

LIVERPOOL ECONOMIC PROFILE 2018-2019

LIVERPOOL
CITY
COUNCIL



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Nicki Hutley
Associate Director	David Somek
Consultant	Millie Skoko

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1. INTRODUCTION

1.1. BACKGROUND

The Liverpool local government area (LGA) is located in South West Sydney. Liverpool is part of the NSW Government's recently identified *Western Sydney Airport Growth Area* that is projected to experience significant economic and population growth. Liverpool is recognised as a strategic commercial centre within the growth areas, and will be central to continued economic development in the region.

Figure 1.1 Map of Liverpool City and Surrounds



1.2. PURPOSE OF THIS REPORT

This document provides an overview of the Liverpool LGA economy, including an analysis of key economic indicators and trends. It also provides the most recent estimates of economic and employment activity within the Liverpool LGA. It compares Liverpool with several regions including:

- South West Sydney¹, which consists of the following LGAs:
 - Liverpool
 - Camden
 - Campbelltown
 - Fairfield, and
 - Wollondilly.
- Western Sydney, which includes:
 - Blue Mountains
 - Camden
 - Campbelltown
 - Fairfield
 - Hawkesbury
 - Liverpool
 - Penrith
 - Wollondilly
- Greater Sydney²
- NSW.

1.3. METHODOLOGY

The information and data presented in this document have primarily been sourced from a range of publicly available sources, principally the Australian Bureau of Statistics, and other Commonwealth and NSW Government departmental publications and data sources. Estimates of Gross Regional Product have been estimated using the REMPLAN input-output model.

¹ There are several definitions for South West Sydney and Western Sydney. The Greater Sydney Commission's definition for both respective regions have been used for the purposes of this Economic Profile. As described by The Greater Sydney Commission, The Western City District covers the Blue, Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly local government areas.

² Greater Sydney is defined by the Australian Bureau of Statistics region Greater Capital City Statistical Area.

2. ECONOMIC PROFILE

Liverpool's economy is undergoing rapid transformation and growth, underpinned by significant population growth and a transition towards more knowledge-intensive industries such as Health Care, Social Assistance, Education and Training. Other sectors contributing to Liverpool's continued economic growth include: Retail Trade; Accommodation and Food Services; Transport, Postal and Warehousing; and Public Administration and Safety. Furthermore, its growing young and culturally diverse workforce will continue to attract businesses to the region.

Key statistics for the economy are outlined in Table 2.1. Further details are in Section 3 (Population Demographics), Section 4 (Economy Size and Structure), and Section 5 (Labour Market) and 6 (Property).

Key findings relating to Liverpool's economy are:

- Liverpool's economy totalled \$11.4 billion in Gross Regional Product (GRP) in 2016-17³, accounting for 2% of NSW's total economic activity. Liverpool's economy grew by an average annual real rate of 2.2% over the ten years from 2006-07.
- The number of employed persons working in Liverpool increased to almost 67,900 in 2016, a 26% increase from 2011. Reflecting Liverpool's rapidly growing population, the local labour force was just over 100,000 in June 2017.
- The top employment sectors accounted for almost 59% of total LGA employment and 49% of total industry value-added:
 - Health Care and Social Assistance, reflecting the continued growth and contribution of the Liverpool Health Precinct, accounted for 17.2% employment and 11.9% of industry value-added;
 - Driven by Liverpool's rapidly growing population, Retail Trade accounted for 12.1% of local employment and 6.4% of industry value-added;
 - Manufacturing activity still accounted for 11.0% of local employment and 10.6% of industry value-added, reflecting the continued importance of traditional manufacturing, but also the transition occurring towards advanced manufacturing, within Liverpool;
 - Education and Training, supported by the expansion of key universities within the Liverpool CBD, accounted for 9.9% of total employment in 2016, and 6.8% of industry value-added; and
 - Public Administration and Safety accounted for 8.4% of total employment and 13.3% of industry value-added.
- Local unemployment has fallen to 4.9% in December 2017, from 6.8% five years ago, reflecting the greater access to economic opportunities brought about by Liverpool's growing economy. However, unemployment remains higher than Greater Sydney (4.7%) and NSW (4.8%).
- Labour force participation in Liverpool has increased slightly over the last five years from 62.5% to 63.4%. While this is below the participation rate of Greater Sydney (68.5%), South West Sydney, Western Sydney and Greater Sydney have all experienced decreasing participation rates over the last five years.⁴
- While Liverpool's economy continues to transition to more knowledge-intensive industries, a lower proportion of Liverpool residents have tertiary education qualifications compared to Greater Sydney and NSW as a whole. The proportion of residents with a bachelor degree or higher is about half the Sydney average. This reflects the continued importance of sectors such as Manufacturing, Transport, Postal and Warehousing to the local economy.
- The most prominent occupation of the local workforce (i.e. those who work in Liverpool) is professionals, followed by clerical & administrative workers. The median personal income in 2016 was \$584 per week, which is 19% lower than Greater Sydney.

³ REMPLAN, 2017

⁴ Australian Bureau of Statistics, 2017, *Labour Force*, Cat. No. 6202.0, October 2017; Department of Employment, *Small Area Labour Market publication*, June 2017

- Consistent with house prices across Sydney, median dwelling prices in Liverpool have recorded strong growth since 2009. However, housing remains affordable in Liverpool compared to other parts of Sydney, with the median dwelling price in Liverpool 36%⁵ below the median dwelling price in the Inner Ring⁶ of Sydney.
- Liverpool's population was just over 204,000 in 2016, making it the 9th most populated LGA in NSW.
- Liverpool's population is projected to grow by 2.4% p.a. during the next 20 years.⁷ This is faster than the projected growth rate for South West Sydney, Western Sydney, Greater Sydney and NSW, and reflects the major growth planned for the South West Growth Centre towards the west of the LGA.
- Liverpool has a relatively young population with 44% of the population aged under 30. The average age for the LGA (at 35 years) is 3 years younger than the Greater Sydney average. This reflects the large proportion of young families living in the LGA.
- Nearly half of residents in Liverpool were born overseas, highlighting the significant cultural diversity of the LGA. Furthermore, 52% of the population speaks a language other than English at home, well above the Sydney average of 36%.⁸

⁵ NSW Department of Family and Community Services, 2017, *Median dwelling price by LGA*

⁶ The Inner Ring of Sydney includes: Ashfield, Botany Bay, Lane Cove, Leichhardt, Marrickville, Mosman, North Sydney, Randwick, Sydney, Waverley and Woollahra.

⁷ NSW Department of planning and Environment, 2016, *New South Wales State and Local Government Area Population Projections*

⁸ Sydney is defined by the ABS region Greater Capital City Statistical Area

2.1. LIVERPOOL ECONOMIC OVERVIEW

Indicator	Units	Year	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
			Population				
Historical Population	No.	2011	180,141	613,856	930,621	4,391,673	6,917,656
Current Population	No.	2016	204,326	686,886	1,024,428	4,823,991	7,480,228
Projected Population Growth (Annual Average)	%	2016-2036	2.4%	1.8%	1.8%	1.4%	0.9%
			Age Distribution				
0-14 years	%	2016	22.7%	21.5%	21.1%	18.7%	18.5%
15-29 years	%	2016	21.4%	21.2%	20.7%	21.0%	19.6%
30-44 years	%	2016	22.1%	21.0%	20.7%	22.6%	20.6%
45-59 years	%	2016	19.0%	19.3%	19.5%	18.9%	19.4%
60-79 years	%	2016	12.5%	14.4%	15.2%	15.2%	17.6%
80 years and over	%	2016	2.4%	2.7%	2.8%	3.8%	4.3%
Average age	Years	2016	35	36	36	38	39
			Education				
University Degree ^(a)	%	2016	10.9%	8.7%	10.9%	26.3%	21.2%
Other Tertiary ^{(a) (b)}	%	2016	12.9%	12.1%	15.4%	17.4%	19.5%
			Cultural Diversity				
Indigenous Residents	%	2016	1.5%	2.0%	2.5%	1.5%	2.9%

Indicator	Units	Year	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
Residents Born Overseas	%	2016	40.7%	37.7%	31.5%	36.8%	27.7%
Residents Speaking a language other than English at home	%	2016	51.9%	44.9%	34.2%	35.8%	25.2%
Religious Affiliation	%	2016	79.3%	77.0%	73.4%	63.9%	65.76%
Gross Regional Product (GRP)							
Gross Domestic Product	\$M	2016-17	\$11,436.1				\$576,716.0
10-year Average Compound Annual Real Growth Rate	%	2006-07 to 2016-17	2.2%				2.4%
Top Five Industries (% Contribution to Industry Value-Added)							
Public Administration and Safety	%	2016	13.3%				5.3%
Health Care & Social Assistance	%	2016	11.9%				6.6%
Construction	%	2016	11.1%				6.7%
Manufacturing	%	2016	10.6%				8.1%
Transport, Postal & Warehousing	%	2016	8.8%				4.8%
Unemployment Rate							
Historical	%	Sep-11	6.1%	6.1%	6.6%	4.9%	5.5%
Current	%	Sep-17	5.2%	6.2%	5.6%	4.7%	4.6%
Top 5 Employment Sectors by Industry ^(c)							
Health Care and Social Assistance	%	2016	17.2%	13.7%	14%	12.3%	13.1%

