State of the City

2015
Contents:

Introduction: ........................................................................................................................................ 4

Overview of trends: ............................................................................................................................. 5

Our community ...................................................................................................................................... 8
  Population and age: .......................................................................................................................... 9
  Households and families: ................................................................................................................ 10
  Cultural and linguistic diversity: ....................................................................................................... 11
  Migration: ........................................................................................................................................... 12
  Education and employment: ........................................................................................................... 13
  Income and wealth: .......................................................................................................................... 14
  Health and safety: ............................................................................................................................. 15
  Social inclusion and wellbeing: ......................................................................................................... 16

Our environment .................................................................................................................................. 17
  Tree cover and green spaces: .......................................................................................................... 18
  Bushland and biodiversity: ............................................................................................................... 19
  Air and water quality: ..................................................................................................................... 20
  Waste and recycling: ....................................................................................................................... 21
  Water and energy use: ..................................................................................................................... 22

Our economy ....................................................................................................................................... 23
  Size and structure: .......................................................................................................................... 24
  Industries: .......................................................................................................................................... 25
  Labour force: .................................................................................................................................... 26
  Workforce: ........................................................................................................................................ 27
  Employment capacity: .................................................................................................................... 28
  Unemployment: .................................................................................................................................. 29
  Housing: ........................................................................................................................................... 30

Data sources ........................................................................................................................................ 31
Introduction:

The City of Tea Tree Gully is located in Adelaide’s north-eastern suburbs and is between 9 and 25 kilometres north-east of the Adelaide GPO. The City has a total land area of 95.2 square kilometres and is bounded by the City of Playford in the north, the Adelaide Hills Council in the east, the City of Campbelltown in the south and the Cities of Port Adelaide Enfield and Salisbury in the west.

The City of Tea Tree Gully is a predominantly residential area. Areas in the west of the City comprise established and newly developed residential suburbs, while in the City’s east, the Hills interface zone provides a rural backdrop. The north-east of the City includes an established extractive industry area as well as the catchment area of the Little Para Reservoir.

State of the City 2015:

This State of the City Report has been prepared to assist Council in understanding its local community better. The report will be used to support the development of Council’s 2015 Strategic Plan by providing a snapshot in time and an analysis of developing trends that could potentially impact on Council’s operations, planning or service delivery.

In addition, included within the Public Health Act 2011, is the requirement for local councils to incorporate a comprehensive assessment of the current state of public health in their local area. This report, particularly the “Health and safety” and “Social inclusion and wellbeing” sections, acts to fulfil this legislative requirement.
Overview of trends:

This State of the City report is divided in three main sections: Our community; Our environment; and Our economy. These sections include summary data and infographics relating to each theme and also include some notable trends observable from the data. The trends for 2015 have been summarised below.

**Our community:**

<table>
<thead>
<tr>
<th>Trends:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population and age:</strong></td>
</tr>
<tr>
<td>– Population growth has been slow and the population has remained relatively stable over the past 15 years.</td>
</tr>
<tr>
<td>– The population is projected to grow slightly over the next 20 years.</td>
</tr>
<tr>
<td>– The population has been ageing, and the number and proportion of residents in the older age groups (70+ years) is forecast to increase.</td>
</tr>
<tr>
<td><strong>Households and families:</strong></td>
</tr>
<tr>
<td>– “Family” households have been declining and lone person households have been increasing.</td>
</tr>
<tr>
<td>– The average household size has been decreasing while the average number of bedrooms has been increasing.</td>
</tr>
<tr>
<td>– The proportion of mortgage holders and renters has been increasing.</td>
</tr>
<tr>
<td><strong>Cultural and linguistic diversity:</strong></td>
</tr>
<tr>
<td>– Migration from European countries has been decreasing and migration from Asian countries has been increasing (although actual numbers remain low).</td>
</tr>
<tr>
<td>– Migration from English-speaking countries has been decreasing, and migration from non-English speaking countries has been increasing (although actual numbers remain low).</td>
</tr>
<tr>
<td>– The proportion of adherents to Christian religions has been declining, and the proportion of adherents to non-Christian religions, has been growing (although actual numbers remain low). The most significant growth in religious affiliation has been “no religion”.</td>
</tr>
<tr>
<td><strong>Migration:</strong></td>
</tr>
<tr>
<td>– The City has been losing more residents than it is gaining through internal migration.</td>
</tr>
<tr>
<td>– Migration has been occurring from the central region of the City to a greater extent than the northern and southern regions.</td>
</tr>
<tr>
<td>– Migration losses have been most significant in the 15–24 years and 45–64 years age groups.</td>
</tr>
</tbody>
</table>
### Trends:

#### Education and employment:
- The proportion of residents with tertiary qualifications is increasing.
- The workforce participation rate is declining (i.e. the proportion of people aged 15+ years who are working).
- The proportion of residents working full-time is decreasing and the proportion of residents working part-time is increasing.

