

# Laverton

## Neighbourhood Profile



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The data profile was updated in 2015 and includes 2011 census data.

Other sections in the profile have not been updated.



## Laverton Neighbourhood Profile

### Executive Summary

The Laverton neighbourhood is located at the western boundary of the City of Hobsons Bay. The neighbourhood was named after an original property in the area, owned by Alfred Langhorne in the 1830s. Laverton's borders are formed by the old Geelong Road to the north and the Princes Freeway along the south and east boundaries. To the west, the neighbourhood shares a municipal boundary with City of Wyndham.

(NB: Laverton neighbourhood, as referred to in this profile, is the area that falls within the Hobsons Bay municipality. It *does not include* the section of the Laverton suburb that extends into the City of Wyndham.)

The Laverton neighbourhood is primarily a residential area and construction of the housing began in the 1950s. The main retail area is located around the Aviation Road precinct, on the south side of the Werribee railway line.

Transport infrastructure is a major feature in the neighbourhood. The Werribee railway line runs through the southern end of the neighbourhood and physically divides it from the north, while the Princes Freeway separates Laverton and the rest of Hobsons Bay.

Laverton was described by residents as having a "good atmosphere", that it was a down to earth place, without pretensions. People said it was a place with a lot to offer "but that it has tended to be unrecognised for all that it does have". For some, it was a place where they could afford to buy a home and for those who were born overseas, Laverton offered the opportunity of a new beginning. However, its location on the border of two municipalities had its downside. As one person put it, Laverton "used to be on the edge of Wyndham, now it's on the edge of Hobsons Bay - whatever happens we're used to being the poor sister". Nevertheless, people spoke about the strong connections they have with Laverton; "I've been here all my life...This is my home".

#### Population numbers

- At the 2011 Census, Laverton had a population of 4,458 people (just over 5% of the municipality's residents). Based on population forecasts for 2015, the neighbourhood's current population is approximately 4,880.
- Population forecasts indicate the current population will increase to just under 4,500 by 2025.

#### Age structure

- Laverton has a much younger adult profile than most other areas in Hobsons Bay. There was significant growth among 25-34 years, and to a lesser extent among 18-24 year olds, between 2006 and 2011.
- Forecasts for 2015-2025 show that the main population growth will be among 25-34 year olds and those aged 35-49 years.

#### Overseas born residents

- Almost 46 per cent (2,036) of people living in Laverton were born overseas, which is substantially higher than the municipal figure of 31 per cent. The main countries of birth were India, Burma and the United Kingdom.
- Forty three per cent of residents speak a language other than English compared to around 29 per cent of Hobsons Bay residents.

### **Residents needing assistance**

- Estimates suggest that approximately 760 residents living in Laverton have a disability.
- There are 220 residents who require assistance with core activities involving self care, communication and mobility.

### **Education**

- Laverton has a Prep-Year 12 College, together with a private primary school.
- Twenty four per cent of Laverton residents are enrolled in education, slightly above the Hobsons Bay rate of 22 per cent.
- Forty eight per cent of Laverton residents (aged 15 years and over) have completed Year 12, compared to 50 per cent for Hobsons Bay.

### **Labour Force**

- Fifty seven per cent of Laverton residents (over 15 years) are in the labour force, 3 per cent below the Hobsons Bay rate. Of these, 13 per cent are unemployed, compared to six per cent of Hobsons Bay residents.
- Approximately 52 per cent of people work full time, around 10 per cent below the rate for Hobsons Bay.
- The largest employment sectors for the neighbourhood's workers are manufacturing, accommodation and food services and transport, postal and warehousing (13 per cent, 11 per cent and 11 per cent respectively).
- Laverton has a slightly higher rate of people not in the labour force compared to Hobsons Bay (36 per cent and 33 per cent respectively).

### **Income**

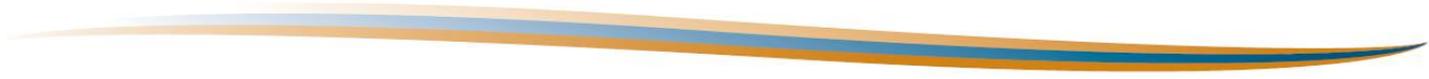
- According to the 2011 Census, approximately 76 per cent of Laverton residents have gross weekly incomes at or below the Australian average of around \$976.
- In addition, 44 per cent of Laverton residents have a gross weekly income below \$400 per week, compared to the Hobsons Bay rate of 37 per cent.
- Approximately 44 per cent of Laverton households have a gross income below \$400 compared to 37 per cent of Hobsons Bay households. At the higher end, 5 per cent of households in the neighbourhood have incomes above \$1,500, compared to the Hobsons Bay of 14 per cent.

### **Housing**

- Eighty-nine per cent of the neighbourhood's dwelling stock is detached housing compared to the municipal figure of 75 per cent. The proportion of home owners and those purchasing have both declined since the 2006 Census.
- The level of households who are renters has risen from 27 per cent to 39 percent since 2006.
- Home ownership is 11 per cent below the level for Hobsons Bay.

### **Transport & traffic**

- Laverton has access to both train and bus services.
- Eighty per cent of Laverton households own one or more vehicles, compared to 85 per cent of households in Hobsons Bay,



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