Indicator	Units	Year	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
Retail Trade	%	2016	12.1%	12.1%	12.0%	10 %	10.2%
Manufacturing	%	2016	11.0%	12.0%	10.5%	6.2%	6.2%
Education and Training	%	2016	9.4%	10.1%	10.4%	8.6%	8.8%
Public Administration and Safety	%	2016	9.0%	5.9%	6.6%	6%	6.1%
Top 5 Occupations ^(c)							
Professionals	%	2016	19.9%	21.9%	21.1%	27.5%	24.1%
Clerical and Administrative Workers	%	2016	14.8%	13.9%	13.9%	15.3%	14.1%
Technicians and Trade Workers	%	2016	12.9%	12.9%	13.3%	10.9%	12.9%
Managers	%	2016	11.0%	12.2%	11.8%	14.3%	13.8%
Community and Personal Service Workers	%	2016	10.8%	10.1%	10.7%	9.8%	10.6%
Income							
Median personal income	\$/week	2016	\$584	\$591	\$633	\$719	\$664
Dwelling Structure							
Separate House	%	2016	73.6%	77.4%	79.8%	54.9%	64.8%
Semi-Detached	%	2016	10.7%	12.0%	11.3%	14.0%	12.2%
Flat, Unit or Apartment	%	2016	14.8%	9.6%	7.8%	29.8%	20.9%
Other Dwelling	%	2016	0.9%	1.0%	1.1%	1.3%	2.1%

Indicator	Units	Year	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
Building Approvals							
Residential Approvals							
Number of approvals	No.	YTD2017-18	967	3,107	4,024	14,938	19,425
Number of approvals	No.	2016-17	4,120	10,190	13,403	56,041	70,509
5 Year Average Growth	%	2011-12 to 2016-17	32.1%	22.7%	24.25%	14.0%	15.7%
Value of approvals	\$'000	YTD2017-18	\$296,784	\$889,445	\$1,148,472	\$5,319,109	\$6,822,751
Value of approvals	\$'000	2016-2017	\$1,168,827	\$2,871,536	\$3,802,898	\$20,055,351	\$24,739,043
5 Year Average Growth	%	2011-12 to 2016-17	36.7%	25.9%	20.5%	16.5%	17.6%
Non-residential Approvals							
Value of approvals	\$'000	YTD2017-18	\$269,959	\$390,218	\$554,157	\$2,977,616	\$3,584,228
Value of approvals	\$'000	2016-2017	\$237,708	893,862	1,522,599	11,099,826	13,692,911.40
5 Year Average Growth	%	2011-12 to 2016-17	-5.7%	4.7%	10.9%	11.8%	10.1%

Source: Australian Bureau of Statistics, Building Approvals (Cat. No. 8731.0), Oct 2017; Australian Bureau of Statistics, Census, 2016; Australian Bureau of Statistics, Census, Place of Work, 2016; Australian Bureau of Statistics, Labour Force (Cat. No. 6202.0), October 2017; Department of Employment, Small Area Labour Market publication, June 2017; NSW Department of Planning and Environment, Population projections, 2016; Transport for NSW T2P2016 Population (ERP) by LGA 20112056; REMPLAN, 2017; Urbis calculations.

- (a) Actual population from the Australian Bureau of Statistics data has been used for 2011 and 2016. NSW Department of Planning and Environment (DPE) data has been used for 2021 to 3036. Transport for NSW (TfNSW) data has been used for 2041 to 2056.
- (b) Proportion of residents aged over 15 years.
- (c) Data excludes respondents to the Census that were classified as *Inadequately described*, *Not stated* and *Not applicable*.
- (d) Other tertiary includes Advanced Diploma and Diploma Level, Certificate III & IV Level.
- (e) Data from ABS Tablebuilder has been used, this data has been randomly adjusted to avoid the release of confidential data.

3. POPULATION DEMOGRAPHICS

3.1. HISTORICAL AND PROJECTED POPULATION

Figure 3-1 - Population—Historical and Projected, 2011 – 2056

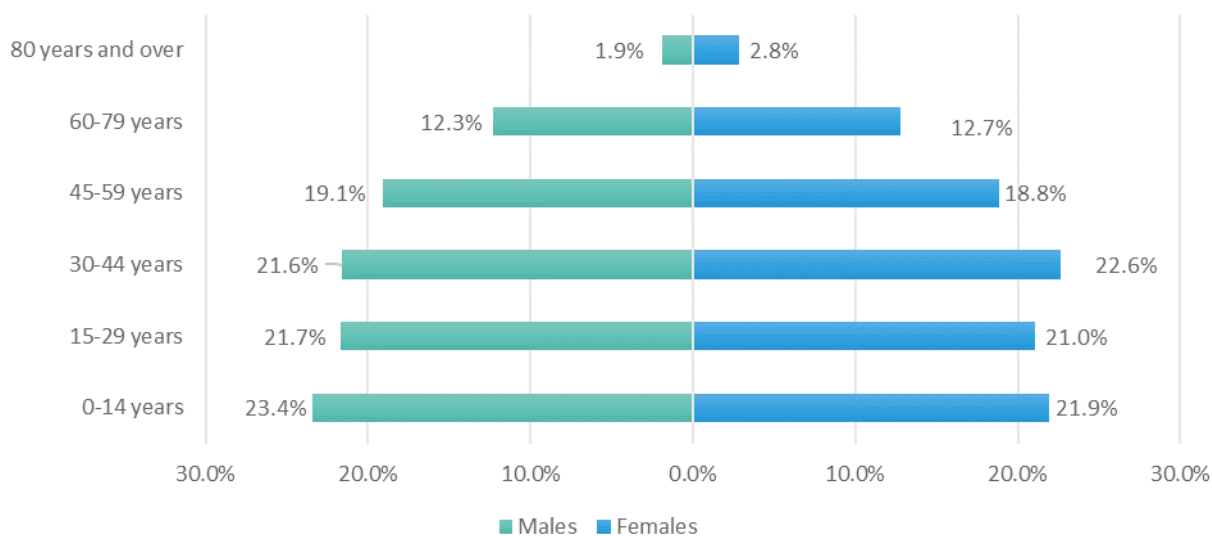


Source: Australian Bureau of Statistics, Census, 2016; NSW Department of Planning and Environment, *Population projections, 2016*; Transport for NSW *TZP2016 Population (ERP) by LGA 2011-2056*

Note: Actual population from the Australian Bureau of Statistics data has been used for 2011 and 2016. NSW Department of Planning and Environment (DPE) data has been used for 2021 to 2036. Transport for NSW (TfNSW) data has been used for 2041 to 2056. Significant changes in 2021 can be explained by forecasts not being rebased by PDE and TfNSW to recently released data from the ABS.

3.2. AGE PROFILE

Figure 3-2 - Population by Age and Sex—Liverpool, 2016



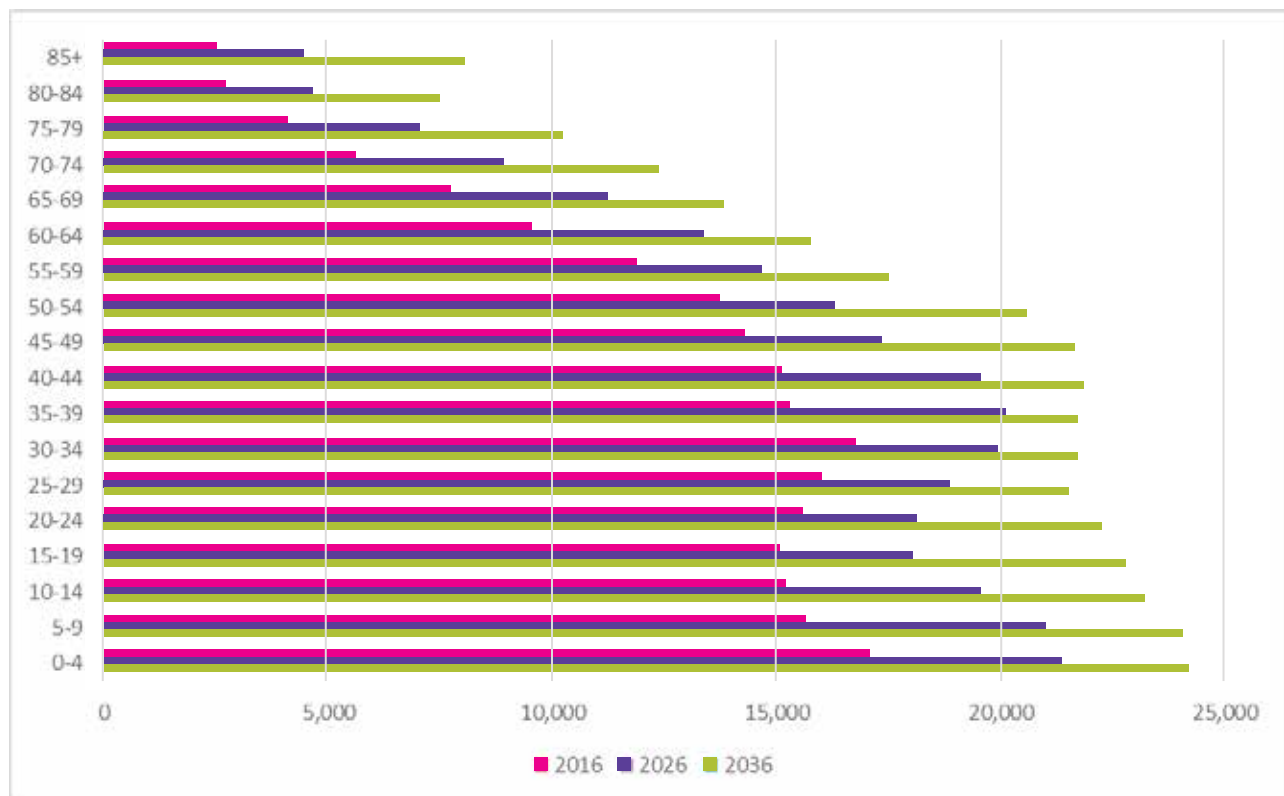
Source: Australian Bureau of Statistics, Census, 2016;

