

# City of Salisbury snapshot

## Population

- Based on the most recent population forecasting, the City of Salisbury's estimated residential population in 2019 was **143,560** – an increase of over 5,500 people since the 2016 census.
- Population forecasting for the City suggests that by 2036 the number of residents will increase by approximately **5.5%** to **153,520**.
- Population growth is expected to continue, but under a 'business as usual' scenario is projected to continue to slow down now that development of Mawson Lakes is largely completed, and new development will largely come about through infill development within existing suburbs. Residential development of the Dry Creek Salt Pans would see significant growth (with estimated potential for up to **16,000 new dwellings**).
- Demographic changes have a significant impact in planning for Salisbury's future. While the ageing population dominates many policy and workforce discussions, Salisbury also has a larger population of young people than both state and national averages. This presents a significant and ongoing challenge in balancing the needs of an ageing population with the needs of a young and significant working-age (25-59 years) population.

Based on the most recent census data (2016):

- Salisbury is a culturally diverse City and has attracted a disproportionate share of SAs permanent overseas arrivals for several decades with **31%** of the population born overseas (an increase from 27.8% in 2011) compared with 29% for Greater Adelaide. Over one third of all migrants to Salisbury arrived under the Humanitarian program.
- The majority of the City's population growth is due to overseas migration (6,500).
- **28%** of people speak a language other than English at home, an increase of 6% since 2011. This compares with the average for Greater Adelaide of 19.6%. There has been an increase in Vietnamese, Persian/Dari and Khmer since 2011.
- **2%** of population identify as Aboriginal and Torres Straight Islanders, compared with 1.4% in Greater Adelaide.

- Approximately **6%** of the population have a profound or severe disability, comparing with the metropolitan average of 5.1%.
- **13.9%** of residents identified that they did volunteer work, compared with 19.5% for Greater Adelaide.

Further population data and forecasting for the City can be found here:

<https://profile.id.com.au/salisbury/highlights-2016>

and

<https://forecast.id.com.au/salisbury/population-summary>

## Economy

(Economic snapshot is based on data presented to City of Salisbury Elected Members at a workshop in September 2019.)

- Workforce of **70,928**, 54,211 local jobs and a participation rate of 62.5%.
- Salisbury has the fourth largest economy in SA. Gross Regional Product has increased from \$5.46 in 2014 to **\$6.38 billion**. Salisbury's rate of economic growth is outpacing South Australia as a whole - Salisbury's GRP increased by 25 percent since 2006, growing at an average annual rate of 1.8 per cent – regularly faster than the average 1.6 per cent annual growth in the broader South Australian economy.
- Number of actively trading businesses has increased from 6,485 in 2014 to 7,200.
- There is a trend towards smaller and single owner-operator businesses, with the proportion of businesses with 20 or more employees declining.
- Value of residential and commercial construction remains high, with a total value of **\$179 million** for the 2018/19 financial year (\$175 million in 2017/18, \$145 million in 2016/17).
- However, there is a challenge in the experience of our residents as growth in median personal incomes and education levels remain below the broader state average. Areas where we haven't been able to bridge the gap between Salisbury and

Greater Adelaide:

- » We have seen a 5% increase in residents who have completed secondary schooling and post-secondary school qualifications, still about 9% lower than Greater Adelaide.
- » **Secondary school completion** increased from 37.6 % in 2011 to **42.6% in 2016** (compares with 51.6% for Greater Adelaide in 2016). 10% increase in 10 years (2006-2016).
- » **post-secondary school qualifications** increased from 35.1% in 2011 to **40.4% in 2016** (compares with 49.3 for Greater Adelaide in 2016).

## Environment

- Better streets, parks, reserves and beautification are consistently identified by residents as the top ways in which quality of life in the City could be improved (2018 community perception survey).
- The City has an estimated **tree canopy coverage of 20.8%**, with the State Government 30 Year Plan setting a target to see green cover increase by 20%. Pressures relating to ageing/inappropriate street trees and removal of trees and vegetation from private land due to infill pressures are expected to result in a continued decline in overall canopy coverage unless there is targeted intervention.
- The percentage of **waste diverted from landfill** remains steady at **45.2%** - this figure has not seen significant change in recent years.
- Volume of **stormwater captured** remains steady **2.54 billion** in 2018/19 (and is obviously dependent on annual rainfall as well as customer demand). The Salisbury Water Business Unit supplied 2,415 million litres of fit for purpose water to over 1,180 customers, including business, schools, residential properties and community reserves.
- Heat mapping prepared in 2018 identifies that **over 42% of the City** (45 sqm) is at least **2 degrees hotter** than the average temperature for the region, with **22sqm of this measured as being 4 degrees or more hotter** than average. This is largely due to the extent of impermeable surfaces (roads, roofs, pavement) and non-irrigated, bare land (e.g. Parafield Airport identified as a

significant hot spot) throughout the City.

