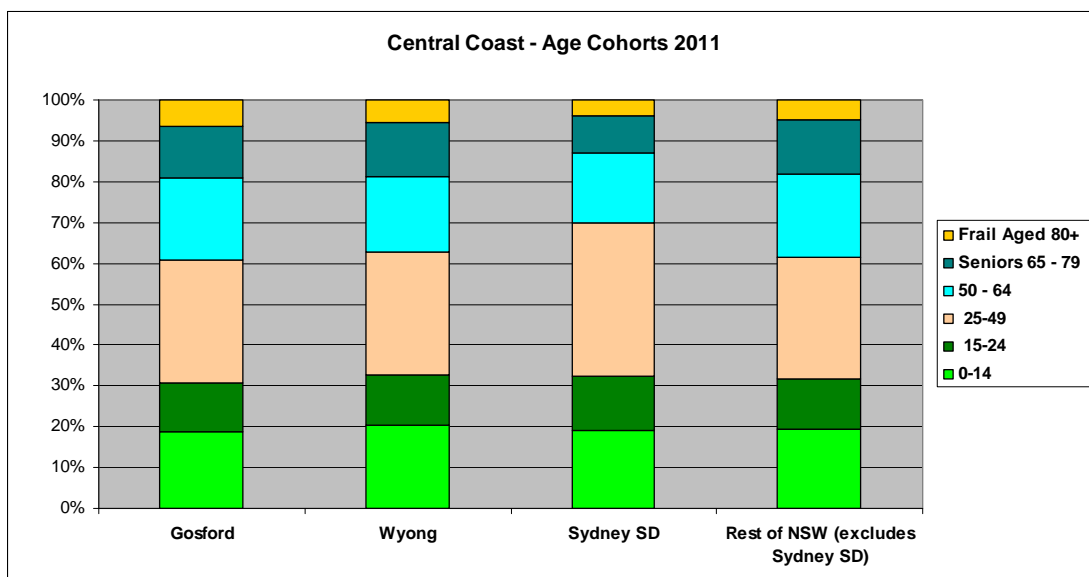


Central Coast Region – What’s the Housing Demand?

