



COMMUNITY  
PROFILE

THE CITY of  
*Unley*

# ACKNOWLEDGEMENTS

The City of Unley Community Profile has been developed by the City of Unley and URPS.

The Community Profile is based on .id community profile summaries drawn from Australian Bureau of Statistics Census data for 2021 and previous Census years.

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# 1. INTRODUCTION

**This Community Profile report summarises population demographics for the City of Unley in South Australia.**

Understanding demographics is very valuable and it provides insights into the possible social needs and strengths of communities.

The City of Unley will use the information in this report to plan for services, facilities, developments and programs that are targeted to best support its community.

This report was prepared using 2021 Australian Bureau of Statistics (ABS) Census data for the City of Unley Local Government Area as well as for individual suburbs within the area. It makes

comparisons to ABS Census data for the City of Unley in 2016 and 2011, Greater Adelaide (Greater Capital City Statistical Area) and South Australia. Unless stated otherwise, the statistics refer to 2021 City of Unley data sourced from ABS Census data.

Data was also sourced through the profile.id tool for the City of Unley ([profile.id.com.au/unley](https://profile.id.com.au/unley)), SEIFA and the Department of Planning, Transport and Infrastructure Population Projections for South Australian Local Government Areas.

This report is reviewed and updated every 5 years to coincide with each national Census.

More information on the City of Unley's demographics can be viewed on the ABS website.



# 2. 2021 CITY OF UNLEY POPULATION SNAPSHOT

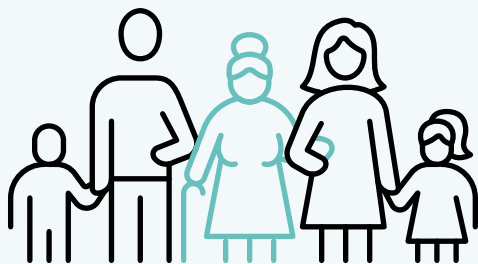
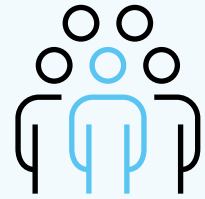
A population of

**38,641 people<sup>1</sup>**



## A slower growing population

than Greater Adelaide (2.4% compared to 7.1% since 2016)



A slightly

## older age profile

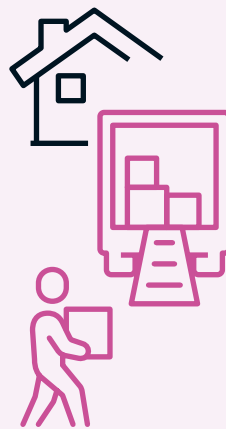
compared to Greater Adelaide, with more over 40's and fewer under 40's

## An ageing population

with increase in ageing and older adults (+3.3% 65-84 year olds since 2016)

## A decrease in young children

(-181 or -0.8% 0-9 year olds since 2016) and young workforce (-499 or -1.8% 20-34 year olds since 2016)



**34.9%**

of the population have moved to the **City of Unley** since 2016 (aged 5 years and over)



An increase in households of **couple families with no children** since 2016 (25.6% to 27.1%)

## The most common household type is 'lone person'

at 30.1% (a slight decrease since 2016) and a larger proportion than for Greater Adelaide (27.7%)



**17.5%** of dwellings are medium density and

**23.1%** are high density,

higher than the Greater Adelaide average (16.3% and 8.2%)

**19.4%**

of the population speak a language other than English at home (lower than for Greater Adelaide). **11%** of these people do not speak English well or do not speak English at all



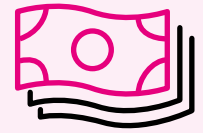
**An increase of people born in China and India**

and a **reduction of people born in Greece and Italy**



**46.5%**

of people aged 15 or above have a Bachelor degree or above compared to 25.9% for Greater Adelaide



**A high socio-economic area**

with a larger proportion of households compared to Greater Adelaide on a higher income (37% of compared to 25.4%) or owning their homes outright (36.1% compared to 30.9%) and a lower proportion of people receiving an unemployment benefit (3.7% compared to 7.7%)



**Employment levels increased**

since 2016 (63.7% in labour force and 4.3% unemployed)

**55.6%**

of the population are either professionals or managers

**18.3%**

of the population live and work in the area



**Most households own a vehicle**

(91.2%) and a larger proportion than Greater Adelaide own only one vehicle (41.6% compared to 36.7%).

A growing proportion of the population are

**working from home**

(5.4% in 2016 to 14.2%).

A growing proportion of the population are using a

**bicycle to get to work**

(3.7% in 2016 to 4.4%)



**21.3%**

of people aged 15 years and over volunteer (6,963 people, 5.8% more than Greater Adelaide but a decrease of 4.2% in the City of Unley since 2016).



**6.2%** of the community (2,404 people) **require assistance with core activities** (mostly adults over 65). Slightly lower than for Greater Adelaide (6.6%) but a slight increase of 0.3% from 2016.

# 3. COMPARISON TO GREATER ADELAIDE

**Table 1: 2021 City of Unley Medians Compared to Greater Adelaide and South Australia**

Medians Compared to Greater Adelaide and South Australia	City of Unley	Greater Adelaide	South Australia
Age	43	39	41
People Who Speak a Language Other Than English at Home	<b>19.4%</b>	<b>21.6%</b>	19.0%
Couples Families with Children	43.5%	42.6%	40.8%
Older Couples (aged 65+) without Children	12.5%	11.1%	12.1%
Median Weekly Household Income	<b>\$1,999</b>	<b>\$1,548</b>	<b>\$1,455</b>
Households with a Mortgage	28.9%	37.1%	35.6%
Households Renting	30.7%	28.4%	27.6%
Median Weekly Rent	<b>\$345</b>	<b>\$320</b>	<b>\$250</b>
Bachelor degree or higher	46.5%	25.9%	22.7%
Medium and High Density Housing	40.6%	24.5%	21.4%

Compared to Greater Adelaide and South Australia, the City of Unley has:

**A slightly higher median age**

**A larger proportion of older couples without children**

**A larger proportion of households with a higher income**

**A smaller proportion of households paying a mortgage**

**A larger proportion of households renting and higher rental costs**

**A greater proportion of people with a higher education qualification**

**A larger proportion of medium and high density housing**

**A similar proportion of people who speak a language other than English at home**

**A similar proportion of families of couples with children.**







NUDELUCY  
CLASSICS

# 4. OUR POPULATION

## 4.1 How many people live here?

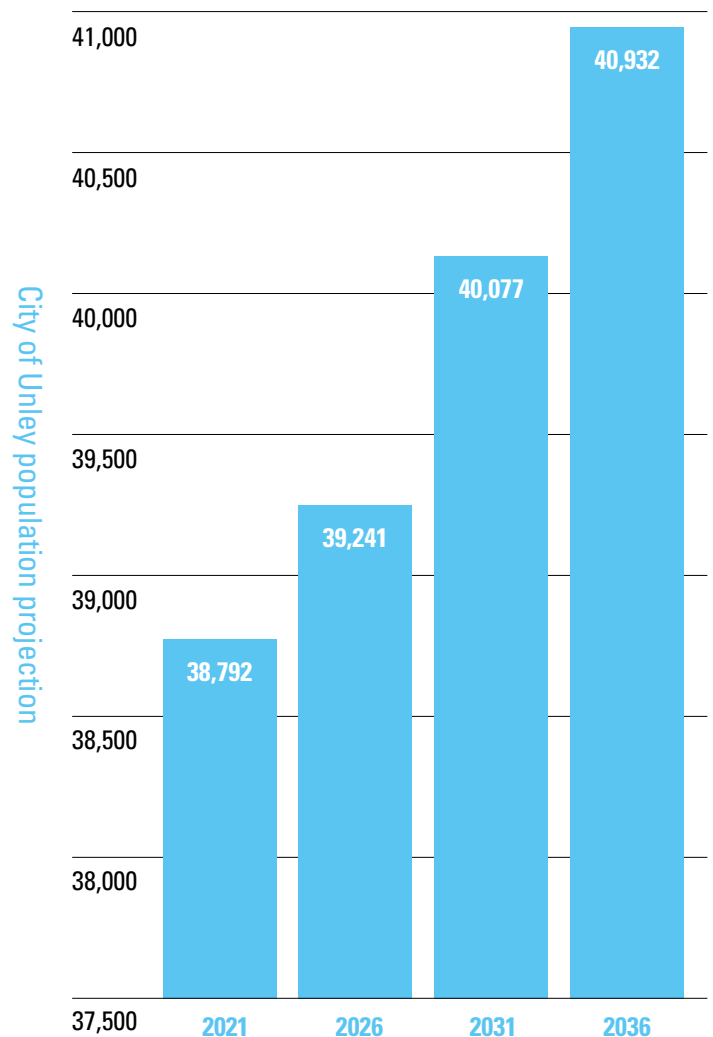
The City of Unley has a population of 38,641<sup>2</sup>, an increase of 920 or 2.4% since 2016. The rate of population growth has been slower over the past decade in the City of Unley than in Greater Adelaide.

