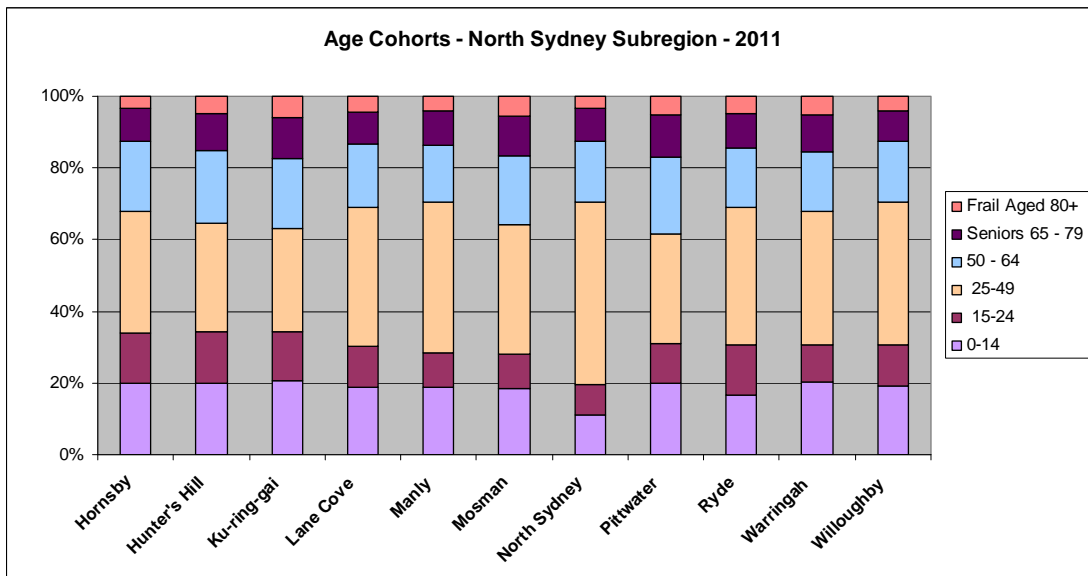


North Sydney Subregion – What’s the Housing Demand?