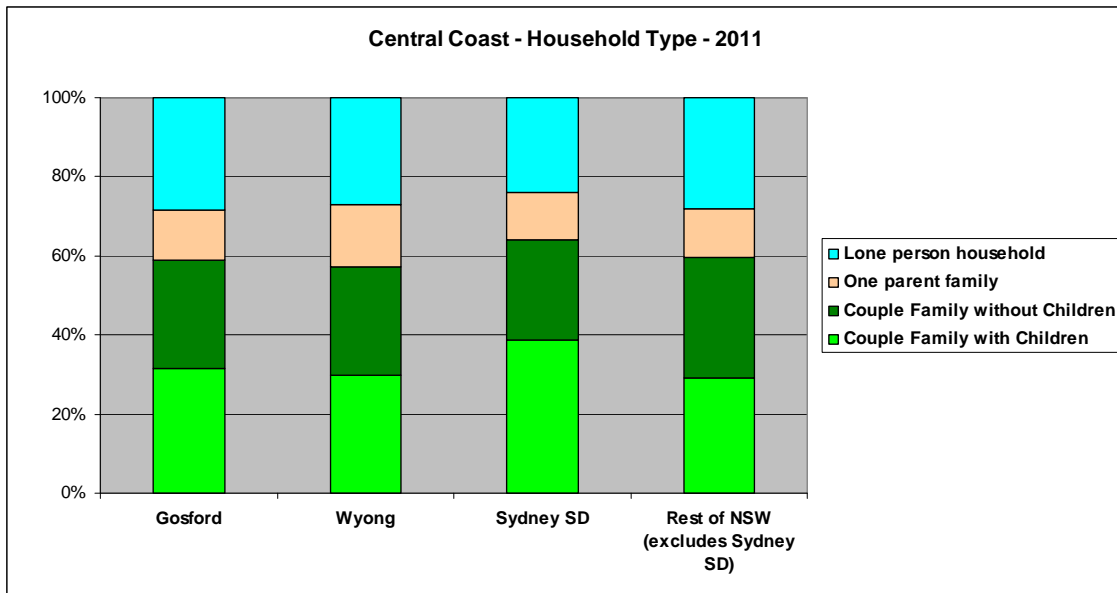
Age

- The median age of the population of the two LGAs comprising the Central Coast region increased between 2001 and 2011 (from 38 – 42 years in Gosford and 37 to 40 in Wyong) and for both is about the same as the median age for the Rest of NSW (excluding the Sydney Statistical Division) of 41 years.
- Gosford has a much lower proportion of 0-14 year olds than Wyong and the Rest of NSW; both Gosford and Wyong have a lower proportion of 50-64 year olds than the average for the Rest of NSW; Gosford has a slightly lower proportion of seniors (65-79 year olds), while Wyong and particularly Gosford have a higher proportion of frail aged (Gosford 6.3%, Wyong 5.5%, Sydney 4.0%, Rest of NSW 5.1%).
- This suggests a mix of age groups with different housing needs on the Central Coast – young families and frail aged in particular.
- The graph below shows the proportion of the population in each key age cohort in Gosford, Wyong, Sydney and the Rest of NSW at the 2011 Census.



Household Type

- There has been minimal change in household types between 2001 and 2011 in the Central Coast, with Wyong experiencing a small decrease in the proportion of couple families with children and couple only households and a slight increase in one parent families and lone person households. The biggest change for Gosford was the increase in lone person households.
- Although couple families with children comprise the largest household and family type, couple only and lone person households combined comprise just over half of all household types in the region. Gosford and Wyong have a higher proportion of couple family with children households and a lower proportion of couple only households than the average for Rest of NSW. There are forecast to be strong increases in couple only and lone person households to 2031, with family households increasing much more slowly.
- The graph below shows the proportion of the population in each of the key household types in Gosford, Wyong, Sydney and the Rest of NSW at the 2011 Census.



