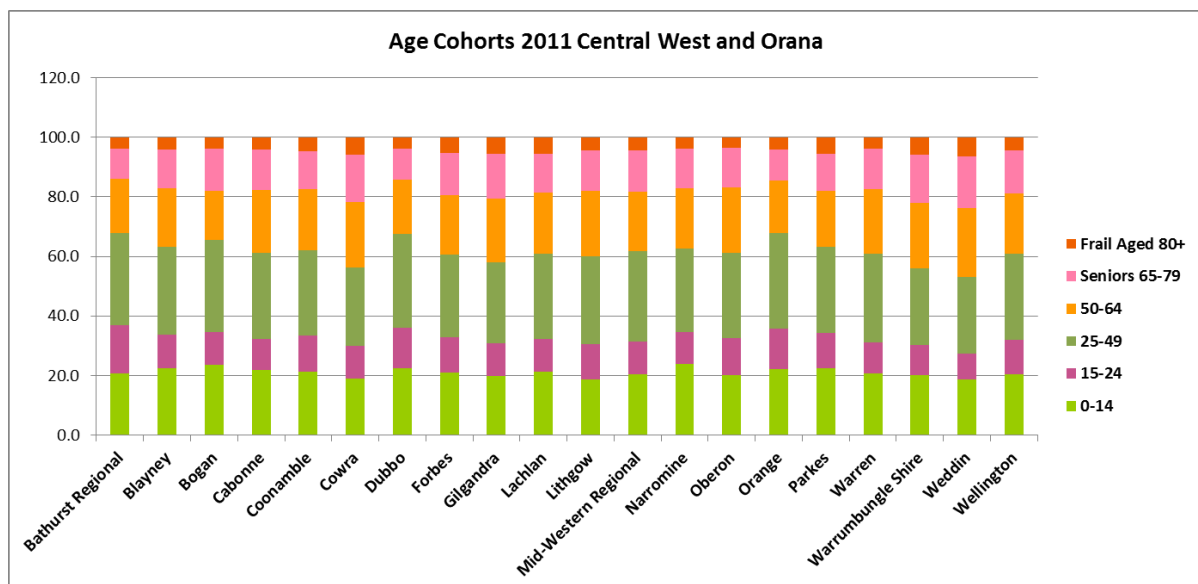


Central West and Orana Region – What’s the Housing Demand?

Age

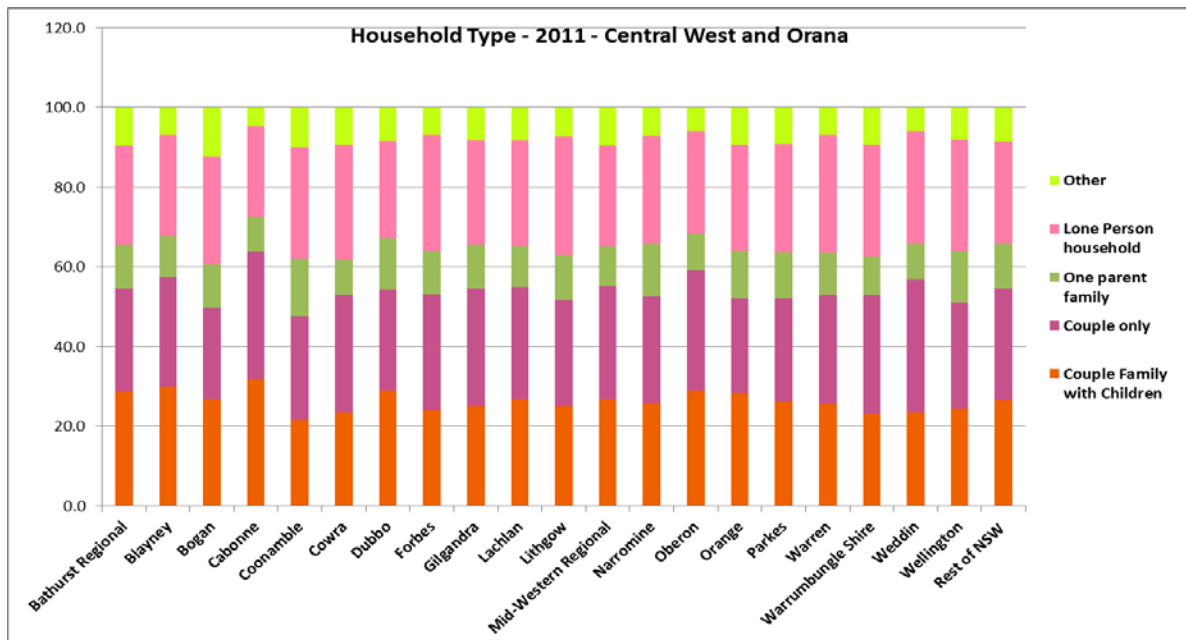
- The median age of the population in each of the twenty LGAs comprising the Central West and Orana region has increased from 2001 to 2011 and ranges between 36 years (Bathurst, Dubbo and Orange) and 47 (Weddin). Seven LGAs (Cabonne, Cowra, Gilgandra, Lithgow, Warren, Warrumbungle and Weddin) have a higher median age than the average for the Rest of NSW (excluding the Sydney Statistical Division), while seven have a lower median (Bathurst, Bogan, Dubbo, Lachlan, Narromine, Orange and Parkes) and four (Coonamble, Forbes, Mid Western Regional and Oberon) are right on average.
- There are generally strong similarities in the age profile of the Central West and Orana region LGAs:
 - Almost all the Central West and Orana region LGAs have higher proportions of children (0-14 years) than the average for the Rest of NSW (the exceptions are Weddin, Lithgow, Cowra and Gilgandra).
 - Almost all have lower proportions of 15 – 24 year olds and 25 – 49 year olds than the average for the Rest of NSW (the exceptions being Bathurst, Dubbo and Orange).
 - The majority also have lower proportions of 50 – 64 year olds (the exceptions being Cabonne, Cowra, Gilgandra, Lithgow, Oberon, Warren, Warrumbungle and Weddin).
 - Just over half have higher proportions of senior (65 – 79 year olds).
 - Yet most have lower proportions of frail aged (80 plus) – the exceptions being Cowra, Forbes, Gilgandra, Lachlan, Parkes, Warrumbungle and Weddin.
- The DPE forecast a strong increase in residents aged over 65 across this region. The graph below shows the key age cohorts for each LGA in the region at the 2011 Census.



