

Strategic Community Plan: Where are we Now?

The Shire of Chittering is located 56km North-East of the Perth CBD. It has over 5,900 residents spread over a number of prosperous and diverse rural communities. The demographic data below shows the uniqueness of the Shire of Chittering.

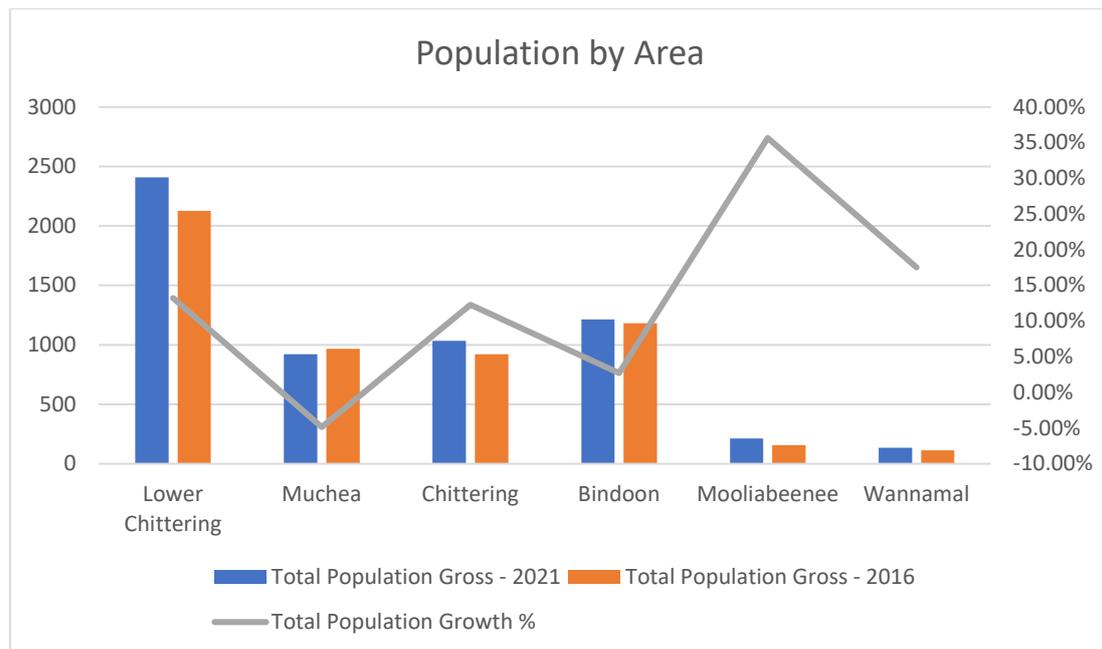
The shire covers an area of 1,220km².

The shire consists of three gazetted townships: Bindoon, Muchea and Wannamal; together with three localities: Upper Chittering, Lower Chittering and Mooliabeenee.

There are 2,402 private dwellings, an increase of 196 dwellings over the past five years. There is an average number of people per dwelling of 2.8 (ABS 2021). The overall information for the shire does not reflect the true diversity:

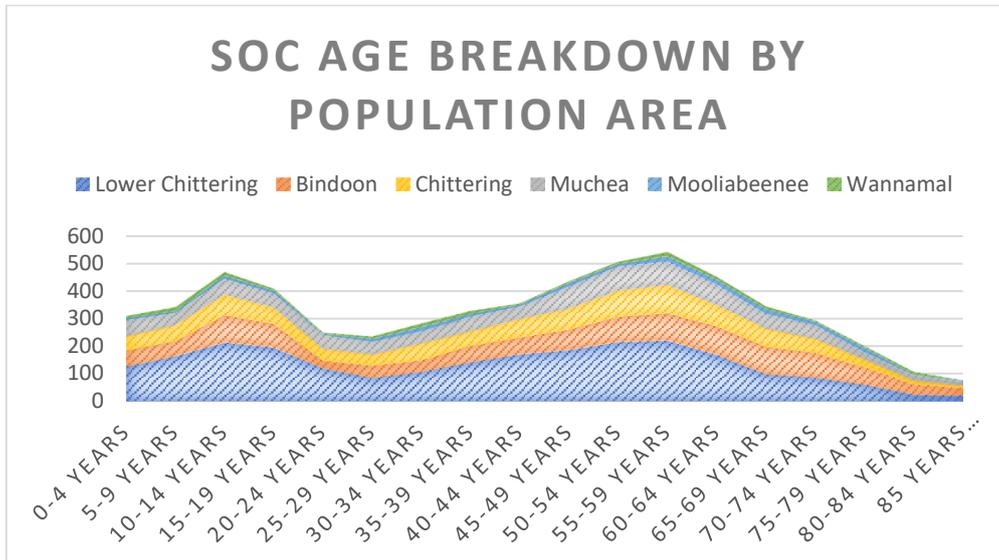
	Population	Dwellings	Families	Avg. People per dwelling	Median Age
Lower Chittering	2408	806	664	3.2	41
Bindoon	1215	581	334	2.4	49
Chittering	1034	457	312	2.7	44
Muchea	921	380	273	2.7	47
Mooliabeenee	213	113	54	2.6	52
Wannamal	134	65	33	2.7	40

Over the past five years, the largest growth in number of people has been in Lower Chittering, where now over 40% of the shire's population reside. It is expected to see Lower Chittering and Bindoon continue to grow, however due to the Wildflower Ridge Estate in Chittering, this area is set to have large growth over the coming five years.



Source: ABS 2022

As of the 2021 Census, the shire’s population was 5,930 with a median age of 44, and increase from 43 in the 2016 census. The median age of Western Australia however increased from 36 to 38 over the same period, so we are not ageing as quickly as the rest of the state (ABS). The age profile of the shire is similar to that of Western Australia, with the exception of being overrepresented in the 55-64 and 65-74 age group and underrepresented in the 25-34 age group. The following graph shows the age breakdown for the whole shire and per population area.



Source: ABS 2022

The perspective of the Shire of Chittering’s demographics change when the Shire of Chittering is compared to similar Wheatbelt Peri-Urban Growth Local Governments. The table below shows that the Shire of Chittering is relatively young and relatively wealthy:

	Median Age	Avg. Weekly Income	Median Mortgage Repayments	Avg. Motor Vehicles per Household
Chittering (Shire)	44	2044	2167	2.7
Gingin	50	1331	1700	2.3
Dandaragan	51	1305	1560	2.2
Toodyay	54	1272	1564	2.5
Northam	43	1316	1393	2.1
York	56	1127	1404	2.2

Source: ABS 2022

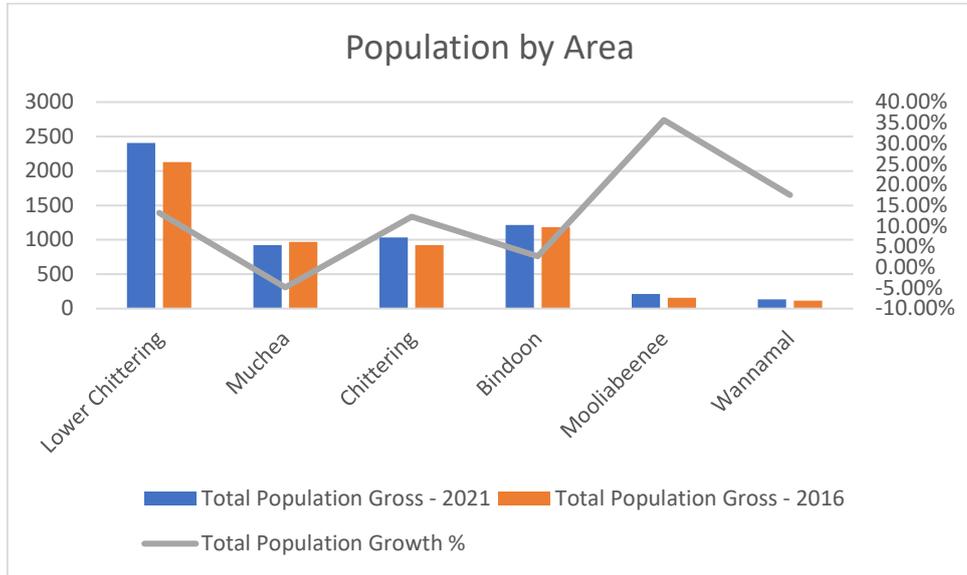
Comparisons against Western Australia and Australia also show that Chittering is a shire of families with above-average wealth:

	Chittering (\$)	West Australia	Australia
Family Households (%)	83.2	71.2	70.5
Single Person Households (%)	15.9	25.4	25.6
Avg. Weekly Household Income (\$)	2044	1815	1746
Median Monthly Mortgage Repayments (\$)	2167	1733	1721
House with 4 or more Bedrooms (%)	63.3	44.7	34.8
Households with more than 3 Motor Vehicles (%)	44.7	20.7	18.8

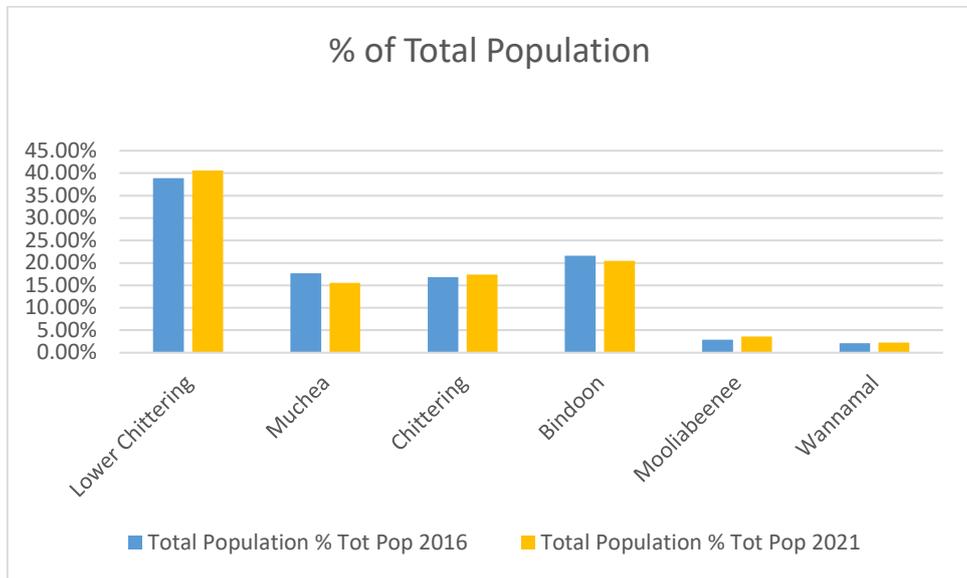
Initial Census Stats (Source ABS)

The shire's population in 2021 was 5,930, up from 5,472.

Lower Chittering has the largest population growth and now nearly has twice the population of Bindoon, the next most populous area. Some surprises were that Mooliabeenee had the highest growth percentage followed by Wannamal. More surprisingly, Muchea had a population decrease.



Muchea and Bindoon both had a reduction in their percentage share of the population due to the lower or negative growth rates.



The population predictions for 2021 that were contained in the Verso Report were not too far off. The 70+ age is a little lower than predicated. Verso say this is a predictor for medium term demand.

