# North Coast Region – What's the Housing Demand?

Population Forecast

- The Department of Planning and Environment have prepared demographic information on every LGA in the region. This indicates that each of the fifteen LGAs in the region is anticipated to increase in population to 2031, with the exception of Bellingen and Gloucester, for which the Department predicts slight decline. .

Age

- The median age of the population of all fifteen LGAs comprising the North Cost region has increased significantly from 2001 to 2011 and ranges between 40 years (Lismore) and 52 (Great Lakes), all above the median age for the Rest of NSW (excluding Sydney) of 41 years, with the exception of Lismore.
- There is a strong similarity in the age profile of the North Coast LGAs. Almost all have a higher proportion of residents aged over 50. Generally, the North Coast has a lower proportion of children (0-14), young adults (15- 24) and 25-49 year olds and higher proportions of 50 to 64 year olds, seniors (65 – 79) and frail aged (80+) than the Rest of NSW.
- Richmond Valley is the only North Coast LGAs with a higher proportion of 0 – 14 year olds than the average for the Rest of NSW, Lismore is the only LGA with a higher proportion of 15 – 24 year olds and Byron is the only LGA with a higher proportion of 25 – 49 year olds. Kyogle has the highest proportion of 50 – 64 year olds, Great Lakes has the highest proportion of seniors (65 – 79 years) and Ballina and Tweed have the highest proportion of frail aged (80 plus years) in the North Coast.
- The DPE forecast a strong increase in residents aged over 65 to 2031 across the LGAs in the North Coast.
- The diversity of age groups requires a range of different housing to meet the needs of the community throughout the housing life cycle, however there is a need for housing to suit older residents, in particular.
- The graph below shows the proportion of the population in each key age cohort in Ballina, Bellingen, Byron, Clarence Valley, Coffs Harbour, Gloucester, Great Lakes, Greater Taree, Kempsey, Kyogle, Lismore, Nambucca, Port-Macquarie Hastings, Richmond Valley and Tweed.
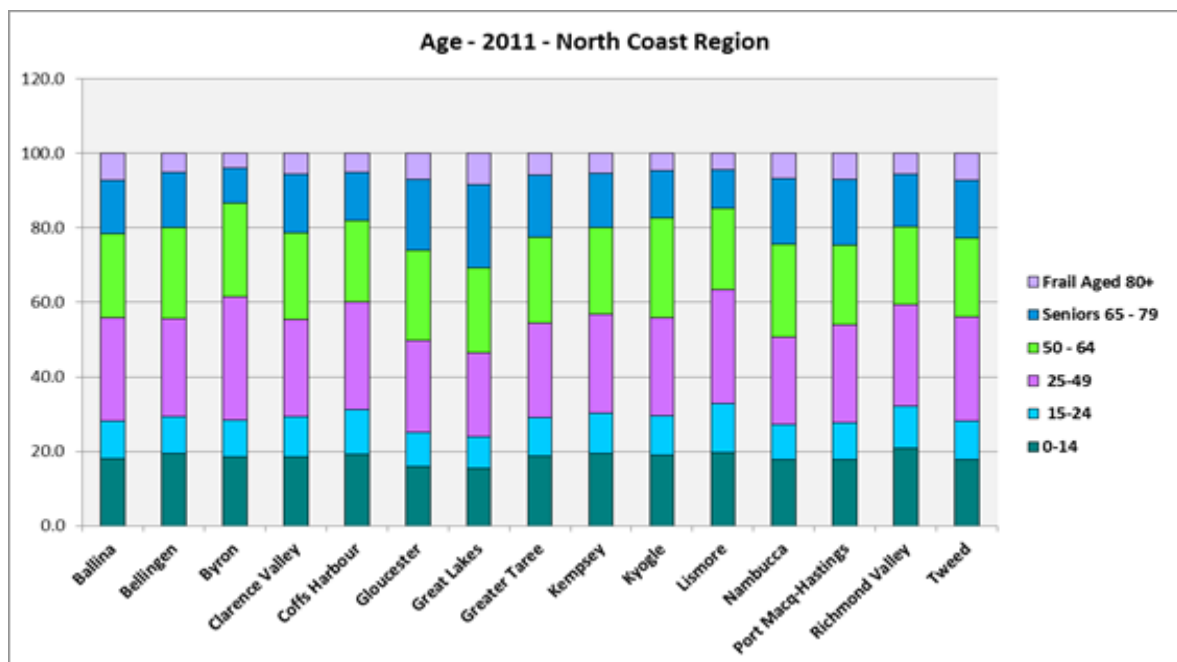
Household Type