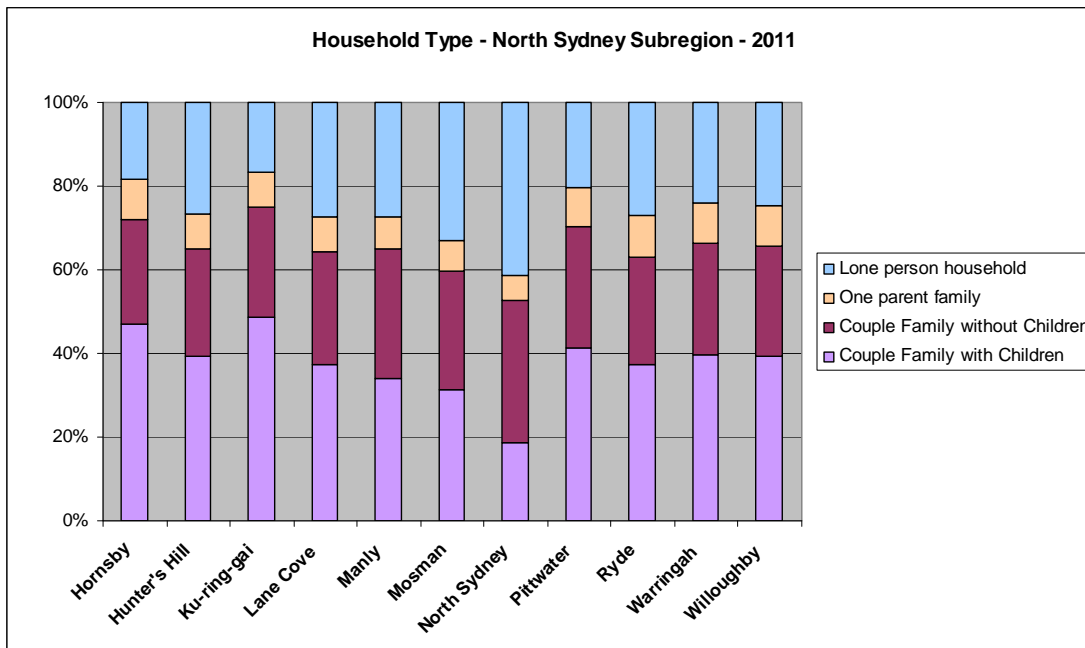
Age

- All the North Sydney subregion local government areas (LGAs) have a median age at or above the average for Sydney SD. Pittwater, Ku-ring-gai, Mosman, Warringah and Hunters Hill have higher proportions of seniors and frail aged than the average for Sydney SD. Ryde, Lane Cove, Manly and Willoughby also have slightly higher proportions of frail aged than the average for Sydney SD. With the exception of Ku-ring-gai all have lower proportions of 0-14 year olds; all have at or lower proportions of 15-24 year olds; all but North Sydney, Manly and Willoughby have lower proportions of 25-49 year olds; and Pittwater, Ku-ring-gai, Mosman, Hornsby and Hunters Hill have higher proportions of 50-64 year olds.
- The graph below gives the proportion in each age cohort for all the local government areas in the North Sydney subregion at the 2011 Census.



Household Type

- All the North Sydney subregion LGAs have a higher proportion of couple only households than the Sydney average of 22.6% - North Sydney has a particularly high proportion with 34.1%. With the exception of Ku-ring-gai, Hornsby and Pittwater, all the North Sydney subregion LGAs have a higher proportion of lone person households than the Sydney average of 21.5%. North Sydney, Mosman, Manly, Ryde and Lane Cove have a lower proportion of couple family with children households than the Sydney average of 34.8%, while Ku-ring-gai, Hornsby, Pittwater, Warringah and Hunters Hill have a higher proportion. Lone person and couple only households combined at 2011 in the North Sydney subregion comprised between 41% (Hornsby) and 62% (North Sydney) of all households.
- The graph below gives the proportion of each key household type for each of the local government areas in the North Sydney subregion as at the 2011 Census.



Household Size

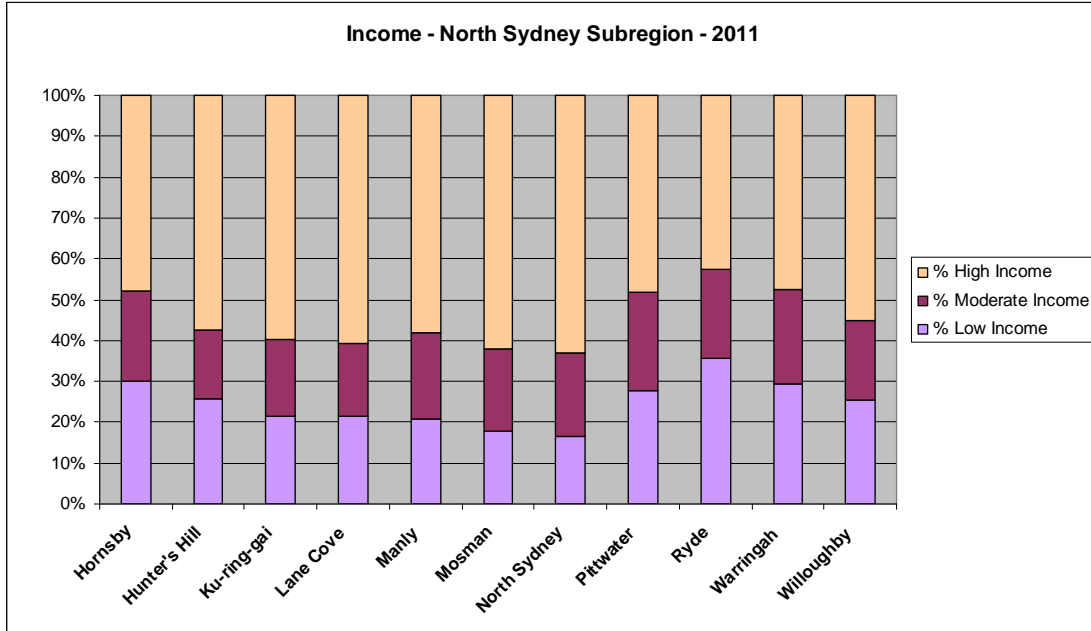
- With the exception of Ku-ring-gai, Hornsby, Pittwater and Warringah, all the North Sydney Subregion LGAs have a lower average household size than the average for Sydney. North Sydney LGA has an average household size of just 2.0 persons per household, compared to 2.7 for Sydney on average.
- The table below compares average household size in each of the North Sydney subregion local government areas at 1996, 2001, 2006 and 2011.

Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Hornsby	2.90	2.90	2.80	2.90
Hunter's Hill	2.60	2.60	2.60	2.60
Ku-ring-gai	3.00	3.00	2.90	2.90
Lane Cove	2.40	2.40	2.40	2.50
Manly	2.30	2.40	2.40	2.50
Mosman	2.30	2.30	2.30	2.30
North Sydney	1.90	1.90	1.90	2.00
Pittwater	2.70	2.70	2.70	2.70
Ryde	2.60	2.50	2.50	2.60
Warringah	2.70	2.60	2.60	2.70
Willoughby	2.60	2.50	2.50	2.60
Sydney SD	2.70	2.70	2.70	2.70

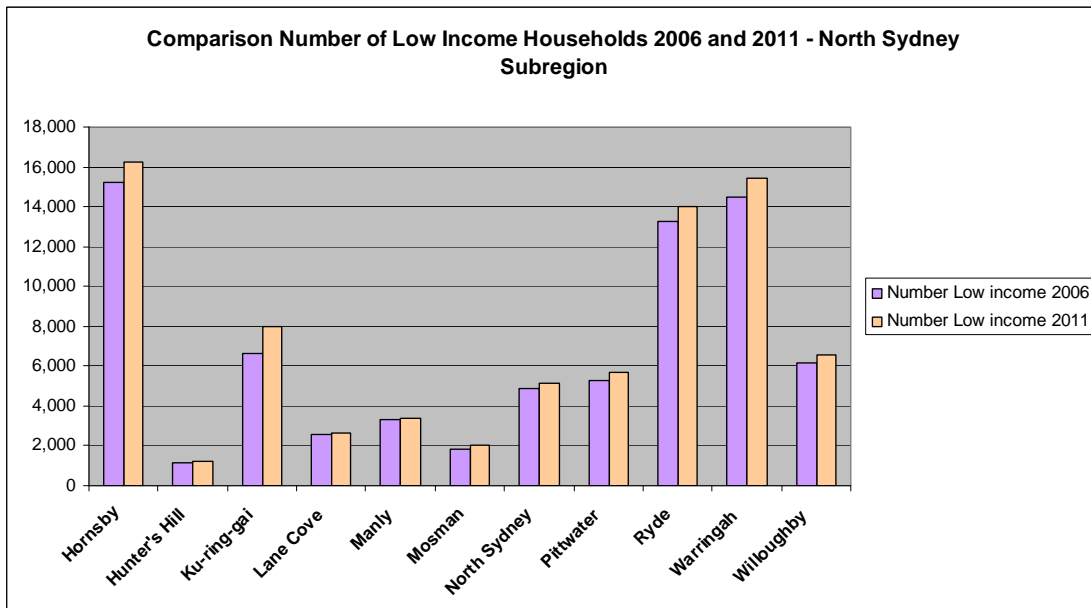
Income

- All the North Sydney subregion local government areas have higher proportions of high income households and lower proportions of low and moderate income households than the average for Sydney.

- The graph below gives the proportion of low, moderate and high income households in each North Sydney subregion local government area at the 2011 Census.



- However, the number of low income households increased in every North Sydney subregion LGA between 2006 and 2011. In fact, over that period the proportion of high income households dropped in Ku-ring-gai, Hornsby, Mosman, Pittwater, Willoughby and Warringah and the proportion of moderate income households increased in Ku-ring-gai, Mosman and Hornsby.
- The graph below compares the number of low income households in each of the North Sydney subregion local government areas at 2006 and 2011.



Homelessness

The table below shows the number of homeless people in the North Sydney Subregion according to the 2011 Census. This is an indicator of unmet housing demand.

2011	Total Homeless
Hornsby	282
Hunter's Hill	8
Ku-ring-gai	60
Lane Cove	113
Manly	137
Mosman	34
North Sydney	361
Pittwater	64
Ryde	222
Warringah	204
Willoughby	117
TOTAL	1602

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/>