Year	City of Unley			Greater Adelaide		
	Population	Population change	Population change (%)	Population	Population change	Population change (%)
2011	36,840			1,225,235		
2016	37,721	881	2.4%	1,295,714	70,479	5.8%
2021	38,641	920	2.4%	1,387,290	91,576	7.1%

The population projections for South Australian Local Government Areas prepared in 2019 by the Department of Planning, Transport and Infrastructure predict an increase in the City of Unley’s population over the next 15 years. According to these projections, our population is expected to increase by 2,140 people or 5.5% by 2036.

It is important to note that these projections were prepared in 2019 based upon data from the 2016 Census. Comparing the projected population for 2021 of 38,792 people to the actual population of 38,641 people as counted in the 2021 Census, shows that these projections overestimated population growth in the City of Unley by 151 people. This potential for overestimating population growth should be considered when considering future population growth projections up until 2036.

Figure 1  
Population projections for the City of Unley until 2036



Source: Department of Planning, Transport and Infrastructure 2019 – Population Projections for South Australian Local Government Areas



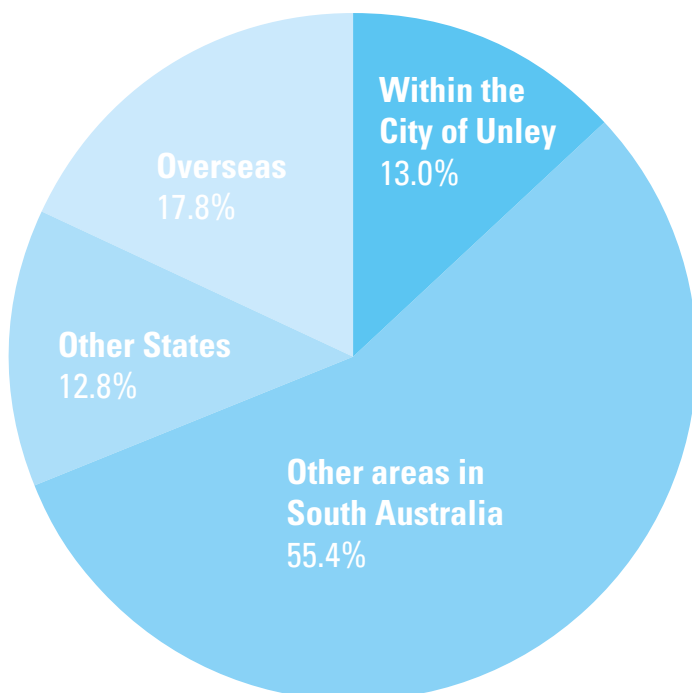


## 4.2 Where are people moving from?

40.6% of people aged 5 years and over (15,016 people) had a different usual address in 2016. 86.0% of these people moved to the City of Unley from other areas of South Australia, overseas or other states. This means 34.9% of the population over 5 years have moved to the City of Unley since 2016.

The remaining 13% of the population (1,946 people) moved from a different address within the City of Unley between 2016 and 2021.

**Figure 2**  
Origin of residents in the City of Unley who were at a previous address in 2016.



## 4.3

### What does this mean for our planning?

The City of Unley is changing and growing. Services and facilities planning may need to consider that demands will increase over time.

Almost three quarters of the population have lived in the City of Unley for at least five years, indicating residents enjoy living in the area and tend to stay there for a long period of time.

An increased number of residents means that people may live in smaller dwellings and smaller blocks and will benefit from public open space and public facilities.

New residents require information and support to assist them to settle into their new environment and to ensure awareness of the services available.

# 5. OUR AGE

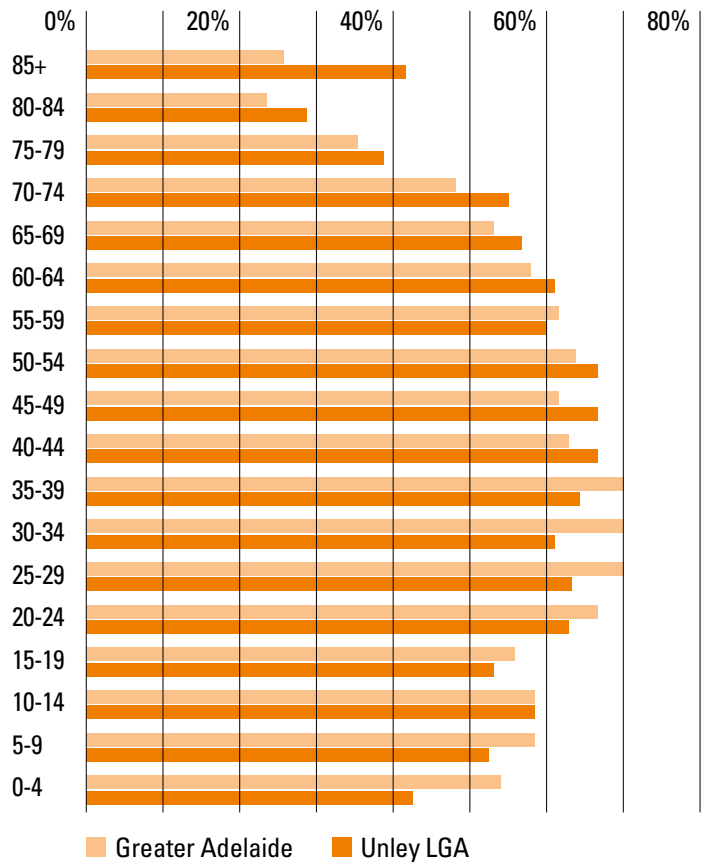
## 5.1 How old are we?

The median age for the City of Unley is 43, higher than Greater Adelaide (39). The median age has increased in the City of Unley across 2011 (39) and 2016 (41) suggesting the population is ageing. Despite this, many in the community are younger, with 77.8% under 65 years old and 33.4% under 30 years old.

The distribution of age groups in the City of Unley is generally similar to Greater Adelaide. However, most notable differences for the City of Unley are:

- Smaller proportions of babies and pre-schoolers (0-4yrs) (4.3% compared to 5.4%)
- Smaller proportions of young workforce (25-34 yrs) (12.4% compared to 14%)
- Larger proportions of seniors (70-84 yrs) and elderly aged (85yrs plus) (4.1% compared to 2.6%)

Figure 3: City of Unley Age Profile 2021 compared to Greater Adelaide



Group	Age	City of Unley # persons	City of Unley % of population	Greater Adelaide % of population
Babies and pre-schoolers	0-4yrs	1,679	4.3	5.4
Primary schoolers	5-11yrs	2,943	7.6	8.2
Secondary schoolers	12-17yrs	2,682	6.9	6.9
Tertiary education and independence	18-24yrs	3,170	8.2	8.8
Young workforce	25-34yrs	4,786	12.4	14.0
Parents and homebuilders	35-49yrs	7,580	19.6	19.6
Older workers and pre-retirees	50-59yrs	4,865	12.6	12.6
Empty nesters and retirees	60-69yrs	4,611	11.9	11.2
Seniors	70-84yrs	4,725	12.2	10.7
Elderly aged	85 years+	1,572	4.1	2.6
<b>Total</b>		<b>38,613</b>	<b>100</b>	<b>100</b>

## 5.2 Are we ageing?

The City of Unley population is ageing. 28.3% of the population is now aged over 60 years compared to 25.4% in 2016 and 22.3% in 2011.