- There has been a decline in the proportion of couple families with children in every LGA in the North Coast region between 2001 and 2011.
- All North Coast region LGAs have a lower proportion of couple families with children than the average for the Rest of NSW at 2011 (26.7%).
- The proportion of couple only households was stable or increased slightly in Ballina, Bellingen, Byron, Coffs Harbour, Greater Taree, Lismore and Richmond Valley (in line with the trend for the Rest of NSW) while declining slightly in the other North Coast LGAs.
- There are significantly higher proportions of lone person households in every North Coast region LGA at 2011 than the average for the Rest of NSW (25.6%), with the exception of Byron and Coffs Harbour.
- In Byron and Lismore, lone person households comprise the largest household and family type at 2011. In every other North Coast LGA, couple only households comprise the largest household and family type.
- The DPE forecast that there will be strong increases in couple only and lone person households to 2031, with family households decreasing in the majority of North Coast LGAs.
- The graph below shows the proportion in each key household type for every North Coast region LGA and Rest of NSW (excluding Sydney) at the 2011 Census.
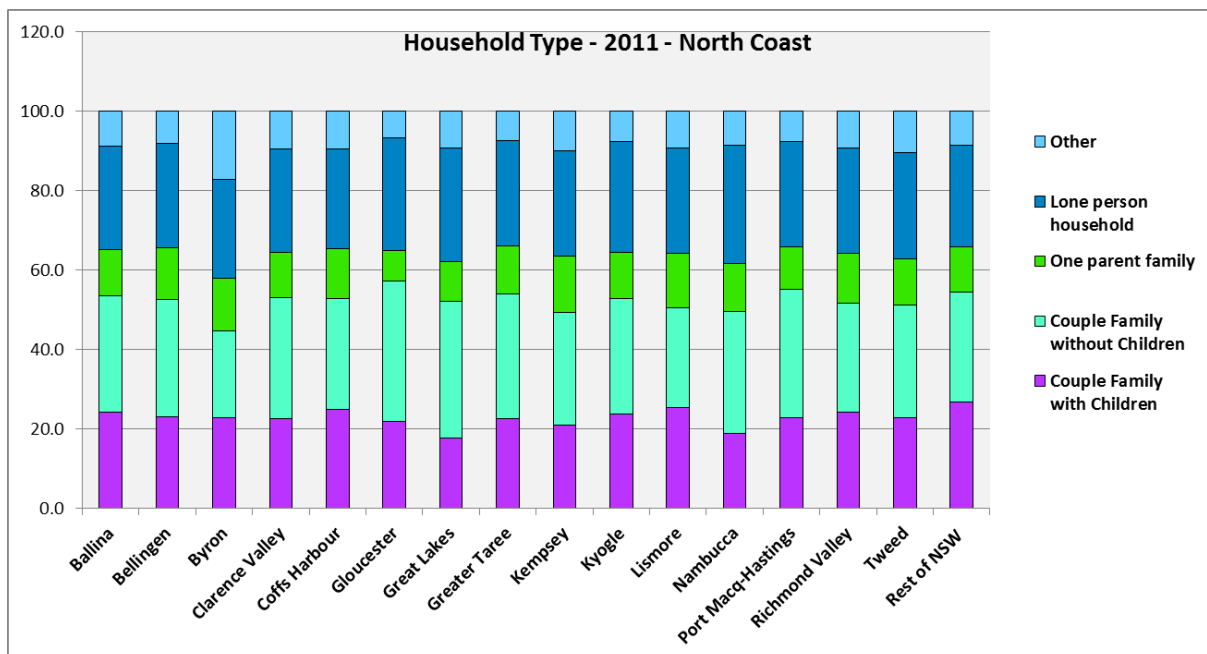

Household Size

- All the North Coast region LGAs have an equal to or lower average household size than for non metropolitan NSW (2.4). Since 1996, average household size has declined in every North Coast region LGA, in line with the trend for the Rest of NSW.
- The table below gives the average household size in all 15 LGAs in the North Coast and the Rest of NSW (excluding Sydney) for 1996, 2001, 2006 and 2011.

| Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Ballina	2.50	2.40	2.40	2.40
Bellingen	2.60	2.50	2.40	2.40
Byron	2.60	2.40	2.40	2.40
Clarence Valley	2.60	2.50	2.40	2.40
Coffs Harbour	2.60	2.50	2.50	2.40
Gloucester	2.60	2.50	2.30	2.30
Great Lakes	2.40	2.30	2.20	2.20
Greater Taree	2.60	2.50	2.40	2.40
Kempsey	2.60	2.50	2.40	2.40
Kyogle	2.70	2.60	2.50	2.40
Lismore	2.70	2.50	2.50	2.40
Nambucca	2.50	2.40	2.30	2.30
Port Macquarie-Hastings	2.50	2.40	2.30	2.30
Richmond Valley	2.60	2.50	2.50	2.40
Tweed	2.50	2.40	2.40	2.40
Rest of NSW	2.70	2.50	2.50	2.40