#### Income and wealth:
- Relative personal and household income levels have been declining.
- The number of pensioners, particularly age pensioners, has been increasing.

#### Health and safety:
- Residents’ general feelings of being “safe” have been relatively high.
- Residents’ general feelings of being “healthy” have been relatively high.
- Actual levels of crime have been low and have been decreasing.
- The number of vehicle casualty crashes has been decreasing.

#### Social inclusion and wellbeing:
- Residents’ general feelings of “wellbeing” have been relatively high.

### Our environment:

#### Trends:

- **Tree cover and green spaces:** comparative data not available at this time

#### Bushland and biodiversity:
- The number of “Conservation Status” flora species in the City has been declining.
- The coverage of weeds in the City's bushland areas has been decreasing.
- The interest and involvement of community members in biodiversity and bushland conservation has been increasing.
- The coverage of habitat revegetation has been increasing.

#### Air and water quality:
- Local air quality has been maintained at a high standard.
- Local water quality has been maintained at a high standard.

#### Waste and recycling:
- The amount of general waste, recycling and organic waste generated has been increasing.
- The amount of hard waste generated has been decreasing.

#### Water and energy use:
- Household water consumption has been increasing.
Our economy:

| Size and structure: | The City’s Gross Regional Product (GRP) has been increasing slowly.  
|                    | The overall number of registered businesses in the City has been decreasing.  
|                    | Employment opportunities in the City have been declining.  
| Industries:        | Construction, retail trade, and healthcare and social assistance have been significant industries in the City.  
|                    | The overall strength of the construction and retail trade industry sectors has been declining.  
|                    | The overall strength of the health care and social assistance sector has been improving.  
| Labour force:      | The number of residents working full-time has been decreasing and the number of residents working part-time has been increasing, this has particularly been the case for female residents.  
|                    | The local labour force has been ageing and the number of younger working residents has been declining.  
|                    | The number and proportion of residents taking public transport to work has been increasing.  
| Workforce:         | The number of full-time jobs has been decreasing and the number of part-time jobs has been increasing.  
|                    | The workforce has been ageing and the number of younger workers has been declining.  
|                    | On average, relative income levels of workers in the City have been declining.  
| Employment capacity: | The jobs to residents ratio has been relatively stable.  
|                    | Employment self-containment has been relatively stable, (i.e. the proportion of employed City of Tea Tree Gully residents who are employed within the boundaries of the City).  
|                    | Employment self-sufficiency has been relatively stable, (i.e. the proportion of workers employed within the City of Tea Tree Gully who are also residents of the City).  
| Unemployment:      | The unemployment rate in the City has been slowly increasing.  
| Housing:           | The cost of housing has remained lower than the metropolitan average.  
|                    | The value of rental listings has remained lower than the metropolitan average.  
|                    | The number of properties being sold in the City has been increasing, but at a slower rate than in neighbouring local government areas.  

Our Community
Population and age:

The age structure of the City provides key insights into the level of demand for age-based programs and services, such as child care and sporting facilities. It is an indicator of the City’s residential role and function and how this is likely to change in the future.

The estimated resident population of the City of Tea Tree Gully at 30 June 2014, was 98,575, a slight increase (+218 residents) from the year before. Historically, the City’s population has changed significantly since the early 1990s. There was a slight population boom between 1991 and 2001 and the population declined slightly through the 2000s and 2010s most likely due to young people leaving the City and the remaining population ageing in place.

At 30 June 2013, the City had a large number of residents in their 40s, 50s and 60s, corresponding with a large number of teenagers and young adults in their 20s. There were fewer young workers in the 30s and a lower number of young children and residents in the older age groups (70+ years). Compared to the Adelaide metropolitan average, the City of Tea Tree Gully has a slightly older population at the 2011 Census of Population and Housing with a median age of 40 (compared to 39 for Adelaide and 37 for Australia as a whole).

Trends:

- Population growth has been slow and the population has remained relatively stable over the past 15 years.
- The population is projected to grow slightly over the next 20 years.
- The population has been ageing, and the number and proportion of residents in the older age groups (70+ years) is forecast to increase.
Households and families:

<table>
<thead>
<tr>
<th>Housing tenure 2011</th>
<th>Average household size 2011</th>
<th>Dominant household types 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgaged</td>
<td>Rented</td>
<td>Couples with children</td>
</tr>
<tr>
<td>43%</td>
<td>18%</td>
<td>34%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Couples without children</td>
</tr>
<tr>
<td></td>
<td></td>
<td>29%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lone persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td>21%</td>
</tr>
</tbody>
</table>

Summary:

Household and family structure is one of the most important demographic indicators. It reveals the City’s era of settlement and provides key insights into the level of demand for services and facilities, as most are related to age and household types.

