



# WIDE BAY-BURNETT

## Summary of Quantitative Needs Analysis

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## Wide Bay Burnett Area Overview

The Wide Bay - Burnett Area is located on the south central Queensland coast. It is an area that is characterised by population concentrations in small to medium towns and cities throughout the area and relatively settled rural localities. In 1996 the estimated residential population of Wide Bay-Burnett was 220,310 people, within an area of 48,600 sq kms. The number of persons represents 6.6% of the total population of Queensland. The population in Wide Bay Burnett is growing at a lower rate than the Queensland average, so the area will have slightly decreased its share of the State's population to 6.4% by 2011.

Wide Bay Burnett currently has proportionally more young children (below 15 years of age) and larger percentages of people of mature and elderly age (over 55) than Queensland as a whole. By 2011, the area will have more 55-69 and 70+ year olds than at present, and fewer children under 15. *Couples with children* households are the most common household type, making up over one third of all households in Wide Bay Burnett. The area also has lower than average proportions of most other household types compared to the Queensland average.

Most household types in Wide Bay Burnett have larger percentages in the very low income bracket compared to Queensland overall. All household types have lower proportions of high income earners than the Queensland averages. Wide Bay Burnett contains 16 of the 89 most disadvantaged statistical local areas in Queensland (refer to Appendix A ).

- Wide Bay Burnett's population is predicted to increase by almost 25% between 1996 and 2011, compared to a 28% increase for Queensland overall.
- Wide Bay Burnett's population is aging. The percentage of the population aged 55 and over will increase from approximately 26% to nearly 31% by 2011.
- 67% of Lone person households in Wide Bay Burnett have incomes of less than \$300 per week, as compared with 53% for Queensland overall.
- As Wide Bay Burnett's population grows, the average household size will decrease from 2.9 persons per household in 1996, to 2.6 persons per household in 2011.

Over one in every four jobs in Wide Bay Burnett are part-time, the same ratio as for Queensland overall. Females employed full-time make up a smaller percentage of Wide Bay Burnett's labour force than for Queensland overall. The proportion of male full-time employment in the area is slightly lower than average as well.

The major employer in Wide Bay Burnett is the *Government, education, health and community services* sector, and it is also the industry sector with the strongest growth. On the other hand the *Agriculture, forestry, fishing and mining* sector in lost 530 jobs during the same period. Centrelink benefits make up 28% of the area's after-tax income, compared to 16.5% for Queensland overall.

- 27% of the Wide Bay Burnett's labour force works part-time.
- Females employed full-time make up 17% of the total labour force, compared to 21% for Queensland. Males working full-time make up 39% of the labour force, compared to 41% across the State.
- From 1986 to 1996, Wide Bay Burnett had a lower level of net job growth (31%) compared to Queensland overall (38%).
- 22% of workers are employed in *Government, education, health and community services*, with a further 20% in *Wholesale, retail and trade*. The *Agriculture, forestry, fishing and mining* sector decreased by 530 jobs between 1986 and 1996.
- The unemployment rate in Wide Bay Burnett (13.6%) is higher than the Queensland average of 8.6%

A high percentage of the private dwelling stock in Wide Bay Burnett is fully owned while levels of home rental are significantly lower than the Queensland average. Most of the housing stock in Wide Bay Burnett pre-dates 1986, with a 53% growth in new dwelling numbers from 1986 to 1996. The current level of new building activity is lower than the average for the State overall.

- Home ownership in Wide Bay Burnett is higher than the Queensland average. Around 69% of households either own or are purchasing their homes, compared to the Queensland average of 63%.
- Rental accommodation percentages are lower in Wide Bay Burnett (24% of dwellings) compared to Queensland overall (30%).
- 53% of dwellings were built between 1986 and 1996. The current rate of new building activity (1.9%) is lower than the Queensland average (2.6%).

Private rents in Wide Bay Burnett are lower than the Queensland benchmarks for all sizes of accommodation. Private rental housing is generally more affordable than the Queensland average for low income households receiving Rent Assistance. The numbers of low income households in Brisbane Central area who are living in unaffordable housing (ie paying more than 30% of their incomes in rent) are as follows:

Lone person households:	9,035
One parent households:	2,118
Couples with children:	741
Couples:	<u>1,063</u>
<b>Total</b>	<b><u>12,957</u> Households</b>

A number of distinct housing markets or “communities of interest” were identified in Wide Bay Burnett, based on analysis of socio-economic data and consultations with the Area Manager. These are shown on the map in section 2 of this Kit.

The communities of Hervey Bay, Maryborough, Childers, Kingaroy, and Cooloola, were prioritised for this quantitative needs analysis. The following summaries focus on the distinctive characteristic social and economic differences between each of these communities and the Wide Bay Burnett area.

