

# **Belgrave Health Hub**

## **National Stronger Regions Fund Economic Impact Statement**

Submission Number:  
**NSRF000149**

Prepared by:  
Yarra Ranges Council  
October 2014

## Economic Impact Analysis - Belgrave Hub

This report has been prepared by the Economic Development Unit at Yarra Ranges Council.

### Disclaimer

All figures presented in this document are based on data sourced from the Australia Bureau of Statistics (ABS), and other government agencies. ABS datasets have been applied to the regional economic modelling software REMPLAN, which has generated economic data estimates. This document is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data nor the conclusions drawn from this information. A decision to pursue any actions based on information presented in the report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any action and accepts no responsibility for the consequences of pursuing any of the findings or actions discussed in the document.

### Resources

All modelling has been undertaken using REMPLAN™ software that has been authored by Principal Research Fellow (ret.), Ian Pinge, at La Trobe University Bendigo.



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APPENDIX 1: Belgrave Hub Catchment Demographics

## Executive Summary

The Belgrave Multi-Purpose Hub (the Hub) is a major project that will achieve health and community service access outcomes, economic benefits and positive urban renewal for the Belgrave town centre.

Construction of the Belgrave Hub requires an investment of \$8.67 million. The facility will offer:

- A dedicated service centre for a population catchment of approximately 215,000, which enhances access to health services and facilities for residents.
- Significant improvements to the Belgrave streetscape and contribute to urban renewal.
- Investment in accessible services and spaces for the broader community.
- The co-location of a mix of services that can offer a focal point for structural workplace learning and vocational training for those completing or delivering qualifications in the health and community sector.

During the construction phase the project is estimated to support a total of 57 jobs in Yarra Ranges and provide an economic output boost of up to \$18.6 million.

The wage and salary base of having up to 30 new staff at the facility would generate further employment in Yarra Ranges. An estimated additional 26 new jobs could be created by the purchase of local goods and services by the Belgrave Hub employees.

Access to the Belgrave Hub and its specialised services will improve health, community and knowledge outcomes within its catchment communities. This has long-term benefits in creating healthier communities, which in turn will lead to positive economic and social benefits more broadly.

## 1. Introduction

This report has been prepared in response to a request from Yarra Ranges Council Family and Children's Services to assess the likely economic benefits of the construction and operation of the Belgrave Multi-Purpose Hub (referred to in the report as the Belgrave Hub or Hub).

The Belgrave Hub is listed as a regional strategic infrastructure priority project. It will establish a health and community services precinct in a key geographic location for four municipalities. A population catchment of more than 215,000 people will have access to its community and health services and business facilities.

Health care and social assistance plays an important role in the Yarra Ranges economy. There are approximately **3,300** jobs in the sector across the municipality and it adds approximately **\$340 million** to total output of the local economy.

Health is a strategic sector for Yarra Ranges Council. Council's Economic Development Strategy 2012-2022 commits resources to:

*"... support the health sector to expand its business opportunities. This will lead to growth of professional employment and innovation. It will focus on the significant contribution it makes to the liveability and wellbeing of residents and workers of Yarra Ranges to age in place."* (Economic Development Strategy, page 28)

### 1.1 Purpose

This Economic Impact Statement provides a description of the flow-on effects of the capital expenditure project and the potential positive economic benefits of approximately 30 Council and Inspiro staff located in central Belgrave. Consideration is also given as to how the Belgrave Hub meets health and social assistance sector industry priorities.

### 1.2 The Hub Project

The Belgrave Hub will be developed into a well utilised health and community services hub, providing key social and community infrastructure at the gateway to the Dandenongs.

The health and community hub will provide dedicated health facilities, health and community information bureau services, and infrastructure to host community, medical and allied health consultation. The Hub will also offer accommodation for community meetings and events, and provide quality built form and public space to the main street of Belgrave.

### 1.3 Methodology

Economic impact analysis in this report has been undertaken using the REMPLAN model of the Yarra Ranges economy. REMPLAN models are built on the latest available datasets sourced from the Australian Bureau of Statistics (ABS). The main economic datasets used in this report include:

- ABS, Place of work data from the 2011 Census of Population and Housing
- ABS, 2008/2009, ABS, National Input /Output Tables
- ABS, June 2012, Gross State Product

These datasets underpin the REMPLAN model for Yarra Ranges which details the contributions made by each industry sector to the local economy.

### 1.4 Regions

Yarra Ranges Council is located in the outer eastern and north-eastern suburbs of Melbourne extending into the Yarra Valley and most of the Dandenong Ranges.

*Figure 1: Yarra Ranges Council boundaries*



Although the project is located in Yarra Ranges, the catchment area for the Belgrave Hub would include the surrounding areas of Knox, Cardinia and Casey (known collectively as the Dandenongs, as the Dandenong Ranges stretch across these municipalities as well).

This wider catchment area has 215,319 residents and includes a relatively high level of children and teenagers, and a below average level of older residents.



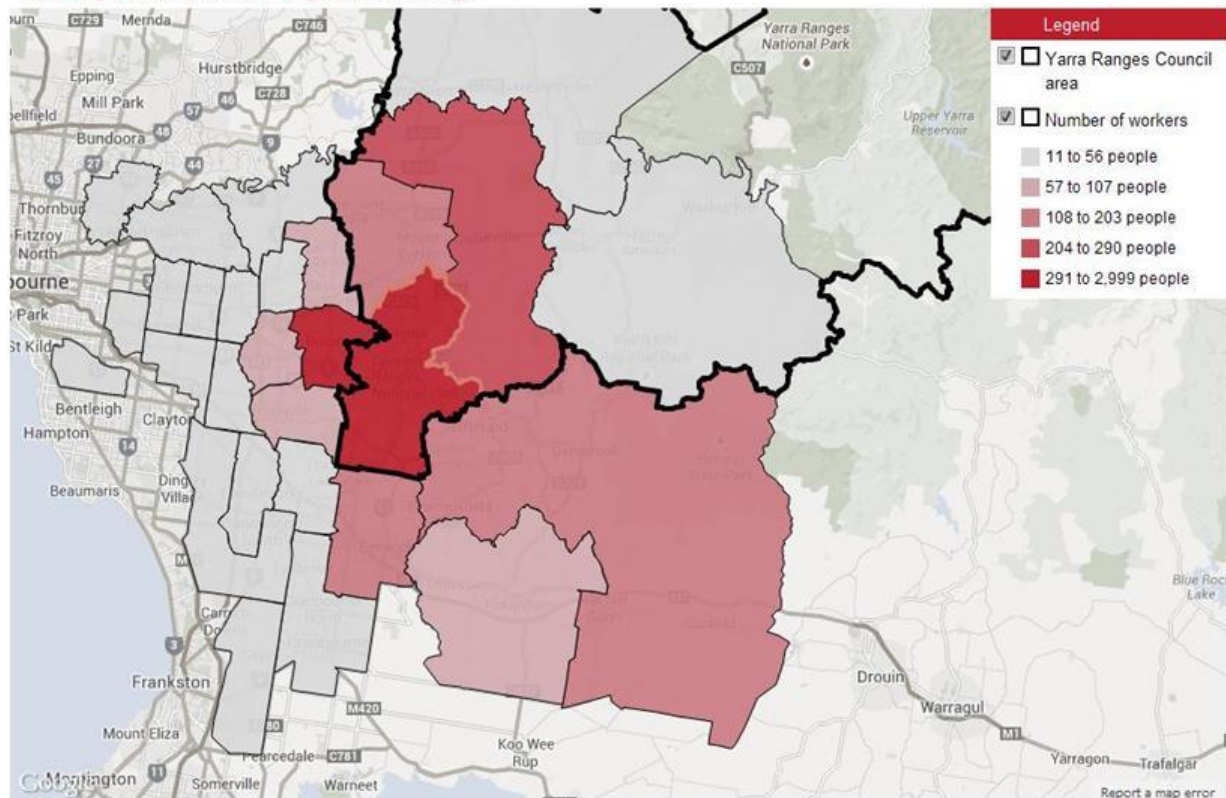
Workers in the Dandenong Ranges primarily travel from their residences in:

- Yarra Ranges: the Dandenongs and Seville:
  - 65% of people who work in the Dandenongs live in these two areas
- Knox: North-East
  - 6% of workers
- Cardinia: North
  - 4% of workers
- Casey: Berwick
  - 2% of workers

**Figure 2: Residential Locations of Workers by SLA 2011**

### Residential locations of workers by SLA, 2011

Yarra Ranges Council area - Yarra Ranges (S) - Dandenongs



Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile .id by .id, the population experts.

.id the population experts

As people seek health and community services close to their place of work the catchment for the Belgrave Hub will draw from the wider Dandenongs area. The area data on population age structure for the catchment indicates a relatively high level of demand for health services targeting the aged particularly in Knox North-East with high demand forecast in the Dandenong Ranges. Further information on population is available in the Belgrave Hub Catchment Demographics report (Appendix 1).

## 2. Regional Economic Profile

This section presents the economic profile of the Yarra Ranges region in terms of employment, output, and wages and salaries for each industry sector.

### 2.1 Employment and Output

The employment data represents the number of people employed by businesses/organisations in each of the industry sectors in Yarra Ranges. In this report the employment data is place of work and represents total numbers of employees without any conversions to full-time equivalence. In total, the Yarra Ranges economy supports 35,836 jobs (as at April 2014). Retail trade employs the most people, followed by education and training and manufacturing.

When compared with 2006 Census estimates, growth sectors include education and training, health care and social assistance and accommodation and food services. Industry sectors that have declined in the local economy include manufacturing, retail trade, and wholesale trade.

Output data represents the gross revenue generated by businesses/organisations in each of the industry sectors in a defined region. Gross revenue is also referred to as total sales or total income.

The total output for Yarra Ranges is estimated at \$9.94 billion. The manufacturing sector is the largest contributor to the region's output (29%), followed by construction (12.8%) and rental, hiring and real estate services (i.e. rental properties - 10.6%).

Table 1 (refer next page) highlights output and jobs across the local economy. Industry sectors in the table have been ranked by output, and manufacturing is the most important economic sector.

Whilst manufacturing is both a major industry and essential source of local jobs, other significant sectors in terms of local jobs (such as retail) are less significant when viewed proportionally in terms of output.



*Table 1: Yarra Ranges Council Municipal Economy – Output & Jobs*

<i>Industry Sector</i>	<i>Output (\$M)</i>	<i>Jobs</i>
Manufacturing	\$2,920.93	4,280
Construction	\$1,278.66	3,455
Rental, Hiring & Real Estate Services	\$1,116.51	514
Wholesale Trade	\$561.62	1,763
Education & Training	\$437.91	4,379
Professional, Scientific & Technical Services	\$463.71	1,860
Retail Trade	\$482.84	4,807
Accommodation & Food Services	\$365.73	3,059
Agriculture, Forestry & Fishing	\$357.95	1,395
Health Care & Social Assistance	\$339.12	3,295
Financial & Insurance Services	\$278.79	527
Transport, Postal & Warehousing	\$283.67	1,182
Administrative & Support Services	\$169.08	1,035
Public Administration & Safety	\$198.82	1,146
Other Services	\$198.97	1,615
Electricity, Gas, Water & Waste Services	\$185.17	311
Arts & Recreation Services	\$130.13	845
Information Media & Telecommunications	\$118.63	278
Mining	\$36.64	90
<b>Total</b>	<b>\$9,924.97</b>	<b>35,836</b>

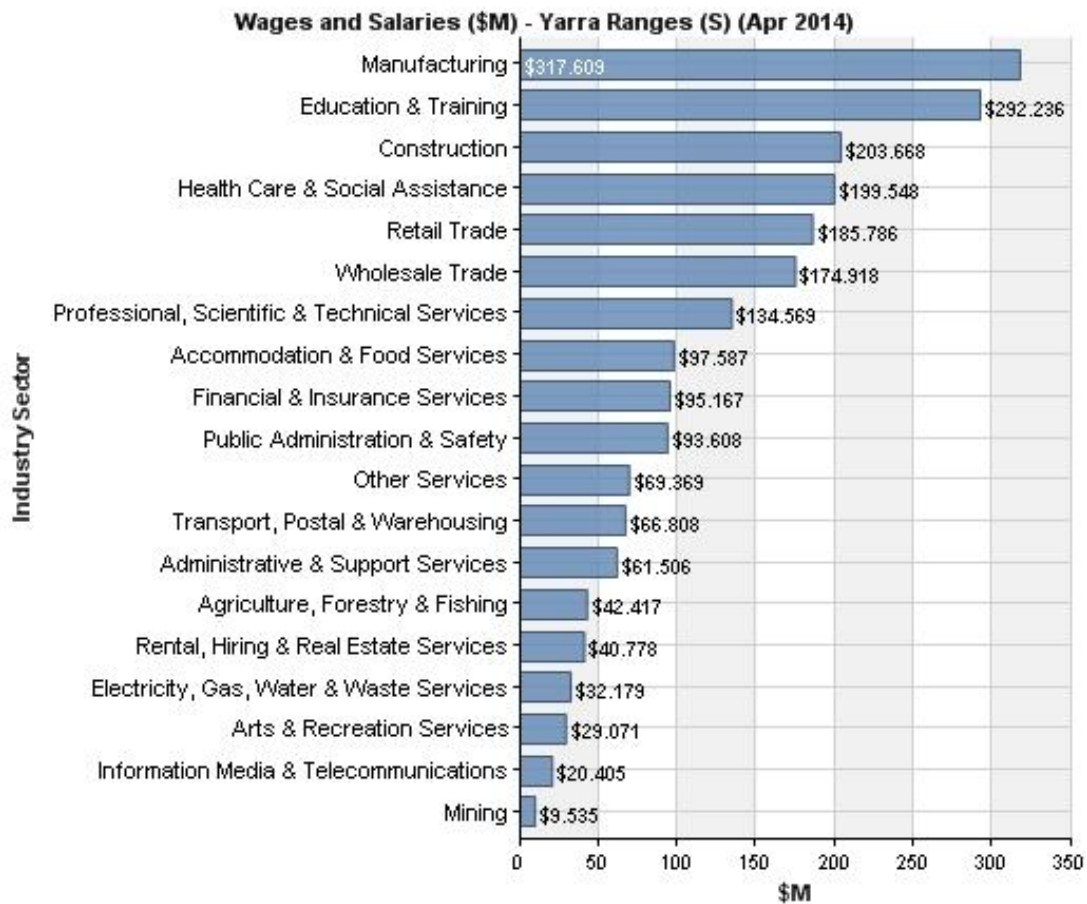
Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN tool

## **2.2 Wages and Salaries**

Wages and salaries in this report refers to the value of entitlements earned by employees from their employers for services rendered. It includes wages and salaries received by employees in cash and in kind (e.g. provision of food, accommodation or motor vehicles), and employers' social contributions such as superannuation and workers' compensation premiums.