At the 2011 Census of Population and Housing, the average household size was 2.6 persons and the dominant household type was couples with children (34%). Almost two-thirds of the City’s residents were living in “couple” households and, of these, slightly more than half were living with children. However, since the previous Census (2006), the number and proportion of couples with children has decreased, and there has been a corresponding increase in couples without children, one parent families and lone person households.

Furthermore, the vast majority of the City’s residents were living in low density housing at the 2011 Census (89%), with the remainder living in medium density housing. Almost two-thirds of dwellings in the City had 3 bedrooms, and 28% had 4 bedrooms or more. With regard to housing tenure, approximately one-third of households owned their properties outright, 44% owned their properties with a mortgage and 18% of residents were renting.

Trends:

- “Family” households have been declining and lone person households have been increasing.
- The average household size has been decreasing while the average number of bedrooms has been increasing.
- The proportion of mortgage holders and renters has been increasing.
Cultural and linguistic diversity:

### Cultural and linguistic demographic measures are indicative of the City’s diversity and historical settlement patterns. These measures show how immigration patterns have varied over time and the level and variety of services that may be needed for different ethnic and cultural groups.

At the 2011 Census of Population and Housing, approximately one-quarter of the City’s population was born overseas and almost one-half of residents had at least once parent born overseas. The most common country of birth for overseas-born residents was the United Kingdom (12%), followed by Italy (1%) and Germany (1%). Of those born overseas, 9,900 were born in predominantly non-English speaking countries and approximately the same number of residents spoke a language other than English at home (10,393). The most common non-English languages were Italian (2%) and Greek (1%).

In addition, at the 2011 Census, there were over 800 Aboriginal and Torres Strait Islander people living in the City and, on average, the Indigenous population was younger than the City of Tea Tree Gully median. For migrant groups, residents from European countries, such as the United Kingdom, Italy, Germany and the Netherlands, were more likely to be older (50+ years), and residents from Asian countries, such as China, India and the Philippines, were more likely to be younger (20–40 years). With regard to religion, 62% of residents stated that they adhered to a Christian denomination, slightly higher than the Adelaide metropolitan average (57%). The proportion of residents who stated that they had “no religion” (27%) was about the same as the metropolitan average (28%).

### Trends:

- Migration from European countries has been decreasing and migration from Asian countries has been increasing (although actual numbers remain low).
- Migration from English-speaking countries has been decreasing, and migration from non-English speaking countries has been increasing (although actual numbers remain low).
- The proportion of adherents to Christian religions has been declining, and the proportion of adherents to non-Christian religions, has been growing (although actual numbers remain low). The most significant growth in religious affiliation has been “no religion”.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Australia 73%</td>
<td>English only 87%</td>
<td>Christian religions 62%</td>
</tr>
<tr>
<td>UK 12%</td>
<td></td>
<td>Other religions 3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No religion 27%</td>
</tr>
</tbody>
</table>

Summary:
Migration:

**Summary:**

Together with births and deaths, migration is a major component of population change for the City. The residential mobility of people into and out of the City directly influences the characteristics of the population and demand for services and facilities. The level and type of migration through the City can indicate whether the population is sedentary and likely to be in the area for a long time, or transient, and likely to move on.

Australian Bureau of Statistics migration data reveal that the City’s annual net migration since 2006/07 (when records were first analysed), remains steadily negative. That is, a greater number of people are leaving the City than arriving. In 2013/14, 6,113 people became residents of the City of Tea Tree Gully and 6,707 people left the City to live elsewhere. In the past 5 years, the most significant movement (both inwards and outwards) occurred in the central regions of the City, with very little movement in the northern and southern regions.

Levels of migration differ across the different age demographics, with the most significant losses occurring in the 15–24 years and 45–64 years age groups. In 2013–14, there was a net loss of 292 residents between the ages of 15–24 years and a net loss of 316 residents between the ages of 45–64 years. At the 2011 Census of Population and Housing, the most significant locations for young departing residents were the Cities of Salisbury and Playford; and the most significant locations for older departing residents were the City of Salisbury, Adelaide Hills Council, Alexandrina Council and Barossa Council.

**Trends:**

- The City has been losing more residents than it is gaining through internal migration.
- Migration has been occurring from the central region of the City to a greater extent than the northern and southern regions.
- Migration losses have been most significant in the 15–24 years and 45–64 years age groups.
Education and employment:  

<table>
<thead>
<tr>
<th>Tertiary qualifications 2011</th>
<th>Dominant occupations 2011</th>
<th>Workforce participation rate 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>45%</td>
<td>Professionals</td>
<td>65%</td>
</tr>
<tr>
<td></td>
<td>Clerical and administrative</td>
<td>18%</td>
</tr>
<tr>
<td></td>
<td>Technicians and trades</td>
<td>18%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>16%</td>
</tr>
</tbody>
</table>

Summary:

Education and employment are important indicators of socio-economic status. The levels of education and employment in the community help to evaluate economic opportunities and suggest the strength of the local economy and social characteristics of the population.

