

Subiaco Community Insights 2026





Acknowledgement of Country

The City of Subiaco acknowledges the Whadjuk Noongar people as the traditional custodians of the area. We recognise their cultural connection to the land and waterways of Subiaco, and pay our respect to their continuing contribution to our City, and to Elders past and present.



Understanding our community

The City of Subiaco Community Needs and Services Review 2025 provided an evidence-based understanding of the changing needs of the community and identified opportunities to strengthen social outcomes, community wellbeing, and service delivery.

The review drew on demographic analysis, community engagement, stakeholder consultation, and service mapping.

The information in this document is intended to support community organisations, service providers, and other agencies in planning programs and initiatives to support the City of Subiaco community.

This document does not contain information relating to health conditions, lifestyle risk factors, physiological risk factors, or notifiable diseases.





Population trends

This section provides an overview of the general population trends. The following insights are priority considerations for social planning in the City of Subiaco:



Population growth

With a projected population of over 27,000 residents in 2026, steady population growth (driven by urban infill and higher-density housing developments) will continue to be a driver of service demand.



Growing numbers of children and young people

A slight growth in numbers of children and young people under the age of 18 as a proportion of the population (**18.5%**), which is lower than in Greater Perth (**22.5%**).



Ageing population

1 in 4 residents are over **60**, while the median age is **40** – three years higher than **Greater Perth**.



High number of lone households

There is a significant and **growing** number of lone households at **36%**, **12%** higher than in **Greater Perth**.



Large working professional base

47% residents between the ages of **25–60**.



Significant overseas-born population

1 in 3 residents were **born overseas**. The City has a higher proportion of recently arrived migrants than Greater Perth, representing growing cultural



High density living

About **57%** of dwellings are medium or high density, including apartments and mixed-use developments, compared to **24%** in **Greater Perth**.



Social housing

The City has a higher proportion of households renting from government authorities (**4.2%**) compared to **Greater Perth** (**2.9%**).

Priority social issues



Research and stakeholder engagement point to the following social issues as being high-priority considerations for social planning.

Mental health

Approximately 1 in 11 residents have a mental health condition. Mental health was identified as the highest priority issue in terms of both perceived need and gaps in services. There is growing demand for mental health support, community connection opportunities, early intervention services, and inclusive wellbeing programs.

Social isolation and loneliness

Loneliness is a major public health challenge. 1 in 3 Australians feel lonely, and 1 in 6 Australians experience severe loneliness. Loneliness is linked to depression and social anxiety. Social disconnection is of concern, particularly amongst older adults, people living alone, new residents, and vulnerable community members.

Homelessness

Feedback and data collected by services points to increases in homelessness. During the 2021 Census, 33 people were recorded as homeless in the Subiaco LGA, including rough sleepers and those staying in temporary emergency accommodation or with family and friends.

Family and domestic violence

Family-related offences (assault and threatening behaviour) increased substantially in the suburb of Subiaco during 2023-2024. Coercive control is a major concern for local services.

Perceptions of crime

While the City of Subiaco has relatively low levels of crime in comparison to the Perth metropolitan area, community engagement data demonstrates high perception of crime and heightened concerns for personal safety.

Housing stress and cost of living

While the City of Subiaco has relatively low levels of socio-economic disadvantage, residents (particularly young people) are not immune from the rising cost of living, mortgage stress, and housing affordability and rental availability. Increasing financial pressures are affecting community wellbeing and participation, increasing demand for support services, and causing greater financial stress among vulnerable households. There are income disparities across the City, with the median weekly household income in Jolimont-Daglish being below the Greater Perth median.



| Who is most in need

While social issues can affect anyone in the community, some groups experience higher levels of vulnerability and may benefit from targeted responses.

These include:

Older adults (55+ years)

Young people (12-25 years)

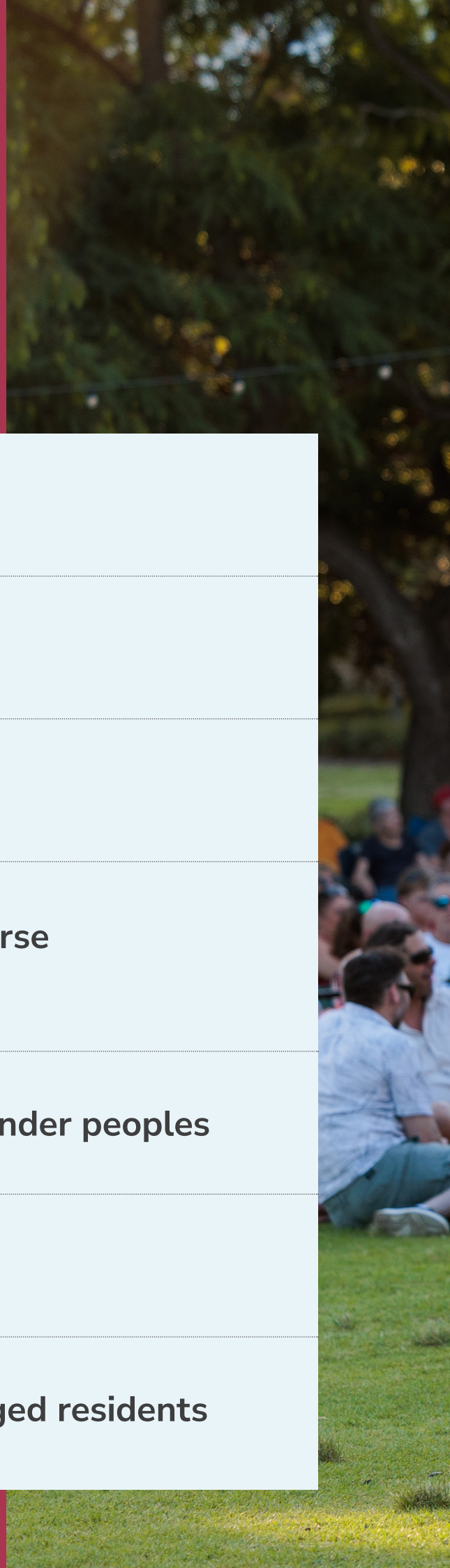
Families with children

**Culturally and linguistically diverse
(CaLD) communities**

Aboriginal and Torres Strait Islander peoples

LGBTQIA+ communities

Other vulnerable or disadvantaged residents





Social impact

Following on from the Community Needs and Services Review 2025, the City is developing a Social Impact Framework to better measure, track, and improve the wellbeing of the City of Subiaco community.

The framework will provide a consistent approach to monitoring social outcomes over time, helping the City understand what is making a positive difference and where further support may be needed.

By using evidence to inform decision-making, the framework will guide future planning, investment, and partnerships, ensuring resources are directed towards initiatives that deliver meaningful and lasting benefits for the community.



If you would like more information about the Community Needs and Services Review, want to discuss a community need, or share an idea that could benefit the community, contact the City's Senior Community Development Officer.

Senior Community Development Officer

culture@subiaco.wa.gov.au

08 9237 9222

subiaco.wa.gov.au

This document is available in
alternative formats on request.