Table 3-1 - Age Distribution, 2016

Age Distribution	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
0-14 years	22.7%	21.5%	21.1%	18.7%	18.5%
15-29 years	21.4%	21.2%	20.7%	21.0%	19.6%
30-44 years	22.1%	21.0%	20.7%	22.6%	20.6%
45-59 years	19.0%	19.3%	19.5%	18.9%	19.4%
60-79 years	12.5%	14.4%	15.2%	15.2%	17.6%
80 years and over	2.4%	2.7%	2.8%	3.8%	4.3%
Average age	35	36	36	38	39

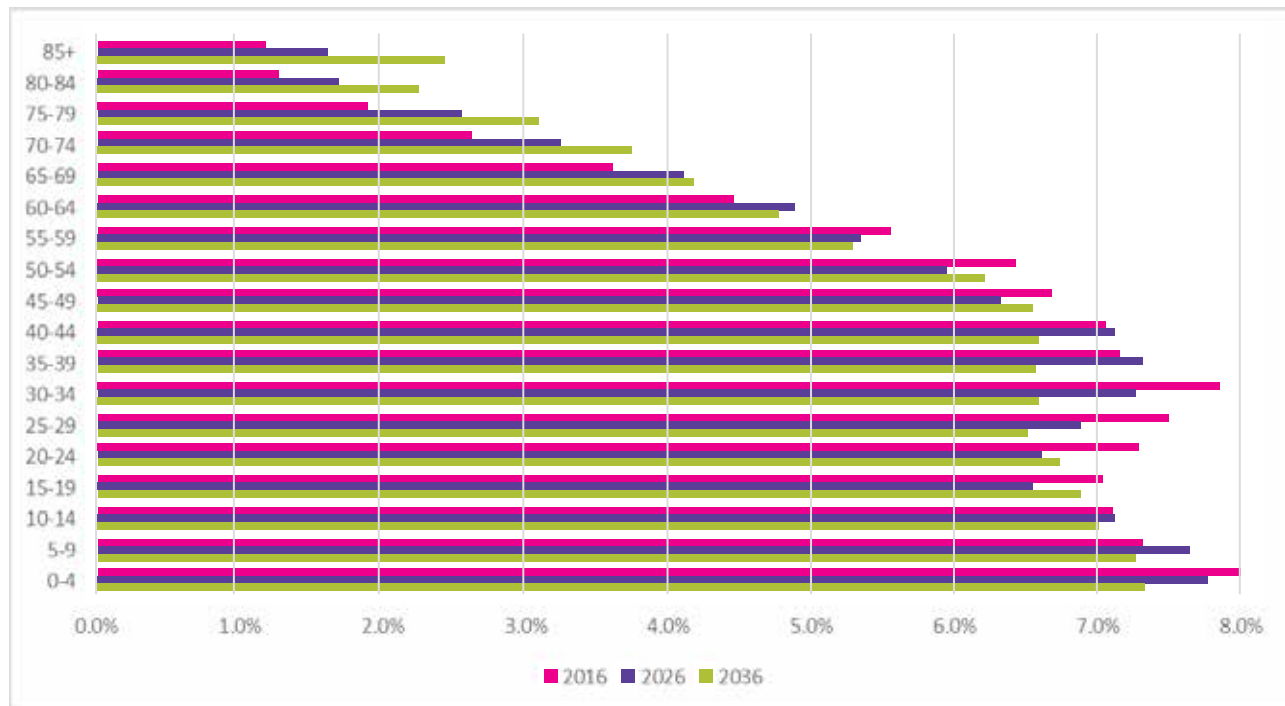
Source: Australian Bureau of Statistics, Census, 2016

Figure 3-3 - Projected Population by Age - Liverpool (Number of People)



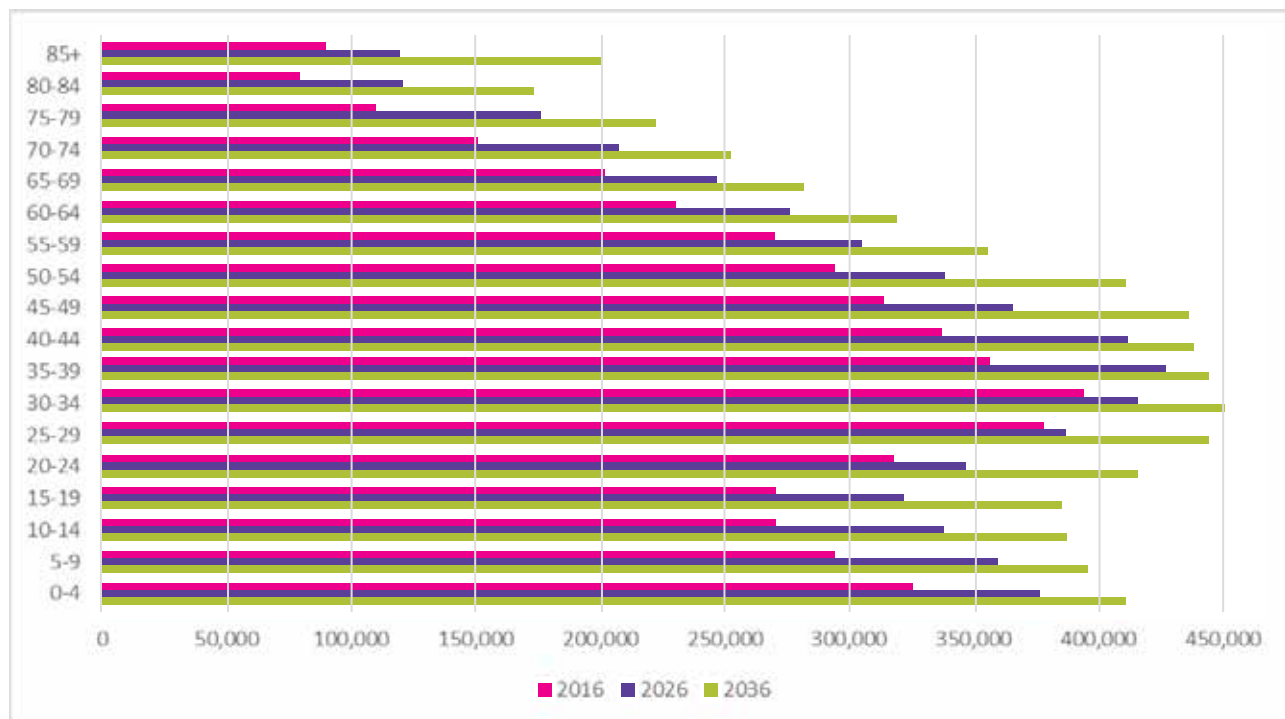
Source: NSW Department of Planning and Environment, Population projections, 2016

Figure 3-4 - Projected Population by Age —Liverpool (Proportion of Population)



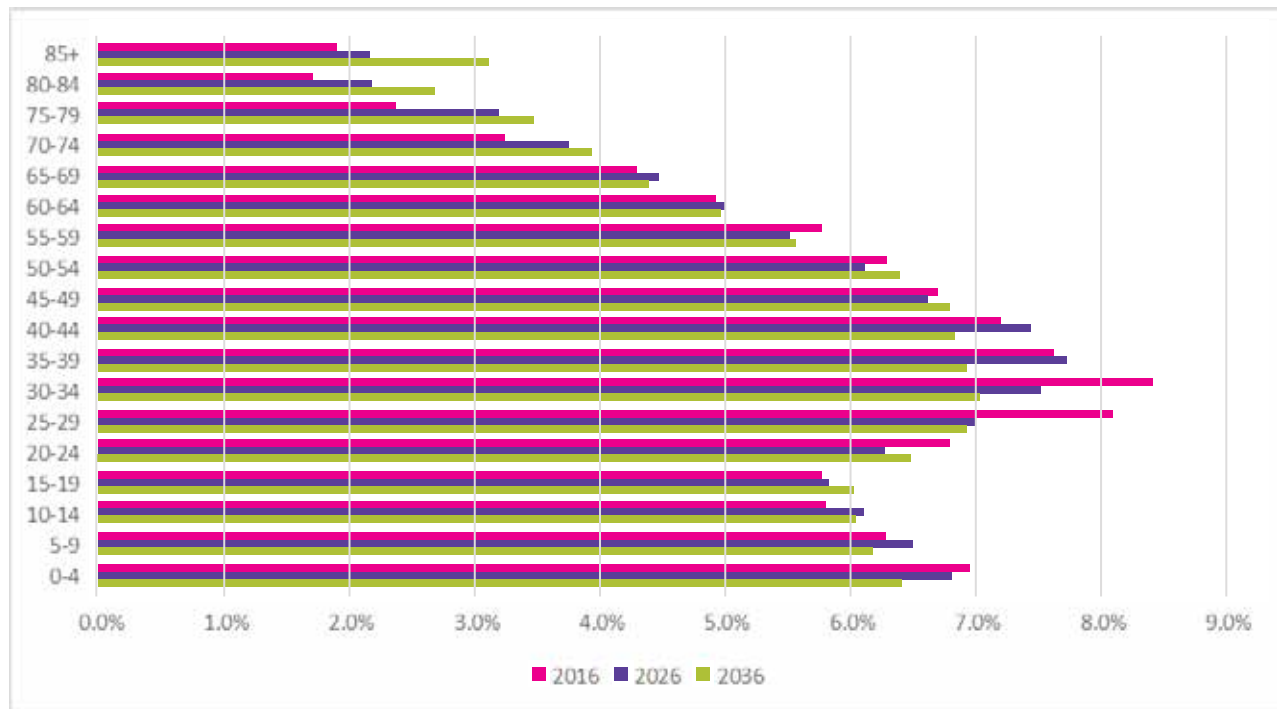
Source: NSW Department of Planning and Environment, Population projections, 2016