At the 2011 Census of Population and housing, there were 14,233 residents enrolled in primary or secondary school; an additional 2,229 residents were enrolled at TAFE and 3,671 at university. Of those at school, approximately 59% were attending government schools. With regard to residents aged 15+ years, around 44% had completed at least year 12 schooling and 45% had a tertiary qualification. Compared to the Adelaide metropolitan average, the City had a larger proportion of residents whose highest qualification was vocational or Diploma/Advanced Diploma level (31% compared to 26%) and a lower proportion of residents whose highest qualification was Bachelor degree or above (14% compared to 18%). The most popular fields of qualification related to engineering and related technologies (12%) and management and commerce (12%).

In addition, of the City’s residents aged 15+ years, around 65% were in the workforce and approximately 59% were working full-time. This participation rate was higher than the rate for the Adelaide metropolitan area; however, the rate has been steadily declining since the early 1990s. The City’s working residents were reasonably well represented across all occupation types, although the City had lower than average proportions of residents working as “professionals” and “managers” and higher than average proportions of residents working as “technicians and trades workers” and “clerical and administrative workers” compared to the Adelaide metropolitan area.

Trends:

- The proportion of residents with tertiary qualifications is increasing.
- The workforce participation rate is declining (i.e. the proportion of people aged 15+ years who are working).
- The proportion of residents working full-time is decreasing and the proportion of residents working part-time is increasing.
Income and wealth:

<table>
<thead>
<tr>
<th>Median weekly household income 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,246</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household income quartiles 2011</th>
<th>Age pension recipients 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lowest</td>
<td>Residents aged 65+ years</td>
</tr>
<tr>
<td>$1,246</td>
<td>19%</td>
</tr>
<tr>
<td>Medium-lowest</td>
<td>24%</td>
</tr>
<tr>
<td>Medium-highest</td>
<td>28%</td>
</tr>
<tr>
<td>Highest</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>82%</td>
</tr>
</tbody>
</table>

Summary:

Income and wealth are important indicators of socio-economic status in the City. These data reveal economic opportunities and areas of disadvantage in the community. Long-term trends can signify how the local economy is faring and provide important forecasts for consumption and general socio-economic health.

At the 2011 Census of Population and Housing, the median weekly household income for the City was $1,246 which was around 13% higher than the median for the Adelaide metropolitan area ($1,106). The median personal income for the City's residents was $591 compared to $554 for Adelaide. In addition, the City had a comparatively higher proportion of households in the highest and medium-highest income quartiles and a lower proportion of households in the lowest and medium-lowest income quartiles. However, since the 1990s, the proportions of households in the lowest and medium-lowest quartiles have steadily increased and the proportions of households in the highest and medium-highest have steadily decreased.

With regard to income support, at December 2014, approximately 23% of the City's population aged 15+ years held a pensioner concession card; this included around 82% of the City’s residents aged 65+ years who were receiving the age pension. Further, approximately 5% of the City’s residents aged 16–64 were receiving unemployment benefits. Notwithstanding, the Australian Bureau of Statistics’ Index of Relative Advantage and Disadvantage (part of the SEIFA series), which compares attributes such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations, ranked the City of Tea Tree Gully 59 out of 71 South Australian local councils. This places the City favourably in the top 10% of advantage for local council populations in South Australia.

Trends:
- Relative personal and household income levels have been declining.
- The number of pensioners, particularly age pensioners, has been increasing.
Health and safety:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 GPs</td>
<td>“Good”, “Very good” or “Excellent”</td>
<td>74.1 Offences recorded by Police</td>
</tr>
<tr>
<td>9.0 Nurses</td>
<td></td>
<td>Per 1,000 residents</td>
</tr>
<tr>
<td>0.8 Dentists</td>
<td></td>
<td>Per 1,000 residents</td>
</tr>
<tr>
<td>Per 1,000 residents</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Summary:

Experiences and perceptions of health and safety relate strongly to overall wellbeing and community strength. These data provide an overview of public health in the City and reveal the perception residents have about how safe their community is.

Modelled data from the Public Health and Information Development Unit suggest that an estimated 87% of the City’s residents aged 15+ years in 2011–2013 rated their health as “good”, “very good” or “excellent”, slightly higher than the estimated average for South Australia (84%). This corresponds with the results of Council’s 2015 Community Survey, where approximately 85% of surveyed residents stated their satisfaction with their health to be in the top 36% on a scale of 0–10. The standardised mortality rate for the City in 2013 was 5.2 deaths per 1,000 residents, which was slightly lower than for the State (5.7) and for Australia as a whole (5.4). The estimated premature mortality rate for the City (2009–2012) was also lower than the State average (2.2 premature deaths per 1,000 residents, compared to 2.5). The City’s total fertility rate of 1.8 births in 2013 was slightly lower than the State average of 1.9, although this has increased steadily over the past 10 years. With regard to residents’ access to health care, the Public Health and Information Development Unit estimate that in 2011 there were 1.1 General Practitioners (GPs) per 1,000 residents; 9.0 nurses and 0.8 dental practitioners.