The wages and salaries paid by businesses and organisations in Yarra Ranges is estimated at \$2.20 billion. The manufacturing and education and training sectors make the largest contributions in terms of wages and salaries paid to local workers. Health care and social assistance and construction are also important sectors.

Figure 3: Wages & Salaries – Yarra Ranges



Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN tool

## 2.3 Health Care and Social Assistance Contribution

### 2.3.1 Sector at a glance

Health care and social assistance is an amalgam of activities across various health, allied health and community services.

The Yarra Ranges health and social assistance sector is a significant contributor to the local economy and basin for local jobs, with 67% of jobs in the sector filled by local residents. The provision of a range of medical and specialised health services including two day-procedure hospitals (Yarra Ranges Health in Lilydale and the Healesville District Hospital) and the Angliss and Maroondah Hospitals – both located just outside Yarra Ranges – means that the sector is a significant employer for residents. The Peter James Centre in Mooroolbark also offers specialist services in aged care and geriatric medicine.

*Table 2: Yarra Ranges Health Data*

Number of people employed by this sector in the LGA	3,295
% of total employment of this sector in the LGA	9%
% of local sector jobs held by residents of Yarra Ranges in this sector	67%

Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN tool

The urban areas of the municipality have a role as a “health service hub”. There is a large concentration of health services located in Lilydale and Mooroolbark, but also opportunities for greater investment in Belgrave, Healesville and Yarra Junction; areas that service greater population sub-regions.

The sector provides quality employment and flexible employment options with many positions being part-time or casual. This is particularly important for women re-entering the workforce following family leave. Casual and part time work can also be appealing to the Gen Y cohort and for baby boomers that are looking to transition into retirement.

The health sector is also a significant driver and beneficiary of advances in technology. Hospitals, primary health care services, allied services and other stakeholders are actively involved in the research and trialling of health related technologies to drive improved patient outcomes and efficiencies in the sector.

### **2.3.2 Sector outlook**

As the Yarra Ranges population grows and ages, the sector will continue to take on added significance. The percentage of Yarra Ranges residents employed in health related fields and people from outside Yarra Ranges coming to work in the sector in the municipality are expected to rise. Therefore regional centres or large towns like Belgrave are important employment focus points.

High quality centres that have significant client bases like the Belgrave Health Hub are important to attract health professional skills into the municipality. Given the relatively low level of residents who have a tertiary qualification, the sector will need to be able to continue to attract highly skilled health care professionals from outside the area. This will be essential to keep up with the additional demands placed on it because of an ageing population and the increasing burden of chronic disease, such as congenital heart disease, obesity and diabetes.

The closure of Swinburne TAFE Lilydale which offered a Diploma of Nursing program has limited the opportunity for skills and structured workplace learning within the local health sector. Facilities like the Inspiro/Council Belgrave Hub have the potential to offer local vocational health care placements for residents completing qualifications to work in this sector.

A number of key changes are happening at the State and Federal level, which could be addressed through a facility like the Belgrave Hub. In this regard, a purpose built state-of-the-art facility like the Hub would:

- offset care needs from local hospital infrastructure, primary care partnerships, and aged care facilities;
- offer specialist facilities for mental health, dental care and better care for those with chronic disease;
- meet the sector-wide need to offer access to infrastructure in order to grow and deliver primary and ancillary health care to the community; and
- create a focal point for Victorian and Federal Government funding for positive health and community outcomes.

### **2.3.3 Focus areas to support the sector's innovation and growth**

The establishment of the Belgrave Hub offers other service delivery areas of Council as well as community and business groups a facility that can be utilised to:

- Support the adoption of information communication technology solutions (e.g. e-health, telemedicine, e-education). The Belgrave Hub will be an enabling environment for broadband deployment and ICT adoption and use. Council's Economic Development, Social Planning and Aged and Disability services have worked in partnership with agencies like Medicare Local to advocate to the health sector on technology innovation. In November 2012 Council hosted the "Imagine Tomorrow's Future Today" health technologies innovation workshop which showcased a number of solutions and projects to over 60 industry professionals. A dedicated facility like the Belgrave Hub will be a highly suitable venue for further advocacy in this area.
- Advocate to community, students and training providers the opportunities and benefits of careers in the health sector. As a sector where there are known or predicted workforce skills shortages, the Belgrave Hub can be a facility that will host industry information sessions as well as accredited training.
- A focal point for community-driven projects such as community arts projects, local trader events and other place-specific initiatives. Such projects and initiatives promote local connectedness, a sense of belonging and place and ultimately local community wellbeing and social capital.

### **3. Economic Impact Analysis**

The Belgrave Hub investment will create a precinct for health in an important service centre. This project connects a health care provider, community and social assistance agencies and local government.

The economic impact analysis of the project has been undertaken in two phases: construction; and operational. Whilst the impacts have been assessed for Yarra Ranges, there are benefits to the outer-east catchment area that the Hub will service.

#### **3.1 The Construction Phase**

The Belgrave Hub design and construction includes:

- A quality multi-purpose hub with specialist facilities and infrastructure for health and community services. It is designed to ensure a diversity of options within the building.
- Design features that provide a considered environment for vehicles and pedestrians, which significantly enhances the streetscape.
- A community park component which will address the lack of public open space in Belgrave.

The total cost of the project is \$8.67 million. The project cost has been modelled in the 'Construction' industry sector in the Yarra Ranges region.

##### **3.1.1 Output and employment**

The Belgrave Hub will boost construction sector output by \$8.67 million. From this it is estimated that additional demand would be generated for goods and services with a proportion likely to be sourced from within the Yarra Ranges municipality and the immediate region.

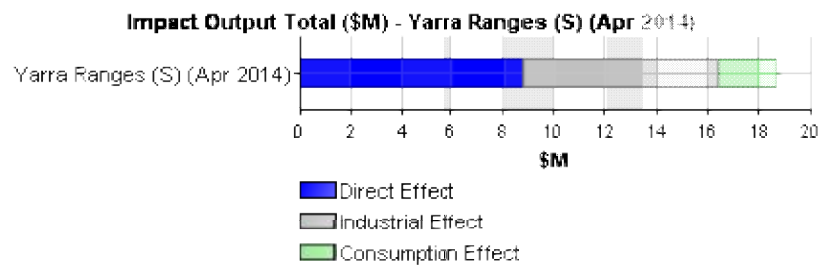
These flow-on effects, referred to as "industrial effects", continue with multiple rounds, as servicing sectors increase their own output and demand for local goods and services in response to the direct change to the economy. The industrial effects under this scenario are valued at \$7.68 million for Yarra Ranges. This represents a Type 1 Output multiplier of 1.886.

The increase in direct and indirect output would typically correspond to the creation of jobs in the economy, resulting in an increase in the total of wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on

consumption and a proportion of this expenditure will be captured in Yarra Ranges. The consumption effects under this scenario are estimated at \$2.305 million.

Total output, including all direct, industrial and consumption effects is estimated to increase by up to \$18.652 million. This represents a Type 2 Output multiplier of 2.151.

