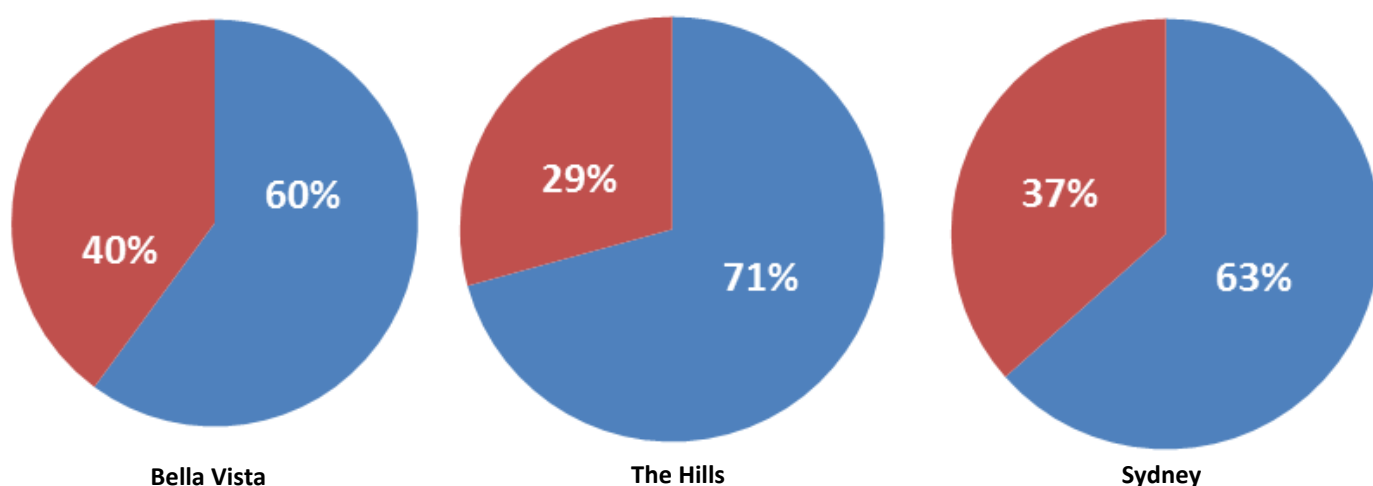


Figure 4 Language spoken at home, 2011

■ Spoke English at home ■ Spoke a language other than English at home

Table 6 Top 10 Languages spoken at home in Bella Vista

1. English (60.0%)
2. Hindi (5.0%)
3. Punjabi (3.2%)
4. Mandarin (3.2%)
5. Arabic (2.5%)
6. Tagalog (2.3%)
7. Cantonese (1.9%)
8. Tamil (1.5%)
9. Filipino (1.3%)
10. Italian (1.3%)

4 Education

Most of the adult population (aged 15 years or older) in Bella Vista had completed at least Year 10 at school (93%) and over 40%, a post school qualification. This revealed residents of Bella Vista experienced slightly lower rates of post-school qualification attainment compared to Sydney as a whole. However, of those with a post-school qualification, the distribution of those who completed tertiary level including TAFE, was similar to other parts of Sydney.