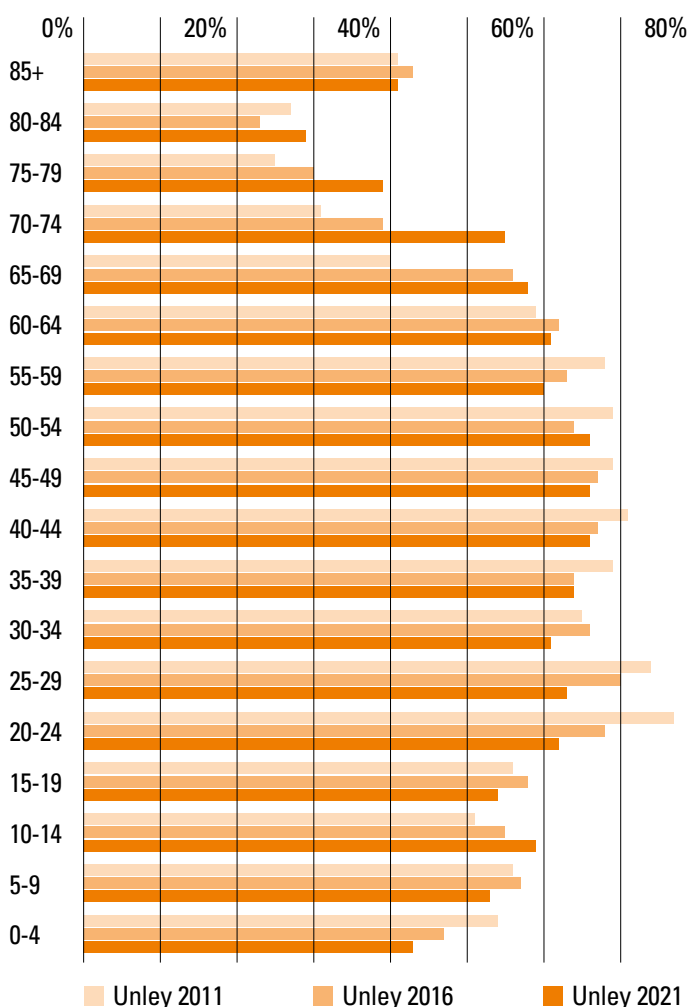
The most notable increases in the population since 2016 are the proportions of people aged:

- 70-74 years (increase of 1.6% + 684 people)
- 75-79 years (increase of 0.9% + 355 people)
- 10-14 years (increase of 0.4% + 238 people)

The age groups that have declined most since 2016 are:

- Young and middle-aged adults aged 20-24 years (-183 people, decrease of 0.6%), 25-29 years (-199 people, decrease of 0.7%) and 30-34 years (-117 people, decrease of 0.5%)
- Young people aged 5-9 years (-101 people, decrease of 0.4%) and 15-19 years (-105 people, decrease of 0.4%)
- Babies and toddlers aged 0-4 years (-80 people, decrease of 0.4%)

Figure 4: City of Unley Age Profile in 2021, 2016 and 2011



## 5.3

### What does this mean for our planning?

With an ageing population and more people are wanting to age in their homes as long as possible, there is a need for facilities, services, programs that support people to age well. This includes but is not limited to those provided by Council (eg. in home support, fitness and social programs, accessible neighbourhoods, recreation facilities for all ages) as well as planning to support aged care, retirement and downsized living options.

The large proportion of working age people (as well as those people who will soon be working age) need infrastructure that supports their working life such as accessible commuter routes and childcare, as well as social, fitness and cultural opportunities that fit around working hours.

The increasing number of young people aged 10-14 points to the ongoing need for play spaces, sport, recreation and arts opportunities for this demographic, as well as young people generally, as this cohort ages.

The increasing number of young people aged 10-14 highlights the need to deliver facilities and services that encourage these young people to stay in the City of Unley as they reach their working age, rather than leaving to seek education and employment opportunities in other areas.

# 6. HOW WE LIVE

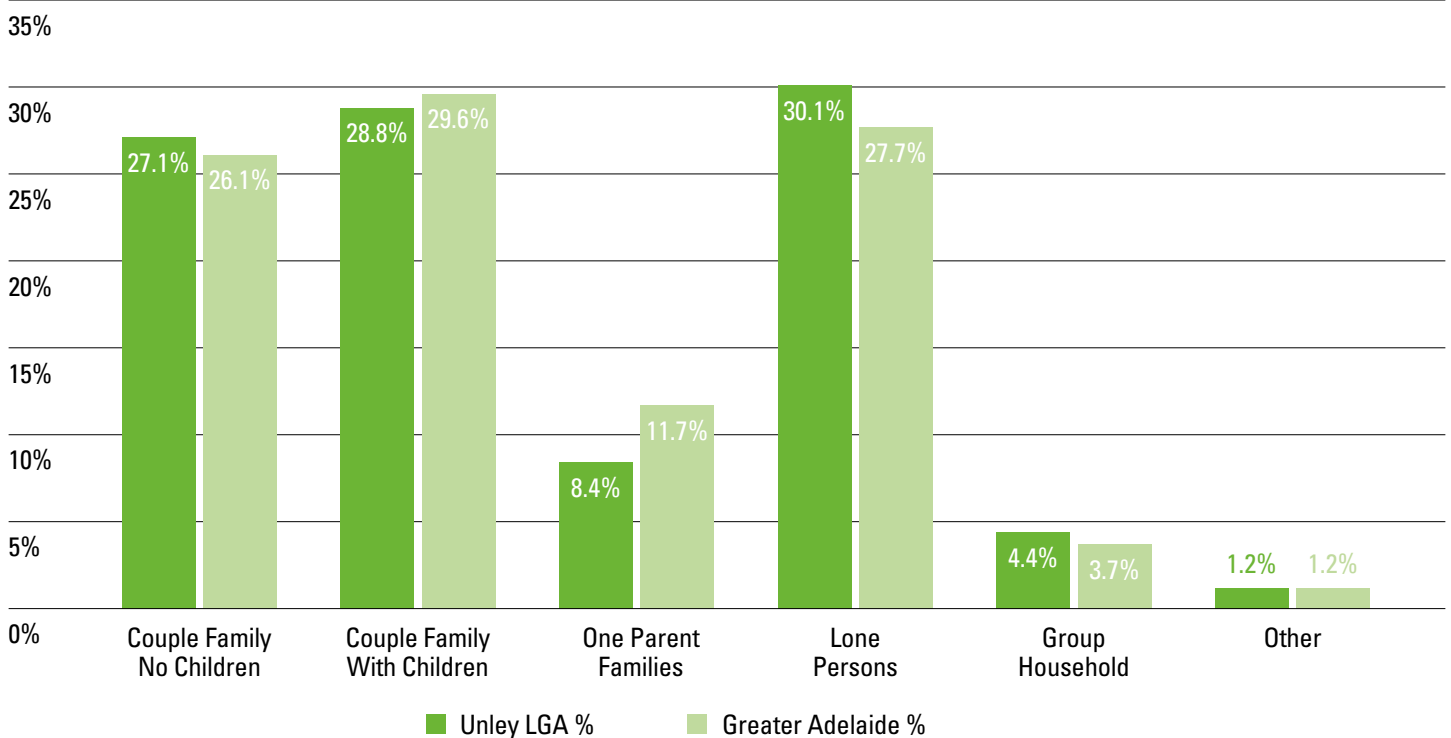
## 6.1 Household character

Most households in the City of Unley are lone person households (30.1%), couple families with children (28.8%) and couple families without children (27.1%).

8.4% of households are 'one parent families' which is less than Greater Adelaide (11.7%). There are more lone person households than Greater Adelaide (30.1% compared to 27.7%).

The proportion of all household types in the City of Unley has remained largely consistent between 2016 and 2021.