**Figure 4: Impact of Construction on Output – Yarra Ranges**



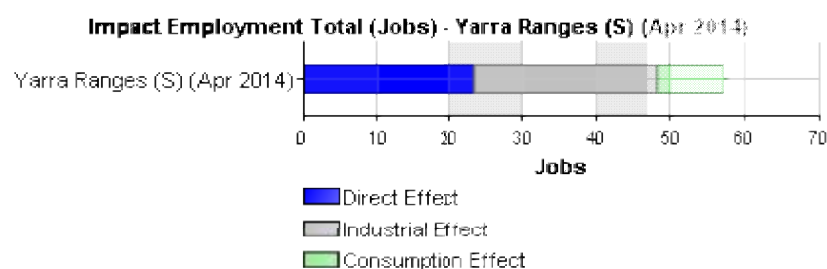
Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN impact tool

From a direct increase in output of \$8.67 million, it is estimated that 23 direct jobs would be supported over the construction period. Flow-on industrial effects in terms of local purchases of goods and services are also anticipated, which would correspond to a further 25 jobs for Yarra Ranges.

The consumption effects as a result of the wages and salaries paid during the construction phase are estimated to further boost employment by 9 jobs. Total employment for Yarra Ranges, including all direct, industrial and consumption effects is estimated at up to 57 jobs. This represents a Type 2 Employment multiplier of 2.50. That is, for every 10 direct construction jobs it is estimated that a further 15 jobs would be supported in the local economy once flow-on industrial and consumption effects are taken into consideration.

To achieve positive employment outcomes for local jobs, local procurement can be factored into the tendering process. Also, local procurement facilitation platforms like the Industry Capability Network (ICN) could be utilised to ensure that local businesses are given a chance to supply goods and services for this significant new project.

**Figure 5: Impact of Construction on Jobs – Yarra Ranges**



Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN impact tool

### 3.1.2. Summary – Construction Phase

The estimated economic benefits associated with the construction of the Belgrave Hub for the Yarra Ranges economy in terms of output, employment, wages and salaries and value-added are summarised in Table 3. All benefits have been estimated in the context of a construction period, are short-term and limited to the period of construction.

**Table 3: Belgrave Hub Economic Impact of Construction**

Impact Summary	Direct Effect	Industrial Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$8.670	\$7.678	\$2.305	\$18.652	1.886	2.151
Employment (Jobs)	23	25	9	57	2.087	2.478
Wages and Salaries (\$M)	\$1.381	\$1.690	\$0.500	\$3.572	2.224	2.586
Value-added (\$M)	\$2.736	\$2.930	\$1.228	\$6.894	2.071	2.520

Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN impact tool

## 3.2 The Operational Phase

Project partners, Yarra Ranges Council and Inspiro, estimate that once the Belgrave Hub is complete and the services are in full operation, the centre will house 30 staff.

Based on income salary bands for the sector, the establishment of 30 health care and social assistance jobs in Belgrave will have positive benefits to the local neighbourhood retail and services precinct.



**Table 4: Wages & Salary Estimates of Council and Inspiro Staff – Belgrave Hub**

<b>Employment Type</b>	<b>Estimate salary</b>	<b>No of staff</b>	<b>Totals</b>
<b>Yarra Ranges Council</b>			
Maternal child health nurse	94,255	1	94,255
Youth services officer	66,118	5	330,590
Aged & disability area coordinator	86,132	1	86,132
Aged & disability officers	61,733	5	308,665
Customer service officers	56,686	4	226,744
Sub total Yarra Ranges Council		16	1,046,386
<b>Inspiro</b>			
Occupational therapist	71,001	1	71,001
Paediatric occupational therapist	71,001	1	71,001
Paediatric speech pathologist	67,522	1	67,522
Group recreation therapist	71,001	1	71,001
Physiotherapist	78,858	1	78,858
Podiatrist	71,001	1	71,001
Counsellor	71,001	2	142,002
Dentist	98,800	1	98,800
Dental Assistant	69,160	1	69,160
Reception	57,000	1	57,000
Allied health assistant	69,160	1	69,160
Community nurse	69,160	1	69,160
Sub total Inspiro		14	935,393
<b>Total</b>		<b>30</b>	<b>1,981,779</b>

Source: Yarra Ranges calculations based on Inspiro, and Victoria Health Award wages

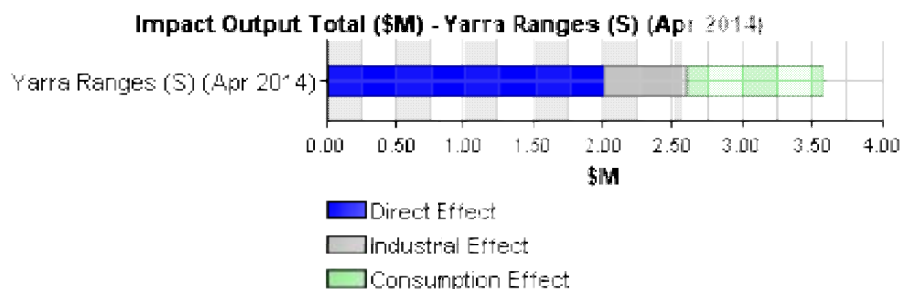
### 3.2.1 Output and employment

For \$1.98 million of direct expenditure by Belgrave Hub employees in Yarra Ranges, the local economy is estimated to benefit by a further \$0.607 million, once flow-on industrial and consumption effects are taken into consideration.

The increases in direct and indirect output would typically correspond to the creation of jobs in the economy. Corresponding to this change in employment would be an increase in the total wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated at \$0.985 million.

Total output, including all direct, industrial and consumption effects is estimated to increase by up to \$3.573 million. This represents a Type 2 Output multiplier of 1.804.

**Figure 5: Impact of Belgrave Hub Operation on Output – Yarra Ranges**



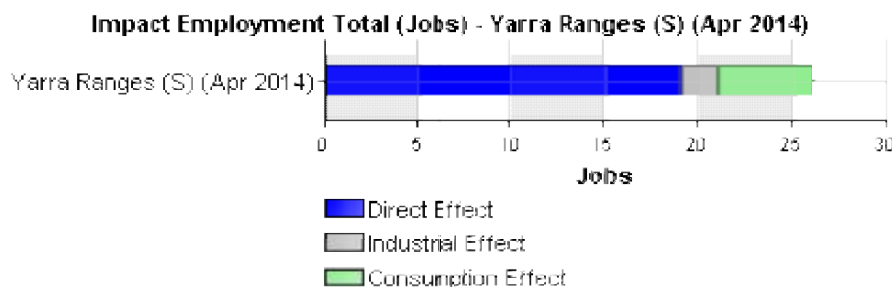
Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN impact tool

The increased salary of \$1.98 million has a corresponding creation of direct jobs that can be estimated at 19. From this direct expansion in the economy, flow-on industrial effects in terms of local purchases of goods and services are anticipated. It is estimated that these indirect impacts would result in the gain of a further 2 jobs. This represents a Type 1 Employment multiplier of 1.105.

The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated to further boost employment by 5 jobs.

Total employment, including all direct, industrial and consumption effects is estimated to increase by up to 26 jobs. This represents a Type 2 Employment multiplier of 1.368.