In addition, Council’s 2015 Community Survey revealed that approximately 89% of surveyed residents rated their satisfaction with feeling “safe” to be in the top 36% on a scale of 0–10. However, modelled data from the Public Health and Information Development Unit suggest that only 44% of residents aged 18+ years in 2010 felt “safe” or “very safe” walking in the local area after dark. Notwithstanding, data from the Office of Crime Statistics and Research show that the total number of offences committed in the City has actually decreased between 2008–2012, both in number and per head of population. Further, data from the Department of Planning, Transport and Infrastructure show that the rate of road casualty crashes in the City has decreased from 8.2 crashes per 1,000 residents in 2008 to 5.1 in 2013.

Trends:

- Residents’ general feelings of being “safe” have been relatively high.
- Residents’ general feelings of being “healthy” have been relatively high.
- Actual levels of crime have been low and have been decreasing.
- The number of vehicle casualty crashes has been decreasing.
Social inclusion and wellbeing:

<table>
<thead>
<tr>
<th>Social inclusion and wellbeing:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Summary:</strong></td>
</tr>
<tr>
<td>Personal experiences of social inclusion and wellbeing correlate with high levels of community strength and good public health. These data reveal the level of participation in community life and feelings of inclusiveness and contentment in the City.</td>
</tr>
</tbody>
</table>

Respondents to Council’s 2015 Community Survey stated that, in general, their satisfaction with “life as a whole” was fairly high, with approximately 94% of participants stating their satisfaction as being in the top 36% on a scale of 0–10. Participants were also highly satisfied with their “standard of living” (approximately 92% in the top 36%) and what they were “currently achieving in life” (approximately 85% in top 36%). Further, at the 2011 Census of Population and Housing, 17% of residents aged 15+ years reported that they had undertaken voluntary work with an organisation or group in the previous 12 months.

Community Survey respondents also indicated that, in general, their satisfaction with “feeling part of their community” was fairly high, with approximately 70% of participants stating their satisfaction to be in the top 36% on a scale of 0–10. In addition, modelled data from the Public Health and Information Development Unit suggest that an estimated 92% of the City’s residents aged 18+ years in 2010 felt confident they were able to get support in times of crises from persons outside their household. Modelled data also suggests that fewer City residents in 2011–2013 reported high or very high psychological stress compared to the State average (10% compared to 11%).

**Trends:**

- Residents’ general feelings of “wellbeing” have been relatively high.
Our Environment
Tree cover and green spaces:

Summary:

The quantity and quality of tree cover and green spaces plays an important role in the public realm, such as for shade, cooling and water treatment, as well as being integral in creating environments that people want to spend time in. This public realm also provides connectivity between different places and spaces and the activities that occur there, and supports passive transport options via walking and cycling.

According to Resilient East, at 2013 there was 1,115 hectares of open space within the City of Tea Tree Gully, accounting for around 14% of the land area. Approximately 56% of this was Council-owned land and the remaining was State-owned land. At 2015, there are 606 Council-owned parks and reserves and 124 play spaces located within the City. The City also provides approximately 560 kilometres of pathways.

Further, a study by Horticulture Australia estimated that in 2013, the land area of the City supported 24% tree canopy coverage, 30% hard surfaces, 7% understorey shrubbery and 41% grass/bare ground. This was below the national average of 39% urban tree canopy cover, although it was significantly higher than the South Australian urban average of 19%.

Trends:

- comparative data not available at this time
Bushland and biodiversity:

Summary:

Biodiversity and associated ecological processes underpin the health of the environment and its ability to support human needs. This includes basic requirements such as the production of oxygen, creation of soil, nutrient cycling and purification of water, and breakdown of wastes. Biodiversity regulates the climate, underpins the production of food and provides the basis for many popular recreational pursuits in the City.

At 2015, there are 38 sites Conservation Reserves in the City that have been recognised as supporting important native vegetation communities. Currently, 17 of these remnant bushland sites are managed in accordance with Council Maintenance Plans for biodiversity protection and fire prevention outcomes. Furthermore, 19 of the sites have been registered as Bush for Life sites and these are managed with the assistance of 26 trained volunteer bushcarers, averaging approximately 118 hours of on-ground regeneration work each month.

A survey conducted in 2003 found 40 flora species of Conservation Status located within the City; a later survey conducted in 2011, found 33. A total of 24 hectares of habitat revegetation has occurred across the City since 2000, covering 33 reserves. Additionally, approximately 800 people attended 9 biodiversity events in the City in 2015, compared with 4 events in 2014 which involved approximately 500 people.