Figure 3-5 - Projected Population by Age — Sydney Metropolitan Region (Number of People)



Source: NSW Department of Planning and Environment, Population projections, 2016

Figure 3-6 - Projected Population by Age — Sydney Metropolitan Region (Proportion of Population)



Source: NSW Department of Planning and Environment, Population projections, 2016

3.3. PERSONAL INCOME

Table 3-2 – Personal median Income by region, \$ per week

Area	2011	2016	% change ^(b)
Liverpool	\$510	\$584	2.7%
South West Sydney ^(a)	\$500	\$591	3.4%
Western Sydney ^(a)	\$539	\$633	3.3%
Greater Sydney	\$619	\$719	3.0%
NSW	\$561	\$664	3.4%

Source: Australian Bureau of Statistics, Census, 2016

Notes: (a) median income weighted by population of LGA
(b) compound annual growth rate

Table 3-3 - Household Income by region, \$ per week

Area	2011	2016	% change^(b)
Liverpool	1,296	1,548	3.6%
South West Sydney ^(a)	1,251	1,511	3.9%
Western Sydney ^(a)	1,288	1,545	3.7%
Greater Sydney	1,444	1,746	3.9%
NSW	1,233	1,482	3.7%

Source: Australian Bureau of Statistics, Census, 2016

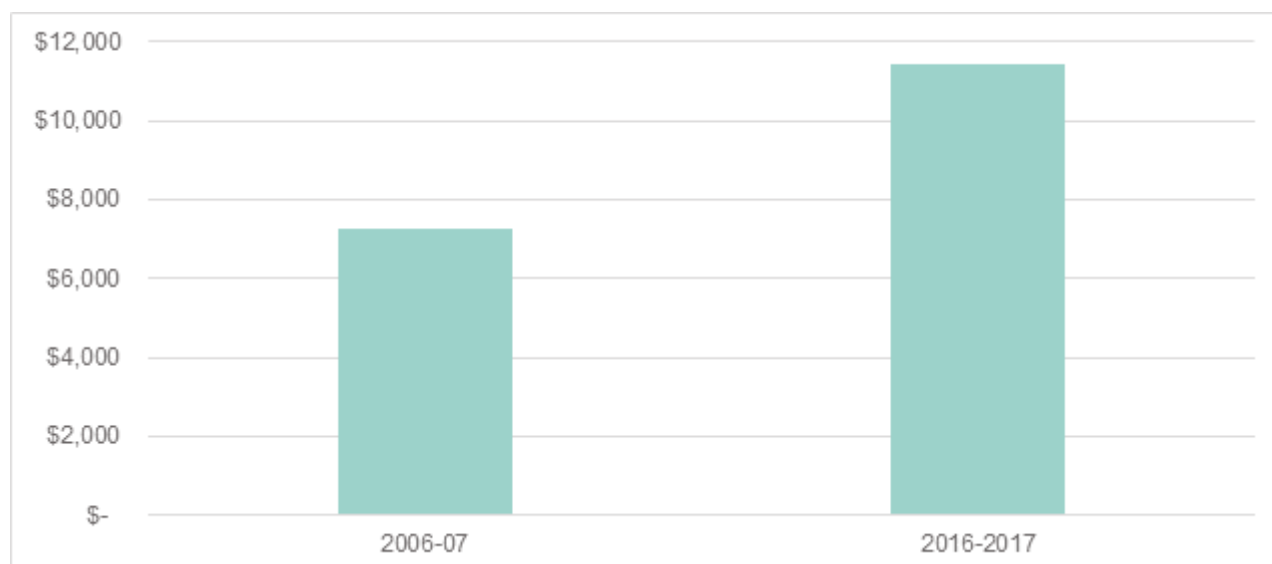
Notes: (a) median income weighted by population of LGA

(b) compound annual growth rate

4. SIZE AND STRUCTURE OF THE ECONOMY

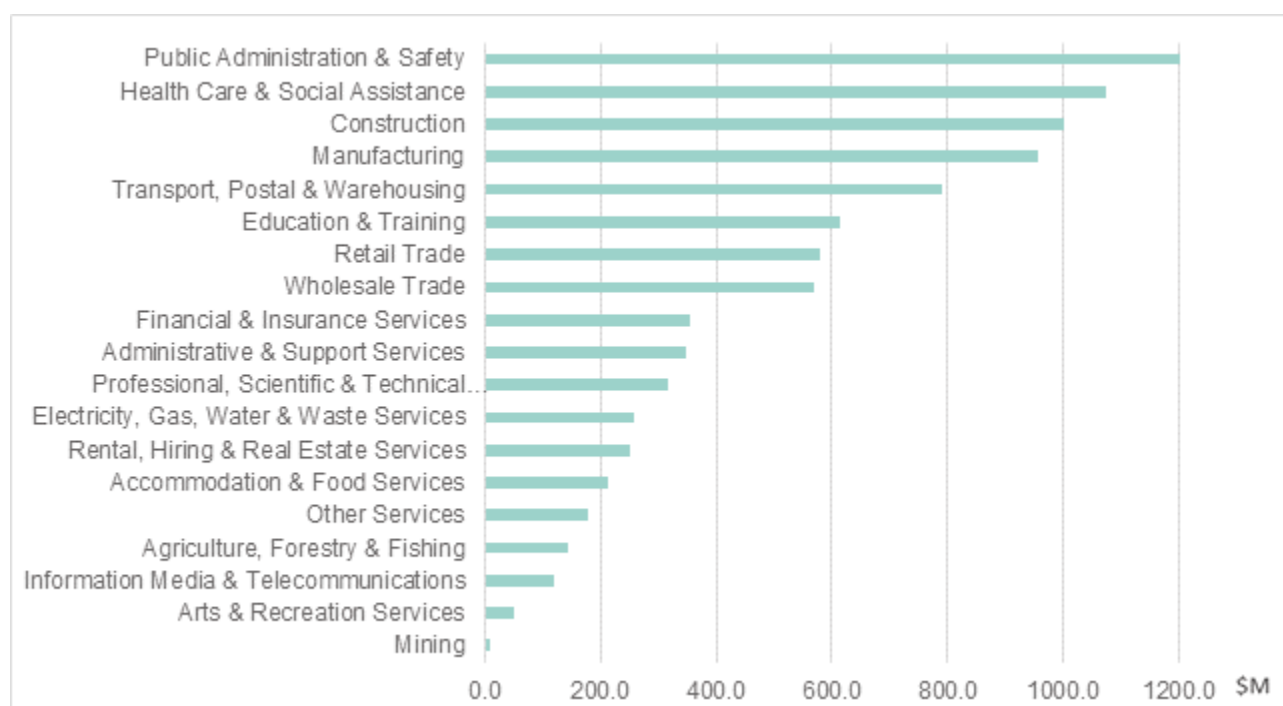
4.1. GROSS REGIONAL PRODUCT

Figure 4-1 - Liverpool, Gross Regional Product (GRP) 2006-07 to 2016-17, \$000,000s



Source: ID community demographic resources 2017; REMPLAN 2017

Figure 4-2 - Value Add by Industry, Liverpool LGA, 2016-17



Source: REMPLAN, 2017

Note: This chart excludes the value of ownership of dwellings.