Chittering Shire Actuals 2021

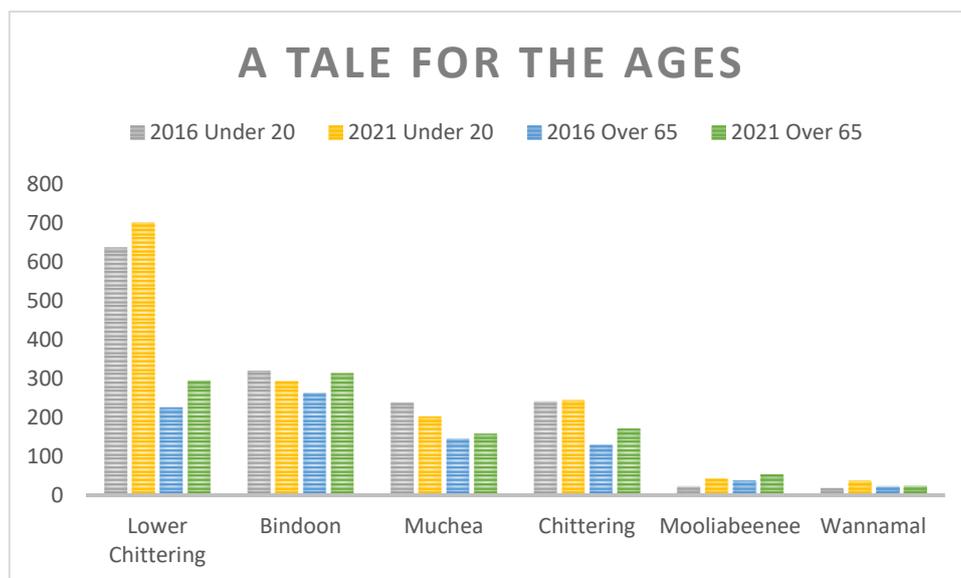
LGA	55+		70+		85+		Total Pop
Chittering (S)	2004	33.8%	672	11.3%	77	1.3%	5930
WA	742060	27.9%	296429	11.1%	50106	1.9%	2660026

Table 2: 2021 Population projections for Chittering LGA and WA

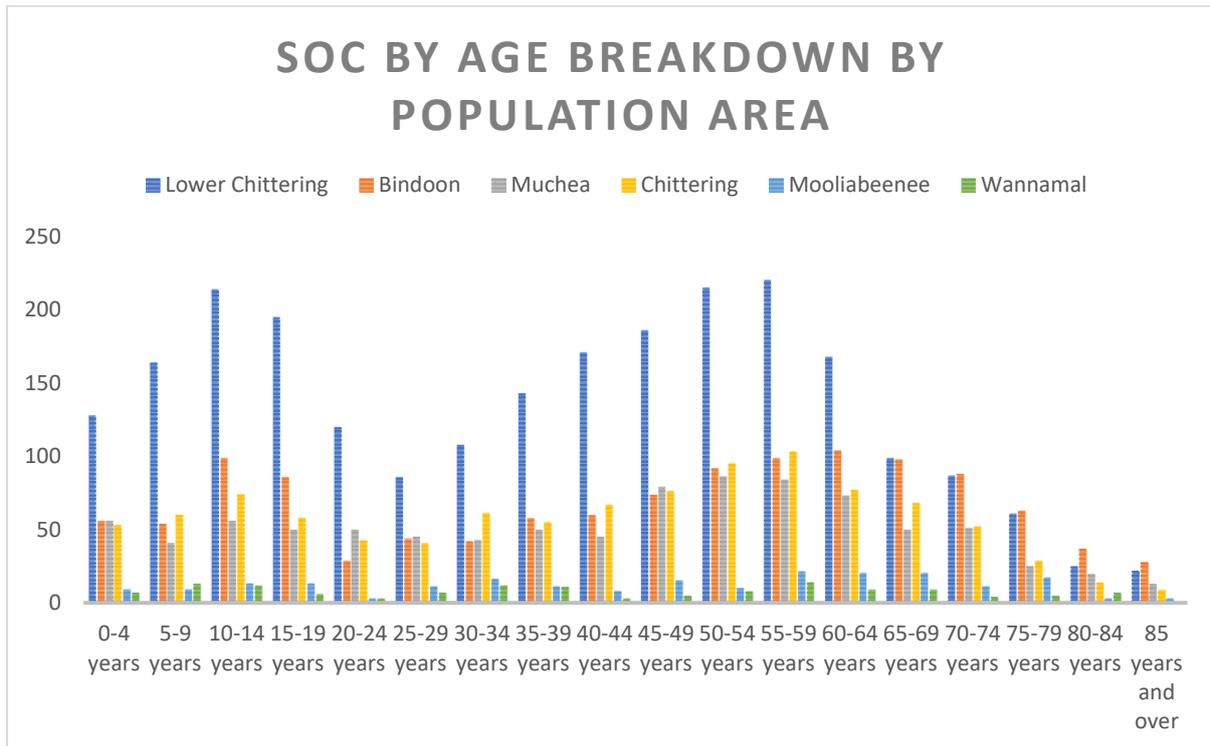
LGA	65+	% Pop	70+	% Pop	85+	% Pop	Total Pop
Chittering (S)	2,015	34.6%	709	12.1%	76	1.3%	5,840
WA	719,260	26.7%	286,060	10.6%	48,207	1.8%	2,681,489