Trends:

- The number of “Conservation Status” flora species in the City has been declining.
- The coverage of weeds in the City’s bushland areas has been decreasing.
- The interest and involvement of community members in biodiversity and bushland conservation has been increasing.
- The coverage of habitat revegetation has been increasing.
Air and water quality:

Summary:

Good quality air and water is important to human health and wellbeing as well as the health of the environment. Toxic pollutants in air and water in the City can cause illness or even death, and lead to environmental degradation and species decline.

The latest air monitoring conducted by the Environmental Protection Authority South Australia in August 2015 rated the local air quality at the closest monitoring station to the City (Northfield) as “very good” on a 5-point scale from “very poor”, “poor”, “fair”, “good” to “very good”. The ozone, carbon monoxide, nitrogen monoxide, sulphur dioxide, particle and fine particle levels were all well below acceptable levels. The Environmental Protection Authority is also currently undertaking short-term monitoring at a mobile station in Golden Grove. This station similarly reported low levels of air pollutants at acceptable standards for human health.

With regard to water quality, the City is serviced by two water treatment plant supply areas: Anstey Hill Metro and East Metro. The latest annual report from the South Australian Water Corporation (2013–2014) stated that 99.94% of metropolitan samples taken in that year were free from E. coli. This was compliant with the national Australian Drinking Water Guidelines of 99.81% and well above the minimum standards for health of 95.00%.

Trends:

- Local air quality has been maintained at a high standard.
- Local water quality has been maintained at a high standard.
Waste and recycling:

<table>
<thead>
<tr>
<th>Total general waste</th>
<th>Per capita waste generation</th>
<th>Waste diverted from landfill</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>2015</td>
<td>2015</td>
</tr>
<tr>
<td>General</td>
<td>Recycling</td>
<td>Organics</td>
</tr>
<tr>
<td>19,297t</td>
<td>196kg</td>
<td>89kg</td>
</tr>
<tr>
<td></td>
<td></td>
<td>98kg</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18,484t</td>
</tr>
</tbody>
</table>

Summary:

The level of waste and recycling in the City gives an indication of the rate of consumption of natural resources which forms an important part of managing the environment sustainably.

According to Solo Resource Recover (Council’s waste collector), the amount of residential general waste generated by the City’s population in 2014–15 was approximately 19,297 tonnes, an increase of over 500 tonnes from the previous 12 month period. The total residential general waste generated in 2014–15 was equivalent to approximately 196 kilograms per person, or around 19 bins. With regard to other forms of waste, the City generated 8,804 tonnes of recycling, 9,680 tonnes of organic waste and 1,761 tonnes of hard waste.

Since 2011–12, the amount of general waste has increased by over 5%. The amount of recycling and organic waste has also increased over the same period; although the amount of hard waste decreased. The increase in waste generated was not accounted for by population growth, with the amount of general waste generated per person increasing by around 10 kilograms from 2011–12. Similarly, the amount of recycling and organic waste generated per person has also increased; although the amount of hard waste per person has decreased.

Trends:

- The amount of general waste, recycling and green waste generated has been increasing.
- The amount of hard waste generated has been decreasing.
Water and energy use:

<table>
<thead>
<tr>
<th>Total City water usage 2015</th>
<th>Average daily water consumption 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 8,814ML</td>
<td></td>
</tr>
<tr>
<td>Commercial 337ML</td>
<td></td>
</tr>
<tr>
<td>Industrial 76ML</td>
<td></td>
</tr>
<tr>
<td></td>
<td>628L</td>
</tr>
</tbody>
</table>

Summary:

Water and energy usage are important indicators of the consumption of natural resources in the City. Such usage provides an insight into the sustainability of existing infrastructure and the potential environmental impacts of over-consumption.

Data collected by SA Water show that the City, as a whole, consumed 9.6 gigalitres of water in 2014–2015, of which 8.8 gigalitres was for residential use. This was an increase of over 300 megalitres from the previous year. The household average for the City in 2014–2015 was 229 megalitres which equated to a daily average of approximately 628 litres per household.

[energy consumption data not available at this time]

Trends:

- Household water consumption has been increasing.
Our Economy
Size and structure:

Summary:

The size and structure of the City’s economy gives an overall snapshot of the relative health and productivity of the local area.

The Gross Regional Product (GRP) for the City is equivalent to the Gross Domestic Product; it refers to the amount of wealth which is generated by business, organisations and individuals working in the City. At 30 June 2014, the National Institute of Economic and Industry Research estimated that City’s GRP was $2,042 million. This represented just over 2% of the estimated GRP for South Australia.

In 2014, the City was also home to over 5,000 registered businesses, which generated an estimated 21,891 local jobs. From the previous year (2013), the number of registered businesses in the City decreased by almost 60; and, over the five year period from 2009, the City experienced a net loss of over 300 businesses. Similarly, over 150 full-time equivalent jobs in the City were lost between 2013 and 2014 and over the five year period from 2009, over 500 local jobs were lost.