Table 4-1 – Contribution to total value added, by industry, 2016-17

	Liverpool	NSW
Public Administration & Safety	13.3%	5.9%
Health Care & Social Assistance	11.9%	8.4%
Construction	11.1%	9.2%
Manufacturing	10.6%	6.3%
Transport, Postal & Warehousing	8.8%	5.4%
Education & Training	6.8%	6.3%
Retail Trade	6.4%	5.0%
Wholesale Trade	6.3%	4.3%
Financial & Insurance Services	3.9%	15.6%
Administrative & Support Services	3.8%	3.8%
Professional, Scientific & Technical Services	3.5%	8.0%
Electricity, Gas, Water & Waste Services	2.8%	2.8%
Rental, Hiring & Real Estate Services	2.8%	3.8%
Accommodation & Food Services	2.4%	3.3%
Other Services	2.0%	2.1%
Agriculture, Forestry & Fishing	1.6%	2.3%
Information Media & Telecommunications	1.3%	4.2%
Arts & Recreation Services	0.6%	0.9%
Mining	0.1%	2.3%

Source: REMPLAN, 2017

Note: Excludes the value of ownership of dwellings and taxes less subsidies

4.2. BUSINESS COUNT BY INDUSTRY

Table 4-2 - Business percentages by Industry, June 2016

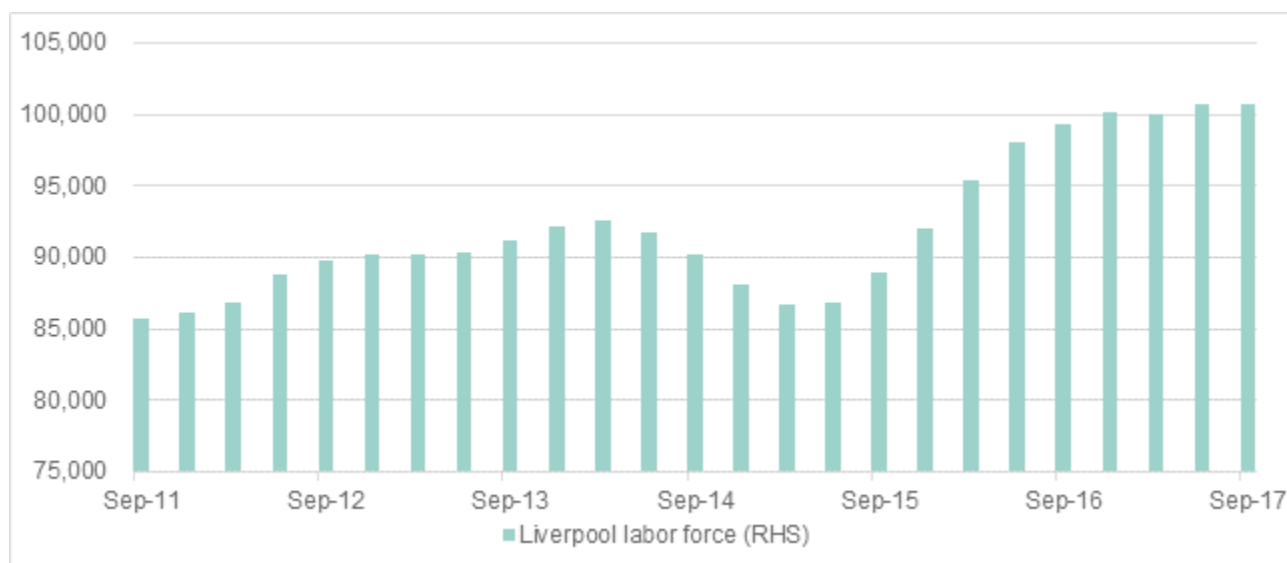
Industry	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
Construction	23.6%	23.5%	23.7%	15.1%	15.5%
Transport, postal and warehousing	13.9%	12.3%	10.9%	6.3%	6.3%
Rental, hiring and real estate services	8.4%	9.1%	9.5%	12.4%	11.1%
Professional, scientific and technical services	7.7%	7.9%	8.6%	15.7%	13.0%
Retail trade	6.3%	6.6%	6.4%	5.9%	6.1%
Manufacturing	5.4%	5.7%	5.5%	3.5%	3.6%
Health care and social assistance	5.3%	5.0%	4.9%	6.1%	5.9%
Financial and insurance services	4.9%	5.3%	5.6%	10.5%	9.0%
Administrative and support services	4.9%	4.5%	4.3%	4.4%	4.0%
Wholesale trade	4.3%	4.3%	4.0%	4.3%	3.9%
Accommodation and food services	3.3%	3.2%	3.3%	4.0%	4.2%
Agriculture, forestry and fishing	2.0%	2.1%	2.5%	1.2%	7.3%
Education and training	1.0%	1.1%	1.3%	1.5%	1.4%
Public administration and safety	0.9%	0.6%	0.5%	0.4%	0.4%
Arts and recreation services	0.8%	0.9%	1.1%	1.4%	1.3%
Information media and telecommunications	0.6%	0.5%	0.6%	1.5%	1.2%
Electricity, gas, water and waste services	0.2%	0.3%	0.4%	0.3%	0.3%
Mining	0.0%	0.1%	0.1%	0.2%	0.2%
Other services	4.9%	5.5%	5.6%	3.8%	5.4%
Total	14,500	46,799	72,473	440,875	727,481

Source: Australian Bureau of Statistics, Counts of Australian Businesses, including entries and exits, June 2012 to June 2016. Cat. No. 8165.0

5. LABOUR MARKET

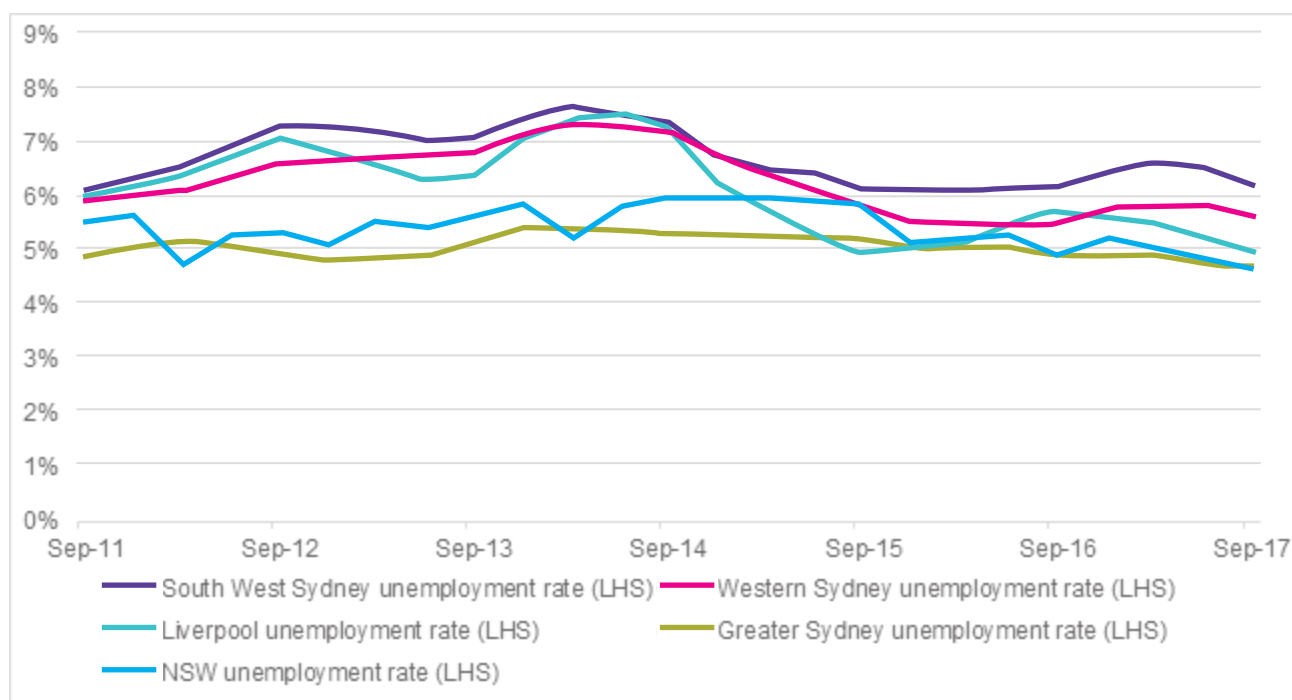
5.1. LABOUR FORCE AND UNEMPLOYMENT

Figure 5-1 - Labour Force, September 2011 to September 2017, Liverpool



Source: Australian Bureau of Statistics, Labour Force (Cat. No. 6202.0), October 2017; Department of Employment, Small Area Labour Market publication, June 2017

Figure 5-2 – Regional unemployment, September 2011 to September 2017, %



Source: Australian Bureau of Statistics, Labour Force (Cat. No. 6202.0), October 2017; Department of Employment, Small Area Labour Market publication, June 2017