**Figure 5 City of Unley Household Types 2021 Compared to Greater Adelaide**



Of the lone person households in 2021:

**3.6% are young people (15-24 years)**

**11.8% are young adults (25-34 years)**

**29.7% are middle aged (35-54 years)**

**29.0% are ageing adults (55-74 years)**

**25.9% are older adults (75 years and over)**

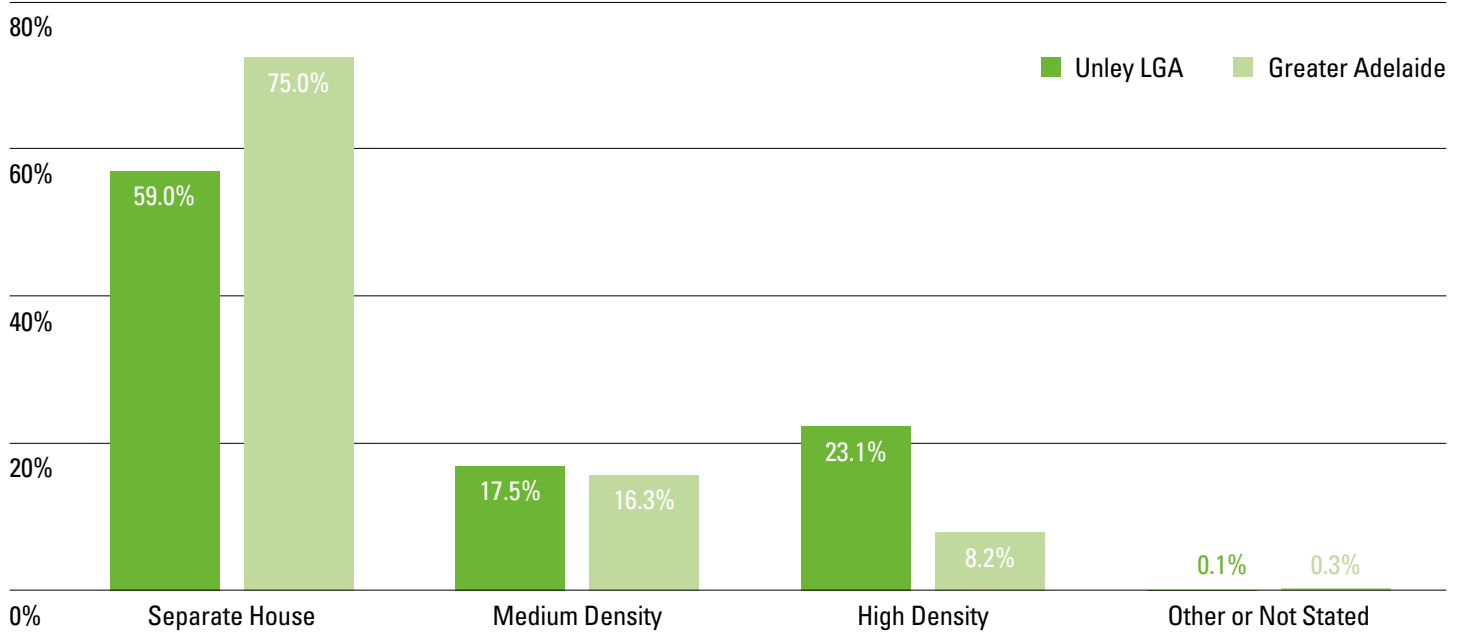
These proportions have stayed largely consistent since 2016, with slightly more lone person households comprised of people aged 55 years and over and slightly less lone person households comprised of people aged 54 years and under.



## 6.2 Our homes

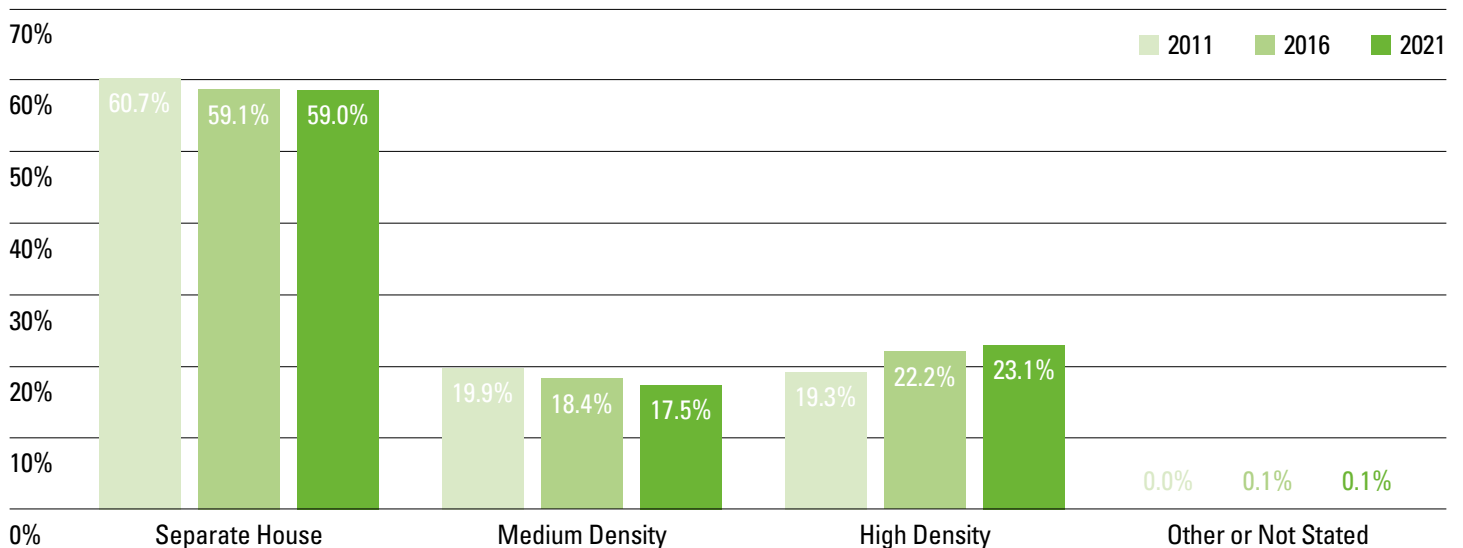
The City of Unley has a larger proportion of high-density housing (flats and apartments) compared to Greater Adelaide (23.1% compared to 8.2%), and a smaller proportion of standalone houses (59% compared to 75%).

**Figure 6 City of Unley Dwelling Types 2021 (comparison to Greater Adelaide)**



Housing types across the City of Unley have experienced slight changes since 2011. The proportion of separate and medium density housing has decreased, while high density housing has increased by 3.8% from 2011.

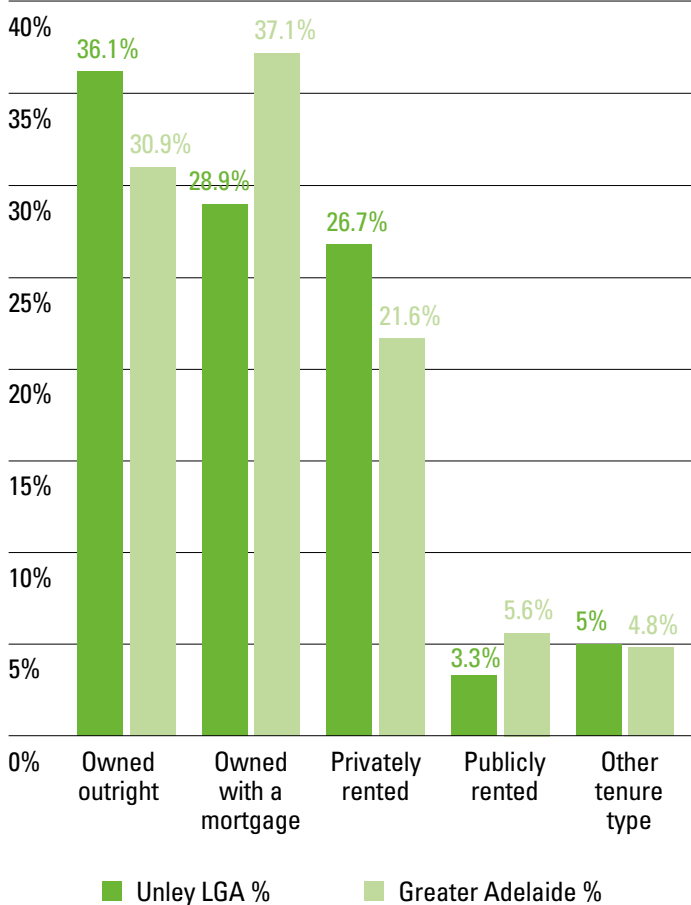
**Figure 7 City of Unley Dwelling Types 2021 (Change Over Time)**



## 6. HOW WE LIVE CONTINUED

The City of Unley has a larger proportion of people who own their home outright (36.1%) and or privately rent (26.7%) compared to Greater Adelaide (30.9% and 21.6% respectively). The City of Unley has a lower proportion of people who own their home with a mortgage or are publicly renting.

**Figure 8 City of Unley dwelling ownership 2021**  
(Privately rented includes renting from a real estate agent or person not in the same household. Publicly rented includes renting from a state or territory housing authority or a community housing provider.)



### 6.3

#### What does this mean for our planning?

People renting privately may be vulnerable to soaring rental costs and competition.