Household Type

- There has been a decline in the proportion of couple families with children in every LGA in Central West and Orana between 2001 and 2011. The proportion of lone person households increased in every Central West and Orana in line with the trend in the Rest of NSW. The proportion of couple households declined in fifteen of the twenty Central West and Orana region LGAs (against the trend in the Rest of NSW).

- Couple families with children comprise the largest household type in Bathurst Regional, Blayney, Dubbo and Orange. Couple only households comprise the largest household type in Cabonne, Cowra, Forbes, Gilgandra, Lachlan, Mid Western Regional, Oberon, Warrumbungle and Weddin. Lone person household comprise the largest household type in Bogan, Coonamble, Forbes (equal proportion with couple households), Lithgow, Narromine, Parkes, Warren and Wellington. Overall, lone person and couple households combined comprise between 49.8% (Dubbo) and 61.5% (Weddin) of all households across
- Although there should be plenty of housing suitable for families, there is also a need for a variety of dwellings with different bedroom numbers to suit couples and single person households, seniors and frail aged, now and into the future. Particularly as DPE population projections predict strong growth in lone person and couple only households for the region to 2031.
- The graph below shows the proportion of the population in each of the key household types in each of the Central West and Orana region local government areas (LGAs) at the 2011 Census.



Household Size

- In the Central West and Orana region, nine LGAs have a higher average household size than for non metropolitan NSW (2.4 persons) while eleven LGAs have a Rest of NSW average or lower average household size. Since 1996, average household size has declined in almost every LGA in the region in line with the trend for the Rest of NSW.
- The table below gives the average household size in all Central West and Orana region LGAs for 1996, 2001, 2006 and 2011.

Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Bathurst Regional	2.70	2.60	2.50	2.50
Blayney	2.70	2.60	2.60	2.50
Bogan	2.70	2.60	2.60	2.50
Cabonne	2.80	2.70	2.60	2.60
Coonamble	2.80	2.70	2.50	2.40
Cowra	2.60	2.50	2.50	2.30
Dubbo	2.80	2.70	2.60	2.60
Forbes	2.70	2.50	2.40	2.40
Gilgandra	2.80	2.60	2.50	2.40
Lachlan	2.70	2.60	2.50	2.40
Lithgow	2.60	2.50	2.40	2.30
Mid-Western Regional	2.60	2.50	2.50	2.40
Narromine	2.70	2.60	2.60	2.50
Oberon	2.70	2.70	2.60	2.50
Orange	2.70	2.60	2.50	2.50
Parkes	2.60	2.60	2.50	2.50
Warren	2.70	2.50	2.40	2.40
Warrumbungle Shire	2.60	2.50	2.40	2.40
Weddin	2.50	2.50	2.30	2.30
Wellington	2.60	2.50	2.50	2.40
Rest of NSW	2.70	2.50	2.50	2.40