5.2. PARTICIPATION RATE

Table 5-1 - Labour Force Participation Rate, 2011 and 2016

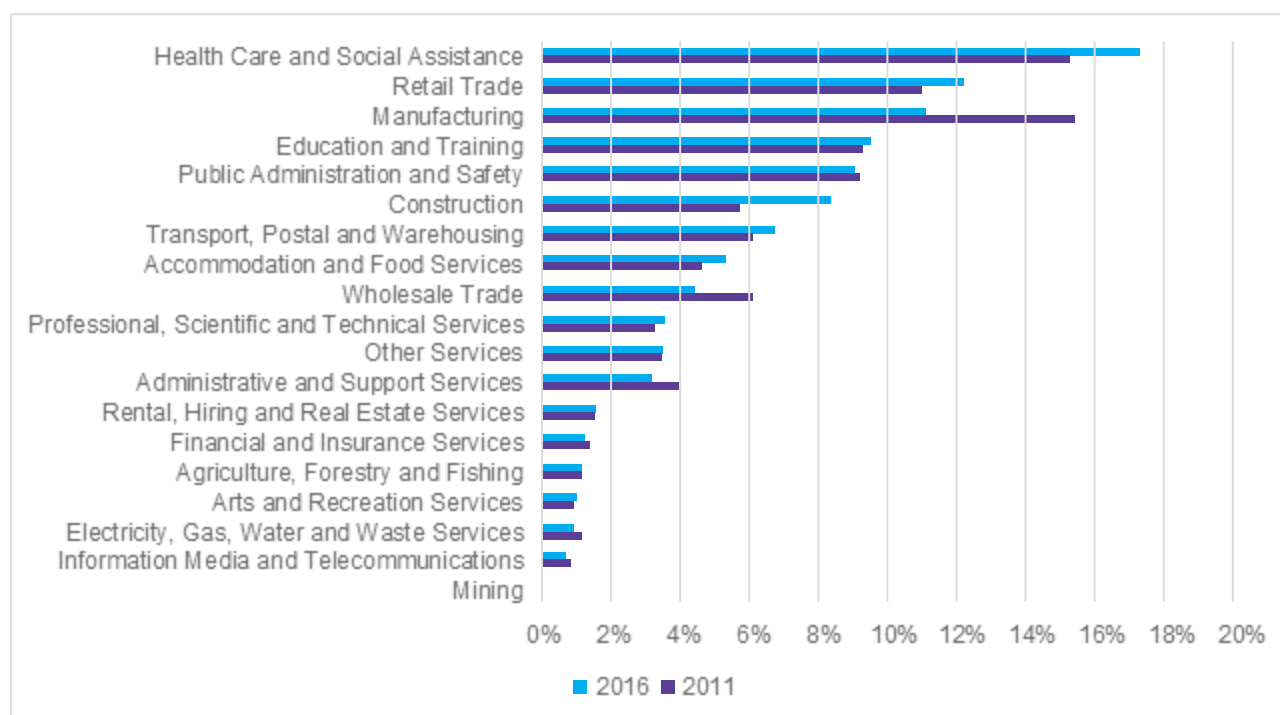
Area	2011	2016	Change
Liverpool	62.5%	63.4%	0.9%
South West Sydney	63.5%	61.6%	-1.9%
Western Sydney	65.9%	63.3%	-2.6%
Greater Sydney	69.3%	68.5%	-0.8%
NSW	63.4%	63.5%	0.1%

Source: Australian Bureau of Statistics, Labour Force (Cat. No. 6202.0), October 2017; Department of Employment, Small Area Labour Market publication, June 2017

Note: The labour force participation rate is the labour force divided by the working age population. The working age population is defined as persons aged 15 and over.

5.3. EMPLOYMENT BY INDUSTRY

Figure 5-3 - Employment by Industry by Place of Work (PoW), Liverpool LGA, proportion of total employment by sector



Source: Australian Bureau of Statistics, Census, Place of Work, 2016

Note: Data excludes respondents to the Census that were classified as *Inadequately described and Not stated*

Table 5-2 - Employment by Industry, Place of Work, Liverpool, number of employees

Industry	2011	2016
Health Care and Social Assistance	8,071	10,913
Retail Trade	5,789	7,683
Manufacturing	8,141	7,020
Education and Training	4,905	5,982
Public Administration and Safety	4,830	5,728
Construction	3,028	5,241
Transport, Postal and Warehousing	3,213	4,220
Accommodation and Food Services	2,451	3,406
Wholesale Trade	3,234	2,774
Professional, Scientific and Technical Services	1,743	2,245
Other Services	1,822	2,225
Administrative and Support Services	2,135	2,004
Rental, Hiring and Real Estate Services	832	981
Financial and Insurance Services	745	793
Agriculture, Forestry and Fishing	593	720
Arts and Recreation Services	494	641
Electricity, Gas, Water and Waste Services	608	573
Information Media and Telecommunications	452	424
Mining	37	57
Sub-total	53,123	63,630
Inadequately described	625	3,004
Not stated	44	1,252
Total	53,807	67,888

Source: Australian Bureau of Statistics, Census, Place of Work, 2016

Table 5-3 - Employment by Industry, Place of Work, 2016, % of total employment

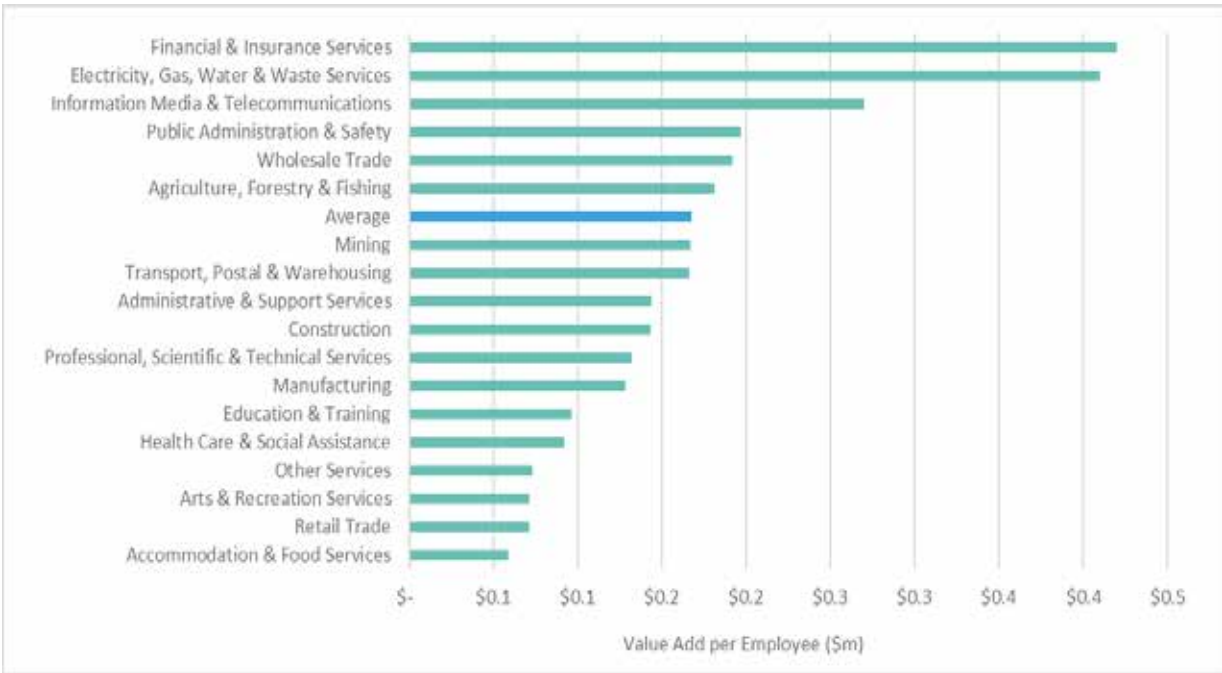
Industry	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
Health Care and Social Assistance	17.2%	13.7%	14.0%	12.3%	13.1%
Retail Trade	12.1%	12.1%	12.0%	10%	10.2%
Manufacturing	11.0%	12.0%	10.5%	6.2%	6.2%
Education and Training	9.4%	10.1%	10.4%	8.6%	8.8%
Public Administration and Safety	9.0%	5.9%	6.6%	6.%	6.1%
Construction	8.2%	9.7%	9.8%	7.3%	8.8%
Transport, Postal and Warehousing	6.6%	6.6%	6.1%	5.3%	4.9%
Accommodation and Food Services	5.4%	7.0%	7.7%	7.2%	7.5%
Wholesale Trade	4.4%	4.4%	3.7%	3.9%	3.2%
Professional, Scientific and Technical Services	3.5%	3.6%	3.8%	10.6%	8.5%
Administrative and Support Services	3.2%	3.1%	3.0%	3.5%	3.7%
Rental, Hiring and Real Estate Services	1.5%	1.7%	1.7%	2.1%	1.9%
Financial and Insurance Services	1.3%	1.4%	1.4%	7%	5.2%
Agriculture, Forestry and Fishing	1.1%	1.1%	1.4%	0.4%	2.3%
Arts and Recreation Services	1.0%	1.1%	1.3%	1.8%	1.6%
Electricity, Gas, Water and Waste Services	0.9%	0.9%	1.0%	0.8%	1%
Information Media and Telecommunications	0.7%	0.7%	0.8%	3%	2.3%
Mining	0.1%	0.9%	0.7%	0.2%	1%
Other Services	3.5%	4.1%	4.2%	3.7%	3.9%

Source: Australian Bureau of Statistics, Census, Place of Work, 2016

Note: Data excludes respondents to the Census that were classified as *Inadequately described*, and *Not stated*.