- Climate change projections suggest that we are likely to see **up to 11% decline in annual rainfall**, but an increase in rainfall intensity of up to 16% (less rain overall, but when it comes it will be more intense). Extreme heat days (days above 40 degrees) are expected to more than double within 50 years.

Further climate projections can be found within the Adapting Northern Adelaide Adaptation Plan:

[http://www.salisbury.sa.gov.au/Live/Environment\\_and\\_Sustainability/Sustainability\\_and\\_Climate\\_Change](http://www.salisbury.sa.gov.au/Live/Environment_and_Sustainability/Sustainability_and_Climate_Change)

## Liveability

- Nearly 3 quarters of residents (**73%**) responded that they **like living in the City of Salisbury** (2018 community perception survey). Parks and reserves, affordability, location and availability of services have consistently been identified as strengths by residents.
- Perceptions of quality of life in Salisbury remain moderate, however it has decreased from 7.5 in 2016 to 6.9 out of 10 in 2018 (community perception survey question "overall satisfaction with quality of life in Salisbury area").
- Residents enjoy very high levels of access to open space, with an average of **85% of dwellings within 400 metres of public open space** (with 63% having access to irrigated open space). Compares with average of 46% for Greater Adelaide. Approximately 12 hectares of open space per 1,000 people which is significantly higher than most other metropolitan Councils.
- Community perceptions of open space remain high but have dropped slightly from 7.3 in 2016 to 6.9 in 2018.
- **62% of dwellings are within 400 metres of public transport stop**, compared to 35% in Greater Adelaide (this does not take service frequency or route/destination information into consideration).
- SEIFA index is a rank of relative socio-economic advantage and disadvantage based on a range of census characteristics such as income, education and unemployment. It provides a general view of disadvantage in one area compared to others. In the 2011 and 2016 census the City of Salisbury

ranked **2nd** most disadvantaged in Metropolitan Adelaide. It is important to note that there is significant variability throughout the City, with some suburbs having significantly higher levels of advantage.

Liveability indicators prepared by the Urban Observatory of Australia also provide useful information in understanding how the City of Salisbury compares with other Local Government Areas in areas such as social infrastructure provision, accessibility to open space, shops, employment and public transport. Further information regarding these indicators can be found here:

<https://auo.org.au/>

## Housing affordability

- Over **half** of the house sales in 2018 were for less than \$332,000 (the current price point for affordable housing as defined by State Government).
- **28%** of households are rented (same % as Greater Adelaide), median rent has increased by over 14.6% compared with Greater Adelaide increase of 3.6% (2011 to 2016). Median rent is \$275 per week compared with \$285 for Greater Metro.
- **15.6%** of Salisbury households are considered to be under Housing Stress, compared with 12.6% for Greater Adelaide (ABS 2016). Housing Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.
- Housing Stress is disproportionately experienced by those members of the community who are renting, with **34.3%** of the City of Salisbury's renting households experiencing rental stress compared to 31.9% in Greater Adelaide. For very low income households the proportion of income paid as rent is as high as 77% for a single person on benefits, and 50% for a single pensioner.<sup>1</sup>

## Participation in local community activities

- **32%** of residents indicated they attend community events such as fetes, festivals and school concerts once or twice a year, while **19%** attend local Council events and libraries at least once or twice a year.
- The majority of respondents however, stated they do not participate in any of the community activities listed in the community perception survey.

## Community safety

- Resident response to the question "how safe do you feel in the Salisbury Council area" has declined from 7.1 in 2016 to 6.2 in 2018.
- SAPOL offence data shows that there are consistently more offences per capita population compared with SA (**26% more on average**). The gap in offences per capita has grown from 21% in 2011 to 36% in 2017/18.

Results of the 2018 Community Perception Survey can be found on Council's webpage here:

[http://www.salisbury.sa.gov.au/Council/Have\\_Your\\_Say/Community\\_Surveys](http://www.salisbury.sa.gov.au/Council/Have_Your_Say/Community_Surveys)

<sup>1</sup> Brotherhood of St Laurence, *Rental Affordability Index*, November 2018 release.