There was a two percent increase in the over 65 population for the shire, however this almost exactly matched the increase for Australia, keeping our share of over 65 population in line with Australia.

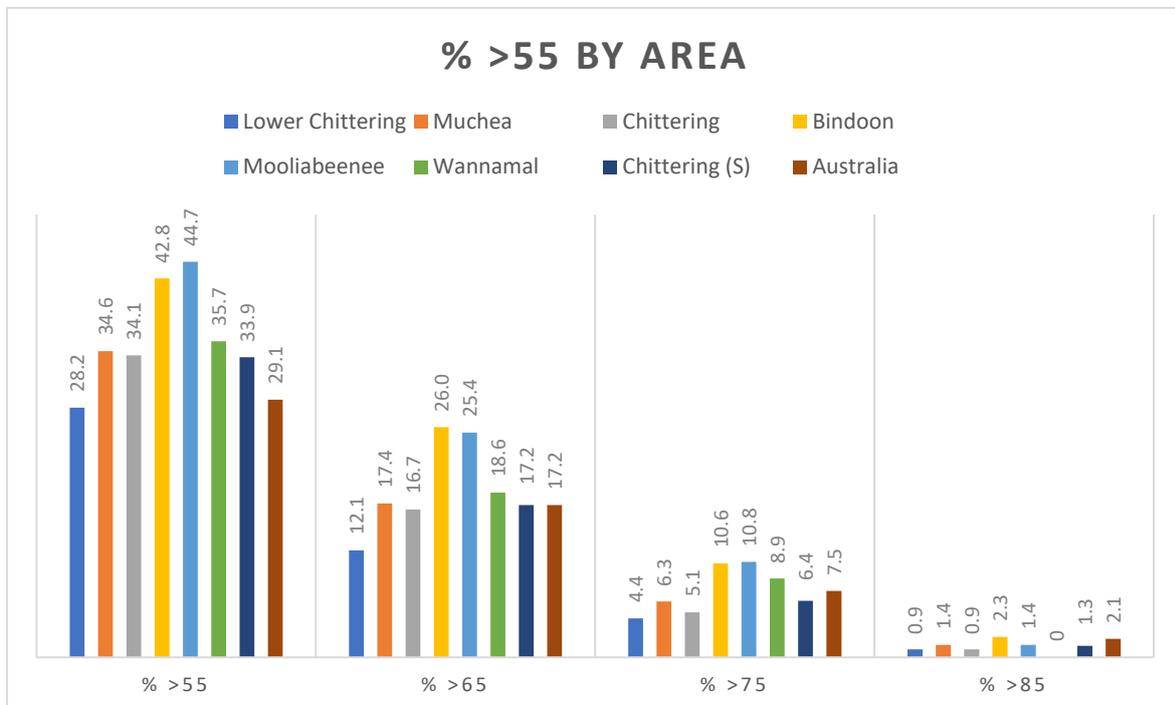
We continue to have a higher than average under 20 population. Wannamal had the biggest transformation with their under 20 population doubling while their over 65 population remaining almost the same.



Lower Chittering continues to have a young population though due to their overall population size, they nearly have as many 'less young' people as Bindoon.



Overall, when comparing to Australia, the shire has an above average Over 55 Population, exactly average Over 65 Population and below average Over 75 and Over 85 Population.