Households with young children may desire access to services including child care, library services, literacy and learning opportunities and sport, arts and recreation activity participation opportunities.

Households with children who select a private school education are presented with an additional cost burden, particularly those with children in their high school years.

People living alone may be socially isolated and require opportunities to integrate and socialise with others. This highlights the need to provide opportunities for people to interact and connect with others in the community.

Older people living alone can be at risk of health issues and may require additional support (e.g. volunteer programs, 'meals on wheels', homebound library services, community bus or transport options, community centres).

Medium and high-density homes provide an option for older people or lone households to downsize and remain living in the area.

More medium and high density housing means less private backyard space for play, entertaining, greening and growing food. This increases pressure on public parks and spaces to meet these needs, and could provide opportunity for a local share economy.



# 7. OUR CULTURAL DIVERSITY



## 7.1 Where were we born?

Most people who live in the City of Unley were born in Australia (72.2%). This is higher than for Greater Adelaide (68.7%). People born overseas are mostly from the United Kingdom (5.4%), China (2.7%) and India (2.2%).

The proportion of people born overseas has remained stable since 2011. The proportion of people born in India and China has increased, while the proportion of people born in Greece and Italy has decreased.

Of people born in Greece living in the City of Unley, most are now aged over 65. Most people born in India and China are younger – between 5 and 55, but predominantly 25-44 years old.

The City of Unley has 194 Aboriginal and Torres Strait Islander peoples, up from 161 in 2016. This represents 0.5% of the population, smaller than the Greater Adelaide average of 1.7%.

**Table 4: City of Unley Place of Birth in 2021 (top 10 countries)**

Country of Birth	Population Numbers		Proportion of Population	
	2021	2011	2021	2011
Australia	27881	26598	72.2%	72.2%
United Kingdom*	2073	2037	5.4%	5.5%
China	1046	782	2.7%	2.1%
India	838	488	2.2%	1.3%
Greece	498	651	1.3%	1.8%
Italy	376	465	1.0%	1.3%
Malaysia	322	331	0.8%	0.9%
New Zealand	320	331	0.8%	0.9%
Nepal	234	59	0.6%	n/a
South Africa	227	143	0.6%	0.4%

\* Includes England, Scotland, Wales, Ireland and North Ireland

**Table 5: City of Unley Age Breakdown by Country of Birth 2021 (top five countries)**

Country of Birth	0-4	5-14	15-24	25-44	45-54	55-64	65-74	75-84	85+
Australia	5.6%	13.1%	13.0%	22.4%	13.3%	12.4%	10.8%	5.8%	3.4%
United Kingdom*	0.7%	4.1%	4.4%	14.6%	13.9%	22.3%	20.6%	11.7%	6.5%
China	0.4%	8.3%	11.0%	49.6%	14.6%	8.2%	6.0%	1.1%	0.3%
India	0.4%	10.4%	11.7%	57.5%	9.4%	3.3%	3.5%	2.4%	1.4%
Greece	0.0%	0.0%	1.0%	1.2%	1.6%	9.2%	24.9%	35.1%	26.3%

\* Includes England, Scotland, Wales, Ireland and North Ireland

## 7.2 What languages do we speak?

**19.4%** of people in the City of Unley speak a language other than English at home, very similar to Greater Adelaide levels. Mandarin (3.5%) and Greek (3.3%) are the most commonly spoken non-English languages at home.

Of those who speak a language other than English at home, **89%** speak English very well or well and **11%** speak it not well or not at all. This means proficiency in English exceeds that of Greater Adelaide where only **85%** of people speak English very well or well where they use a language other than English at home.

## 7.3 Religion

Most people in the City of Unley (47.1%) state they have no religion, 8.4% more than in 2016. 38.7% state that they do have a religious affiliation. A further 4.4% did not state their religious affiliation, 0.5% held secular beliefs and 0.2% held other spiritual beliefs.

The main religious followings in the City of Unley are:

**Catholic 15.9%**

**Anglican 8.9%**

**Eastern Orthodox 5.5%**

**Uniting Church 4.3%**

**Hinduism 2.3%**

**Buddhism 1.7%**

**Islam 1.1%**



## 7.4

### What does this mean for our planning?

Translation of information into Mandarin and Greek may be beneficial for some projects and services.

The Greek and Italian communities have large proportions of older adults who may benefit from programs that support them to connect and converse with people from their home country and in their communities.

People from China and India include larger proportions of children, youth and adults. It may be beneficial to engage with these communities to understand what types of information, programs or infrastructure would support their participation on the community, and to make them aware of the services Council and other community groups offer, such as library collection items in languages other than English.

The high proficiency of English in people from other backgrounds provides the opportunity for engagement through volunteer and social multicultural programs.

There is potential to support and recognise First Nations people and culture in the community.

It is important to consider and respect different religious beliefs and practices when providing facilities and services to the community.

# 8. WORKING, LEARNING AND EARNING



## 8.1 How we work

A larger proportion of people in the City of Unley work as professionals or managers compared to Greater Adelaide.

Of community and personal service workers from the City of Unley, a large proportion (36.0%) are aged between 15 and 24 years old. Most managers are aged between 40 and 54 years old, with 44.6% of managers falling in this age group.

63.7% of people aged 15 and over are in the labour force, which has increased since 2016 from 61.9%. 33.7% are not in the labour force. A smaller proportion of people are unemployed (4.3% compared to 5.5%).

15.2% of people aged 15 years and over are owner-managers, compared to 11.6% for Greater Adelaide. An owner-manager is a person who works in their own business, with or without employees.

## 8.2 Education level

The City of Unley community has high levels of educational achievement compared to Greater Adelaide:

**Greater proportion of those 15 years and over who have completed year 12 or equivalent**  
75.4% compared to 59.2%

**Greater proportion of those who are attending an educational institution who are attending University or another higher education**  
26.7% compared to 19.5%

**Greater proportion of those aged 15 years or over who have a Bachelor degree or above**  
46.5% compared to 25.9%

**Table 6: The top five occupation categories for people aged 15 years and over (compared to Greater Adelaide)**

Occupation category	City of Unley %	Greater Adelaide %
Professionals	38.9%	23.6%
Managers	16.6%	12.1%
Clerical and administrative workers	11.4%	13.2%
Community and personal service workers	9.9%	13.2%
Technicians and trades workers	7.7%	12.9%



## 8. WORKING, LEARNING AND EARNING CONTINUED

### 8.3 Where we work

Most of the City of Unley's workers (78.4%) work outside of the City of Unley. Only 18.3% both work and live within the City of Unley.

**Table 7: 2021 City of Unley Employment Location of Resident Workers** (sourced from profile.id)

Location	Number	%
Live and work in the area	3640	18.3
Live in the area but work outside	15586	78.4
No fixed place of work	655	3.3
<b>Total</b>	<b>19881</b>	<b>100</b>

### 8.4 Income

The City of Unley is a higher socio-economic area with generally higher incomes compared to Greater Adelaide:

**The median weekly household income is higher \$1,999** compared to \$1,548

**A considerably larger proportion of households earn \$2,500 or more per week**

**37%** of compared to 25.4%

**A smaller proportion of households earn less than \$400 each week**

**5.1%** of compared to 6.0%

**A larger proportion of households fully own their own home**

**36.1%** compared to 30.9%

**A considerably larger proportion of households have mortgage repayments of \$2,400 or more a month**

**39.5%** compared to 17.5%

**However, a smaller proportion of owners have household mortgage repayments greater than 30% of their household income**

**11.1%** compared to 12.3%

**Based on the 2021 SEIFA Index of relative socio-economic disadvantage, the City of Unley is the fifth least disadvantaged local government area in South Australia** Score of **1,067**

Note incomes listed above report on income before any tax, superannuation contributions, amounts salary sacrificed or other automatic payments deducted.



### 8.5

#### What does this mean for our planning?

Many people are well educated and work in professional fields or own and manage their own businesses. They may have interest, skills and knowledge to contribute to Council planning and projects or to support volunteer and mentoring programs.

A large proportion of people living in the City of Unley are relatively affluent and are likely to have financial capacity to pursue activities and use facilities and services. However, affordable opportunities are still important to support lower income households, older adults and students who are likely to earn lower incomes.

Consideration should still be given to members of the community who may have less available income to ensure they have access to support services as needed.

People not fully engaged in the labour force may have time for community and recreation activities including volunteering, arts and crafts and fitness activities. The large number of professionals in the community provides an opportunity for intergenerational skill sharing and mentoring.