## Community of Hervey Bay

The community of Hervey Bay is the most populous of the Wide Bay-Burnett communities. It contains the localities of Burrum Heads, Howard, RiverHeads and the city of Hervey Bay. In 1996 the estimated residential population of the Hervey Bay community was 38,810, representing 17.6% of Wide Bay Burnett. It is expected to have high levels of population growth (53%) and over the next decade it will increase its share of the area's population.

Whilst a large number of mature aged persons remain in the community, Hervey Bay is mainly made up of young children and middle aged adults. Larger than average proportions of all household types in Hervey Bay community have low incomes.

During the past decade, Hervey Bay had strong growth in the number of people employed in retail-type industries. Males employed full-time make up a smaller proportion of the labour force than average for the area, while females employed full-time also represent a slightly smaller share. The unemployment rate is currently higher than the Wide Bay Burnett area, while more than the average number of people work part-time. Centrelink benefits make up a larger than average proportion of the community's after-tax income

The Hervey Bay community has lower rates of home ownership, with a larger percentage than the area average renting their accommodation. The housing stock in Hervey Bay is predominantly under 10 years old and post-1996 levels of new building activity are significantly higher than average for the Wide Bay Burnett area.

Rents for Hervey Bay are slightly more expensive for larger (2 or more bedrooms) sizes of accommodation. Larger than average percentages of most low-income households in Hervey Bay are experiencing affordability problems when renting in the private housing market. The exception is *Couples without Children* households where the percentages are the same as the area average

### Major points to note about the Hervey Bay community:

- The current population is mature adults and elderly aged, with fewer children than the Wide Bay Burnett average.
- The community's population will continue to age by 2011 with larger percentages of young adults and persons aged over 55 years.
- Hervey Bay currently has a high proportion of *Lone person* and *Couples without children* households, but fewer families with children.
- Larger than average proportions of most existing household types in the community have low incomes than the Wide Bay Burnett average.
- Hervey Bay community has higher than average rents for larger accommodation and higher than average proportions of low income households are experiencing affordability problems.

## Community of Maryborough

The community of Maryborough is one of the more established communities within the Wide Bay Burnett area. It is made up of the City of Maryborough and the shires of Woocoo and Tiaro. In 1996 the estimated residential population of the Maryborough community was 32,100, representing 14.6% of Wide Bay Burnett. Maryborough's population will increase by 13% by 2011.

While smaller proportions of elderly persons remain in the community, Maryborough is mainly made up of young children and middle aged persons, for the most part singles or couples with children. Households in Maryborough have similar income distributions to the Wide Bay average. *One parent* households are the exception as they are slightly better off than the area average.

During the past decade, Maryborough had growth in the number of people employed in white collar and service-type industries. Males employed full-time make up a slightly larger proportion of the labour force than average for the area, while females employed full-time represent similar size share. The unemployment rate is currently lower than the Wide Bay Burnett area, while part time employment is similar to the area average. Centrelink benefits make up a smaller than average proportion of the community's after-tax income compared to the Wide Bay Burnett average.

The Maryborough community has high rates of home ownership, with most households owning or purchasing their accommodation. The housing stock in Maryborough is predominantly over 10 years old and post-1996 levels of new building activity are lower than average for the Wide Bay Burnett area.

Rent levels in Maryborough are similar to or slightly lower than the Wide Bay Burnett average for most types of accommodation. The exception is one bedroom accommodation where the rents are the same as the area average. Larger than average percentages of low-income *Couples without children* households in Maryborough are experiencing affordability problems when renting in the private housing market.

### Major points to note about the Maryborough community:

- The current population has slightly more young adults and elderly aged, with slightly fewer children than the Central Queensland average.
- The community's population will age by 2011 with larger percentages of persons aged over 55 years.
- Maryborough currently has a slightly higher proportion of *Lone person* and *One parent* households, but fewer *Couples without children* households.
- *One parent* households in Maryborough generally have slightly higher incomes than the Wide Bay Burnett average.
- The Maryborough community has similar rents for 1 bedroom accommodation and higher than average proportions of low income *Couples without children* households experiencing affordability problems.

## Community of Childers

The community of Childers is characterised as a large rural area containing small but significant towns. It contains the shire areas of Isis, Biggenden, Perry and Kolan. In 1996 the estimated residential population of the Childers community was 12,150, representing 5.5% of Wide Bay Burnett. Childers' s population will increase by 38% by 2011.

The population of Childers is mainly made up of young children and middle aged persons, for the most part couples with children. Higher than average proportions of all household types in Childers have very low incomes.

During the past decade, Childers had growth in the number of people employed in the white collar and service type industries. Males employed full-time make up the same proportion of the labour force as the area average, while females employed full-time represent a slightly smaller share. The unemployment rate is currently much higher than the Wide Bay Burnett area, and fewer than average number of people work part-time. Centrelink benefits make up a larger than average proportion of the community' s after-tax income.

Childers community has high rates of home ownership, with a lower number of households renting their accommodation. The housing stock in Childers is predominantly over 10 years old and post-1996 levels of new building activity are slightly lower than average for the Wide Bay Burnett area.