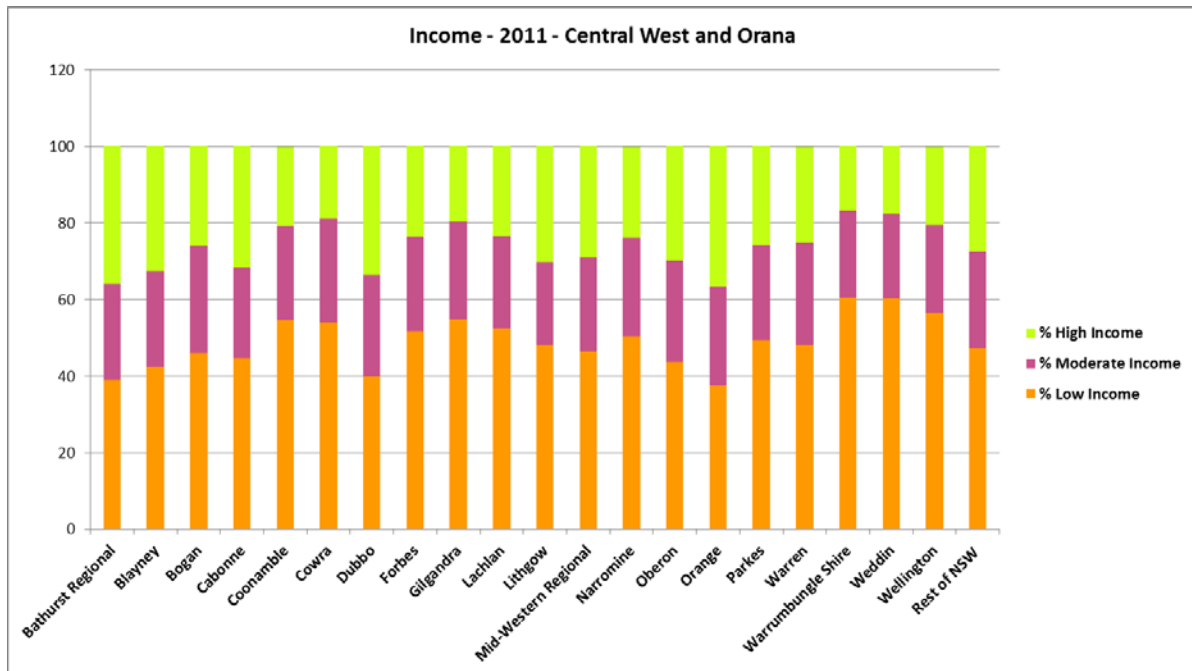
FACS Local Government Housing Kit Database- Source: ABS, Analysis FACS

Income

- In every Central West and Orana LGA low income households comprise the largest proportion of all households. The proportion of low income households in this region ranges between 60.6% in Warrumbungle and 37.5% in Orange. Bathurst, Dubbo, Mid Western Regional, Oberon and Orange all have a lower proportion of low income households than the Rest of NSW average of 47.3%, while all the remaining LGAs have a higher proportion.
- Between 2006 and 2011 the actual number of low income households increased in every Central West and Orana LGA, excepting Blayney, Bogan, Cabonne, Forbes, Mid Western Regional and Parkes. Note that Bogan and Forbes lost total population over that time frame. Mid Western Regional has experienced growth through the development of coal mines and has experienced an influx of more highly paid mine workers. Similarly the Cadia gold mine near Orange has seen an increase of mine workers to Orange and adjoining local government areas.
- The majority of LGAs in the region experienced an increase in low income households between 2006 and 2011. Only five of the twenty LGAs in this region (Bathurst, Cowra, Dubbo, Gilgandra and Oberon) had a higher proportional increase in low income households than the Rest of NSW average of 3.8%, while half of the LGAs in the region (Blayney, Bogan, Cabonne, Coonamble, Cowra, Gilgandra, Narromine, Oberon, Warrumbungle and Wellington) had a stronger increase in low income rental households than the average for the Rest of NSW (12.1%). Given, this increase, it is important that