5.4. VALUE OF EMPLOYMENT

Figure 5-4 - Value of Employment (a) (PoW) – Liverpool LGA, 2016-17



Source: REMPLAN, 2017

5.5. INDUSTRY EARNINGS

Table 5-4 - Average Annual Personal Income by Industry, Place of Work, 2016

	Liverpool	South West Sydney*	Western Sydney*	Greater Sydney	NSW
Agriculture, Forestry and Fishing	\$46,664	\$44,866	\$46,509	\$53,184	\$50,383
Mining	\$84,777	\$88,852	\$90,509	\$102,732	\$104,607
Manufacturing	\$59,776	\$59,200	\$61,959	\$67,926	\$65,583
Electricity, Gas, Water and Waste Services	\$80,878	\$78,061	\$80,448	\$91,672	\$87,553
Construction	\$61,547	\$60,979	\$62,052	\$67,524	\$64,722
Wholesale Trade	\$63,095	\$61,514	\$63,409	\$76,094	\$72,926
Retail Trade	\$41,726	\$40,700	\$41,286	\$44,950	\$41,909
Accommodation and Food Services	\$31,516	\$30,131	\$29,833	\$35,365	\$33,433
Transport, Postal and Warehousing	\$59,399	\$59,725	\$61,401	\$65,204	\$64,340
Information Media and Telecommunications	\$71,681	\$69,399	\$70,879	\$87,902	\$84,225
Financial and Insurance Services	\$74,602	\$74,270	\$75,953	\$97,148	\$93,448
Rental, Hiring and Real Estate Services	\$60,156	\$59,543	\$60,388	\$74,999	\$71,070
Professional, Scientific and Technical Services	\$68,210	\$65,650	\$66,667	\$86,048	\$82,559
Administrative and Support Services	\$47,329	\$45,821	\$46,886	\$54,812	\$51,151
Public Administration and Safety	\$73,612	\$72,497	\$74,015	\$82,516	\$80,063
Education and Training	\$61,072	\$59,979	\$62,016	\$66,593	\$65,904
Health Care and Social Assistance	\$56,181	\$53,813	\$54,397	\$62,430	\$60,181
Arts and Recreation Services	\$46,667	\$44,421	\$44,038	\$53,621	\$50,367
Other Services	\$47,118	\$45,761	\$47,197	\$51,189	\$49,021
Average	\$39,223	\$38,880	\$41,079	\$48,900	\$46,077

Source: Australian Bureau of Statistics, Census, Place of Work, 2016; Urbis calculations

Note: Averages are derived by multiplying the midpoint of income brackets by the number of people in that income bracket, then summing all the midpoints. This is then divided by total people. *Average personal income for these regions was derived for each LGA within the region and then weighted by population size.

5.6. EMPLOYMENT BY OCCUPATION

Table 5-5 - Employment by Occupation, Place of Work, 2016

	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
Managers	11.0%	12.2%	11.8%	14.3%	13.7%
Professionals	19.9%	21.9%	21.1%	27.5%	24.1%
Technicians and Trades Workers	12.9%	12.9%	13.3%	10.9%	12.9%
Community and Personal Service Workers	10.8%	10.1%	10.7%	9.8%	10.6%
Clerical and Administrative Workers	14.8%	13.9%	13.9%	15.3%	14.1%
Sales Workers	10.1%	10.6%	10.5%	9.4%	9.4%
Machinery Operators and Drivers	10.7%	9.0%	9.0%	5.6%	6.2%
Labourers	9.8%	9.3%	9.7%	7.2%	9.0%

Source: Australian Bureau of Statistics, Census, Place of Work, 2016; Urbis calculations

Note: Data excludes respondents to the Census that were classified as *Inadequately described*, *Not stated* and *Not applicable*.

Table 5-6 - Employment by Occupation, Place of Work, Liverpool LGA, % of total

	2011	2016
Managers	11.5%	11.0%
Professionals	20.4%	19.9%
Technicians and Trades Workers	13.2%	12.9%
Community and Personal Service Workers	10.0%	10.8%
Clerical and Administrative Workers	15.7%	14.8%
Sales Workers	9.6%	10.1%
Machinery Operators and Drivers	10.0%	10.7%
Labourers	9.6%	9.8%

Source: Australian Bureau of Statistics, Census, Place of Work, 2016; Urbis calculations

Note: Data excludes respondents to the Census that were classified as Inadequately described, Not stated and Not applicable.

Table 5-7 - Tertiary Qualifications (Residents Aged over 15 years), 2016

	Liverpool	South West Sydney	Greater Western Sydney	Greater Sydney	NSW
Postgraduate Degree Level	2.6%	2.0%	2.5%	7.0%	5.3%
Graduate Diploma and Graduate Certificate Level	0.7%	0.6%	0.8%	1.7%	1.5%
Bachelor Degree Level	7.6%	6.1%	7.6%	17.6%	14.4%
Advanced Diploma and Diploma Level	4.9%	4.2%	5.2%	7.8%	7.3%
Certificate III & IV Level	8.0%	7.9%	10.2%	9.6%	12.2%
No Qualification	16.4%	15.3%	18.6%	19.7%	20.7%

Source: Australian Bureau of Statistics, Census, Place of Work, 2016; Urbis calculations

Note: Data excludes respondents to the Census that were classified as Supplementary Codes, Not stated and Not applicable.

5.7. SELF-CONTAINMENT AND SELF-SUFFICIENCY

Table 5-8 - Employment Self Containment, by Western Sydney LGA, 2016 – based on total resident population

LGA	Self-Containment	Self-Sufficiency
Liverpool	30.5%	37.7%
Blue Mountains	42.6%	82.9%
Campbelltown	34.0%	48.6%
Camden	29.4%	48.2%
Fairfield	30.2%	38.1%
Hawkesbury	44.2%	59.3%
Penrith	38.6%	53.4%
Wollondilly	27.1%	58.5%

Source: Australian Bureau of Statistics, Census, Place of Work, 2016

Note: Self-containment is the proportion of residents who are employed within the boundaries of the LGA

Note: Self-sufficiency is the proportion of residents who work in the LGA compared to total jobs in the LGA.

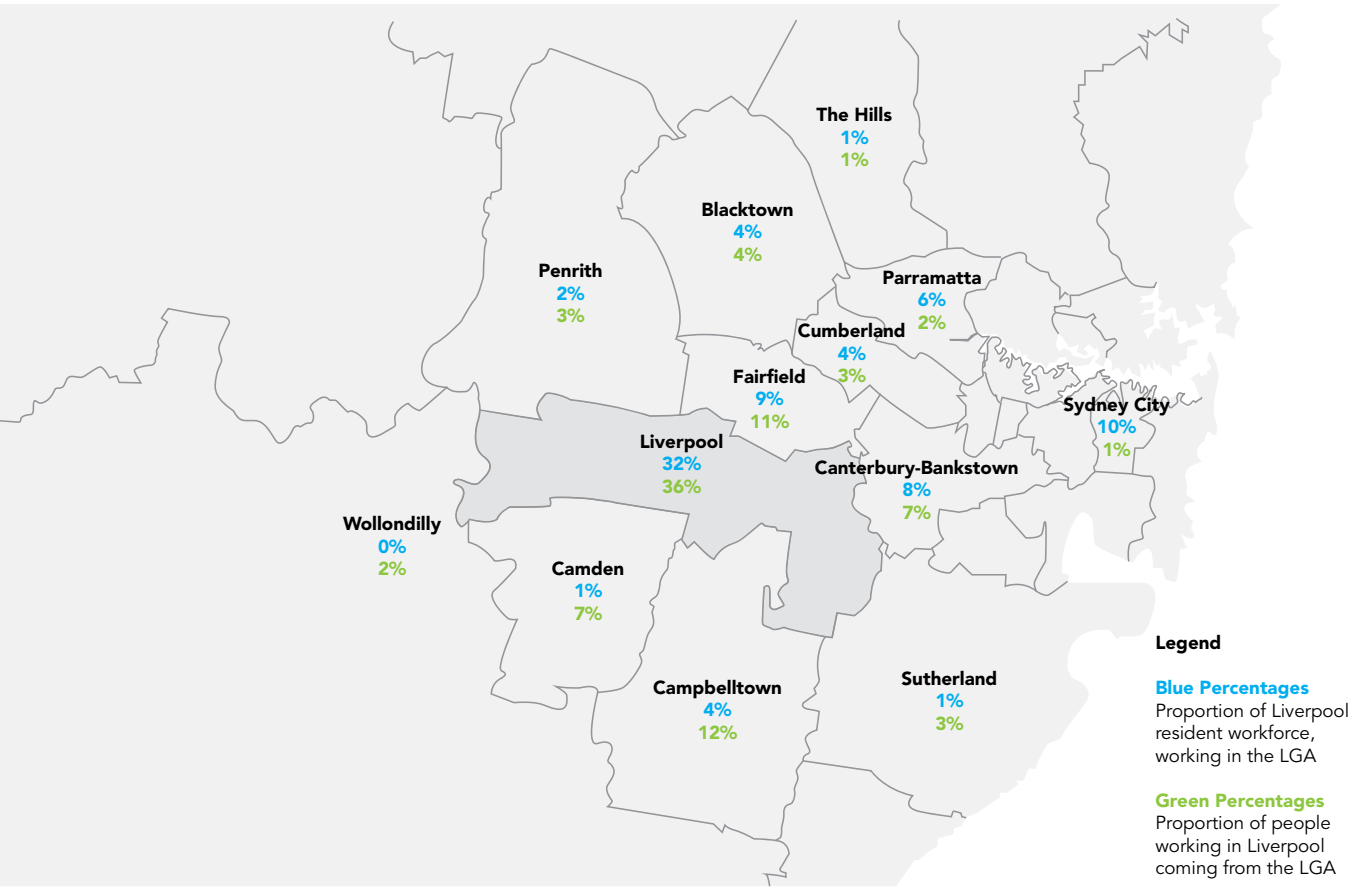
Table 5-9 - Self-sufficiency by industry, Liverpool

Total LGA jobs	Self-sufficiency
Health Care & Social Assistance	35%
Retail Trade	41%
Manufacturing	25%
Construction	35%
Education & Training	35%
Public Administration & Safety	31%
Transport, Postal & Warehousing	34%
Accommodation & Food Services	57%
Wholesale Trade	25%
Other Services	42%