**Figure 6: Impact of Belgrave Hub Operation on Jobs– Yarra Ranges**



Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN impact tool

### 3.2.2 Summary – Operational Phase

The estimated economic benefits associated with the operation of the Belgrave Hub for the Yarra Ranges economy in terms of output, employment, wages and salaries and value-added are summarised in Table 5. All benefits have been estimated in the context of full-time five-day a week employment. While it is likely that the centre will have a number of staff operating on a pro-rata basis, estimates are based on the Hub operating at full capacity.

*Table 5: Belgrave Hub Economic Impact of Operation*

Impact Summary	Direct Effect	Industrial Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$1.981	\$0.607	\$0.985	\$3.573	1.306	1.804
Employment (Jobs)	19	2	5	26	1.105	1.368
Wages and Salaries (\$M)	\$1.166	\$0.147	\$0.214	\$1.526	1.126	1.309
Value-added (\$M)	\$1.382	\$0.245	\$0.525	\$2.152	1.178	1.557

Source: Yarra Ranges Economic Profile –April 2014 based on the REMPLAN impact tool

## 4. Summary of Findings

Health and social assistance makes a valuable contribution to the Yarra Ranges economy supporting 3,300 jobs, representing over 9% of total employment.

The investment of \$8.67 million in the Belgrave Hub has many complementary benefits across economic development, urban renewal and health and community service access. These benefits include:

- The construction of a facility which will make significant improvements to the Belgrave streetscape and contribute to urban renewal.
- A concentration of services, which enhance access to health services and facilities for residents.
- Investment in accessible services and spaces for the broader community.
- The co-location of a mix of services that can offer a focal point for structural workplace learning and vocational training for those completing or delivering qualification in the health and community sector.

The opportunity for communities and residents to utilise a facility that will improve health, community and knowledge outcomes has long-term benefits of creating healthier communities and social capital (i.e. interconnectedness of residents to members of their community and its local economies). Having healthy communities and community spaces has very positive long-term economic benefits.

During the construction phase the project is estimated to support a total of 57 jobs in Yarra Ranges and provide an economic output boost of up to \$18.6 million.

The wage and salary base of having up to 30 new staff at the facility would generate further employment in Yarra Ranges. An estimated further 26 new jobs could be created by the purchase of local goods and services by the Belgrave Hub employees.

## **APPENDIX 1**

### **Belgrave Hub Catchment Demographics**



# Belgrave Hub

## Catchment Demographics

2014

## Overview

Many people, who work in the Dandenong Ranges region of Yarra Ranges, live outside the area, 39% of all workers or nearly 2,000 people. Many areas east and south of Belgrave lack more than the most basic of health services.

The data suggests that in addition to the Dandenong Ranges, the catchment area for the Belgrave Hub would include the surrounding areas from which people would come in order to access services and/or because they work in the Dandenong Ranges. These areas include Seville, Knox North-East, Cardinia North and Berwick (in Casey).

More than 29,000 people live in the Dandenong Ranges. The surrounding areas bring the population in the catchment area to more than 215,000 persons. This excludes the as-yet unknown level of people who may be willing to travel from the Yarra Ranges outer eastern area and beyond, in order to access a comprehensive health service hub.

The key service users initially are likely to be families with children and teenagers, particularly from the Berwick area; older residents in Knox North-East and the Dandenongs will also be a key user group. And as the area's population ages and the current cohort of adults moves into retirement, older residents will become a more prominent group of service users in Belgrave.

Over the next 12 years, the catchment area's population is forecast to increase by 22%. Whilst the rate of growth is forecast to be highest in Berwick, the variation between all five statistical local areas (SLAs) in the catchment is surprisingly limited. The total number of residents is forecast to increase by nearly 55,000 residents, from nearly 249,000 to more than 303,000.

Services in the catchment area are concentrated in Knox North-East and Berwick, and are generally limited in the Dandenong Ranges, Seville and Cardinia North. There are almost no health services in Yarra Ranges' outer eastern areas.

## Services currently in the Belgrave Hub catchment area

Services in the catchment area are concentrated in Knox North-East and Berwick. Service availability varies greatly by service type:

- **Chiropractic:** There is a reasonable spread of services in Knox. Services are limited in the Dandenongs and the northern area of Berwick; services are very limited in Cardinia North.
- **Dietetics:** There is a reasonable spread of services in Knox. Services are limited in the Dandenongs, Berwick and Cardinia North.
- **Exercise physiology:** The Dandenongs and Cardinia North do not have any services.
- **Nutrition:** The Dandenongs and Cardinia North do not have any services, and services are very limited in Knox North-East and Berwick.



- Occupational therapy: Services are limited in Yarra Ranges and Cardinia North.
- Physiotherapy services: These are lacking in Outer Eastern Yarra Ranges.
- Podiatry: Services are limited in Yarra Ranges and Cardinia.

There are almost no health services in Yarra Ranges' outer eastern areas, covered by the southern part of Seville, and the Central and Part B SLAs.

### **Catchment area – Proposed Belgrave Hub**

The catchment area for the Belgrave Hub would comprise the Dandenong Ranges; and surrounding areas from which people would come in order to access services and/or because they work in the Dandenong Ranges. The main areas that people who work in the Dandenong Ranges live in are:

- Yarra Ranges: the Dandenongs and Seville:
  - 65% of people who work in the Dandenongs live in these two areas
- Knox: North-East
  - 6% of workers
- Cardinia: North
  - 4% of workers
- Casey: Berwick
  - 2% of workers.

*Table One: Residential locations of workers by SLA, 2011:  
Yarra Ranges Council area - Yarra Ranges – Dandenongs, Seville (denoted by S)*

Statistical Local Area (SLA)	2011	
SLA	Number of workers	%
Yarra Ranges (S) - Dandenongs	2,999	60.8
Knox (C) - North-East	291	5.9
Yarra Ranges (S) - Seville	204	4.1
Cardinia (S) - North	200	4.1
Casey (C) - Berwick	108	2.2
Workers in Belgrave Hub catchment	3,802	77.1
Yarra Ranges (S) – Lilydale*	199	4.0
Maroondah (C) - Croydon	99	2.0
Knox (C) - South	98	2.0
Knox (C) - North-West	88	1.8
Cardinia (S) - Pakenham	57	1.2
Maroondah (C) - Ringwood	49	1.0
Casey (C) - Cranbourne	33	0.7
Monash (C) - Waverley East	31	0.6
Whitehorse (C) - Nunawading E.	26	0.5
Yarra Ranges (S) - Central	26	0.5
Whitehorse (C) - Box Hill	24	0.5
Yarra Ranges (S) - North	21	0.4
Whitehorse (C) - Nunawading W.	21	0.4
Monash (C) - Waverley West	21	0.4
Casey (C) - Hallam	21	0.4