Rent levels in Childers are similar to the Wide Bay Burnett average for smaller sized accommodation. However, the rents for larger sized accommodation (3-4+) bedrooms are lower than the area average. Fewer low-income families in Childers are experiencing affordability problems when renting in the private housing market.

### **Major points to note about the Childers community:**

- The current population is mainly young children and middle aged, with fewer elderly people. There are also low percentages of young adults.
- The community's population will age by 2011 with lower percentages of all age groups below 55 years.
- Childers currently has a high proportion of *Couples without children* households and fewer *Lone Person* and *One parent* households.
- There are higher percentages of all household types in Childers earning higher incomes than the Wide Bay Burnett average.
- The Childers community has lower rents for larger accommodation sizes and lower than average proportions of low income families experiencing affordability problems.

## Community of Kingaroy

The community of Kingaroy consists of the shires of Nanango, Kingaroy, Wondai, Murgon and Kilkivan. In 1996 the estimated residential population of the Kingaroy community was 31,500, representing 14.3% of Wide Bay Burnett. Kingaroys population is expected to increase by 7% by 2011. The lowest increase for any Wide Bay Burnett community.

Kingaroy is mainly made up of young children and middle aged persons, for the most part couples with children. Higher than average proportions of most household types in Kingaroy have low incomes with the exception of *Lone person* households which are slightly better off than the area average.

During the past decade, Kingaroy had growth in the number of people employed in white collar and service-type industries. Males employed full-time make up a larger proportion of the labour force than average for the area, while females employed full-time represent a slightly smaller share. The unemployment rate is currently lower than for Wide Bay Burnett while a below average percentage of people work part-time. Centrelink benefits make up the same proportion of the community's after-tax income as the area average.

The Kingaroy community has similar rates of home ownership to Wide Bay Burnett, with a slightly lower number of households renting their accommodation. The housing stock in Kingaroy is predominantly over 10 years old and post-1996 levels of new building activity are much higher than average for the Wide Bay Burnett area.

Rent levels in Kingaroy are lower than the Wide Bay Burnett average for all sizes of accommodation. Below average percentages of all low-income household types in Kingaroy are experiencing affordability problems when renting in the private housing market.

### Major points to note about the Kingaroy community:

- The current population is mainly young children and middle aged, with slightly less elderly people than the Wide Bay Burnett average.
- The community's population will age by 2011 with higher percentages of mature aged and elderly persons over 55 years of age.
- Kingaroy currently has a slightly higher proportion of *Couples with children* households and fewer other household types.
- Most household types in Kingaroy have lower incomes than the Wide Bay Burnett average. The exception is *Lone Person* households which are slightly better off than the average.
- The Kingaroy community has lower rents for all accommodation sizes and lower than average proportions of low income households experiencing affordability problems.

## Community of Cooloola

The community of Cooloola contains the city of Gympie and Cooloola shire. In 1996 the estimated residential population of Cooloola community was 32,150, representing 14.6% of Wide Bay Burnett. Cooloola's population will increase by 24% by 2011.

While smaller proportions of elderly persons remain in the community, Cooloola is mainly made up of children and middle aged persons, for the most part couples with children. The community has smaller proportions of low income households than the Wide Bay Burnett average. The exception is for *Lone person* households which have the same level of incomes as the area average

During the past decade, Cooloola had strong growth in the number of people employed in the white collar and service type industries. Males and females employed full-time make up the same proportion of the labour force as the average for the area. The current unemployment rate is slightly higher than the Wide Bay Burnett area, while slightly more than the average number of people work part-time. Centrelink benefits make up a slightly smaller than average proportion of the community's after-tax income.

Cooloola community has similar to the average rates of home ownership as Wide Bay Burnett, with a slightly larger number of households purchasing their accommodation. It also has a lower percentage of rental tenancies than the Wide Bay Burnett average. The housing stock in Cooloola is predominantly over 10 years old and post-1996 levels of new building activity are slightly higher than average for the Wide Bay Burnett area.

Rent levels in Cooloola are similar to the Wide Bay Burnett average for most sizes of accommodation except 4+ bedroom accommodation for which rents are lower. Larger than average percentages of low-income *Lone person*, households in Cooloola are experiencing affordability problems when renting in the private housing market.

### Major points to note about the Cooloola community:

- The current population has more children and middle aged adults, with fewer mature aged and elderly persons than the Wide bay Burnett average.
- The community's population will age by 2011 with larger percentages of persons aged over 55 years.
- Cooloola currently has a slightly higher proportion of *Couples with children* households, but slightly fewer *Couples without children* households.
- Most household types in Cooloola generally have a higher percentage of middle incomes and fewer low income earners than the Wide Bay Burnett average
- The Cooloola community has similar rents for most accommodation sizes with the exception of 4+ bedroom accommodation where rents are lower than average.
- Cooloola has higher than average proportions of *Lone person* low income households experiencing affordability problems.