Source: REMPLAN, 2017

5.8. JOURNEY TO WORK

Figure 5-5 - Journey to Work, All Industries. 2016



Source: REMPLAN, 2017; Australian Bureau of Statistics, 2016, Place of Work

5.9. EMPLOYMENT LOCATIONS

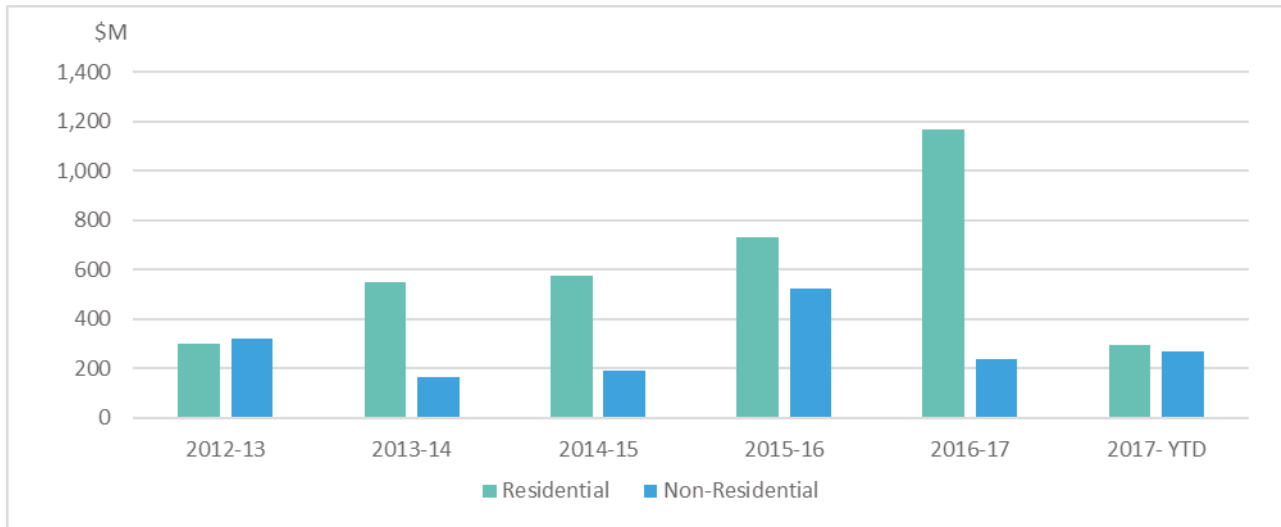
Table 5-10 - Employment locations of Residents by LGA 2016

	Jobs		Jobs
Liverpool	25,170	Ku-ring-gai	57
Sydney	8,178	Wollongong	41
Fairfield	7,326	Mosman	24
Canterbury-Bankstown	6,542	Ashburton	19
Parramatta	4,513	Shoalhaven	18
Campbelltown	3,471	Central Coast	17
No Fixed Address	3,392	Unincorporated ACT	16
Cumberland	3,377	Hunters Hill	16
Blacktown	3,041	Cook	16
Penrith	1,459	Blue Mountains	15
Botany Bay	1,285	Newcastle	13
Camden	1,163	Gladstone	11
Ryde	1,156	Melbourne	10
Georges River	993	Orange	9
Inner West	906	Litchfield	8
Sutherland Shire	768	Lake Macquarie	8
Strathfield	764	Brisbane	7
The Hills Shire	738	Port Stephens	7
North Sydney	647	Townsville	7
Rockdale	643	Maitland	6
Canada Bay	616	Wingecarribee	6
Randwick	478	Wodonga	5
Willoughby	359	Singleton	4
Burwood	313	Shellharbour	4
Hornsby	125	Snowy Valleys	4
Waverley	117	Mid-Western Regional	3
Northern Beaches	116	Bathurst Regional	3
Hawkesbury	98	Kyogle	3
Lane Cove	98	Gunnedah	3
Wollondilly	84	Whitehorse	3
Woollahra	74	Ipswich	3
Source: REMPLAN, 2017			

6. PROPERTY

6.1. BUILDING ACTIVITY

Figure 6-1 - Value of New Building Approvals, Liverpool LGA



Source: Australian Bureau of Statistics, Building Approvals (Cat. No. 8731.0), Oct 2017

Figure 6-2 - New Residential Building Approvals, Liverpool LGA



Source: Australian Bureau of Statistics, Building Approvals (Cat. No. 8731.0), Oct 2017

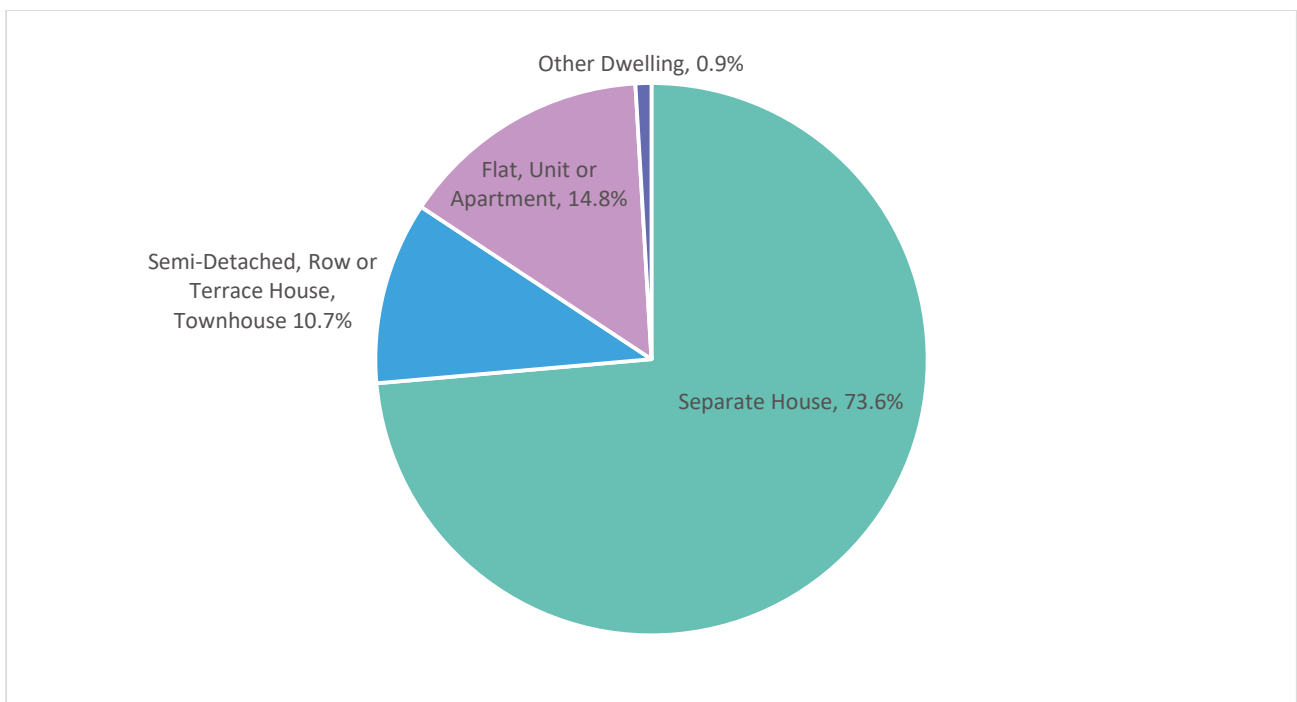
6.2. HOUSEHOLD CHARACTERISTICS

Table 6-1 - Household Overview, 2016

	Liverpool	South West Sydney	Western Sydney	Greater Sydney	NSW
Average persons per household (No.)	3.2	3.1	3.0	2.8	2.6
Proportion of family households (%)	73.7%	74.0%	71.4%	64.3%	61.1%
Total Number of dwellings (No.)	65,923	226,996	356,511	1,858,607	3,066,981

Source: Australian Bureau of Statistics, Census, 2016

Figure 6-3 - Dwelling Structure – Liverpool LGA, 2016



Source: Australian Bureau of Statistics, Census, 2016

6.3. HOUSING AFFORDABILITY

Table 6-2 - Housing Affordability, 2016

	Liverpool	South West Sydney	Greater Sydney
Mortgage stress ^(a)	11.0%	13.8%	10.5%
Rental Stress ^(b)	37.9%	39.3%	30.2%

Source: Australian Bureau of Statistics, Census, 2016

Note: Mortgage/rental stress is defined as spending 30% of income on mortgage/rent while being in the bottom 40% of the income distribution of the LGA

(a) Figures exclude those who were classified as *Not stated* and *Not applicable*. This means those without a mortgage are not included.

(b) Figures exclude those who were classified as *Not stated* and *Not applicable*. This means that those who are not in the rental market are not included.

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BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

GOLD COAST

45 Nerang Street,
Southport QLD 4215
Australia
T +61 7 5600 4900

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900

CISTRI – SINGAPORE

An Urbis Australia company
#12 Marina View
21 Asia Square, Tower 2
Singapore 018961
T +65 6653 3424
W cistri.com

**LIVERPOOL
CITY
COUNCIL**



LIVERPOOL CITY COUNCIL

Ground Floor, 33 Moore Street,
Liverpool NSW 2170



1300 36 2170



www.liverpool.nsw.gov.au



business@liverpool.nsw.gov.au



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