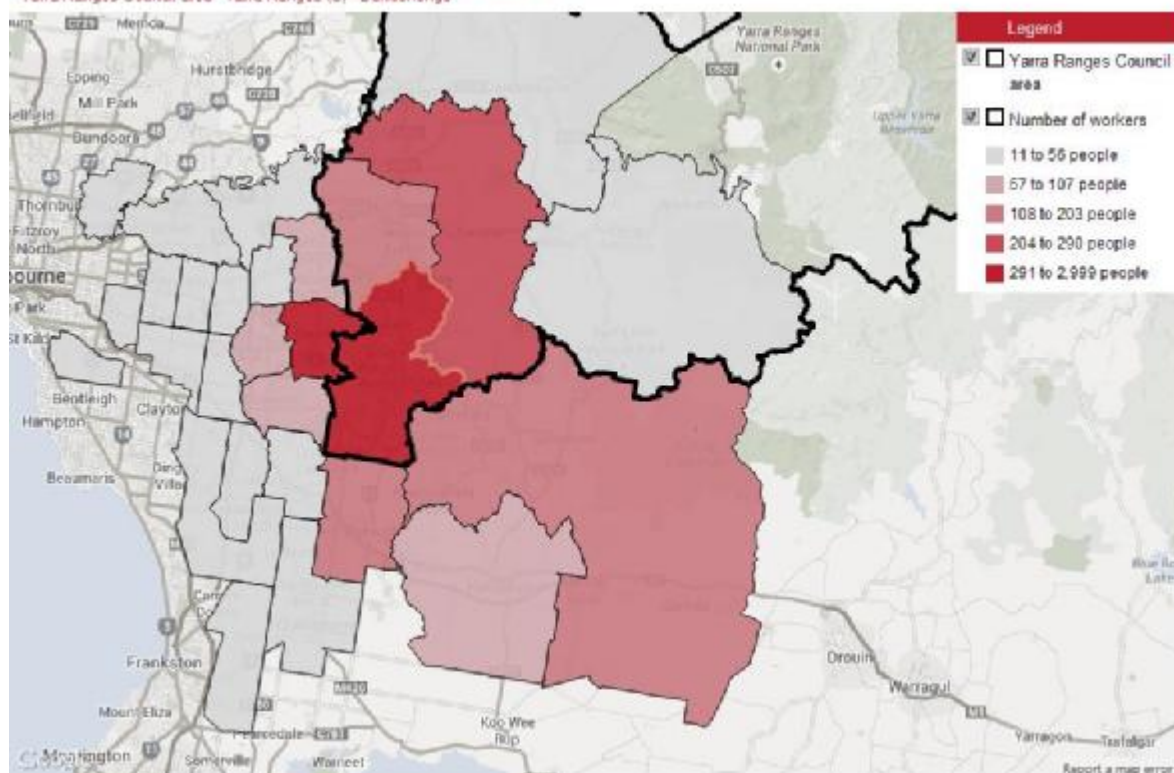
\* Excluded from the catchment due to a relatively high level of services in Lilydale meaning that residents are most likely to access these.

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by .id, the population experts.

Diagram 1: Residential Locations of Workers by SLA 2011

### Residential locations of workers by SLA, 2011

Yarra Ranges Council area - Yarra Ranges (S) - Dandenongs



Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by id, the population experts.

id  
the population experts

## Population by age

In 2011, the catchment area had 215,319 residents. Its population included a relatively high level of children and teenagers, and a below average level of older residents:

- It had an above average level of children and teenagers aged 0-19, at 29% compared to 25%.
- It had a below average level of young adults aged 20-29, at 12% compared to 14%.
- It had a slightly above average level of adults aged 30-49, at 30% compared to 28.5%.
- The level of persons aged 50-64 was average, at 18%; the percentage of older residents aged 65 plus was noticeably below average, at 11% compared to 14%.

Berwick had the largest share of the population, at 44%, followed by Knox North-East with 30% and the Dandenongs with 14%. Cardinia North had 11.5% of catchment area residents, and Seville had 1%. Berwick and Seville have the largest proportion of children and teenagers, at 32% and 31% respectively. Knox North-East has the highest proportion of 20-29 year olds, at 14%. Berwick has the highest level of adults aged 30-49, at 31% (these is the key child-raising age group, so this aligns with the high level of young people). The Dandenong Ranges has the highest level of pre-retirees aged 50-64 (23%); Knox North-East has the highest level of residents aged 65 plus (14%).

*Population by Age, 2011: Belgrave Hub Catchment Area*

Age Group	Yarra Ranges (S) - Dandenongs	%	Yarra Ranges (S) - Seville	%	Knox (C) - North-East	%	Cardinia (S) - North	%	Casey (C) - Berwick	%	Belgrave Hub Catchment	%	Victoria	%
0-4 years	1,863	6.3	180	7.6	4,038	6.3	1,496	6.0	7,170	7.6	14,747	6.8	344,733	6.4
5-9 years	1,939	6.6	203	8.6	3,681	5.8	1,790	7.2	7,681	8.1	15,294	7.1	326,121	6.1
10-14 years	2,040	6.9	197	8.3	3,668	5.7	1,983	8.0	8,126	8.6	16,014	7.4	327,939	6.1
15-19 years	2,169	7.4	161	6.8	3,951	6.2	1,980	8.0	7,698	8.1	15,959	7.4	345,339	6.5
20-24 years	1,850	6.3	133	5.6	4,050	6.3	1,370	5.5	5,838	6.2	13,241	6.1	375,108	7.0
25-29 years	1,301	4.4	133	5.6	4,661	7.3	932	3.8	5,434	5.7	12,461	5.8	388,669	7.3
30-34 years	1,595	5.4	155	6.5	4,675	7.3	1,171	4.7	6,281	6.6	13,877	6.4	372,214	7.0
35-39 years	2,261	7.7	182	7.7	4,690	7.3	1,704	6.9	7,840	8.3	16,677	7.7	383,415	7.2
40-44 years	2,360	8.0	203	8.6	4,687	7.3	2,013	8.1	8,266	8.7	17,529	8.1	391,197	7.3
45-49 years	2,348	8.0	169	7.1	4,352	6.8	2,130	8.6	7,411	7.8	16,410	7.6	372,367	7.0
50-54 years	2,494	8.5	160	6.8	4,289	6.7	2,072	8.4	6,038	6.4	15,053	7.0	354,110	6.6
55-59 years	2,379	8.1	147	6.2	4,057	6.3	1,717	6.9	4,593	4.8	12,893	6.0	317,438	5.9
60-64 years	1,995	6.8	125	5.3	4,004	6.3	1,535	6.2	3,810	4.0	11,469	5.3	293,812	5.5
65-69 years	1,166	4.0	98	4.1	2,967	4.6	1,107	4.5	2,772	2.9	8,110	3.8	224,911	4.2
70-74 years	681	2.3	67	2.8	2,214	3.5	683	2.8	2,112	2.2	5,757	2.7	177,316	3.3
75-79 years	381	1.3	34	1.4	1,604	2.5	460	1.9	1,530	1.6	4,009	1.9	140,338	2.6
80-84 years	314	1.1	11	0.5	1,181	1.8	326	1.3	1,181	1.2	3,013	1.4	114,020	2.1
85 years & over	221	0.8	12	0.5	1,218	1.9	279	1.1	1,076	1.1	2,806	1.3	104,995	2.0
<b>Total</b>	<b>29,357</b>	<b>100.0</b>	<b>2,370</b>	<b>100.0</b>	<b>63,987</b>	<b>100.0</b>	<b>24,748</b>	<b>100.0</b>	<b>94,857</b>	<b>100.0</b>	<b>215,319</b>	<b>100.0</b>	<b>5,354,042</b>	<b>2.1</b>

Source: Australian Bureau of Statistics [2011 Census QuickStats](#)