The many people travelling from the City of Unley or to the area to work need safe and accessible transport routes.

# 9. GETTING AROUND

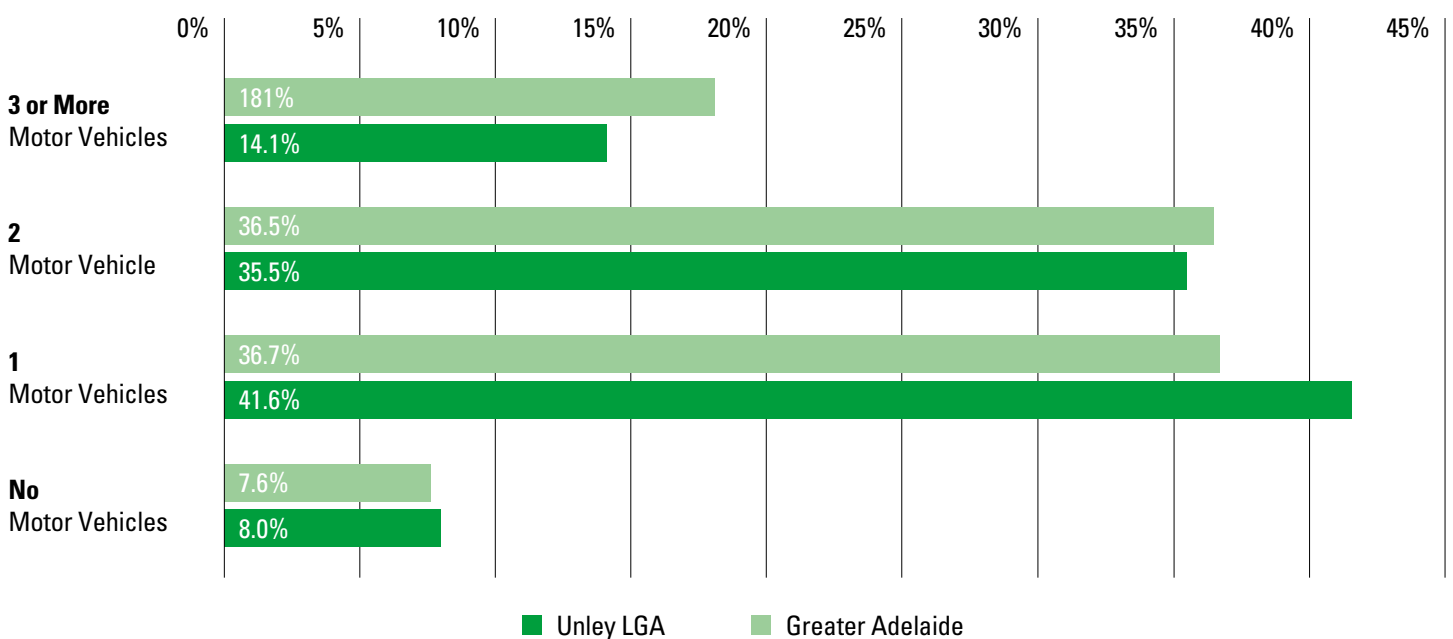


## 9.1 Motor vehicle ownership

Most households in the City of Unley own a private motor vehicle. A slightly larger proportion of households have only one vehicle compared to Greater Adelaide. Only 8.0% of dwellings do not own a motor vehicle, which is similar to Greater Adelaide (7.6%).

These levels of motor vehicle ownership have increased since 2016, with 91.2% of households owning at least one motor vehicle compared to 85.7% in 2016.

**Figure 9 2021 City of Unley Household Motor Ownership (Compared to Greater Adelaide)**



## 9.2 Getting to work

The proportion of people who live and/or work in the City of Unley who worked from home increased by 6.8% since 2016 (3.2% to 10.1%). The proportion of those driving to work as a driver declined by 4.4% since 2016.

Those who both live and work in the City of Unley have much higher rates of working from home and lower rates of driving to work than those who live in the City of Unley and work outside the City of Unley and those who live outside the City of Unley but work in the City of Unley.

18.3% of City of Unley residents work within the City of Unley.

**In 2021, people who lived and/or work in the City of Unley got to work in the following ways:**

**Car as a driver: 62.6%**

**Did not go to work: 10.5%**

**Worked at home: 10.1%**

**Bus: 4.1%**

**Car as a passenger: 3.6%**

**Bicycle: 2.8%**

**Walked only: 2.3%**

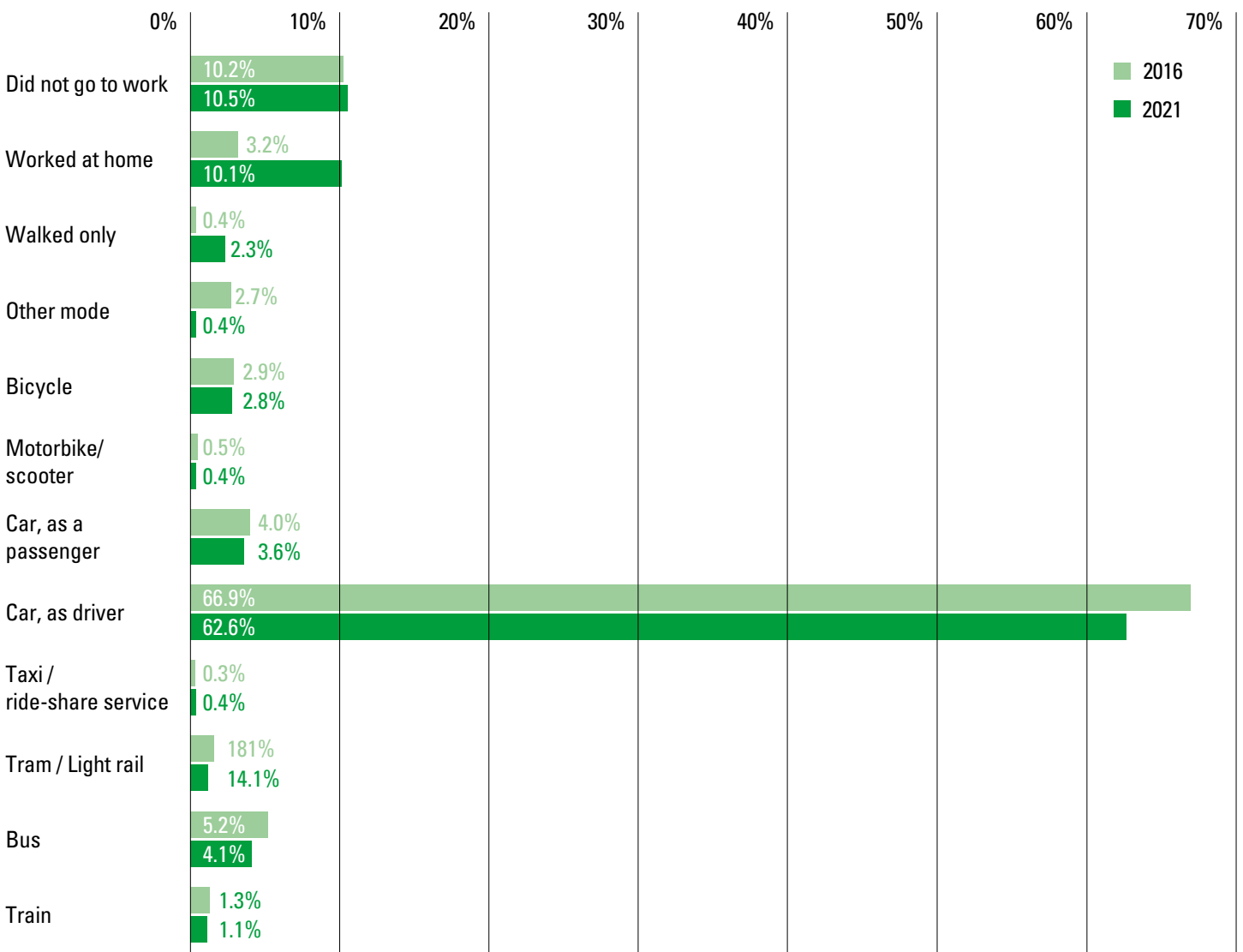
**Tram: 1.2%**

**Train: 1.1%**

**Motorbike/ scooter: 0.4%**

**Other: 0.4%**

**Figure 9 2021 City of Unley Household Motor Ownership (Compared to Greater Adelaide)**



## 9.3

### What does this mean for our planning?

These statistics are likely influenced by larger numbers of people working from home during the COVID-19 Pandemic which was active in 2021 at the time of the Census data collection. These conditions may or may not still be present for individuals at the time of this report.