Income

- Low income households comprise the largest proportion of all households in every North Coast region LGA. With the exception of Ballina and Byron, all the North Coast LGAs have a higher proportion of low income households at the 2011 Census than the average for the Rest of NSW (47.3%), ranging from 46.2% of all households in Ballina to 62.2% in Kyogle.
- Between 2006 and 2011 the proportion of low income households increased in every North Coast LGA, with the exception of Bellingen, Coffs Harbour and Nambucca. However, over the same period, the actual number of low income households increased in every North Coast LGA.
- Great Lakes (12.0%), Tweed (9.7%) and Port Macquarie Hastings (9.0%) had the strongest increases in low income households in the North Coast region between 2006 and 2011, well above the rest of NSW average of 3.8%.
- Great Lakes (24.8%), Greater Taree (19.5%), and Gloucester (19.0) had the strongest increases in low income **rental** households in the region over the same time frame, again well above the rest of NSW average of 12.1%. It is worth noting that in every LGA except Ballina and Byron, the increase in low income rental households was much stronger than the increase in low income households. This indicates a very strong and growing demand for affordable rental housing.
- Given the high and growing proportions of low income rental households, it is important that housing supply price points show a reasonable match with household tenure and income levels.
- The graph below shows the proportion of high, moderate and low income households in each North Coast LGA along with the rest of NSW at the 2011 Census.

Income Groups - 2011 - North Coast Region
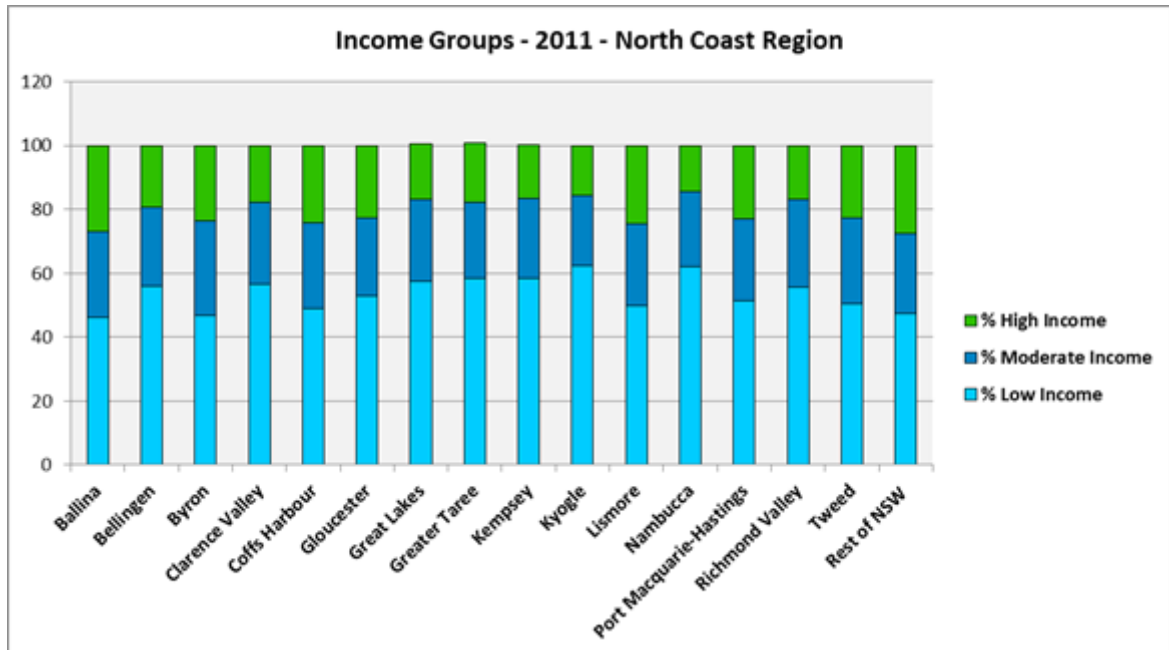
Industry Structure