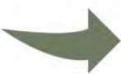


3.2 Economy and employment

Figure 9: Economic and Employment Attributes

Employment 2021		Local businesses	Labour force	Unemployment rate
	Dandaragan	1,018	1,665	2.8%
	Gingin	1,237	2,730	2.7%
	Chittering	1,201	3,278	1.5%

LIVE – WORK

	local residents who work locally	
	Dandaragan	79%
	Gingin	60%
	Chittering	30%
	local residents who work elsewhere	
	Dandaragan	21%
	Gingin	40%
	Chittering	70%
	local jobs held by people who live elsewhere	
	Dandaragan	22%
	Gingin	34%
	Chittering	46%

Wheatbelt	81%
Regional WA	92%
Greater Perth	90%

Wheatbelt	19%
Regional WA	10%
Greater Perth	8%

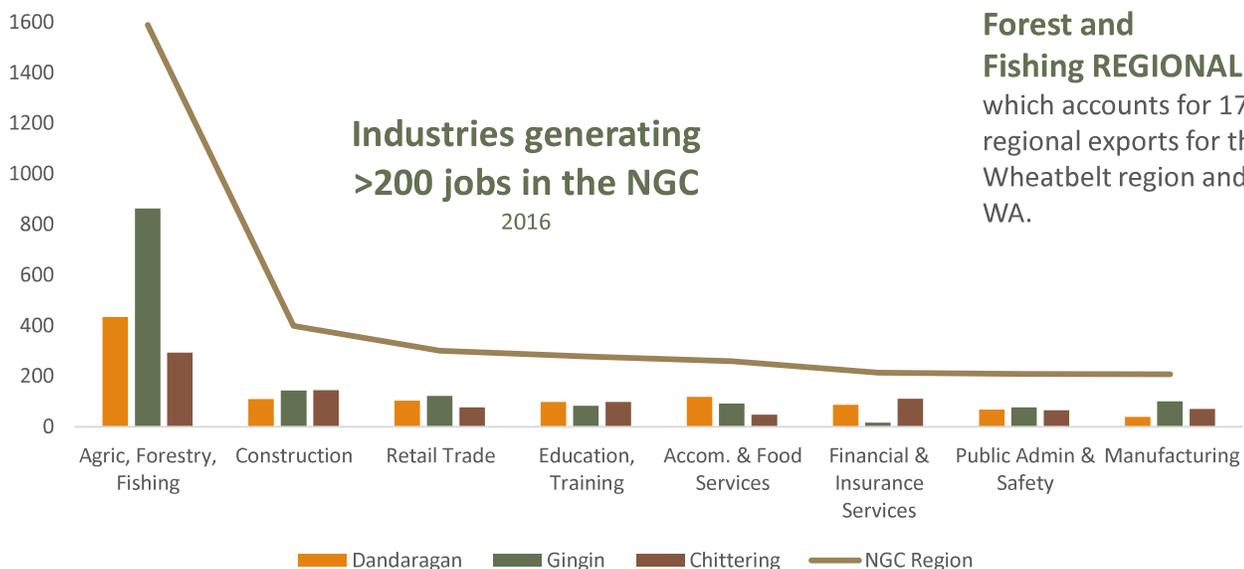
Wheatbelt	15%
Regional WA	35%
Greater Perth	4%

The NGC contributed:



21.5% OF AGRICULTURE, FORESTRY AND FISHING revenue for the Wheatbelt region and **6% for WA.**

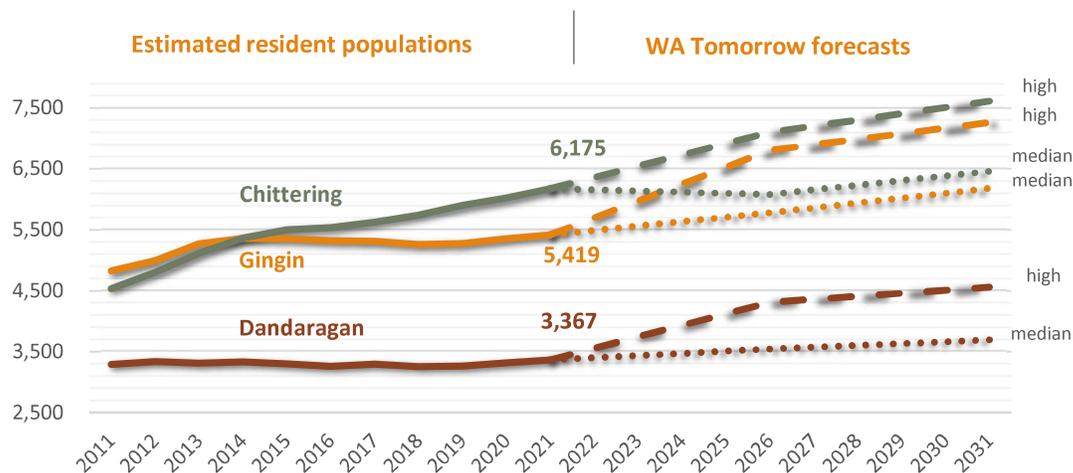
T\$2.6 billion in **ECONOMIC OUTPUT** which accounts for 17% of the Wheatbelt region.