Between 2011 and 2021, walking to work increased while cycling to work decreased slightly. There is an opportunity to better encourage active transport by improving cycling and walking routes and pedestrian connections to tram and train stops. Increasing fuel costs and prevalence of single vehicle households, may also drive more people in the future to look to these potentially less expensive commuting options.

Most people travelling to work in cars are as a driver. There is an opportunity to encourage carpooling to reduce vehicles on the road and carbon emissions.

Most people travel to work by car. It is important to ensure that road design supports a safe commute and that appropriate levels of parking are accessible for those within the City of Unley.



# 10. CARING AND PARTICIPATING OUR COMMUNITY



## 10.1 Living with disability

6.2% of the community (2,404 people) requires assistance with core activities. This is slightly lower than the Greater Adelaide average of 6.6%. A large proportion of these people (62.9%) are aged 75 and over. 7.2% are children and young people (0-19 years) and 11.5% are 20 to 54 year olds.

The proportion of people needing assistance has increased from 5.9% in 2016 and 5.6% in 2011.

13.5% of people provided unpaid assistance to 'a person with a disability, long term illness or old age' in the two weeks before Census night.

## 10.2 Volunteers

Volunteerism is strong in the City of Unley with 21.3% of people (6,963 people aged 15 years and over) volunteering their time. This compares with 15.5% for Greater Adelaide. These figures are lower than in 2016 (25.4%) and may be due to the people changing behaviours due to the COVID-19 Pandemic.

## 10.3

### What does this mean for our planning?

Continuing to provide volunteering opportunities, recognising volunteers and supporting volunteer led organisations is important.

It is important that Council provides facilities, infrastructure and programs that are inclusive of people of all abilities. As the population continues to age, it is likely that the prevalence of disability in the community will increase.

Opportunities to value and acknowledge carers could be explored.





# 11. OUR SUBURBS



## 11.1 Population size

The City of Unley has 16 defined suburbs. Most of the suburbs have a small population, which contributes to the personal and community-oriented character of the City. The suburbs that have the largest populations are Parkside, Fullarton, Myrtle Bank and Unley. Myrtle Bank, Parkside and Fullarton have grown the most since 2016.

**Table 8: 2021 City of Unley Suburb Population**

Suburb*	Population Size 2021	Growth since 2016 %	Growth since 2011 %
Parkside	5,126	7.00%	10.60%
Fullarton	4,500	6.10%	8.40%
Unley	3,997	-0.20%	2.80%
Myrtle Bank	3,158	9.50%	7.40%
Goodwood	2,823	-5.50%	0.50%
Malvern	2,713	5.40%	5.30%
Clarence Park	2,658	4.60%	6.70%
Millswood	2,173	1.50%	6.40%
Black Forest	1,982	2.50%	-0.80%
Wayville	1,922	4.70%	10.80%
Hyde Park	1,660	-0.30%	-6.80%
Highgate	1,504	-8.60%	4.20%
Forestville	1,400	0.80%	3.60%
Unley Park	1,383	-4.30%	-1.40%
Everard Park	1,071	-0.60%	7.50%
Kings Park	574	5.30%	-2.00%
<b>Total</b>	<b>38,641</b>	<b>2.4%</b>	<b>4.9%</b>

\* A small part of Keswick is also within the City of Unley. However, this land is not used for residential purposes and hence it is unlikely that a significant number of census responses originate from this region.



## 11.2 Suburb character

The City of Unley suburbs vary in relation to age profile and household character. A number of the suburbs have larger proportions of children and couples with children, others have larger proportions of couples without children, and others have larger proportions of older adults.

The main household character of each suburb is summarised below.

**Table 9: 2021 Main Household Character in City of Unley Suburbs**

Households with children focus	Young couple/ young lone-person households without children focus	Older person households focus	Mixed character households*
<p>Suburbs with larger proportions of households with children (compared to 36.2% for the whole of the City of Unley)</p> <ul style="list-style-type: none"> <li>• <b>Highgate (46.8%)</b></li> <li>• <b>Malvern (47.0%)</b></li> <li>• <b>Millswood (45.8%)</b></li> <li>• <b>Unley Park (39.5%)</b></li> </ul>	<p>Suburbs with larger proportions of households with young couple/young lone person (15-44 yrs) (compared to 15.6% for the whole of the City of Unley)</p> <ul style="list-style-type: none"> <li>• <b>Black Forest (20.6%)</b></li> <li>• <b>Clarence Park (18.1%)</b></li> <li>• <b>Everard Park (23.0%)</b></li> <li>• <b>Forestville (21.3%)</b></li> <li>• <b>Goodwood (18.3%)</b></li> <li>• <b>Unley (18.1%)</b></li> <li>• <b>Wayville (25.4%)</b></li> </ul>	<p>Suburbs with larger proportions of households with older persons (over 65 yrs) (compared to 22.2% for the whole of the City of Unley)</p> <ul style="list-style-type: none"> <li>• <b>Fullarton (27.4%)</b></li> <li>• <b>Kings Park (36.6%)</b></li> <li>• <b>Myrtle Bank (38.4%)</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Hyde Park</b></li> <li>• <b>Parkside</b></li> </ul> <p>* Noting the 'mixed character' refers to suburbs that have a balance of household types (families with children, couples without children and older persons).</p>



**Table 10: 2021 City of Unley Suburbs Age Profile Key Characteristics**

Children (0-14 yrs)	Youth (15-24 yrs)	Young Adults (25-34 yrs)
<p>Suburbs with larger proportions of children (compared to 15.5% for the whole of the City of Unley):</p> <ul style="list-style-type: none"> <li>• <b>Highgate (17.8%)</b></li> <li>• <b>Millswood (17.7%)</b></li> <li>• <b>Clarence Park (16.7%)</b></li> <li>• <b>Parkside (16.6%)</b></li> <li>• <b>Fullarton (16.3%)</b></li> <li>• <b>Malvern (16.3%)</b></li> </ul>	<p>Suburbs with larger proportions of youth (compared to 11.6% for the whole of the City of Unley):</p> <ul style="list-style-type: none"> <li>• <b>Unley Park (14.7%)</b></li> <li>• <b>Highgate (14.0%)</b></li> <li>• <b>Millswood (13.6%)</b></li> <li>• <b>Malvern (12.9%)</b></li> <li>• <b>Clarence Park (12.9%)</b></li> <li>• <b>Everard Park (12.6%)</b></li> <li>• <b>Black Forest (12.1%)</b></li> <li>• <b>Hyde Park (11.9%)</b></li> </ul>	<p>Suburbs with larger proportions of young adults (compared to 12.4% for the whole of the City of Unley):</p> <ul style="list-style-type: none"> <li>• <b>Everard Park (18.5%)</b></li> <li>• <b>Wayville (18.3%)</b></li> <li>• <b>Black Forest (16.8%)</b></li> <li>• <b>Forestville (16.7%)</b></li> <li>• <b>Goodwood (15.9%)</b></li> <li>• <b>Unley (14.9%)</b></li> <li>• <b>Parkside (14.9%)</b></li> <li>• <b>Clarence Park (14.1%)</b></li> </ul>
Middle Aged Adults (35-59 yrs)	Ageing Adults (60-69 yrs)	Older Adults (70+ yrs)
<p>Suburbs with larger proportions of middle-aged adults (compared to 32.2% for the whole of the City of Unley)</p> <ul style="list-style-type: none"> <li>• <b>Forestville (35.8%)</b></li> <li>• <b>Parkside (34.5%)</b></li> <li>• <b>Goodwood (34.5%)</b></li> <li>• <b>Highgate (34.2%)</b></li> <li>• <b>Unley (33.4%)</b></li> <li>• <b>Hyde Park (33.3%)</b></li> <li>• <b>Clarence Park (32.9%)</b></li> <li>• <b>Malvern (32.8%)</b></li> </ul>	<p>Suburbs with larger proportions of people who are beginning to age (compared to 11.9% for the whole of the City of Unley):</p> <ul style="list-style-type: none"> <li>• <b>Kings Park (17.9%)</b></li> <li>• <b>Millswood (14.3%)</b></li> <li>• <b>Hyde Park (13.9%)</b></li> <li>• <b>Unley Park (13.7%)</b></li> <li>• <b>Malvern (13.5%)</b></li> <li>• <b>Goodwood (12.8%)</b></li> <li>• <b>Black Forest (12.1%)</b></li> <li>• <b>Unley (12.0%)</b></li> </ul>	<p>Suburbs with larger proportions of older adults (compared to 16.3% for the whole of the City of Unley):</p> <ul style="list-style-type: none"> <li>• <b>Myrtle Bank (32.8%)</b></li> <li>• <b>Kings Park (26.4%)</b></li> <li>• <b>Fullarton (21.9%)</b></li> <li>• <b>Unley Park (17.7%)</b></li> <li>• <b>Everard Park (17.7%)</b></li> <li>• <b>Malvern (17.1%)</b></li> </ul>