Trends:

- The City’s Gross Regional Product (GRP) has been increasing slowly.
- The overall number of registered businesses in the City has been decreasing
- Employment opportunities in the City have been declining.
Industries:

<table>
<thead>
<tr>
<th>Highest turnover 2014</th>
<th>Largest proportion of jobs 2014</th>
<th>Largest number of businesses 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>$723.4m Construction</td>
<td>Retail 19%</td>
<td>Health care 15%</td>
</tr>
<tr>
<td>$366.6m Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$334.5m Health care</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Summary:

The various industry sectors active in the City play different roles in the local economy. These data show the types of businesses that generate employment and also the general makeup of the City’s business community.

Industry sector analysis by the National Institute of Economic and Industry Research shows that the most significant industry sectors in the City in 2013–14 were: retail trade; health care and social assistance; and construction. The construction industry had the highest estimated turnover in 2013–14 of $723.4 million and also the greatest number of registered businesses (1,343). The health care and social assistance sector added an estimated $228.7 million in value to the economy and also employed the second highest number of workers across the City. Retail trade was the most significant employment sector with over 3,000 full-time equivalent positions in 2013–14.

Since 2009, the City has experienced a net loss of registered businesses, with the construction and retail sectors in particular, losing a considerable number of businesses (150 and 35 businesses respectively). Employment opportunities in the City over this period have also decreased, with significant losses in the retail trade, education and training, and accommodation and food services industries.

Trends:

- Construction, retail trade, and healthcare and social assistance have been significant industries in the City.
- The overall strength of the construction and retail trade industry sectors has been declining.
- The overall strength of the health care and social assistance sector has been improving.
Labour force:

<table>
<thead>
<tr>
<th>Employed residents 2014</th>
<th>Residents’ travel to work 2011</th>
<th>Residents working full-time 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>50,339</td>
<td>71% Car</td>
<td>4:5 Male</td>
</tr>
<tr>
<td></td>
<td>10% Public transport</td>
<td>2:5 Female</td>
</tr>
<tr>
<td></td>
<td>4% Other</td>
<td></td>
</tr>
</tbody>
</table>

Summary:

The City’s labour force consists of all those residents aged 15+ years, regardless of whether they work within the City’s boundaries or outside of the local area. Characteristics of the City’s labour force reveal the skills that are available locally, even if they are not currently employed in the local economy.

Estimates by the National Institute of Economic and Industry Research suggest that there were over 50,000 employed residents in the City at 30 June 2014. According to the Census of Population and Housing, just over 60% of residents in 2011 were working full-time; although this differed significantly by gender, with approximately 77% of male residents working full-time, compared to only 45% of female residents. Dominant employment industries for the local labour force included healthcare and social assistance (13%), retail trade (12%), and manufacturing (11%).

The local labour force were primarily between the ages of 35–44 years (23%) and 45–54 years (24%). Since the previous Census (2006), the number of older working residents (55+ years) has increased, and the number of younger working residents (≤ 34 years) has decreased. At the 2011 Census, the City’s labour force was most likely to drive to work (71%), although a larger proportion than average used public transport (10% compared to 7% for South Australia).

Trends:

- The number of residents working full-time has been decreasing and the number of residents working part-time has been increasing, this has particularly been the case for female residents.
- The local labour force has been ageing and the number of younger working residents has been declining.
- The number and proportion of residents taking public transport to work has been increasing.
Workforce:

<table>
<thead>
<tr>
<th>Number of local jobs 2014</th>
<th>Hours worked in local jobs 2011</th>
<th>Gender of local workforce 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>21,891</td>
<td>Full-time</td>
<td>Male</td>
</tr>
<tr>
<td></td>
<td>48%</td>
<td>2 : 5</td>
</tr>
<tr>
<td></td>
<td>Part-time</td>
<td>Female</td>
</tr>
<tr>
<td></td>
<td>51%</td>
<td>3 : 5</td>
</tr>
</tbody>
</table>

Summary:
The City’s workforce is made up of all of those people who are employed within the City’s boundaries, regardless of whether they are residents of the City or not. Characteristics of the City’s workforce reveal employment opportunities and indicate whether the skillsets of residents match with the jobs available in the local area.

Estimates by the National Institute of Economic and Industry Research suggest that there were over 21,000 jobs in the City at 30 June 2014. According to the Census of Population and Housing, these jobs were primarily in the retail trade (19%), health care and social assistance (15%), education and training (13%), and construction (12%) industry sectors. Furthermore, the majority of the City’s workforce was female (58%), and just over half the City’s workforce were working part-time.

With regard to age, there was a significant proportion of younger people working in the City at the 2011 Census, with 23% of workers under the age of 25. However, compared to the previous Census (2006), the number of younger workers had decreased and the number of older workers (55+ years) had increased. Additionally, overall, income for the City’s workers in 2011 was lower than average, with approximately 62% of workers earning $835 or less per week.