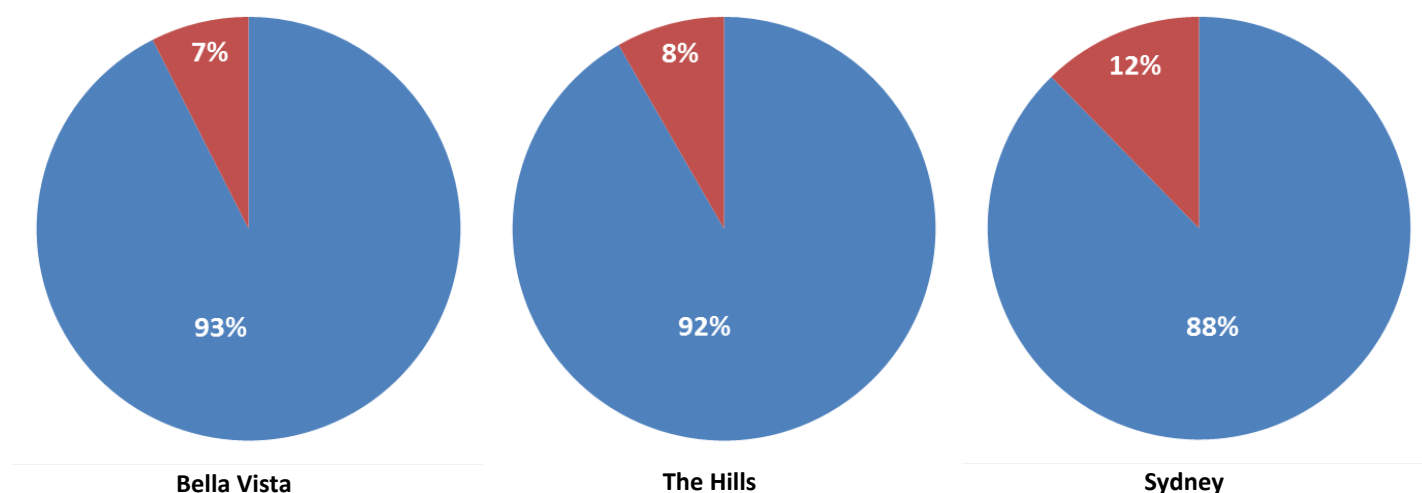


Figure 5 Levels of education, 2011

■ Completed Year 10 or higher

■ Did not go to school or complete at least Year 10

Table 7 Highest post-school qualification attained, 2011

	Postgraduate Degree Level	Graduate Diploma and Graduate Certificate Level	Bachelor Degree Level	Advanced Diploma and Diploma Level	Certificate Level	No Post-school Qualification
Bella Vista	4.8%	1.3%	16.4%	9.2%	11.4%	56.9%
The Hills	6.8%	2.1%	22.1%	12.0%	17.3%	39.7%
Sydney	6.6%	1.8%	19.8%	10.2%	16.4%	45.1%

The number of residents attending an educational institution reflected the age profile of Bella Vista's population. More school aged children, and fewer residents in their 20s meant a greater share of residents attended school where as a smaller share attended a post-secondary institution, including TAFE and university, compared to the Sydney region.

Table 8 Share of population attending an education institution, 2011

	Preschool	Primary school	Secondary school	Technical or further education institution	Tertiary Institution
Bella Vista	7.0%	33.8%	29.7%	8.2%	16.7%
The Hills	7.8%	34.2%	29.0%	7.2%	19.4%
Sydney	7.2%	31.5%	26.0%	9.8%	21.9%

5 Employment

In 2011, 3,059 Bella Vista residents were part of the labour force. They represented 74.5% of the population—revealing a higher labour force participation rate compared to Sydney as a whole (66%). There was also a lower level of unemployment within the precinct.

Table 9 Employment status of the population in labour force, 2011

	Employed	Unemployed
Bella Vista	95.4%	4.6%
The Hills Shire	95.9%	4.1%
Sydney	94.3%	5.7%

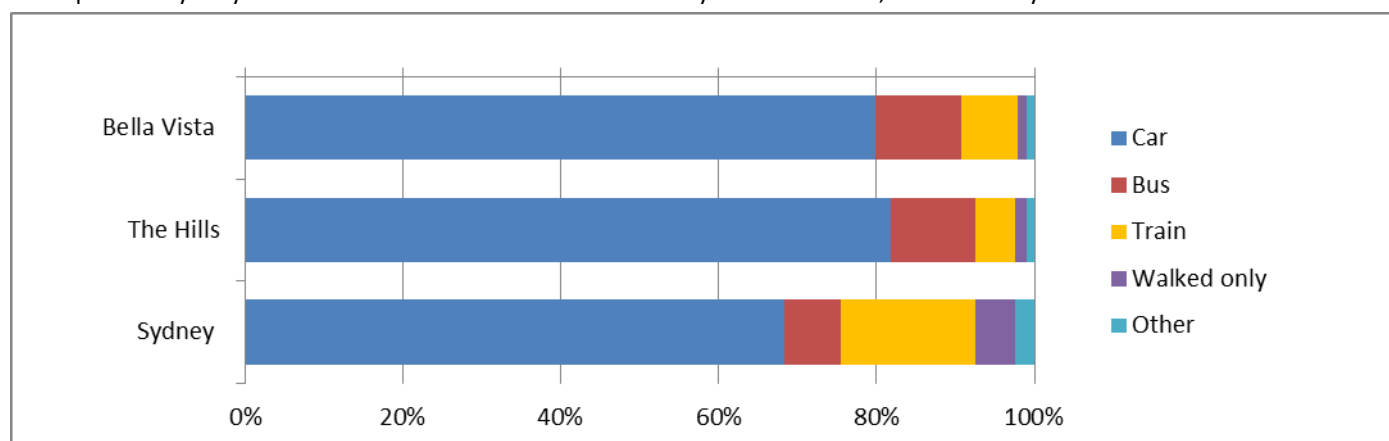
Table 10 Top 5 industries of employment

1. Retail Trade (12.5%)
2. Health Care, and Social Assistance (11.5%)
3. Professional, Scientific and Technical Services (9.2%)
4. Manufacturing (9.0%)
5. Construction (7.8%)

There was a higher concentration of residents in Bella Vista working in Retail Trade, and Health Care and Social Assistance compared to Sydney as a whole.