\$0.54 billion in Agriculture, Forest and Fishing REGIONAL EXPORTS which accounts for 17.2% of regional exports for the Wheatbelt region and 10% for WA.

3.1 Community and urban settlements

Figure 5: Demographic Attributes



Age

2016



Area	Age Group	Percentage	Babies, pre- and primary school (<10)	Retirees (65+)
Dandaragan	60-64 yrs	8.9%	11.1%	23.1%
Gingin	65-69 yrs	9.4%	10.6%	23.2%
Chittering	50-54 yrs	8.9%	11.9%	15.3%
Wheatbelt	55-59 yrs	8.1%	12.1%	19.7%
Greater Perth	30-34 yrs	8.0%	13.0%	13.8%

Household income

\$ per week, median 2016

\$1,189 Dandaragan

\$1,123 Gingin

\$1,640 Chittering

\$1,250 in Wheatbelt

\$1,643 in Greater Perth

Median Age 2016

48 yrs Dandaragan

47 yrs Gingin

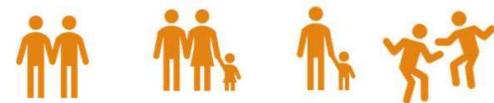
43 yrs Chittering

45 yrs in Wheatbelt

36 yrs in Greater Perth

Family Composition

2016



Area	Couples w/out children	Couple with children	1-parent family	Other family
Dandaragan	55.6%	32.8%	10.4%	1.1%
Gingin	53.6%	35.0%	10.6%	0.8%
Chittering	46.6%	45.8%	7.4%	0.2%
Wheatbelt	49.0%	37.5%	12.5%	1.0%
Greater Perth	37.5%	46.3%	14.5%	1.8%
Regional WA	42.5%	41.6%	14.6%	1.3%

Mobility residents with a different place of usual residence 5 years earlier 2016

44% Dandaragan

41% Gingin

46% Chittering

36% in Wheatbelt

30% Greater Perth

Dwellings 2016	Total no.	Growth 2006-16	 0	 1	 2	 3	 4+
Dandaragan	2,936	15.3%	1%	3%	10%	38%	45%
Gingin	3,880	12.5%	<1%	3%	11%	38%	45%
Chittering	2,206	46.0%	<1%	2%	9%	27%	60%
Wheatbelt	40,234		<1%	3%	14%	42%	37%
Greater Perth	818,018		<1%	3%	12%	37%	45%

Listed Air BnB properties

entire dwelling,
Mar 2022

108 Dandaragan
199 Gingin
25 Chittering

Mortgage payments monthly median 2016

\$1,700 in Dandaragan **\$1,733** in Gingin **\$2,167** in Chittering

Rent payments weekly median 2016

\$260 in Dandaragan **\$250** in Gingin **\$270** in Chittering

Dwelling types 2016

	Dandaragan	93%
	Gingin	93%
	Chittering	97%
	Wheatbelt	95%
	Greater Perth	77%
	Dandaragan	2%
	Gingin	3%
	Chittering	0%
	Wheatbelt	2%
	Greater Perth	16%
	Dandaragan	0%
	Gingin	0%
	Chittering	1%
	Wheatbelt	1%
	Greater Perth	7%

HOME OWNERSHIP 2016