Trends:
- The number of full-time jobs has been decreasing and the number of part-time jobs has been increasing.
- The workforce has been ageing and the number of younger workers has been declining.
- On average, relative income levels of workers in the City have been declining.
Employment capacity:

![Chart showing jobs to residents ratio and top workplace locations]

**Summary:**

Employment capacity indicates whether businesses in the City would be capable of providing jobs for all the City’s residents. This indicator can reveal the degree to which the City’s economy is sustainable in the long-term and level of local employment opportunities available to local residents.

At the 2011 Census of Population and Housing, the jobs to residents ratio for the City was 1 job for every 2.3 residents. Although over 50% of the City’s workforce was made up of local residents, just under 25% of working residents worked at a location within the City of Tea Tree Gully. Employment self-containment was highest for those working in the retail trade, and accommodation and food services sectors, with over 35% of residents who worked in these industries finding work locally.

With regard to workplace location, a large proportion of working residents went to work in the Adelaide City Council area (17%), with a significant proportion also travelling to the City of Port Adelaide Enfield (12%) and the City of Salisbury (11%). Of those residents working within the City of Tea Tree Gully, workers were most likely to be in occupations as labourers or sales workers. Least likely were those working as clerical and administrative workers, managers and professionals. Of those workers who did not live locally, the largest proportions came from the City of Salisbury (12%), Campbelltown City Council (5%) and the City of Port Adelaide Enfield (4%).

**Trends:**

- The jobs to residents ratio has been relatively stable.
- Employment self-containment has been relatively stable, (i.e. the proportion of employed City of Tea Tree Gully residents who are employed within the boundaries of the City).
- Employment self-sufficiency has been relatively stable level, (i.e. the proportion of workers employed within the City of Tea Tree Gully who are also residents of the City).
Unemployment:

Summary:

Unemployment is an important indicator of the economic success of the City. A low unemployment rate can indicate an affluent area with a high rate of access to jobs, or a place where those who can’t find jobs leave the area. A high rate can indicate a declining economy with closures of key industries, or a residential area with a significantly disadvantaged population.

In the March 2015 quarter, the unemployment rate for the City was 4.0%, accounting for approximately 2,162 residents seeking work. This was significantly lower than the rate for the Adelaide metropolitan area (7.1%) and the rate for Australia as a whole (6.0%). Nonetheless, the unemployment rate for the City has steadily increased since 2010, albeit at a slower pace than Adelaide metropolitan area and Australia as a whole.

At the 2011 Census of Population and Housing, unemployment was particularly high for young people aged 15 to 24 years (43% of job-seekers), and almost 60% of job-seekers were looking for full-time work. Unemployed residents in the City were slightly more likely to be male (54%) and almost 40% of job-seekers already had a qualification (either Certificate level, Advanced Diploma or Diploma or Bachelor Degree or higher).

Trends:

- The unemployment rate in the City has been slowly increasing.
Housing:

Summary:

Housing data are a measure of the economic desirability of living in the City. High housing prices usually indicate access to high-paid jobs and a very desirable area; however they can present issues in attracting and retaining key lower skilled workers. Lower housing prices indicate less demand and may be an asset for attracting people to live in the area; although, they can also indicate lower paid and lower skilled jobs or a declining economy.

According to the Real Estate Institute of South Australia, at the end of the March 2015 quarter, the median house price (for detached housing) across the City of Tea Gully was $379,000. For the Adelaide metropolitan area as a whole, the median house price over the same period was $425,000. With regard to property sales, over the past 10 years the number of properties sold has remained reasonably stable, although there was a significant increase in 2006 and 2007. In 2014, there were 2,006 residential properties sold, an increase of over 100 from the previous year. With regard to rental housing, the median listing price at 30 June 2014 was $335, slightly lower than the median listing price for the Adelaide metropolitan area ($340).

At the 2011 Census of Population and Housing, an estimated 3,127 households in the City were experiencing housing stress. That is, approximately 9% of households were in the lowest 40% of incomes and were paying more than 30% of their usual gross weekly income on housing costs. This includes an estimated 27% of renters experiencing rental stress, and 8.6% of mortgage holders experiencing mortgage stress.

Trends:

- The cost of housing has remained lower than the metropolitan average.
- The value of rental listings has remained lower than the metropolitan average.
- The number of properties being sold in the City has been increasing, but at a slower rate than in neighbouring local government areas.
Data Sources


Environmental Protection Authority 2015, *EPA Air Quality 24 hour summary : Tuesday 04 August 2015, 24 hours up to 11:00*, South Australian Government, Adelaide, [online], http://www.epa.sa.gov.au/legacy/air_quality_index.php?page=319


South Australia Police 2015, *Offences Reported or Becoming Known to Police to: 31/05/2015*, *State*, South Australian Government, Adelaide.