6 Transport

Car was the most common mode of transport used by the working population in Bella Vista, The Hills and Sydney as a whole to travel to work. However the revealed preference of traveling by car was much higher in Bella Vista and The Hills compared to other parts of Sydney. Bella Vista residents were also more likely to take the bus, and less likely to take the train to work.

**Figure 6 Mode of transport to work , 2011**

Households were more likely to own a motor vehicle in Bella Vista compared to Sydney as a whole. In 2011 most dwellings in the precinct owned two or more vehicles.

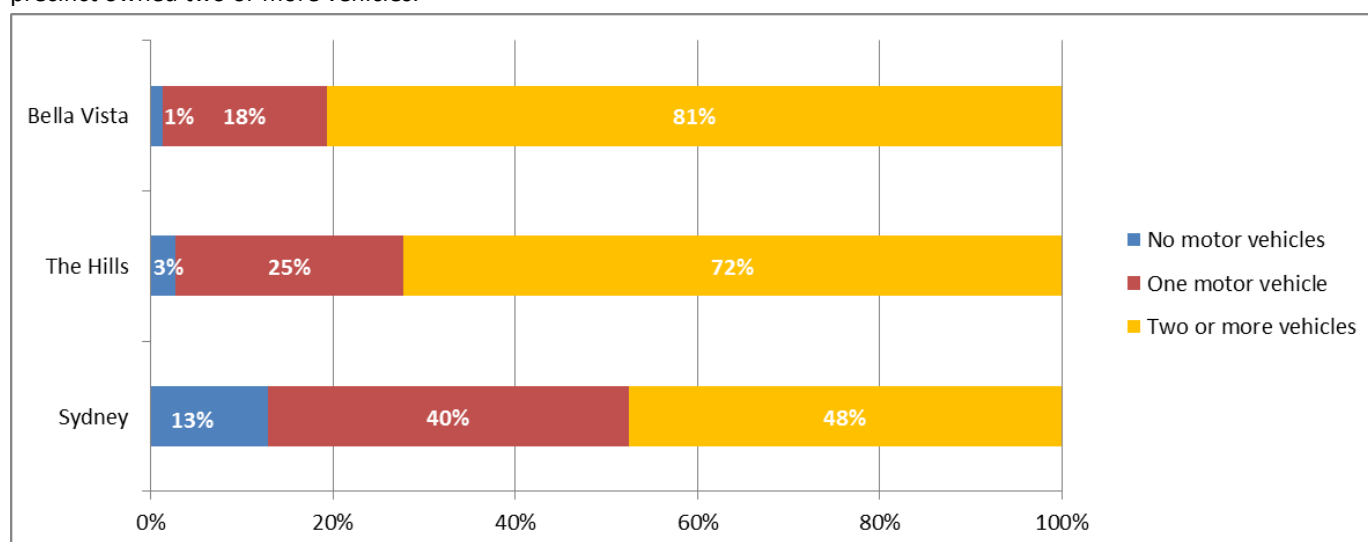


Figure 7 Car ownership per dwelling, 2011

7 Households and Dwellings

There were 1,642 dwellings in Bella Vista in 2011. Most of these (86%) were separate houses, with no flat or apartment blocks within the precinct.