## Household type

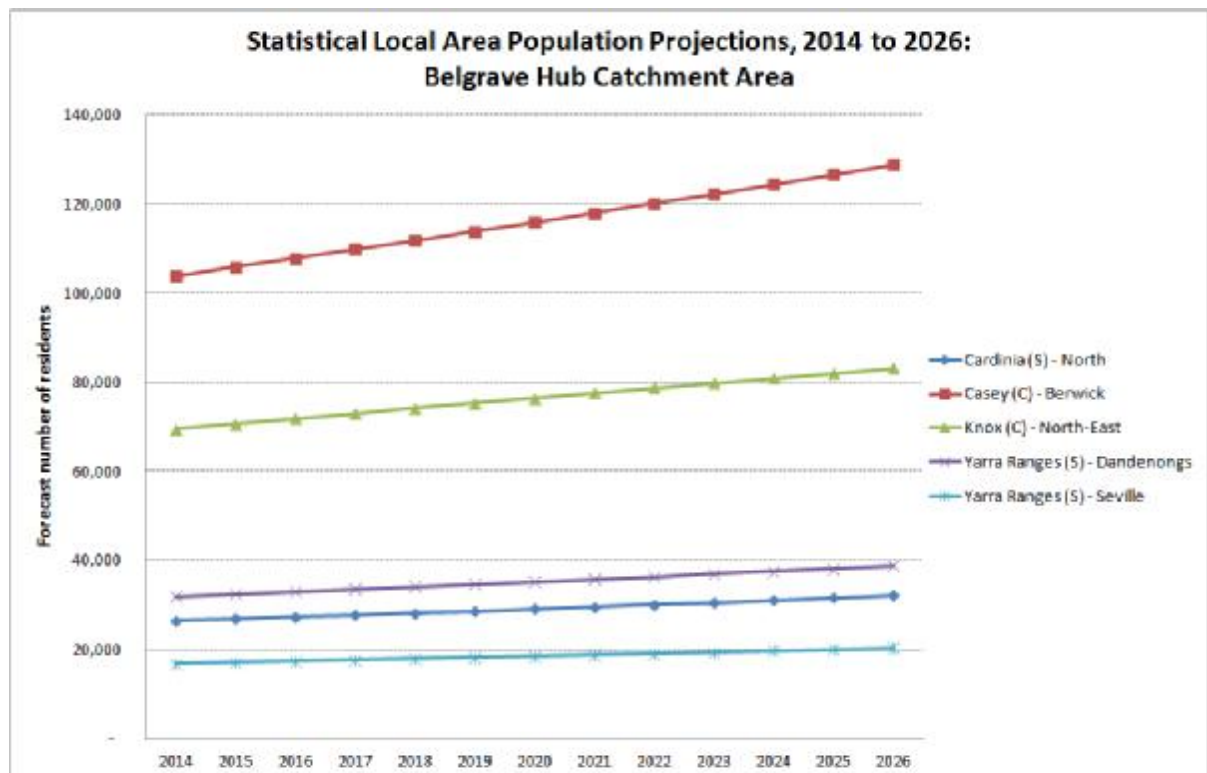
Knox North-East and the Dandenongs have a high level of lone person households, many of whom would be older residents. People living alone account for:

- 10% of residents in Knox North-East;
- 7% in the Dandenongs;
- 6% in Seville and Cardinia North; and
- 5% in Berwick.

This, along with the data on population age structure, indicates a relatively high level of demand for health services targeting the aged particularly in Knox North-East with high demand forecast in the Dandenong Ranges.

The level of couples with no children is highest in Knox North-East – 25% of family members are part of a couple without children. At the same time, the level of people in one parent families with children is highest in Knox (16%). The number of people in couple families with children is highest in Berwick, at 70%. This is in line with Berwick having the highest proportion of children and teenagers, and indicates that Berwick will continue to have high demand for services aimed at families with children.

## Population forecasts



Between 2014 and 2026, the catchment area's population is forecast to increase by 22%. Growth is forecast to be highest in Berwick (24%). Growth in the other four SLAs will show little variation, at 20% in Knox North-East and 21% in Cardinia North, the Dandenongs and Seville, albeit from a lower population base within the two Yarra Ranges SLAs.

The total number of residents is forecast to increase by 54,819 residents, from nearly 249,000 to more than 303,000. The highest growth in numbers within the catchment will be Berwick, followed by Knox North East, the Dandenongs, Cardinia North and Seville.

*Family type - persons in families in occupied private dwellings: Belgrave Hub Catchment Area, 2011*

	Yarra Ranges (S) - Dandenongs		Yarra Ranges (S) - Seville		Knox (C) - North-East		Cardinia (S) - North		Casey (C) - Berwick		Belgrave Hub Catchment Area	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Couple family with no children	5,475	22.2	3,081	23.0	12,793	24.8	4,786	22.8	14,212	17.1	40,347	20.9
Couple family with children	16,038	65.2	8,781	65.7	30,014	58.3	14,048	67.0	58,173	70.1	127,054	65.7
One parent family with children	2,951	12.0	1,424	10.6	8,072	15.7	2,052	9.8	10,067	12.1	24,566	12.7
Other family	149	0.6	85	0.6	606	1.2	85	0.4	565	0.7	1,490	0.8
Total	24,613	100.0	13,371	100.0	51,485	100.0	20,971	100.0	83,017	100.0	193,457	100.0

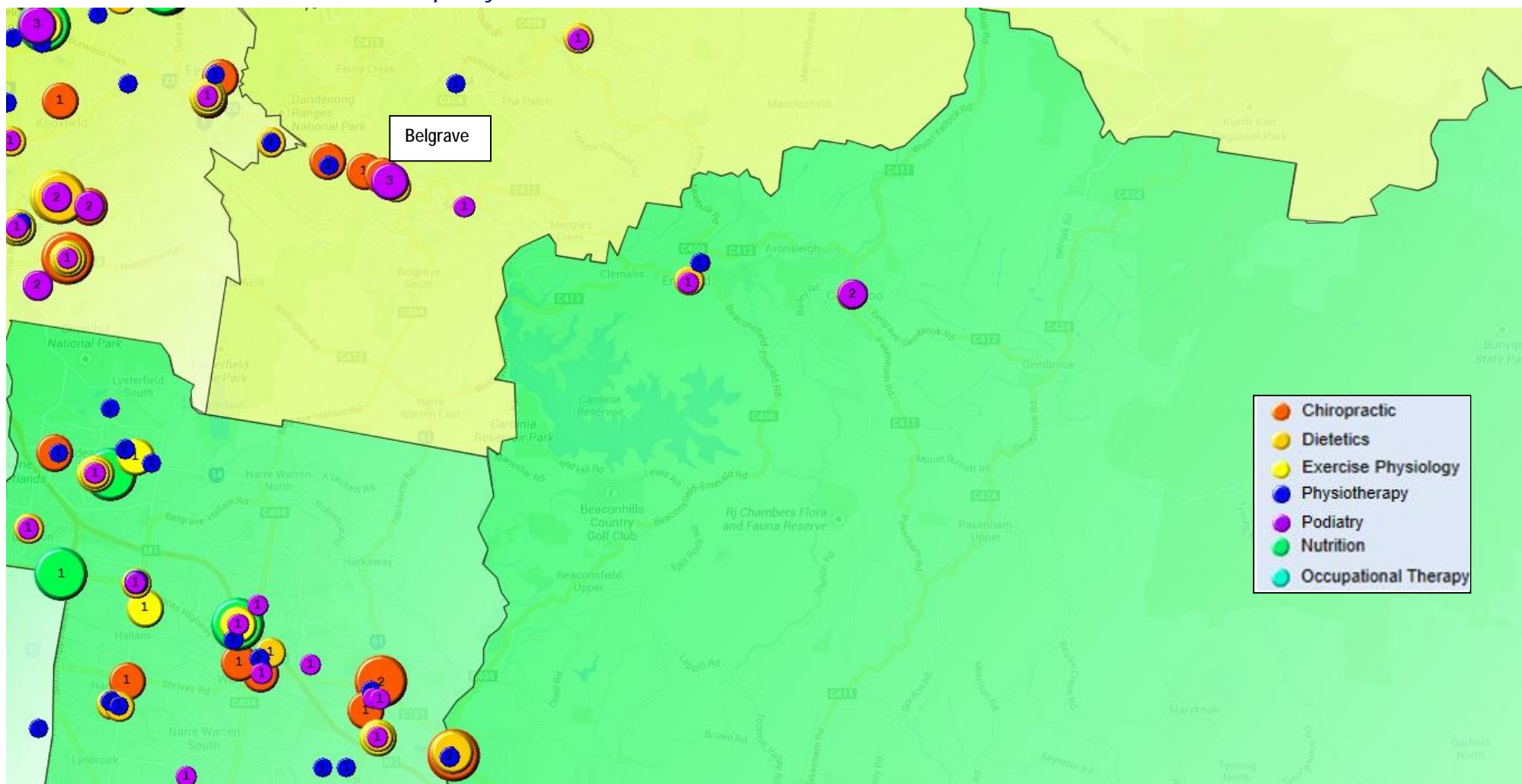
Source: Australian Bureau of Statistics [Basic Community Profile](#) 2011 Census of Population and Housing  
*Statistical Local Area Population Projections, 2014 to 2026: Belgrave Hub Catchment Area*