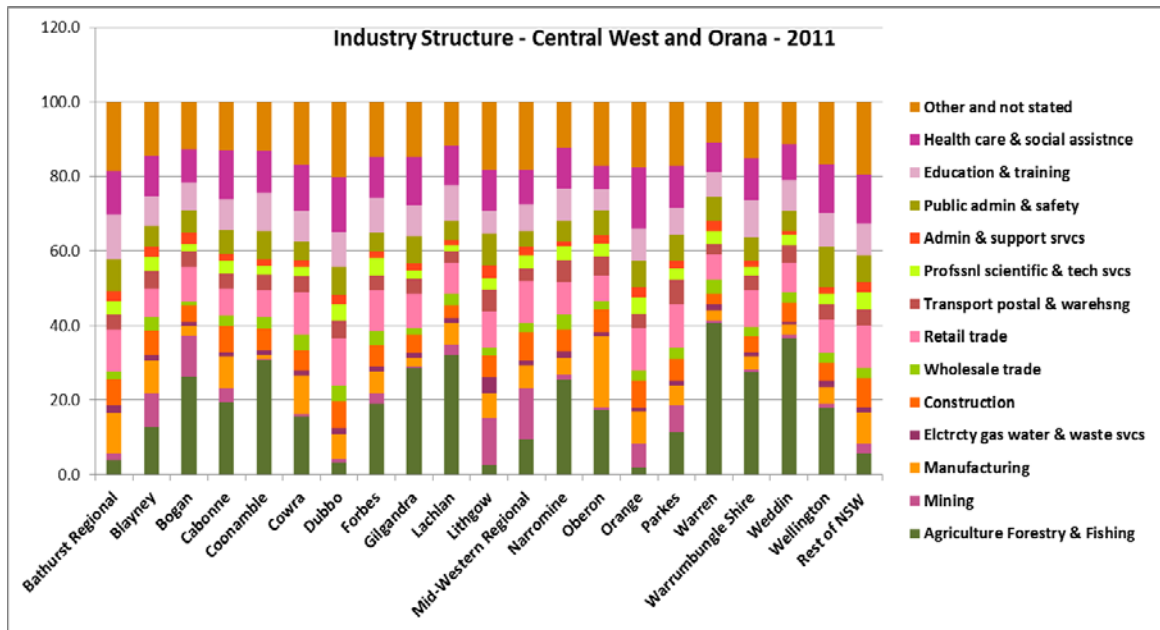
housing supply price points show a reasonable match with household tenure and income levels.

- The graph below shows the percentage distribution of low, moderate and high income households in each LGA in the Central West and Orana region and the Rest of NSW at the 2011 Census.



Industry Structure

- A look at the industry structure of the region gives some more insight into housing market issues, in particular income and price.
- While there are a variety of industry employers across the region, it is clear that agriculture, forestry and fishing is significant, with Blayney, Bogan, Cabonne, Coonamble, Cowra, Forbes, Gilgandra, Lachlan, Narromine, Oberon, Parkes, Warren, Warrumbungle, Weddin and Wellington all having a higher proportion working in this sector than the Rest of NSW average of 5.8%, with Warren the highest on 40.7%.
- Eight LGAs in the region have a higher proportion employed in mining than the Rest of NSW average, with Mid Western Regional (13.8%), Lithgow (12.4%), Bogan (11.1%) and Blayney (9.1%) having the highest. Oberon (18.9%) had the highest proportion employed in manufacturing; Lithgow (4.4%) for electricity, gas, water and waste services; Mid Western Regional (7.8%) had the highest proportion employed in construction – but every LGA in the region had a lower proportion employed in construction than the Rest of NSW average of 7.9%. Cowra and Dubbo (4.1%) had the highest proportion in the region employed in wholesale trade; Dubbo (12.5%) in retail trade; Parkes (6.6%) in transport, postal and warehousing; Forbes (4.7%) in professional, scientific and technical services (the only LGA in the region with a higher proportion employed in this sector than the Rest of NSW average). Bogan (3.0%) and Blayney (2.9%) had the highest proportion employed in administration and support services – the only two LGAs in the region with a higher proportion than the Rest of NSW average. Wellington (10.7%) had the highest proportion employed in public administration and safety; Bathurst (12.1%) in education and training; and Orange (16.1%) in health care and social assistance.
- The graph below shows the key industry categories in Central West and Orana at the 2011 Census.



Homelessness

The table below shows the number of homeless people in the Central West and Orana region according to the 2011 Census. This is one indicator of unmet housing demand.

2011	Total Homeless
Bathurst Regional	129
Blayney	29
Bogan	3
Cabonne	21
Coonamble	4
Cowra	19
Dubbo	94
Forbes	11
Gilgandra	15
Lachlan	14
Lithgow	37
Mid-Western Regional	53
Narromine	23
Oberon	6
Orange	75
Parkes	30
Warren	0
Warrumbungle Shire	13
Weddin	9
Wellington	34
TOTAL	619

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 NSW 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/>