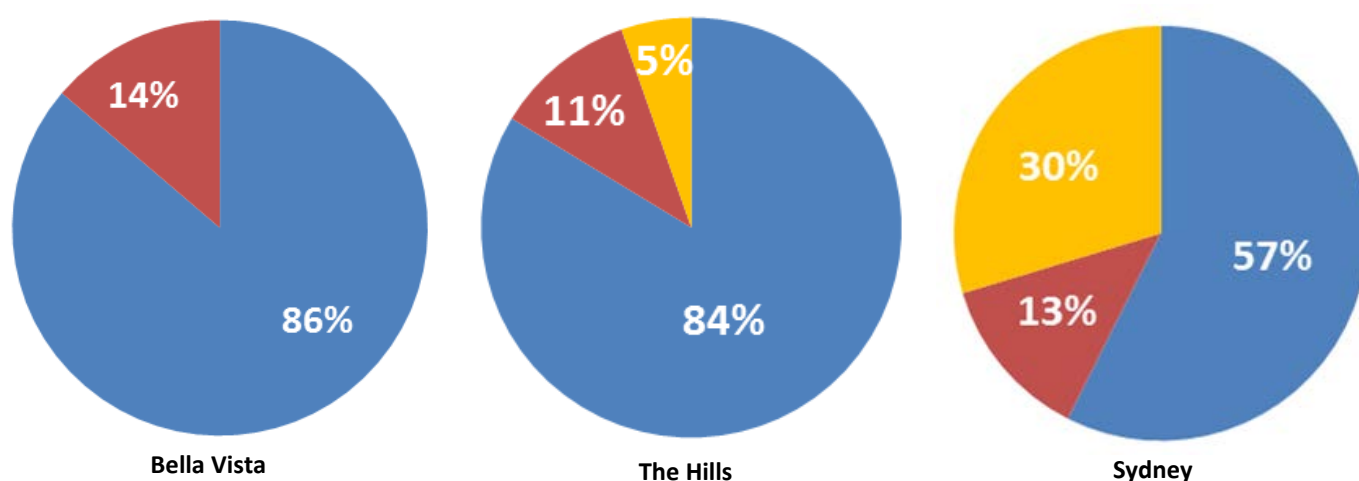


Figure 8 Types of dwellings, 2011

The data reveals a strong relationship between the main household types of an area, the population's age profile and housing stock available. Nuclear families (couple with children) made up more than half of all households in Bella Vista. Only 7.5% of households were made up of people living alone compared to 22% of households in the Sydney region. This is a reflection of more children and people in the 30s, 40s and 50s in Bella Vista. As a result, the average household size (3.5 persons per household) was larger in Bella Vista than in Sydney as a whole.

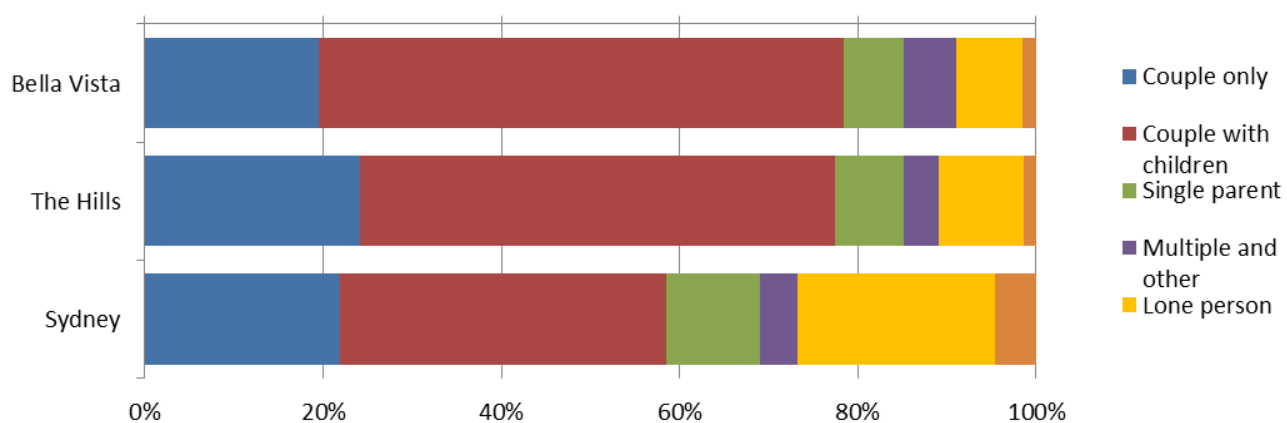


Figure 9 Household types, 2011

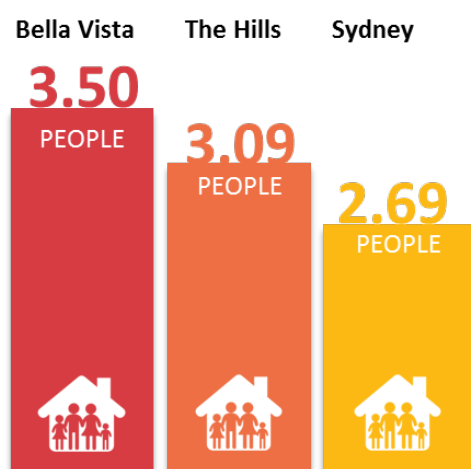


Figure 10 Average household size, 2011

Most dwellings in Bella Vista were owned outright or with a mortgage. Far fewer households were renting compared to other parts of Sydney.