- A look at the industry structure of the region gives some more insight into housing market issues, in particular income and price.
- Looking at the industry structure for the North Coast, it is clear that retail trade, health care and social assistance, and to a lesser extent, construction as well as, accommodation and food services dominate the economies of the LGAs in the region. This suggests a significant number of lower paid service workers requiring affordable housing close to transport and services.
- In Kyogle, the proportion of those employed in agriculture, forestry and fishing (17.1%) is the highest in the North Coast and well above the Rest of NSW average of 5.8%. Gloucester is the only LGA in the region with a higher proportion employed in mining (6.6%) than the Rest of NSW average of 2.5%. Richmond Valley has the highest proportion employed in manufacturing (15.2%) in the region, well above the 8.3% Rest of NSW average. Tweed has the highest proportion (11.3%) employed in construction (above the 8.3% Rest of NSW average), Greater Taree has the highest proportion employed in Retail Trade (14.0% compared to 11.4% in the Rest of NSW), Byron has the highest proportion employed in Accommodation and Food Services (12.6% compared with 7.7% in the Rest of NSW) as well as Professional, Technical and Scientific services (6.4% compared to 4.6%), Richmond Valley in transport, postal and warehousing (4.9% compared to 4.2%), Clarence Valley in Public Administration and Safety (8.2% compared to 7.2% - the only LGA in North Coast with a higher proportion), Bellingen in Education and Training (11.4% compared to 8.6%) and Lismore in Health Care and Social Assistance (17.6% compared to 13.0% in the Rest of NSW) as well as a high proportion (11.3%) in Education and Training. So the region has a reasonable diversity in terms of industry structure
- The graph below shows the key industry categories in the North Coast at the 2011 Census.

Industry Structure - 2011 - North Coast
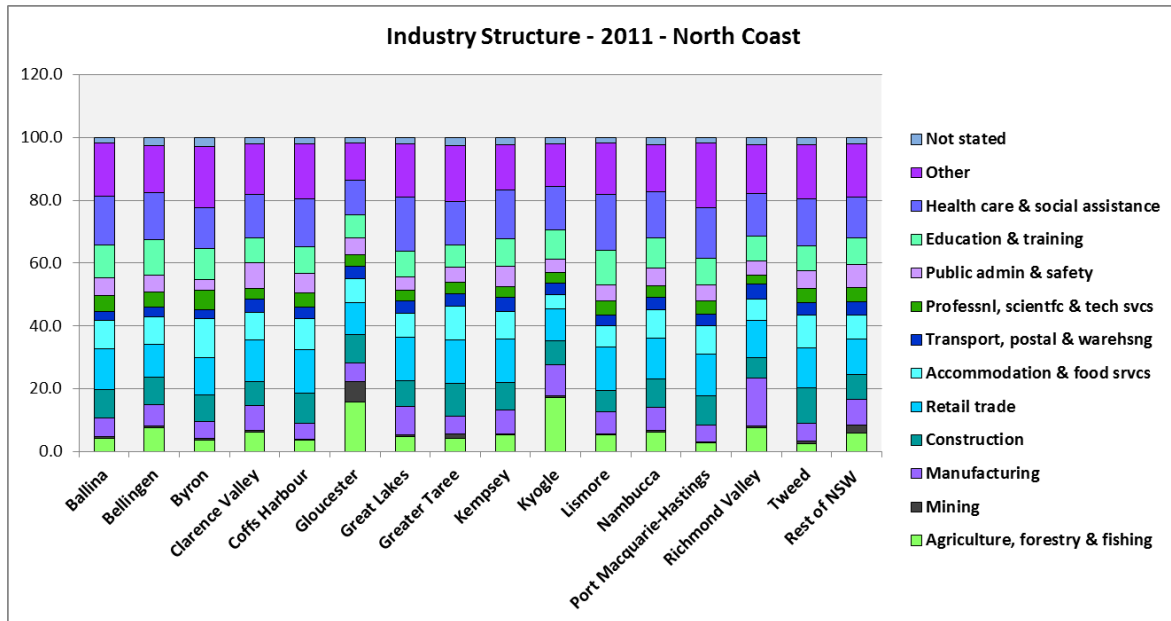
Homelessness

The table below shows the number of homeless people in the North Coast region according to the 2011 Census. This is an indicator of unmet housing need across the region.

2011	Total Homeless
Ballina	144
Bellingen	47
Byron	350
Clarence Valley	197
Coffs Harbour	286
Gloucester	7
Greater Taree	190
Great Lakes	74
Kempsey	205
Kyogle	21
Lismore	281
Nambucca	68
Port Macquarie-Hastings	211
Richmond Valley	70
Tweed	307
TOTAL	2458

Additional Data

More detailed housing data and tables used in this Snapshot are available from the Local Government Housing Kit Database on the Housing NSW website at:
http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database/

More detailed information and resources on an Ageing Population is available on the Local Government and Shires Association website, in the Resource for an Ageing Population:
http://www.lgnsw.org.au/policy/ageing

More detailed information on population, household and dwelling projections is available on the Department of Planning and Environment website at:
http://www.planning.nsw.gov.au/en-us/deliveringhomes/populationandhouseholdprojections.aspx

More information on homelessness is available on the Housing NSW website at:
http://www.housing.nsw.gov.au/Help+with+Housing/Homelessness/