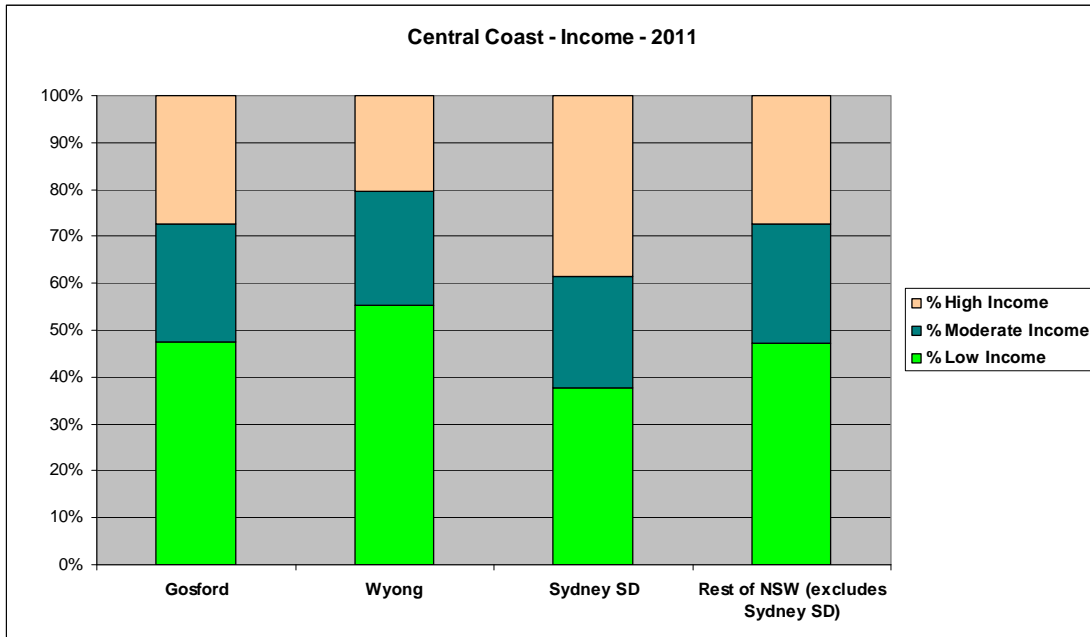
Household Size

- Both Gosford (2.5 persons per household) and Wyong (2.5) have a higher average household size than for non metropolitan NSW (2.4) but a lower average household size than Sydney SD (2.7). Since 1996, average household size has been pretty stable in the Central Coast.
- The table below gives the average household size in Gosford, Wyong, Sydney, NSW and the Rest of NSW (excluding Sydney) for 1996, 2001, 2006 and 2011.

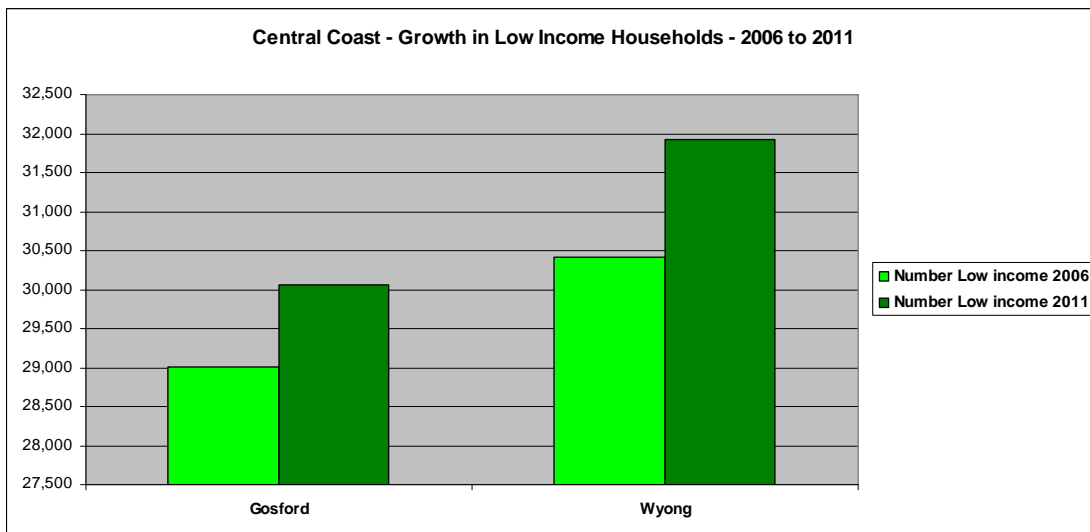
Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Gosford	2.60	2.50	2.50	2.50
Wyong	2.50	2.50	2.50	2.50
Sydney SD	2.70	2.70	2.70	2.70
New South Wales	2.70	2.60	2.60	2.60
Rest of NSW (excludes Sydney SD)	2.70	2.50	2.50	2.40

Income

- In both Gosford (47.9%) and Wyong (55.2%), low income households comprise the largest proportion of all households, unlike Sydney SD (37.6%) but in line with the Rest of NSW (47.3%) – although Wyong has a much higher proportion of low income households.
- The graph below shows the proportion of low, moderate and high income households in Gosford, Wyong, Sydney and the Rest of NSW at the 2011 Census.



- The number of low income households increased between 2006 and 2011 in the Central Coast region as the graph below demonstrates. In Wyong the number is increasing at a faster rate than for the Rest of NSW.



Homelessness

The table below shows the number of homeless people in the Central Coast region according to the 2011 Census.

2011	Total Homeless
Gosford	403
Wyong	362
TOTAL	765

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/>