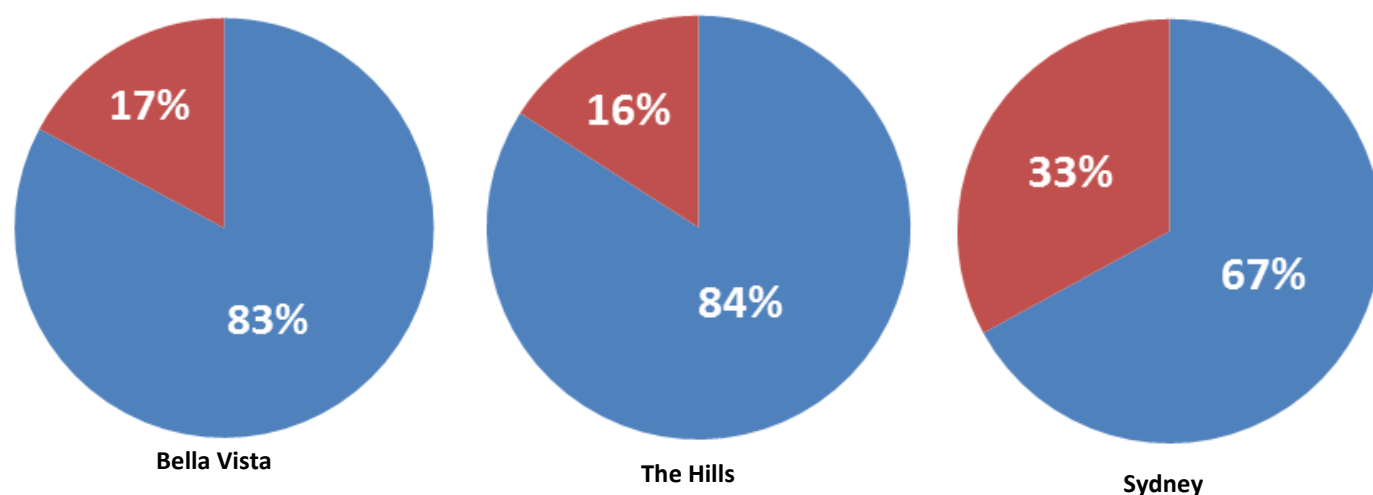


Figure 11 Distribution of dwellings by tenure type, 2011

■ Owned outright or with a mortgage ■ Rented

8 Socio-Economic Advantage

There are slightly fewer families in Bella Vista experiencing housing stress compared to The Hills and Sydney as a whole. This is coupled with families in Bella Vista earning a higher median income range of \$104,000-\$129,999 per year compared to Sydney as a whole earning \$65,000 - \$77,999 per year.

Table 11 Share of families experiencing housing stress, 2011

	Families experiencing housing stress
Bella Vista	36.3%
The Hills	40.9%
Sydney	44.7%

9 Projected Population

The Hills is expected to grow by 103,900 people over the next 20 years, from 177,000 to 280,900 people by 2031. This is a 59% increase, compared to 37% in the Sydney region over the same period. Over 70% of this growth will come from migration, with people moving to The Hills from overseas and other parts of NSW.

Like everywhere else, the population of The Hills is ageing. The population aged 65 years or older is expected to double by 2031; with 45,650 older residents representing 16.2% of The Hills population, up from 11.6% in 2011. Even so, strong projected growth in the younger age groups means The Hills will continue to be a younger population than Sydney as a whole. The current age profile of fewer young adults and large numbers of school aged children and people in their 40s and 50s will be sustained in to the future.

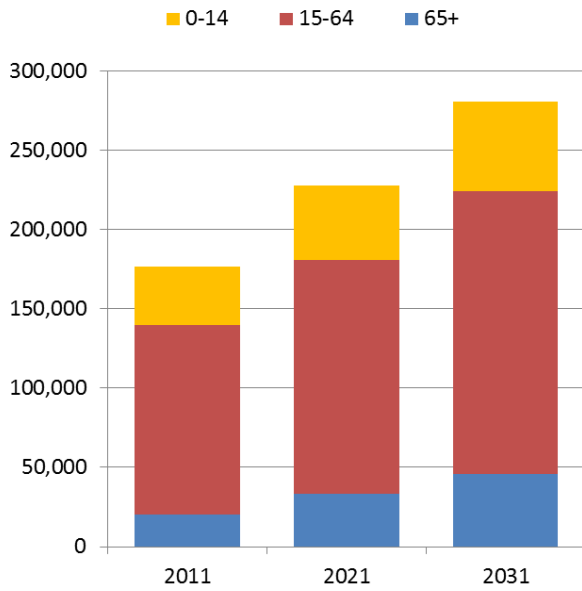


Figure 12 Projected population of The Hills, by age group

Date prepared: October 2014

Sources:

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