## 11. OUR SUBURBS CONTINUED

**Table 11: City of Unley Suburb key data 2021**

Suburb*	Median Age	Speak a Language Other than English at Home	Median Weekly Household Income	Households with a Mortgage	Households Renting	Median Weekly Rent	Medium and High Density Housing
Black Forest	39	22.9%	\$1,664	24.7%	38.9%	\$290	40.4%
Clarence Park	39	21.2%	\$1,799	31.7%	30.6%	\$310	33.9%
Everard Park	42	24.6%	\$1,388	24.6%	43.3%	\$286	64.0%
Forestville	39	21.4%	\$1,981	35.7%	32%	\$340	46.3%
Fullarton	44	21.8%	\$1,686	27.5%	30.6%	\$345	50.3%
Goodwood	40	23.6%	\$1,918	28.7%	35.5%	\$355	40.9%
Highgate	41	23.3%	\$2,192	33.4%	22.9%	\$360	31.6%
Hyde Park	45	20.3%	\$2,208	30.0%	27.7%	\$ 390	34.1%
Kings Park	55	12.0%	\$1,647	28.6%	20.1%	\$350	42.7%
Malvern	46	22.4%	\$2,655	30.9%	19%	\$380	20.0%
Millswood	45	14.2%	\$2,836	34.3%	13.9%	\$420	10.4%
Myrtle Bank	54	18.6%	\$1,683	27.1%	17.4%	\$350	42.0%
Parkside	39	23.8%	\$2,040	27.6%	38.5%	\$395	45.9%
Unley	41	25.4%	\$2,037	27.1%	35.6%	\$372	47.3%
Unley Park	47	16.5%	\$2,990	32.2%	17.4%	\$350	23.2%
Wayville	38	25.8%	\$2,035	23.6%	45.5%	\$350	60.8%
Greater Adelaide	39	22.7%	\$1,455	37.1%	28.4%	\$320	24.5%

## 11.3 Suburb key data

- Kings Park has the largest proportion of households with older persons (over 65 yrs), while Highgate has the largest proportion of children under 14
- More than half of Unley's suburbs have a smaller proportion of people speaking a language other than English at home compared to Greater Adelaide. Kings Park, Millswood and Unley Park are the least linguistically diverse, while Wayville is the most linguistically diverse.
- All suburbs except for Everard Park have median household incomes above Greater Adelaide. Everard Park has the lowest median household income in the City of Unley. The suburbs with the highest household incomes are Millswood and Malvern.
- All suburbs have a smaller proportion of households with a mortgage compared to Greater Adelaide. Wayville has the smallest proportion of households with a mortgage, while Forestville, Millswood and Highgate have the largest proportion of households with a mortgage.
- Wayville and Everard Park have the highest proportion of households renting at over 40%.
- Almost all suburbs have median weekly rents above that for Greater Adelaide. The suburbs with the highest rents are Millswood, Parkside and Highgate. The lowest rents are in Black Forest and Clarence Park.
- Almost all suburbs have a larger proportion of medium and high-density housing than Greater Adelaide. Everard Park, Wayville and Fullarton have the largest proportions of medium and high-density housing, while Millswood and Malvern have the smallest.



## 11.4 What does this mean for our planning?

There may be higher demand for public outdoor spaces in suburbs with higher density housing. On street parking, streetscape greening and waste collection may also be challenges in these suburbs.

Suburbs with more children may have growing demand for walkable children's play spaces, open space and services.

Accessible public realm, walkable facilities and services, and social or volunteering opportunities may be important for suburbs with more older people.

Access to cultural experiences such as entertainment, arts or hospitality may be a focus for suburbs with more younger adults without children.

# 12. OTHER TREND CONSIDERATIONS

This section provides some information on non-demographic trends that could be considered in the design of services and infrastructure for the City of Unley community.

Trend	Consideration
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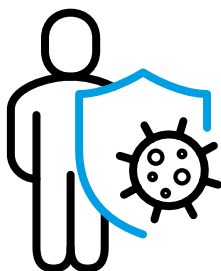
## Environment



All around the world, governments and communities are working to reduce carbon emissions and adapt to the impacts of climate change. In 2022, City of Unley climate change focus groups identified that 95% of participants believe that climate change is happening and 98% are concerned about climate change. Participants have a desire for greener neighbourhoods with more trees, low carbon transport (bikes, walking, electric vehicles), and interest in renewable energy. As our climate changes, it is important that governments support communities and environments to adapt and lead by example.

Improving waste management is always a focus for councils and their communities. There is growing interest in increasing recycling collections (eg. soft plastics). The recyclables market is an emerging industry and there are growing trends for less wasteful product choices or those made from recycled materials.

## COVID-19 and community participation



The COVID-19 pandemic has impacted how people participate in the community. The virus has had a greater impact on older people who traditionally make up a large proportion of volunteers and participants of community programs. Volunteerism, although still high in the City of Unley, dropped between 2016 and 2021. Efforts and time may be required to support people to feel safe to reengage and participate in community life.

## Flexible working



During the early peaks and “lock-downs” of the COVID-19 pandemic many people were required to work from home. Since then, many workplaces have embraced more staff working from home and more people are choosing to balance their working hours between home and the workplace. As such, fewer City of Unley residents may be commuting during the working week and may have more interest in using local services, businesses and co-working spaces during that time. Council may need to support the provision of these services and spaces to cater to new and changing demands. People are also adopting more flexible working hours.

## Health and wellbeing



Obesity, chronic health conditions and mental health are a national concern. Councils have a critical role to play to support community wellbeing through the development of Public Health Plans and the provision of facilities (eg. sports, community centres) and programs (eg. educational, exercise, cooking) that promote public health. There is a trend towards healthy eating, particularly where communities have higher incomes and education. This includes a trend towards organic eating, people growing their own fruit and vegetables and people visiting farmers markets.

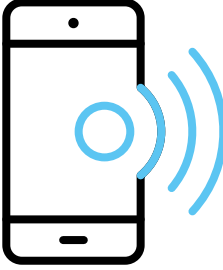
Trend	Consideration
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**Living local**



There is growing interest in supporting “local”. This includes supporting local businesses to both support community and reduce the carbon footprint of the products used and growing own food etc could we also include family trends from page 31 of old profile in this section and perhaps the generational differences too, we are doing work on intergenerational programs at council.

**Technology**



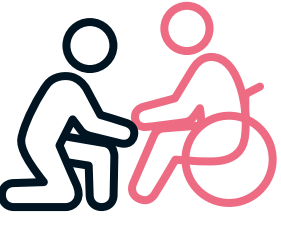
As new technology develops and our lifestyles and culture evolve alongside it, there is an expectation to be able to easily access information and services and communicate and complete transactions online. Councils are increasing technology use to support service delivery as well improve community engagement, wellbeing and sustainability. Council should continue to provide free Wi-Fi in public spaces to allow those who do not have internet at home to access these services and information.

**Community Connections**

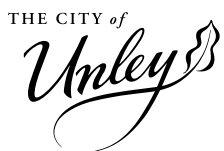


We recognise the important role that strong and resilient communities play in driving connectedness. We want our community to thrive and be a ‘people-first place’, where it is about what the community can be and will become in the future, taking into consideration the broader wellbeing of all members of our community. With a focus on welcoming and supporting those who are experiencing social isolation to know and feel true social cohesion.

**“Longevity” and ageing in place**



With an ageing population and more people are wanting to age in their homes as long as possible, there is a need for facilities, services, programs that support people to age well. This includes those provided by Council (eg. in home support, fitness and social programs, accessible neighbourhoods, recreation facilities for all ages) as well as planning to support aged care, retirement and downsized living options.



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