Statistical Local Area	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	% change, 2014-2026	Change in numbers, 2014-2026
Cardinia (S) - North	26,552	26,962	27,377	27,803	28,239	28,688	29,149	29,624	30,114	30,618	31,132	31,656	32,190	21.2%	5,638
Casey (C) - Berwick	103,890	105,888	107,890	109,902	111,929	113,978	116,047	118,137	120,251	122,399	124,579	126,788	129,026	24.2%	25,136
Knox (C) - North-East	69,500	70,678	71,856	73,027	74,197	75,363	76,519	77,663	78,795	79,921	81,039	82,148	83,250	19.8%	13,750
Yarra Ranges (S) - Dandenongs	32,005	32,545	33,080	33,617	34,158	34,707	35,264	35,826	36,397	36,976	37,568	38,170	38,778	21.2%	6,773
Yarra Ranges (S) - Seville	16,851	17,125	17,401	17,682	17,968	18,256	18,548	18,846	19,146	19,450	19,754	20,061	20,373	20.9%	3,522
Total	248,798	253,198	257,604	262,031	266,491	270,992	275,527	280,096	284,703	289,364	294,072	298,823	303,617	22.0%	54,819

Source: Statistical Local Area Population Projections, 2011 (base) to 2026, Preliminary, Victoria Department of Health  
<http://www.health.gov.au/internet/main/publishing.nsf/Content/C57A1A5CF7678F53CA257BF0002063F3?OpenDocument&SUBMITCHECK=on&SUBMIT=View+documents,View+documents>

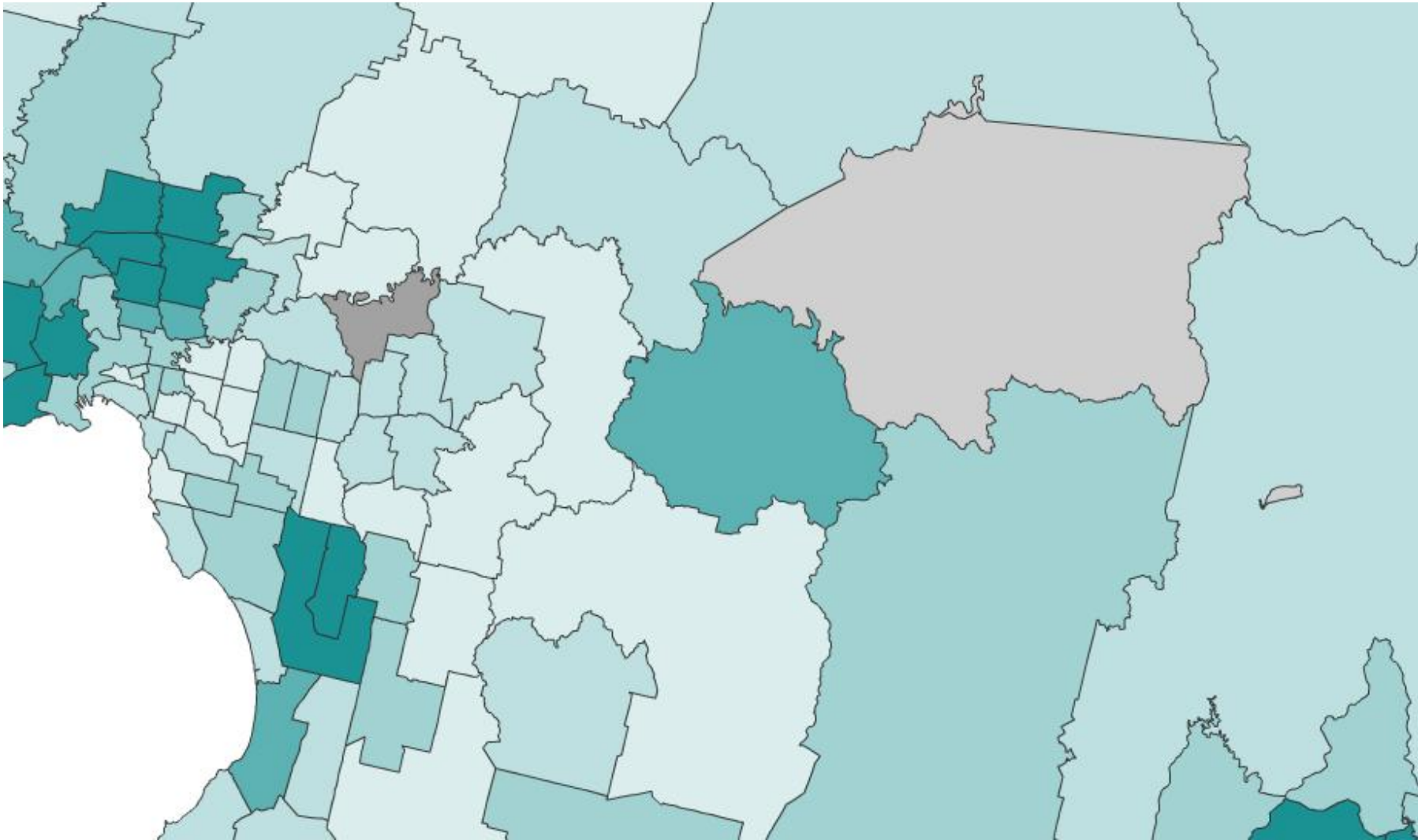


Arthritis Victoria Allied Health Services Map: July 2014



Source: <http://www.arthritismap.com.au/healthplanning/>

*Access to services: Persons aged 18 years and over who often have a difficulty or can't get to places needed with transport, 2010*



Source: <http://www.adelaide.edu.au/phidu/current/maps/sha-aust/sla-lga-single-map/vic/atlas.html>